



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: September 10, 2014

FROM: John McDonough, City Manager

AGENDA ITEM: **201401628** - 85 Johnson Ferry Road, *Applicant: Waterford Homes*, to rezone the subject property from R-3 (Single Family Dwelling District) to R-5 (Single Family Dwelling District) to allow for the development of three (3) single family residences, with concurrent variances

MEETING DATE: For Submission onto the September 16, 2014, City Council Regular Meeting Agenda

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

See attached:

Memorandum
Rezoning Petition

APPROVAL BY CITY MANAGER: BLP APPROVED

PLACED ON AGENDA FOR: 09/16/2014

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: [Signature]



To: John McDonough, City Manager

From: Angela Parker, Director of Community Development 

Date: September 3, 2014 for submission onto the September 16, 2014 City Council meeting

Agenda Item: **201401628 85 Johnson Ferry Road** a request to rezone the subject property from R-3 (Single Family Dwelling District) to R-5 (Single Family Dwelling District) to allow for the development of two (2) single family lots, with concurrent variances.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

APPROVAL of a request to rezone the subject property from R-3 (Single Family Dwelling District) to R-5 (Single Family Dwelling District) to allow for the development of two (2) single family lots, with concurrent variances.

Discussion:

To rezone the subject property from R-3 (Single Family Dwelling District) to R-5 (Single Family Dwelling District) to allow for the development of two (2) single family lots.

Additionally, the applicant is requesting three (3) concurrent variances from the Zoning Ordinance as follows:

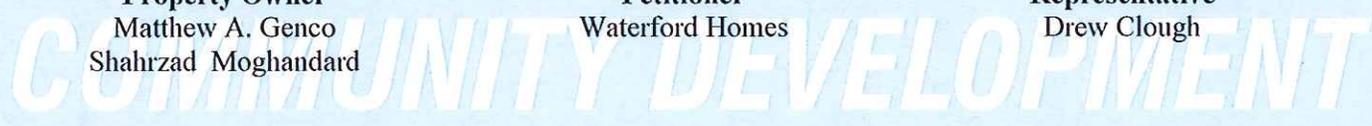
1. 4.11.F to reduce the fence setback from three (3) feet to zero (0).
2. 4.11.G.3.b to allow a fence over four (4) feet in height to not have a picketed design
3. 33.22.c to reduce the sign setback from ten (10) feet setback to zero (0).

PROPERTY INFORMATION

| | |
|--|--|
| Address, Land Lot, and District | 5801 Roswell Road Land Lot 92, District 17 |
| Land Lot 125, District 17th | 6 (Andy Bauman) |
| Council District | 365.81' of frontage along the west side of Roswell Road and 513.81' of frontage along the south side of Mount Paran Road |
| Frontage | 4.7207Acres |
| Area | O-I (Office and Institutional District) under Fulton County zoning cases Z79-0102, Z88-0133 and Sandy Spring zoning case RZ06-047 and R-3 (Single Family Dwelling District) currently developed with office buildings and single family homes. |
| Existing Zoning and Use | Suburban Overlay District |
| Overlay District | LWN (Live Work Neighborhood), O (Office) and R1-2 (1 to 2 Units per acre) Node 2b: Glenridge Drive |
| 2027 Comprehensive Future Land Use Map Designation | MIX (Mixed Used District) |

APPLICANT/PETITIONER INFORMATION

| Property Owner | Petitioner | Representative |
|---|-----------------|----------------|
| Matthew A. Genco Shahrzad Moghandard | Waterford Homes | Drew Clough |



| | | | |
|---|---|---|--|
| Community Zoning Information Meeting May 27, 2014 | Community Developer Resolution Meeting June 26, 2014 July 31, 2014 | Planning Commission Hearing July 17, 2014 | Mayor and City Council Hearing August 19, 2014 |
|---|---|---|--|

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

201401628- APPROVAL CONDITIONAL
 201401628- Variance #1- APPROVAL CONDITIONAL
 201401628- Variance #2- APPROVAL CONDITIONAL
 201401628- Variance #3- APPROVAL CONDITIONAL

