



## P&Z STAFF REPORT

Planning Commission Meeting of October 15, 2015

Case: **201501867 – 45 Northwood Drive**

Staff Contact: Kristin Byars (kbyars@sandyspringsga.gov)

Report Date: October 1, 2015

### REQUEST

To rezone the property located at 45 Northwood Drive from R-1 (Single Family Dwelling District) to TR (Townhouse Residential District) for the development of twenty (20) townhome units. Concurrent variance requests include:

1. Variance from 7.2.3.G.1 to reduce the required minimum front yard for the entire development along Northwood Drive from forty (40) feet to twenty (20) feet.
2. Variance from 7.2.3.G.2 to reduce the required minimum side yard adjacent to street for the entire development along Lake Forrest Drive from forty (40) feet to twenty (20) feet.
3. Variance from 7.2.3.G.2 to reduce the required minimum side yard adjacent to interior lot line for the entire development from thirty (30) feet to twenty (20) feet.
4. Variance from 7.2.2.C to reduce the required minimum lot width from twenty (20) feet to eighteen (18) feet.

### APPLICANT

Property Owner: Martha Yoder	Petitioner: Rockhaven Homes, LLC.	Representative: Pete Hendricks
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### SUMMARY

The proposed development will replace one single family home with 20 townhome units on a new hammerhead drive. Concurrent variance requests seek to reduce the perimeter setbacks for the development, for both sides and the frontage along Northwood Drive. Public comments indicate concerns surrounding construction delivery times, the carrying capacity for townhome developments in the city, and sight distance, safety, and traffic concerns.

*Update October 1, 2015.* The applicant delivered a public participation plan update on September 30, 2015. No new community meetings were held and no updated plan was submitted to staff following the Planning Commission hearing on September 17, 2015.

### RECOMMENDATIONS

**Department of Community Development**

**DENIAL** of the application and **DENIAL** of concurrent variance requests 1-4.

**PROPERTY INFORMATION**

Location:	45 Northwood Drive Land Lot 158, District 17 Parcel 17 0091 LL1581
Council District:	6 – Andy Bauman
Road frontage:	Approximately 310 feet of frontage along Northwood Drive Approximately 445 feet of frontage along Lake Forrest Drive
Acreage:	Approximately 2.07 acres
Existing Zoning: Existing Land Use: Overlay District: Special Planning Area:	R-1 (Single Family Dwelling District) Single Family Dwelling Frontage along Northwood Drive; Main Street District Protected Neighborhood Character Area
Future Land Use Designation:	R2-3 (2 to 3 units per acre)
Requested Zoning:	TR (Townhouse Residential District)

**PROCESS**

Community Zoning Information Meeting: 06/23/2015 (applicant not present) 07/28/2015	Community Developer Resolution Meeting: 08/27/2015	Planning Commission Hearing: 09/17/2015 10/15/2015	Mayor and City Council Hearing: 11/17/2015
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**PROPOSED DEVELOPMENT**

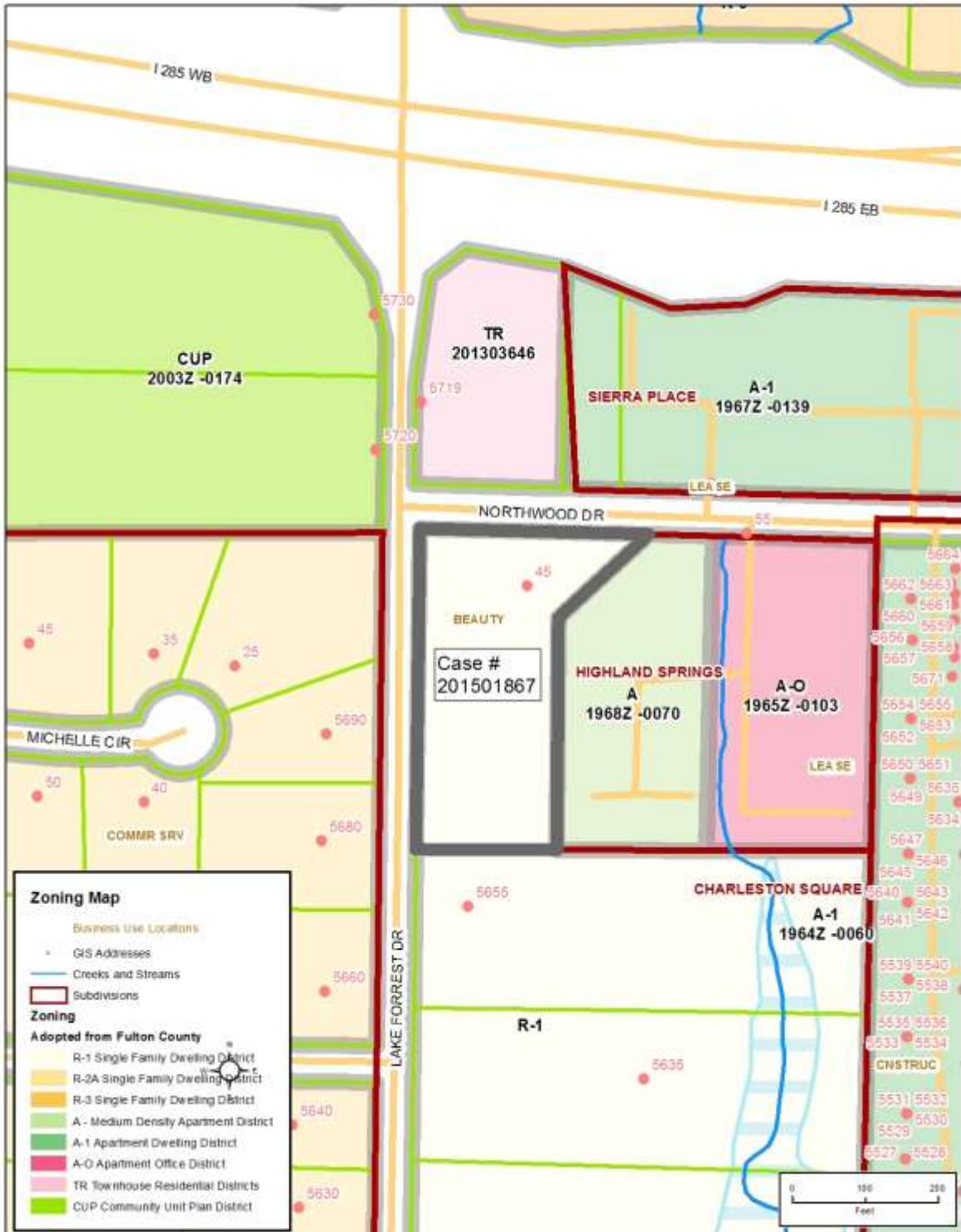
The proposed development would demolish one existing single family home and accessory structure to construct twenty (20) townhome units on a new hammerhead drive. The density of the proposed development is 9.661 units per acre. Concurrent variance requests seek to reduce the perimeter setbacks for the development for both sides and the frontage along Northwood Drive and to reduce the required minimum lot width.

Comments from Public Works indicate that the development would be required to meet Main Street District standards for the road frontage, including the installation of City Center Streetscape “2-lane with parking” along Northwood Drive. All proposed access shall meet minimum sight distance requirements of Section 103-77 and no access shall be permitted from Lake Forrest Drive. Additionally, the required right-of-way for Lake Forrest Drive is eighty (80) feet and the minimum right-of-way for Northwood Drive is sixty (60) feet.

<b>EXISTING LAND USES AND ZONING OF PROPERT IN THE VICINITY</b>					
<b>Location relative to subject property</b>	<b>Zoning/ Land Use</b>	<b>Address</b>	<b>Land Area (acres)</b>	<b>Total square footage or units</b>	<b>Density (sqft/acre or units/acre)</b>
North	TR (Townhome Residential District) per 201303646	0 Northwood Drive	1.28	Approved for 11 units	Maximum Approved of 8.5 units/acre
North	A-1 (Apartment Dwelling District) per 1967Z-0139	64 Northwood Drive	6.67	130 units	19.49 units/acre
East	A (Medium Density Apartment District) per 1965Z-0103 & 1968Z-0070	55 Northwood Drive	4.17	58 units	13.9 units/acre
South	R-1 (Single Family Dwelling District); Church	5655 Lake Forrest Drive	2.71	-	-
South	R-1 (Single Family Dwelling District)	5635 Lake Forrest Drive	3.16	1	0.32 units/acre
Northwest	CUP (Community Unit Plan District) per 2003Z-0174; Undeveloped	5720 Lake Forrest Drive	4.49	Approved for 31 units	Maximum Approved of 2.0 units/acre
West	R-2A (Single Family Dwelling District)	25 Michelle Circle	1.21	1	0.83 units/acre
West	R-2A (Single Family Dwelling District)	5690 Lake Forrest Drive	0.75	1	1.33 units/acre
<b>Proposed</b>	<b>Proposed TR (Townhome Residential District) 201501867</b>	<b>45 Northwood Drive</b>	<b>2.07</b>	<b>20</b>	<b>9.661 units/acre</b>

**ZONING MAP**

45 Northwood Drive



**FUTURE LAND USE MAP**

45 Northwood Drive



## ZONING IMPACT ANALYSIS

Per Article 28.4.1, *Zoning Impact Analysis by the Planning Commission and the Department*, staff shall make a written record of its investigation and recommendation on each rezoning petition with respect to the following factors:

***A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.***

Finding: The property is adjacent to apartment complexes to the east and northeast, a townhome development to the north, single family residential to the west, and a church abuts the property on the south. The Comprehensive Plan defines features for the Protected Neighborhood Character Area, including the prescription that these neighborhoods have spacious setbacks from subdivision streets which directly conflicts with the applicant's concurrent variance requests to reduce perimeter setbacks for the development. Staff is of the opinion that the proposed use may be suitable in view of the use and development of some adjacent and nearby properties of higher density, although the requests to reduce perimeter setbacks could permit a use that would not be suitable in view of the adjacent single family dwellings. The Future Land Use Map designates the area as residential with two to three units per acre, resulting in a maximum density of 6.2 units per acre. The proposed density would increase this designation by more than 50%.

***B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.***

Finding: The 2027 Comprehensive Plan notes that Protected Neighborhoods should remain suburban, low density with spacious setbacks from subdivision streets. The plan also recommends that no zoning changes be permitted for higher densities than those designated on the future land use plan for Protected Neighborhoods. However, the property directly abuts the division between the Protected Neighborhood and the Downtown Redevelopment character area. Because of its proximity to highly dense areas and the downtown redevelopment character area, Staff is of the opinion that the proposed development would likely not adversely affect the existing use or usability of adjacent properties.

***C. Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.***

Finding: Staff is of the opinion that the subject property has a reasonable economic use as currently zoned, as the existing zoning permits the redevelopment of one single family home on the existing lot to R-1 (Single Family Dwelling District) standards set forth in the City of Sandy Springs Zoning Ordinance.

***D. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.***

Finding: Staff is of the opinion that the proposal would not necessarily result in a use which would cause an excessively burdensome use of existing streets, transportation facilities, utilities, or schools. Public Works indicated that the proposal would require curb, gutter, and sidewalk along all street frontages. The minimum sidewalk width for residential streets is a five foot sidewalk with a two-foot landscape strip behind the curb and gutter. This would apply to frontage along Lake Forrest Drive and for the proposed private street. The applicant would be required to provide Main Street Overlay District, City Center Streetscape “2-lane with parking” along Northwood Drive.

***E. Whether the zoning proposal is in conformity with the policies and intent of the land use plan.***

Finding: Staff is of the opinion that the proposed development is not consistent with the City of Sandy Springs Comprehensive Plan Land Use Policy. The subject parcels are designated as R2-3 (2 to 3 units per acre) in the Future Land Use Plan. The property is also located within the bounds of the Protected Neighborhood Character Area, although it abuts property located within the Downtown Redevelopment Character Area. Protected Neighborhood Character Areas are typically represented by detached, single-family homes with densities ranging from less than one unit per acre to approximately three units per acre. Additionally, the proposal is not consistent with Chapter One of the City of Sandy Springs Comprehensive Plan that calls for the protection of existing neighborhoods and stipulates that limited infill development should replace “tear downs” with single-family homes of compatible densities.

***F. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs.***

Finding: Staff is of the opinion that the proposal would not permit a use which would be considered environmentally adverse to the natural resources, environment, or citizens of Sandy Springs. The applicant’s plan does not encroach into the stream buffers or impervious surface setback.

**CONCURRENT VARIANCES CONSIDERATIONS**

Per article 22.3.1. Variance Considerations of the Zoning Ordinance, primary variances and concurrent variances shall only be granted upon showing that:

*A. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or,*

*B. The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.*

**Request No.1:** *(Sec. 7.2.3.G.1) To reduce the required minimum front yard for the entire development along Northwood Drive from forty (40) feet to twenty (20) feet.*

Finding: Per the analysis found within the staff report, the rezoning petition is not appropriate and this concurrent variance request therefore conflicts with the general purpose and intent of the Zoning Ordinance.

Staff recommends **denial**

**Request No.2:** *(Sec. 7.2.3.G.2) To reduce the required minimum side yard adjacent to street for the entire development along Lake Forrest Drive from forty (40) feet to twenty (20) feet.*

Finding: Per the analysis found within the staff report, the rezoning petition is not appropriate and this concurrent variance request therefore conflicts with the general purpose and intent of the Zoning Ordinance.

Staff recommends **denial**

**Request No.3:** *(Sec. 7.2.3.G.2) To reduce the required minimum side yard adjacent to interior lot line for the entire development from thirty (30) feet to twenty (20) feet.*

Finding: Per the analysis found within the staff report, the rezoning petition is not appropriate and this concurrent variance request therefore conflicts with the general purpose and intent of the Zoning Ordinance.

Staff recommends **denial**

**Request No.4:** *(Sec. 7.2.2.C) To reduce the required minimum lot width from twenty (20) feet to eighteen (18) feet.*

Finding: Per the analysis found within the staff report, the rezoning petition is not appropriate and this concurrent variance request therefore conflicts with the general purpose and intent of the Zoning Ordinance.

Staff recommends **denial**

## COMMENTS FROM OTHER PARTIES

### **Arborist:**

Any re-routing of the stream using the pipe and headwall will require a stream buffer variance from the State and City stream buffer requirements.

Note: The applicant previously proposed a concept where the stream buffer was modified by re-routing the stream using the pipe and headwall.

### **Public Works:**

Request to rezone property from R-1 (Single Family Dwelling) to TR (Townhouse Residential District), with 4 concurrent variances.

### Background Information

- Northwood Drive is classified as a Minor street. The posted speed limit is 35 mph, and the average daily traffic is 3,760 vehicles per day (COSS 2014).
- Lake Forrest Drive is classified as a Major Collector street. The posted speed limit is 35 mph, and the average daily traffic is 6,700 vehicles per day (GDOT 2014).

### Planned Projects

#### *Bicycle, Pedestrian and Trail Plan*

- Project S22: Sidewalk on Lake Forrest Drive from Long Island Dr. to Northwood Dr.
- Project B46: Sidepath on Lake Forrest Drive from City Limits (Atlanta) to Northwood Dr.

Public Works acknowledges that the Site Plan dated June 3, 2015 is conceptual in nature. However, any future development site plan shall meet all requirements of Articles 11 and 12 of the Development Ordinance at time of permitting. Public Works notes the following areas for potential non-compliance in review of proposed zoning site plan. Due to the incomplete nature of the plans for zoning approval, the comments reflect only what is apparent on the Site Plan.

### Street Design

All new streets, whether public or private, shall meet the public street design standards of Article 11, including design requirements for vertical and horizontal curves. The minimum design speed for new streets is 25 mph.

### Proposed Access

All proposed access shall meet minimum sight distance requirements of Section 103-77. For a 35 mph street, the minimum street spacing is 300 feet. The proposed access shall not create off-set conflict with proposed access for 5719 Lake Forrest Drive, LDP 201401265. No access shall be permitted from Lake Forrest Drive. If development is gated, it shall adhere to requirements of Section 103-72(g).

### Right-of-Way

The required right-of-way for Lake Forest Drive is 80 feet. Applicant shall dedicate 40 feet from centerline along entire property frontage, 11 feet behind back of curb, or 1 foot behind sidewalk, whichever is greater. The minimum right-of-way for Northwood Drive is 60 feet. Applicant shall dedicate 40 feet from centerline along entire property frontage, 11 feet behind back of curb, or 1 foot behind sidewalk, whichever is greater. The right-of-way for proposed street is 50 feet. A 20-foot right-of-way miters is required at the street intersection of Lake Forrest Drive and Northwood Drive.

### Street Frontage

Curb, gutter and sidewalk are required on all street frontages. The minimum sidewalk width for residential streets is a five foot sidewalk with a two-foot landscape strip behind the curb and gutter. The applicant shall provide Main Street Overlay District, City Center Streetscape “2-lane with parking,” along Northwood Drive.

There are no funded Capital Improvement Program (CIP) projects in the immediate vicinity of the project. Stormwater Services and Field Services have no comments.

**Fire:**

No comments received at this time.

**Fulton County Schools:**

Home School	Projected Under/Over Capacity					
	Without Development			With Development		
Lake Forest ES	127	To	187	127	To	189
Ridgeview Charter MS	4	To	78	4	To	78
Riverwood Charter HS	189	To	283	189	to	284

**EHS Comments:**

- The Fulton County Department of Health and Wellness recommends that the applicant be required to connect the proposed 16-unit townhome community to public water and public sanitary sewer available to the site.
- Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.
- If there are existing structures that are to be demolished, this department is requiring that existing structures to be demolished be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.
- If this proposed development includes an existing individual onsite sewage management system(s), it shall be abandoned in accordance with Fulton County regulations.
- If this proposed development includes an individual onsite water supply system(s), and the system(s) will be abandoned, it shall be in accordance with Fulton County regulations.

**EJ and General Public Health Comments:**

The Fulton County Department of Health and Wellness does not anticipate any adverse impacts to the health of humans or the environment by allowing the development of a 16-unit townhome community provided that there are not any existing hazards on the property.

**Public Services & Utilities:**

NOTE: Various Fulton County departments or divisions that may or may not be affected by the proposed development provide the following information. Comments herein are based on the applicant's conceptual site plan and are intended as general non-binding information and in no manner suggest a final finding by the commenter. All projects, if approved, are required to complete the City of Sandy

Springs and the Fulton County Plan Review process prior to the commencement of any construction activity.

**WATER AND WASTEWATER (SEWER):**

**WATER:**

Anticipated water demand: 270 gallons per day (gpd) per residential townhouse unit x 16 units = 4,320 gallons per day (gpd).

This project is within the City of Atlanta water jurisdiction.

**SEWER:**

Basin: Long Island Creek

Treatment Plant: R.L. Sutton (Cobb County)

Anticipated sewer demand: 3,888 gallons per day

There is a wastewater manhole west of the western property line of 45 Northwood Drive within the right of way of Lake Forrest Drive (sewer manhole # SML10309510) located in Land Lot 91, District 17 that can service this development.

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Public Works for more information.

