



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** October 15, 2014

FROM: John McDonough, City Manager

AGENDA ITEM: **201401682** - 6079 Boylston Road, *Applicant: Southtech Homes, LLC*, to rezone from R-4 (Single Family Dwelling District) to A (Medium Density Apartment District) for the development of a 17-lot townhome development, with concurrent variances

MEETING DATE: For Submission onto the October 21, 2014, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: *(Attach additional pages if necessary)*

See attached:

Memorandum
Rezoning Petition

CITY MANAGER APPROVAL: 

PLACED ON AGENDA FOR: **10/21/2014**

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: 



To: John McDonough, City Manager

From: Angela Parker, Director of Community Development 

Date: October 9, 2014 for submission onto the October 21, 2014 City Council meeting

Agenda Item: **201401682 6079 Boylston Drive** a request to rezone the subject property from R-4 (Single Family Dwelling District) to A (Medium Density Apartment District) to allow for the development of 17 townhomes, with concurrent variances.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

DEFERRAL of a request to rezone the subject property from R-4 (Single Family Dwelling District) to A (Medium Density Apartment District) to allow for the development of 17 townhomes, with concurrent variances.

Discussion:

To rezone the subject property from R-4 (Single Family Dwelling District) to A (Medium Density Apartment District) to allow for the development of 17 townhomes, with concurrent variances.

Additionally, the applicant is requesting three (3) concurrent variances from the Zoning Ordinance and two (2) from the Development Regulations as follows:

1. Variance from Section 4.23.1 to reduce the required front yard landscape strip from 40 feet to 20 feet.
2. Variance from Section 4.23.1 to reduce the fifty (50) foot rear buffer and ten (10) foot improvement setback to allow grading and replanting.
3. Variance from Section 7.3.3.B to reduce the front yard setback from 40 feet to 20 feet.
4. Variance from Section 12B.4 to delete the on street parking requirement of the Main Street Overlay District regulations.
5. Variance from Section 103-72.e.3 to allow more than three (3) single family residences to share a common driveway.

PROPERTY INFORMATION

Address, Land Lot, and District	6079 Boylston Drive Land Lot 71, District 17 th
Council District	3 (Graham McDonald)
Frontage	550.43' along the east side of Boylston Drive
Area	2.14 acres
Existing Zoning and Use	R-4 (Single Family Dwelling District) currently developed with a single family home.
Overlay District	N/A
2027 Comprehensive Future Land Use Map Designation	R5-8 (5 to 8 units per acre)
Proposed Zoning	A (Medium Density Apartment District)

APPLICANT/PETITIONER INFORMATION

Property Owner HDK Properties, LLLP	Petitioner South Tech Homes, LLC	Representative Mark Shaw
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DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

201401682- APPROVAL CONDITIONAL

201401682 Variance #1- 3 and 5 APPROVAL CONDITIONAL

201401682 Variance #4- DENIAL

The applicant has revised the following information:

- Reduce the number of proposed units from 22 units to 17 units.
- Reduced density from 10.28 units per acre to 7.94 units per acre.
- Provided a revised site plan eliminating curb cuts on Boylston from 22 to 3.
- Added a driveway in front of the townhome.

PLANNING COMMISSION RECOMMENDATION- September 18, 2014

The petition was heard at the July 17, 2014 Planning Commission meeting. Tart moved to recommend deferral seconded by Maziar. The Commission recommended **approval** (5-1, Maziar, Tart, Porter, Nickles and Squire for; Frostbaum against; and Duncan not voting), with staff conditions amended with the approval of all variances and to allow a maximum 15 foot deck off the face of the rear veneer of the building as long as it doesn't affect any specimen trees.

MAYOR AND CITY COUNCIL- August 19, 2014

The petition was heard at the August 19, 2014 Mayor and City Council meeting. The Council **deferred** the application to the September 18, 2014 Planning Commission and the October 21, 2014 Mayor and City Council meeting to allow the applicant to revise the site plan for the staff and neighbors to review.

PLANNING COMMISSION RECOMMENDATION- July 17, 2014

The petition was heard at the July 17, 2014 Planning Commission meeting. Tart moved to recommend deferral seconded by Maziar. The Commission **deferral** (5-0, Maziar, Porter, Frostbaum, Tart, and Squire for; Nickles absent and Duncan not voting), to September 18th Planning Commission and October 21st Mayor and City Council to allow the applicant to revise the site plan for the staff and neighbors to review.

