



To: John McDonough, City Manager
From: Angela Parker, Director of Community Development 
Date: June 5, 2014 for submission onto the June 17, 2014 City Council meeting

Agenda Item: **201400050 0-110 Allen Road, 5820-5840 Sandy Springs Circle, 5830-5865 Lake Allen Lane, 5809-5831 Lake Forrest Drive** a request to rezone the subject property from O-I (Office and Institutional District) and R-3 (Single Family Dwelling District) to TR (Townhouse Residential District), with concurrent variances.

Department of Community Development Recommendation:

APPROVAL CONDITIONAL of a request to rezone the subject property from O-I (Office and Institutional District) and R-3 (Single Family Dwelling District) to TR (Townhouse Residential District), with concurrent variances.

Background:

The subject site is located on the east side of Lake Forrest Drive, north side of Allen Road, and west side of Sandy Springs Circle. The property is currently zoned O-I (Office and Institutional District) and R-3 (Single Family Dwelling District) and is developed with single family homes and office buildings. The property contains approximately 14.724 acres.

Discussion:

To rezone the subject property from R-3 (Single Family Dwelling District) and O-I (Office and Institutional District) conditional to TR (Townhouse Residential District) to allow the development of 88 (45 detached and 43 attached) townhome units.

Additionally, the applicant is requesting eleven (11) concurrent variances from the Zoning Ordinance, Development Regulations and Stream Buffer Protection Ordinance as follows:

1. Variance from Section 4.23.1 to reduce the required front yard landscape strip from 40 feet to 15 feet (Sandy Springs Circle and Allen Road) and 10 feet along (Lake Forrest Drive)
2. Variance from Section 4.23.1 to reduce the required 25 foot side yard buffer and 10 foot improvement setback to 10 feet.
3. Variance from Section 7.2.3.G.4 to reduce the front perimeter setback from 40 feet to 15 feet (Sandy Springs Circle and Allen Road) and 32 feet along (Lake Forrest Drive)
4. Variance from Section 7.2.3.G.5 to reduce the side perimeter setback from 30 feet to 10 feet.
5. Variance from Section 7.2.3.H.1 to reduce the front yard setback from 20 feet to 0 feet.
6. Variance from Section 7.2.3.H.2 to reduce the side yard setback from 7 feet to 5 feet.
7. Variance from Section 7.2.3.H.2 to reduce the minimum distance between houses from 14 feet to 10 feet.
8. Variance from Section 12B.4 to delete the Main Street Overlay District streetscape requirement along the Allen Road frontage, Lake Forrest Drive and Sandy Springs Circle.
9. Variance from Section 103-72.e.3 to allow more than three (3) houses to be accessed from one (1) common driveway.

10. Variance from Section 103-75 to reduce the minimum right of way from 50 feet to 44 feet on the proposed internal streets.
11. Variance from Section 109-225 a. 1 &2 to reduce the stream buffer as noted on the site plan.

The petition was heard at the May 20, 2014 Mayor and City Council meeting. The applicant requested a 30 day deferral to ensure the signage on the property was clearly posted. Additionally, the council instructed staff to hold a meeting to discuss the stormwater management for the project. Staff held a meeting on May 29, 2014. Below are the results of the meeting:

Discussion Items:

- Wieland will clean out existing pond and make a functioning pond/amenity feature for development
- Post development discharge will be less than current levels; to be achieved through infiltration (e.g. Flo-Well systems, rain gardens, rain barrels, or some combination for lots in sensitive areas that do not drain to main facility)
- Maintenance of each device will be responsibility of each homeowner; however, there will be a mandatory HOA – question raised as to whether HOA could be responsible for maintenance of devices or that maintenance is addressed in covenants
- Concern about whether gas/oil separators are needed at 4 outlets; Wieland has indicated that they are not necessary with the systems proposed and in fact may cause problems (e.g. overflows).
- Request for decks to be constructed of wood and that they would not be screened/enclosed in the future; Wieland was comfortable with putting this in the covenants, however staff would not be able to enforce restriction on potential variance requests in the future
- Request for addition of swales along the property lines for some of the lots that back up to lake; Wieland stated that sheet flow is preferred over channelization
- General comment that Wieland could reduce the number of units being proposed and that reduction in stream buffer encroachment could be greater; Wieland stated that the mitigation proposed as a part of the development will improve impact on watershed overall

The petition was heard at the April 15, 2014 Mayor and City Council meeting. The applicant requested a 30 day deferral to allow time to revise the site plan and meet with staff regarding the streetscape requirements.

The applicant has agreed to construct the streetscape along the Allen Road and Sandy Springs Circle frontages in accordance with the City Center Master Plan.

The petition was heard at the March 20, 2014 Planning Commission meeting. Nickles moved to recommend approval seconded by Tart. The Commission **recommended approval** (6-0, Tart, Frostbaum, Nickles, Maziar, Porter for; Squire against; Duncan not voting) subject to staff's conditions with the revision to condition number three (3) change 15 feet to 32 feet and for the applicant to meet with the members of the community.

FIRST AMENDMENT TO
APPLICATION FOR REZONING AND CONCURRENT VARIANCES

IN RE:)
JW Homes, LLC) Application Number: 201400050
APPLICANT)
PROPERTY:)
14.724 Acres at the Northeast Corner)
of Lake Forrest Drive and Allen Road)
and the Northwest Corner of Sandy)
Springs Circle and Allen Road)

RECEIVED

MAY 13 2014

City of Sandy Springs
Community Development

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

1.

The Site Plan currently filed with the above referenced Application for Rezoning and Concurrent Variance is hereby deleted and there is substituted and placed in lieu thereof the Site Plan filed simultaneously herewith.

2.

Given the hardships of the extremes of topography, the streams at the southwest corner and southeast corner of the Property and the lake at the southwest corner of the Property, which hardships are real and substantial and significantly burden the ability to reasonably develop the Property and with the desire of the Applicant to create a village motif and look for the development, the Applicant requests an additional Concurrent Variance pursuant to Section 103-72e.3. to allow more than two (2) homes having access to a common driveway as shown on the Site Plan. The approval of this Concurrent Variance would not cause any harm to the health, safety and welfare of the general public and would be in harmony with the policies and intent of the Zoning Ordinance.

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

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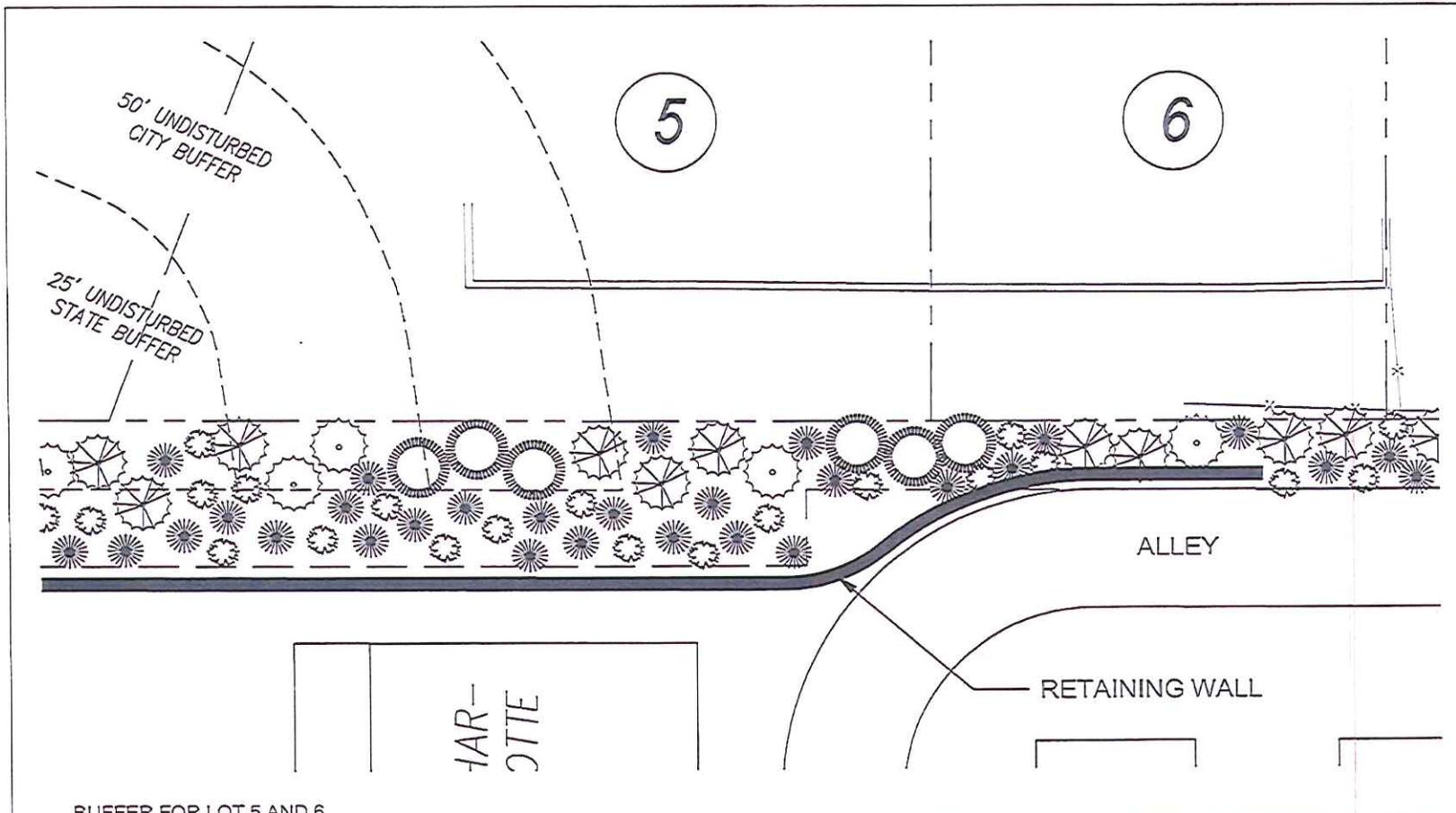
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Suite 200
Sandy Springs, Georgia 30328
(404) 255-5161