**PUBLIC PARTICIPATION**

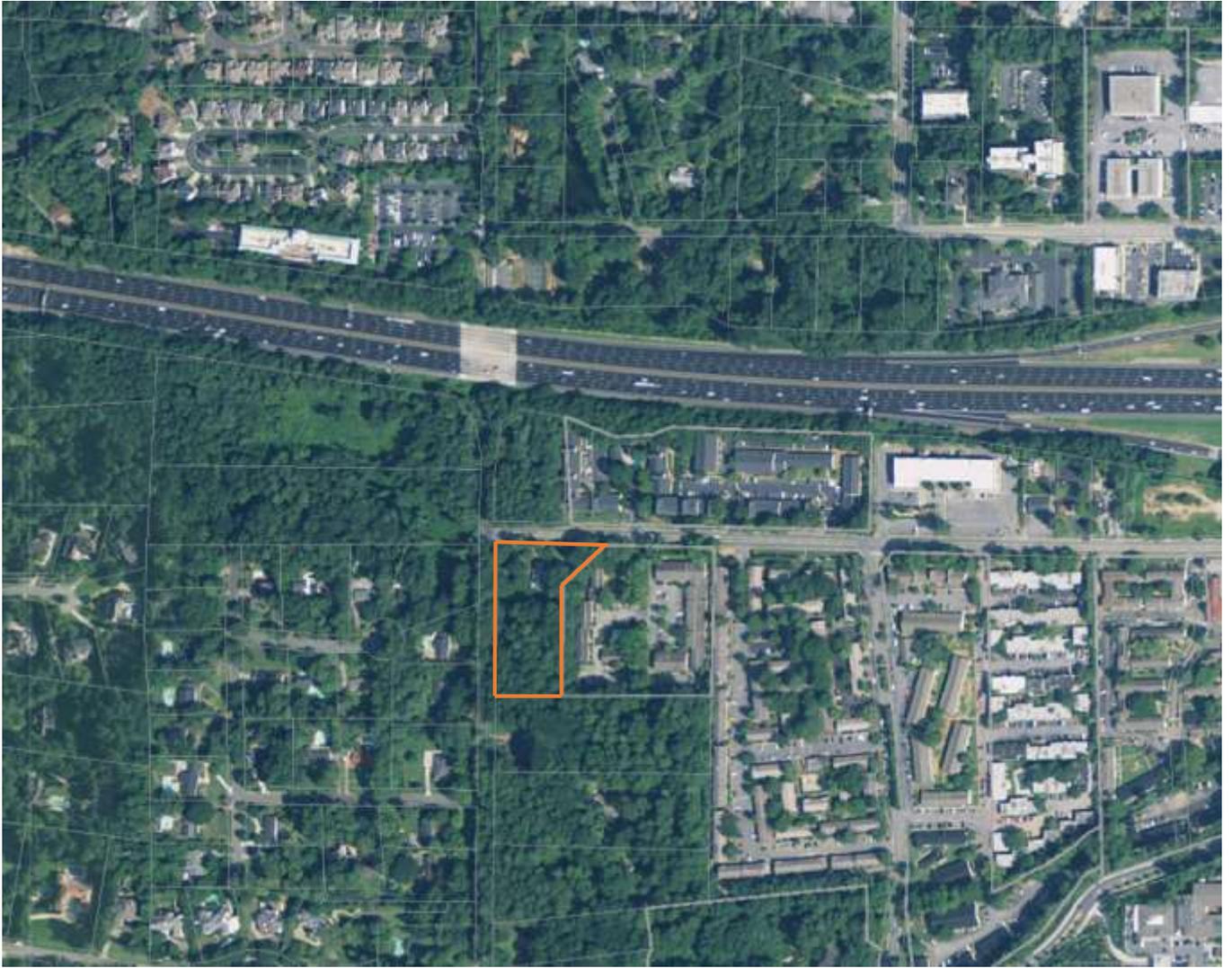
Staff has received approximately two letters of opposition from surrounding residents. Their letters have been attached to this report. Approximately seven (7) community members were present at the 7/28 Community Zoning Information Meeting and approximately seven (7) community members were present at the 8/27 Community/Developer Resolution Meeting.

Public Comments:

- Concerns surrounding delivery times for the construction period (especially during rush hour)
- Carrying capacity for additional townhomes in the city
- Sight distance, safety, & traffic concerns

**DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION**

Due to its lack of consistency with the Future Land Use designation, character area, and policies within the City of Sandy Springs Comprehensive Plan, staff recommends **DENIAL** of the rezoning request and **DENIAL** of concurrent variance requests 1-4.





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City Of Sandy Springs  
Community Development

PRE-APPLICATION REVIEW FOR REZONING, USE PERMIT(S) AND  
CONCURRENT VARIANCE(S)

Check all that apply: Rezoning  Use Permit(s)  Concurrent Variance(s)

Property Address: 45 Northwood Dr Tax PIN(s): 17 0091 44 1581  
Sandy Springs GA

Existing Zoning: R1  
Existing Petition(s): NA  
Existing Use: single family

Proposed Zoning: TR  
Proposed Use Permit(s): none

Land Lot(s): 1581  
District: 17  
Total Acreage: 2.07

Comprehensive Plan Land Use Map: R2-3  
Overlay District: Main Street Overlay  
Council District: \_\_\_\_\_

Frontage: 241.21  
Frontage: 447.01  
Frontage: \_\_\_\_\_

Side: ~~447.01~~ Distance: \_\_\_\_\_  
Side: \_\_\_\_\_ Distance: \_\_\_\_\_  
Side: \_\_\_\_\_ Distance: \_\_\_\_\_

Applicant: Rockhaven Homes LLC

Phone: 770 363 5712  
Email: dhutchinson@rockhavesa.com  
Fax: \_\_\_\_\_

Owner: Martha Yoder

Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Fax: \_\_\_\_\_

Representative: Pete Hendrix

Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Fax: \_\_\_\_\_

Applicant's Intent: Rezoned to TR

CONCURRENT VARIANCE(S):

Article/Section: Art 7 section 7.2/7.3/6 Request: front perimeter setback reduction from 40' to 20' along Northwood Dr. side perimeter setback reduction from 40' (Road frontage) to 30' along Lake Forrest Dr. Rear perimeter setback reduction from 35' to 20' near Northwood Drive.  
Article/Section: Art 7 sect 7.2/7.3/C Request: minimum lot width reduced to 18 feet

Article/Section: MP 213 Request: Planned Unit Development 2000

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Article/Section: \_\_\_\_\_ Request: JUN 03 2015

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Community Development

Article/Section: \_\_\_\_\_ Request: \_\_\_\_\_

Sign Posting		Sewer/Septic		DRI Review	
Public Participation		Cemetery		Traffic Study	
Stream Protection		Environmental Impact Report		MARTA Corridor Area Plan Review	

NON-RESIDENTIAL:	RESIDENTIAL:
Building Height: _____	No. of Units: <u>16</u> Density: _____
Gross Square Footage: _____	Minimum Heated Floor Area: _____
Density: _____	Minimum Lot Area: _____

DEVELOPMENT STANDARDS FOR CUP, NUP, & MIX DISTRICTS			
Minimum Front Yard		Minimum Lot Frontage	
Minimum Rear Yard		Minimum Lot Width	
Minimum Side Yard (Interior)		Minimum Building Separation	
Minimum Rear Yard (Adj. to Street)			

ATTENDANCE IS REQUIRED AT THE FOLLOWING MEETINGS:

- |   |   |
|---|---|
| Design Review Board <input type="checkbox"/>                    | Planning Commission <input type="checkbox"/>    |
| Community Zoning Information Meeting <input type="checkbox"/>   | Mayor and City Council <input type="checkbox"/> |
| Community/Developer Resolution Meeting <input type="checkbox"/> |   |

**Applicant's Signature:** To the best of my knowledge, this Pre-application review is correct and complete. If additional variances are determined to be necessary, I understand that I am responsible for filing an appeal as specified by Article XXII of the Sandy Springs Zoning Ordinance.

Applicant: [Signature] Date: 6/2/15

Planner: [Signature] Date: 6/2/15

201501867



**APPLICATION FOR REZONING, USE PERMIT AND CONCURRENT VARIANCE**

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**JUN 03 2015**

City Of Sandy Springs  
Community Development

DATE: June 1, 2015

TAX PARCEL IDENTIFICATION NUMBER(S): 17 0091 LL1581

ADDRESS: 45 Northwood Drive, Sandy Springs, Georgia 30328

**SECTION I**

**REZONING REQUEST**

The undersigned, having an interest in the property herein described, respectfully petitions that said property be rezoned

from R-1 Existing Zoning(s) to TR Proposed Zoning(s)

**SECTION II**

**USE PERMIT REQUEST**

Under the provisions of Article XIX of the Zoning Ordinance, application is hereby made to obtain a Use Permit as follows:

CURRENT ZONING: \_\_\_\_\_

USE PERMIT REQUEST: \_\_\_\_\_

**SECTION III**

**CONCURRENT VARIANCE REQUEST(S)**

REQUEST 1) Reduce the required front perimeter setback from 40' to 20' along Northwood Drive

REF. ARTICLE 7.2.3.G.4. SECTION \_\_\_\_\_

REQUEST 2) Reduce the required side perimeter setback from 40' to 20' along Lake Forrest Drive

REF. ARTICLE 7.2.3.G.5. SECTION \_\_\_\_\_

REQUEST 3) Reduce the required rear perimeter setback from 35' to 20' near Northwood Drive

REF. ARTICLE 7.2.3.G.6. SECTION \_\_\_\_\_

REQUEST 4) Reduce the required minimum lot width from 20' to 18'.

REF. ARTICLE 7.2.2.G. SECTION \_\_\_\_\_

REQUEST 5) \_\_\_\_\_

REF. ARTICLE \_\_\_\_\_ SECTION \_\_\_\_\_

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SECTION IV

OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

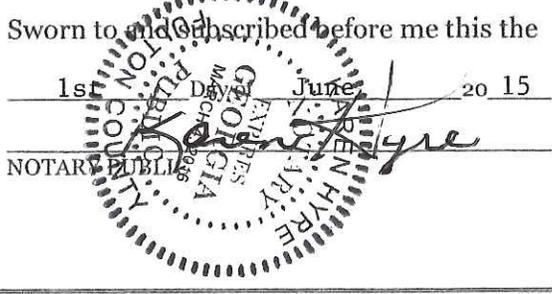
Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application, and subscribed before me this the

Martha Yoder
TYPE OR PRINT OWNER'S NAME
45 Northwood Drive
ADDRESS
Atlanta, GA 30342
CITY & STATE ZIP CODE
OWNER'S SIGNATURE PHONE NUMBER 4-531-0287



PART 2. Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Rockhaven Homes, LLC
TYPE OR PRINT PETITIONER'S NAME
2021 Flightway Drive
ADDRESS
Atlanta, Georgia 30341
CITY & STATE ZIP CODE
By: Brad Hughes (770) 519-1668
PETITIONER'S SIGNATURE PHONE NUMBER
Brad Hughes-Vice President



SECTION V

ATTORNEY / AGENT

Check One: [X] Attorney [ ] Agent

Nathan V. Hendricks III
TYPE OR PRINT ATTORNEY / AGENT NAME
SIGNATURE OF ATTORNEY / AGENT
6085 Lake Forrest Drive, Suite 200
ADDRESS
Atlanta, Georgia 30328 (404) 255-5161
CITY & STATE Rockhaven Homes, LLC ZIP CODE
By: Brad Hughes (770) 519-1668
PETITIONER'S SIGNATURE PHONE NUMBER
Brad Hughes-Vice President

JUN 03 2015

## LETTER OF INTENT

The subject property contains approximately 2.07 acres and is located at the southeast corner of the intersection of Lake Forrest Drive and Northwood Drive (the "Property"). The Property is presently zoned to the R-1 Classification.

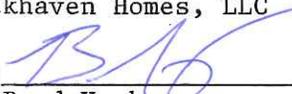
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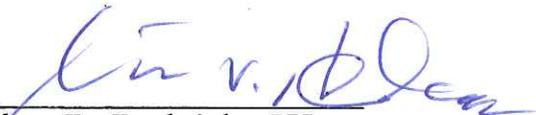
The Applicant requests a rezoning to the TR (Townhome-Residential) Classification for the development of a sixteen (16) unit for sale townhome community. This results in a density of 7.73 units per acre. The property contiguous and to the east of the Property is zoned A and A-0 consisting of 123 units on 4.17 acres which results in a density of 29.5 units per acre for this multifamily development. The property directly to the north of the Property which is to be developed by the Applicant for a for sale townhome community is zoned to the same TR Classification requested by the Applicant at a density of 9 units per acre. The property contiguous and to the east of that property to the northeast of the Property is zoned A-1 consisting of 123 units on 6.66 acres which results in a density of 18.47 units per acre for this multifamily development. The Comprehensive Land Use Plan Map suggests residential development for the Property at a density of 2 to 3 units per acre with which Applicant's requested does not comply. However, this zoning request of the Applicant does comply with the policies and intent of the Main Street Overlay for the development of older properties in need to redevelopment. The current designation of the Property for residential development at 2 to 3 units per acre in reality left Property as the "odd property out" given the use and development and zoning on adjacent on adjacent and nearby properties. Given the unique and burdening condition of a stream crossing the southerly and southwest portions of the Property from which the Applicant does not request any stream buffer relief, in order to develop the Property in a normal and customary fashion and in keeping with the plans and developments on the adjacent and nearby properties above referenced, the Applicant does request a four (4) part Concurrent Variance as more particularly stated and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof. The approval of these Concurrent Variance Requests would not result in any harm to the health, safety and welfare of the general public but rather would enable the Applicant to be able to develop the Property compatibly with the developments and proposed developments on the above referenced adjacent and nearby properties. Accordingly, this Application for Rezoning and Concurrent Variances is entirely appropriate and the appropriateness of this Application for Rezoning and Concurrent Variances and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "B" attached hereto which is incorporated herein by reference thereto.

Now, therefore, the applicant requests that this Application for Rezoning and Concurrent Variances be approved as submitted in order that the Applicant be able to proceed with the lawful use and development of the Property.

APPLICANT:

Rockhaven Homes, LLC

By:   
Brad Hughes  
Its: Vice President

  
Nathan V. Hendricks III  
Attorney for the Applicant

6085 Lake Forrest Drive  
Suite 200  
Sandy Springs, Georgia 30328  
(404) 255-5161

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City Of Sandy Springs  
Community Development

Exhibit "A"

CONCURRENT VARIANCES:

1. Reduce the required front perimeter setback from 40' to 20' along Northwood Drive.  
REF. ARTICLE: 7.2.3.G.4.
2. Reduce the required side perimeter setback from 40' to 20' along Lake Forrest Drive.  
REF. ARTICLE: 7.2.3.G.5
3. Reduce the required rear perimeter setback from 35' to 20' near Northwood Drive.  
REF. ARTICLE: 7.2.3.G.6.
4. Reduce the required minimum lot width from 20' to 18'.  
REF. ARTICLE: 7.2.2.C.

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City Of Sandy Springs  
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Exhibit "B"

APPROPRIATENESS OF APPLICATION  
AND  
CONSTITUTIONAL ASSERTIONS

The portions of the Zoning Resolution of the City of Sandy Springs as applied to the subject Property which classify or may classify the Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Resolution of the City of Sandy Springs to the Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the Sandy Springs City Council without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Sandy Springs City Council to rezone the Property as proposed by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the subject Property would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Any rezoning of the Property without the simultaneous approval of the Concurrent Variances requested would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

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Community Development

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Community Development

FIRST AMENDMENT TO APPLICATION FOR REZONING AND  
CONCURRENT VARIANCES

IN RE: )

Rockhaven Homes, LLC )  
APPLICANT )

Application Number: 201501867

PROPERTY: )

45 Northwood Drive )

Now comes Rockhaven Homes, LLC (the "Applicant" hereunder), who does hereby modify and amend the above referenced Application for Rezoning and Concurrent Variances and associated Letter of Intent as follows:

1.

Concurrent Variance (3) is hereby modified and amended to reference the "required side perimeter setback" and not the originally stated "required rear perimeter setback."

2.

Concurrent Variance (4) is hereby modified and amended to reference "ARTICLE 7.2.3.C." and not the originally stated "ARTICLE 7.2.2.C."

3.

The Site Plan originally filed with the Application is hereby deleted and there is substituted and placed in lieu thereof the Site Plan filed simultaneously herewith. Further, based upon the modified and amended Site Plan filed simultaneously herewith the total number of units reflected is now 23 which results in a density of 11.11 units per acre which 23 units at the density of 11.11 units per acre is the rezoning entitlement requested by the Applicant.

Now, therefore, the Applicant requests that this Application for Rezoning and Concurrent Variances be approved as submitted and modified and amended hereunder in order that the Applicant be able to proceed with the lawful use and development of the Property.

6085 Lake Forrest Drive  
Suite 200  
Sandy Springs, Georgia 30328  
(404) 255-5161

  
\_\_\_\_\_  
Nathan V. Hendricks III  
Attorney for the Applicant

SECOND AMENDMENT TO APPLICATION FOR REZONING  
AND CONCURRENT VARIANCES

IN RE: )  
Rockhaven Homes, LLC ) Application Number: 201501867  
APPLICANT )  
PROPERTY: )  
45 Northwood Drive )

Now comes Rockhaven Homes, LLC (the "Applicant" hereunder), who does hereby modify and amend the above referenced Application for Rezoning and Concurrent Variances and associated Letter of Intent as follows:

1.

The Site Plan currently filed with the Application is hereby deleted and there is substituted and placed in lieu thereof the Site Plan filed simultaneously herewith. Further, based upon the modified and amended Site Plan filed simultaneously herewith the total number of units reflected is now 20 which results in a density of 9.66 units per acre which 20 units at the density of 9.66 units per acre is the rezoning entitlement requested by the Applicant.

Now, therefore, the Applicant requests that this Application for Rezoning and Concurrent Variances be approved as submitted and modified and amended in order that the Applicant be able to proceed with the lawful use and development of the Property.

Nathan V. Hendricks III  
Attorney for the Applicant

6085 Lake Forrest Drive  
Suite 200  
Sandy Springs, Georgia 30328  
(404) 255-5161

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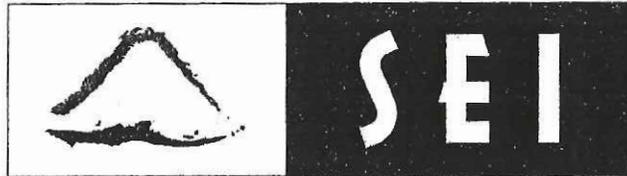
City Of Sandy Springs  
Community Development

# Environmental Site Analysis For:

## 45 Northwood Drive

Land Lot 158, 17th District  
City of Sandy Springs  
Fulton County, Georgia

Prepared By:



**SOUTHEASTERN ENGINEERING, INC.**

2470 Sandy Plains Road  
Marietta, Ga. 30066

Tel: (770) 321-3936  
Fax: (770) 321-3935

Dated: June 1, 2015

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City Of Sandy Springs  
Community Development

## **Introduction**

This Environmental Site Assessment (ESA) concerns the rezoning application of a property, which is located at 45 Northwood Drive. The property is currently zoned R1 and is wooded, with a single family home onsite. The proposal is to rezone the site to TR (townhomes). The site is bordered by roads on two sides, Northwood Drive on the north, and Lake Forrest Drive to the east. The southern property is zoned R1, while the eastern property is zoned A (apartments).

## **Environmental Protection/Encroachment**

### **Conformance with the Comprehensive Land Use Plan:**

Future land use at the site calls for residential at two to three units per acre. The eastern adjoining property is zoned A (apartments) with a density of twelve to twenty units per acre. The proposed rezoning would be less than seven units per acre, which would serve as an appropriate transition between the adjacent apartments and residential that is opposite Lake Forrest Drive. Additionally, the proposed rezoning is comparable with the Live Work Center that is specified on the opposite side of Northwood Drive.

### **Wetlands:**

No wetland areas were found on the subject property. The subject property is an upland area, with a relatively flat area that drops to a steeper slope to the east. No impacts to wetlands are anticipated.

### **Floodplains:**

Per FEMA FIRM Panel #13121C0142F, revised September 18, 2013, the subject property is not located within a 100-year floodplain. As such, no impacts to floodplain areas would occur from the development of this parcel.

### **Streams/Stream Buffers:**

A stream is located in the southwestern corner of the property and runs easterly. No impacts are anticipated to the associated 25' state or 50' city stream buffers.

### **Slopes exceeding 25 percent over a 10-foot rise in elevation:**

Per site topography, slopes that are over 25% are found in the stream buffers. As these areas are protected from development, no impacts are anticipated.

### **Vegetation:**

No known endangered species, or confirmed Georgia DNR areas exist within the subject property. Field-located trees are included on the zoning site plan.

### **Wildlife Species:**

No known endangered species, or confirmed Georgia DNR areas exist within the subject property.

### **Archaeological/historical Sites:**

No known archaeological or historical sites are located within the subject property. Likewise, since the surrounding lots are residential, no historical structure view sheds should be affected.

## **Project Implementation:**

### **Protection of Environmental Sensitive Areas:**

No encroachments to wetlands or floodplains will result from the project, due to their proximity to the subject property. Land disturbance limits will be delineated during clearing activities to minimize clearing. In addition, Best Management Practices (BMP's), as approved by the Georgia Soil and Water Conservation Commission, will be utilized to prevent erosion from leaving the site, and entering surrounding areas.

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**Protection of Water Quality:**

Water quality treatment will be provided by a combination of methods. The treatment methods are currently in design, but may contain the following:

- Biological plant treatment of runoff
- Infiltration
- Rain garden
- Wet extended detention facilities

The construction plans for the development would contain finalized design of the stormwater management system, which would include water quality treatment.