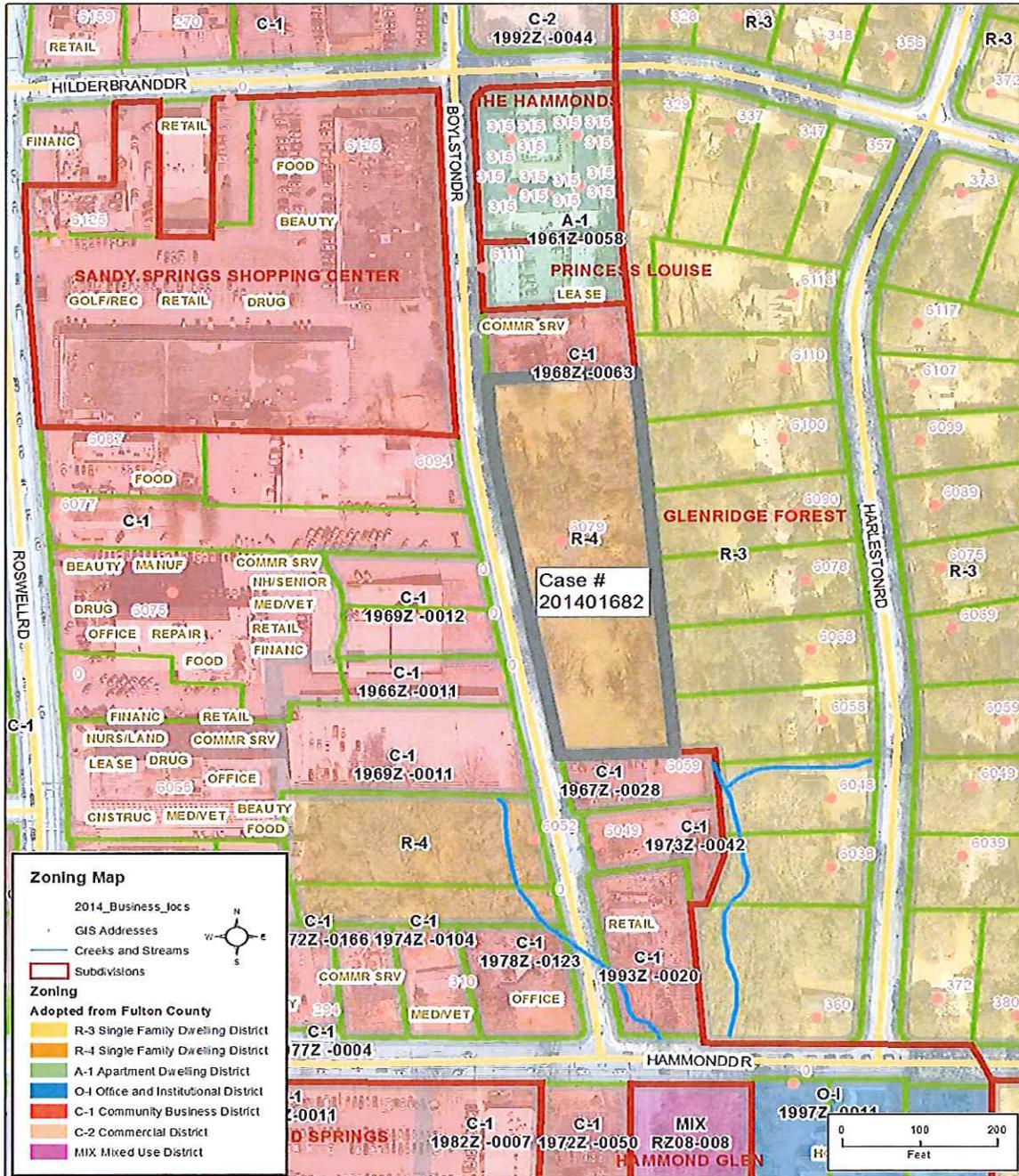
EXISTING LAND USE AND ZONING OF ABUTTING PROPERTIES

SUBJECT PETITION 201401601	Requested Zoning	Proposed Use	Land Area (Acres)	Units	Density (Units per Acre)
	TR	Townhomes	2.14	17	7.94 units/ac

Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Footage or Number of Units	Density (Square Feet or Units Per Acre)
North	A-1 Z61-0058	6111 Boylston Drive Princess Louise Apartment	±0.4331	8 units	±18.47 units/ac
North	C-1 Z68-0063	6105 Boylston Drive	±0.394	±1,108 sf	±3.57 units/ac
East	R-3	Glenridge Forrest Subdivision	±3.7	6 units	±1.62 units/ac
South	C-1 Z67-0028	6059 Boylston Drive	±0.3557	±10,188 sf	±6,708.60 sf/ac
South	C-1 Z73-0042	6049 Boylston Drive	±0.76	±2,382 sf	±28642.11 sf/ac
West	C-1	6125 Roswell Road Sandy Springs Shopping Center	±4.399	±67,248 sf	±15,287.11 sf/ac
West	C-1	6094 Roswell Road	±0.8	±13,998 sf	±17,497.5 sf/ac
West	C-1 Z68-0012 Z66-0011	6675 Roswell Road	±3.0	±127,427	±31,723.66 sf/ac
West	C-1 Z69-0011	6065 Roswell Road	±2.0218	±289,068 sf	±142,975.56

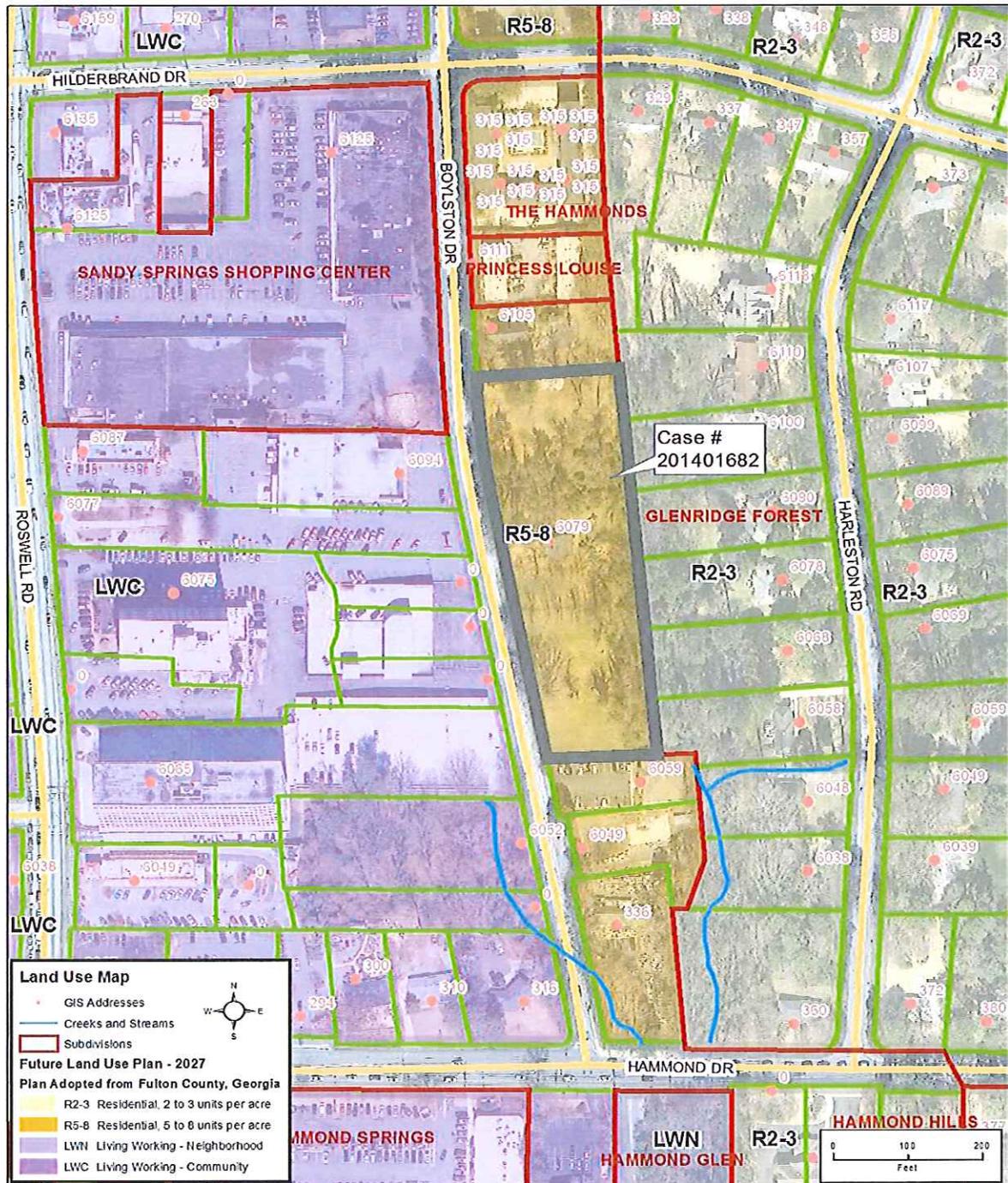
Zoning Map

6079 Boylston Drive



Future Land Use Map

6079 Boylston Drive



ZONING IMPACT ANALYSIS

Per Article 28.4.1, *Zoning Impact Analysis by the Planning Commission and the Department*, the 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.*

Findings: The staff is of the opinion that the proposed use is suitable in view of the use and development of adjacent and nearby property. The surrounding area consists of C-1 (Community Business District) to the north, south, west; R-3(Single Family Dwelling District) to the east.

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

Findings: The staff is of the opinion that the proposal if approved would have an adverse impact on the use or usability of adjacent or nearby properties during construction because of the grading and re-planting of the fifty (50) buffer. However, the use would be consistent with adjacent properties. The Future Land Use map recommends R5-8 (Residential 5-8 units per acre) The proposed density of 7.94 units per acre is consistent with the Comprehensive Plan density of residential 5-8 units per acre. The surrounding properties consist of a variety of housing and commercial uses. Additionally, the proposal provides a transition between the commercial uses to the north, south and west to the single family uses to the east.

