



CITY COUNCIL AGENDA ITEM

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

FROM: John McDonough, City Manager

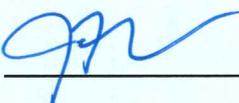
AGENDA ITEM: **201402366** - 358 Mount Vernon Highway NW, *Applicant: Mount Vernon Estates, LLC*, to rezone from R-1 (Single Family Dwelling District) to R-2A (Single Family Limited District) for the development of three (3) single family dwelling units, with concurrent variances

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 6, 2014 for submission onto the October 21, 2014 City Council meeting

Agenda Item: **201402366 358 Mount Vernon Highway** a request to rezone the subject property from R-1 (Single Family Dwelling District) to R-2A (Single Family Dwelling District) to allow for the development of three (3) single family lots, with concurrent variances.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

APPROVAL of a request to rezone the subject property from R-1 (Single Family Dwelling District) to R-2A (Single Family Dwelling District) to allow for the development of three (3) single family lots, with concurrent variances.

Discussion:
To rezone the subject property from R-1 (Single Family Dwelling District) to R-2A (Single Family Dwelling District) to allow for the development of three (3) single family lots.

Additionally, the applicant is requesting one (1) concurrent variance from the Zoning Ordinance as follows:

1. Variance from section 6.3.3.B. to reduce required front yard setback from sixty (60) feet to forty (40) feet.

PROPERTY INFORMATION

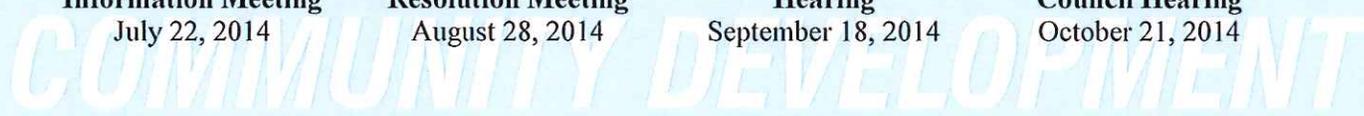
Address, Land Lot, and District	358 Mount Vernon Highway Land Lot 133, District 17 th
Council District	3 (Graham McDonald)
Frontage	214.54 feet along Mount Vernon Highway
Area	2.076 acres
Existing Zoning and Use	R-1 (Single Family Dwelling District) developed with one (1) Single Family Homes
Overlay District	N/A
2027 Comprehensive Future Land Use Map Designation	R0-1 (0 to 1 units per acre)
Proposed Zoning	R-2A (Single Family Dwelling District)

APPLICANT/PETITIONER INFORMATION

Property Owner Glen Allen	Petitioner Mt. Vernon Estates, LLC	Representative Nathan V. Hendricks
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HEARING & MEETING DATES

Community Zoning Information Meeting July 22, 2014	Community Developer Resolution Meeting August 28, 2014	Planning Commission Hearing September 18, 2014	Mayor and City Council Hearing October 21, 2014
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DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

201402366- APPROVAL CONDITIONAL

201402366 Variance #1- APPROVAL CONDITIONAL

PLANNING COMMISSION RECOMMENDATION- September 18, 2014

The petition was heard at the September 18, 2014 Planning Commission meeting. Squire moved to recommend approval seconded by Frostbaum. The Commission recommended approval (6-0, Maziar, Frostbaum, Tart, Porter, Nickles and Squire for; and Duncan not voting), with staff conditions.

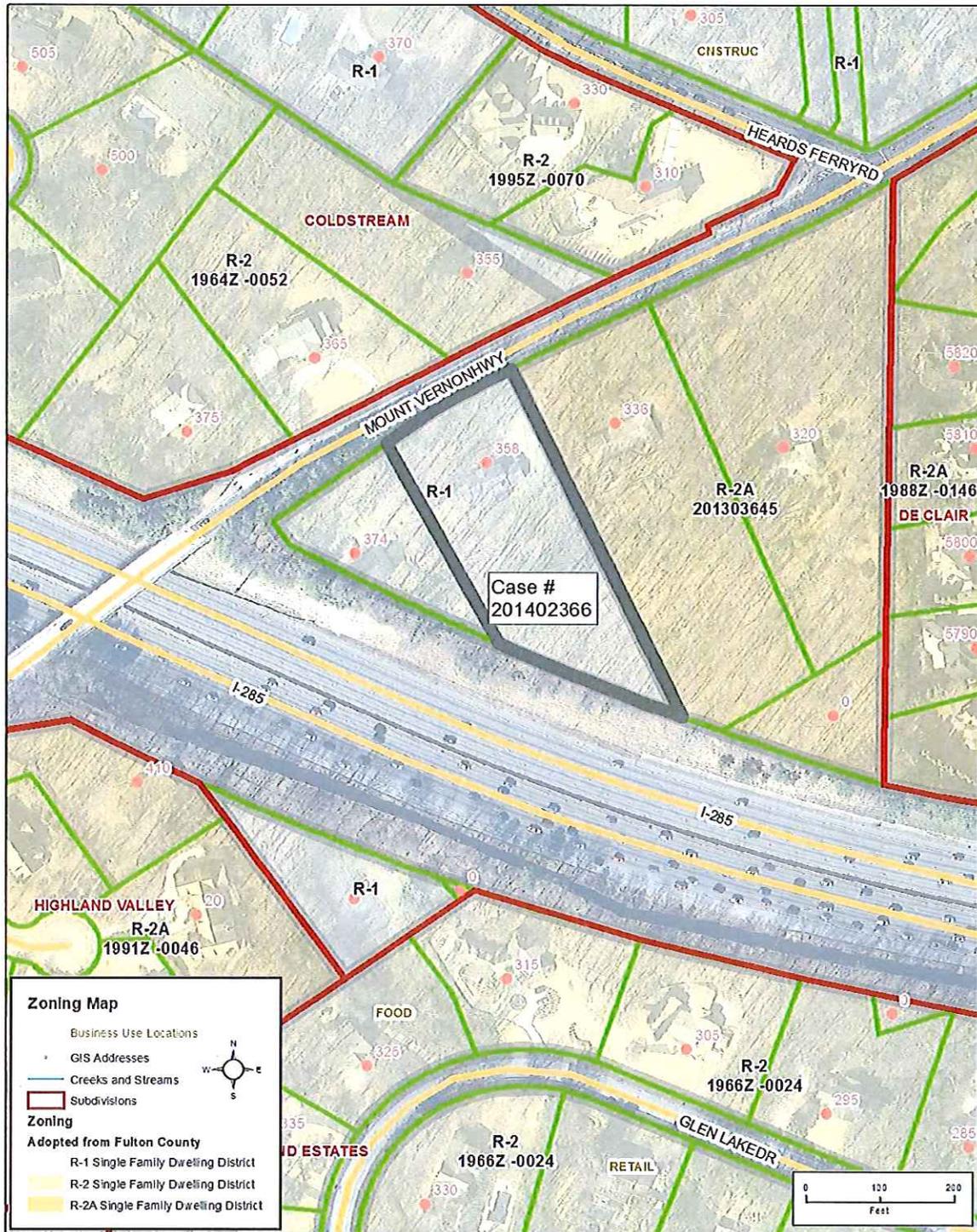
EXISTING LAND USE AND ZONING OF ABUTTING PROPERTIES

SUBJECT PETITION 201402366	Requested Zoning	Proposed Use	Land Area (Acres)	Units	Density (Units per Acre)
	R-2A	Single Family	2.076	3	1.45 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	R-2 Z64-0052	355 Mt. Vernon Hwy	±2.7	1	±0.37
Northwest	R-2 Z64-0052	365 Mt. Vernon Hwy	0.716	1	±1.4
East	R-2A Z88-0146	DeClaire	16.832	8	±1.07 units/ac
East	R-2A 201303645	320 & 336 Mt. Vernon Hwy	5.844	8	1.37 units/ac
South	-	Interstate 285	-	-	-
West	R-1	374 Mt. Vernon Hwy	±0.8	1	±1.25