**Minimization of Negative Impacts on Existing Infrastructure:**

Negative impacts on existing infrastructure would be minimized by developing the subject property with only one entrance. Minimizing the number of curb cuts on the Northwood Drive frontage is the primary way to limit impacts to existing infrastructure. The planned entrance location is designed to align with a proposed development that is on the opposite side of Northwood Drive. Sanitary sewer facilities would be constructed to serve the subject property, which is an extension of existing infrastructure.

**Minimization of Negative Impacts on Archeological/Historically Significant Areas:**

No known archaeological or historical sites are located within the subject property. Likewise, since the surrounding lots are residential and have been developed relatively recently, no historical structure view sheds would be affected.

**Minimization of Environmentally Stressed Communities:**

Land disturbance limits will be delineated during land disturbance to minimize clearing activities. In addition, Best Management Practices (BMP's), as approved by the Georgia Soil and Water Conservation Commission, will be utilized to aid in preventing sediment from leaving the site, and entering surrounding areas.

**Creation and Preservation of Green Space and Open Space:**

There will be green space left in the yard areas, with landscaping, where appropriate.

**Protection of Citizens from the Negative Impacts of Noise and Lighting:**

Standard street lighting is proposed for the subdivision road. Since the road would be located in the center of the property, with homes to the exterior, lighting impact on neighbors would be minimized to the greatest extent practical.

**Protection of Parks and Recreational Green Space:**

There are no parks on this site, it is proposed as single-family residences. The southern portion of the site would remain largely undisturbed, which can be used as a passive open space for residents.

**Minimization of Impacts to Wildlife Habitats:**

Clearing and land disturbance activities will be kept to a minimum for the infrastructure of the proposed development. In addition, Best Management Practices (BMP's), as approved by the Georgia Soil and Water Conservation Commission, will be utilized to prevent erosion from leaving the site, and entering adjacent properties.

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**Summary**

The proposed single-family community is relatively small, with a footprint that will be limited to preserve as much of the adjacent open space as possible. No impact to stream buffers, wetlands, or floodplains is proposed. Please refer to the attached supporting information. If you have any questions, please feel free to call.

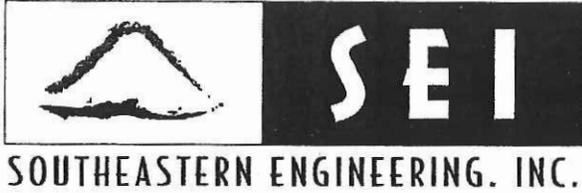
Sincerely,

Wayne Matthews, PE  
Southeastern Engineering, Inc.

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**JUN 03 2015**

City Of Sandy Springs  
Community Development



2470 Sandy Plains Rd. Suite A  
Marietta, GA 30066  
Phone (770) 321-3936  
Fax (770) 321-3935  
[wayne@seengineering.com](mailto:wayne@seengineering.com)

October 22, 2013

City of Sandy Springs  
7840 Roswell Road  
Sandy Springs, GA 30350

To Whom It May Concern,

SEI, on behalf of Rockhaven Homes, LLC is seeking rezoning of the parcel at the intersection of Lake Forrest and Northwood Drives from R1 to TR. The parcel ID number is 17-0091-LL1581. The developer intends to construct townhomes with the necessary infrastructure.

The subject tract is bordered by roads on two sides (Lake Forrest Drive and Northwood Drive,). The eastern property line adjoins an existing apartment complex. The proposed TR zoning would serve as a transitional zoning from the apartments to residential properties in the area. The developer is requesting concurrent variances with this proposed rezoning. Specifically, reductions in the perimeter, front, side, and rear setbacks are proposed.

The site would be access from a private drive off Northwood Drive. Inadequate sight distance prevents access from Lake Forrest Drive. Sanitary sewer is available in Northwood Drive, easterly from the subject tract. Potable water exists on both frontages.

There will be limited environmental impact on the site. No stream buffer impacts are proposed to the onsite feature. Clearing and land disturbance activities would be kept to a minimum for the proposed development. In addition, Best Management Practices (BMP's), as approved by the Georgia Soil and Water Conservation Commission, would be utilized to prevent erosion from leaving the site, and entering environmentally sensitive areas, and, therefore impacting wildlife habitats. We appreciate your time in considering our application for rezoning.

Thank you.

Sincerely,

Wayne Matthews, PE  
Southeastern Engineering, Inc.

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City Of Sandy Springs  
Community Development

IMPACT ANALYSIS  
FORM B

Applicant: Rockhaven Homes, LLC

Analyze the impact of the proposed rezoning and answer the following questions:

1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property? Yes. The adjacent and nearby properties consist of multifamily zoning and use to the west, townhome zoning directly to the north and multifamily zoning and use contiguous and to the east of the townhome property.
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? No. Given the above referenced zonings and uses on adjacent and nearby properties, this zoning proposal will not adversely affect these properties.
3. Does the property to be rezoned have a reasonable economic use as currently zoned? No. Given the zoning and uses of the adjacent and nearby properties above referenced, the subject property under its current R-1 Classification is the "odd property out" in this area.
4. Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? No. This approval of this zoning proposal would not result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
5. Is the zoning proposal in conformity with the policies and intent of the land use plan? This zoning proposal does not comply with the suggestion of the Comprehensive Land Use Plan for residential development at a density of 2 to 3 units per acre but it does comply with the policies and intent of the Main Street Overlay for the development of older properties in need of redevelopment.
6. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal? Yes. The zoning and use of the above referenced adjacent and nearby properties for multifamily and townhome use give supporting grounds for the approval of this zoning proposal.
7. Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of the City of Sandy Springs? No. The approval of this zoning proposal would not permit a use that could be considered environmentally adverse to the natural resources, environment and citizens of the City of Sandy Springs.

Attach additional sheets as needed.

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City Of Sandy Springs  
Community Development

**DISCLOSURE REPORT  
FORM C**

Office use only:

REZONING PETITION #: MAYOR AND CITY COUNCIL HEARING DATE:

**Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of the City Council.**

**CIRCLE ONE:** YES  **NO**

If the answer is YES, proceed to sections 1 through 4.  
If the answer is NO, complete only section 4.

1. **CIRCLE ONE:** Party to Petition  In Opposition to Petition

If party to petition, complete sections 2, 3 and 4 below.  
If in opposition, proceed to sections 3 and 4 below.

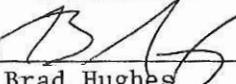
2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Rockhaven Homes, LLC

Signature: By:  Date: June 1, 2015  
 Its: Vice President

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**DISCLOSURE REPORT  
FORM C**

Office use only:

REZONING PETITION #: MAYOR AND CITY COUNCIL HEARING DATE:

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of the City Council.

CIRCLE ONE:                      YES                      **NO**

If the answer is YES, proceed to sections 1 through 4.  
If the answer is NO, complete only section 4.

1. CIRCLE ONE:                      Party to Petition                      In Opposition to Petition

If party to petition, complete sections 2, 3 and 4 below.  
If in opposition, proceed to sections 3 and 4 below.

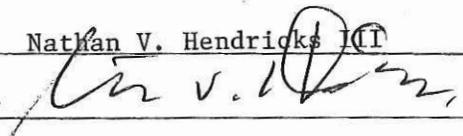
2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Nathan V. Hendricks III

Signature: 

Date: June 1, 2015

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PUBLIC PARTICIPATION PLAN  
FORM D

Applicant: Rockhaven Homes, LLC

1. The following individuals (property owners within a quarter mile of the property), homeowners associations, political jurisdictions, other public agencies, etc., will be notified in accordance with the requirements of Article 28.4.7 of the Zoning Ordinance: See Exhibit "A" attached hereto and by reference thereto made a part hereof.

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2. The individuals and others listed in 1. above will be notified of the requested rezoning/use permit using the following method(s): (e.g., letters, meeting notices, telephone calls, e-mails, etc.)

The individuals and others listed in 1. above will be notified of the requested rezoning/use permit by any combination of letters, meeting notices, telephone calls and e-mails as is appropriate.

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3. Individuals and others listed in 1. above will be allowed to participate in the following manner: (At least one meeting at a convenient time and location is required.)

The Applicant shall notify the individuals and others listed in 1. above of an initial information meeting at a time, date and location which is reasonably convenient and shall have additional meetings as should be determined to be needed.

Attach additional sheets as needed.

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City Of Sandy Springs  
Community Development

Exhibit "A"

Applicant shall coordinate with Staff prior to the Community/Developer Resolution Meeting to mutually agree upon a list of those parties necessary to be contacted for the Community/Developer Resolution Meeting. Applicant shall notify those parties in the manner stated and provided for under Paragraph 2. hereinafter. Accordingly, the Community/Developer Resolution Meeting shall also serve to comply with the public meeting requirements of the Public Participation Plan.

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City Of Sandy Springs  
Community Development

**SITE PLAN CHECKLIST  
FORM F**

*Site plans for rezoning and use permit must be folded, drawn to scale, no larger than 30" x 42", and shall, at a minimum, include the following information:*

ITEM #	DESCRIPTION	CHECK ✓
1	Key and/or legend and site location map with North arrow	✓
2	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning	✓
3	Acreage of subject property	✓
4	Location of land lot lines and identification of land lots	✓
5	Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property	✓
6	Proposed streets on the subject site	✓
7	Posted speed limits on all adjoining roads	✓
8	Current zoning of the subject site and adjoining properties	✓
9	Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property	✓
10	Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on adjacent properties within 400 feet of the subject site based on aerial photography from an acceptable source as determined by the Director of Community Development	✓
11	Location of proposed buildings (except single family residential lots) with total square footage	✓
12	Layout and minimum lot size of proposed single family residential lots	✓
13	Topography (surveyed or County) on subject site and adjacent property within 200 feet as required to assess runoff effects	✓
14	Location of major overhead and underground electrical and petroleum transmission/conveyance lines	✓
15	Required and/or proposed setbacks	✓
16	100 year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps	✓
17	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed	✓
18	Required and proposed parking spaces; Loading and unloading facilities	✓
19	Lakes, streams and other waters on the site and associated buffers	✓
20	For variances related to stream buffers, include an Impervious Surface Chart with square footages of: _____ Total area of existing encroachments, calculated by buffer (0'-25', 25'-75', and 50'-75' buffers); _____ Total area of proposed encroachments, calculated by buffer (0'-25', 25'-75', and 50'-75' buffers); _____ Total area of increased encroachments, calculated by buffer (0'-25', 25'-75', and 50'-75' buffers)	N/A
21	Proposed stormwater management facilities	✓
22	Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access	✓
23	Availability of water system and sanitary sewer system	✓
24	Tree lines, woodlands and open fields on subject site	✓
25	Entrance site distance profile assuming the driver's eye at a height of 3.5 feet (See Subdivision Regulations)	✓
26	Wetlands shown on GIS maps or survey	N/A

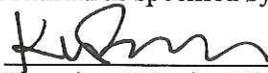
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27	A Development Statistics Summary Chart with percentage (%) of total site coverage: ____ Total area of site (total acres or sq. feet = 100%); ____ Buildings (sq. feet and %); ____ Parking spaces (number and %); ____ Total impervious surface (sq. feet and %); ____ Landscaping (sq. feet and %); ____ Flood plain (sq. feet and %); ____ Undeveloped and/or open space (sq. feet and %)	✓
28	Concurrent variances – list of all requested and location on property	✓

Office use only:

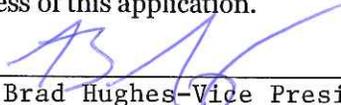
I hereby certify that I have completed a preliminary review of the site plan for this project and determined that it meets the minimum standards specified by Article 28.5.2 of the City of Sandy Springs Zoning Ordinance.

Staff signature:  Date: June 3, 2015

Planning & Zoning Division  
Department of Community Development

Staff printed name: Kristin Byars

The undersigned acknowledges that the site plan is submitted in accordance with Article 28.5.2 of the City of Sandy Springs Zoning Ordinance and failure to comply shall render my application incomplete which may result in delay in the process of this application.

Applicant signature: By:  Date: June 1, 2015  
Brad Hughes-Vice President

Applicant printed name: Rockhaven Homes, LLC

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City Of Sandy Springs  
Community Development

Legal Description  
Tax Parcel ID #17 0091 LL158

All that tract or parcel of land lying in Land Lot 158, 17<sup>th</sup> District, within the City of Sandy Springs, Fulton County, Georgia, and more particularly described as follows:

To find the POINT OF BEGINNING, start at the intersection of the eastern right-of-way of Lake Forrest Drive (50' r/w) and the southern right-of-way of Northwood Drive (60' r/w);  
THENCE leaving said right-of-way of Lake Forrest Drive, along said right-of-way of Northwood Drive North 88 degrees 59 minutes 00 seconds West a distance of 241.21 feet to a point;  
THENCE South 86 degrees 46 minutes 34 seconds a distance of 76.34 feet to a point;  
THENCE leaving said right-of-way of Northwood Drive, South 47 degrees 40 minutes 12 seconds West a distance of 169.03 feet to a point;  
THENCE South 00 degrees 20 minutes 23 seconds West a distance of 325.23 feet to a point;  
THENCE North 89 degrees 48 minutes 49 seconds West a distance of 195.37 feet to a point on the eastern right-of-way of Lake Forrest Drive;  
THENCE along said right-of-way, North 00 degrees 37 minutes 23 seconds East a distance of 447.01 feet to a point, said point being the POINT OF BEGINNING.

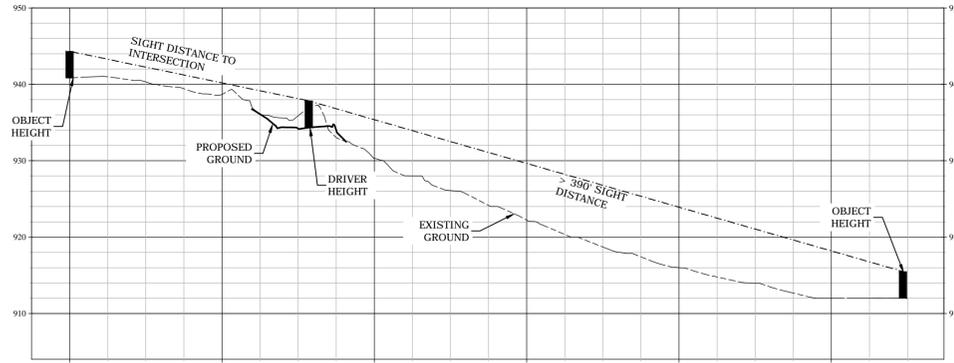
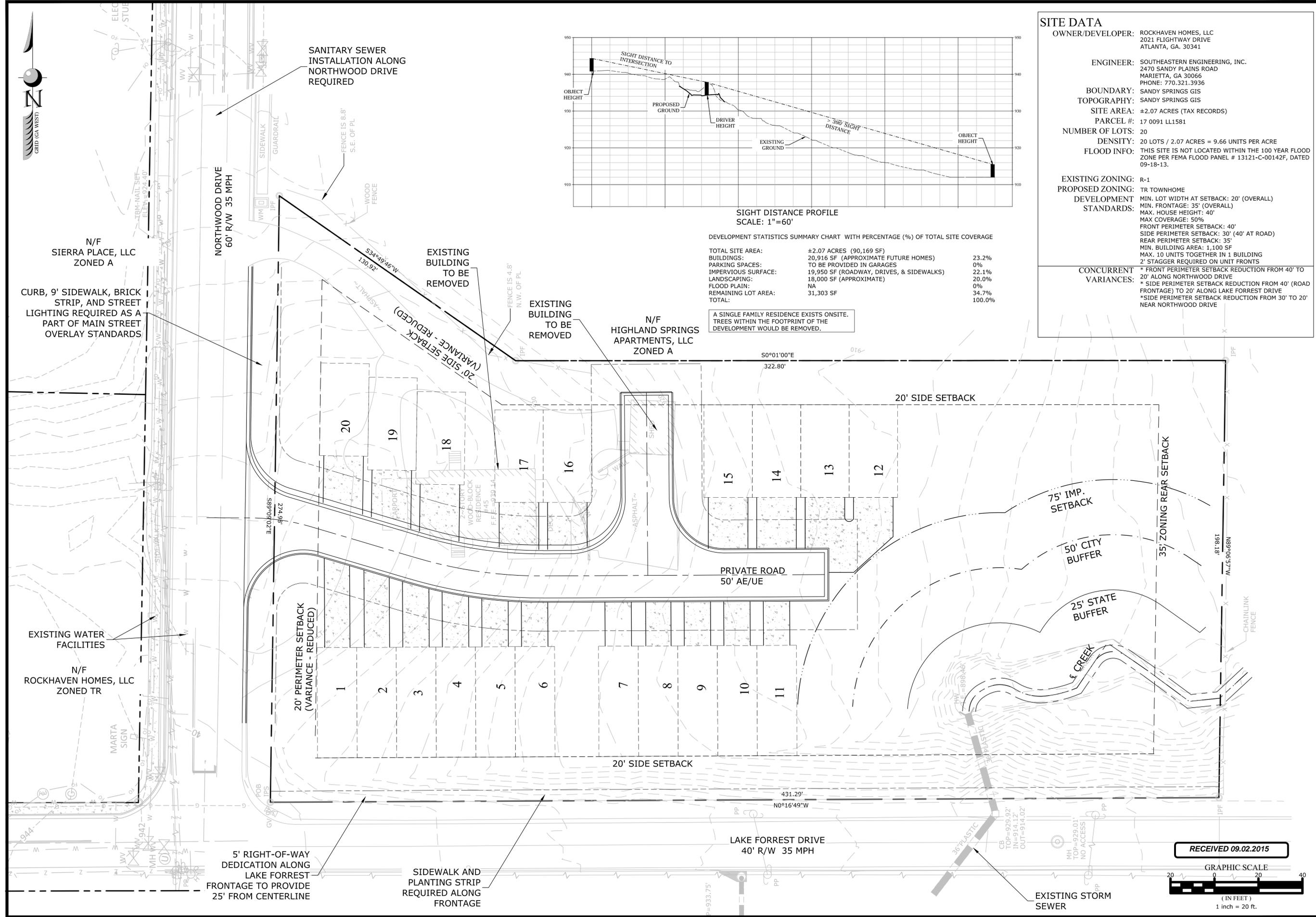
Said tract or parcel of land being 2.07 acres, more or less, and shown on and described according that the "Zoning Plan", prepared by Southeastern Engineering, Inc., dated June 1, 2015, prepared for Rockhaven Homes, LLC, bearing the seal of Wayne Matthews, Ga. PE #31277.

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City Of Sandy Springs  
Community Development

FILE NAME: I:\CUSTOMERS\_PROJECTS\6088\_Sentinel Properties, Inc.\608-15-053\_45\_Northwood Dr\Eng\Problem\608-15-053\_REZONING\_REVISED.dwg PLOT DATE: 9/2/2015 USER: JULIE SGERIST



SIGHT DISTANCE PROFILE  
SCALE: 1"=60'

DEVELOPMENT STATISTICS SUMMARY CHART WITH PERCENTAGE (%) OF TOTAL SITE COVERAGE

TOTAL SITE AREA:	±2.07 ACRES (90,169 SF)	
BUILDINGS:	20,916 SF (APPROXIMATE FUTURE HOMES)	23.2%
PARKING SPACES:	TO BE PROVIDED IN GARAGES	0%
IMPERVIOUS SURFACE:	19,950 SF (ROADWAY, DRIVES, & SIDEWALKS)	22.1%
LANDSCAPING:	18,000 SF (APPROXIMATE)	20.0%
FLOOD PLAIN:	NA	0%
REMAINING LOT AREA:	31,303 SF	34.7%
TOTAL:		100.0%

A SINGLE FAMILY RESIDENCE EXISTS ONSITE. TREES WITHIN THE FOOTPRINT OF THE DEVELOPMENT WOULD BE REMOVED.

SITE DATA

OWNER/DEVELOPER: ROCKHAVEN HOMES, LLC  
2021 FLIGHTWAY DRIVE  
ATLANTA, GA. 30341

ENGINEER: SOUTHEASTERN ENGINEERING, INC.  
2470 SANDY PLAINS ROAD  
MARIETTA, GA 30066  
PHONE: 770.321.3936

BOUNDARY: SANDY SPRINGS GIS  
TOPOGRAPHY: SANDY SPRINGS GIS

SITE AREA: ±2.07 ACRES (TAX RECORDS)  
PARCEL #: 17 0091 LL1581

NUMBER OF LOTS: 20  
DENSITY: 20 LOTS / 2.07 ACRES = 9.66 UNITS PER ACRE

FLOOD INFO: THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANEL # 13121-C-00142F, DATED 09-18-13.

