





To: John McDonough, City Manager

From: Angela Parker, Director of Community Development

A handwritten signature in black ink, appearing to be "AP", is written over the name Angela Parker.

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

Agenda Item: **201400094 6780 Roswell Road** a request to rezone the subject property from C-1 (Community Business District) to C-1 Community Business District), with concurrent variances.

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***Department of Community Development Recommendation:***

**APPROVAL CONDITIONAL** of a request to rezone the subject property from C-1 (Community Business District) to C-1 (Community Business District), with concurrent variances.

***Background:***

The subject site is located on the west side Roswell Road. The property is currently zoned C-1 (Community Business District) and is developed with a commercial building. The property contains approximately 1.068 acres.

***Discussion:***

To rezone the subject property from C-1 (Community Business District) to C-1 (Community Business District) to allow car and light truck rental. The applicant is not proposing any site changes to the property, which is part of a larger self-storage/retail development.

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

1. Variance from 4.23.1 to reduce all landscaping buffer to allow existing conditions to remain.
2. Variance from 9.1.3.B to reduce the required 40 foot front landscape strip to 10 feet to allow the existing conditions to remain.
3. Variance from Section 18.2.1 to reduce the required parking from 48 spaces to 39 spaces.

The petition was heard at the March 20, 2014 Planning Commission meeting. Tart moved to **recommend denial** seconded by Frostbaum. The Commission recommended denial (6-0, Tart, Frostbaum, Nickles, Maziar, Porter for; Squire against; Duncan not voting).

***The applicant has submitted the following documentation to support the parking variance: a shared parking agreement between both commercial buildings as well as parking counts indicating a surplus of parking.***

The petition was heard at the February 25, 2014 Design Review Board meeting. Ealick-Anderson moved to approve the application and was seconded by Bartlett. The Board made a **recommendation for approval** (5-0, Bartlett, Ealick-Anderson, Richard, Landeck and Mobley in support; Roberts absent; Lichtenstein not voting.)



**Rezoning Petition No. 201400094**

**PROPERTY INFORMATION**

<b>Address, Land Lot, and District</b>	6780 Roswell Road (SR 9) Land Lot 73, District 17
<b>Council District</b>	3 (Graham McDonald)
<b>Frontage</b>	202.03 feet of frontage along the west side of Roswell Road (SR 9).
<b>Area</b>	1.068 Acres
<b>Existing Zoning and Use</b>	C-1 (Community Business District) under Sandy Springs zoning case RZ06-052/CV06-037/U06-007 currently developed with 9,475 square foot commercial building.
<b>Overlay District</b>	Suburban Overlay District
<b>2027 Comprehensive Future Land Use Map Designation</b>	R8-12 Residential (8-12 units per acre)
<b>Proposed Zoning</b>	C-1 (Community Business District)

**APPLICANT/PETITIONER INFORMATION**

<b>Property Owner</b>	<b>Petitioner</b>	<b>Representative</b>
Sandy Springs Plaza Investments, LLC	Sandy Springs Plaza Investments, LLC	Nathan V. Hendricks

**HEARING & MEETING DATES**

<b>Design Review Board Meeting</b>	<b>Community Zoning Information Meeting</b>	<b>Community Developer Resolution Meeting</b>	<b>Planning Commission Hearing</b>	<b>Mayor and City Council Hearing</b>
February 25, 2014	February 6, 2014	February 27, 2014	March 20, 2014	April 15, 2014

**INTENT**

To rezone the subject property from C-1 (Community Business District) to C-1 (Community Business District) to allow car and light truck rental. The applicant is not proposing any site changes to the property, which is part of a larger self-storage/retail development.

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

1. Variance from 4.23.1 to reduce all landscaping buffer to allow existing conditions to remain.
2. Variance from 9.1.3.B to reduce the required 40 foot front landscape strip to 10 feet to allow the existing conditions to remain.
3. Variance from Section 18.2.1 to reduce the required parking from 48 spaces to 39 spaces.

**DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION**

**201400094- APPROVAL CONDITIONAL**  
**201400094 Variance #1 – APPROVAL CONDITIONAL**  
**201400094 Variance #2- APPROVAL CONDITIONAL**  
**201400094 Variance #3 – APPROVAL CONDITIONAL**

**PLANNING COMMISSION RECOMMENDATION- March 20, 2014**

The petition was heard at the March 20, 2014 Planning Commission meeting. Tart moved to recommend denial seconded by Frostbaum. The Commission recommended denial (6-0, Tart, Frostbaum, Nickles, Maziar, Porter for; Squire against; Duncan not voting).

*The applicant has submitted the following documentation to support the parking variance: a shared parking agreement between both commercial buildings as well as parking counts indicating a surplus of parking.*

**DESIGN REVIEW BOARD RECOMMENDATION- December 10, 2013**

The petition was heard at the February 25, 2014 Design Review Board meeting. Ealick-Anderson moved to approve the application and was seconded by Bartlett. The Board made a recommendation for **approval** (5-0, Bartlett, Ealick-Anderson, Richard, Landeck and Mobley in support; Roberts absent; Lichtenstein not voting.)

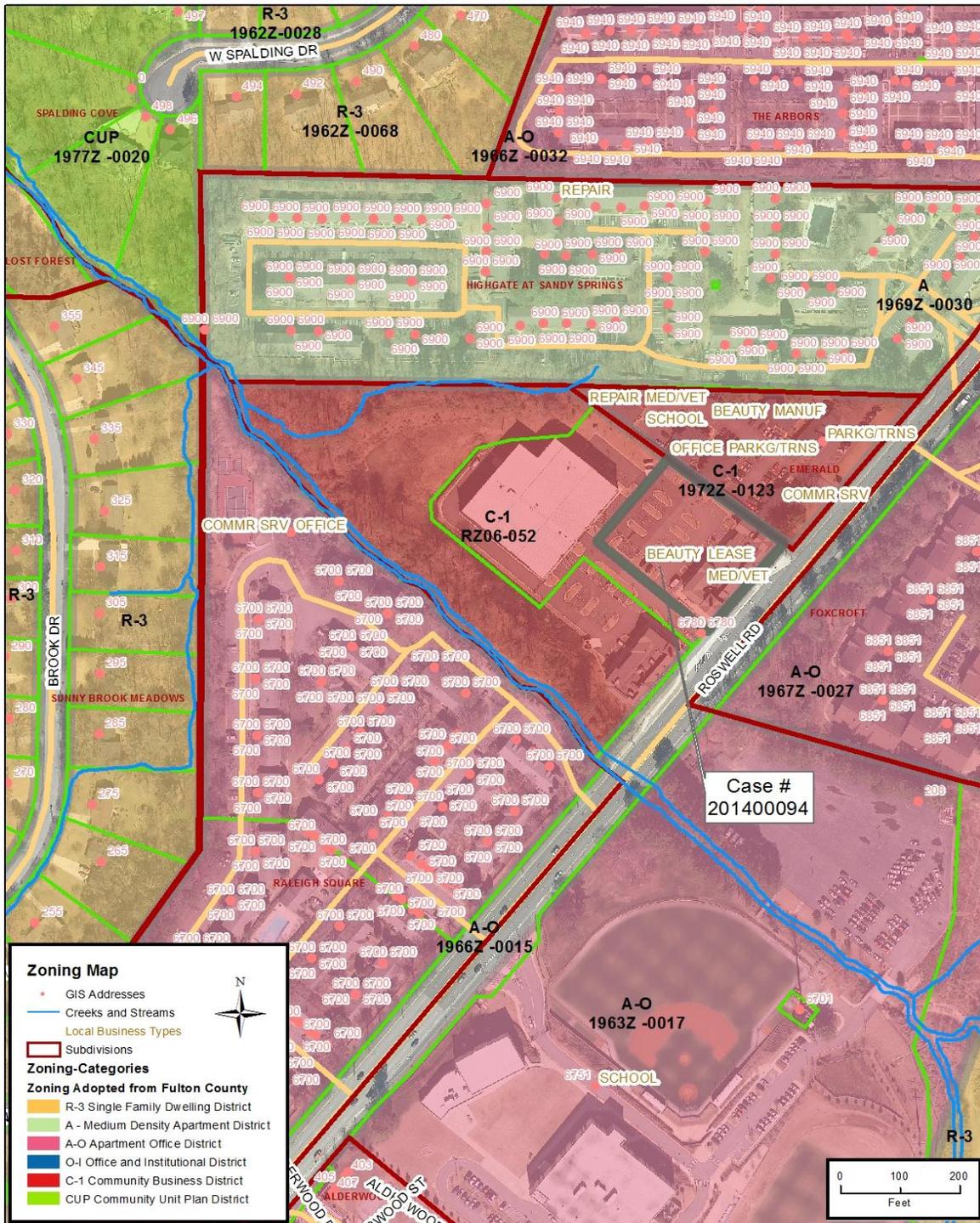