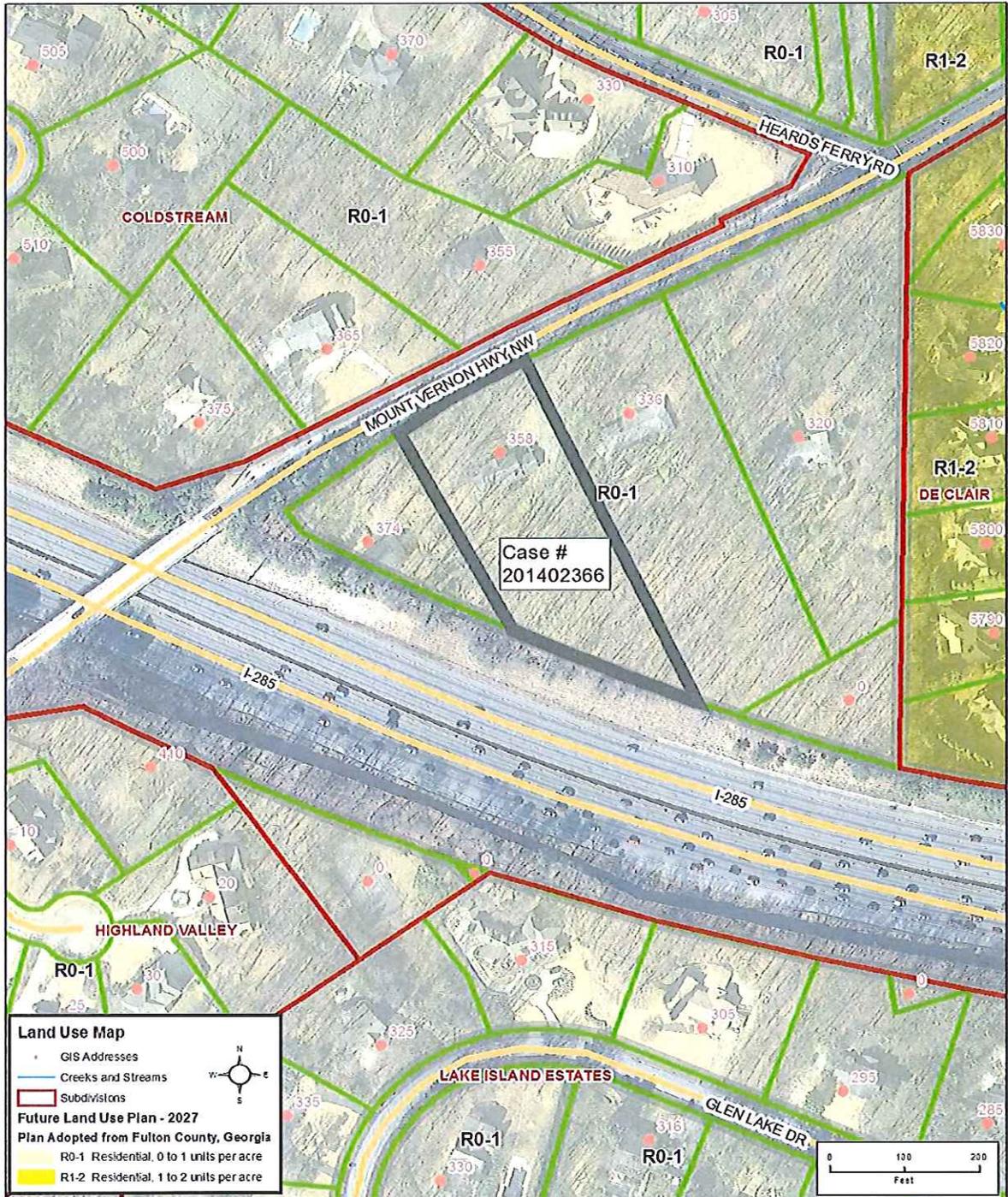
Zoning Map

358 Mount Vernon Highway NW



Future Land Use Map

358 Mount Vernon Highway NW



ZONING IMPACT ANALYSIS

To rezone the subject property from R-1 (Single Family Dwelling District) to R-2A (Single Family Dwelling District) to allow for the development of 8 single family lots.

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: R-1 (Single Family Dwelling District) and R-2 (Single Family Dwelling District) to the north and west, R-2A to the east and Interstate 285 to the south.

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 will not have an adverse impact on the use or usability of adjacent or nearby properties because the use would be consistent with adjacent properties. The proposal is for a density of 1.45 units per acre. The proposed density is not consistent with the Comprehensive Plan density of 0-1 unit/acre and is higher than the densities of the surrounding area. However, the zoning is consistent with the properties to the east. The proposed 3 lots will be combined with the previously rezoned subdivision to the east creating a ten (10) lot subdivision. The overall density 1.273 units per acre. The property is bordered by Interstate 285 to the south. It also provides a transition from I-285 to the properties on the north side of Mt. Vernon Highway. The proposed site plan shows the more narrow lots on the interior and the wider lots adjacent to Mt. Vernon Highway. This creates the appearance larger lots along Mt. Vernon Highway.

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 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 proposal is not consistent with the future land use plan, which designates the property as R0-1 (0 to 1 unit per acre). The applicant is proposing 1.45 units per acre. The proposed 3 lots will be added to the subdivision to the east creating 10 lots at an overall density of 1.272 units per acre. The proposal is consistent with the surrounding

properties to the east which have a density of 1.07 units per acre. The properties on the north and west have densities ranging from 0.4 to 1.25 units per acre. The proposal also provides a transition to the properties on the north side of Mt. Vernon Highway. The proposed site plan shows the more narrow lots on the interior and the wider lots adjacent to Mt. Vernon Highway. This creates the appearance of larger lots along Mt. Vernon Highway.

F. Whether there are other existing or changing conditions affecting the use and development of the 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 including a stormwater management system.

VARIANCE CONSIDERATIONS

Article 22 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 one (1) concurrent variance 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 6.3.3.B. to reduce front yard setback from sixty (60) feet to forty (40) feet for lots 4 and 5.

Findings:

Staff is of the opinion that the request to reduce the front setback line for lots 4 and 5 is in harmony with the intent of the Zoning Ordinance and would not be a detriment on adjacent properties. The effected lots are all internal to the development and would move the building closer to the internal street. A similar variance was approved under the previous rezoning petition. 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 August 6, 2014 at which there were no department comments. The staff has received additional comments from the Fulton County Board of Education and Fulton County Department of Water Resources (see attachments).

PUBLIC INVOLVEMENT*Public Comments*

- None

CONCLUSION TO FINDINGS

It is the opinion of the staff that the proposal is not in conformity with the Future Land Use Map. The proposed density of 1.45 units per acre falls outside the range recommended by the Future Land Use Map. However, the proposal does meet the intent of the Comprehensive Plan Policies. The proposal is consistent with policies to develop similar densities to adjacent properties. Therefore, based on these reasons, the staff recommends **APPROVAL CONDITIONAL** of the rezoning petition and concurrent variance.

Should the Mayor and City Council decide to rezone the subject property from R-1 (Single Family Dwelling District) to R-2A (Single Family Dwelling District), the staff recommends the approval be subject to the R-2A regulations in the Sandy Springs Zoning Ordinance and the Sandy Springs Code of Ordinances and the following condition.