Nathan V. Hendricks III
Attorney for the Applicant



BUFFER FOR LOT 5 AND 6

Scale: 1" = 20'-0"

Key

	Brackens Beauty Magnolia
	Deodar Cedar
	Cryptomeria
	Loblolly Pine
	Waxleaf Ligustrum

Proposed Qty Buffer Trees

	Size	LOT 5	LOT 6
Magnolia	10-12' ht	6	4
Cedar	10-12' ht	3	1
Cryptomeria	12-14' ht	5	1
Pine	7 gallon	22	6
Ligustrum	7 gallon	14	6

RECEIVED

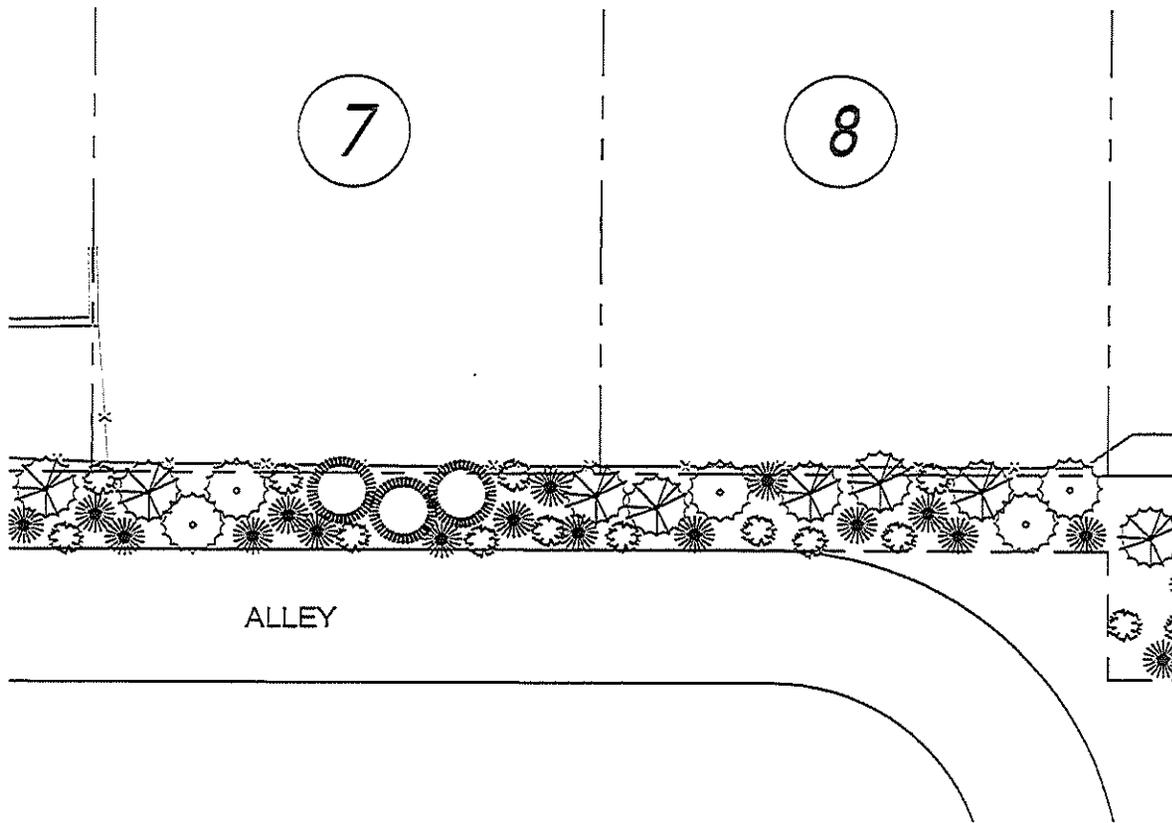
MAR 30 2014

City of Sandy Springs
Community Development

CHAD WALL
 CHAD WALL & ASSOCIATES
 1000 Peachtree St. NE, Suite 1000
 Atlanta, GA 30309
 (404) 525-1100
 www.chadwall.com

Allen Road Project
 Sandy Springs, Georgia

DATE: 03-12-14
 DRAWN BY: [] CHECKED BY: []
 PROJECT: BUFFER PLAN LOT 5-6



BUFFER FOR LOT 7 AND 8

Scale: 1" = 20'-0"

Key

	Brackens Beauty Magnolia
	Deodar Cedar
	Cryptomeria
	Loblolly Pine
	Waxleaf Ligustrum

Proposed Qty Buffer Trees

	Size	LOT 7	LOT 8
Magnolia	10-12' ht	2	4
Cedar	10-12' ht	2	3
Cryptomeria	12-14' ht	3	0
Pine	7 gallon	9	6
Ligustrum	7 gallon	6	5