EXISTING ZONING: R-1  
PROPOSED ZONING: TR TOWNHOME

DEVELOPMENT STANDARDS:  
MIN. LOT WIDTH AT SETBACK: 20' (OVERALL)  
MIN. FRONTAGE: 35' (OVERALL)  
MAX. HOUSE HEIGHT: 40'  
MAX. COVERAGE: 50%  
FRONT PERIMETER SETBACK: 40'  
SIDE PERIMETER SETBACK: 30' (40' AT ROAD)  
REAR PERIMETER SETBACK: 35'  
MIN. BUILDING AREA: 1,100 SF  
MAX. 10 UNITS TOGETHER IN 1 BUILDING  
2' STAGGER REQUIRED ON UNIT FRONTS

CONCURRENT VARIANCES:  
\* FRONT PERIMETER SETBACK REDUCTION FROM 40' TO 20' ALONG NORTHWOOD DRIVE  
\* SIDE PERIMETER SETBACK REDUCTION FROM 40' (ROAD FRONTAGE) TO 20' ALONG LAKE FORREST DRIVE  
\* SIDE PERIMETER SETBACK REDUCTION FROM 30' TO 20' NEAR NORTHWOOD DRIVE



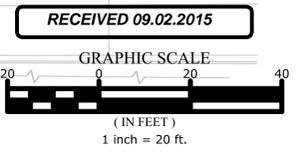
DATE	ISSUED DESCRIPTION
No	

PROJECT OWNED/DEVELOPED BY:  
**ROCKHAVEN HOMES, LLC**  
2021 FLIGHTWAY DRIVE  
ATLANTA, GA. 30341

ZONING PLAN  
PROJECT LOCATED AT:  
45 NORTHWOOD DRIVE  
LAND LOT 158, 17TH DISTRICT  
CITY OF SANDY SPRINGS  
FULTON COUNTY, GEORGIA



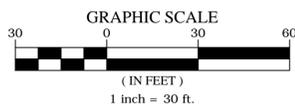
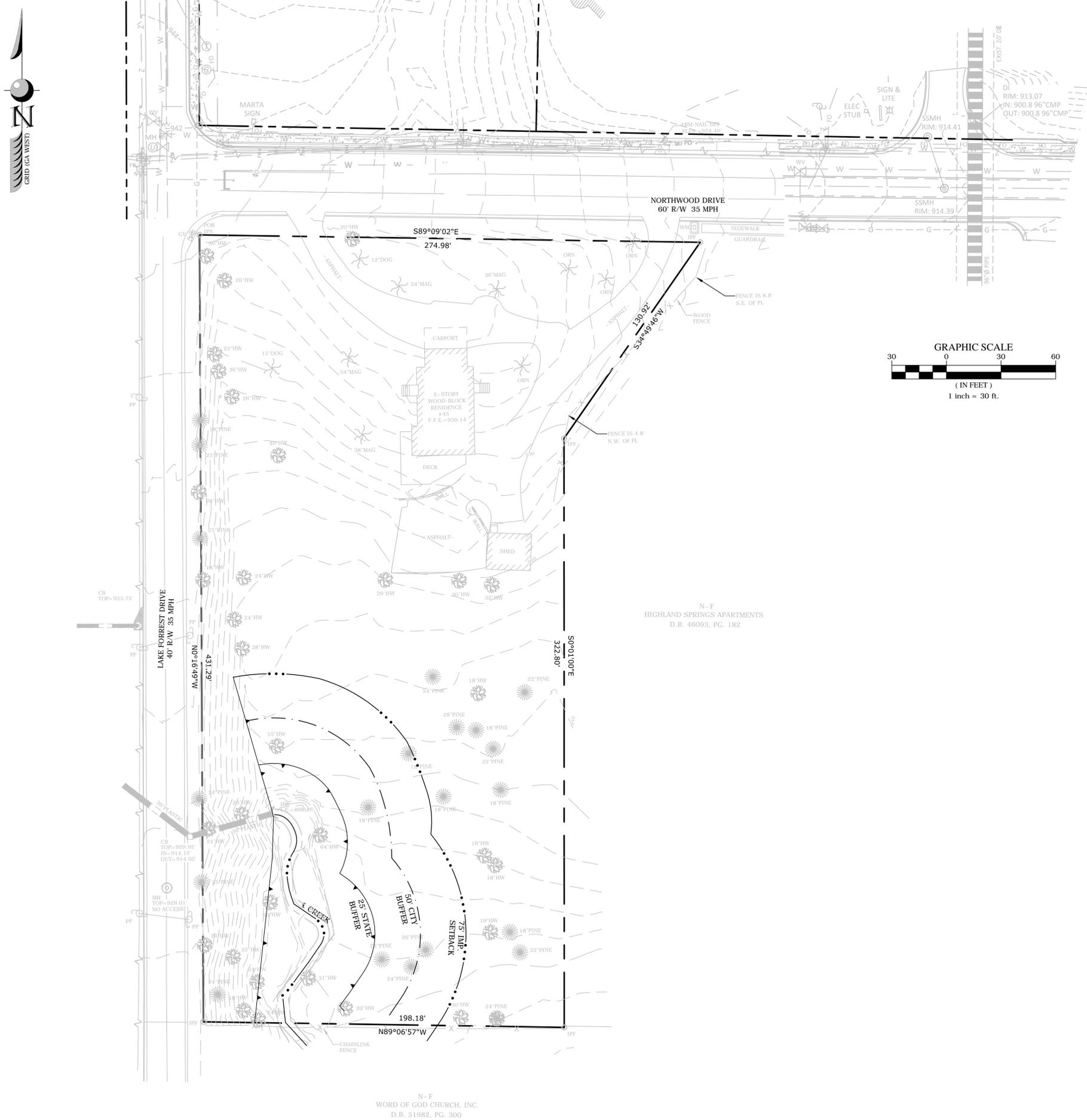
Project No.: 608-15-053  
Designed By: EWM  
Issue Date: 09/02/15  
**1 OF 2**



THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.



FILE NAME: I:\CUSTOMERS\_PROJECTS\6088\_Sentinel Properties, Inc.\608-15-053\_45\_Northwood Dr\Eng\Problem\608-15-053\_REZONING.dwg PLOT DATE: 01/15/2015 USER: WAYNE MATTHEWS



**SITE DATA**

**OWNER/DEVELOPER:** ROCKHAVEN HOMES, LLC  
2021 FLIGHTWAY DRIVE  
ATLANTA, GA. 30341

**ENGINEER:** SOUTHEASTERN ENGINEERING, INC.  
2470 SANDY PLAINS ROAD  
MARIETTA, GA 30066  
PHONE: 770.321.3936

**BOUNDARY:** SANDY SPRINGS GIS  
**TOPOGRAPHY:** SANDY SPRINGS GIS

**SITE AREA:** ±2.07 ACRES (TAX RECORDS)  
**PARCEL #:** 17 0091 LL1581  
**NUMBER OF LOTS:** 16  
**DENSITY:** 16 LOTS / 2.07 ACRES = 7.73 UNITS PER ACRE

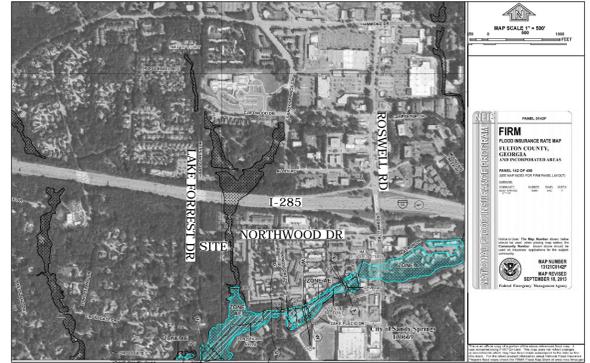
**FLOOD INFO:** THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANEL # 13121-C-00142F, DATED 09-18-13.

**EXISTING ZONING:** R-1  
**PROPOSED ZONING:** TR TOWNHOME

**DEVELOPMENT STANDARDS:**  
MIN. LOT WIDTH AT SETBACK: 20' (OVERALL)  
MIN. FRONTAGE: 35' (OVERALL)  
MAX. HOUSE HEIGHT: 40'  
MAX COVERAGE: 50%  
FRONT PERIMETER SETBACK: 40'  
SIDE PERIMETER SETBACK: 30' (40' AT ROAD)  
REAR PERIMETER SETBACK: 35'  
MIN. BUILDING AREA: 1,100 SF  
MAX. 10 UNITS TOGETHER IN 1 BUILDING  
2' STAGGER REQUIRED ON UNIT FRONTS

**CONCURRENT VARIANCES:**  
\* FRONT PERIMETER SETBACK REDUCTION FROM 40' TO 20' ALONG NORTHWOOD DRIVE  
\* SIDE PERIMETER SETBACK REDUCTION FROM 40' (ROAD FRONTAGE) TO 30' ALONG LAKE FORREST DRIVE  
\* REAR PERIMETER SETBACK REDUCTION FROM 35' TO 20' NEAR NORTHWOOD DRIVE

TREES SHOWN WERE LOCATED USING GPS.



THIS SITE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13121C0142F, DATED 9-18-13.



DATE	ISSUED DESCRIPTION
No	

**PROJECT OWNED/DEVELOPED BY:**  
**ROCKHAVEN HOMES, LLC**  
2021 FLIGHTWAY DRIVE  
ATLANTA, GA. 30341

**TREE SURVEY**  
PROJECT LOCATED AT:  
45 NORTHWOOD DRIVE  
LAND LOT 158, 17TH DISTRICT  
CITY OF SANDY SPRINGS  
FULTON COUNTY, GEORGIA



Project No.: 608-15-053  
Designed By: EWM  
Issue Date: 06-01-15



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JUN 12 2015

RECEIVED



SAMPLE PLAN FOR  
45 NORTHWOOD



2470 Sandy Plains Rd  
Marietta, GA 30066  
Phone (770) 321-3936  
Fax (770) 321-3935  
[info@seengineering.com](mailto:info@seengineering.com)

August 27, 2015

Denae Hutchinson  
Rockhaven Homes, LLC  
2021 Flightway Drive  
Atlanta, Ga. 30341  
**VIA EMAIL:** [dhutchinson@rockhavenga.com](mailto:dhutchinson@rockhavenga.com)

**RE:** 45 Northwood Drive Townhomes  
Culvert Extension – Lake Forrest Drive

Dear Denae,

To support the development of property at 45 Northwood Drive in the City of Sandy Springs, a culvert extension is proposed. Said site is located at the intersection of Lake Forrest and Northwood Drives, in Land Lot 158 of the 17<sup>th</sup> District, City of Sandy Springs, Fulton County, Georgia. Currently, a 36" diameter pipe carries runoff under Lake Forrest Drive and exits on the subject property. The outlet of the 36" pipe is oriented easterly, so that runoff must make an immediate 90 degree turn to the right, which has caused severe slope and stream bank erosion in the area. In an effort to protect both the existing slopes within the stream buffer and potential development areas, a culvert extension is proposed. Said extension will lengthen the pipe and allow the outfall to be redirected safely, so that runoff may continue southerly in the existing stream channel, without having to make an abrupt turn. Appropriate energy dissipation measures will be required, with the extension. SEI has successfully completed similar projects for City of Sandy Springs Public Works. Extending the culvert will move the headwaters of the stream to the new headwall location. Per EPD standards, the new 25' state stream buffer will be drawn at a line that is perpendicular from the extended culvert, at the new headwall. The associated 50' City of Sandy Springs stream buffer and 75' impervious setback will be offset from the state buffer accordingly. It is understood that the culvert extension will require permitting through the US Army Corps of Engineers, a City of Sandy Springs buffer variance, and possibly Ga. EPD. Said environmental permitting will be required, prior to land disturbance on the site and should be incorporated into the overall project schedule. I trust this summary helps to describe the proposed culvert extension. If you require additional information, please feel free to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wayne Matthews', is written over a horizontal line.

Wayne Matthews, PE  
Southeastern Engineering, Inc.

**Rezoning Impact Statement**

6/17/2015

**PETITION: 201501867**

**Proposed Residential Units**

JURISDICTION: Sandy Springs

Single-family detached

Townhouses

Apartments

Condominiums

**0**

**16**

**0**

**0**

HOME SCHOOL	PROJECTED BASELINE ENROLLMENT <sup>A</sup>	GADOE CAPACITY	ESTIMATED # NEW STUDENTS GENERATED	PROJECTED UNDER/OVER CAPACITY <sup>B</sup>			
				WITHOUT DEV		WITH DEV	
Lake Forest ES	977 to 1,037	850	0 to 2	127	to 187	<b>127</b>	to <b>189</b>
Ridgeview Charter MS	1,204 to 1,278	1200	0 to 0	4	to 78	<b>4</b>	to <b>78</b>
Riverwood Charter HS	1,514 to 1,608	1325	<u>0</u> to <u>1</u>	189	to 283	<b>189</b>	to <b>284</b>
<b>TOTAL</b>			0 to 3				

<b>HS REGION:</b> Riverwood Charter HS	<u>AVERAGE - 1 STD DEV</u>		<u>AVERAGE + 1 STD. DEV.</u>	
<i>One single-family detached unit generates:</i>	<input type="text" value="0.015715"/>	to	<input type="text" value="0.231005"/>	<i>elementary school students</i>
	<input type="text" value="0.000000"/>	to	<input type="text" value="0.072543"/>	<i>middle school students</i>
	<input type="text" value="0.000000"/>	to	<input type="text" value="0.146178"/>	<i>high school students</i>
<i>One townhouse unit generates:</i>	<input type="text" value="0.009224"/>	to	<input type="text" value="0.104644"/>	<i>elementary school students</i>
	<input type="text" value="0.000000"/>	to	<input type="text" value="0.029517"/>	<i>middle school students</i>
	<input type="text" value="0.011415"/>	to	<input type="text" value="0.082021"/>	<i>high school students</i>
<i>One apartment unit generates:</i>	<input type="text" value="0.000000"/>	to	<input type="text" value="0.278961"/>	<i>elementary school students</i>
	<input type="text" value="0.000000"/>	to	<input type="text" value="0.215364"/>	<i>middle school students</i>
	<input type="text" value="0.000000"/>	to	<input type="text" value="0.147282"/>	<i>high school students</i>
<i>One condominium unit generates:</i>	<input type="text" value="0.000000"/>	to	<input type="text" value="0.387168"/>	<i>elementary school students</i>
<i>(Note: Empty/null values indicate insufficient historic data)</i>	<input type="text" value="0.000000"/>	to	<input type="text" value="0.090438"/>	<i>middle school students</i>
	<input type="text" value="0.000000"/>	to	<input type="text" value="0.12896"/>	<i>high school students</i>

**AVERAGE OPERATIONAL COST PER STUDENT (FY14):**

TOTAL COST:\$12,286

PORTION LOCAL REVENUE SOURCES: \$8,209

PORTION STATE AND OTHER REVENUE SOURCES: \$4,077

<sup>A</sup> Projected enrollment for the 2014-15 school year based on forecasted enrollment.

<sup>B</sup> Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of students a facility is under state capacity.

\* State capacity indicates space. However due to the number of special programs, portable classrooms or other measures may be needed to accommodate the instructional needs of the school.

\*\* Student yields are calculated annually based on geocode of enrolled FCS students in built-out developments within the high school zone in which the proposed development is located.

## Akbar, Abdul

---

**From:** Leal, Cecilia <CLeal@SandySpringsga.gov>  
**Sent:** Tuesday, August 11, 2015 9:45 AM  
**To:** Akbar, Abdul  
**Cc:** Mercier-Baggett, Catherine; Byars, Kristin  
**Subject:** Water/sewer comments for rezonings

Hi Abdul,

Thanks for speaking with me on the phone this morning.

Below is a list of rezonings for which we need your comments by tomorrow. These cases will be posted publicly online by Thursday.

Thank you for your help! Please let me know if you have any questions or need any further information on any of the cases.

### ZM

#### **201501844 - Cliftwood Drive and Roswell Road**

Request to modify conditions 1b, 2a, 3a, b, c, d, and 4e to allow existing conditions to be bifurcated between subject parcel and adjacent parcel (Shell Station)

<http://www.sandyspringsga.gov/Home/Components/MeetingsManager/MeetingItem/ShowDocument/?documentID=2088>

#### **201501843 - 805 Mt. Vernon Hwy (Holy Innocents School)**

Request to modify site plan condition 2A to maximize spaces in a parking lot on school campus

<http://www.sandyspringsga.gov/Home/Components/MeetingsManager/MeetingItem/ShowDocument/?documentID=2086>

### RZ

#### **201501867 - 45 Northwood Drive**

Request to rezone property from R-1 (Single Family Dwelling) to TR (Townhouse Residential District), with 4 concurrent variances to (1) reduce minimum front yard from 40' to 20' (Sec. 7.2.3.G4); (2) reduce minimum side yard from 40' to 20' (Sec. 7.2.3.G5); (3) reduce minimum rear yard from 35' to 20' (Sec. 7.2.3.G.6); (4) reduce minimum lot width from 20' to 18' (Sec. 7.2.3.C)

<http://www.sandyspringsga.gov/Home/Components/MeetingsManager/MeetingItem/ShowDocument/?documentID=250>

#### **201501840 - 178 Johnson Ferry Rd, Drew Clough, Waterford Homes**

Request to rezone property from R-3 to R-5 for construction of 7 single family homes, with 7 concurrent variances.

<http://www.sandyspringsga.gov/Home/Components/MeetingsManager/MeetingItem/ShowDocument/?documentID=2274>

**201501812 - 342 Johnson Ferry Rd, 203, 225, and 245 River Valley Rd , Ted Sandler, Attorney for Investment Partners X, LLC**

## **COMMENTS ON PUBLIC SERVICES AND UTILITIES**

**NOTE:** Various Fulton County departments or divisions that may or may not be affected by the proposed development provide the following information. Comments herein are based on the applicant's conceptual site plan and are intended as general non-binding information and in no manner suggest a final finding by the commenter. All projects, if approved, are required to complete the City of Sandy Springs and the Fulton County Plan Review process prior to the commencement of any construction activity.

### **WATER AND WASTEWATER (SEWER):**

#### **WATER:**

Anticipated water demand: 270 gallons per day (gpd) per residential townhouse unit x 16 units = **4,320** gallons per day (gpd).

This project is within the City of Atlanta water jurisdiction.

#### **SEWER:**

Basin: Long Island Creek

Treatment Plant: R.L. Sutton (Cobb County)

Anticipated sewer demand: **3,888** gallons per day

There is a wastewater manhole west of the western property line of 45 Northwood Drive within the right of way of Lake Forrest Drive (sewer manhole # **SMLI0309510**) located in Land Lot **91**, District **17** that can service this development.

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Public Works for more information.



45 NORTHWOOD DR

Date: 8/12/2015

Map Size: 8.5x11 (LETTER)

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is advised of the possibility of such losses.