1. To the owner's agreement to provide the following site development standards:
 - a. Variance from Section 6.3.3.B. to reduce front yard setback from sixty (60) feet to forty (40) feet for lots 4 and 5 (CV201402366 #1)

Attachments

- Amendment to the letter of intent dated received August 8, 2014
- Letter of Intent received July 1, 2014
- Site Plans dated received August 11, 2014
- Overall Site Plan dated received August 11, 2014
- Original Site Plan dated received July, 1 2014
- Additional comments from the Fulton County Department of Water Resources, Fulton County School System, City of Atlanta Water and Fulton County Department of Health and Wellness.

RECEIVED

AUG 08 2014

City of Sandy Springs
Community Development

FIRST AMENDMENT TO APPLICATION FOR REZONING
AND CONCURRENT VARIANCES

IN RE:)
Mt. Vernon Estates, LLC)
APPLICANT)
PROPERTY:)
358 Mt. Vernon Highway,)
Sandy Springs, Georgia)

Application Number: 20140236

Now comes Mt. Vernon Estates, 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 originally filed with the Application is hereby deleted and there is substituted and placed in lieu thereof the Site Plan filed simultaneously herewith.

2.

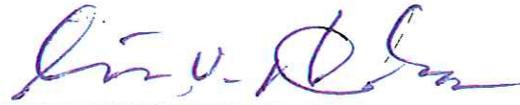
The Applicant hereby requests a total of three (3) lots which results in a density of 1.445 units per acre. However, when the Property is combined with the contiguous property to the east compatibly zoned to the R-2A Classification the resulting 10 lot subdivision contains 7.856 acres at a density of 1.273 units per acre all of which comply with the Land Use Plan suggestion of residential development range of 1 to 2 units per acre.

3.

The Applicant further requests that the Concurrent Variance originally requested be deleted and that there be substituted and placed in lieu thereof a Concurrent Variance to request that pursuant to Article 6.3.3.B. that the front yard setback for Lots 4 and 5 be reduced from 60 feet to 40 feet as shown on the Site Plan.

Now, therefore, the Applicant requests that this Application for Rezoning and Concurrent Variance 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

RECEIVED

JUL 01 2014

City of Sandy Springs
Community Development

LETTER OF INTENT

The property contains approximately 2.076 acres and is located on the southerly side of Mt. Vernon Highway and is commonly known as 358 Mt. Vernon Highway, Sandy Springs, Georgia (the "Property"). The Property is currently zoned to the R-1 Classification.

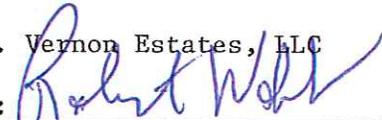
The Applicant requests that the Property be rezoned to the R-2A Classification for the development of two (2) single family detached residential homes. The homes will have a minimum heated floor area of 2,500 square feet exclusive of garages. Applicant's request for the two (2) lots results in a density of 1.038 units per acre which complies with the density range of 1 to 2 lots per acre suggested for residential properties in this area under the City of Sandy Springs' Comprehensive Land Use Plan. It is also to be noted that the Property is contiguous to other Property of the Applicant to the east recently zoned to the same R-2A Classification requested as well as another property contiguous and to the east of that similarly zoned and developed under the R-2A Classification. Additionally, this request is entirely appropriate given the fact that the Property is bounded by Interstate Highway 285 on the south which makes this rezoning request a sensible transition from the presence of Interstate Highway 285 to the south. Given the narrow and confining shape and configuration of the Property which is a real and substantial hardship which is unique to the Property, the Applicant requests a Concurrent Variance pursuant to Article 6.3.3.F. to reduce the required minimum lot width from 120 feet to 107 feet. This Concurrent Variance is in harmony with the intent and policies of the Zoning Ordinance and the approval of this Concurrent Variance will not result in any harm to the health, safety and welfare of the general public and will enable the Applicant to develop the Property in keeping with the general platting scheme of other lots in the immediate area. For all of the reasons stated above, this Application for Rezoning and Concurrent Variance is entirely appropriate and the appropriateness of this Rezoning and Concurrent Variance and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof.

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

APPLICANT:

Mt. Vernon Estates, LLC

By:



Robert Webb

Its: Manager



Nathan V. Hendricks III
Attorney for the Applicant

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

Exhibit "A"

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.

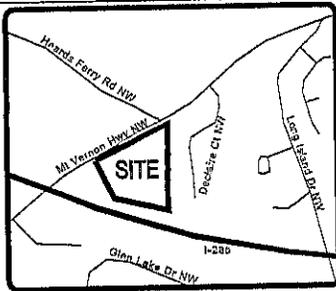
The application of the Zoning Resolution of the City of Sandy Springs to the Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation 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.

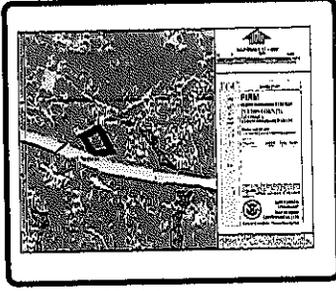
A refusal by the Sandy Springs City Council to rezone the Property as proposed by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph 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.

24 HOUR CONTACT: BOBBY WEBB 404-273-7777



Location Map
NTS



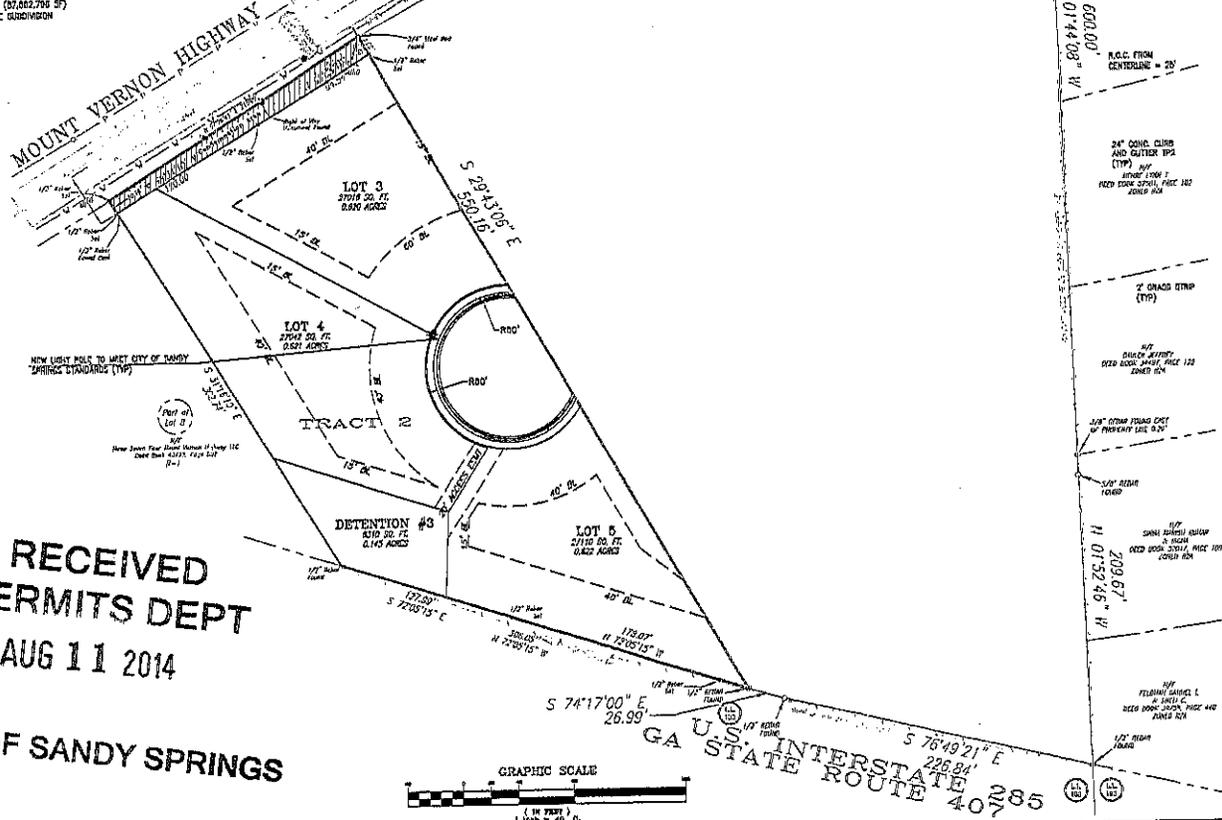
FEMA Map
NTS

Site Notes:

- PROPOSED LAND USE: SINGLE FAMILY DETACHED SUBDIVISION TO LOTS PROPOSED
- MINIMUM LOT REQUIREMENTS:
TRACT 2 - CURRENTLY ZONED R-1 (RECOGNIZED ZONING R-2A) PART OF OVERALL TRACT 1 AND TRACT 2
A. LOT SIZE 27,000 SF
B. FRONT YARD 60' (UNLESS OTHERWISE NOTED)
C. SIDE YARD 12' ADJACENT TO INTERIOR LINE
D. REAR YARD 40'
E. LOT WIDTH 120' MINIMUM AT 100' DETRACK LINE
F. HEATED FLOOR AREA 1,000 SQ FT ON GROUND LEVEL, FOR LESS THAN 2 STORY 2,000 SQ FT FOR 2 STORY OR MORE THAN 2 STORY WITH 1,000 SQ FT ON GROUND FLOOR
G. MAXIMUM BUILDING HEIGHT 40 FT
H. PARKING 2 SPACES PER DWELLING UNIT
- THIS SITE IS NOT LOCATED WITHIN A ZONE (A, AC, SHARED ZONE X) AS DEFINED BY F.L.C.A. COMMUNITY PLAN, JUNE 13, 2004/04/27 DATED SEPTEMBER 10, 2013 FOR UNINCORPORATED FULTON COUNTY, GEORGIA.
- TEMPORARY REQUIREMENT: TOP OF CATCH BASIN ALONG MT. VERNON HWY. NORTH OF THE NORTHEAST PROPERTY CORNER. ELEV. 1052.05
- RETAINING WALLS: LONG ISLAND CHECK LOCATED APPROXIMATELY 1400' FROM DISTRICT PROPERTY CORNER.
- A MANDATORY HOMEOWNERS ASSOCIATION IS REQUIRED FOR OWNERSHIP AND MAINTENANCE OF DETENTION FACILITIES.
- THIS SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND WILL BE STATED ON FINAL PLAN.
- THE SUBDIVISION STREET (BASE WAY) ON THIS PLAN WILL BE PAVED PRIVATE STREET.
- SIDEWALKS ARE PROPOSED FOR THE INTERIOR OF THIS DEVELOPMENT AND ALONG PROPERTY FRONTAGE ON MOUNT VERNON HWY.
- NO PRIOR SUBDIVISIONS EXIST ON THIS SITE.
- NO BURY PITS SHALL BE LOCATED ON THIS SITE.
- HISTORIC RESOURCES: EXISTING LAND USE - SINGLE FAMILY, NO KNOWN HISTORICAL FEATURES EXIST ON THIS SITE.
- NATURAL FEATURES EXISTING ON TRACT (PER PREVIOUS SKETCH PLAN AND SITE MAP BY THE ENGINEER):
STATE WATERS ON SITE NONE
STREAM BUFFER NONE
WETLANDS NONE
EXISTING STRUCTURES: SINGLE FAMILY RESIDENCE
INTERMEDIATE FLOODPLAIN DESIGNITY NONE
ROCK OUTCROPPINGS NONE
ARCHAEOLOGICAL REMAINS: NONE KNOWN
- ALL STRUCTURES AND CUL-DE-SACS SHALL CONFORM TO FULTON COUNTY (CITY OF SANDY SPRINGS) STANDARDS FOR WIDTH AND RADIUS.
- ANY ABOVE GROUND UTILITIES SHOULD BE A MINIMUM OF 10 FT. ABOVE ALL ROADWAYS INCLUDING THE ENTRANCE AT MT VERNON HWY.
- PROPOSED SANITARY SEWER CASING AND COINED STORM AND SANITARY SEWER CASING SHALL BE DEDICATED TO FULTON COUNTY.
- PROPOSED ROW DEDICATION MUST BE COMPLETED PRIOR TO APPROVAL OF THE PLAN.

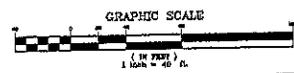
Site Data:

TOTAL SITE AREA: 2.012 ACRES (87,622,795 SF)
PART OF OVERALL HARDY RIDGE SUBDIVISION



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PERMITS DEPT
AUG 11 2014

CITY OF SANDY SPRINGS



U.S. INTERSTATE 285
GA STATE ROUTE 407

Prepared By:
CONSENT PREP
ENGINEERING, LLC
3400 NORTH WILSON
DUBLIN, GA 31006
404-273-7777
www.consentpreprep.com

Prepared For:
Robert Webb Construction
1000 Peachtree Industrial Blvd, Suite 227
Atlanta, GA 30329
404-525-1592

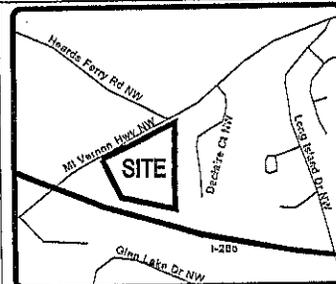
Tract 2 Site Plan



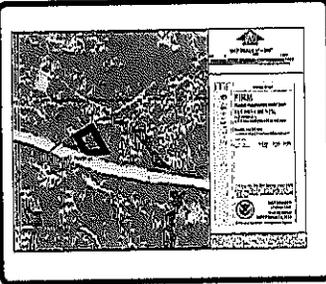
Construction Plan For
Hardin Ridge Subdivision
Lot 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Sheet No.
C-1