DATE

CHAU WALL ASSOCIATES
 1000 W. BROADWAY, SUITE 1000
 ATLANTA, GA 30334
 (404) 525-1100



Allen Road Project
 SANDY SPRINGS, GEORGIA
 113 ALLEN ROAD, SUITE 100, SANDY SPRINGS, GA 30083
 TEL: (770) 584-1100

DATE

Allen Road Project
Sandy Springs, Georgia

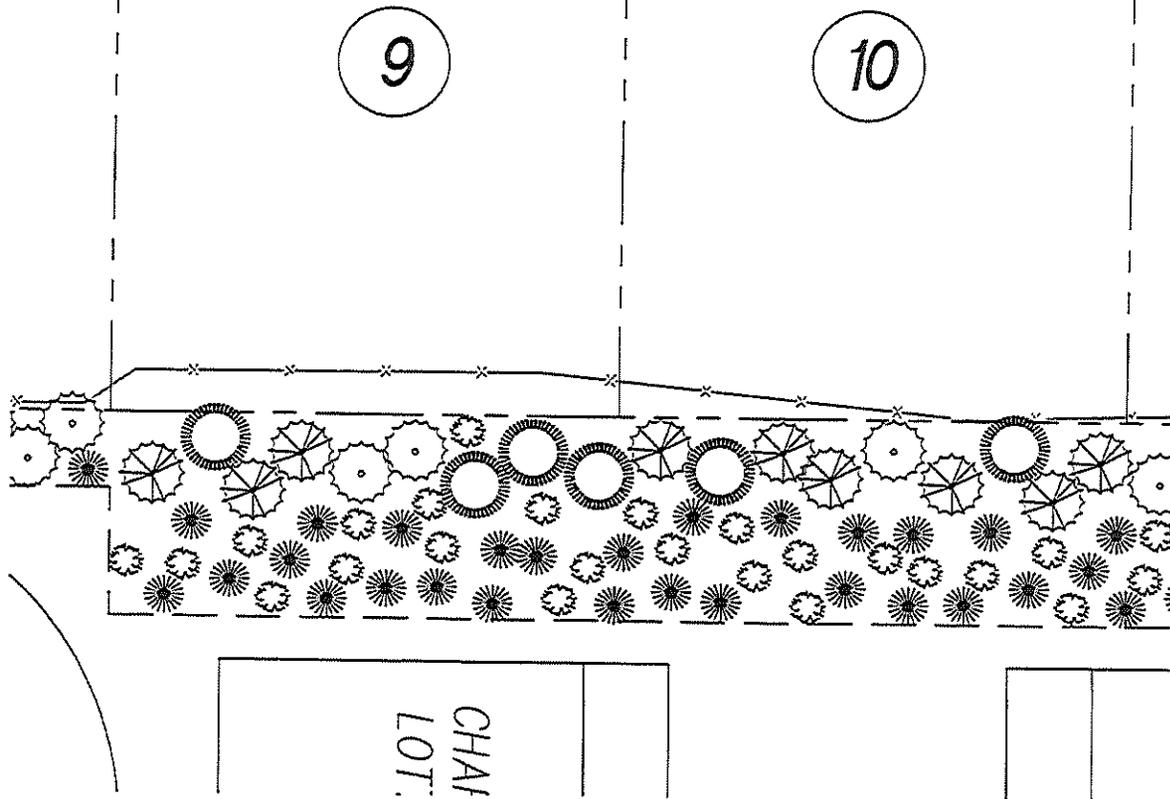
PROJECT

NO. 00000

DATE: 05-12-14
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

BUFFER PLAN LOT 7-8

SHEET L-2



BUFFER FOR LOT 9 AND 10

Scale: 1" = 20'-0"

Key

	Brackens Beauty Magnolia
	Deodar Cedar
	Cryptomeria
	Loblolly Pine
	Waxleaf Ligustrum

Proposed Qty Buffer Trees

	Size	LOT 9	LOT 10
Magnolia	10-12' ht	3	6
Cedar	10-12' ht	2	1
Cryptomeria	12-14' ht	4	2
Pine	7 gallon	12	15
Ligustrum	7 gallon	11	11



07888

GRANVILLE ASSOCIATES
 1000 W. PARKWAY, SUITE 100
 SANDY SPRING, GA 30076
 PHONE: 770-433-1111
 FAX: 770-433-1112



Allen Road Project
 SANDY SPRING, GA 30076
 PROJECT #103

PLAN

Allen Road Project
 Sandy Springs, Georgia

PLAN

DATE: 03-12-14
DESIGNED BY: [Signature]
CHECKED BY: [Signature]

DATE: 03-12-14

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 03-12-14

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 03-12-14

DESIGNED BY: [Signature]

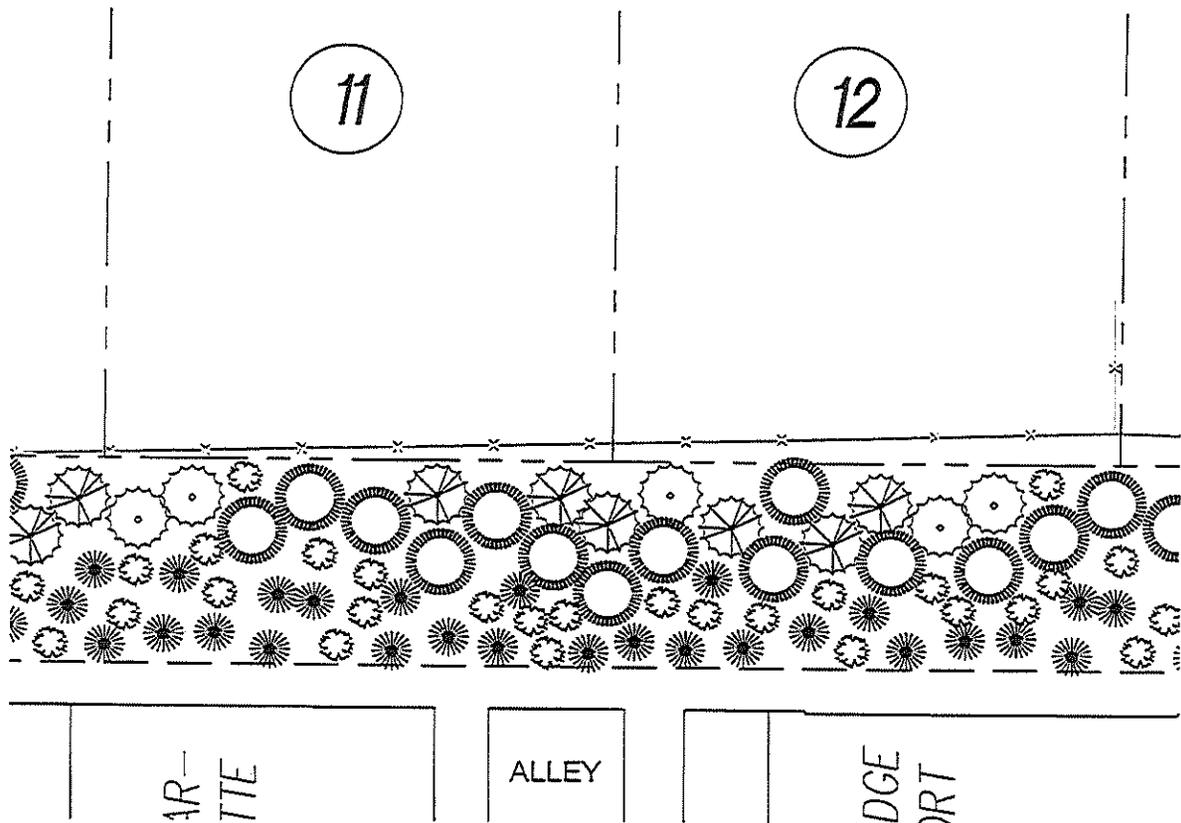
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BUFFER PLAN

LOT 9-10

SCALE: 1" = 20'-0"

L-3



BUFFER FOR LOT 11 AND 12

Scale: 1" = 20'-0"

Key

	Brackens Beauty Magnolia
	Deodar Cedar
	Cryptomeria
	Loblolly Pine
	Waxleaf Ligustrum

Proposed Qty Buffer Trees

	Size	LOT 11	LOT 12
Magnolia	10-12' ht	3	3
Cedar	10-12' ht	2	3
Cryptomeria	12-14' ht	6	8
Pine	7 gallon	12	12
Ligustrum	7 gallon	13	11