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

Findings: The staff is of the opinion that the subject property has a reasonable economic use as currently zoned.

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.*

Findings: The staff is of the opinion that the proposal will not result in a use which will cause an excessive or burdensome use of the existing infrastructure. The applicant has reduced the previously requested twenty-two (22) curb cuts on Boylston Road to three (3) allowing streetscape to be installed consistent with the City Center Master Plan. The applicant is requesting a variance to delete the on street parking requirement. The proposed development will be required to meet all current City codes and ordinances, which will require a stormwater management system.

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

Findings: The staff is of the opinion that the proposed use is consistent with the intent of the Comprehensive Plan as it relates to transitional uses. The proposal would provide a transition from the more intense commercial uses along Roswell Road. Additionally, the proposal is also consistent with the Future Land Use Map designation of R 5-8 (Residential 5-8 units per acre). The applicant is proposing a density of 7.94 units per acre.

F. *Whether there are other existing or changing conditions affecting the use and development of the*

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property which give supporting grounds for either approval or disapproval of the zoning proposal.

Findings: The staff is of the opinion that there are no existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or denial of the applicant's proposal.

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

Findings: The staff is of the opinion that the proposal would not permit a use which could be considered environmentally adverse to the natural resources, environment, or citizens of Sandy Springs. The proposal will be required to meet all current City codes.

VARIANCE CONSIDERATIONS

Article 22 Appeals, of the Zoning Ordinance indicates the following are considerations in granting variances, of which only one has to be proven:

1. *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,*
2. *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; or*

The applicant is requesting five (5) concurrent variances as outlined below. The applicant has indicated that the variances being requested will be in harmony with the policy and intent of the Zoning Ordinance and will not result in any harm to the health, safety and welfare of the general.

1. Variance from Section 4.23.1 to reduce the required front yard landscape strip from 40 feet to 20 feet.

Findings:

Staff is of the opinion that the request to reduce the forty (40) foot front landscape strip to twenty (20) foot is in harmony with the intent on the Zoning Ordinance and would not cause a detriment to the public. The applicant is proposing to pull the building close to the road to meet the buffer requirements in the rear of the property. The property is wide along Boylston Road, but only has 171 feet on depth which tapers to 102 feet on the south property line. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

2. Variance from Section 4.23.1 to reduce the 50 foot rear buffer and ten (10) foot improvement setback to allow grading and replanting.

Findings:

Staff is of the opinion that the reduction of the required fifty (50) foot side yard buffer and 10 foot improvement setback to 10 feet is in harmony with the intent of the Zoning Ordinance. The request is to allow grading and the replanting of a buffer which proves screening. Staff has conditioned the buffer to be replanted prior to the issuance of the first certificate of occupancy. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

3. Variance from Section 7.3.3.B to reduce the front yard setback from 40 feet to 20 feet.

Findings:

Staff is of the opinion that the request to reduce the forty (40) foot front landscape strip to twenty (20) foot is in harmony with the intent on the Zoning Ordinance and would not cause a detriment to the public. The applicant is proposing to pull the building close to the road to meet the buffer requirements in the rear of the property. The property is wide along Boylston Road, but only has 171 feet on depth which tapers to 102 feet on the south property line. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

- 4. Variance from Section 12B.4 to delete the on street parking requirement of the Main Street Overlay District regulations

Findings:

Staff is of the opinion that the request to delete the on street parking requirement is not in harmony with the intent of the Ordinance and could cause a detriment to the public. The site does not provide additional space for guest parking. The only location for overflow guest parking would be on the street. The site does have an average slope of 12.22% along Boylston Road. However, the 12.22 % would still allow the construction of on street parking. Therefore, based on these reasons, the staff recommends DENIAL of this variance request.

- 5. Variance from Section 103-72.e.3 to allow more than three (3) single family residences to share a common driveway.

Findings:

Staff is of the opinion that increasing the number of residences sharing common drive is in harmony with the intent of the ordinance. The driveways will be design similar to an alley. Additionally, the driveways will be common areas for the development and not managed by the individual property owners. The shared driveways also reduce the number of curb cuts along the main road. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

DEPARTMENT COMMENTS

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on June 4, 2014 at which the following departments had comments. The staff has received additional comments from the Fulton County Board of Education and Fulton County Department of Water Resources, City of Atlanta Department of Watershed (see attachments).

Transportation Planner	<p>Boylston Drive is classified a minor street and has a posted speed limit of 30 mph. The average daily traffic is 3,700 vehicles per day (2010). Boylston Drive is included in the Main Street Overlay District and the designated street type within the City Center Master Plan is "2-Lane with Parking". From the street centerline, the cross-section includes an 11-foot travel lane, eight-foot parking lane, 12-foot landscape strip, six-foot sidewalk, and ten-foot supplemental zone adjacent to residential development.</p> <p>Proposed site does not permit application of adopted City Center streetscape cross-section due to the 22 lots served by 22 individual driveways. Public Works estimates the minimum driveway (14-feet wide) spaced evenly would permit only eight feet between driveways. This placement of driveways would not meet Development Ordinance requirement 103-73(c) which requires all access to be located a minimum of five feet from side property lines. Public Works recommends utilizing shared driveways for four to five units with rear access to apply adopted City Center streetscape section.</p>
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	<p>At time of Land Disturbance Permit, site shall meet requirements of Articles 11 and 12 of the Development Ordinance. Based on review of the zoning site plan, please note the following:</p> <ul style="list-style-type: none"> • Proposed driveways shall meet intersection sight distance of §103-77(f). <p>Applicant shall dedicate minimum right-of-way along entire property frontage to provide for City Center street cross-section, 11 feet behind back of curb, or one foot behind sidewalk, whichever is greater.</p> <p>Proposed intersections shall meet sight distance requirements of Section 103-77.</p> <p>Deceleration and left-turn lane may be required for primary entrance on Sandy Springs Circle.</p> <p>Uninterrupted ingress/egress shall be provided based on peak hour volumes.</p> <p>Applicant may need to compensate the city for the Lake Allen Road right of way and cul de sac on Sandy Springs Circle.</p> <p>The City Center Master Plan recommended the parcel for a future stormwater Best Management Practice (BMP) structure to provide regional stormwater detention.</p>
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PUBLIC INVOLVEMENT

Public Comments

- Neighboring buildings included?
 - Concern about compatibility of surrounding uses
- Comparable quality standards?
 - Pulte and other developments?
- Increases in traffic?
- On-street parking required per City Center Street Network, or not required for single- and townhouse districts? Paving requirements? Road improvements?
- Wherever possible, add water quality/water slowing features – look into possibilities to reduce water flow and get water back into the ground
- Grading and slope of rear yards? Fencing all yards?
- How quickly will you be breaking ground? Will you be building all of the proposed units at once?
- Number of construction entrances?
- Size of the units?
- Concerns about the narrowness of the lots
- Neighbors at meeting would like to be sent any modifications to the proposed plans

CONCLUSION TO FINDINGS

The Comprehensive Plan clearly supports a variety of housing types and uses. The Plan notes that the designation of areas in the R5-8 (Residential 5-8 units per acre). The proposed density of 7.94 is within the ranges suggested by the Future Land Use Map; it is the opinion of the staff that the proposal is in conformity with the intent of the Comprehensive Plan Policies. Therefore, based on these reasons; the staff recommends **APPROVAL CONDITIONAL** of the rezoning petition and the concurrent variances numbers 1-3, and 5 and **DENIAL** of concurrent variance number 4.

STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to rezone the subject property from R-3 (Single Family Dwelling District) to A (Medium Density Apartment District), the staff recommends the approval be subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Townhouses at a density of 7.94 units per acre or 17 units, whichever is less.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated September 5, 2014. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
 - a. The fifty (50) undisturbed buffer shall be replanted to provide screening to the R-3 zoned properties to the east, subject to the approval of the Sandy Spring Arborist. Said buffer shall be replanted prior to the issuance of the first certificate of occupancy.
 - b. A landscaping plan shall be provided prior to the issuance of the Land Disturbance Permit to increase the landscaping requirements between the sidewalk and the internal driveway, subject to the approval of the Sandy Springs Arborist.
 - c. Residential height shall be limited to forty (40) feet.
 - d. To reduce the required front yard landscape strip from forty (40) feet to ten (10) feet to allow stoops and rear parking. (CV201401682 #1)
 - e. To reduce the fifty (50) foot rear buffer and ten (10) foot improvement setback to allow grading and replanting of the buffer and improvement setback. (CV201401682 #2)
 - f. To reduce the front yard setback from forty (40) feet to ten (10) feet to allow stoops and rear parking. (CV201401682 #3)
 - g. To allow more than three (3) houses to be accessed from one (1) common driveway.(CV 201401682 #5)

Attachments

- Revised Letter of Intent dated received September 10, 2014
- Letter of Intent dated received May 8, 2014
- Revised site plan dated received September 5, 2014
- Site Plan dated received May 8, 2014
- Elevations of height
- Site Photos
- Additional comments from the Fulton County Department of Water Resources, Fulton County Department of Health Services , Fulton County School System Impact Report

Prepared by the City of Sandy Springs Department of Community Development for the Mayor and City Council Meeting October 21, 2014

SOUTHEAST REAL ESTATE ACQUISITIONS, LLC

3525 PIEDMONT ROAD, NE
BUILDING 8, SUITE 205
ATLANTA, GEORGIA 30305

RECEIVED

SEP 10 2014

City of Sandy Springs
Community Development

Linda Abaray
Senior Planner
City of Sandy Springs
7840 Roswell Road, Bldg. 500
Sandy Springs, GA 30350

RE: Boylston Road Zoning Revised Letter of Intent

Dear Ms. Abaray:

Please find enclosed the revised rezoning site plans for the property located at 6079 Boylston Road near the intersection of Boylston Road and Johnson Ferry Road.

As discussed, we are requesting the property be rezoned from R-4 to A. We have reduced the number of units from 22 to 17 and we now comply with the Comprehensive Land Use Plan at 7.94 units per acre:

- 20' min. lot width
- 2000 s.f. min. lot area
- Setbacks: 40' from existing right-of-way
0' interior side setback
10' exterior side setback
50' rear buffer with 10' improvement setback

The townhomes are anticipated to have a minimum of 1600 square feet of heated and cooled area and will be constructed of brick, stucco, stone and/or cement based siding or a combination thereof. Each townhome will be accessed from an interior driveway with a maximum of 3 access points on Boylston Road. Previously there were 22 individual driveways accessing Boylston Road.

We were asked to minimize the number of access points on Boylston Road. In order to reduce the number of driveway curb cuts to three (3), we are requesting a variance to allow for more than 3 townhomes to be accessed from our internal common driveway as shown on the site plan.

In addition, we will be asking for a variance to eliminate the parallel parking on Boylston Road. At a 12.22% slope, our engineer does not feel installing parking along this road will meet safety standards.(see attached letter)

In the event you have any questions or comments please feel free to contact me at 404-395-5219.

Thank you.

Sincerely,


W. Mark Shaw

BH&D ENGINEERING, INC.
280 HERITAGE WALK
WOODSTOCK, GA 30188
PHONE (678) 462-4021~
EMAIL: BHICKS@BHDENG.COM

Linda Abaray
Senior Planner
City of Sandy Springs
7840 Roswell Road, Bldg. 500
Sandy Springs, GA 30350

RE: 6079 Boylston Drive, Sandy Springs, GA 30328

Dear Ms. Abaray:

BH&D Engineering, Inc. has prepared rezoning plans in reference to the subject property for a 17 unit townhome development along Boylston Drive. Under the site plans submitted there will be three access points along Boylston Drive that will tie to an interior common driveway to access individual unit driveways and garages of proposed buildings.

Under the adoption of the new streetscape plan for this section of roadway, parallel parking would be required along Boylston Drive to meet this new plan adopted by the City of Sandy Springs. The existing grades along Boylston Drive are currently at an average slope of 12.22%, which BH&D Engineering, Inc. feels is beyond limits of a safe corridor for on street parking in this area. We would ask that you review this requirement and understand that BH&D Engineering, Inc. can't place our professional stamp on a design drawing that we feel is a public safety issue and potential legal issue if something should arise.

Thank you.

Sincerely,

Michael P. Henderson, P.E.

Cc: Mark Shaw

RECEIVED

SEP 10 2014

City of Sandy Springs
Community Development



SOUTHEAST REAL ESTATE ACQUISITIONS, LLC

3525 PIEDMONT ROAD, NE
BUILDING 8, SUITE 205
ATLANTA, GEORGIA 30305

201401682

RECEIVED

MAY 08 2014

City of Sandy Springs
Community Development

Linda Abaray
Senior Planner
City of Sandy Springs
7840 Roswell Road, Bldg. 500
Sandy Springs, GA 30350

RE: Boylston Road Zoning Letter of Intent

Dear Ms. Abaray:

Please find enclosed the completed rezoning request application and site plans for the property located at 6079 Boylston Road near the intersection of Boylston Road and Johnson Ferry Road.

As discussed, we are requesting the property be rezoned from R-4 to A. This will allow for the development of 22 townhomes with the following criteria:

- 20' min. lot width
- 2000 s.f. min. lot area
- Setbacks: 20' from back of sidewalk
0' side setback
10' corner side setback
25' rear setback; 50' buffer with 10' improvement setback

The townhomes are anticipated to have a minimum of 1600 square feet of heated and cooled area and will be constructed of brick, stucco, stone and/or cement based siding or a combination thereof. Each unit will be accessed by individual private driveways from Boylston Road.

In the event you have any questions or comments please feel free to contact me at 404-395-5219.

Thank you.