**EXISTING LAND USE AND ZONING OF ABUTTING PROPERTIES**

SUBJECT PETITION 201400097	Requested Zoning	Proposed Use	Land Area (Acres)	Square feet/Units	Density (Units per Acre)
	C-1	Retail/Office	1.068	9,475 sf	8,871.72 sf/ac

Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Footage or Number of Units	Density (Square Feet or Units Per Acre)
North	A-O Z66-0032	Arbors at Sandy Springs condominiums - 6940 Roswell Road	18.37	151 units	8.22 units/acre
North	A Z69-0030	Highgate at Sandy Springs apartments - 6900 Roswell Road	11.07	155 units	14 units/ac
Northeast	C-1 Z72-0123	Emerald Office Park - 6870 Roswell Road	1.882	20,000	10,626.99sf/ac
East	A-O Z67-0027	Foxcroft condominiums - 6851 Roswell Road (SR 9)	26.00	385 units	14.81 units/ac
East	A-O Z63-0017	The Weber School - 6751 Roswell Road	18.84	90,500	4,803.61 sf/ac
East	A-O Z63-0017	Alderwood at Abernathy townhomes	10.54	118 units	12.52 units/ac
South	A-O Z66-0015	Raleigh Square condominiums - 6700 Roswell Road (SR 9)	14.46	181 units	11.20 units/ac
South	C-1 RZ06-052	Self-Storage Facility Retail 6780 Roswell Rd	6.234	133,600 7,325	18,296.36 sf/ac 1,175.01 sf/ac
West	R-3	Sunny Brook Meadows	32±	55 units	1.72 units/ac