STAMP

ENAD DAVIS ASSOCIATES
 ENGINEERS ARCHITECTS PLANNERS
 1015 W. BROAD ST. SUITE 100
 ATLANTA, GA 30334
 (404) 525-1100

John A. Davis, P.E.
 PROFESSIONAL ENGINEER
 001 PLANTWOOD SE, SUITE 100, ATLANTA, GA 30334
 P.E. 07222-119

Allen Road Project
Sandy Springs, Georgia

DATE: 03-12-14
 DRAWN BY: [] CHECKED BY: []
BUFFER PLAN
LOT 11-12
 SHEET
L-4



1 BRACKENS BROWN BEAUTY MAGNOLIA
 MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'



2 DEODAR CEDAR
 CEDRUS DEODARA



3 CRYPTOMERIA
 CRYPTOMERIA JAPONICA 'YOSHINO'



4 LOBLOLLY PINE
 PINUS TAEDA



5 WAXLEAF LIGUSTRUM
 LIGUSTRUM JAPONICUM



STAMP

CHAD WALL & ASSOCIATES
 LANDSCAPE ARCHITECTS
 1000 W. 10TH ST. SUITE 100
 SANDY SPRINGS, GA 30087
 (770) 453-1100



Allen Road Project
 Sandy Springs, Georgia

CLIENT

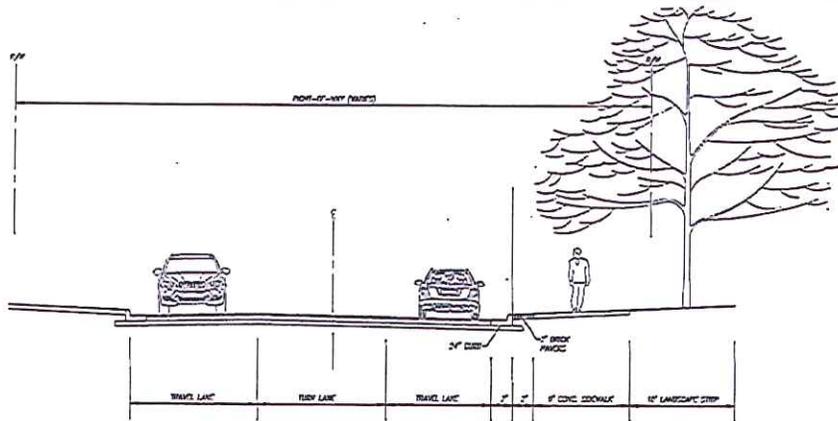
PROJECT

REVISIONS

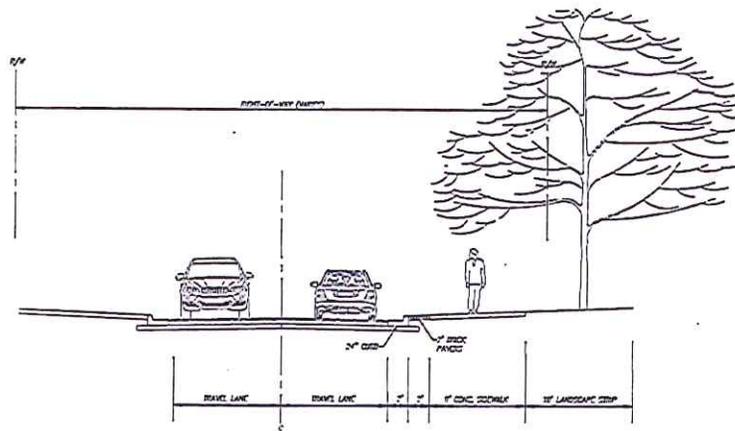
DATE: 03-12-14
 DRAWN BY: [initials] CHECKED BY: [initials]
 CW

TREE
 IMAGES

SHEET
 L-5



SANDY SPRINGS CIRCLE
CROSS SECTION
 (LOOKING SOUTH)
 SCALE: HORIZONTAL: 1" = 5'
 VERTICAL: 1" = 5'



LAKE FORREST DRIVE
CROSS SECTION
 (LOOKING NORTH)
 SCALE: HORIZONTAL: 1" = 5'
 VERTICAL: 1" = 5'

RECEIVED

FEB 25 2014

City of Sandy Springs
 Community Development

RIDGE PLANNING AND ENGINEERING
 1125 WHITE OAK CIRCLE, SUITE 200, SANDY SPRINGS, GA 30084
 770.486.1000 FAX 770.486.1001
 www.ridgepa.com

LAND/IN ALLEY TRACT
 LANE 0719
 POLYGRAPHIC
 EAST BRIDGE ROAD

CONVEYED TO
 John Wieland Homes
 AND NEIGHBORHOODS
 Division
 1000 BENTLEY DRIVE, SUITE 100
 SANDY SPRINGS, GA 30084

REVISIONS

TYPICAL CROSS SECTIONS

Z.210



Walter A. Maselli, Clerk

SANDY SPRINGS
GEORGIA
NOTICE OF REZONING

Petition Number: 201400050

Property Location: 5830-5840 Sandy Springs Rd 10-110
Allen Rd 5830-5865 Lake Allen Ln
5867-5881 Lake Forest Dr
To rezone from R-1 to R-2 or TR

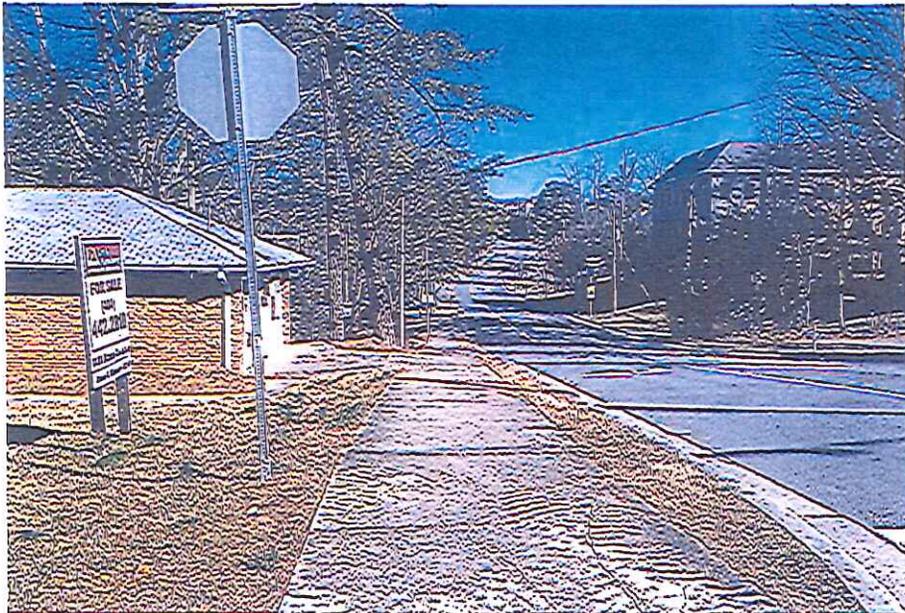
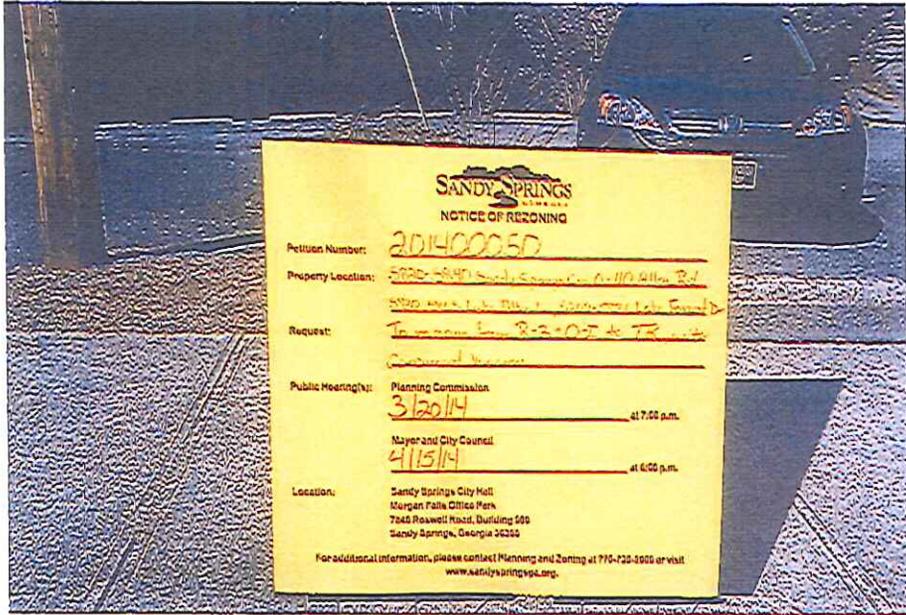
Request: With Community Variance

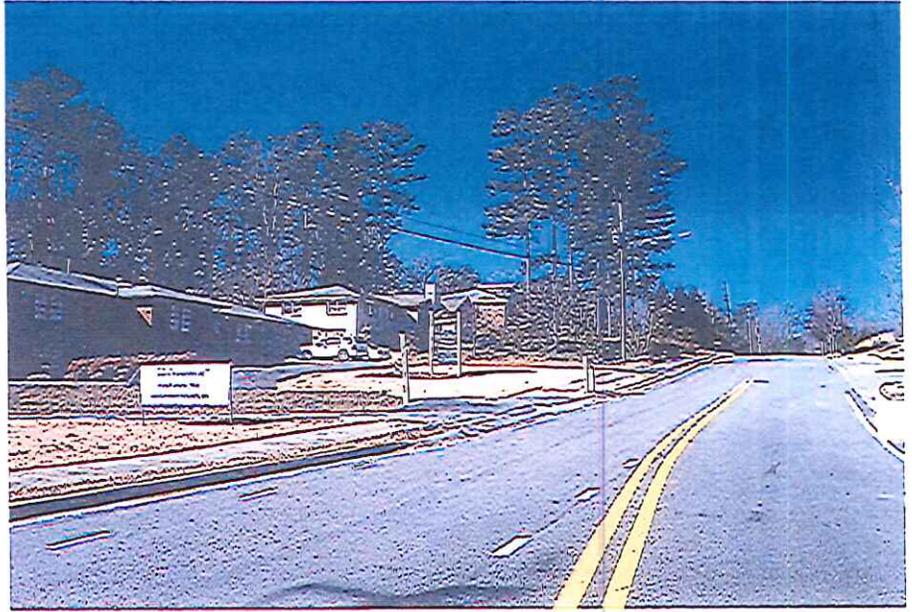
Public Hearing(s): Planning Commission at 7:00 p.m.
3/20/14