Sincerely,



W. Mark Shaw

SURVEY REFERENCES

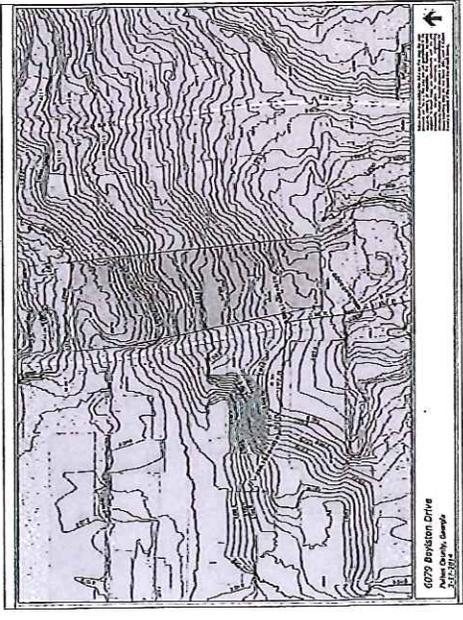
BOUNDARY SURVEY FOR:
 DONOR: M. STENNINGER & CATHERINE M. KAUFMANN
 PROJECT NO. 04005-2
 DATED: JUNE 6, 2009
 PROPERTY PLAT FOR:
 6079 BOYLSTON DRIVE
 BY DECELS & OBLEY, INC
 DATED: JANUARY 7, 2009
 FEMA FLOOD MAPS: 10099A, PANCLAM2, SURFPA, T-1
 CITY OF SANDY SPRINGS
 DATED: SEPTEMBER 16, 2013
 MAP ID: 1312101427 *SITE IS NOT IN ANY
 FLOOD ZONE OR SPECIAL HAZARD FLOOD AREAS*

GENERAL NOTES:

1. INFORMATION REGARDING THE REFERRED REFERENCE, SEE CHARACTER OF THE SURVEY. THERE IS NO GUARANTEE OF THE ACCURACY OF THIS SURVEY. THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED INTERESTS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED INTERESTS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED INTERESTS.
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LEGEND:

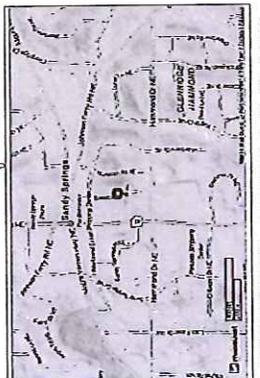
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TRACT AREA:
 ±2.14 ACRES

SURVEY PREPARED BY:

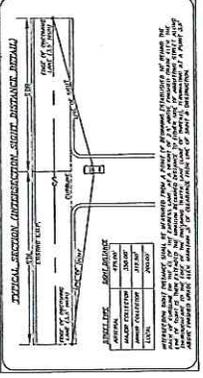
FRONTLINE SURVEYING & ENGINEERING, INC.
 3595 Canton Road
 Suite 116, PMB 272
 Marietta, GA 30066
 Ph. (770) 355-9905
 Fax (770) 355-9905
 www.frontlinesurveying.com



VICINITY MAP 1" = 1000'

OWNER/DEVELOPER:

COURTNEY REAL ESTATE ACQUISITIONS, LLC
 3025 PIEDMONT ROAD NE
 BLDG B, SUITE 305
 ATLANTA, GA 30328
 (770) 452-9221



LEGEND:

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DEVELOPMENT STATISTICS CHART:

TOTAL AREA: 2.14 ACRES ± 100%

BUILDING FOOTPRINT: 17,000 SQ. FT.

TOTAL IMPROVEMENTS: SURFACE, 0.80 ACRES OR 37%

17,000 PLANS, 0% OPEN SPACE, 0%

PROPOSED ZONING:

A-1 - MEDIUM DENSITY APARTMENT COMPLEX (1 LOT)

MIN SINGLE-FAMILY DWELLING SIZE: 1,400 SQ. FT.

MAX COVERAGE: 40%

MAX DENSITY: 14 UNITS/ACRE FROM INTERIOR CORNER, N/A

MINIMUM LOT FRONTAGE ON STREET: 35' (20' CUL-DE-SAC)

NUMBER OF LOTS: 17

TOTAL LOT AREA: 2.14 ACRES

DENSITY: 7.98 UNITS/ACRE

FUTURE LAND USE: 5-9 UNITS/ACRE

SCENARIOS REQUIRED:

1. VARIANCE FOR LOT LINE 40'

2. VARIANCE REQUESTED FOR 20.5' FROM NEW DEDICATED R.O.W. FROM INTERIOR SIDE LOT LINE 25'

3. VARIANCE REQUESTED FOR 10' SIDE SETBACK FROM INTERIOR TO RESIDENTIAL

4. VARIANCE REQUESTED TO GRADE & REPLANT, STORMWATER FACILITY TO BE WITHIN BUFFER & SCREENED

5. WATER & SEWER TO BE SERVED BY PUBLIC SERVICES.

6. THERE ARE NO WETLANDS/STREAMS LOCATED ON SUBJECT PROPERTY, PER CITY GIS MAPS

RECEIVED

SEP 05 2014

City of Sandy Springs
 Community Development

24 HOUR CONTACT: MARK SHAW 404-395-5219

DATE: 09/02/2014

6079 BOYLSTON DRIVE
 CITY OF SANDY SPRINGS
 FULTON COUNTY, GEORGIA
 LAND LOT 71
 DISTRICT: 17TH
 SECTION: 2ND
 PIN: 17 0071002020
 BR460 29425 BR460 PTC WARE, PFC2010

Engineering, Inc.