Zoning Map

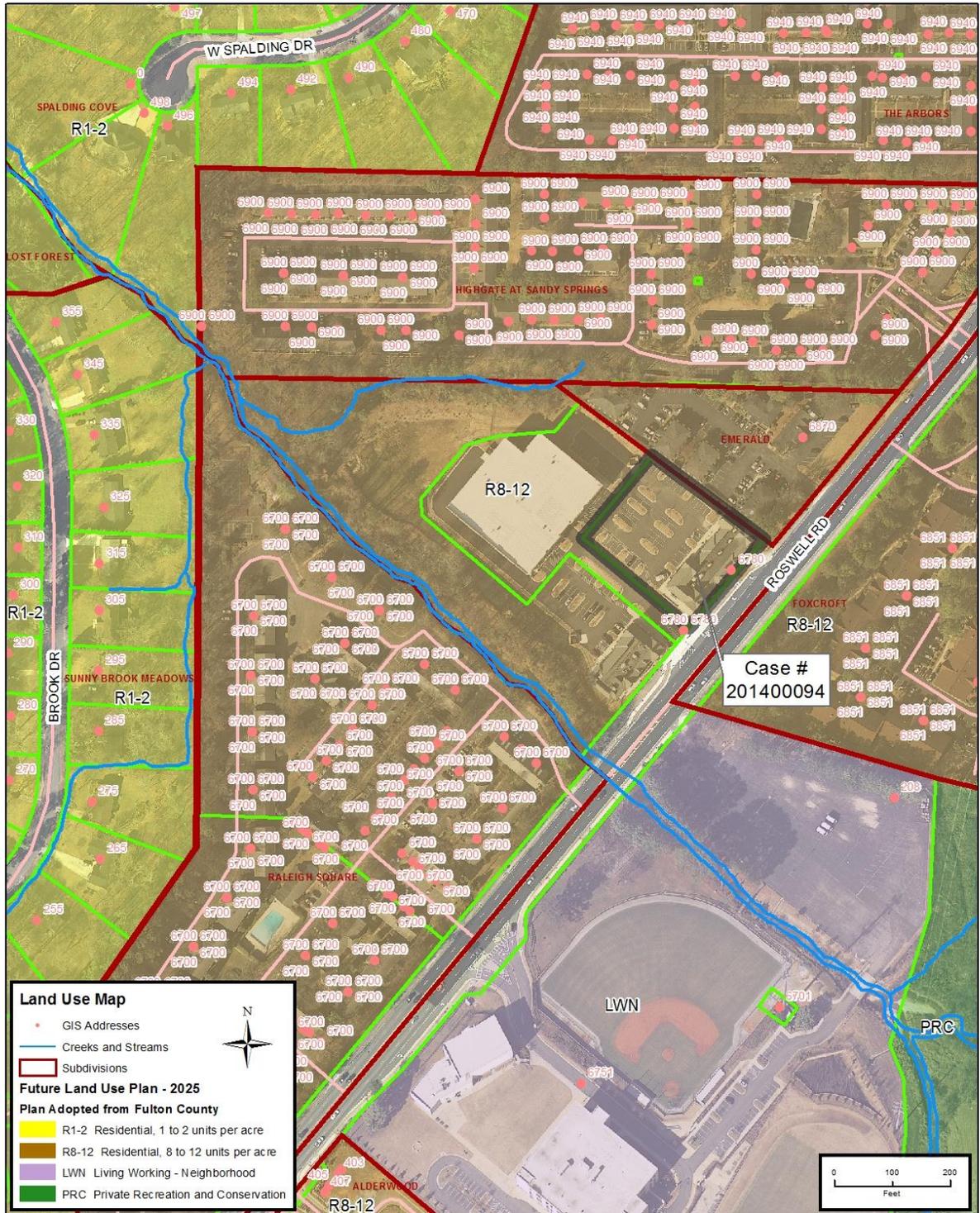
6780 Roswell Road (SR9)



Future Land Use Map

Prepared by the City of Sandy Springs Department of Community Development for the Mayor and city Council Meeting April 15, 2014

6780 Roswell Road (SR9)



<b>ZONING IMPACT ANALYSIS</b>
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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 uses are suitable in view of the use and development of adjacent and nearby property. The surrounding areas consist of: C-1 (Community Business District) to the north, south west; A-O (Apartment Office District) to the east. The applicant is proposing to remove the original restriction on businesses renting vehicles on the property to allow car and light truck rentals.

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

Findings: The staff is of the opinion that the proposal if approved would not have an adverse impact on the use or usability of adjacent or nearby properties. The proposed use of the rental cars and light trucks would need a maximum of 15 cars and light trucks to be stored on the property. The parking variance to reduce the required parking from 48 spaces to 39 spaces is to accommodate the 15 rental cars and light trucks. Additionally, the applicant supplies 4 spaces for the City's propane fueling station. Therefore, the applicant would still be 5 spaces short of the requirement. The applicant has submitted a shared parking agreement between both commercial buildings as well as parking counts indicating a surplus of parking.

*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. There are no site changes proposed under this application to the property.

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

Findings: The staff is of the opinion that the proposed use is not consistent with the Future Land Use Map. The Future Land Use Map designation of R8-12 which recommends a density up to 8-12 units per acre. However, the applicant's proposal is to allow the existing site conditions to remain and delete the original conditions to prohibit vehicle rental. The proposed request is not in harmony with the Comprehensive Plan policies on densities, but is consistent with surrounding developments.

*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.

#### **VARIANCE CONSIDERATIONS**

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

1. *Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or,*
2. *The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or*

The applicant is requesting three (3) concurrent variances as outlined below. The applicant has indicated that the variances being requested will be in harmony with the policy and intent of the Zoning Ordinance and will not result in any harm to the health, safety and welfare of the general.