Prepared By:  
GIS Section  
Water Resources Department  
Fulton County Government



0 0.02 0.04 0.06 mi

### 45 NORTHWOOD DR

Date: 8/12/2015

Map Size: 8.5x11 (LETTER)

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Prepared By:  
GIS Section  
Water Resources Department  
Fulton County Government

Property Profile for **45 NORTHWOOD DR**

**Property Tax Information**

Tax Year 2014  
 Parcel ID 17 0091 LL1581  
 Property Address 45 NORTHWOOD DR  
 Owner YODER MARTHA  
 Mailing Address 45 NORTHWOOD DR SANDY SPRINGS GA 30342  
 Total Appraisal \$635,100  
 Improvement Appraisal \$158,700  
 Land Appraisal \$476,400  
 Assessment \$254,040  
 Tax District 59  
 Land Area 2.069995 ac  
 Property Class Residential Small Tracts  
 Land Use Class Residential 1 family  
 TAD  
 CID

**Zoning**

Zoning Class not available  
 Overlay District  
 2030 Future Development not available

**Political**

Municipality Sandy Springs  
 Commission District 3  
 Commission Person Lee Morris  
 Council District not available  
 Council Person not available  
 Voting Precinct SS11B  
 Poll Location Highpoint Elementary School, 520 Greenland Rd

Congressional District 006  
 State Senate District 006  
 State House District 052

**School Zones**

Elementary School Lake Forest  
 Middle School Ridgeview  
 High School Riverwood

**Other Information**

Zip Code 30342  
 Census Tract 102.12  
 In Less Developed Census Tract No

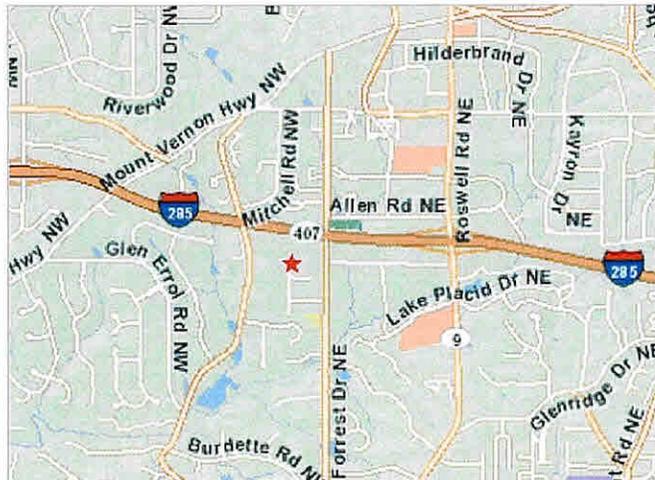
Oblique Aerial View (looking north)



Property Map



Vicinity Map





# DEPARTMENT OF HEALTH AND WELLNESS

## Office of the Director

99 Jesse Hill Jr. Drive S.E.

Atlanta, Georgia 30303

Telephone (404) 730-1242 - Fax (404) 730-1294

August 7, 2015

Cecilia Leal  
Planner  
City of Sandy Springs  
Department of Community Development  
7840 Roswell Road, Building 500  
Sandy Springs, Georgia 30350

RE: Zoning Comments for August 2015

Dear Ms. Leal:

The following are comments by the Environmental Health Services (EHS) Division and the Environmental Justice (EJ) Program of the Fulton County Department of Health and Wellness. These comments are in reference to the zoning petitions which were previously received from your office.

PETITION	ZONING COMMENTS
201501844 - Cliftwood Drive and Roswell Road	<p><b><u>EHS Comments:</u></b></p> <ul style="list-style-type: none"><li>• If the use of this property is for an office building, the Fulton County Department of Health and Wellness recommends that the applicant be required to connect the proposed development to public water and public sanitary sewer available to the site.</li><li>• If the use of this property is for an office building, it would constitute a premise where people work or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</li><li>• An office building use of this property would require compliance with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air. If the facility will serve persons under the age 18, no smoking will be allowed on the premises at any time.</li><li>• If this property will be used for an office building, this department will require that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</li><li>• If this proposed development includes an existing individual onsite sewage management system(s), and the system(s) will be abandoned, it shall be abandoned in accordance with Fulton County regulations.</li><li>• If this proposed development includes an individual onsite water supply system(s), and the system(s) will be abandoned, it shall be in accordance with Fulton County regulations.</li></ul>

PETITION	ZONING COMMENTS
	<p><b><u>EJ and General Public Health Comments:</u></b></p> <ul style="list-style-type: none"> <li>The Fulton County Department of Health and Wellness does not anticipate any adverse impacts to the health of humans provided that there are not any existing hazards on the property.</li> </ul>
<p>201501843 - 805 Mt. Vernon Hwy (Holy Innocents School)</p>	<p><b><u>EHS Comments:</u></b></p> <ul style="list-style-type: none"> <li>The Environmental Health Services Division of the Fulton County Department of Health and Wellness does not anticipate any environmental health issues with allowing the modification of the setback notation on the Campus Master Plan with the intent to increase the number of parking spaces so long as the property is served by public water and sanitary sewer.</li> </ul> <p><b><u>EJ and General Public Health Comments:</u></b></p> <ul style="list-style-type: none"> <li>The Fulton County Department of Health and Wellness does not anticipate any adverse impacts to the health of humans or the environment by allowing the modification of the setback notation on the Campus Master Plan with the intent to increase the number of parking spaces.</li> <li>If the proposed modification will result in a change of traffic design and flow, the Fulton County Department recommends that the traffic design include adequate pedestrian pathways to reduce risk of injury from accidents.</li> </ul>
<p>201501867 - 45 Northwood Drive</p>	<p><b><u>EHS Comments:</u></b></p> <ul style="list-style-type: none"> <li>The Fulton County Department of Health and Wellness recommends that the applicant be required to connect the proposed 16-unit townhome community to public water and public sanitary sewer available to the site.</li> <li>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</li> <li>If there are existing structures that are to be demolished, this department is requiring that existing structures to be demolished be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.</li> <li>If this proposed development includes an existing individual onsite sewage management system(s), it shall be abandoned in accordance with Fulton County regulations.</li> <li>If this proposed development includes an individual onsite water supply system(s), and the system(s) will be abandoned, it shall be in accordance with Fulton County regulations.</li> </ul> <p><b><u>EJ and General Public Health Comments:</u></b></p> <ul style="list-style-type: none"> <li>The Fulton County Department of Health and Wellness does not anticipate any adverse impacts to the health of humans or the environment by allowing the development of a 16-unit townhome community provided that there are not any existing hazards on the property.</li> </ul>
<p>201501840 - 178 Johnson Ferry Rd, Drew Clough, Waterford Homes</p>	<p><b><u>EHS Comments:</u></b></p> <ul style="list-style-type: none"> <li>If a plat has not been approved for this development, the Fulton County Department of Health and Wellness requires that the plat be submitted for review and approval regarding water supply and sewage disposal prior to the approval by the appropriate jurisdiction and recording. The</li> </ul>

PETITION	ZONING COMMENTS
	<p>owner may not sell, offer for sale, lease, begin construction or begin physical improvements of a residential development, nor shall a building permit be issued until this Department has reviewed and approved the plat.</p> <ul style="list-style-type: none"> <li>• Since public water is available to the site, the Department of Health and Wellness will require mandatory connection.</li> <li>• If public sanitary sewer is available to the site, the Fulton County Department of Health and Wellness will require mandatory connection. Public sanitary sewer is considered available if it is within 200 feet of the nearest property line- such distance being measured along the appropriate natural drainage course (gravity flow) or within 500 feet of the dwelling, such distances being measured along the appropriate natural drainage course (gravity flow).</li> <li>• If public sewer is unavailable to the site, this Department will require that each lot be a minimum of 43,560 square feet and have 30,000 square feet minimum usable area to be considered for use of onsite sewage management systems. This Department will require all necessary percolation and soil data, required layouts, and supportive data be submitted for review and determined acceptable prior to preliminary plat and/or Land Disturbance Permit (LDP) approval.</li> <li>• Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</li> <li>• If this property has a structure that is to be demolished, this department is requiring that all existing structures to be demolished must be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.</li> </ul> <p><b><u>EJ and General Public Health Comments:</u></b></p> <ul style="list-style-type: none"> <li>• The Fulton County Department of Health and Wellness does not anticipate any adverse impacts to the health of humans or the environment provided that there are not any existing hazards on the property.</li> <li>• The Fulton County Department of Health and Wellness does not anticipate a problem with allowing a variance for the requirement to have a deceleration lane provided that it will not cause dangerous conditions for vehicular traffic or pedestrians which would increase the risk of injury.</li> </ul>
<p>201501812 - 342 Johnson Ferry Rd, 203, 225, and 245 River Valley Rd , Ted Sandler, Attorney for Investment Partners X, LLC</p>	<p><b><u>EHS Comments:</u></b></p> <ul style="list-style-type: none"> <li>• If a plat has not been approved for this development, the Fulton County Department of Health and Wellness requires that the plat be submitted for review and approval regarding water supply and sewage disposal prior to the approval by the appropriate jurisdiction and recording. The owner may not sell, offer for sale, lease, begin construction or begin physical improvements of a residential development, nor shall a building permit be issued until this Department has reviewed and approved the plat.</li> <li>• Since public water is available to the site, the Department of Health and Wellness will require mandatory connection.</li> <li>• If public sanitary sewer is available to the site, the Fulton County Department of Health and Wellness will require mandatory connection. Public sanitary sewer is considered available if it is within 200 feet of the</li> </ul>

PETITION	ZONING COMMENTS
	<p>nearest property line- such distance being measured along the appropriate natural drainage course (gravity flow) or within 500 feet of the dwelling, such distances being measured along the appropriate natural drainage course (gravity flow).</p> <ul style="list-style-type: none"> <li>• If public sewer is unavailable to the site, this Department will require that each lot be a minimum of 43,560 square feet and have 30,000 square feet minimum usable area to be considered for use of onsite sewage management systems. This Department will require all necessary percolation and soil data, required layouts, and supportive data be submitted for review and determined acceptable prior to preliminary plat and/or Land Disturbance Permit (LDP) approval.</li> <li>• Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</li> <li>• If this property has a structure that is to be demolished, this department is requiring that all existing structures to be demolished must be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.</li> <li>• If the property includes an existing individual onsite sewage management system, and the system will be abandoned, it shall be abandoned in accordance with Fulton County regulations.</li> <li>• If the property includes individual onsite water supply system, and the system will be abandoned, it shall be in accordance with Fulton County regulations.</li> </ul> <p><b><u>EJ and General Public Health Comments:</u></b></p> <ul style="list-style-type: none"> <li>• The Department of Health and Wellness does not anticipate disproportionate impacts to any population resulting from rezoning the subject property from R-1, R-1, R-3 to R-3 for the development of single-family homes provided that there are no existing hazards on the property.</li> </ul>
<p>201404407 - 0, 1160 &amp; 1430 Johnson Ferry Rd (St. Joe); Richard E. Munger, North American Properties-Atlanta, LTD.</p>	<p><b><u>EHS Comments:</u></b></p> <ul style="list-style-type: none"> <li>• The Fulton County Department of Health and Wellness recommends that the applicant be required to connect the proposed mixed-use development to public water and public sanitary sewer available to the site.</li> <li>• Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</li> <li>• The commercial/office uses of this development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air. If the facility serves persons under the age 18, no smoking will be allowed on the premises at any time.</li> <li>• If this proposed development includes a public swimming pool as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XII – Swimming Pools and Natural Bathing Beaches (including spas, whirlpools, etc.), the owner or contractor must submit plans and approval by this department and must obtain a Department of Health Services permit to construct, modify, or renovate before issuance of a building permit. Also, the owner of the facility must</li> </ul>

PETITION	ZONING COMMENTS
	<p>obtain a Department of Health and Wellness permit to operate the pool prior to opening.</p> <ul style="list-style-type: none"> <li>• This department is requiring that existing structures to be demolished be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.</li> <li>• If the property includes an existing individual onsite sewage management system, and the system will be abandoned, it shall be abandoned in accordance with Fulton County regulations.</li> <li>• If the property includes individual onsite water supply system, and the system will be abandoned, it shall be in accordance with Fulton County regulations.</li> </ul> <p><b><u>EJ and General Public Health Comments:</u></b></p> <ul style="list-style-type: none"> <li>• The Fulton County Department of Health and Wellness does not anticipate any adverse impacts to the health of humans or the environment provided that there are not any existing hazards on the property.</li> </ul>

If you have any questions related to the EHS comments, you may contact Ellis “Eli” Jones at 404-613-1337 or by e-mail at [Ellis.Jones@fultoncountyga.gov](mailto:Ellis.Jones@fultoncountyga.gov). All questions related to the broader public health and/or environmental justice comments should be directed to me by telephone at 404-613-1491 or e-mail at [Monica.Robinson@fultoncountyga.gov](mailto:Monica.Robinson@fultoncountyga.gov).

Sincerely,



Monica M. Robinson, B.S., M.B.A.  
 Environmental Planner  
 Environmental Justice Program

CC: Ellis “Eli” Jones, Deputy Director EHS



Kasim Reed  
MAYOR

## CITY OF ATLANTA

55 TRINITY AVENUE SW, SUITE 5400, SOUTH BLDG.  
ATLANTA, GEORGIA 30303-3544  
OFFICE 404-330-6081  
FAX 404-658-7194

DEPARTMENT OF  
WATERSHED MANAGEMENT  
Jo Ann J. Macrina, P.E.  
Commissioner

July 23, 2015

Cecilia Leal

Plans Coordinator  
Department of Community Development  
City of Sandy Springs  
7840 Roswell Road, Bldg. 500  
Sandy Springs, GA 30350  
770.206.1542 (d)

**Subject: Water Availability for 45 Northwood Drive**

Dear Ms.Leal:

Our records indicate that there is an existing 8-inch water main along Northwood Drive . This water main is owned and maintained by the City of Atlanta.

To integrate into Atlanta Water System or rearrange water facilities, the developer must submit the following to the City of Atlanta-Bureau of Engineering Services:

1. A set of stamped engineering drawings showing their developmental objectives for review and approval.
2. The enclosed basis of design form to include all applicable information, with a copy of a City of Atlanta fire hydrant flow test. Contact the Bureau of Engineering Services office of Meter Application at 404-330-6091 for payment and scheduling for the flow test.
3. A two thousand dollar deposit (\$2000.00). Check must be payable to City of Atlanta.

Once the plans have been approved, the developer will then receive additional instructions regarding the process and procedures from the Bureau of Engineering Services.

Should additional information be needed, please contact me at 404-546-3309.

Sincerely,

Parett Smith  
Plan Review Manager

## Byars, Kristin

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**From:** Jane Lee Crockett <janelee123@bellsouth.net>  
**Sent:** Tuesday, July 21, 2015 11:21 AM  
**To:** Byars, Kristin  
**Subject:** Fw: 45 northwood

**From:** [Jane Lee Crockett](#)  
**Sent:** Tuesday, July 21, 2015 11:11 AM  
**To:** [kbyrs@sandyspringsga.gov](mailto:kbyrs@sandyspringsga.gov)  
**Subject:** 45 northwood

I live 1 block away from 45 Northwood at 5660 Lake Forrest. I STRONGLY oppose this development. Mainly due to the traffic which would increase on an already very busy street. Also the family neighborhood would be compromised.

thanks for your returning my call.  
Jane Lee Crockett  
5660 Lake Forrest Dr  
Corner of Marchman



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

## Byars, Kristin

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**From:** pamela jeter <pjeter1@gmail.com>  
**Sent:** Saturday, August 01, 2015 11:33 AM  
**To:** Byars, Kristin  
**Cc:** Cory; Bauman, Andy  
**Subject:** 6-Month Zoning Moratorium Enacted - and my comment about Ashton Woods/Mercedes rezoning request

Hi Kristin:

It was nice to meet you at the open house discovery for 45 Northwood zoning. Thank you for offering to find out what the neighbors such as us are concerned about. Here below is what I wrote Andy our district 6 representative. Additionally Cory and myself and a few others are concerned about the following points of Rockhaven Home Developer:

Density - 16 units is too dense and impact on the surrounding area is too much

Lack of Quality and Architectural Integrity

Traffic Flow

Stream and Drainage issues

40 ft Perimeter Set Back requested to be reduced to just 25 ft

Buffer to Save Trees along Lake Forrest Dr

Lack of Focus of Demographics and Marketability - Planning - seems like they are just trying to get it approved first then they'll figure out townhouse design, listing prices etc.

Capability to Manage a Quality project to SS Standards and Build what they present is questionable considering the most recent example of the Single Family project down the street that was a disaster at 5560 Lake Forrest Dr. The style and quality Rockhaven pictured to build is NOT what they built. See below.







Best regards,

Pamela Jeter  
5680 Lake Forrest Dr

Begin forwarded message:

**Subject: Re: 6-Month Zoning Moratorium Enacted - and my comment about Ashton Woods/Mercedes rezoning request**

**From:** pamela jeter <[pjeter1@gmail.com](mailto:pjeter1@gmail.com)>

**Date:** July 23, 2015 at 12:19:39 AM EDT

**Cc:** Cory <[cory.m.mccallum@gmail.com](mailto:cory.m.mccallum@gmail.com)>

**To:** "Bauman, Andy" <[ABauman@SandySpringsga.gov](mailto:ABauman@SandySpringsga.gov)>

Hi Andy:

I applaud your decisions firmly as one of my observances too is the lack of architectural challenge, aesthetic and unity being built to develop our "town culture". I think the pace is too fast and with the absence of a design board, I am deeply concerned we are straying too far from our look and feel we once all decided we wanted. I felt hugely underwhelmed about the newly presented townhouse structure next to the downtown Theatre; a big disappointment in my opinion. To me they lack sophistication and don't marry the integrity of the Town Center so I

think its imperative we slow down on all details of planning including architectural design points.

I will be attending the 45 Northwood Rockhaven Homes project application on the 28th which adds to my concerns since many of the homes they have recently put up between SS and Brookhaven are ugly and simple lacking the design intelligence we appealed for during our town free thought sessions. They simply do NOT seem to be what we all agreed on. The most current and local example is down the street on Lake Forrest Dr still sitting most likely because its super ugly therefor over priced. Im sure you have seen it. While this is a single family structure, Rockhaven is a company who seems puts in applications everywhere to develop mediocre town homes and subdivisions. I am worried these developments are not nice enough and not what we envisioned.

Thanks again for this update.

Best regards,

Pamela Jeter  
5680 Lake Forrest Dr

On Jul 22, 2015, at 5:18 PM, Bauman, Andy <[ABauman@SandySpringsga.gov](mailto:ABauman@SandySpringsga.gov)> wrote:

Dear Friends:

Last night, the City Council approved a 6-month moratorium on all new zoning requests for commercial-type development in Sandy Springs, including apartments, office and mixed-use projects. I joined in making the motion, which passed unanimously. I share the concern of many in our community that the growth and development trajectory is going too far/too fast. That's not to say all new development or redevelopment is a bad thing – I fully support rational and responsible growth – but as Mayor Rusty Paul was quoted as saying, “We have seen unprecedented growth in redevelopment requests, and while the revitalization in our commercial districts is desired, we also need to ensure that mechanisms are in place to preserve the health, public safety and quality of life for those who live within in Sandy Springs. This moratorium is needed to slow down the train; give us time to do the needed due diligence in updating our comprehensive plan and zoning and development requirements; and move the city forward along a track that fosters growth and preserves quality of life.”

While our action applies only to new zoning requests – we are legally obligated to consider any applications already “in the hopper”, such as the Ashton Woods/Mercedes Project at Glenridge/Abernathy (more on that below) – this moratorium allows our City to **“take a breath”** while the future land use planning process that we initiated a couple of months ago can proceed without having new major projects on the table. This is great news for our community and I want to strongly encourage you to participate in the future land use planning process which will be ongoing during the next 12-15 months. I will continue to send out emails about scheduled public meetings, and of course you can always find information on the City’s website ([www.sandyspringsga.gov](http://www.sandyspringsga.gov)).

Finally, some of you have emailed me with opinions (for and against) the aforementioned Ashton Woods/Mercedes zoning request which recently went through the Planning Commission (and where, from my understanding, the proposed apartments on the South/Mercedes parcel were recommended to be cut in-half, from 400 to 200 units). The re-zoning is scheduled to be heard by City Council at our August 18<sup>th</sup> meeting where public participation and comment is both permitted and encouraged. I want to thank you for sharing your thoughts, opinions and concerns in regards to this project. I have been on the City Council for around 18 months and can safely say I've heard from more people on zoning application than any of the others that have can come before us. It's obvious from these emails that all who are directly impacted by the project (whether for or against) are very passionate about their point of view.

As you may know, I am legally obligated to remain neutral and keep an open mind on all zoning requests until they formally come before the City Council. In considering zoning applications we are a "quasi-judicial" body and as a result I am restricted (and cautious) in what I can say in advance of hearing the case. With that said, like you and your family and neighbors, my wife and I live and work in this community – we are raising our two children here – and we are subject to the same issues of traffic/congestion, loss of green space, etc. that are caused by the growth in Sandy Springs, and throughout the metro region. I get it. It is a concern. It impacts our quality of life. That is why last night's moratorium, and how we go about considering and adopting our future land use plan, is so important.

It is my continuing honor to represent you in Sandy Springs. I sincerely appreciate your input and hearing from you on zoning matters or anything else. My family and some of my friends frequently offer sympathy for all the grief they imagine I must get (and, admittedly, sometimes there's a good bit of it ☺), but from my point of view I find it most reassuring that so many of you are paying close attention to the issues – it truly makes a difference. You deserve your City Council to give that same attention and serious and thoughtful consideration when important matters come before us. Please know that is exactly what I always try my very best to do.