SUBMITTALS

REVISIONS

DATE: 09/02/2014

DESIGNER: M. SHAW

CHECKER: M. SHAW

APPROVER: M. SHAW



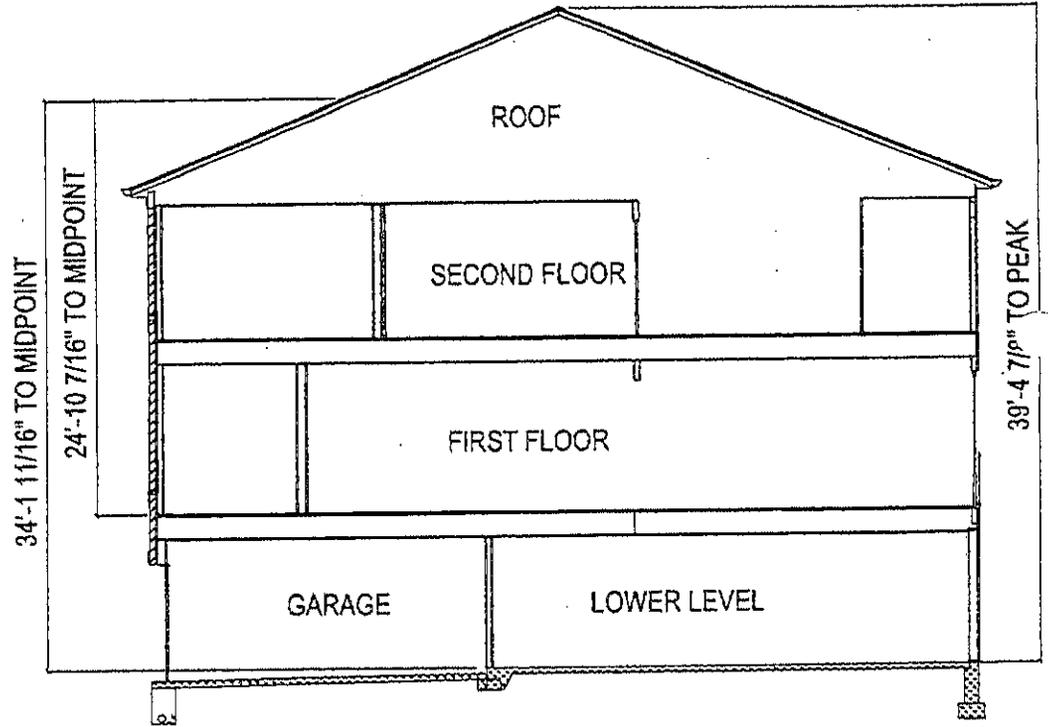
SHEET: ZONING PLAN



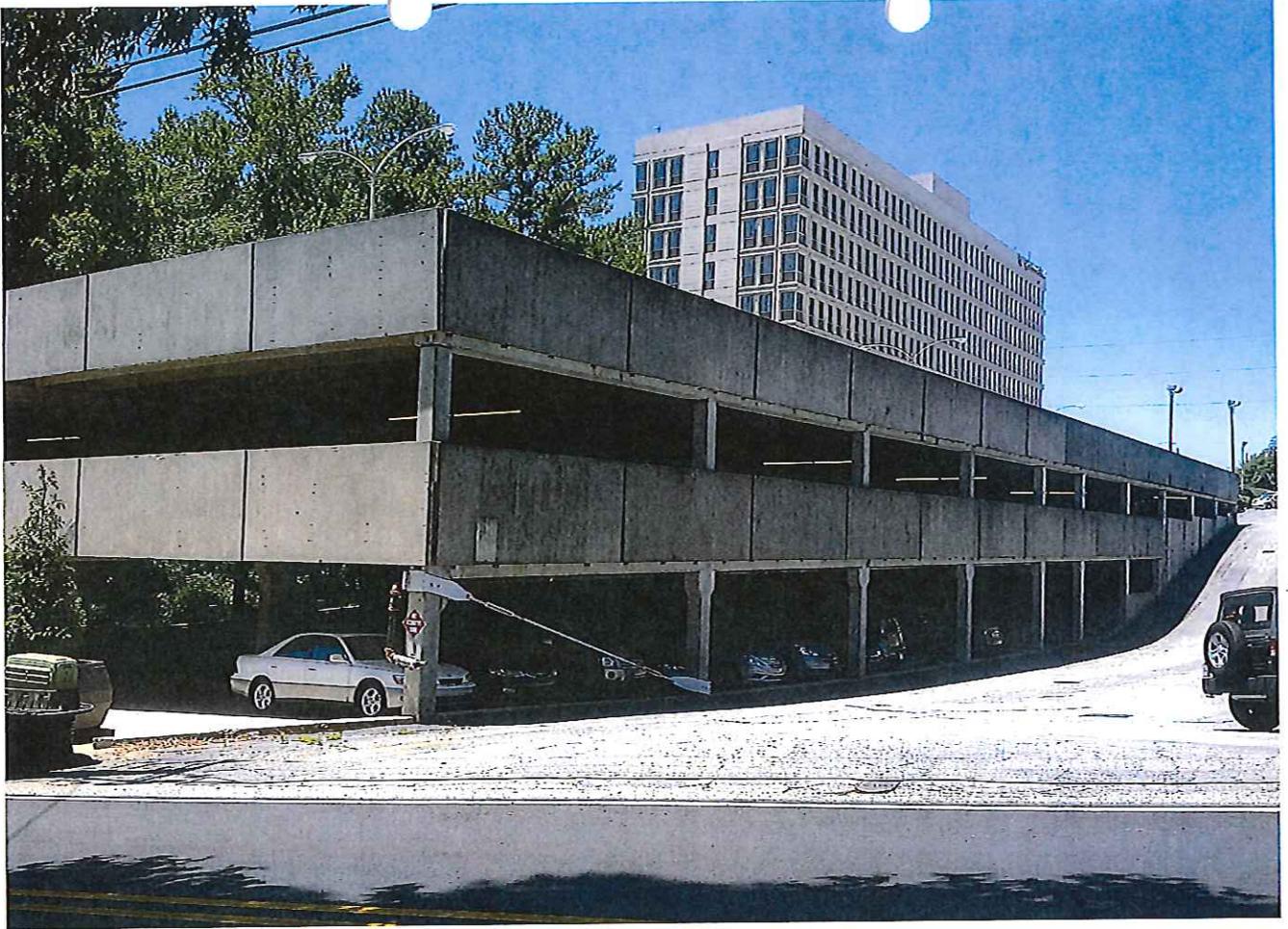
Edward Andrews Homes
2014 © Copyright BDI Architects, Inc



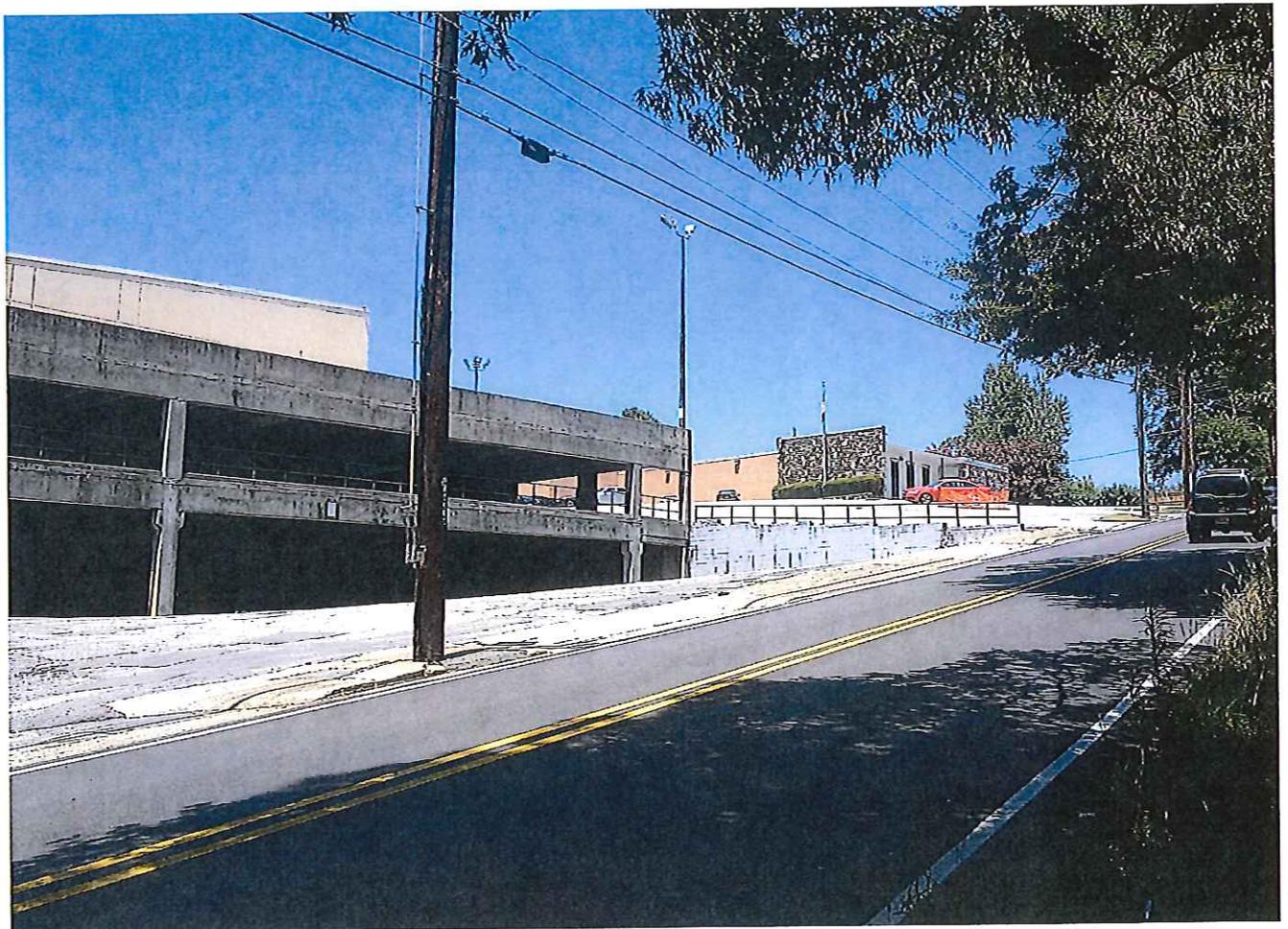
FALCON



NSO INDEX









MEMORANDUM

TO: Linda Abaray, Senior Planner
City of Sandy Springs, Department of Community Development