1. Variance from Section 4.23.1 to reduce all landscaping buffer to allow existing conditions to remain.

Findings:

*Staff is of the opinion that the reduction of the landscape buffer is in harmony with the intent of the zoning ordinance and would not cause a detriment to the public. The applicant is not proposing any site changes to the property, which is part of a larger self-storage/retail development. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.*

2. Variance from Section 9.1.3.B to reduce the required 40 foot front landscape strip to 10 feet to allow the existing conditions to remain.

Findings:

*Staff is of the opinion that the reduction of the required 40 foot landscape buffer to 10 foot is in harmony with the intent of the zoning ordinance and would not cause a detriment to the public. The applicant is not proposing any site changes to the property, which is part of a larger self-storage/retail development. Therefore, based on these reasons, the staff recommends APPROVAL of this variance request.*

3. Variance from section 18.2.1 to reduce the required parking from 48 spaces to 39 spaces.

Findings:

*Staff is of the opinion that the request to reduce the required parking from 48 spaces to 39 spaces is in harmony with the intent of the Zoning Ordinance. The proposed use of the rental cars and light trucks would need a maximum of 15 cars and light trucks to be stored on the property. The parking variance to reduce the required parking from 48 spaces to 39 spaces is to accommodate the 15 rental cars and light trucks. Additionally, the applicant supplies 4 spaces for the City's propane fueling station. Therefore, the*

*applicant would still be 5 spaces short of the requirement. The applicant has submitted a shared parking agreement between both commercial buildings as well as parking counts indicating a surplus of parking. 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 February 5, 2014 at which the following departments had comments. The staff has received additional comments from Fulton County Department of Water Resources (see attachments).

<b>Transportation Planner</b>	<ul style="list-style-type: none"> <li>• Roswell Road is classified a Principal Arterial and has a posted speed limit of 45 mph. The existing daily traffic count in the vicinity of this project is 36,380 (2012). The street frontage is included in the City’s adopted Sidewalk Master Plan and within the Suburban Overlay District.</li> </ul>
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**PUBLIC INVOLVEMENT**

*Public Comments*

- Tents to wash/drop off cars under
- Noise from pressure washers when cars are being cleaned

**CONCLUSION TO FINDINGS**

It is the opinion of staff that the proposal is in conformity with the intent of the Comprehensive Plan Policies. While the proposal would not change the existing site conditions and the commercial operations on the property. The Plan recommends residential at 8-12 units per acre. Additionally, the applicant has provided a justification for the reduction in parking. Therefore, based on these reasons, the staff recommends APPROVAL CONDITIONAL of the rezoning petition and concurrent variances.

<b>STAFF RECOMMENDED CONDITIONS</b>
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Should the Mayor and City Council decide to rezone the subject property from C-1 (Community Business District) to C-1 (Community Business District), the staff recommends the approval be subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council.

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Retail, office and accessory uses at a density of 8,871.72 square feet per acre or 9,475 square feet, whichever is less.
  
2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development dated January 10, 2014. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
  
3. To the owner's agreement to provide the following site development standards:
  - a. The owner/developer shall dedicate forty-five (45) feet of right-of-way from centerline of Roswell Road (SR 9) 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 a Land Disturbance Permit, the owner/developer shall attempt to provide interparcel access with the properties to the north and south. Should the owner/developer not come to an agreement on interparcel access at this time, 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, prior to the issuance of a Land Disturbance Permit.
  - c. To reduce the required forty (40) foot front yard setback to ten (10) feet as shown on the site plan received by the Department of Community Development dated March 14, 2007 (CV06-037).
  - d. A maximum limit of 0.5 footcandles of light shall prohibited along residential property lines abutting the subject property. The owner/developer shall submit a photometric study to the Department of Community Development prior to the issuance of a Land Disturbance Permit.
  - e. Rental vehicles shall consist of cars and light trucks only.
  - f. A maximum of fifteen (15) rental vehicles shall be permitted on the property at any time.
  - g. To reduce the require number of parking space from 48 to 39 to allow a maximum of fifteen (15) rental vehicles on the property at any time.
  - h. To reduce the zoning regulations to the extent necessary for all the existing non-conforming (grandfathered) structure(s) to comply in accordance with the site plan received by the Department of Community Development on January 10, 2014.

