





To: John McDonough, City Manager

From: Angela Parker, Director of Community Development

Date: July 2, 2014 for submission onto the July 15, 2014 City Council meeting

Agenda Item: **201301133 305 Carpenter Drive** a request to modify Sandy Spring zoning case RZ08-012 and delete all conditions related to senior housing

**DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION**

**APPROVAL CONDITIONAL** of a request to modify Sandy Spring zoning case RZ08-012 and delete all conditions related to senior housing

**Discussion:**

To modify Sandy Spring zoning case RZ08-012 and delete all conditions related to senior housing.

**PROPERTY INFORMATION**

<b>Address, Land Lot, and District</b>	305 Carpenter Drive Land Lot 90, District 17
<b>Council District</b>	5 (Tiberio "Tibby" DeJulio)
<b>Frontage</b>	188.70 feet of frontage along the south side of Carpenter Drive.
<b>Area</b>	1.15Acres
<b>Existing Zoning and Use</b>	A-L (Apartment Limited Dwelling District) under Sandy Springs zoning case RZ08-012/U08-006/CV08-014 currently undeveloped.
<b>Overlay District</b>	Main Street Overlay District
<b>2027 Comprehensive Future Land Use Map Designation</b>	LWR (Live Work Regional)
<b>Proposed Zoning</b>	A-L (Apartment Limited Dwelling District)

**APPLICANT/PETITIONER INFORMATION**

<b>Property Owner</b>	<b>Petitioner</b>	<b>Representative</b>
Masoud Zahedi	Masoud Zahedi	N/A
<b>Community Zoning Information Meeting</b> April 22, 2014	<b>Community Developer Resolution Meeting</b> May 29, 2014	<b>Mayor and City Council Hearing</b> July 15, 2014

**DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION**

The applicant is requesting to modify Sandy Spring zoning case RZ08-012 and delete all conditions related to senior housing as follows:

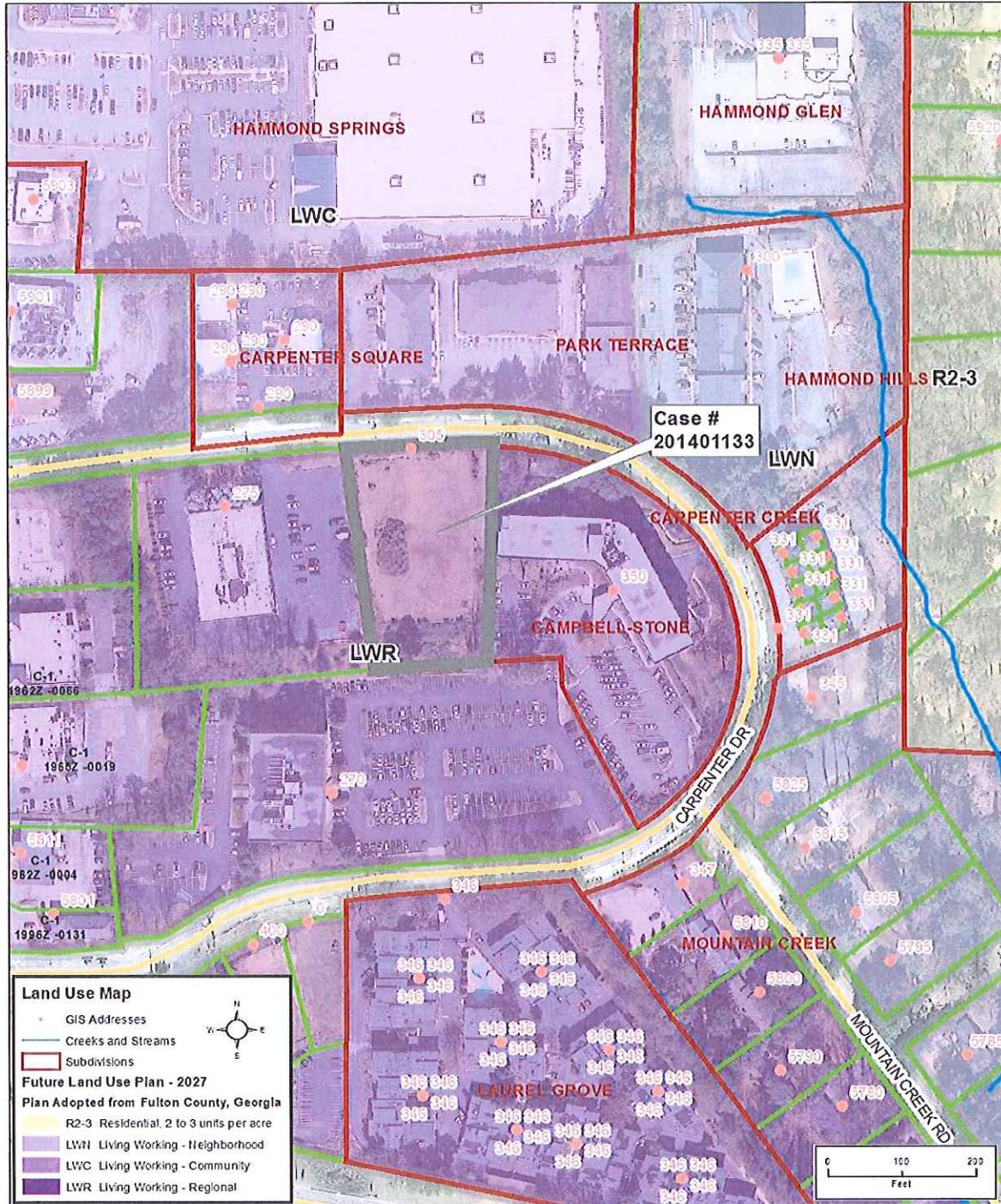
The staff is of the opinion that the applicant's request to delete all conditions related to senior housing would not cause a detriment to the public. The proposed use is consistent with the Future Land Use Map. The Future Land Use Map designation of LWR (Live Work Regional) which recommends a density over 20 units per acre. The applicant is proposing 104.35 units per acre. The proposed request is in harmony with the Comprehensive Plan policies on densities and is consistent with surrounding developments. Based on these reasons, the staff recommends **APPROVAL CONDITIONAL** of this modification request.