FROM: Monica Robinson, B.S., M.B.A., Environmental Planner
Department of Health and Wellness, Office of the Director

DATE: June 9, 2014

SUBJECT: Zoning Comments for June 2014

AGENDA ITEM	ZONING COMMENTS
201401601	<p>If public sanitary sewer is available to the site, the Fulton County Department of Health and Wellness will require mandatory connection. As per Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XI – “Sewage Disposal”, public sanitary sewer will be considered available to this residential development if it is within 1,000 feet of the nearest property line, such distance being measured along the appropriate natural drainage course (gravity flow).</p> <p>If public sewer is unavailable to the site, this Department requires 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 system(s). This Department will require all necessary percolation and soil data, required plans, and supportive data be submitted for review and determined acceptable prior to preliminary plat and/or Land Disturbance Permit (LDP) approval.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p>
201401611	<p>The Fulton County Department of Health and Wellness recommends that the sanitary facilities are inspected, an adequate number of facilities are available for the proposed use in the addition, and that the building is connected to public water and public sanitary sewer, if not already connected.</p> <p>This Department is requiring 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.</p>
201401628	<p>The Fulton County Department of Health and Wellness requires that a 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 an exemption/minor plat development, nor shall a building permit be issued until this Department has reviewed and approved the plat.</p> <p>If public sanitary sewer is available to the site, the Fulton County Department of Health and Wellness will require mandatory connection. As per Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XI – “Sewage Disposal”, public sanitary sewer is considered available if it is within 200 feet of the nearest property line of the development, such distances being measured along the appropriate natural drainage course (gravity flow).</p> <p>If public sewer is unavailable to the site, this Department requires 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 system(s). This Department will require all necessary percolation and soil data, required plans, and supportive data be submitted for review and determined acceptable prior to preliminary plat and/or Land Disturbance Permit (LDP) approval.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>This department is requiring that existing structures that will 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.</p>

AGENDA ITEM	ZONING COMMENTS
201401682	<p>The Fulton County Department of Health and Wellness will require that the applicant connects the proposed townhome development to public water and public sanitary sewer available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>This Department is requiring 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.</p> <p>This department is requiring that existing structures that will 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.</p>



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

June 11, 2014

Linda Abaray (Senior Planner)
City of Sandy Springs
7840 Roswell Road, Bldg. 500
Sandy Springs, GA 30350

Subject: Water Availability at # 6079 Boylston Drive, Sandy Springs, Georgia

Dear Linda

Our records indicate that there is an existing 6 inch water main along the west side of Boylston Drive. This water main is located behind the curb and tied to existing 8 inch water main at Mt Vernon Hwy. There is also an existing 24 inch water main along the west side of Boylston Drive which started from Hilderbrand Drive and tied to Johnson Ferry Road. This water main is located on the street. 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 404-546-3268

Sincerely,

Michael Nduka
Bureau of Engineering
City of Atlanta

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 22 units = 5,940 gallons per day (gpd).

This project is within the City of Atlanta water jurisdiction. Please note that in Fulton County Government water service areas that for townhouse developments individual water meters are required for each individual unit.

SEWER:

Basin: Long Island Creek
Treatment Plant: R.L. Sutton (Cobb County)
Anticipated sewer demand: 5,346 gallons per day

There is a wastewater manhole within the right of way of Boylston Drive west of the southwestern property corner of the 2.030 acre tract (6079 Boylston Drive) (sewer manhole # SMLI0404010) located in Land Lot 71, District 17 that can service this location.

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.

Treatment Plant

Re-Use

Waste Water

Water

Waste Water System

Private Manhole

Pump Station

Manhole

Assessible

Not Assessed

Problem

Line Pipe

Force Main

Creek Crossing

Waste Water Pipe Flow

UNIK

4" - 6"

8"

10"

12" - 16"

18" - 24"

30" - 48"

Greater than 48"

Waste Water Pipe

UNIK

4" - 6"

8"

10"

12" - 16"

18" - 24"

30" - 48"

Greater than 48"