Best regards – Andy Bauman

**PS** – please feel free to forward my email to any friends in Sandy Springs, regardless of whether they live in our District. I have many people on my email list who live in other areas of our City, and I'm always happy to add additional names!

**Andy Bauman**

Sandy Springs City Councilman – District 6

[abauman@sandyspringsga.gov](mailto:abauman@sandyspringsga.gov)

[www.sandyspringsga.gov](http://www.sandyspringsga.gov)

**Citizen Response Center, Open 24/7: 770-730-5600**

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## Byars, Kristin

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**From:** Jane Lee Crockett <janelee123@bellsouth.net>  
**Sent:** Tuesday, October 06, 2015 12:34 PM  
**To:** Byars, Kristin  
**Subject:** 45 Northwood Drive

Once again I would like to voice my opinion against #201501867.  
I am at 5660 Lake Forrest Drive and am concerned about the effect  
of so many townhouses being built in our 1 family neighborhood.

I know this application has been denied several times but it keeps  
having more meetings. Next in Oct.

Can you give me any idea as to if it will continue to be denied?

Thanks for your attention to my concern,  
Jane Lee Crockett  
[janelee123@bellsouth.net](mailto:janelee123@bellsouth.net)  
404-256-0884



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

**PUBLIC PARTICIPATION PLAN REPORT  
FORM E**

Applicant: Rockhaven Homes, LLC

Petition No. 201501867

Date: September 28, 2015

1. The following parties were notified of the requested rezoning/use permit:  
See Exhibit "A" attached hereto and by reference thereto made a part hereof.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. The following meetings were held regarding this petition: (Include the date, time and meeting location.)  
Community Zoning Information Meeting-7/28/15 at 7:00 p.m.-Sandy Springs City Hall  
Community Developer Resolution Meeting-8/27/15 at 6:00 p.m.-Sandy Springs City Hall  
Planning Commission Hearing-9/17/15 at 7:00 p.m.-Sandy Springs City Hall  
\_\_\_\_\_  
\_\_\_\_\_

3. The following issues and concerns were expressed:  
See Exhibit "B" attached hereto and by reference thereto made a part hereof.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. The applicant's response to issues and concerns was as follows:  
See Exhibit "B" attached hereto and by reference thereto made a part hereof.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.  
See Exhibit "C" attached hereto and by reference thereto made a part hereof.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**RECEIVED**

**SEP 30 2015**

City of Sandy Springs  
Community Development

Application	Address	Petitioner	ParcelID	TaxYear
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011951	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100010623	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011613	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100010128	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011803	2014
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201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011910	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100010821	2014

**EXHIBIT A**

201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011506	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011597	2014
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EXHIBIT A

201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009000010871	2014
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201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011944	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011993	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100010490	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100010672	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011332	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100010342	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011654	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100010243	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100010995	2014



201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011217	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100010730	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011894	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011860	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011191	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100010888	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100010540	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100010375	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100010706	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011712	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100010862	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100010714	2014
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201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011035	2014
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201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011720	2014
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201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011399	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011043	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011373	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100010896	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100011381	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009000010608	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 0091 LL0054	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 0091 LL1581	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 0091 LL0039	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 012200010154	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 012200010139	2014
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201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100010102	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100010607	2014
201501867	45 Northwood Drive	Rockhaven Homes, LLC	17 009100010086	2014

Address

5519 KINGSPORT DR 31  
5621 KINGSPORT DR # 9  
5531 KINGSPORT DR NE # 26  
5695 KINGSPORT DR 2  
5504 KINGSPORT DR 29  
5614 KINGSPORT DR 14  
5667 KINGSPORT DR NE  
5670 KINGSPORT DR 5  
5563 KINGSPORT DR 21  
5656 KINGSPORT DR 6  
5694 KINGSPORT DR NE 2  
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5609 KINGSPORT DR # 15  
5505 KINGSPORT DR # 29  
5696 KINGSPORT DR 3  
5538 KINGSPORT DR 18  
5668 KINGSPORT DR  
5623 KINGSPORT DR 9  
5608 KINGSPORT DR 15  
5556 KINGSPORT DR  
5692 KINGSPORT DR 2  
5678 KINGSPORT DR  
5680 KINGSPORT DR NE 10  
5631 KINGSPORT DR  
5665 KINGSPORT DR 5  
5509 KINGSPORT DR 30  
5664 KINGSPORT DR # 4  
5528 KINGSPORT DR  
5629 KINGSPORT DR 11  
5596 KINGSPORT DR 16  
5516 KINGSPORT DR NE 30  
5534 KINGSPORT DR  
5595 KINGSPORT DR 17  
5699 KINGSPORT DR 3  
5507 KINGSPORT DR 29  
5685 KINGSPORT DR 1  
5639 KINGSPORT DR 12  
5597 KINGSPORT DR 16  
5533 KINGSPORT DR # 18  
5515 KINGSPORT DR NE 30  
5637 KINGSPORT DR

EXHIBIT A

5544 KINGSPORT DR NE 25  
5529 KINGSPORT DR 26  
5560 KINGSPORT DR NE 27  
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5583 KINGSPORT DR  
5659 KINGSPORT DR 6  
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5568 KINGSPORT DR  
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5686 KINGSPORT DR 1  
5677 KINGSPORT DR 4  
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5616 KINGSPORT DR NE # 9  
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5501 KINGSPORT DR  
5589 KINGSPORT DR  
5618 KINGSPORT DR  
5661 KINGSPORT DR 6  
5662 KINGSPORT DR 6  
5587 KINGSPORT DR 20  
5525 KINGSPORT DR  
5602 KINGSPORT DR 13  
5646 KINGSPORT DR 8  
5551 KINGSPORT DR 28  
5644 KINGSPORT DR 8  
5647 KINGSPORT DR 8  
5562 KINGSPORT DR 27  
5512 KINGSPORT DR NE 30  
5572 KINGSPORT DR 19  
5574 KINGSPORT DR 19  
5526 KINGSPORT DR 26  
5547 KINGSPORT DR  
5514 KINGSPORT DR NE  
5700 KINGSPORT DR 17  
5627 KINGSPORT DR 11  
5635 LAKE FORREST DR  
45 MARCHMAN DR  
25 MICHELLE CIR  
5720 LAKE FORREST DR  
40 MICHELLE CIR  
5680 LAKE FORREST DR  
5730 LAKE FORREST DR

**EXHIBIT A**

0 NORTHWOOD DR  
5630 LAKE FORREST DR NE  
40 MARCHMAN DR NE  
5698 KINGSPORT DR  
5619 KINGSPORT DR NE 9  
5684 KINGSPORT DR # 1  
35 MICHELLE CIR  
5660 LAKE FORREST DR NE  
45 MICHELLE CIR  
5653 KINGSPORT DR NE # 7  
5536 KINGSPORT DR  
5532 KINGSPORT DR 26  
5633 KINGSPORT DR NE 12  
5669 KINGSPORT DR 5  
5697 KINGSPORT DR # 3  
5542 KINGSPORT DR  
5537 KINGSPORT DR  
5615 KINGSPORT DR  
5620 KINGSPORT DR # 9  
5592 KINGSPORT DR  
5521 KINGSPORT DR 31  
5565 KINGSPORT DR # 21  
5654 KINGSPORT DR 7  
5613 KINGSPORT DR 14  
5503 KINGSPORT DR 29  
5541 KINGSPORT DR 25  
5663 KINGSPORT DR # 6  
5635 KINGSPORT DR  
5502 KINGSPORT DR  
5634 KINGSPORT DR NE 12  
5535 KINGSPORT DR 18  
5672 KINGSPORT DR # 4  
5522 KINGSPORT DR  
5586 KINGSPORT DR  
5636 KINGSPORT DR 12  
5622 KINGSPORT DR 9  
5561 KINGSPORT DR  
5605 KINGSPORT DR  
5518 KINGSPORT DR  
5523 KINGSPORT DR 31  
5640 KINGSPORT DR 8  
5682 KINGSPORT DR 10  
5567 KINGSPORT DR 21  
5657 KINGSPORT DR # 6  
5557 KINGSPORT DR 27  
5679 KINGSPORT DR  
5610 KINGSPORT DR

EXHIBIT A

5554 KINGSPORT DR 28  
5569 KINGSPORT DR 19  
5666 KINGSPORT DR  
5600 KINGSPORT DR 13  
5638 KINGSPORT DR  
5552 KINGSPORT DR 28  
5607 KINGSPORT DR 13  
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5671 KINGSPORT DR # 5  
5642 KINGSPORT DR 8  
5539 KINGSPORT DR  
5546 KINGSPORT DR NE  
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5591 KINGSPORT DR  
5594 KINGSPORT DR 17  
5648 KINGSPORT DR 7  
5674 KINGSPORT DR 4  
5566 KINGSPORT DR 23  
5612 KINGSPORT DR 14  
5688 KINGSPORT DR  
5689 KINGSPORT DR # 1  
5641 KINGSPORT DR # 8  
5553 KINGSPORT DR # 28  
5655 KINGSPORT DR 7  
5643 KINGSPORT DR  
5570 KINGSPORT DR # 19  
5630 KINGSPORT DR  
5581 KINGSPORT DR 23  
5506 KINGSPORT DR 29  
5675 KINGSPORT DR 4  
5687 KINGSPORT DR  
5517 KINGSPORT DR NE  
5511 KINGSPORT DR # 30

EXHIBIT A

5573 KINGSPORT DR 19  
5628 KINGSPORT DR # 11  
5513 KINGSPORT DR NE  
5510 KINGSPORT DR # 30  
5571 KINGSPORT DR 19  
5603 KINGSPORT DR 13  
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5660 KINGSPORT DR NE # 6  
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5577 KINGSPORT DR # 22  
5604 KINGSPORT DR 13  
5578 KINGSPORT DR 22  
64 NORTHWOOD DR  
5611 LAKE FORREST DR NE  
45 NORTHWOOD DR  
5655 LAKE FORREST DR  
5640 LAKE FORREST DR  
50 MICHELLE CIR NE  
5690 LAKE FORREST DR  
35 MARCHMAN DR  
55 NORTHWOOD DR  
5652 KINGSPORT DR  
5651 KINGSPORT DR  
5693 KINGSPORT DR 2  
5619 KINGSPORT DR NE 9  
5691 KINGSPORT DR # 1

**EXHIBIT A**

AddrNumber	AddrPreDir	AddrStreet
5519		KINGSPORT
5621		KINGSPORT
5531		KINGSPORT
5695		KINGSPORT
5504		KINGSPORT
5614		KINGSPORT
5667		KINGSPORT
5670		KINGSPORT
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5555		KINGSPORT
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5658		KINGSPORT
5609		KINGSPORT
5505		KINGSPORT
5696		KINGSPORT
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5623		KINGSPORT
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5528		KINGSPORT
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5595		KINGSPORT
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5533		KINGSPORT
5515		KINGSPORT
5637		KINGSPORT

EXHIBIT A

5544	KINGSPORT
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5606	KINGSPORT
5583	KINGSPORT
5659	KINGSPORT
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5683	KINGSPORT
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5526	KINGSPORT
5547	KINGSPORT
5514	KINGSPORT
5700	KINGSPORT
5627	KINGSPORT
5635	LAKE FORREST
45	MARCHMAN
25	MICHELLE
5720	LAKE FORREST
40	MICHELLE
5680	LAKE FORREST
5730	LAKE FORREST

EXHIBIT A

0	NORTHWOOD
5630	LAKE FORREST
40	MARCHMAN
5698	KINGSPORT
5619	KINGSPORT
5684	KINGSPORT
35	MICHELLE
5660	LAKE FORREST
45	MICHELLE
5653	KINGSPORT
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5557	KINGSPORT
5679	KINGSPORT
5610	KINGSPORT

**EXHIBIT A**

5554	KINGSPORT
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5666	KINGSPORT
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5511	KINGSPORT

**EXHIBIT A**

5573	KINGSPORT
5628	KINGSPORT
5513	KINGSPORT
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5603	KINGSPORT
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5579	KINGSPORT
5599	KINGSPORT
5577	KINGSPORT
5604	KINGSPORT
5578	KINGSPORT
64	NORTHWOOD
5611	LAKE FORREST
45	NORTHWOOD
5655	LAKE FORREST
5640	LAKE FORREST
50	MICHELLE
5690	LAKE FORREST
35	MARCHMAN
55	NORTHWOOD
5652	KINGSPORT
5651	KINGSPORT
5693	KINGSPORT
5619	KINGSPORT
5691	KINGSPORT

EXHIBIT A

AddrSuffix	AddrPosDir	AddrUntTyp	AddrUnit
DR			31
DR		#	9
DR	NE	#	26
DR			2
DR			29
DR			14
DR	NE		
DR			5
DR			21
DR			6
DR	NE		2
DR	NE		
DR			26
DR			
DR		#	21
DR			6
DR		#	15
DR		#	29
DR			3
DR			18
DR			
DR			9
DR			15
DR			
DR			2
DR			
DR	NE		10
DR			
DR			5
DR			30
DR		#	4
DR			
DR			11
DR			16
DR	NE		30
DR			
DR			17
DR			3
DR			29
DR			1
DR			12
DR			16
DR			
DR		#	18
DR	NE		30
DR			

**EXHIBIT A**

DR	NE		25
DR			26
DR	NE		27
DR			13
DR			
DR			6
DR			12
DR	NE		
DR	NE		15
DR			
DR		#	4
DR	NE		
DR			1
DR			4
DR			26
DR	NE	#	9
DR			6
DR			18
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DR			28
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DR			8
DR			27
DR	NE		30
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DR			19
DR			26
DR			
DR	NE		
DR			17
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DR			
CIR			
DR			
CIR			
DR			
DR			

DR			
DR	NE		
DR	NE		
DR			
DR	NE		9
DR		#	1
CIR			
DR	NE		
CIR			
DR	NE	#	7
DR			
DR			26
DR	NE		12
DR			5
DR		#	3
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DR		#	9
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DR			31
DR		#	21
DR			7
DR			14
DR			29
DR			25
DR		#	6
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DR			
DR	NE		12
DR			18
DR		#	4
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DR			31
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DR			21
DR		#	6
DR			27
DR			
DR			

EXHIBIT A

DR			28
DR			19
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DR			1
DR			25
DR	NE		
DR			23
DR			9
DR			22
DR			
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DR			27
DR			24
DR	NE		
DR			23
DR		#	26
DR	NE		20
DR		#	5
DR			8
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DR	NE		
DR			31
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DR			17
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DR			23
DR			14
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DR		#	1
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DR			23
DR			29
DR			4
DR			
DR	NE		
DR		#	30

**EXHIBIT A**

DR			19
DR		#	11
DR	NE		
DR		#	30
DR			19
DR			13
DR	NE		13
DR	NE	#	6
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DR			28
DR	NE		13
DR			10
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DR			17
DR			28
DR			10
DR			
DR			16
DR		#	22
DR			13
DR			22
DR			
DR	NE		
DR			
DR			
DR			
CIR	NE		
DR			2
DR	NE		9
DR		#	1

EXHIBIT A

Owner

BEELER LISA LYNN  
CRUZ ALEJANDRO & PEREZ DEISY OCHOA  
AZIRI VALBONA  
DIAZ SERGIO RUIZ  
MILLER CAROLYN S  
KODITUWAKKU BANDUSIRI R  
AZIRI VALBONA  
MADESKO ISMET & MELVA  
RICE AIMEE & TIMOTHY T  
LEWIS JOSCELYN S  
ZIKI D LLC  
WILLIAMS AUTUMN  
FELIX CLAUDETTE A  
ADAN GABRIEL & AURELIA E  
GARDNER DOUGLAS B & INARA H  
MILLER RUBY N  
ENNIS BARBARA J  
MOORE PETER  
MURPHY SETH P. HATCHER JASON D.  
READER MICHAEL  
SINGLETON BARBARA  
GARRETT LAKESHIA A  
FRIEDMAN DONNA H  
BRUCE LIVING TRUST THE  
EU KHUAM LAM  
PERRY JULIA A & BRADLEY HEATHER D  
WRIGHT THOMAS L  
ONG OOI LIN AU ANDY K H  
DEAN ANNIE  
PAYNE JOHN F TR  
WALKER JESSICA R  
DASILVA MARCELO  
SALCIN SUCRIJA & ENISA  
WILLIAMS DOROTHY  
SINANOVIC SAMRA  
ANDRACA REYNA CAROLINA MARTINEZ & GUITERREZ CARLOS HERNANDEZ  
HILL SANDRA L  
CRAWFORD KENA  
WILLDEAN ROBERTSON  
LEE CHOOI PENG  
HERNANDEZ ADONALDO  
DA SILVA JOSE  
BRUN ETCHEVERRY MARIA DOLORES  
NORVELL RAY C JR  
GORINSHTEYN GENNADY & ROZALYA

PAYNE ROSE E  
BISSELL HENRY C  
CREEL JESSIE W  
FUGLEWICZ TANIA  
CRUZ CELIA  
DASILVA JOSE L  
MC COY PATRICIA  
GREENBAUM RAMI  
SINANOVIC ALMA & PACO ADMIR  
MALONEY GEOFFREY J & KATHLEEN  
RECUERO MARIA VICTORIA  
SMITH ERNEST W & WILLIAM T  
AGAN LIRA SAFARGALIYEVA  
MURRAY J S  
LOGAN VENUS R  
HARRIS EDDIE L  
DARCOURT MICHAEL  
MORALES JORGE  
WRIGHT THOMAS L JR  
GRAVLIN GLENN S  
WOGU ASSYA N  
RICHARD IDA  
RAPPOSCH MARY T  
VAZQUEZ DEBORAH  
CHERN SHIOWMAY  
FRANK JEREMY M  
VEGA MARIA PAULA  
JAVI PIZZA INC  
SECRETARY DEPT OF HOUSING & URBAN DEV OF WASHINGTON DC  
MUECKE RODNEY W  
FORBES ANDREA & PATTERSON LYN  
BARTELL LISA  
BAGGOTT BETTI J  
WAMMOCK G SUE & B F  
SMITH SAMUEL JR  
FEDERAL HOME LOAN MORTGAGE CORPORATION  
ESPINO ROMUALDO  
BOTTOMS MARY E  
RODRIGUEZ YESENIA & URBINA FERNANDO TERAN  
PETRO KAREN  
KITZKY HARALD L K & IRMA H  
DEMPSEY BRIAN T & DEMPSEY MELISSA R  
WATERS KRYSTALL S & ALEXANDER CHAPMAN SHERWOOD IV  
GWINNETT REAL ESTATE TRUST VENTURE  
BROWN THOMAS L  
JETER PAMELA BETH  
DONNELLAN SCHOOL INC THE

**EXHIBIT A**

PROVIDENCE BANK  
BRANCH PATRICIA E  
JOEL F JR & MARYANNE D. BLACKFORD REVOC LIVING TRUST THE  
PACO FIKRET & ELZINA  
PACO ADNAN  
KOVAC ADNAN & EDINA  
TILSON MICHAEL R  
CROCKETT JANE LEE  
FISH CHARLES T  
HOANG HOA THANH  
MONTENEGRO INGRID  
AZIRI VALBONA & REXHIJE  
SPENCER JAMES G & ELLIOTT STEPHAN R  
COLE NORINE M  
ORHAN HUSAMETTIN  
CHRISTOPHER HAGMAN TRUST THE  
PARRISH EARL F  
DAVIS LANE  
MORRIS ANTHONY PAUL  
NIEVES YOBANY  
URBINA FERNANDO TERAN  
BAAZIZ MOHAMED & BOUBDELLAUL MUSTAPHA  
VASQUEZ NAPOLEON  
HERRERA GERMEL  
VERESOTSKYY MYKOLA  
SLAUGHTER BLOOMA J  
PENNAMON JASMINE  
RAY ROBERT G II  
RAY KATHLEEN S  
CANTRELL JANE W  
BOYTCHEV NIKOLAY BOYTCHEVA MAYA  
SEMENIKHIN IGOR SEMENIKHIN SERGEY  
ABRAHAM ELIZABETH  
GOMEZ ALEJANDRA ANDREA  
HERNANDEZ ADONALDO  
GOLEBATMAZ AYHAN  
HUNT LESLEY J  
WITT EILEEN M  
FILANGERI LAURA A  
CAWTHON JOHN S & STEPHENS B M  
FUNDERBURK JENNIFER D  
ROSENBERG HARRIET  
CARTLEDGE DEBRA  
NIAZI HAMID & NIAZI HILDA  
AVILA REZA JOSE & AVILA HUMBERTO  
MOO JACQUELINE  
LOYAL INTERNATIONAL LLC