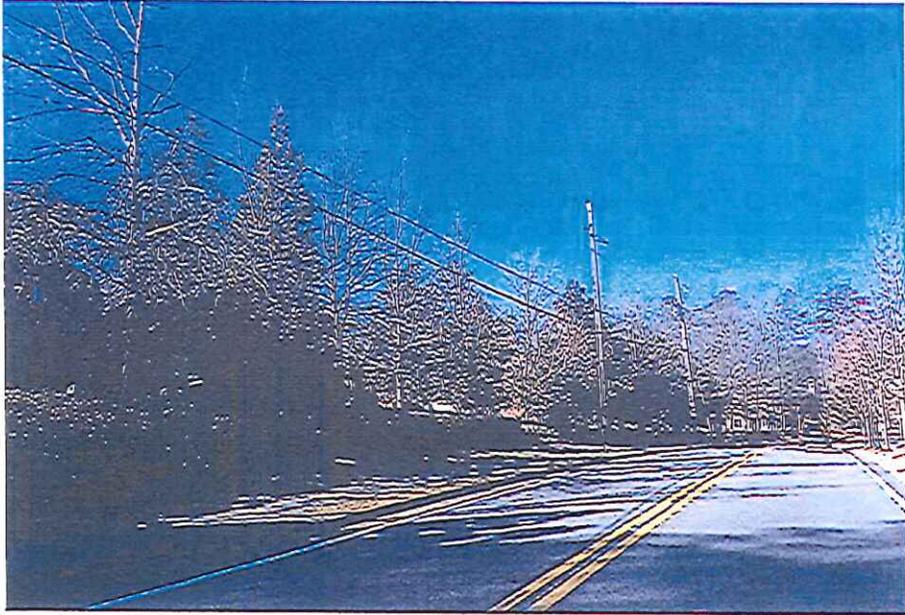
Mayor and City Council at 6:00 p.m.
4/15/14

Location: Sandy Springs City Hall
Morgan Falls Office Park
7546 Newell Road, Building 500
Sandy Springs, Georgia 30330

For additional information, please contact Planning and Zoning at 770-730-3000 or visit www.sandy Springs.org.









SANDY SPRINGS
GEORGIA
NOTICE OF REZONING

Petition Number: 201800050

Property Location: 30950 LAKE MARY DR, ALA, GA

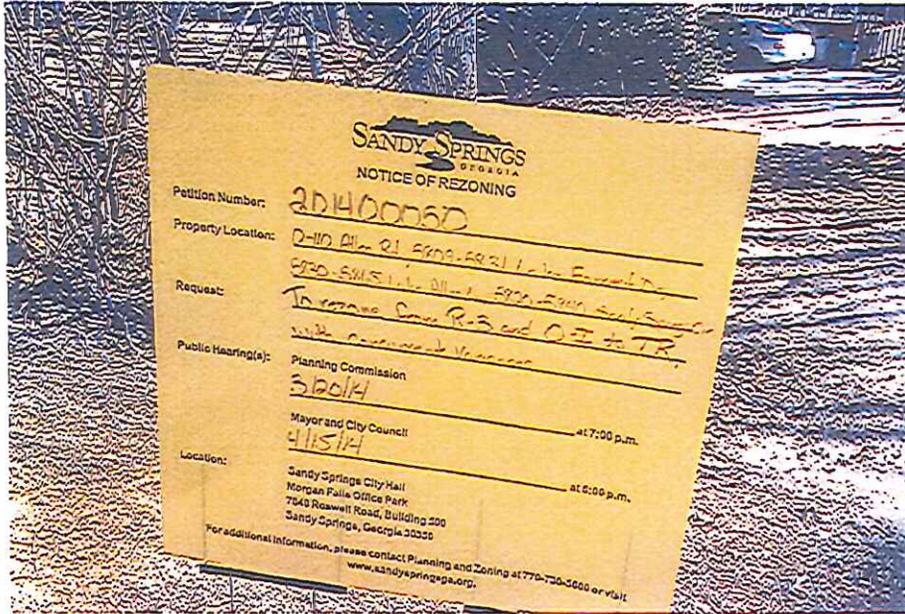
Request: Professional Temporary Use
Professional Office Use - TR
Professional Office

Public Hearing(s): Planning Commission
3/20/14

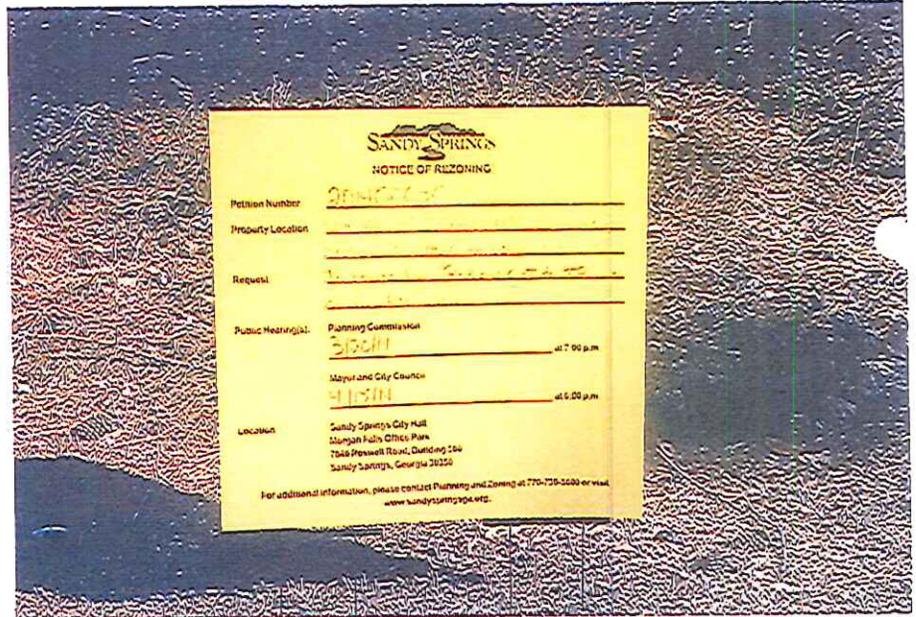
Mayor and City Council _____ at 7:00 p.m.
3/17/14

Location: Sandy Springs City Hall
Morgan Palms Office Park
7540 Howell Road, Building 500
Sandy Springs, Georgia 30350 _____ at 6:00 p.m.

For additional information, please contact Planning and Zoning at 770-730-6900 or visit www.sandy-springs.ga.gov







Akbar, Abdul

From: Abaray, Linda <L.Abaray@SandySpringsga.gov>
Sent: Thursday, January 23, 2014 3:25 PM
To: Akbar, Abdul; Brenan Stearns (Stearns@fultonschools.org); JTuley@atlantaregional.com; Robinson, Monica; Paret Smith; Beck, Randy; Tim Taylor; Toby Carr; Tom Mahaffey; trlshathompsonfox@comcast.net; Tshaka Malik Al-Kush (malkush@dot.ga.gov)
Subject: Sandy Springs Preliminary Zoning Agenda
Attachments: 201400049 5901-5909 PTDW (LOI and Site Plan).pdf; 201400050 Allen Rd, SS Cir, Lake Forrest (LOI and Site Plan).pdf; 201400094 6780 Roswell Road (LOI and Site Plan).pdf

All:

Please be advised, the material details the zoning petitions received on or before the January 7, 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

Agenda Item	Council District	Meeting Dates
Rezoning		
1. 201400049 5901-5909 Peachtree Dunwoody Road Applicant: Shorenstein Realty, LLC ▪ To rezone from MIX (Mixed Use District) to MIX (Mixed Use District), with concurrent variances.	5	CZIM - 1/28/14 CDRM - 2/27/14 PC - 3/20/14 MCC - 4/15/14
2. 201400050 0-110 Allen Road, 5820-5840 Sandy Spring Circle, 5830-5865 Lake Allen Lane, 5809-5831 Lake Forrest Drive Applicant: J W Home, LLC ▪ To rezone the property from R-3 (Single Family Dwelling District) and O-1 (Office and Institutional District) to TR (Townhouse Residential District), with concurrent variances.	3	CZIM - 1/28/14 CDRM - 2/27/14 PC - 3/20/14 MCC - 4/15/14
3. 201400094 6780 Roswell Road Applicant: Sandy Springs Plaza Investments, LLC ▪ To rezone from C-1 (Community Business District) to C-1 (Community Business District), with concurrent variances.	3	CZIM - 1/28/14 CDRM - 2/27/14 PC - 3/20/14 MCC - 4/15/14

** Meeting Codes: CZIM - Community Zoning Information Meeting; DRB - Design Review Board; CDRM - Community/Developer Resolution Meeting; PC - Planning Commission; MCC - Mayor and City Council

Linda Abaray
 Senior Planner
 City of Sandy Springs
 7840 Roswell Road, Bldg. 500
 Sandy Springs, GA 30350
 O. 770-206-1577
 F. 770-206-1562

COMMENTS ON PUBLIC SERVICES AND UTILITIES

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

WATER AND WASTEWATER (SEWER):

WATER:

Anticipated water demand: 270 gallons per day (gpd) per residential townhouse unit x 98 units = 26,460 gallons per day plus 500 gallons per day (gpd) per clubhouse, total daily water usage = 26,960 gpd.