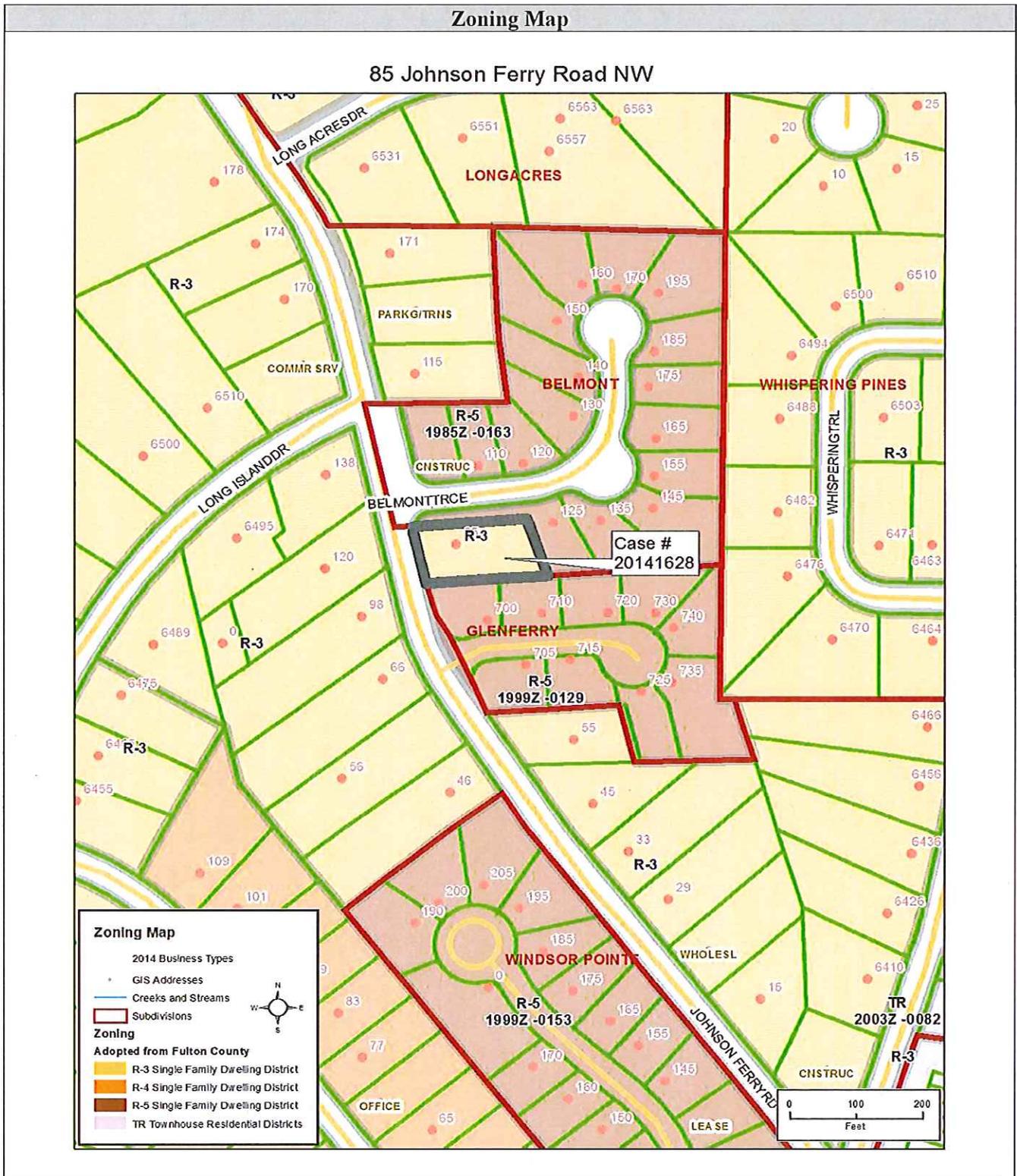
PLANNING COMMISSION RECOMMENDATION- July 17, 2014

The petition was heard at the August 21, 2014 Planning Commission meeting. Squire moved to recommend approval seconded by Nickles. The Commission recommended approval (5-0, Maziar, Frostbaum, Tart, Nickles and Squire for; Porter Absent and Duncan not voting), with staff conditions.

EXISTING LAND USE AND ZONING OF ABUTTING PROPERTIES

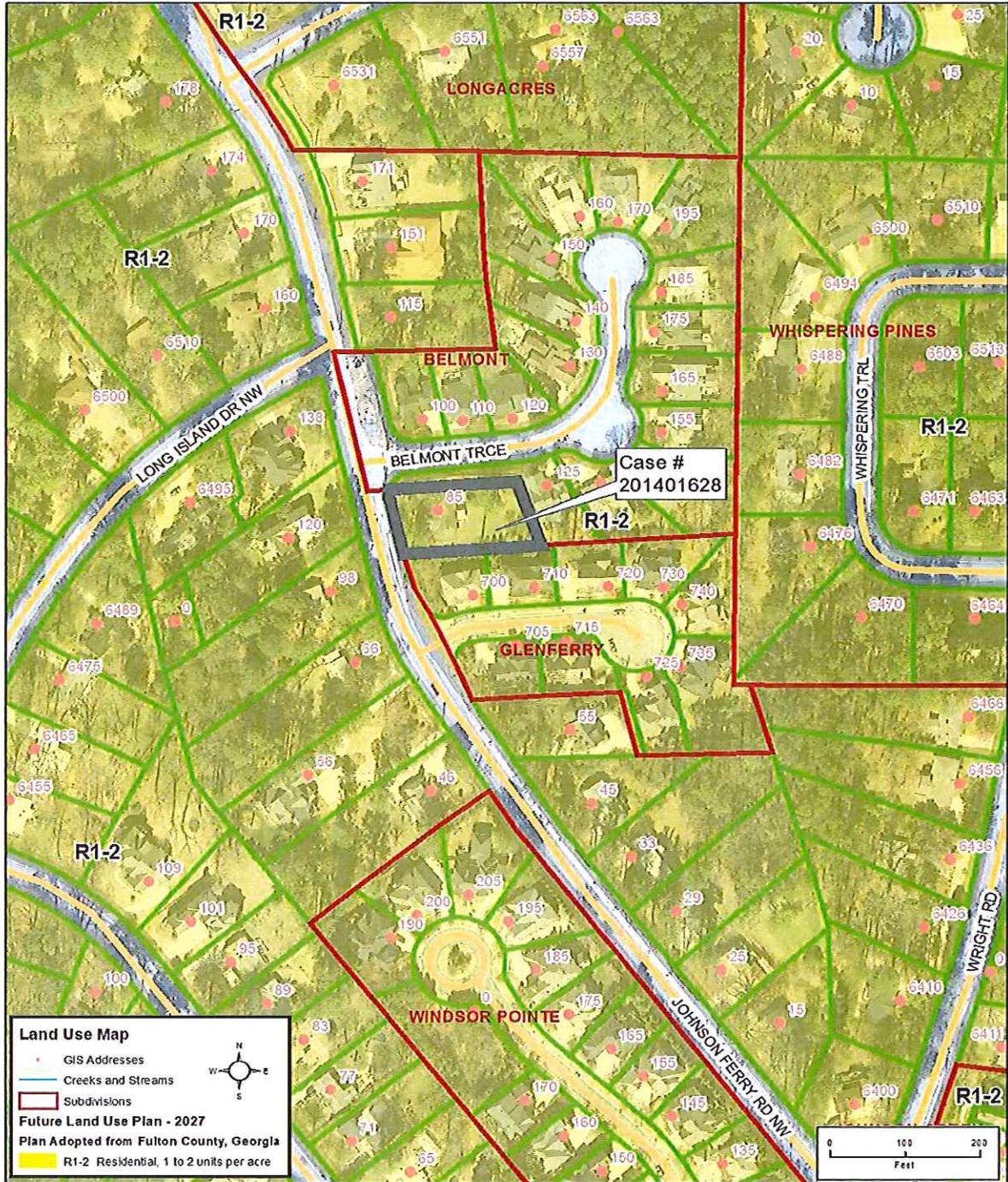
| SUBJECT PETITION | Requested Zoning | Proposed Use | Land Area (Acres) | Units | Density (Units per Acre) |
|------------------|------------------|---------------|-------------------|-------|--------------------------|
| 201401628 | R-5 | Single Family | 0.7050 | 2 | 2.83 units/ac |