Future Land Use Map

305 Carpenter Drive



**DEPARTMENT COMMENTS**

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on May 7, 2014 at which the following departments had comments. The staff has received additional comments from Fulton County Department of Water Resources, Fulton County Health and Wellness, and Fulton County Schools (see attachments).

<p><b>Transportation Planner</b></p>	<p>Carpenter Drive is classified a minor street and has a posted speed limit of 25 mph. Carpenter 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, 6-foot sidewalk, and 10-foot supplemental zone adjacent to residential development.</p> <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"> <li>• Driveway location shall meet requirements of Section 103-77 for sight distance and Section 103-73 for uninterrupted ingress/egress.</li> <li>• The minimum driveway spacing for 25 mph street is 200 feet and driveway shall be aligned with driveway across the street.</li> <li>• The right-of-way shall meet the requirements of Section 103-75. Applicant shall dedicate 37 feet of right-of-way from centerline, 11 feet from back of curb, or one foot from back of sidewalk, whichever is greater along the entire property frontage.</li> <li>• ADA-compliant paths shall be provided from sidewalk network to site arrival point(s).</li> </ul>
<p><b>Fire</b></p>	<ul style="list-style-type: none"> <li>• Refer to 120-3-3 Modifications to IFC “503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction as determined by the local Fire Chief and/or Fire Code Official of the responding fire department or agency. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45.7 m) of all portions of the facility or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility.”</li> <li>• “Exception: The local Fire Chief and/or Fire Code Official of the responding fire department or agency is authorized to increase the dimension of 150 feet (45.7 m) where:</li> <li>• “1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.</li> <li>• “2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other</li> </ul>

	<p>similar conditions, and an approved alternative means of fire protection is provided.</p> <ul style="list-style-type: none"> <li>• “3. There are not more than two Group R-3 or Group U occupancies.”</li> <li>•</li> </ul>
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#### STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to approve the modification 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. 170 independent living, senior housing units at a density of 142.86 units per acre, whichever is less. Said housing shall have at least 80% of the occupied dwelling units occupied by at least one person who is 62 years of age or older which shall be verified by documentation submitted annually by the owner/developer pursuant to policies and procedures adopted by the Director of Community Development. Exceptions to this requirement shall be made for spouses if at least one (1) of the occupants is at least 62 years of age and for persons with disabilities.~~

a. Residential uses at a density of 104.35 units per acre or 120 units, whichever is less.