24 HOUR CONTACT: BOBBY WEBB 404-273-7777



Location Map



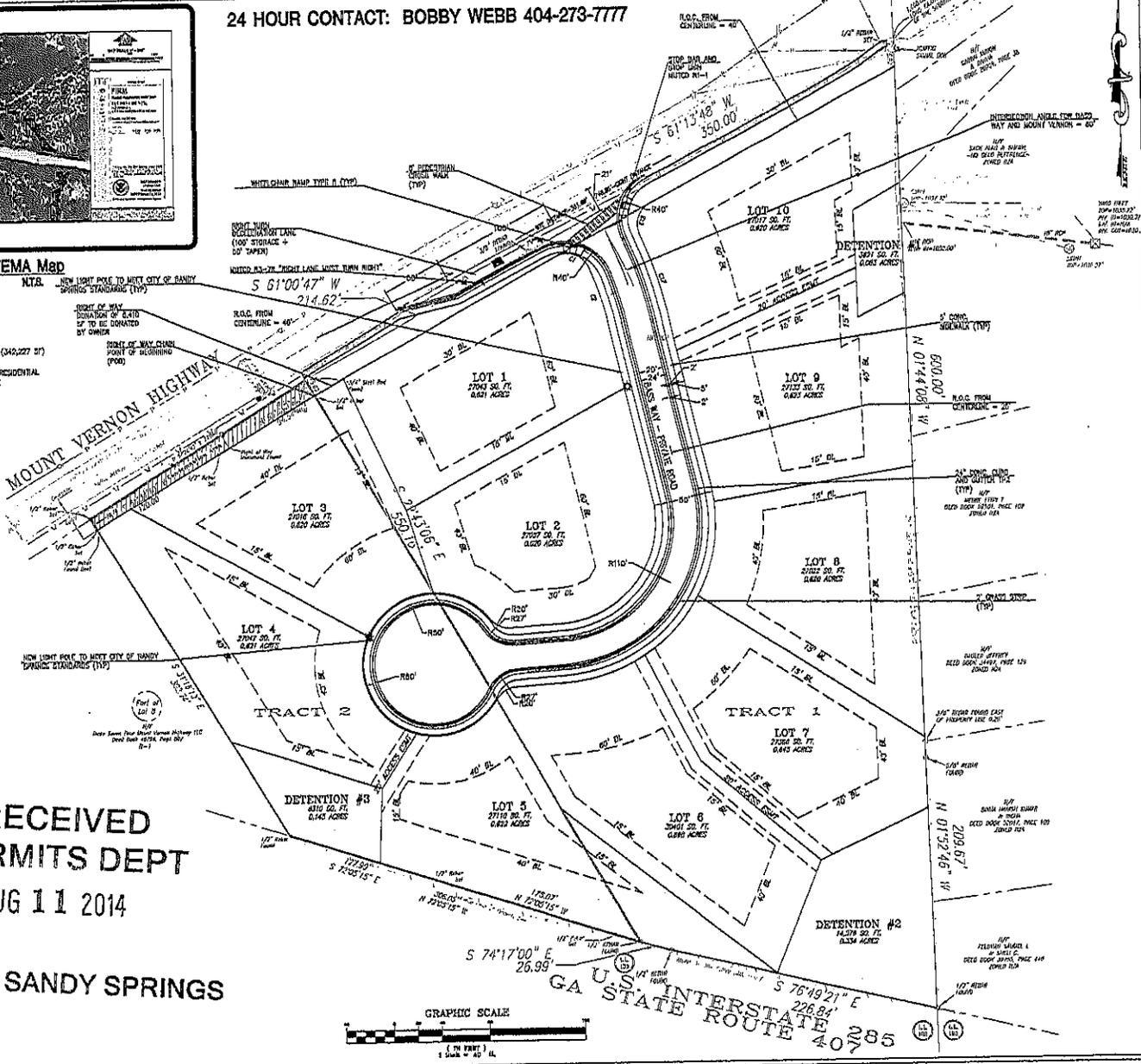
FEMA Map

Site Notes:

- PROPOSED LAND USE: SINGLE FAMILY DETACHED CUDSDOMON. 10 LOTS PROPOSED.
- MINIMUM LOT REQUIREMENTS:
TRACT 1 - CURRENTLY ZONED R-2A
TRACT 2 - CURRENTLY ZONED R-1 (REQUESTING ZONING R-2A)
A. LOT SIZE: 27,000 SF
B. FRONT YARD: 60' (UNLESS OTHERWISE NOTED)
C. SIDE YARD: 10' ADJACENT TO INTERIOR LINE
30' ADJACENT TO STREET
D. REAR YARD: 40'
E. LOT WIDTH: 120' MINIMUM AT 100' DETRACK LINE
F. HEATED FLOOR AREA: 1,000 SQ FT ON GROUND LEVEL FOR LESS THAN 2 STORY WITH 1,200 SQ FT ON GROUND FLOOR
G. MAXIMUM BUILDING HEIGHT: 40 FT
H. PARKING: 2 SPACES FOR DWELLING UNIT
I. THIS SITE IS NOT LOCATED WITHIN A ZONE (A, AE, SHARED ZONE X) AS DEFINED BY F.P.M. COMMUNITY PANEL NUMBER 102120142 & DATED SEPTEMBER 16, 2013 FOR UNINCORPORATED FULTON COUNTY, GEORGIA.
J. TEMPORARY BENCHMARK: TOP OF CATCH BASIN ALONG MT. VERNON HWY. NORTH OF THE NONHATCH PROPERTY CORNER. ELEV. 100.00.
K. RECEIVING WATER: LONG ISLAND CREEK LOCATED APPROXIMATELY 1400' FROM SOUTHEAST PROPERTY CORNER.
L. A MANDATORY HOMEOWNERS ASSOCIATION IS REQUIRED FOR OWNERSHIP AND MAINTENANCE OF DETENTION FACILITIES.
M. THIS SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND WILL BE STATED ON FINAL PLAT.
N. THE SUBDIVISION STREET (BASE WAY) ON THIS PLAT WILL BE PAVED PRIVATE STREET.
O. DRIVEWAYS ARE PROPOSED FOR THE INTERIOR OF THIS DEVELOPMENT AND ALONG PROPERTY FRONTAGE ON HARTZ MILL RD.
P. NO PRIOR SUBDIVISIONS EXIST ON THIS SITE.
Q. NO BURY PITS SHALL BE LOCATED ON THIS SITE.
R. HISTORIC RESOURCES: EXISTING LAND USE - SINGLE FAMILY, NO KNOWN HISTORIC FEATURES EXIST ON THIS SITE.
S. NATURAL FEATURES EXISTING ON TRACT (FOR PREVIOUS SKETCH PLAT AND SITE MEET BY THE ENGINEER):
STATE WATERS ON SITE: NONE
STREAM BUFFER: NONE
CEMETERIES: NONE KNOWN
WETLANDS: NONE
EXISTING STRUCTURED SINGLE FAMILY RESIDENCE: INTERMEDIATE FLOODPLAIN BOUNDARY NONE
ROCK OUTCROPPINGS: NONE
ARCHAEOLOGICAL RESOURCES: NONE KNOWN
T. ALL STREETS AND CUL-DE-SACS SHALL CONFORM TO FULTON COUNTY (CITY OF SANDY SPRING) STANDARDS FOR WIDTH AND RADIIUS.
U. ANY ABOVE GROUND UTILITIES SHOULD BE A MINIMUM OF 10 FT. ABOVE ALL ROADWAYS INCLUDING THE ENTRANCE AT MT VERNON HWY.
V. PROPOSED SANITARY SEWER PLACEMENT AND COORDINATED STORM AND SANITARY SEWER EXISTENCE SHALL BE SUBMITTED TO FULTON COUNTY.
W. PROPOSED ROW DEDICATION MUST BE COMPLETE PRIOR TO APPROVAL OF THE PLANS.