| 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-5 Z85-0163 | Belmont Trace Subdivision | 4.88 | 16 | 3.27 units/ac |
| North | R-3 | 115 & 151 Johnson Ferry Road | ±0.8 | 2 | ±2.5 units/ac |
| East | R-5 Z85-0163 | Belmont Trace Subdivision | 4.88 | 16 | 3.27 units/ac |
| South | R-5 Z99-0129 | Glen Ferry Subdivision | 2.41 | 9 | 3.83 units/ac |
| West | R-3 | 98, 120 & 138 Johnson Ferry Road | ±1.894 | 3 | ±1.58 units/ac |



Future Land Use Map

85 Johnson Ferry Road NW



ZONING IMPACT ANALYSIS

To rezone the subject property from R-3 (Single Family Dwelling District) to R-5 (Single Family Dwelling District) to allow for the development of two (2) 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-5 (Single Family Dwelling District) to the North, south and east and R-3 (Single Family Dwelling District) to the west.

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 2.83 units per acre. The proposed density is not consistent with the Comprehensive Plan density of 1-2 unit/acre. However, the zoning is consistent with the properties (Belmont Trace and Glen Ferry) to the north, east and south. The proposal also provides a transition from the properties on the east side of Johnson Ferry to the west side. Additionally, the proposed lots will be included in the Belmont Trace subdivision.

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.

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 R1-2 (1 to 2 units per acre). The applicant is proposing 2.83 units per acre. However, the proposal is consistent with the surrounding properties to the north, east and south which have densities of 3.27 units per acre to the north and east (Belmont Trace), 3.83 units per acre to the south (Glen Ferry). The properties to the west have a density of 1.58 units per acre.

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 4.11.G.3.b to allow a fence over four (4) feet in height to not have a picketed design.

Findings:

Staff is of the opinion that the request to allow a solid wood fence adjoining the right-of-way to match the existing subdivision fence on the north side of the subdivision entrance is in harmony with the intent of the Zoning Ordinance and would not be a detriment on adjacent properties. The proposed 2 lots will be included in the Belmont Trace subdivision. The fence currently exists on the north side of the entrance. The applicant is requesting to match the design on the south entrance. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

2. Variance from section 4.11.F to reduce the fence setback from three (3) feet to zero (0).

Findings:

Staff is of the opinion that the request to reduce the setback from three (3) feet to zero (0) is in harmony with the intent of the Zoning Ordinance and would not be a detriment on adjacent properties. The existing fence is currently located in the right-of-way. The applicant has consulted with the Public Works Department regarding the proposed fence location. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.

3. Variance from section 33.22.c to reduce the setback from ten (10) feet setback to zero (0).

Findings:

Staff is of the opinion that the request to reduce the setback from ten (10) feet to zero (0) is in harmony with the intent of the Zoning Ordinance and would not be a detriment on adjacent properties. The existing fence is currently located in the right-of-way. The applicant has consulted with the Public Works Department regarding the proposed fence location. Additionally the sign will be part of the fence column. 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 (see attachments).

| | |
|------------------------|--|
| Transportation Planner | <p>Johnson Ferry Road is classified a minor arterial and has a posted speed limit of 35 mph. The average daily traffic is 13,000 vehicles per day (2013) north of the site. Johnson Ferry Road is included in the Suburban Overlay District. Belmont Trace is classified a Minor street.</p> <p>At time of permitting, 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"> • All proposed residential access shall be located on Belmont Trace, §103-73(c). No access to Johnson Ferry Road is permitted. • Proposed driveways shall meet intersection sight distance of §103-77(f). • Applicant shall dedicate minimum right-of-way along entire property frontages for Johnson Ferry Road Road (40 feet from centerline, 11 feet behind back of curb, or one foot behind sidewalk, whichever is greater) and Belmont Trace (25 feet from centerline, 11 feet behind back of curb, or one foot behind sidewalk, whichever is greater). A minimum 20-foot miter is required at the intersection of Johnson Ferry Road and Belmont Trace, §103-75. <p>All street frontages shall meet curb and gutter requirements, §103-79.</p> |
|------------------------|--|