This project is within the City of Atlanta water jurisdiction.

SEWER:

Basin: Long Island Creek

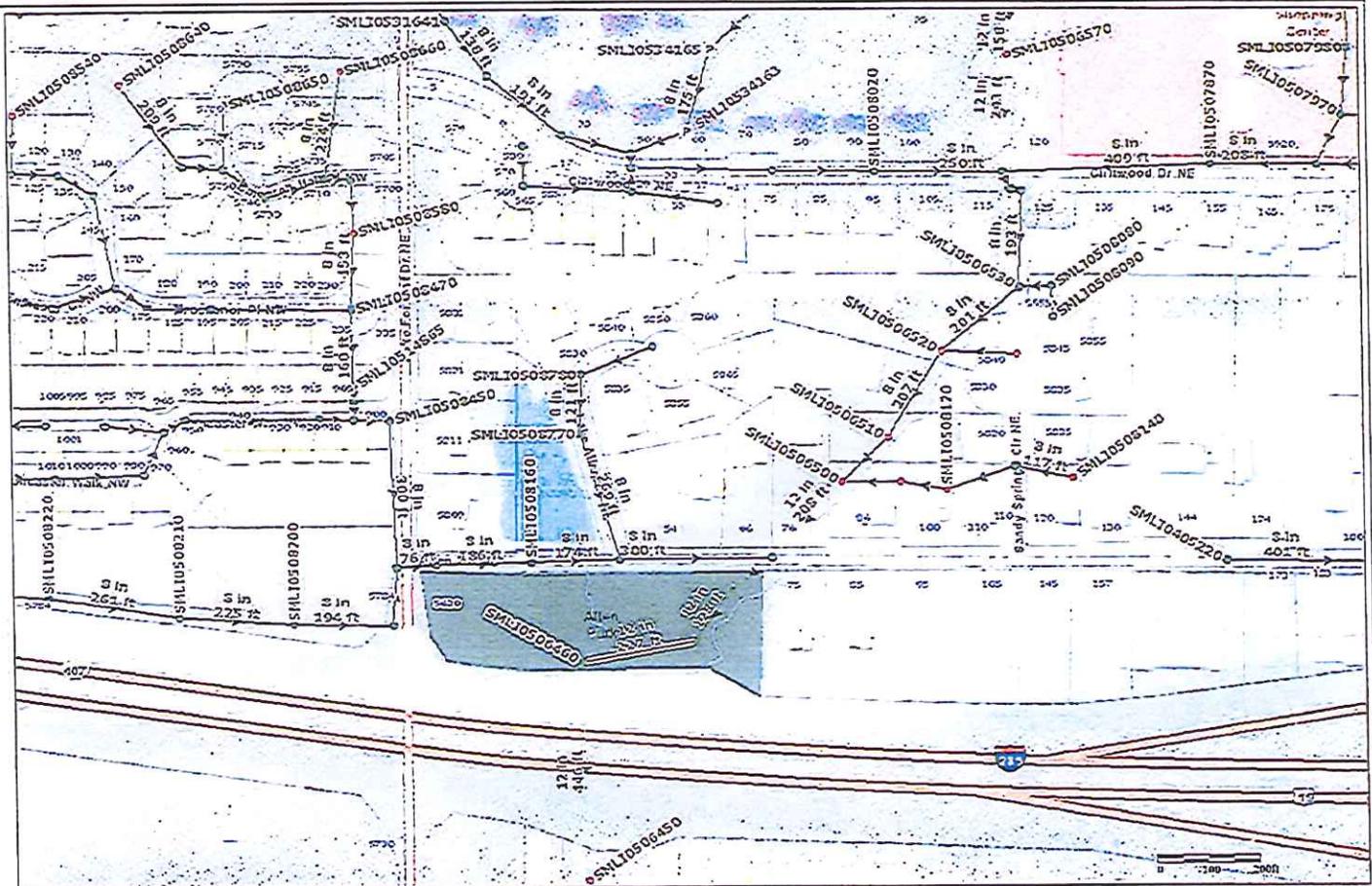
Treatment Plant: R.L. Sutton (Cobb County)

Anticipated sewer demand: 24,264 gallons per day

There are eight wastewater manholes within the property boundaries of the proposed Allen Tract townhouse development (ending with sewer manhole # SML10506500) and there are four wastewater manholes within the Allen Road right of way near the southern property boundary of the Allen Tract (ending with sewer manhole # SML10506490) 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
- ★ Sewer
 - ★ Waste Water
 - ★ Water
- Waste Water System
- Private Manhole
 - Pump Station
 - Pump Station
 - Flow Gauge
 - Flow Alert
 - Flow Monitor
 - Yes II Building
 - No II Building
 - Manhole
 - Accessible
 - Not Accessed
 - Problem
 - Linked Pipe
 - Force Main
 - Check Churnp
- Waste Water Pipe Size
- 12"
 - 14"
 - 16"
 - 18"
 - 20"
 - 24"
 - 30"
 - 36"
 - 42"
 - Greater than 42"
- Water Pipe
- 12"
 - 14"
 - 16"
 - 18"
 - 20"
 - 24"
 - 30"
 - 36"
 - 42"
 - Greater than 42"



Allen Tract (Allen Rd., Sandy Spring Cr., Lake Forrest Dr.)

Fulton County, Georgia
2-20-2014

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



- Treatment Plant
- Re-Use
- Waste Water
- Water
- Waste Water System
- Private Manhole
- Pump Station
- Pump Station
- Man Gauge
- Flow Alert
- Flow Monitor
- 10" ID Dilling
- 20" ID Dilling
- Manhole
- Assessable
- Not Assessable
- Problem
- Lined Pipe
- Force Main
- Check Crossing
- Waste Water Pipe Size
- 1200
- 4" - 6"
- 8"
- 12"
- 12" - 16"
- 18" - 24"
- 30" - 42"
- Greater than 42"
- Water Water Pipe
- 1200
- 4" - 6"
- 8"
- 12"
- 12" - 16"
- 18" - 24"
- 30" - 42"
- Greater than 42"



Allen Tract (Allen Rd., Sandy Spring Crr., Lake Forrest Dr.)
 Fulton County, Georgia
 2-20-2014

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**Rezoning Impact Statement
Fulton County School System**

PETITION 201400050

JURISDICTION: Sandy Springs

USE # UNITS

SF	48
TR / Condo	49
MF	0

HOME SCHOOL	ESTIMATED # STUDENTS GENERATED	CAPACITY ^A	CURRENT ENROLLMENT ^B	CURRENT UNDER/OVER CAPACITY ^C	# PORTABLE CLASSROOMS	CAN FACILITY MEET DEMAND? ^{***}
Lake Forest ES	8 to 14	850	934	84	4	NO
Ridgeview MS	2 to 5	1200	1,092	-108	0	YES
Riverwood HS	7 to 13	1325	1,673	348	3	NO
TOTAL	17 to 32					

	AVERAGE		AVERAGE + 1 STD. DEV.	
HS REGION: Riverwood HS				
One single famiy unit generates:	0.110611	to	0.208131	elementary school students per unit
	0.022166	to	0.056933	middle school students per unit
	0.080473	to	0.162666	high school students per unit
One multifamily or apartment unit generates:	0.364178	to	0.737742	elementary school students per unit
	0.080335	to	0.167478	middle school students per unit
	0.121786	to	0.207204	high school students per unit
One residential town home unit generates:	0.048599	to	0.089494	elementary school students per unit
	0.016443	to	0.039527	middle school students per unit
	0.057565	to	0.107628	high school students per unit

AVERAGE OPERATIONAL COST PER STUDENT:

TOTAL COST:\$na

PORTION LOCAL REVENUE SOURCES: \$tbd

PORTION STATE AND OTHER REVENUE SOURCES: \$tbd

^A Updated Georgia Department of Education state capacity.