**EXHIBIT A**

DIOBE VIVIAN  
SEJDIC MIRSA  
ROBERTS ALICE A  
OKEOWO ENIOLA O  
ZHAO HUIMIN  
TAMBA CADY  
HAJDAREVIC ESAD & AZEMINA  
YAVUNCU TAMER  
BIEBER JESSICA A  
ALNIMRI TARIK & AL ZEKI  
SEJDIC MIRSA & MALKIC SABIRA  
SARIHAN ZAFER  
LEVIN SANDRA E  
STREET NATHANIEL L  
KALUTA DMITRIY  
AZIRI VALBONA  
KARRAZZI ZAKK  
AVILA REZA ARISTEO & BETANCOURT MARTHA N  
PEREPLOCHICK MENAHEM & FLAVIA  
WOOD MARCUS & YUWADEE  
SIKES VIRGINIA D  
HAN CINDY GENYI  
GARDNER DOUGLAS B & INARA H  
KOHN AMY E  
BOHM RUDOLF P  
THORNTON VICTORIA A & JULIE A  
CLEAGUE BEVERLY  
GOODHAND GLENN O  
MARIN YNOCENCIO MARTINEZ  
POWER KRISTINE  
WONG JULIANA TZE FONG  
AGAN VELDA & YUKSEL  
NELSON RICK A  
ZHIGAYLO NATALYA & PETER P  
SMITH O JANE  
SHEFI YUVAL & SHEFI LEA  
COCHRAN ERIC  
LIM NJUK TJIN  
GARDNER DOUGLAS H & INARA H  
XIAO YIER & ZHAO HUIMIN  
SVETE IRENA  
BAUGH JASON S  
BASELICI LEA C  
RAMIREZ LUZ M  
DOSTAL CLAUDIA S  
AZAR DONALD L & DONALD S  
MAZAR AMNON & SHOSHAN YEHUDA

EXHIBIT A

JIN WEI  
AZIRI VALBONA  
ADAMSON MARIANNE R  
AZIRI VALBONA  
AGALOVA TATYANA  
ZEEVELD WILLIAM B & WILLIAM B  
HUDGINS G DEVANE  
WALKER STEPHEN  
GOLDBERG DAVID  
KORUCU HASAN & NAGIHAN  
SWINDULL MARY L  
DUNCAN TODD C & FLORA E  
LANTUKH VASILY  
YAROK HOMES LLC  
EMMETT GALE M  
HOBBIE MARY  
DURAN ROBIN M  
WHITTLE JOSHUA DAVID  
ZHU CARL YUN  
ATKINSON WILLIAM  
SEJDIN RAMIZ & AMILA  
SPRUELL ANNETTE R  
HERRERA GERMEL O & MONTENEGRO INGRID  
SIERRA PLACE LLC  
STUMBERG SHIRLEY A  
YODER MARTHA  
WORD OF GOD CHURCH INC  
BABAZ PAUL D & CHRISTINA R  
BASS RYAN W & HOLTZCLAW BASS JENNIFER L  
MC CALLUM CORY  
NAJM HENRIETTE ET AL  
HIGHLAND SPRINGS APARTMENTS LLC  
PHELPS KATHERINE F  
EU KHUAM L  
LITTLEJOHN ANNE O  
PACO ADNAN  
GREEN JONATHAN M

OwnerAddr1

5519 KINGSPORT DR NE  
5621 KINGSPORT DR NE  
5667 KINGSPORT DR NE  
5695 KINGSPORT DR  
4282 CARTER RD  
430 CRABAPPLE CRESCENT CT  
22 FOREST CIR APT 507  
5670 KINGSPORT DR  
5563 KINGSPORT DR  
5656 KINGSPORT DR  
205 TROWBRIDGE DR  
5520 KINGSPORT DR NE  
5555 KINGSPORT DR # 26  
5585 KINGSPORT DR NE  
2055 CRAIGSHIRE RD STE 410  
3807 MCEWEN DR NW  
5609 KINGSPORT DR  
5696 MT BERRY LANE  
5696 KINGSPORT DR  
5538 KINGSPORT DR # 18  
5668 KINGSPORT DR  
5623 KINGSPORT DR  
5608 KINGSPORT DR # 15  
3429 BOB BOWEN RD  
5692 KINGSPORT DR # 2  
5678 KINGSPORT DR NE  
5680 KINGSPORT DR NE # 10  
2080 GRAMERCY CIR  
5665 KINGSPORT DR NE # 5  
664 BOND ST  
100 PRIMROSE DR  
5528 KINGSPORT DR  
5629 KINGSPORT DR # 11  
1909 CANAL ST  
5516 KINGSPORT DR NE # #30  
5534 KINGSPORT DR  
5595 KINGSPORT DR NE  
1417 DRUID VLY  
5507 KINGSPORT DR # 29  
5685 KINGSPORT DR NE  
5639 KINGSPORT DR # 12  
5597 KINGSPORT DR  
5533 KINGSPORT DR  
5515 KINGSPORT DR NE # 30  
5637 KINGSPORT DR NE

EXHIBIT A

5544 KINGSPORT DR NE  
5529 KINGSPORT DR # 26  
5560 KINGSPORT DR NE # 27  
5606 KINGSPORT DR # 13  
12205 OAK CT  
5659 KINGSPORT DR  
5632 KINGSPORT DR NE  
5650 E PONCE DE LEON AVE  
5611 KINGSPORT DR NE # #15  
4693 MAGNOLIA CIR  
215 NORTHWOOD DR STE 4B  
5508 KINGSPORT DR NE  
5686 KINGSPORT DR NE  
5677 KINGSPORT DR NE  
5527 KINGSPORT DR NE  
5616 KINGSPORT DR NE # 9  
5650 KINGSPORT DR  
5540 KINGSPORT DR NE  
5680 KINGSPORT DR  
5501 KINGSPORT DR  
5589 KINGSPORT DR NE  
2799 BROOKCLIFF LNDG  
5661 KINGSPORT DR NE  
5662 KINGSPORT DR  
5587 KINGSPORT DR NE  
5525 KINGSPORT DR  
5602 KINGSPORT DR  
276 HAMMOND DR  
34 PEACHTREE ST SUITE 500  
5644 KINGSPORT DR # 8  
5647 KINGSPORT DR # 8  
5562 KINGSPORT DR NE  
282 EAST BELLE ISLE RD  
5572 KINGSPORT DR # 19  
5574 KINGSPORT DR  
5000 PLANO PKWY  
5547 KINGSPORT DR NE  
5514 KINGSPORT DR NE  
5700 KINGSPORT DR  
5627 KINGSPORT DR NE  
5635 LAKE FORREST DR  
45 MARCHMAN DR  
25 MICHELLE CIR  
6624 DAWSON BLV  
40 MICHELLE CIR  
5680 LAKE FORREST DR  
4449 NORTHSIDE DR NW

EXHIBIT A

4955 WINDWARD PKWY  
5630 LAKE FORREST DR NE  
40 MARCHMAN DR  
5698 KINGSPORT DR NE  
5619 KINGSPORT DR NE  
5684 KINGSPORT DR NE  
4926 OSPREY CT  
5660 LAKE FORREST DR NE  
45 MICHELLE CIR  
5653 KINGSPORT DR NE  
5578 KINGSPORT DR NE  
5532 KINGSPORT DR NE  
5633 KINGSPORT DR NE # 12  
41 CLIFTWOOD DR  
5697 KINGSPORT DR NE  
1713 AREZZO CIR  
5537 KINGSPORT DR  
5615 KINGSPORT DR NE  
5620 KINGSPORT DR  
5592 KINGSPORT DR  
550 NORTHWOOD DR  
5565 KINGSPORT DR NE # 21  
5654 KINGSPORT DR # 7  
5613 KINGSPORT DR  
5503 KINGSPORT DR  
6370 N HAMPTON DR  
5663 KINGSPORT DR  
5635 KINGSPORT DR  
5502 KINGSPORT DR  
5634 KINGSPORT DR NE # #12  
5535 KINGSPORT DR NE  
5672 KINGSPORT DR NE  
5522 KINGSPORT DR  
5586 KINGSPORT DR  
5636 KINGSPORT DR  
5622 KINGSPORT DR  
605 W SYCAMORE ST  
5605 KINGSPORT DR  
5518 KINGSPORT DR NE  
5523 KINGSPORT DR # 31  
5640 KINGSPORT DR  
5682 KINGSPORT DR NE  
5567 KINGSPORT DR NE  
405 MILLHAVEN WAY  
5557 KINGSPORT DR # 27  
5679 KINGSPORT DR  
2484 BRIARCLIFF RD SUITE 22 279

**EXHIBIT A**

5554 KINGSPORT DR  
5569 KINGSPORT DR NE  
5666 KINGSPORT DR NE  
5600 KINGSPORT DR # 13  
5570 KINGSPORT DR  
5540 ROSWELL RD # G209  
5607 KINGSPORT DR  
5690 KINGSPORT DR # 1  
5543 KINGSPORT DR # 25  
5590 KINGSPORT DR NE  
5582 KINGSPORT DR NE  
5617 KINGSPORT DR # #9  
5575 KINGSPORT DR #22  
5673 KINGSPORT DR NE  
5545 KINGSPORT DR NE  
5667 KINGSPORT DR  
5584 KINGSPORT DR  
5649 KINGSPORT DR NE  
5580 KINGSPORT DR  
5530 KINGSPORT DR NE  
5588 KINGSPORT DR NE # 20  
1440 SEVER WOODS CT  
5642 KINGSPORT DR  
5539 KINGSPORT DR NE  
5546 KINGSPORT DR NE  
5524 KINGSPORT DR # 31  
5558 KINGSPORT DR # 27  
3162 JOHNSON FERRY RD 260 232  
5594 KINGSPORT DR NE  
5648 KINGSPORT DR # 7  
5674 KINGSPORT DR NE # #4  
5566 KINGSPORT DR  
5612 KINGSPORT DR # 14  
5688 KINGSPORT DR  
345 THORNWOOD DR  
5610 GLENRIDGE DR # 336  
5553 KINGSPORT DR NE  
5655 KINGSPORT DR  
5564 KINGSPORT DR  
5570 KINGSPORT DR # 19  
5630 KINGSPORT DR  
5581 KINGSPORT DR # 23  
5506 KINGSPORT DR # 29  
5675 KINGSPORT DR  
5687 KINGSPORT DR  
4276 WIEUCA RD  
795 HAMMOND DR # 2405

**EXHIBIT A**

5573 KINGSPORT DR  
5667 KINGSPORT DR NE  
5513 KINGSPORT DR NE  
5510 KINGSPORT DR  
5571 KINGSPORT DR  
5603 KINGSPORT DR  
503 DUNWOODY CHACE NE  
5660 KINGSPORT DR  
5625 KINGSPORT DR  
5549 KINGSPORT DR  
5601 KINGSPORT DR NE # 13  
5626 KINGSPORT DR  
490 LINDBERGH PL #503  
795 HAMMOND DR UNIT 2405  
5593 KINGSPORT DR NE  
5550 KINGSPORT DR  
5624 KINGSPORT DR NE  
5576 KINGSPORT DR  
425 TOWERGATE PL  
5599 KINGSPORT DR # 16  
5577 KINGSPORT DR  
5604 KINGSPORT DR # 13  
5578 KINGSPORT DR NE  
400 GALLERIA PKWY STE 400  
5611 LAKE FORREST DR NE  
45 NORTHWOOD DR  
5655 LAKE FOREST DR  
5640 LAKE FORREST DR  
50 MICHELLE CIR NE  
5690 LAKE FORREST DR  
35 MARCHMAN DR  
3756 LA VISTA RD STE 200  
5652 KINGSPORT DR NE  
5651 KINGSPORT DR NE  
5693 KINGSPORT DR NE # 2  
5619 KINGSPORT DR NE  
5691 KINGSPORT DR NE

EXHIBIT A

OwnerAddr2  
ATLANTA GA 30342  
ATLANTA GA 30342  
ATLANTA GA 30342  
ATLANTA GA 30342  
POWDER SPRINGS GA 30127  
ALPHARETTA GA 30004 6363  
NEWNAN GA 30265  
ATLANTA GA 30328  
ATLANTA GA 30342  
ATLANTA GA 30342  
SANDY SPRINGS GA 30350  
SANDY SPRINGS GA 30342  
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SANDY SPRINGS GA 30342  
SAINT LOUIS MO 63146 4012  
HUNTSVILLE AL 35810  
ATLANTA GA 30342 1038  
NORCROSS GA 30092  
ATLANTA GA 30342  
SANDY SPRINGS GA 30342  
SANDY SPRINGS GA 30342  
ATLANTA GA 30342  
SANDY SPRINGS GA 30342  
BLACKSHEAR GA 31516  
SANDY SPRINGS GA 30342  
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ATLANTA GA 30341  
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THOMASVILLE GA 31752  
DOTHAN AL 36303  
SANDY SPRINGS GA 30342  
SANDY SPRINGS GA 30342  
VENICE CA 90291 4133  
ATLANTA GA 30342  
ATLANTA GA 30342  
ATLANTA GA 30342 4649  
ATLANTA GA 30329  
SANDY SPRINGS GA 30342 1047  
ATLANTA GA 30342 1009  
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**EXHIBIT A**

ATLANTA GA 30342  
SANDY SPRINGS GA 30342  
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EXMORE VA 23350  
ATLANTA GA 30342  
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STONE MOUNTAIN GA 30083  
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MARIETTA GA 30067  
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SANDY SPRINGS GA 30342  
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MARIETTA GA 30062  
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CARROLLTON TX 75010  
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NORCROSS GA 30093  
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EXHIBIT A

ALPHARETTA GA 30004  
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ALPHARETTA GA 30005  
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EXHIBIT A

ATLANTA GA 30342  
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SANDY SPRINGS GA 30342  
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LAWRENCEVILLE GA 30043 7011  
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MARIETTA GA 30062  
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**EXHIBIT A**

ATLANTA GA 30342  
ATLANTA GA 30342  
SANDY SPRINGS GA 30342  
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ATLANTA GA 30328 6007  
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SANDY SPRINGS GA 30342  
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SANDY SPRINGS GA 30342  
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SANDY SPRINGS GA 30342  
TUCKER GA 30084  
SANDY SPRINGS GA 30342  
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SANDY SPRINGS GA 30342  
ATLANTA GA 30342  
ATLANTA GA 30342

EXHIBIT A

TaxDist	TotAssess	LandAssess	ImprAssess	TotAppr	LandAppr	ImprAppr	LUCode	ClassCode
59	10440	1320	9120	26100	3300	22800	106	R3
59	11600	1480	10120	29000	3700	25300	106	R3
59	10440	1320	9120	26100	3300	22800	106	R3
59	10440	1320	9120	26100	3300	22800	106	R3
59	10440	1320	9120	26100	3300	22800	106	R3
59	12000	1600	10400	30000	4000	26000	106	R3
59	11600	1480	10120	29000	3700	25300	106	R3
59	11600	1480	10120	29000	3700	25300	106	R3
59	11600	1480	10120	29000	3700	25300	106	R3
59	10440	1320	9120	26100	3300	22800	106	R3
59	10440	1320	9120	26100	3300	22800	106	R3
59	10960	1320	9640	27400	3300	24100	106	R3
59	12000	1600	10400	30000	4000	26000	106	R3
59	11680	1280	10400	29200	3200	26000	106	R3
59	11600	1480	10120	29000	3700	25300	106	R3
59	10440	1320	9120	26100	3300	22800	106	R3
59	12000	1600	10400	30000	4000	26000	106	R3
59	10440	1320	9120	26100	3300	22800	106	R3
59	10440	1320	9120	26100	3300	22800	106	R3
59	12000	1600	10400	30000	4000	26000	106	R3
59	11600	1480	10120	29000	3700	25300	106	R3
59	11600	1480	10120	29000	3700	25300	106	R3
59	12000	1600	10400	30000	4000	26000	106	R3
59	12000	1600	10400	30000	4000	26000	106	R3
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59	9720	1320	8400	24300	3300	21000	106	R3
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59	10440	1320	9120	26100	3300	22800	106	R3
59	12000	1600	10400	30000	4000	26000	106	R3

EXHIBIT A

59	12000	1600	10400	30000	4000	26000 106	R3
59	10440	1320	9120	26100	3300	22800 106	R3
59	12000	1600	10400	30000	4000	26000 106	R3
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59	12000	1600	10400	30000	4000	26000 106	R3
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59	11600	1480	10120	29000	3700	25300 106	R3
59	10440	1320	9120	26100	3300	22800 106	R3
59	12000	1600	10400	30000	4000	26000 106	R3
59	10960	1320	9640	27400	3300	24100 106	R3
59	12000	1600	10400	30000	4000	26000 106	R3
59	11600	1480	10120	29000	3700	25300 106	R3
59	338840	270000	68840	847100	675000	172100 101	R4
59	213360	123920	89440	533400	309800	223600 101	R3
59	198360	98000	100360	495900	245000	250900 101	R3
59	211040	211040	0	527600	527600	0 100	R4
59	174840	100760	74080	437100	251900	185200 101	R3
59	181840	104120	77720	454600	260300	194300 101	R3
59	220000	220000	0	550000	550000	0 100	R5

## EXHIBIT A

59	147440	147440	0	368600	368600	0 300	C3
59	144760	77440	67320	361900	193600	168300 101	R3
59	201040	143560	57480	502600	358900	143700 101	R3
59	10440	1320	9120	26100	3300	22800 106	R3
59	11600	1480	10120	29000	3700	25300 106	R3
59	11600	1480	10120	29000	3700	25300 106	R3
59	226880	156360	70520	567200	390900	176300 101	R3
59	177280	118960	58320	443200	297400	145800 101	R3
59	210920	157920	53000	527300	394800	132500 101	R3
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59	6730	850	5880	16830	2130	14700 106	R3
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**EXHIBIT A**

59	11600	1480	10120	29000	3700	25300 106	R3
59	11600	1480	10120	29000	3700	25300 106	R3
59	11600	1480	10120	29000	3700	25300 106	R3
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59	11600	1480	10120	29000	3700	25300 106	R3
59	10960	1320	9640	27400	3300	24100 106	R3
59	10440	1320	9120	26100	3300	22800 106	R3

EXHIBIT A

59	11600	1480	10120	29000	3700	25300 106	R3
59	11600	1480	10120	29000	3700	25300 106	R3
59	10440	1320	9120	26100	3300	22800 106	R3
59	10440	1320	9120	26100	3300	22800 106	R3
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59	10440	1320	9120	26100	3300	22800 106	R3
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59	1580640	1040000	540640	3951600	2600000	1351600 2C1	C4
59	315000	213240	101760	787500	533100	254400 101	R4
59	254040	190560	63480	635100	476400	158700 101	R4
59	0	99320	20680	300000	248300	51700 625	E2
59	227880	132000	95880	569700	330000	239700 101	R3
59	187320	123760	63560	468300	309400	158900 101	R3
59	210600	105840	104760	526500	264600	261900 101	R3
59	192240	127000	65240	480600	317500	163100 101	R3
59	838200	528000	310200	2095500	1320000	775500 2C1	C4
59	12000	1600	10400	30000	4000	26000 106	R3
59	12000	1600	10400	30000	4000	26000 106	R3
59	10440	1320	9120	26100	3300	22800 106	R3
59	11600	1480	10120	29000	3700	25300 106	R3
59	11600	1480	10120	29000	3700	25300 106	R3

## EXHIBIT A

ExCode	LivUni ts	LandAcres	NbrHood
	1		0.024609 8917
	1		0.027043 8917
	1		0.024609 8917
	1		0.024609 8917
HF01	1		0.024609 8917
	1		0.029476 8917
	1		0.027043 8917
HF01	1		0.027043 8917
HF01	1		0.027043 8917
HF01	1		0.024609 8917
	1		0.024609 8917
	1		0.024609 8917
HF01	1		0.029476 8917
	1		0.029476 8917
	1		0.027043 8917
	1		0.024609 8917
	1		0.029476 8917
	1		0.024609 8917
	1		0.024609 8917
HF01	1		0.029476 8917
HF01	1		0.027043 8917
HF01	1		0.027043 8917
HF01	1		0.029476 8917
	1		0.029476 8917
HF01	1		0.024609 8917
HF01	1		0.027043 8917
HF01	1		0.027043 8917
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	1		0.027043 8917
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HF01	1		0.024793 8917
	1		0.029476 8917
HF01	1		0.024609 8917
	1		0.029476 8917
HF11F	1		0.029476 8917
	1		0.024609 8917
HF01	1		0.024609 8917
	1		0.027043 8917
	1		0.029476 8917
	1		0.029476 8917
	1		0.029476 8917
HF01	1		0.024609 8917
	1		0.029476 8917