PUBLIC INVOLVEMENT

Public Comments

- Stormwater drainage
- Sewer drainage

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 2.83 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

Prepared by the City of Sandy Springs Department of Community Development for the Mayor and City Council Meeting September 16, 2014

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-3 (Single Family Dwelling District) to R-5 (Single Family Dwelling District), the staff recommends the approval be subject to the R-5 regulations in the Sandy Springs Zoning Ordinance and the Sandy Springs Code of Ordinances and the following conditions.

1. To the owner's agreement to provide the following site development standards:
 - a. Variance from section 4.11.G.3.b to allow a fence over four (4) feet in height to not have a picketed design on the south side of the Belmont Trace entrance.
 - b. Variance from 4.11.F to reduce the fence setback from three (3) feet to zero (0).
 - c. Variance from 33.22.c to reduce the sign setback from ten (10) feet setback to zero (0).
 - d. No vehicle access shall be permitted on Johnson Ferry Road.

Attachments

- Letter of Intent received September 4, 2014
- Site Plans dated received June 5, 2014
- Fence Concept Plan dated received July 1, 2014
- Site Photographs
- Additional comments from the Fulton County Department of Water Resources, Fulton County School System.

City of Sandy Springs, GA
7840 Roswell Road, Building 500
Sandy Springs, GA 30350
Attn: Sandy Springs Zoning Board and Commissioners
RE: 85 Johnson Ferry Rd

RECEIVED

SEP 04 2014

City of Sandy Springs
Community Development

- 1) Request for Re-Zoning from R3 to R5
- 2) Variance from 4.11.F to reduce the setback from 3' to 0'
- 3) Variance from 4.11.G.3 to allow a fence over 4' in height to not have a picketed design
- 4) Variance from 33.22.C to reduce the setback from 10' to 0' for an entrance monument

Waterford Homes requests a re-zoning from the current R3 zoning to R5. We intend to acquire the land strip between 85 Johnson Ferry and Belmont Trace, re-orient the frontage from Johnson Ferry to Belmont Trace and to sub-divide the newly acquired parcels into 2 lots. All of the lots surrounding 85 JF are currently zoned R5, as seen in Exhibit A (attached).

Belmont Trace Subdivision currently has an easement on the land strip that sits between 85 JF and Belmont Trace, so we require the support of the HOA in order to re-orient the frontage. We believe the Belmont Trace Subdivision homeowners will support this decision. The existing home on 85 JF is older, poorly maintained rental home that has been the cause of several nuisance complaints from the surrounding neighbors.

We request the variance from 4.11.F so that a new fence can be installed to mirror the fence on the left side of the entrance, adjoined to the ROW, instead of the code requirement that the fence be 3' off of the ROW. The existing ROW is over 40' from center line, which is significantly larger than the ROW for other nearby neighborhoods along Johnson Ferry, including Glen Ferry, immediately to the south. Widening the road was discussed at one time, but was never completed, which has created a very large landscaped area in between the road and the beginning of the subdivision. As such, the reduction in the fence setback is very reasonable. The variance from 4.11.G.3 only applies to the very short portion of fence between the front building plane of the proposed new lot and the ROW – the rest of the fence is not considered to front on Johnson Ferry.

We request a variance from 33.22.C so that the existing monument can be re-faced - converting it from stucco to brick - in its current location. Moving the monument is not feasible, as the critical root zone of a large, specimen tree includes the area of the current monument. We intend to keep the existing foundation and simply re-face the monument. Since the monuments are built inside the ROW, we need a reduction in the setback requirement from 10' to 0'. The HOA is willing to sign the EIA agreement required by the City of Sandy Springs to hold the City harmless in the event that any damages are caused by the location of the new monuments.

Granting this request will not adversely affect the public welfare, nor will it be harmful to the property or to the neighborhood where the property is located. We intend to build high quality homes that will further enhance the community.

Thank you for your consideration.

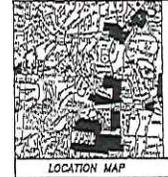
Best Regards,

Drew Clough, CFA
Vice President
Land Acquisition & Development
Waterford Homes
5880 Live Oak Pkwy, Suite 180
Norcross, GA 30093