^B Enrollment is the official 20-day student count for the 2013-14 school year.

^C 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 special programs at the school, portable classrooms may be needed to accommodate the instructional needs.

^{**} Impact based on 2013-14 school boundaries. Does not take portables into account.



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 Services, Office of the Director

DATE: February 27, 2014

SUBJECT: Zoning Comments for March 2014

AGENDA ITEM	ZONING COMMENTS
201400049	<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>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> <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
201400050	<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>Since 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>
201400094	<p>The Department of Health and Wellness does not anticipate in health problems with allowing the additional use of leasing cars and light trucks provided that public sanitary sewer and public water serves the site and that the additional use does not change the number of sanitary facilities required.</p> <p>This Department recommends that the internal plumbing is inspected to determine whether or not the sanitary facilities are adequate with the additional use. If additional sanitary facilities are need, this Department recommends that the applicant be required to make the appropriate changes.</p>

Abaray, Linda

From: dustin wise <dwise1979@gmail.com>
Sent: Sunday, March 09, 2014 11:28 PM
To: Abaray, Linda
Subject: Petition Number: #201400050

3/9/2013

Ms. Linda Abaray
Senior Planner
CITY OF SANDY SPRINGS
7840 Roswell Road
Bldg. 500
Sandy Springs, GA 30350

RECEIVED
City of Sandy Springs
Community Development

RE: Petition Number: #201400050
Petitioner: JW Homes, LLC
Property Location: 0-110 Allen Rd.
5820-5840 Sandy Springs Cir.
5830-5865 Lake Forrest Drive
5909-5831 Lake Forrest Drive

Dear Ms. Abaray:

I am writing this letter to affirm my support for the zoning petition submitted by JW Homes, LLC. As property owner in the assemblage, I believe that I am being fairly compensated for the sale of my home. More importantly, I believe JW Homes to be the most capable and responsible company to turn what is essentially a block of old, dilapidated houses that are falling in on themselves into a beautiful, new City Center that will greatly benefit both the citizens of Sandy Springs and the city itself.

JW Homes, LLC has demonstrated an extremely high degree of concern and care for the residents that the development will impact. They have gone so far as to meet with individuals one on one to listen to their needs and have adjusted their plans accordingly. In my opinion, this speaks volumes about their professionalism and commitment to make this city an overall better place. This is a fantastic opportunity to greatly improve our community and I hope the City Council and Planning Departments agree.

Sincerely,

Dustin Wise

5840 Lake Allen Lane

Sandy Springs, GA 30328

678-357-8672

Abaray, Linda

From: Mark Alterman <marklalterman@yahoo.com>
Sent: Wednesday, March 12, 2014 12:52 PM
To: Abaray, Linda
Subject: Allen Road assemblage

RECEIVED
MAR 13 2014
City of Sandy Springs
Community Development

Re: Petition # 2001400050
Petitioner JW Homes LLC
Property location 5850 Lake Allen

Dear Ms Abaray

I am writing in support of this zoning petition by JW homes LLC. As a property owner, I believe I am getting fair compensation for the sale of my property. Second all prior attempts at assembling the neighborhood have failed, but I believe this buyer has the capabilities to close the sale and increase the beauty of sandy spring's. As the owner of other homes in sandy spring I feel cleaning this part of sandy springs will help with the value of all sandy springs homes.

I hope the city council and planing department concur.

Sincerely

Mark Alterman

RECEIVED

MAR 12 2014

City of Sandy Springs
Community Development

Date: *March 11, 2014*

Ms. Linda Abaray
Senior Planner
CITY OF SANDY SPRINGS
7840 Roswell Road
Bldg. 500
Sandy Springs, GA 30350

RE: Petition Number: # 201400050
Petitioner: JW Homes, LLC
Property Location: 0-110 Allen Road
5820-5840 Sandy Springs Circle
5830-5865 Lake Forrest Drive
5909-5831 Lake Forrest Drive

Dear Ms. Abaray:

I am writing today in support of this zoning petition by JW Homes, LLC. As a property owner, I believe I am getting fair compensation for the sale of my property. Second, all prior attempts at assembling the neighborhood for redevelopment have failed, but I believe this buyer has the capabilities to close the sale.

Third, and most important, based on the quality of other JWH communities I have seen, this will ultimately become a jewel in the new City Center of Sandy Springs. With a history spanning 40 years developing many of Atlanta and Sandy Springs' finer residences, I can think of no one better suited for this project.

I hope the City Council and Planning Departments concur.

Sincerely,

Victoria Bruce Pursnett
5855 Lake Allen Lane
Sandy Springs, GA 30328

March 7, 2014

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

RECEIVED
MAR 18 2014
City of Sandy Springs
Community Development

Re: Petition # 201400050
Petitioner: JW Homes LLC
Property Location: 0-110 Allen Rd; 5820-5840 Sandy Spgs Circle; 5830-5865 Lake Allen Lane; 5909-5831 Lake Forrest Dr

Dear Ms. Abaray:

We write in support of this zoning petition by JW Homes, LLC. Our home is one of the homes that is part of this proposed development. We believe we are getting a fair price for our home. We support this request because we believe that unlike previous failed re-development attempts, JW Homes has potential to transform these properties into a well built, attractive community that fits well with the city's redevelopment initiatives. We also think that it is time to develop these properties. For over two years, homes on Allen Road and Sandy Springs Circle have been vacant and an eyesore. This is a great opportunity to change that.

While the topography of this area presents challenges for builders, we believe JW Homes is the kind of builder who can ably meet those challenges. They have done their homework and they know what they are doing with this development. That they have the ability to meet the challenges this topography presents is evident from their other projects. JW Homes is one of the few builders in the Atlanta metro area that has a consistently strong reputation for building high quality higher end homes. In fact, we would be happy to buy a JW Home because of the company's strong reputation for designing and constructing well-built homes in well-planned neighborhood communities.

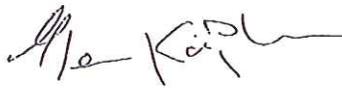
We also think their proposed community will benefit Sandy Springs both in terms of an additional tax base, and will bring people to the area who will contribute to the local shops and to the community itself.

In sum, we believe JW Homes is the right builder for this property and the proposed community will contribute to the city's overall plan. We also believe it is the right time to develop these properties. Thus, we hope the Planning Department and City Council agree and will grant the zoning petition.

Sincerely,



Andi Curcio
404 429 6956
acurcio@gsu.edu



Glenn Kaplan
404 421 8689
gkaplan54@gmail.com

RECEIVED

MAR 15 2014

City of Sandy Springs
Community Development

Date: 3-6-14

Ms. Linda Abaray
Senior Planner
CITY OF SANDY SPRINGS
7840 Roswell Road
Bldg. 500
Sandy Springs, GA 30350

RE: Petition Number: # 201400050
Petitioner: JW Homes, LLC
Property Location: 0-110 Allen Road
5820-5840 Sandy Springs Circle
5830-5865 Lake Forrest Drive
5909-5831 Lake Forrest Drive

Dear Ms. Abaray:

I am writing today in support of this zoning petition by JW Homes, LLC. As a property owner, I believe I am getting fair compensation for the sale of my property. Second, all prior attempts at assembling the neighborhood for redevelopment have failed, but I believe this buyer has the capabilities to close the sale.

Third, and most important, based on the quality of other JWH communities I have seen, this will ultimately become a jewel in the new City Center of Sandy Springs. With a history spanning 40 years developing many of Atlanta and Sandy Springs' finer residences, I can think of no one better suited for this project.

I hope the City Council and Planning Departments concur.