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HF01	1	0.029476 8917
HF01	1	0.024609 8917
HF26F	1	0.029476 8917
HF01	1	0.024609 8917
	1	0.029476 8917
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HF01	1	0.029476 8917
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HF01	1	0.024609 8917
HF01	1	0.027043 8917
HF11F	1	0.027043 8917
HF01	1	0.024609 8917
HF01	1	0.027043 8917
HF01	1	0.029476 8917
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HF01	1	0.024609 8917
HF01	1	0.024609 8917
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HF01	1	0.027043 8917
HF07F	1	3.160009 1716
HF01	1	0.619834 1716
HF01	1	1.210514 1716
	0	4.48999 1716
HF01	1	0.649793 1716
HF01	1	0.991735 1716
	0	5.2 1716

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	0	1.280004 C205
HF06	1	1.084687 1716
HF07S	1	0.9146 1716
HF01	1	0.024609 8917
HF01	1	0.027043 8917
HF01	1	0.027043 8917
	1	1.106657 1716
HF18F	1	0.991735 1716
HF01	1	1.129706 1716
HF01	1	0.029476 8917
HF01	1	0.029476 8917
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HF01	1	0.029476 8917
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HF01	1	0.024609 8917
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HF26F	1	0.029476 8917
HF01	1	0.029476 8917
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HF01	1	0.027043 8917
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HF01	1	0.024609 8917
HF26F	1	0.029476 8917
HF01	1	0.029476 8917
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HF01	1	0.024609 8917
HF01	1	0.029476 8917
	1	0.029476 8917
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HF01	1	0.024609 8917
HF01	1	0.024609 8917
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HF01	1	0.024609 8917
HF01	1	0.027043 8917
HF01	1	0.027043 8917
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HF01	1	0.029476 8917
	1	0.027043 8917
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**EXHIBIT A**

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HF18	1	0.027043 8917
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HF01	1	0.024609 8917
HF01	1	0.027043 8917
HF01	1	0.029476 8917
HF26F	1	0.027043 8917
HF01	1	0.024609 8917
HF01	1	0.027043 8917
HF06F	1	0.029476 8917
	1	0.027043 8917
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HF01	1	0.029476 8917
	1	0.024609 8917
HF01	1	0.024609 8917
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HF01	1	0.029476 8917
HF26F	1	0.029476 8917
HF01	1	0.024609 8917
HF27F	1	0.029476 8917
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HF01	1	0.029476 8917
HF01	1	0.027043 8917
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HF01	1	0.027043 8917
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HF01	1	0.027043 8917
HF01	1	0.027043 8917
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HF01	1	0.024609 8917
HF01	1	0.027043 8917
HF01	1	0.027043 8917
HF01	1	0.024609 8917
HF01	1	0.024609 8917

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HF01S	1	0.024609 8917
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HF01	1	0.027043 8917
HF01	1	0.024609 8917
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HF01	1	0.024609 8917
	1	0.027043 8917
HF01	1	0.027043 8917
HF07	1	0.024609 8917
	1	0.027043 8917
	1	0.029476 8917
	1	0.029476 8917
HF01	1	0.029476 8917
HF01	1	0.027043 8917
HF01	1	0.027043 8917
HF01	1	0.029476 8917
	1	0.024609 8917
HF01	1	0.029476 8917
HF01	1	0.029476 8917
HF25F	1	0.024609 8917
HF01	1	0.029476 8917
	130	6.669995 C205
HF01	1	2.569995 1716
HF07F	1	2.069995 1716
	1	2.710009 1716
HF01	1	0.741046 1716
HF01	1	0.617079 1716
HF01	1	0.745592 1716
HF26F	1	0.665748 1716
	66	4.178145 C205
HF01	1	0.029476 8917
HF01	1	0.029476 8917
HF01	1	0.024609 8917
HF01	1	0.027043 8917
	1	0.027043 8917

EXHIBIT A

SubdivNum	SubdivLot	SubdivBlc	FeatureID	SHAPE_STAr	SHAPE_STLe
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			17 009100010623	474655.9812	3240.9615
			17 009100011613	474655.9812	3240.9615
			17 009100010128	474655.9812	3240.9615
			17 009100011803	474655.9812	3240.9615
			17 009100010953	474655.9812	3240.9615
			17 009100010284	474655.9812	3240.9615
			17 009100010318	474655.9812	3240.9615
			17 009100011290	474655.9812	3240.9615
			17 009100010334	474655.9812	3240.9615
			17 009100010110	474655.9812	3240.9615
			17 009100011969	474655.9812	3240.9615
			17 009100011639	474655.9812	3240.9615
			17 009100011456	474655.9812	3240.9615
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			17 009100010094	474655.9812	3240.9615
			17 009100010235	474655.9812	3240.9615
			17 009100010656	474655.9812	3240.9615
			17 009100010763	474655.9812	3240.9615
			17 009100010268	474655.9812	3240.9615
			17 009100011852	474655.9812	3240.9615
			17 009100010250	474655.9812	3240.9615
			17 009100011589	474655.9812	3240.9615
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			17 009100011019	474655.9812	3240.9615
			17 009100011928	474655.9812	3240.9615
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			17 009100011084	474655.9812	3240.9615
			17 009100010169	474655.9812	3240.9615
			17 009100011837	474655.9812	3240.9615
			17 009100010029	474655.9812	3240.9615
			17 009100010847	474655.9812	3240.9615
			17 009100011027	474655.9812	3240.9615
			17 009100011092	474655.9812	3240.9615
			17 009100011910	474655.9812	3240.9615
			17 009100010821	474655.9812	3240.9615

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17 009100011506	474655.9812	3240.9615
17 009100011597	474655.9812	3240.9615
17 009100011688	474655.9812	3240.9615
17 009100010912	474655.9812	3240.9615
17 009100011431	474655.9812	3240.9615
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17 009100010771	474655.9812	3240.9615
17 009100010680	474655.9812	3240.9615
17 009100011001	474655.9812	3240.9615
17 009100011340	474655.9812	3240.9615
17 009100010219	474655.9812	3240.9615
17 009100011845	474655.9812	3240.9615
17 009100010037	474655.9812	3240.9615
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17 009100011209	474655.9812	3240.9615
17 009100011225	474655.9812	3240.9615
17 009100011563	474655.9812	3240.9615
17 009100011530	474655.9812	3240.9615
17 009100011902	474655.9812	3240.9615
17 009100011050	474655.9812	3240.9615
17 009100010722	474655.9812	3240.9615
17 0091 LL0047	133325.1286	1672.545026
17 012200010105	27653.31854	677.3775861
17 012200010048	52235.27361	916.8371783
17 0123 LL0338	213104.8383	2356.331225
17 012200010147	28522.57205	684.3447951
17 012200010311	42970.90418	841.980675
17 0123 LL0817	241727.137	2352.332342

EXHIBIT A

17 009000010871	61994.88258	995.9937921
17 012200010303	47139.44255	1192.750426
17 012200010170	40368.79594	816.0540488
17 009100010151	474655.9812	3240.9615
17 009100010607	474655.9812	3240.9615
17 009100010011	474655.9812	3240.9615
17 012200010030	29256.87213	760.3017236
17 012200010329	45783.90638	864.439837
17 012200010022	50846.36287	905.4401091
17 009100010466	474655.9812	3240.9615
17 009100011126	474655.9812	3240.9615
17 009100011621	474655.9812	3240.9615
17 009100010789	474655.9812	3240.9615
17 009100010300	474655.9812	3240.9615
17 009100010144	474655.9812	3240.9615
17 009100011480	474655.9812	3240.9615
17 009100011134	474655.9812	3240.9615
17 009100010961	474655.9812	3240.9615
17 009100010615	474655.9812	3240.9615
17 009100011282	474655.9812	3240.9615
17 009100011977	474655.9812	3240.9615
17 009100011316	474655.9812	3240.9615
17 009100010474	474655.9812	3240.9615
17 009100010946	474655.9812	3240.9615
17 009100011795	474655.9812	3240.9615
17 009100011472	474655.9812	3240.9615
17 009100010409	474655.9812	3240.9615
17 009100010805	474655.9812	3240.9615
17 009100011787	474655.9812	3240.9615
17 009100010797	474655.9812	3240.9615
17 009100011118	474655.9812	3240.9615
17 009100010177	474655.9812	3240.9615
17 009100011985	474655.9812	3240.9615
17 009100011464	474655.9812	3240.9615
17 009100010813	474655.9812	3240.9615
17 009100010631	474655.9812	3240.9615
17 009100011696	474655.9812	3240.9615
17 009100010904	474655.9812	3240.9615
17 009100011944	474655.9812	3240.9615
17 009100011993	474655.9812	3240.9615
17 009100010490	474655.9812	3240.9615
17 009100010672	474655.9812	3240.9615
17 009100011332	474655.9812	3240.9615
17 009100010342	474655.9812	3240.9615
17 009100011654	474655.9812	3240.9615
17 009100010243	474655.9812	3240.9615
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EXHIBIT A

17 009100011761	474655.9812	3240.9615
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17 009100011746	474655.9812	3240.9615
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17 009100011407	474655.9812	3240.9615
17 009100011605	474655.9812	3240.9615
17 009100011241	474655.9812	3240.9615
17 009100010326	474655.9812	3240.9615
17 009100010516	474655.9812	3240.9615
17 009100011159	474655.9812	3240.9615
17 009100011522	474655.9812	3240.9615
17 009100012009	474655.9812	3240.9615
17 009100011662	474655.9812	3240.9615
17 009100011274	474655.9812	3240.9615
17 009100011076	474655.9812	3240.9615
17 009100010417	474655.9812	3240.9615
17 009100010193	474655.9812	3240.9615
17 009100011324	474655.9812	3240.9615
17 009100010938	474655.9812	3240.9615
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17 009100010060	474655.9812	3240.9615
17 009100010508	474655.9812	3240.9615
17 009100011753	474655.9812	3240.9615
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17 009100010524	474655.9812	3240.9615
17 009100011183	474655.9812	3240.9615
17 009100010755	474655.9812	3240.9615
17 009100011415	474655.9812	3240.9615
17 009100011829	474655.9812	3240.9615
17 009100010201	474655.9812	3240.9615
17 009100010045	474655.9812	3240.9615
17 009100011936	474655.9812	3240.9615
17 009100011878	474655.9812	3240.9615

## EXHIBIT A

17 009100011217	474655.9812	3240.9615
17 009100010730	474655.9812	3240.9615
17 009100011894	474655.9812	3240.9615
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17 009100011191	474655.9812	3240.9615
17 009100010888	474655.9812	3240.9615
17 009100010540	474655.9812	3240.9615
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17 009100010706	474655.9812	3240.9615
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17 009100010862	474655.9812	3240.9615
17 009100010714	474655.9812	3240.9615
17 009100011548	474655.9812	3240.9615
17 009100011035	474655.9812	3240.9615
17 009100011068	474655.9812	3240.9615
17 009100011720	474655.9812	3240.9615
17 009100010698	474655.9812	3240.9615
17 009100011365	474655.9812	3240.9615
17 009100011399	474655.9812	3240.9615
17 009100011043	474655.9812	3240.9615
17 009100011373	474655.9812	3240.9615
17 009100010896	474655.9812	3240.9615
17 009100011381	474655.9812	3240.9615
17 009000010608	243549.2768	2358.918501
17 0091 LL0054	116719.2446	1621.439187
17 0091 LL1581	91571.78067	1437.626933
17 0091 LL0039	137596.9472	1688.493135
17 012200010154	32938.72299	793.1748024
17 012200010139	26862.48749	665.5661803
17 012200010055	29977.11346	761.1742985
17 012200010097	29954.84808	701.0583079
17 0091 LL1508	179994.6854	1658.670378
17 009100010458	474655.9812	3240.9615
17 009100010441	474655.9812	3240.9615
17 009100010102	474655.9812	3240.9615
17 009100010607	84384.26529	1128.276554
17 009100010086	474655.9812	3240.9615

**EXHIBIT A**

ISSUES AND CONCERNS EXPRESSED AND APPLICANT'S RESPONSES:

1. Concern was raised over the treatment of the Stream Buffer located at the southerly portion of the Property.  
The Applicant noted that the revised Site Plan submitted August 6, 2015 respects the 75' Stream Buffer in its entirety and that no Stream Buffer relief has been requested through a Concurrent Variance.
2. Concern was expressed over the density requested.  
The Applicant referenced the zonings and densities of the properties contiguous and to the east, directly to the north and to the northeast noting that all are at densities greater than what Applicant is requesting under this Application for Rezoning.
3. Concern was expressed as to traffic and the accessing to the Property.  
The Applicant noted that the target market of empty nesters and families without children would not promote an undue amount of traffic and that the development as proposed does not include an amenity package that would attract families with children. The Applicant will coordinate with the Sandy Springs Transportation Department to insure that access to the Property is conducted in a safe manner and compliant with the rules and regulations of the Sandy Springs Transportation Department.

**EXHIBIT B**



Name	Company/Organization	Address	Phone Number	E-mail
Marcus Alexander	Charleston	30342 Kingsport	404-843-380	
Brad Hughes	Rock Haven	2001 Flightway Dr. MOUNTAINE SPRINGS N.A.		brughes@rockhaventn.com
RONDA SMITH		16 LONG ISLAND PL 30328		msna-email@yahoo.com
REBEKAH WELLS	SELL	ONLINE	FLOR	
Gabriel	adany	5585 Kingsport Dr. 30342	404-734-7890	
Mary Buttons	Charl. Sq.	5514 Kingsport Dr.	404-255-9321	
Pamela Guter	Lake Forest Dr.	5680 Lake Forest Dr. 30342	415-117-4174	pjeter@gmail
Sandra Hill	Charleston Sq	5595 Kingsport Dr. 30342		

**EXHIBIT C**



August 3, 2015

Subject: Community/Developer Resolution Meeting  
Rezoning Case: 201501867- 45 Northwood

Dear Property Owner:

Please be advised that a rezoning petition for property at 45 Northwood has been accepted by the City of Sandy Springs and given the case number 201501867. This request is to rezone the subject property from R-1 to TR with concurrent variances.

Per Article 28.4.7 of the Sandy Springs Zoning Ordinance, *Public Participation Plan and Report*, applicants for rezoning are required to pursue early and effective public participation in conjunction with their petitions to ensure that the citizens of Sandy Springs have an adequate opportunity to learn about and provide input on petitions that may affect them.

The City of Sandy Springs will host a Community/Developer Resolution Meeting regarding the subject application on **Thursday, August 27<sup>th</sup>** from **6:00 pm to 6:30 pm** at the Sandy Springs City Hall, 7840 Roswell Road, Building 500. Please enter the building through the municipal court entrance.

I would appreciate the opportunity to discuss the application and address any potential concerns. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Hughes".

Brad Hughes  
Rockhaven Homes, LLC

**EXHIBIT C**

Name	Company/Organization	Address	Phone Number	E-mail
Sheridan Lewis		5586 Lake Forest Dr.	678-438-4126	chip.lewis@me.com
<del>PETE TENARIES</del>	SELF		ON FILE	
<del>MONTANA VED</del>	Self	48 N. WOODS		
Marc Bruner	Self	Northwood		
Gray McWhirter	Self		4-502-1299	
Mike Butler	AWA	3093 Wessette	404-586-4444	mark.butler@awac.com
MATT CAMMARSH	McVernon Woods	485 Heritage Way	678.687.4397	mark.matt@mcv.com
Pathy Berka				
<del>ED HOBLEBEK</del>	<del>STENLIDGE</del> <del>CONCRETE</del>	<del>STENLIDGE</del> <del>CONCRETE</del>	<del>404-252-6235</del>	<del>mark@stencil.com</del>
Sandy Hill	self	5585 Kingsport DR NE	880	

EXHIBIT C

(1867)



**PUBLIC COMMENT CARD**

Please complete and submit this card to the City Clerk if you wish to speak on a public hearing agenda item or during the public comment portion of a meeting. You may email your card to [mcasey@sandyspringsga.gov](mailto:mcasey@sandyspringsga.gov) prior to close of business on the date of the meeting or hand deliver prior to the start of the meeting. **No speaker card shall be accepted after the meeting is convened.**

Please Print

Name: Natalie Lewis

Address: 5580 Lake Forrest Dr  
Atlanta, GA 30342

Phone #: 678-428-1115

E-Mail: natalelewis@me.com

**For General Public Comment Only:**

Subject: 45 Northwood Dr.

I wish to speak or  I do not wish to speak but want my comments read into the record

**For Public Hearing Items Only:**

Agenda Item No. 7 - 45 Northwood

**Support** or  **Opposition**  I wish to speak or  I do not wish to speak but want my comments read into the record

- Yes  No *I am the applicant.*
- Yes  No *I am a Sandy Springs Resident.*
- Yes  No *I am a Sandy Springs business owner.*
- Yes  No *I am a paid representative of either the support or opposition.*
- Yes  No *I am a local lobbyist duly registered with Georgia Government Transparency and Campaign Finance Commission.*
- Yes  No *Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant or opponent of the petition, or an attorney or agent of the applicant or opponent for the petition, made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of City Council.*

IF SPEAKING AS AN ELECTED OR APPOINTED REPRESENTATIVE OF A GROUP (such as a homeowners' association)

NAME OF GROUP: \_\_\_\_\_

Speakers will be recognized in the order in which the speaker cards were submitted to the Clerk. When your name is called, approach the podium, speak directly into the microphone, stating your name and address for the record.

(1867)



**PUBLIC COMMENT CARD**

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Please Print

Name: Maureen Smith

Address: 5670 Eden Roc Lane  
Atlanta, Ga 30342

Phone #: 404-545-0903

E-Mail: maureenjsmith@att.net

**For General Public Comment Only:**

Subject: 43 Northwoods Dr 001199-201501867

I wish to speak or  I do not wish to speak but want my comments read into the record

**For Public Hearing Items Only:**

Agenda Item No. \_\_\_\_\_

**Support** or  **Opposition**  I wish to speak or  I do not wish to speak but want my comments read into the record

- Yes  No *I am the applicant.*
- Yes  No *I am a Sandy Springs Resident.*
- Yes  No *I am a Sandy Springs business owner.*
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IF SPEAKING AS AN ELECTED OR APPOINTED REPRESENTATIVE OF A GROUP (such as a homeowners' association)

NAME OF GROUP: \_\_\_\_\_

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18607



**PUBLIC COMMENT CARD**

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Please Print

Name: Brad Hughes

Address: 4060 Peachtree Rd NE  
Suite D #277 Atlanta GA 30319

Phone #: 770 519 1668

E-Mail: bhughes@rockhaventown.com

**For General Public Comment Only:**

Subject: \_\_\_\_\_

I wish to speak or  I do not wish to speak but want my comments read into the record

**For Public Hearing Items Only:**

Agenda Item No. 201501867

**Support** or  **Opposition**  I wish to speak or  I do not wish to speak but want my comments read into the record

- Yes  No *I am the applicant.*
- Yes  No *I am a Sandy Springs Resident.*
- Yes  No *I am a Sandy Springs business owner.*
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Please Print

Name: Nathan V. Hendricks III

Address: 6085 Lake Forrest Drive, Suite 200

Sandy Springs, Georgia 30328

Phone #: (404) 255-5161

E-Mail: nvh@cobbandhyre.com

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**For General Public Comment Only:**

Subject: \_\_\_\_\_

I wish to speak or  I do not wish to speak but want my comments read into the record

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**For Public Hearing Items Only:**

Agenda Item No. 2-001199/201501867

**Support** or  **Opposition**  I wish to speak or  I do not wish to speak but want my comments read into the record

Yes  No *I am the applicant.*

Yes  No *I am a Sandy Springs Resident.*

Yes  No *I am a Sandy Springs business owner.*

Yes  No *I am a paid representative of either the support or opposition.*

Yes  No *I am a local lobbyist duly registered with Georgia Government Transparency and Campaign Finance Commission.*

Yes  No *Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant or opponent of the petition, or an attorney or agent of the applicant or opponent for the petition, made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of City Council.*

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