~~a. The minimum heated floor area for the units shall be as follows:~~

- ~~a. No more than 80 units shall have a minimum heated floor area of 850 square feet~~
- ~~b. At least 30 units shall have a minimum heated floor area of 1,000 square feet~~
- ~~c. At least 60 units shall have a minimum heated floor area of 1,200 square feet~~

~~b. To a maximum building height ten (10) stories.~~

2. To the owner’s agreement to abide by the following:

a. To the site plan received by the Department of Community Development dated ~~May 6, 2008~~ **March 27, 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. 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 owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of Carpenter Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
- b. Prior to issuance of an LDP, the owner/developer shall attempt to provide interparcel access with the adjacent properties. Should the owner/developer not come to an agreement on interparcel access at this time with the adjacent property owners, the owner/developer shall provide documentation of such. In addition, if an interparcel access agreement is not obtained; permanent easements shall be recorded allowing for future inter-parcel access along the entirety of the northern and eastern boundaries of the property, prior to the issuance of an LDP.
- ~~c. All units shall be designed, constructed and operated in accord with the Fair Housing Amendments Act. On an annual basis, the controlling entity shall verify compliance with all provisions of the Fair Housing Act related to occupancy in a manner deemed acceptable pursuant to policies and procedures adopted by the Director of Community Development.~~
- ~~d. The senior housing development may have at least one (1) unit designated as guest quarters for visitors of residents, but the total number of guest units may not exceed 1% of the total number of units within the development. Guest units shall have maximum heated floor area of 500 square feet.~~
- ~~e. The property shall be deed restricted to senior housing except as provided for by Fair Housing laws. Each senior housing development shall post on its premises notice of its status as a senior housing development in a manner readily visible to and accessible to the residents. Such notices shall be subject to the approval of the Department of Community Development.~~
- ~~f. The property shall comply with all applicable local, state, and federal regulations and copies of any applicable permits shall be provided to the Department of Community Development prior to the issuance of a certificate of occupancy.~~
- ~~g. The project is encouraged to incorporate Easy Living and applicable accessibility standards (as administered and copyrighted by a coalition of Georgia citizens including but not limited to AARP of Georgia, Atlanta Regional Commission, Concrete Change, Georgia Department of Community Affairs, Governor's Council on Developmental Disabilities, Home Builders Association of Georgia, Shepherd Center and the Statewide Independent Living Council of Georgia).~~
- ~~h. Home occupations shall be permitted in accordance with Section 4.12, Home Occupation, of the Zoning Ordinance.~~

- i. ~~Any proposed change in the use of a senior housing project that does comply with the Fair Housing Amendments Act shall conform to all current zoning and density requirements. Any such conversion shall be considered a zoning modification and be required to be brought into conformance with city standards.~~
- j. ~~The project is encouraged to incorporate features to enhance the quality of the senior housing development including, but not limited to, laundry rooms on each floor, lounges on each floor with automated external defibrillators (AEDs), balconies on each floor for fresh air, theater style media centers, library, dining halls, wall mounted emergency pull cords in each unit's bathroom, aerobics and fitness centers.~~
- k. Streetscape along Carpenter Drive shall be installed to the standards set forth in the City Center Master Plan.
- l. All units shall be individually metered and/or sub metered.
- m. Interior ceiling heights should be a minimum of nine (9) feet.
- n. No less than 15% of the site shall be maintained as green space and 5% as open and/or green space.