Sincerely,


Tyler Dixon

P.S. I own 5840 Sandy Springs Circle. It is a rental home. I first moved to Sandy Springs in 1961. I graduated from Sandy Springs High School (where the Kroger is now), I still live and work in Sandy Springs. I raised my family here. This is my community, and I care how it is developed. I genuinely believe this proposed development will be a great "plus" to our community, especially for those in that general area. TD

Abaray, Linda

From: Sandy Sweeny <sandyksweeny@gmail.com>
Sent: Tuesday, April 01, 2014 3:50 PM
To: Abaray, Linda
Cc: atlynkee@bellsouth.net; jhuntws2@gmail.com; Char.Fortune@avisonyoung.com; hgat1@comcast.net; rafisch@bellsouth.net; Phil Sweeny; lindasimns@aol.com; atlcpa@bellsouth.net; dorcas.winton@harrynorman.com; Linda Gordon; lamJo@aol.com
Subject: Cameron Manor' s Response

Linda,

Hello. My name is Sandy Sweeny. I am the President of the Cameron Manor Home Owners Association. On behalf of all the residents in Cameron Manor, I am sending this email in response to the proposed John Weiland development on Lake Forrest. We stand with the majority in supporting the petition with the exception of asking for denial of variance 8. Please add this to the documents to be submitted to the Planning Commission and City Council. Thank you.

Kind regards,

Sandy Sweeny
Cameron Manor HOA

Sent from my iPad

RECEIVED
APR 01 2014
City of Sandy Springs
Community Development



RECEIVED

City of Sandy Springs
Community Development

3/31/2014

RE: Rezoning Petition 20140050 (JW Homes, LLC)

Dear Mayor Paul and City Council Members:

The Board of Lake Forrest Summit Community Association, Inc. (LFSCA), representing the 35 homeowners of LFSCA, has been working with Mr. Pete Hendricks and Mr. Bryan Musolf to address our concerns with the rezoning of parcel assemblage at Lake Forrest Drive, Allen Road and Sandy Springs Circle.

The Board unanimously supports this rezoning petition with one exception. The Board is requesting you *deny* variance 8 regarding exemptions from the Main Street District Overlay Standards.

Overlay District Standards impart civic pride and help raise expectations for build quality. The Standards ensure impartiality is applied to enhance the character and visual quality of the community. Overlay Standards improve traffic and the pedestrian environment. Sidewalks, pedestrian and site lighting, street trees and other landscape features are all necessary.

The City Staff and Planning Commission both recommend denial of this variance.

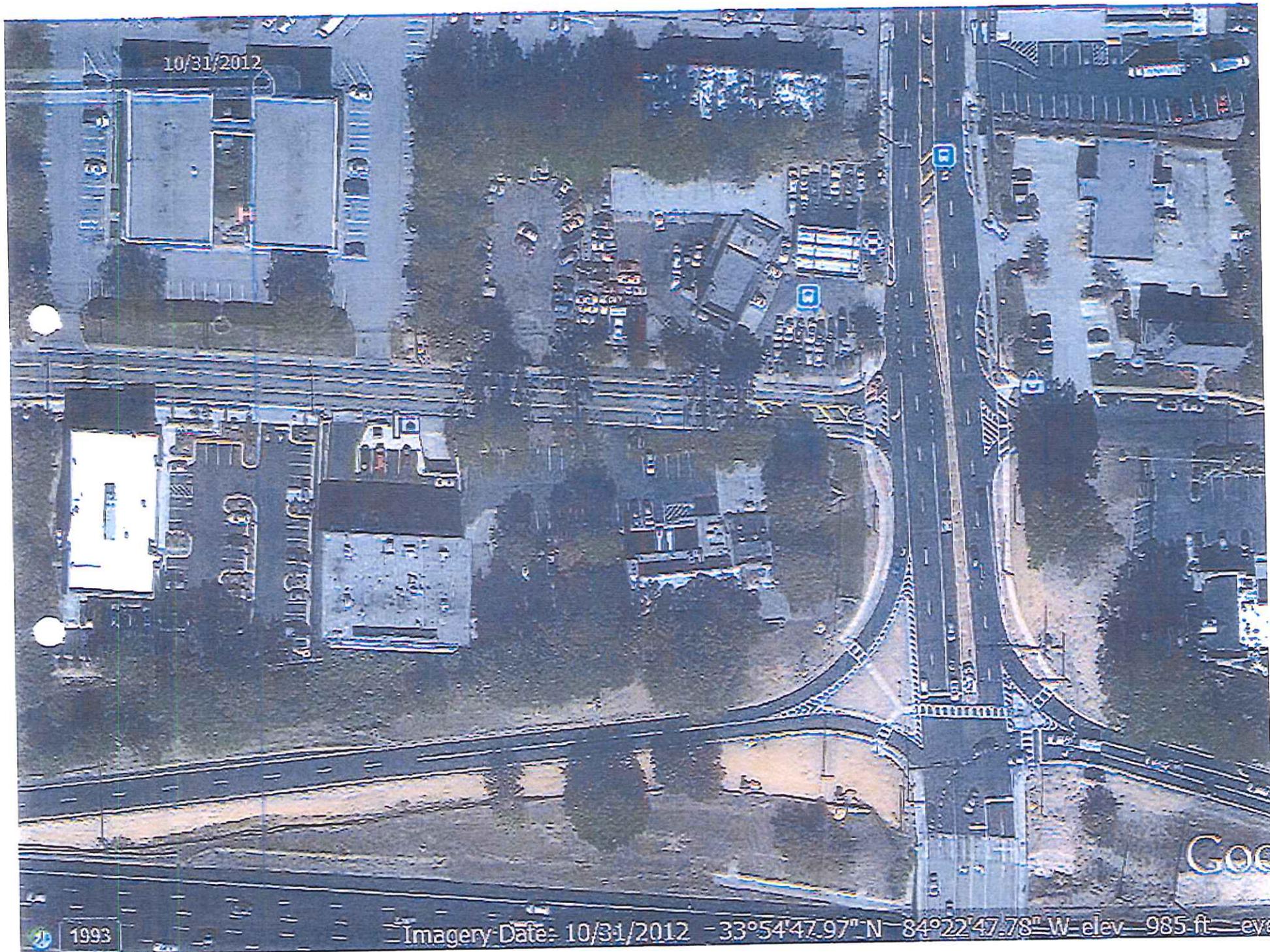
We also encourage you to immediately address infrastructure concerns in this area. The double right turn at Allen Road onto Roswell Road was eliminated when the bridge at I-285 was widened. Attached are pictures of before and after. Currently, we are only allowed to turn right on Allen Road and then go onto the ramp for I-285W. The intersection at Cliftwood Drive and Carpenter Drive should be aligned. We are prevented from making a right turn on red at this intersection.

Thank you for your hard work and consideration of our requests.

Regards,

A handwritten signature in blue ink that reads "Susan Baldwin Yeosock".

Susan Baldwin Yeosock
President
Lake Forrest Summit Community Association, Inc.
785 Lake Summit Drive
Sandy Springs, GA 30342



10/31/2012

1993

Imagery Date: 10/31/2012 -33°54'47.97" N -84°22'47.78" W elev -985 ft -eye

Goo



10/13/2011

1993

Imagery Date: 10/16/2011 33°54'47.10" N 84°22'47.71" W elev 975 ft - eye

RECEIVED

MAR 31 2014

City of Sandy Springs
Community Development

Cameron Hall Place Community Association
5780 Cameron Hall PL NW
Sandy Springs, GA 30328-4896

March 29, 2014

City Council
City of Sandy Springs
7840 Roswell RD
Sandy Springs, GA 30350

Re: 201400050 - Application for Rezoning – JW Homes, LLC

Dear Members of the Sandy Springs City Council,

The board members of the Cameron Hall Place Community Association, on behalf of community homeowners hereby endorse and support the rezoning of properties bordered by Allen Rd, Lake Forrest Dr. and Sandy Springs Circle by JW Homes, LLC. We also concur with allowing all requested variances except for #8 which we feel should be denied as per City staff recommendations.

We believe that the proposed development of 88 single family and townhomes will be an excellent addition to the area by improving property values and increasing the home ownership ratio in the city. Moreover, JW Homes, LLC's strong reputation for quality design and product ensures the project will be completed to the highest possible standards.

We strongly support smart private community residential redevelopment as the City of Sandy Springs begins its plans to spend millions of dollars on the City Center redevelopment project.

As Sandy Springs residents and neighbors of the proposed community development, we request that you support and approve this rezoning application with the exception of variance #8.

Sincerely yours,



Herschel W. Lawson, MD, President
Cameron Hall Place Community Association
5780 Cameron Hall Place
Sandy Springs, GA 30328
E-mail: hw.lawson@gmail.com
Ph. 404-250-0457