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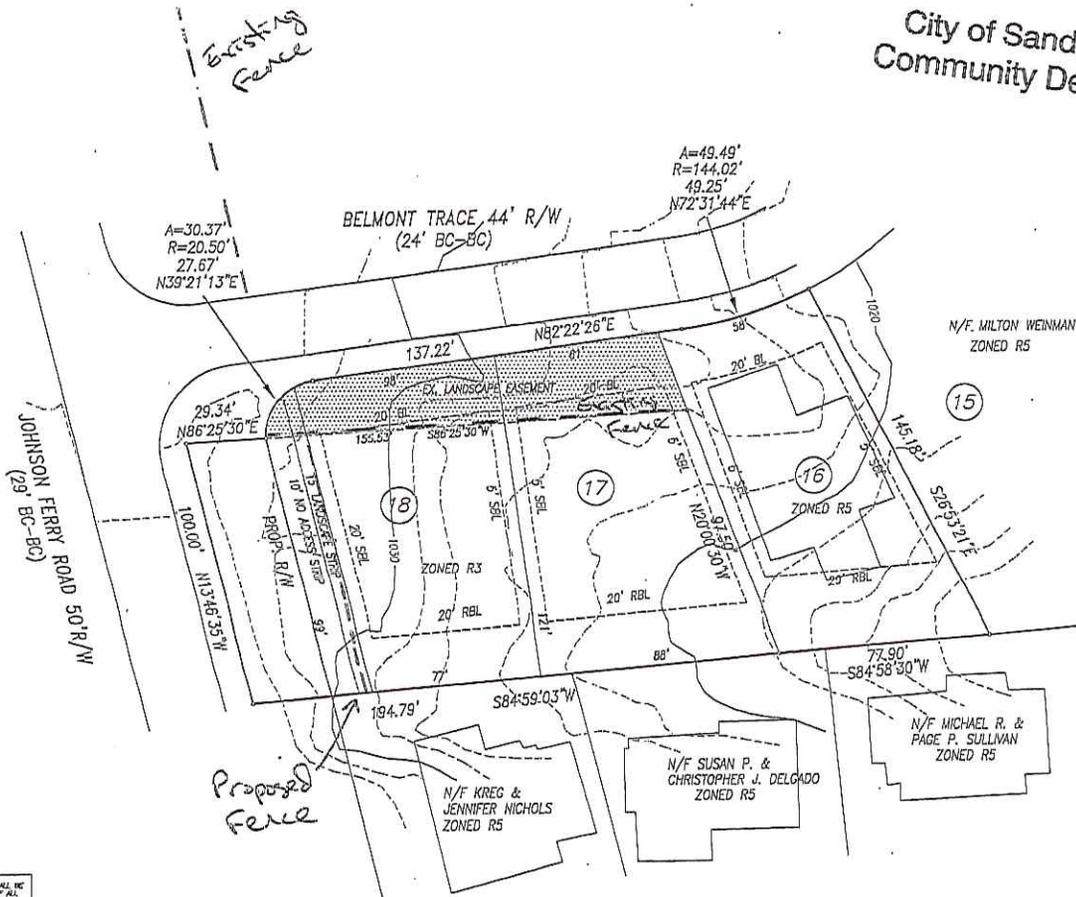
JUN 05 2014

City of Sandy Springs
Community Development



BLIND HAZARD AREA
THE SUBJECT PROPERTY IS NOT CONTAINED WITHIN THE HAZARD OF A BLIND HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP OF BLIND HAZARD AREAS - COUNTY OF FULTON, GA. STATION # 1 - 0103 007 14, 2012

INTERESTS AFFECTED
FINAL PLAN FOR BELMONT TRACE WITHIN SECTORS 15, 16, 17 AND 18 IS TO BE SUBMITTED TO THE CITY OF SANDY SPRINGS, GEORGIA FOR REVIEW AND APPROVAL. THE CITY OF SANDY SPRINGS, GEORGIA IS THE REVIEWING AGENCY FOR THIS PROJECT. THE CITY OF SANDY SPRINGS, GEORGIA IS THE REVIEWING AGENCY FOR THIS PROJECT. THE CITY OF SANDY SPRINGS, GEORGIA IS THE REVIEWING AGENCY FOR THIS PROJECT.



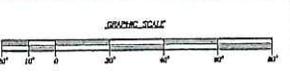
PROPOSED LOT AREAS

| | |
|--------|--------------|
| LOT 16 | LOT 8846 SFT |
| LOT 17 | LOT 9123 SFT |
| LOT 18 | LOT 9865 SFT |

THIS PROPERTY HAS NOT BEEN FIELD SURVEYED BY THIS FIRM

BEFORE TO AND THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND MAINTAINING ACCURATE FIELD LOCATIONS OF ALL UTILITY LINES AND SERVICES (WATER, SEWER, GAS, AND TELEPHONE), AND ANY ADJACENT TO THE "SCENE" OF WORK AREA THAT ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINATION, LOCATION, AND PROTECTION OF ANY AND ALL UTILITY LINES AND UTILITY SERVICES WITHIN THE SCENE OF WORK AREA BY QUALIFIED CONTRACTORS AND PERSONNEL, AS WELL AS DETERMINATION OF ANY AND ALL CONFLICTS BETWEEN THE EXISTING UTILITY AND UTILITY SERVICE INFRASTRUCTURE AND THE PROPOSED IMPROVEMENTS & UTILITY INFRASTRUCTURE.

UTILITIES PROTECTION CENTER
CALL TOLL FREE
BY NUMBER ALABAMA
811
THROUGHOUT GEORGIA
811
THREE WORKING DAYS BEFORE YOU DIG



| REV. | DATE | DESCRIPTION |
|------|----------|-------------------------|
| 1 | 05/14/14 | ISSUE FROM YOUR DESIGNS |
| | | |
| | | |

ALL WORK AND MATERIALS SHALL CONFORM TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF SANDY SPRINGS, GEORGIA.

RECORDING PLAN FOR:
WATERFORD HOMES
TAX ID 17-012520010023 - 45 JOHNSON FERRY ROAD ZONED R5
TAX ID 17-012520010048 - 122 BELMONT TRACE ZONED R5

THE CITY OF SANDY SPRINGS, GEORGIA
LAND LOT 125
17TH DISTRICT

FLATON COUNTY, GEORGIA

| | |
|------------|----------|
| DRAWN | LCE |
| CHECKED | LCE |
| DATE | 05/22/14 |
| SCALE | 1" = 20' |
| 1754-14200 | |

LCE ENGINEERS, INC.