#### Attachments

- Letter of Intent dated received March 27, 2014
- Site Plan dated received March 27, 2014
- Rendering dated March 27, 2014
- Site Photographs
- Additional comments from the Fulton County Department of Water Resources, Fulton County Sewer Department, and Fulton County Schools

201401133

# LETTER OF INTENT

RECEIVED

3-25-2014

1.19 AC

305 CARPENTER DR ATLANTA, GA, 30328  
LAND LOTS 90 17th SANDY SPRINGS GEORGIA  
MASOUD ZAHEDI  
5801 ROSWELL RD  
ATLANTA GA 30328

City of Sandy Springs  
Community Development

The subject property consists of 1.19 acres zoned A-L. Masoud Zahedi intends new Multifamily Residential zoning shown on attached property descriptions and drawings for 6 story building with 3 story of parking above and underground , as 120 units with minimum heated floor area of 600 sf . This site is located on the Carpenter Dr. The proposed plan contains 190,000 square feet of building . The comprehensive land use plan designates this site as commercial mixed use district. The property is a part of the commercial zone classification. The property is bordered on the west by 3 story commercially zoned property with current use of office building , Carpenter Dr to the north, commercial parking lot to the south and 9 story apartment building to the east .The proposed use of this site is consistent with the existing adjacent properties. The property has a drop of almost 30' from front to back which make it very suitable for underground parking.

To allow building on existing height limitation for proposed 8 story Building we are applying for use permit .

The following items of work have been build and inspected for conformance with the specification of the Fulton County Development Services Department and have been approved under LDP # 03-301,

Building footing/foundation

Storm drainage

Sanitary sewer

Detention pond

Grading and drainage

Landscape strips and building setbacks for the Multifamily Residential zoning categories will be adhered to.

Sincerely,



Masoud Zahedi













## 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:** May 6, 2014

**SUBJECT:** Zoning Comments for May 2014

AGENDA ITEM	ZONING COMMENTS
201300687	<p>The Fulton County Department of Health and Wellness will require that the applicant connects the proposed mixed-use 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>If this proposed development includes a public swimming pool as defined in the 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 for review and approval by this department and must obtain a Department of Health and Wellness permit to construct 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>Since this proposed development includes a tourist accommodation, as defined in the Department of Human Resources rules and regulations for tourist accommodations as adopted by Fulton County as the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XIII – Tourist Accommodations, is proposed, the owner or contractor must submit plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a tourist accommodation 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>
201401133	<p>The Fulton County Department of Health and Wellness will require that the applicant connects the proposed apartment 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>If this proposed development includes a public swimming pool as defined in the 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 for review and approval by this department and must obtain a Department of Health and Wellness permit to construct 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>

AGENDA ITEM	ZONING COMMENTS
201401164	<p>The Fulton County Department of Health and Wellness will require that the applicant connects the proposed assisted living 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>If there are existing structures that will be demolished, this department is requiring that those structures 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>
201401170	<p>The Fulton County Department of Health and Wellness will require that the applicant connects the proposed condominium 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>If this proposed development includes a public swimming pool as defined in the 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 for review and approval by this department and must obtain a Department of Health and Wellness permit to construct 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>
201401173	<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>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>The Fulton County Department of Health and Wellness recommends this facility meet all permit requirements for child care learning centers under Bright from the Start: Georgia Department of Early Care and Learning.</p> <p>If there are existing structures that will be demolished, this department is requiring that those structures 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
201401257	<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>Since this site is served by public water and public sanitary sewer and adequate facilities are required, the Department of Health and Wellness recommends that the appropriate jurisdiction conducts an inspection of the internal plumbing to assure that the facilities are appropriate for the proposed use.</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>

**Akbar, Abdul**

**From:** Abaray, Linda <LAbaray@SandySpringsga.gov>  
**Sent:** Tuesday, April 15, 2014 12:04 PM  
**To:** Abaray, Linda  
**Cc:** Allen, Colleen  
**Subject:** Sandy Springs Preliminary Zoning Agenda- April  
**Attachments:** 201300687 Letter of Intent.pdf; 201300687 Site Plan 3.5.13.pdf; 201401133 Site Plan.pdf; 201401133 LOI.pdf; 201401164 LOI & Site Plan.pdf; 201401170 LOI & Site Plan.pdf; 201401173 Letter of Intent & Site Plan.pdf; 201401257 LOI & Site Plan.pdf

All:  
 Please be advised, the material details the zoning petitions received on or before the April 2, 2014 submittal deadline. We are writing to solicit your comments with regard to these applications. Please forward a response in writing detailing your comments, or lack thereof to the attention of the Linda Abaray. Correspondence may be sent to the following address:

City of Sandy Springs  
 Department of Community Development  
 Planning and Zoning Division  
 7840 Roswell Road, Building 500  
 Sandy Springs, Georgia 30350  
[labaray@sandyspringsga.gov](mailto:labaray@sandyspringsga.gov)

Agenda Item	Council District	Meeting Dates
<b>Rezoning</b>		
1. <del>201300687 Abenathy Road, Mount Vernon Highway, Peachtree Dunwoody Drive Applicant: Hines Interest Limited Partnership ▪ To rezone the subject property from O-1 (Office and Institutional District) to MIX (Mixed Use District), with a use permit and concurrent variances.</del>	<del>4</del>	<del>CZIM - 4/22/14 CDRM - 5/29/14 PC - 6/19/14 MCC - 7/15/14</del>
2. 201401133 305 Carpenter Drive Applicant: Masoud Zehedi ▪ To rezone the subject property from A-L (Apartment Limited Dwelling District) to A-L (Apartment Limited Dwelling District) to allow multi-family, with concurrent variances.	5	CZIM - 4/22/14 CDRM - 5/29/14 PC - 6/19/14 MCC - 7/15/14
3. <del>201401164 3730 Roswell Road Applicant: Centric Development, LLC ▪ To rezone the subject property from AG-1 (Agricultural District) and O-1 (Office and Institutional District) to A-L (Apartment Limited Dwelling District), with concurrent variances.</del>	<del>2</del>	<del>CZIM - 4/22/14 CDRM - 5/29/14 PC - 6/19/14 MCC - 7/15/14</del>
4. <del>201401170 400 Carpenter Drive Applicant: Holt Persinger ▪ To rezone the subject property from C-1 (Community Business District) to A-L (Apartment Limited Dwelling District), with concurrent variances.</del>	<del>6</del>	<del>CZIM - 4/22/14 CDRM - 5/29/14 PC - 6/19/14 MCC - 7/15/14</del>
5. <del>201401173 5188 &amp; 5208 Roswell Road, 141, 151, 161, 171 Mt. Paran Road Applicant: Halpern Enterprises, Inc ▪ To rezone the subject property from O-1 (Office and Institutional District) and R-3 (Single Family Dwelling District) to MIX (Mixed Use District), with concurrent variances.</del>	<del>6</del>	<del>CZIM - 4/22/14 CDRM - 5/29/14 PC - 6/19/14 MCC - 7/15/14</del>
6. 201401257 220 and 230 Sandy Springs Place	3	CZIM - 4/22/14 CDRM - 5/29/14

## 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.

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

#### **WATER:**

Anticipated water demand: 270 gallons per day (gpd) per residential lot x 120 multifamily units = 32,400 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: 243 gallons per day

There are two wastewater manholes located within the southwest property corner of the 1.19 acre tract (305 Carpenter Drive) (sewer manholes # SMLI0404340 and # SMLI0404350) located in Land Lot 90, 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.

- Treatment Plant
- Head Loss
- Waste Water
- Water

Waste Water System

Private Manhole

Pump Station

Manhole

Assessible

Not Assessible

Problem

Lead Pipe

Force Main

Street Channel

Waste Water Pipe Class

UNR

4" x 4"

8"

10"

12" x 12"

18" x 24"

30" x 48"

greater than 48"

Waste Water Pipe

UNR

4" x 4"

8"

10"

12" x 12"

18" x 24"