Parcel Dimensions

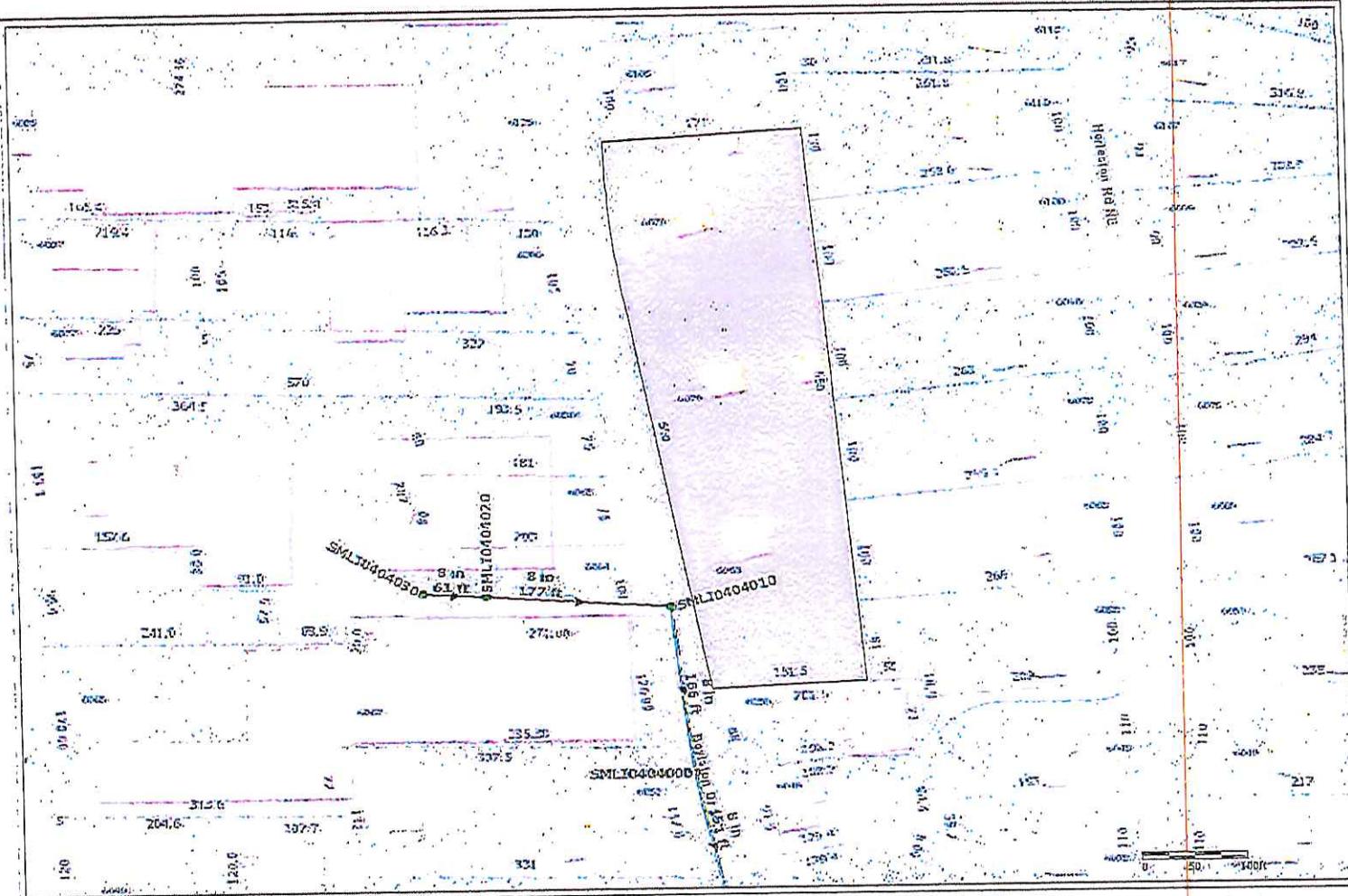
Address Points

waterservices_pub.DATABASEMAP_County



6079 Boylston Drive

Fulton County, Georgia
6-13-2014



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 features, locations depicted on these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for issues resulting from the use of these data, even if Fulton County is advised of the possibility of such issues.



- Treatment Plant
- Re-Use
- Waste Water
- Water

- Waste Water System
- Private Manhole
- Pump Station
- Manhole
- Accessible
- Not Assessed
- Problem

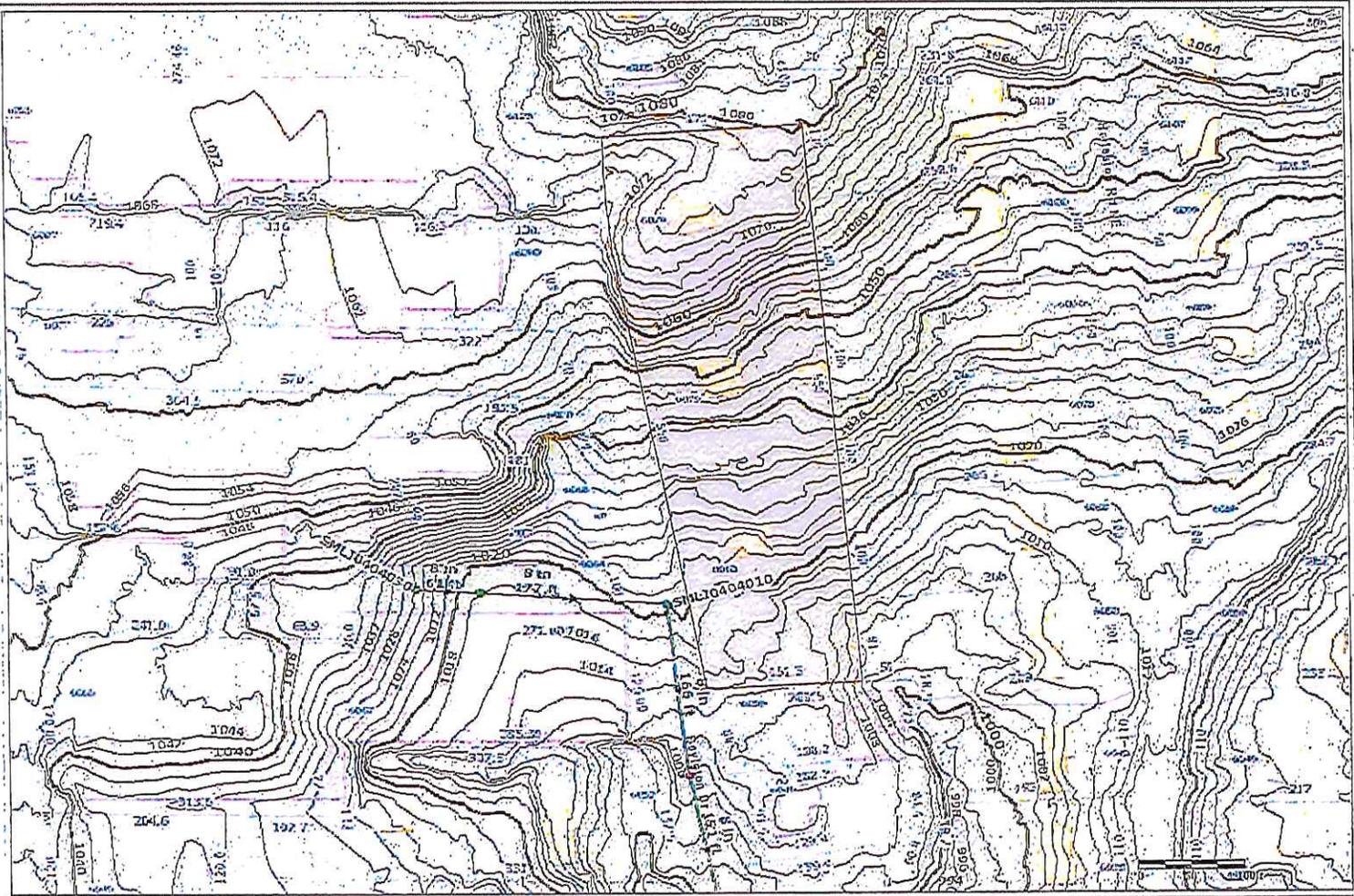
- Lined Pipe
- Force Main
- Creek Crossing

- Waste Water Pipe Flow
- UNK
- 4" - 6"
- 8"
- 10"
- 12" - 16"
- 18" - 24"
- 30" - 48"
- Greater than 48"

- Waste Water Pipe
- UNK
- 4" - 6"
- 8"
- 10"
- 12" - 16"
- 18" - 24"
- 30" - 48"
- Greater than 48"

- Topography
- 2ft Contour
- 10ft Contour

- Parcel Dimensions



6079 Boylston Drive
 Fulton County, Georgia
 6-13-2014

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Property Profile for **6079 BOYLSTON DR**

Property Tax Information

Tax Year	2014
Parcel ID	17 007100020204
Property Address	6079 BOYLSTON DR
Owner	HDK PROPERTIES LLLP
Mailing Address	1688 KINGS DOWN CIR ATLANTA GA 30338
Total Appraisal	\$309,400
Improvement Appraisal	\$83,700
Land Appraisal	\$225,700
Assessment	\$123,760
Tax District	59
Land Area	2.030004 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	4
Commission Person	Tom Lowe
Council District	not available
Council Person	not available
Voting Precinct	SS07B
Poll Location	Hammond Park Gym, 705 Hammond Drive Ne
Congressional District	006
State Senate District	006
State House District	052
School Zones	
Elementary School	High Point
Middle School	Ridgeview
High School	Riverwood
Other Information	
Zip Code	30328
Census Tract	101.10
In Less Developed Census Tract	No

Oblique Aerial View (looking north)



Property Map



Vicinity Map