Site Data:

TOTAL SITE AREA: 7.888 ACRES (342,227 SF)
TOTAL NUMBER OF LOTS: 10
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
DENSITY: 1.273 UNITS PER ACRE



RECEIVED
PERMITS DEPT
AUG 11 2014

CITY OF SANDY SPRINGS



Prepared By:
ENGINEERING, LLC
1307 W. BURNING WOOD
MARIETTA, GA 30067
www.burnwood.com

Prepared For:
Robert Webb Construction
1073 Peachtree Road, Suite 207
Atlanta, GA 30309

Site Plan



Coordination Plan For
Hardin Ridge Subdivision
City of Sandy Springs, Georgia

Sheet No.
C-1

U.S. INTERSTATE ROUTE 285
GA STATE ROUTE 407



LEGEND

- These standard symbols may be found in the drawing.
- 1/2" REBAR SET
 - IRON PIN FOUND
 - BUILDING LINE
 - GATCH BURN
 - DRAIN
 - WIRE VIEW
 - CONCRETE W/ANCHOR
 - UNDERGROUND PIPELINE

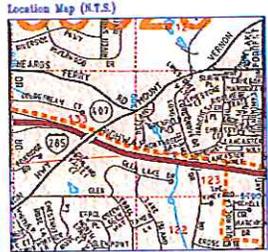
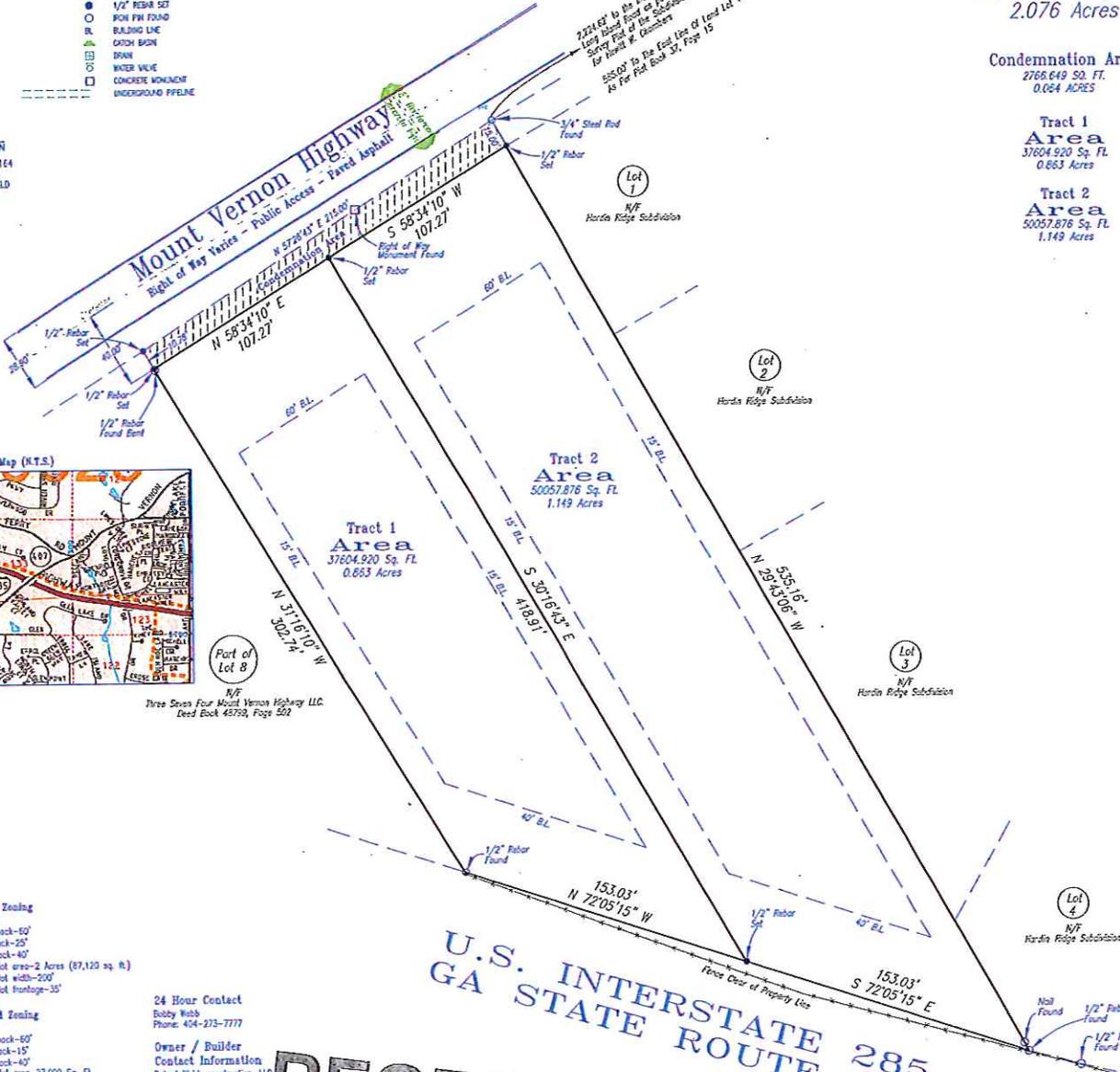
Total Area

90,429.446 Sq. Ft.
2.076 Acres

Condemnation Area
2766.649 Sq. Ft.
0.064 ACRES

Tract 1 Area
37604.920 Sq. Ft.
0.863 Acres

Tract 2 Area
50057.876 Sq. Ft.
1.149 Acres



Existing Zoning
-R1
Front setback-60'
Side setback-25'
Rear setback-40'
Minimum lot area-2 Acres (87,120 sq. ft.)
Minimum lot width-200'
Minimum lot frontage-35'

Proposed Zoning
-R24
Front setback-60'
Side setback-15'
Rear setback-40'
Minimum lot area-27,000 Sq. Ft.
Minimum lot width-120'
Minimum lot frontage-35'

With a concurrent variance requesting the minimum lot width to be reduced to 107.00' (feet).

24 Hour Contact
Bobby Webb
Phone: 404-273-7777

Owner / Builder
Contact Information
Robert Webb Construction, LLC
Bobby Webb
4920 Roswell Road, Suite 45-B
Sandy Springs, Georgia 30342
Phone: 404-273-7777
Fax: 404-851-9702
info@robertwebbconstruction.com

- Notes**
- Equipment used: Leica 1200 robotic total station and algebra MK data collector.
 - Software used: Carlson survey 2013 and Carlson Survey.

Flood Statement
According to the Flood Insurance Rate Map (F.I.R.M.) of Fulton County, parcel number 13121001437, dated September 18, 2013, a portion of this property is not located in a Flood Hazard Area. [No State waters exist within 200 feet of the site.]

Closure Statement
The field data upon which this plot is based was gathered by an open traverse; this plot has been calculated for closure and found to be accurate to 1 foot in 906,563 feet.

RECEIVED
JUL 01 2014
City of Sandy Springs
Community Development



Preconstruction meeting
after the permit is found
contact the Department
of Community Development at
770.730.5000 to schedule a
pre-construction meeting
with the site inspector
prior to any land disturbance,
building construction or demolition

This survey was prepared in conformity with the technical standards for property surveys in Georgia as set forth in chapter 130-7 of the rules of the Georgia board of registration for professional engineers and land surveyors and as set forth in the Georgia plot act O.C.G.A. 15-6-67, authority O.C.G.A. sec. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 193784-4	ORDINANCE NUMBER F-3165	SURVEY PLAT FOR: 358 Mount Vernon Highway, Sandy Springs Georgia 30328		DATE: 5/6/14	SCALE: 40'
		358 Mount Vernon Highway Lot Division Robert Webb Construction		REVISION	BY DATE
		LAND LOT: 133	17th DISTRICT	SECTION	Fulton COUNTY, GA
		LOT: Part of 9	BLOCK:	UNIT:	PHASE:
		SUBDIVISION: Hewitt W. Chabersa Subdivision			
		DEED BDK: 19245	PAGE: 287	PARTY CHIEF: D.R.	
		PLAT BDK: 37	PAGE: 15	DRAFTER: S.L.	
		SHEET 1 OF 1			