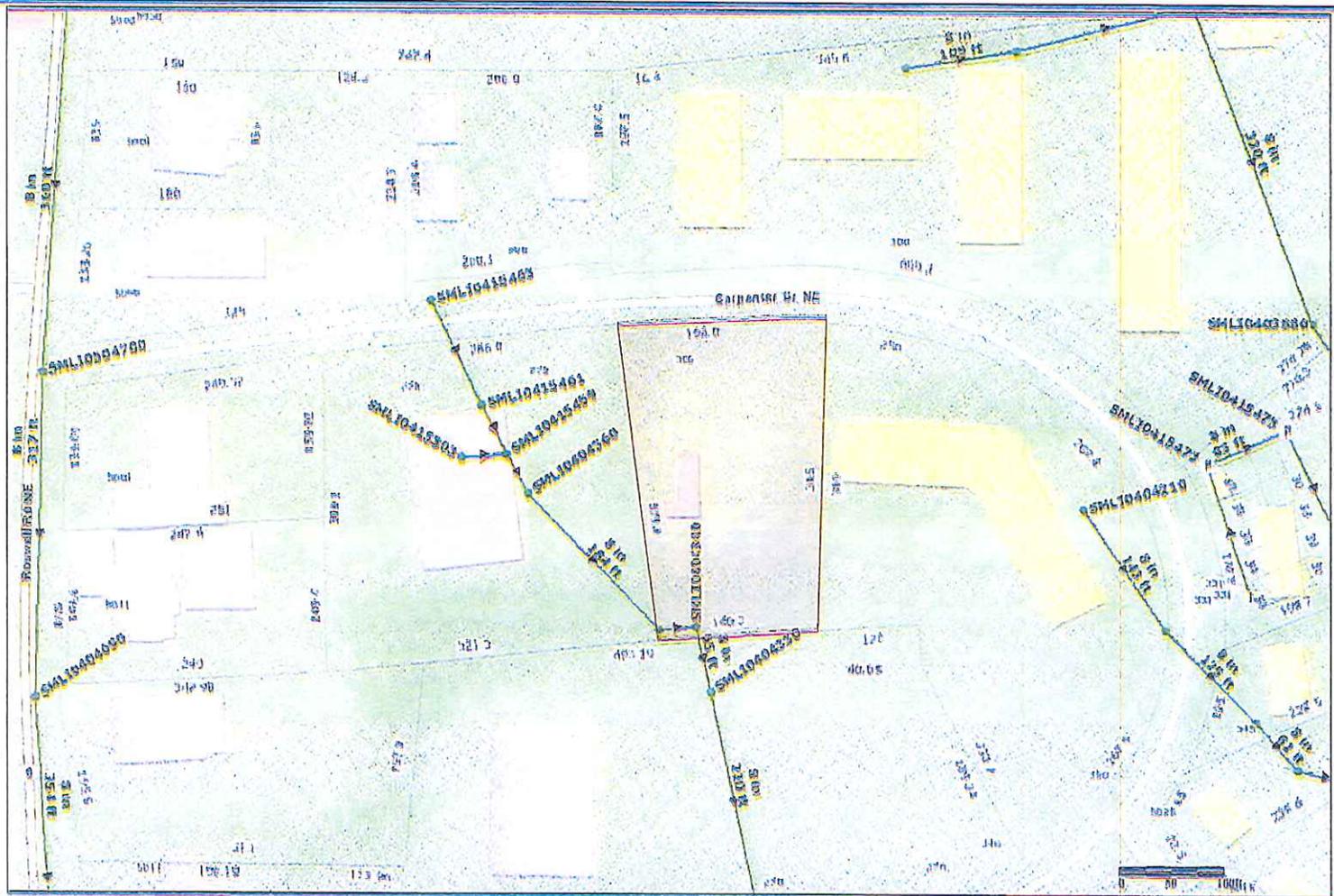
30" x 48"

greater than 48"

Panel Dimensions

Address Points

WaterMatters - with GISB SANITARY County



**305 Carpenter Drive**  
 Fulton County, Georgia  
 5-6-2014

Fulton County warrants the data on this map for use intended and for which the data was not guaranteed to be accurate, unless, as indicated, the County warrants indicated by those manhole or assessment and are not otherwise covered by insurance or other financial instruments. Fulton County disclaims any responsibility for losses resulting from the use of this data, even if Fulton County is advised of the possibility of such losses.