Tel. 770-888-0763
Fax. 770-643-4866

603 Macy Drive
Roswell, GA 30076

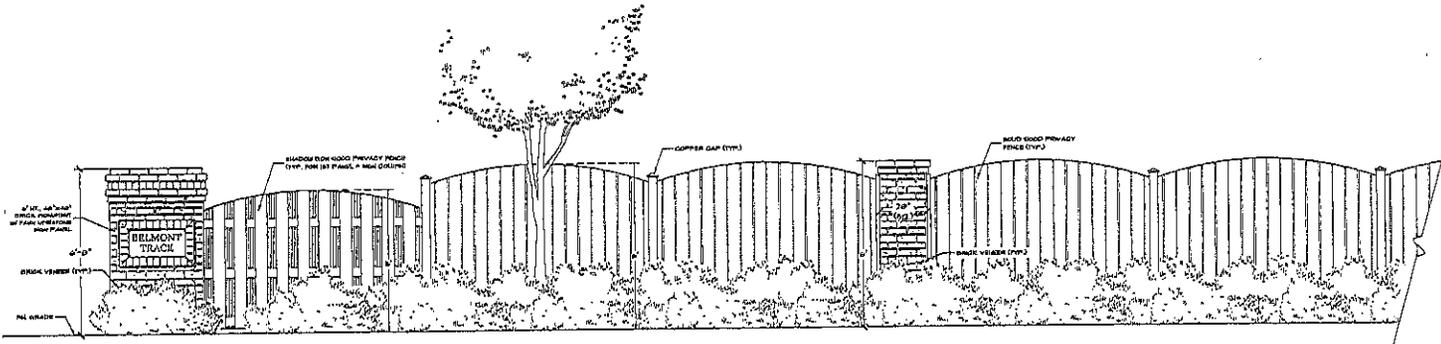
THE SUBJECT PROPERTY IS PRESENTLY ZONED R-3 AND R-5 PROPOSED ZONING WILL BE R-5 ZONING RECOMMENDATION OF THE BELMONT SUBDIVISION

MINIMUM BUILDING SETBACK RECOMMENDATIONS:
FRONT YARD - 25'
SIDE YARD - 5'
REAR YARD - 25'

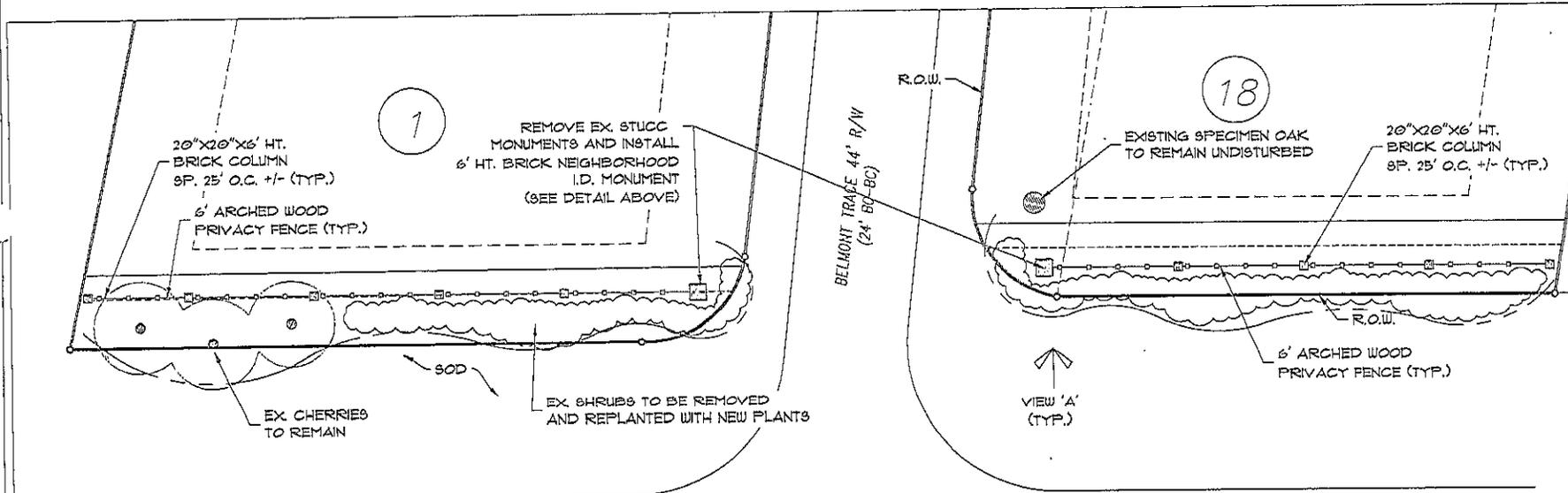
MINIMUM LOT WIDTH SHALL BE 60' AT BUILDING LINE.
MINIMUM LOT SIZE SHALL BE 7,500 SFT
MINIMUM HEATED FLOOR AREA PER DWELLING UNIT SHALL BE:
3,000 SFT

EXISTING LANDSCAPE EASEMENT WILL BE REMOVED ALONG BELMONT TRACE

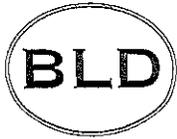
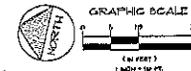
NOTE: THE PROPOSED NEIGHBORHOOD I.D. MONUMENTS SHALL BE CONSTRUCTED ON THE EXISTING MONUMENT FOOTINGS.