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



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: August 15, 2014

SUBJECT: Zoning Comments for August 2014

AGENDA ITEM	ZONING COMMENTS
201402366	<p>If a plat is anticipated for this property, 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 an exemption/minor plat development, nor shall a building permit be issued until this Department has reviewed and approved the plat.</p> <p>The Fulton County Department of Health and Wellness recommends that the applicant be required to connect the proposed development to public water available to the site.</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>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.</p> <p>If this proposed development includes an existing individual onsite water supply system(s), and the system(s) will be abandoned, it shall be abandoned in accordance with Fulton County regulations.</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> <p>Research shows that childhood exposure to traffic exhaust when living near a freeway can lead to substantial deficits in lung function that can last a lifetime and can increase the risk of developing allergies and asthma. In addition, exposure to traffic noise increases blood pressure, and long-term exposure to air pollution is known to increase the risk of death from heart disease.</p>

AGENDA ITEM	ZONING COMMENTS
201402368	<p>The Fulton County Department of Health and Wellness will require that the applicant connects the proposed 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>The commercial parts 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.</p> <p>If this proposed development includes a food service facility as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article V – Food Service, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.</p> <p>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 obtain a Department of Health and Wellness permit to operate the pool prior to opening.</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>
201402384	<p>The Fulton County Department of Health and Wellness will require that the applicant connects the proposed townhome and residential 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 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
201402388	<p>The Fulton County Department of Health and Wellness will require that the applicant connects the proposed gas station 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 development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.</p> <p>If this proposed development includes a food service facility as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article V – Food Service, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.</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> <p>This department encourages that the owner reduce any potential pollution of the air and soil by consistently following best practices and complying with all applicable mandates.</p>
201402339	<p>If this property is served by an onsite sewage management system(s), plans for the proposed pool and fence must be submitted to this department for review and approval.</p>
201402352	<p>If this property is served by an onsite sewage management system(s), plans for the proposed deck/patio modification must be submitted to this department for review and approval.</p>



Kasim Reed
MAYOR

CITY OF ATLANTA

Jo Ann J. Macrina, PE
COMMISSIONER

DEPARTMENT OF WATERSHED MANAGEMENT
72 Marietta Street
ATLANTA, GEORGIA 30303-3544

July 17 2014

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

Subject: Water Availability at 358 Mt. Vernon Hwy.

Dear Ms. Abaray

Our records indicate that there is an existing 6 inch water main along the north side of Mt. Vernon Hwy. Road. These water mains are 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 Ron Brown at 404-546-3289 or @ cell # 404 449-2528

Sincerely,

Ron Brown
Field Engineer

Cc: Parett Smith

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 lot x 2 lot = 540 gallons per day (gpd)

This project is within the City of Atlanta water jurisdiction.

SEWER:

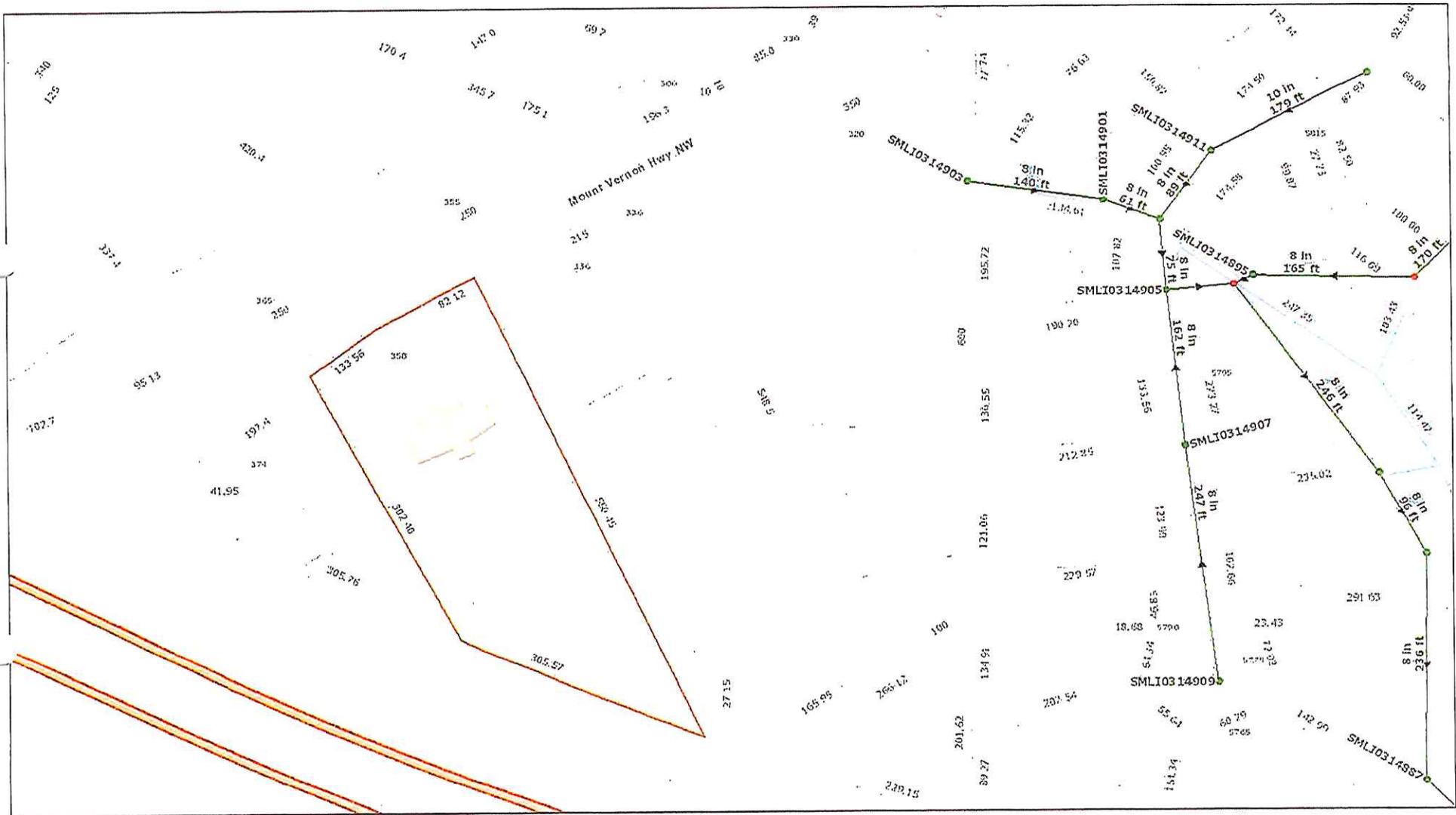
Basin: Long Island Creek

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

Anticipated sewer demand: 486 gallons per day

There is a wastewater manhole approximately 530 feet northeast of the northeast property corner of the 2.31 acre tract (358 Mount Vernon Highway) on the eastern property line of 320 Mount Vernon (sewer manhole # SML10341903) located in Land Lot 133, District 17.

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. _____



0 0.015 0.03 0.045 mi

Date: 8/13/2014

358 MOUNT VERNON HWY.

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 boundaries depicted on this map are approximate and are not necessarily intended to show property or engineering boundaries. Fulton County assumes no responsibility for errors resulting from the use of these data, even if Fulton County is made aware of the possibility of such errors.