- Treatment Plant  
 \* Bio/Use  
 \* WasteWater  
 \* Water

Waste Water System

Private Manhole

Pump Station

Manhole

Accessible

Not Accessible

Public

Lead Pipe

Pure Matt

Creek Crossing

Waste Water Pipe Flow

UNK

4" x 6"

6"

10"

12" x 16"

18" x 24"

30" x 48"

Greater than 48"

Waste Water Pipe

UNK

4" x 6"

6"

10"

12" x 16"

18" x 24"

30" x 48"

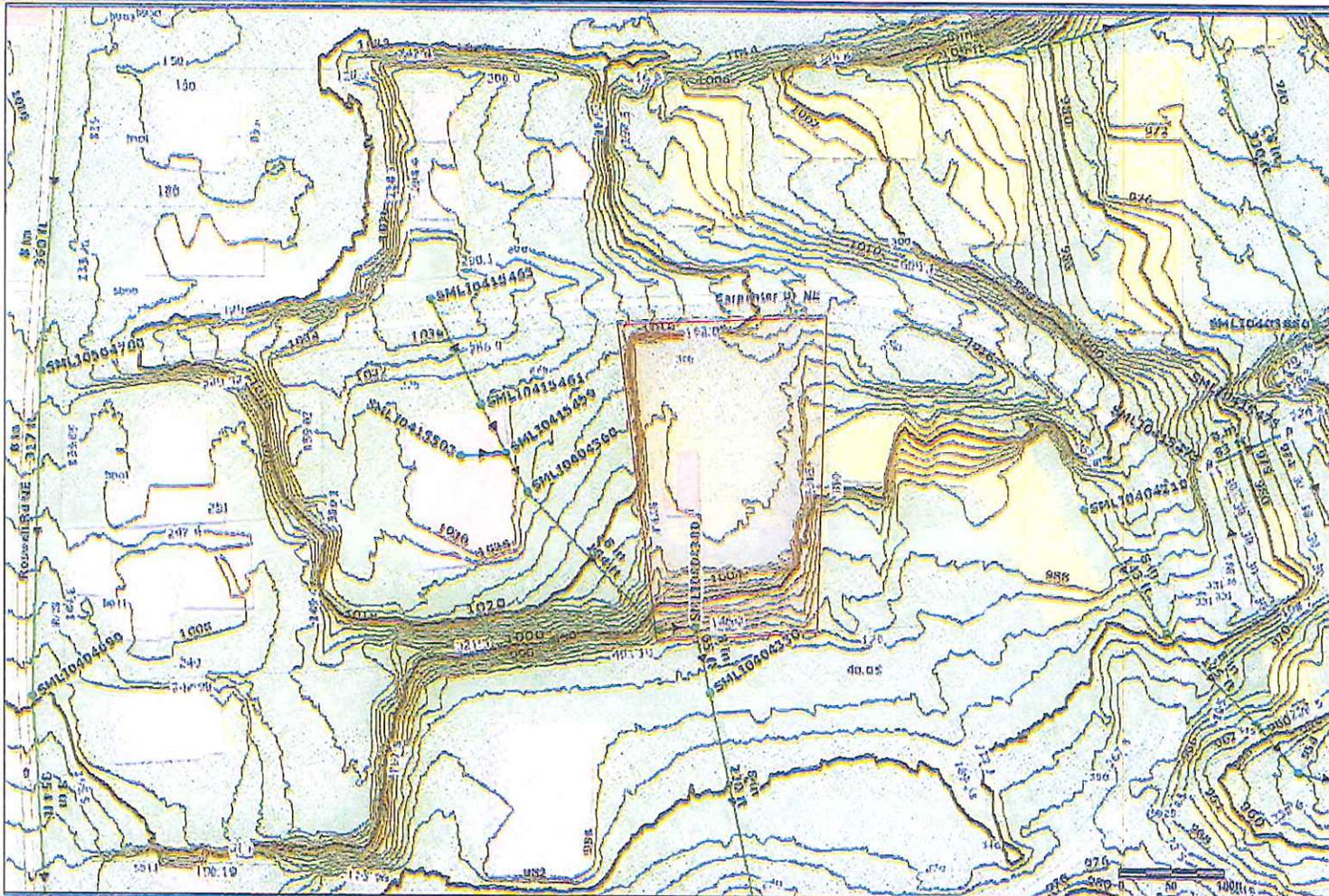
Greater than 48"