VIEW 'A'
SIGN COLUMN / FENCE ELEVATION
17'-0" x 1'-0"



JOHNSON FERRY ROAD



BAKER LAND DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
CERTIFIED ARBORIST

3080 PLEASANT HILL RD.
SUITE 210
DULUTH, GA 30098
PHONE: (404) 707-3973
WWW.BAKERLANDDESIGN.COM

CONCEPTUAL
ENTRANCE
PLAN
FOR
BELMONT
TRACE

REVISIONS

| | |
|-------------|----------|
| DRAWN BY: | BH |
| CHECKED BY: | TB |
| SCALE: | AS SHOWN |
| DATE: | 7/11/14 |
| JOB NO. | |
| SHEET | OF |







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 4 lots = 1,080 gallons per day (gpd)

This project is within the City of Atlanta water jurisdiction.

SEWER:

Basin: Marsh Creek

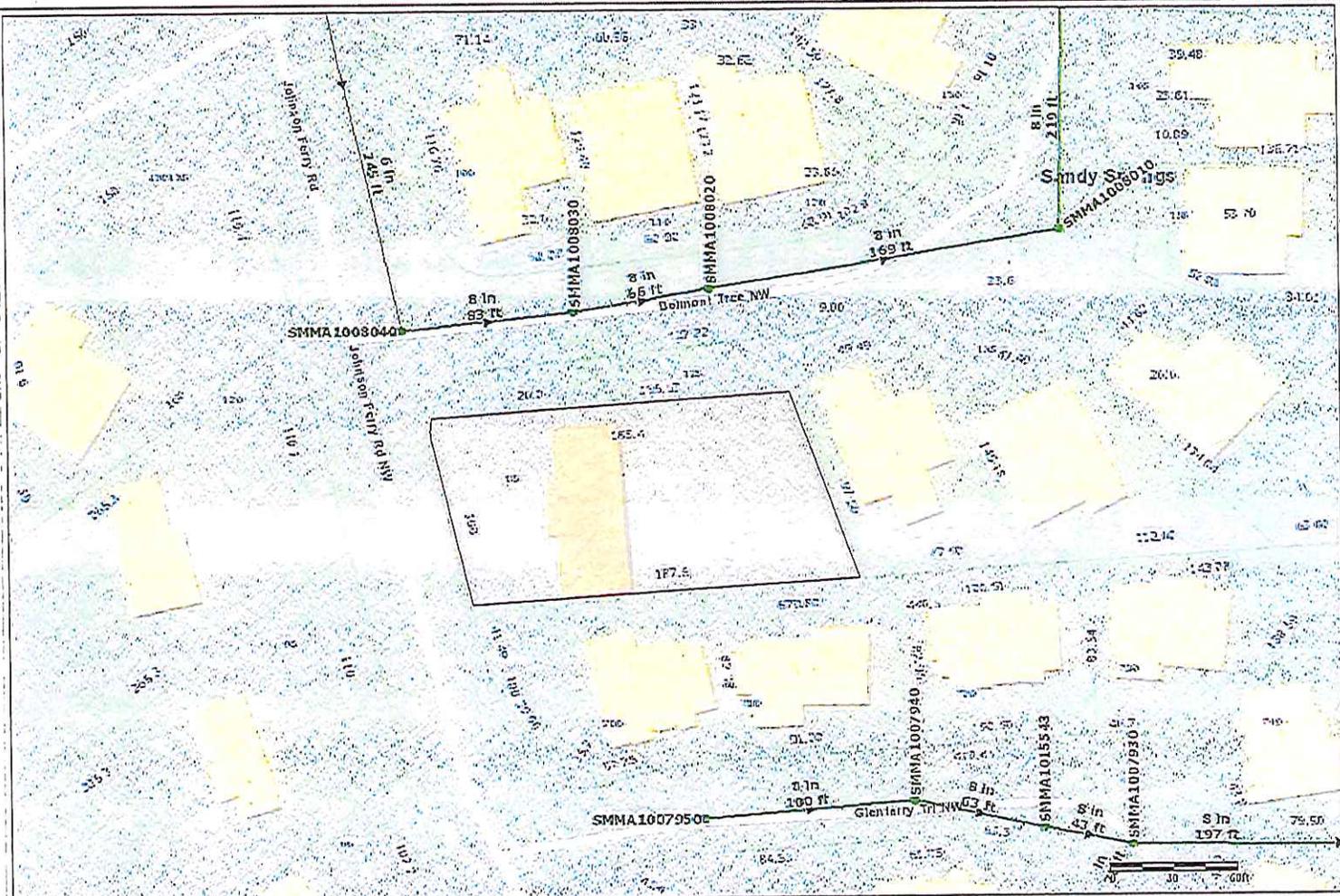
Treatment Plant: R.L. Sutton (Cobb County)

Anticipated sewer demand: 972 gallons per day

There are two wastewater manholes north of the northern property line of the 0.424 acre tract (85 Johnson Ferry Road) (sewer manholes # **SMMA1008030** and # **SMMA1008040**) located in Land Lot 125, 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
- ★ Ro-Line
- ★ WasteWater
- ★ Water
- Waste Water System
- Private Manhole
- Pump Station
- Manhole
- Accessible
- Not Assessed
- Problem
- Lined Pipe
- Free 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"
- Parcel Dimensions
- Address Points