Prepared By:
GIS Section
Water Resources Department
Fulton County Government

Map Doc: 17211 (TAGU-010)

Property Profile for **358 MOUNT VERNON HWY NW**

Property Tax Information

Tax Year 2014
 Parcel ID 17 0133 LL0377
 Property Address 358 MOUNT VERNON HWY NW
 Owner ALLEN GLENN C TRUSTEE
 Mailing Address 358 MOUNT VERNON HWY NW
 SANDY SPRINGS GA 30328
 Total Appraisal \$315,100
 Improvement Appraisal \$197,800
 Land Appraisal \$117,300
 Assessment \$126,040
 Tax District 59
 Land Area 2.310009 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 SS31
 Poll Location Sandy Springs Christian Ch, 301
 Johnson Ferry Rd

Congressional District 006
 State Senate District 006
 State House District 052

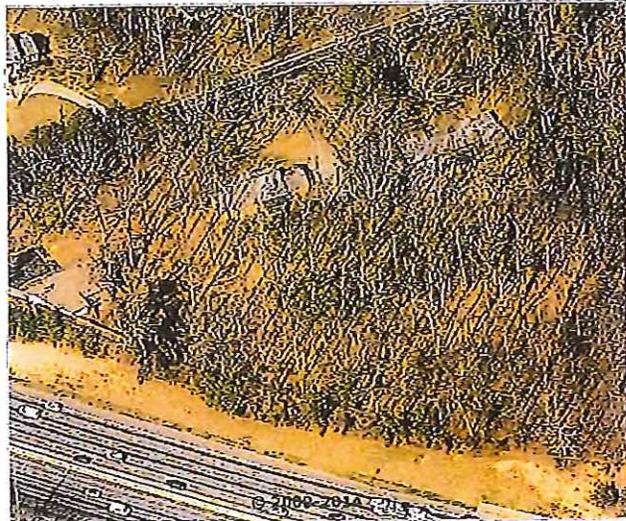
School Zones

Elementary School Heards Ferry
 Middle School Ridgeview
 High School Riverwood

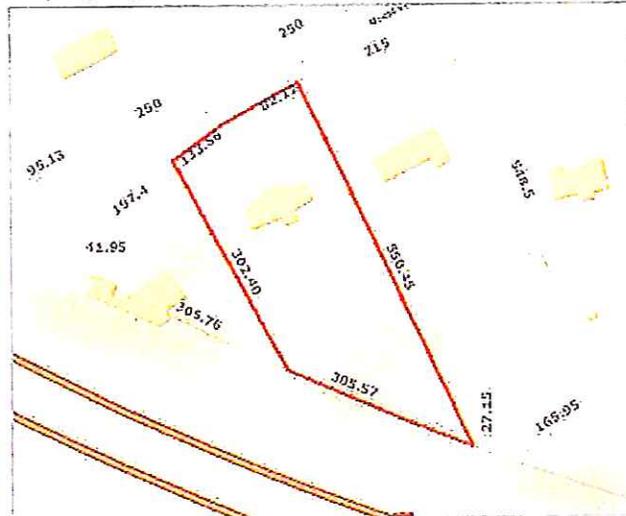
Other Information

Zip Code 30328
 Census Tract 102.05
 In Less Developed Census Tract No

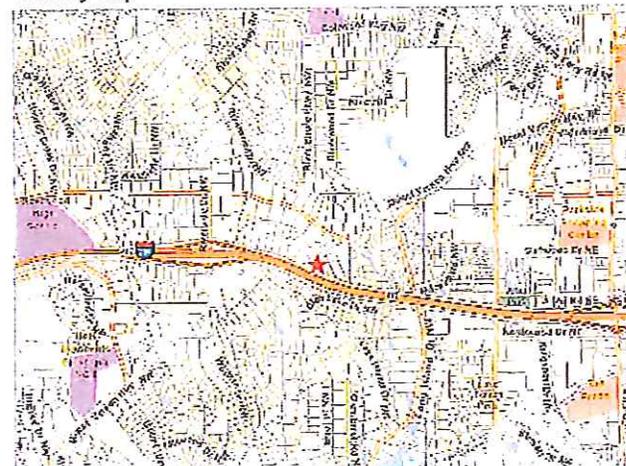
Oblique Aerial View (looking north)

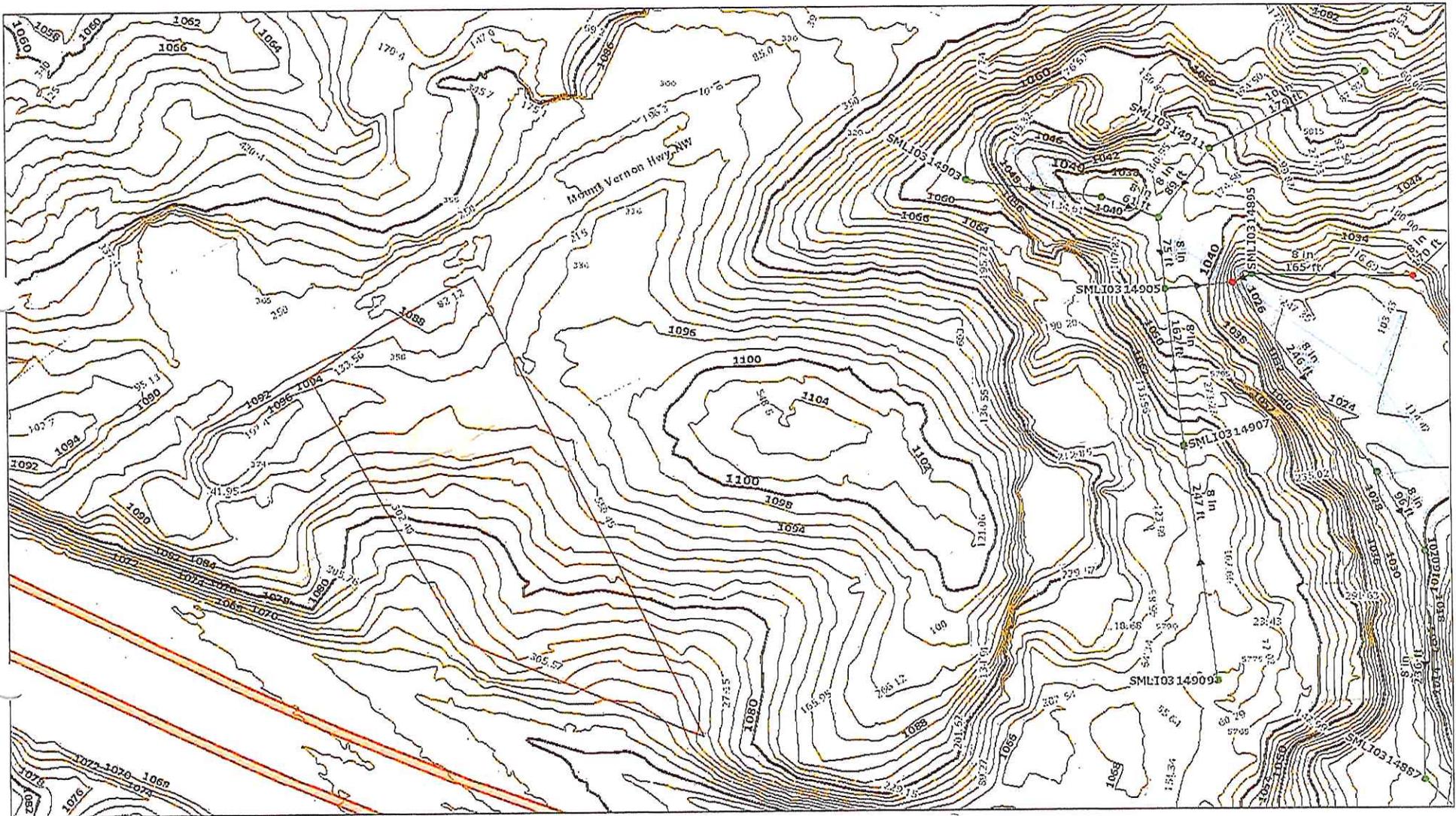


Property Map



Vicinity Map





0 0.015 0.03 0.045 mi

Date: 8/13/2014

358 MOUNT VERNON HWY.

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Prepared By:
CIS Section
Water Resources Department
Fulton County Government

Map 024: 17x11 (TABLOID)