Topography

2ft Contour

10ft Contour

Parcel Dimensions



**305 Carpenter Drive**

Fulton County, Georgia  
 5-6-2014

Fulton County warrants the data on this map for uses not intended for 1/8" scale. The data are not guaranteed to be accurate, correct, or complete. The Fulton County is not responsible for any errors or omissions. The data are not intended for use in any other manner. 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 **305 CARPENTER DR**

**Property Tax Information**

Tax Year 2014  
 Parcel ID 17 009000020961  
 Property Address 305 CARPENTER DR  
 Owner ZAHEDI MASOUD ET AL  
 Mailing Address 5801 ROSWELL RD ATLANTA GA 30328  
 Total Appraisal \$350,000  
 Improvement Appraisal \$0  
 Land Appraisal \$350,000  
 Assessment \$140,000  
 Tax District 59  
 Land Area 1.18999 ac  
 Property Class Commercial Lots  
 Land Use Class Commercial Auxiliary Improvements

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 SS07C  
 Poll Location Hammond Park Gym, 705 Hammond Drive Ne

Congressional District 006  
 State Senate District 006  
 State House District 080

**School Zones**

Elementary School Lake Forest  
 Middle School Ridgeview  
 High School Riverwood

**Other Information**

Zip Code 30328  
 Census Tract 101.10  
 In Less Developed Census Tract No

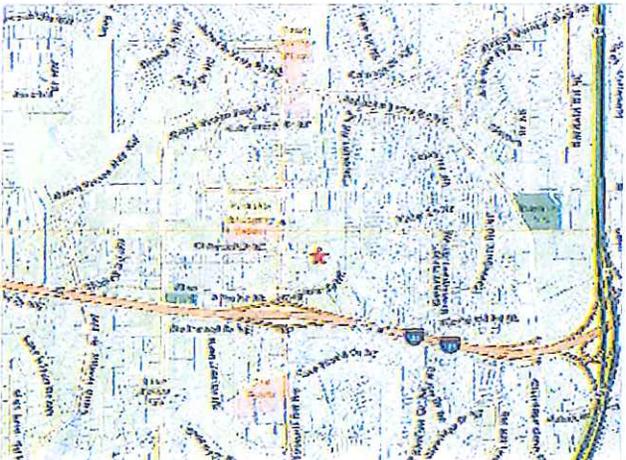
Oblique Aerial View (looking north)



Property Map



Vicinity Map





**Fulton County Schools - Rezoning Impact Statement**

4/16/2014

PETITION: 201401133

**USE**

**# UNITS**

JURISDICTION: Sandy Springs

Single-family detached  
Townhouse / Condo  
Apartments

0
0
120

HOME SCHOOL	PROJECTED BASELINE ENROLLMENT <sup>A</sup>	CAPACITY <sup>B</sup>	ESTIMATED # NEW STUDENTS GENERATED	PROJECTED UNDER/OVER CAPACITY <sup>C</sup>	
				WITHOUT DEV	WITH DEV
Lake Forest ES	948 to 1,006	850	0 to 89	98 to 156	98 to 245
Ridgeview MS	1,161 to 1,233	1200	0 to 20	-39 to 33	-39 to 53
Riverwood HS	1,553 to 1,649	1325	4 to 25	228 to 324	232 to 349
<b>TOTAL</b>			4 to 134		

**HS REGION:** Riverwood HS

AVERAGE - 1 STD DEV

AVERAGE + 1 STD. DEV.

<i>One single-family detached unit generates:</i>	0.013091	to	0.208131	<i>elementary school students</i>
	0.000000	to	0.056933	<i>middle school students</i>
	0.000000	to	0.162666	<i>high school students</i>
<i>One townhouse unit generates:</i>	0.007704	to	0.089494	<i>elementary school students</i>
	0.000000	to	0.039527	<i>middle school students</i>
	0.007502	to	0.107628	<i>high school students</i>
<i>One apartment unit generates:</i>	0.000000	to	0.737742	<i>elementary school students</i>
	0.000000	to	0.167478	<i>middle school students</i>
	0.036368	to	0.207204	<i>high school students</i>

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

TOTAL COST:\$12,286

PORTION LOCAL REVENUE SOURCES: \$8,209

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

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

<sup>B</sup> Georgia Department of Education state capacity.

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

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

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