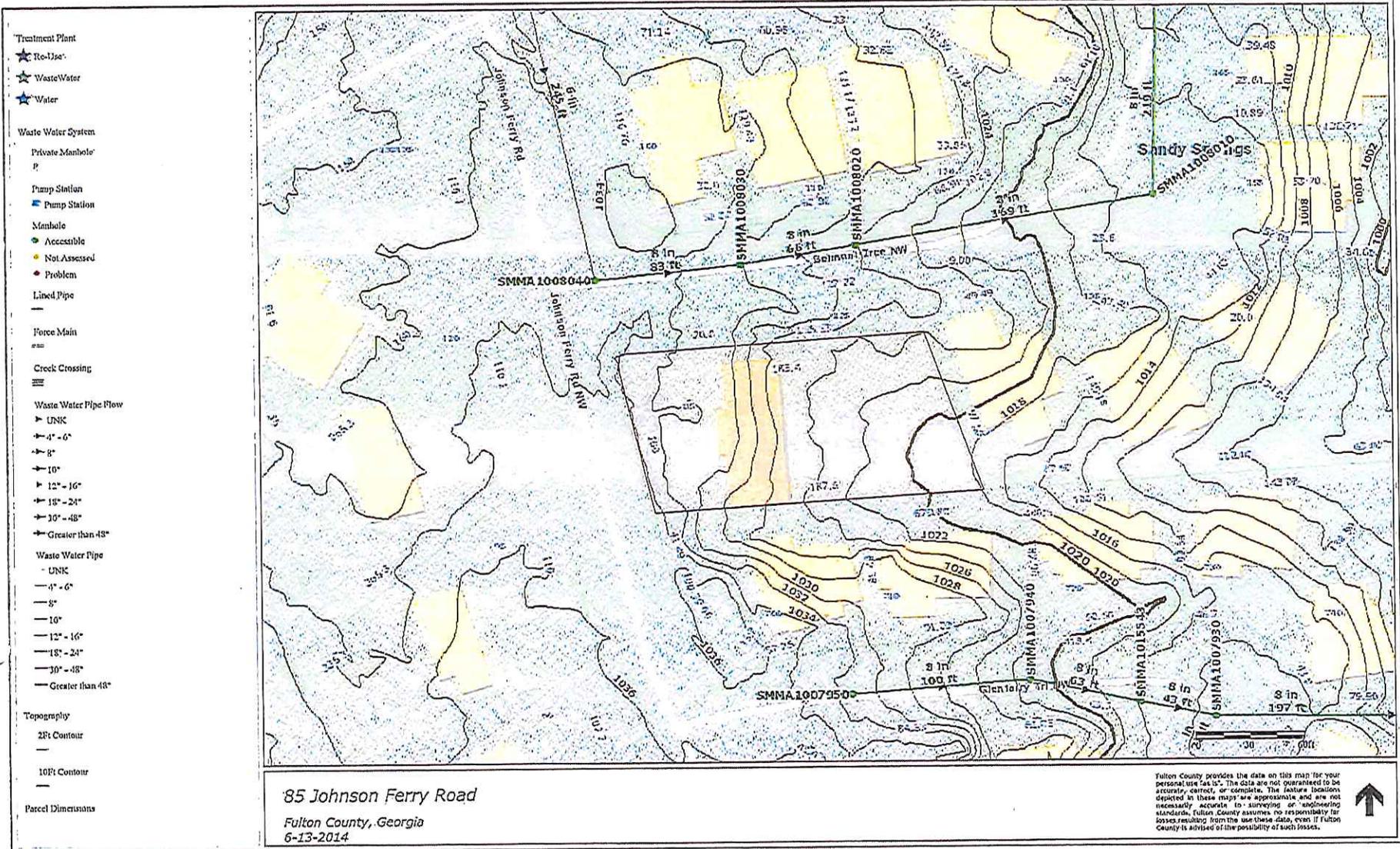


waterservices_pub:DBO.DASISMAP_County

85 Johnson Ferry Road
 Fulton County, Georgia
 6-13-2014

Fulton County provides the data on this map for your personal use only. The data are not guaranteed to be accurate, correct, or complete. The 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.





Property Profile for **85 JOHNSON FERRY RD**

Property Tax Information

Tax Year 2014
 Parcel ID 17 012500010532
 Property Address 85 JOHNSON FERRY RD
 Owner MOGHANGARD SHAHRZAD & ELNAZ
 Mailing Address 4476 BLACKLAND DR MARIETTA GA 30067
 Total Appraisal \$244,000
 Improvement Appraisal \$154,300
 Land Appraisal \$89,700
 Assessment \$97,600
 Tax District 59
 Land Area 0.423875 ac
 Property Class Residential Lots
 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 SS03
 Poll Location Lake Forest Elementary School, 5920 Sandy Springs Cir

Congressional District 006
 State Senate District 032
 State House District 052

School Zones

Elementary School Spalding Drive Charter
 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





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 # 85 Johnson Ferry Road, Sandy Springs, Georgia

Dear Linda

Our records indicate that there is an existing 6 inch water main along the east side of Johnson Ferry Road. This water main is located behind the curb. There is also an existing 8 inch water main along the north side of Belmont Trace which is also behind the curb. 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