**Attachments**

- Letter of Intent dated received January 10, 2014
- Site Plan dated received January 10, 2014
- Parking Counts
- Letters from current tenants
- Shared Parking agreement
- Site Photographs
- Additional comments from the Fulton County Department of Water Resources

## LETTER OF INTENT

The property contains approximately 1.068 acres and is located on the westerly side of Roswell Road and is commonly known as 6780 Roswell Road in the City of Sandy Springs (the "Property"). The Property is zoned to the C-1 Classification pursuant to RZ06-052/CV06-037/U06-007.

The Applicant requests a rezoning to the C-1 Classification for the continued use of the 9,475 square foot building developed on the Property which is being used for office, retail and accessory uses. Additionally, the Applicant requests that such uses be recognized as including the leasing of cars and light trucks as there currently is a prohibition under the Conditions of Zoning for the leasing of vehicles by a business. The Property suffers from the unique hardship of being a portion of the property that was originally zoned as above referenced and accordingly the Applicant requests a Concurrent Variance pursuant to Article 4.23.1. that the Property be exempt from the required landscape buffers as those existing shall remain and a Concurrent Variance pursuant to Article 9.1.3.B. to allow the reduction of the required 40' front yard setback to 10' as this is an existing condition. Further, as the Property has been developed and leased since the time of its original zoning functioning adequately with a number of parking spaces well below the 48 that would be required, the Applicant requests pursuant to Article 18.2.1. the number of parking spaces be reduced to 39, Also, it is to be noted on the Site Plan that what otherwise be an additional 4 parking spaces have been allowed by the Applicant to be used by the City of Sandy Springs Police Department as a Propane Station. The approval of these Concurrent Variances would be in harmony with the policies and intent of the Zoning Ordinance and would not result in any harm to the health, safety and welfare of the general public. The Property is subject to the Suburban Overlay District and the use of the Property as developed conforms with the policies and intent of this Overlay District. Accordingly, this Application for Rezoning and Concurrent Variances is entirely appropriate and the appropriateness of this Application for Rezoning and Concurrent Variances and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof. On a final note, the Applicant agrees that no more than 15 parking spaces shall be available for the leasing of cars and light trucks as above noted.

**RECEIVED**

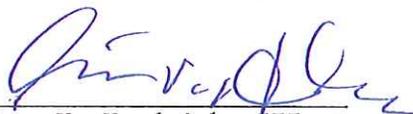
City of Sandy Springs  
Community Development

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

APPLICANT:

Sandy Springs Plaza Investments, LLC

By:   
Justin Garrison  
Its: Agent

  
Nathan V. Hendricks III  
Attorney for the Applicant

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

Exhibit "A"

APPROPRIATENESS OF APPLICATION  
AND  
CONSTITUTIONAL ASSERTIONS

The portions of the Zoning Resolution of the City of Sandy Springs as applied to the subject Property which classify or may classify the Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Resolution of the City of Sandy Springs to the Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the Sandy Springs City Council without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Sandy Springs City Council to rezone the Property as proposed by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the subject Property would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

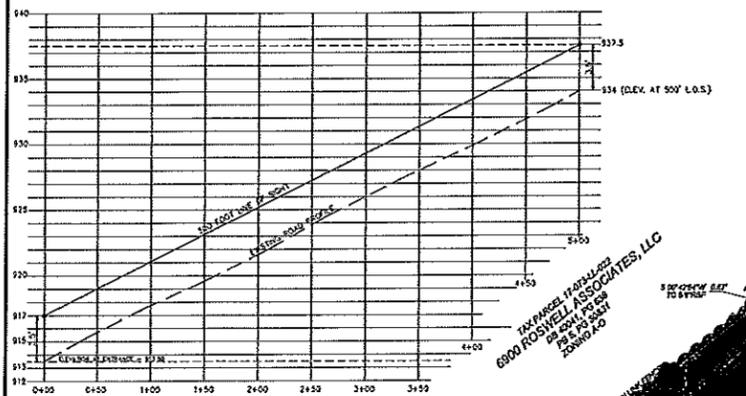
Any rezoning of the Property without the simultaneous approval of the Concurrent Variances requested would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.



PLANT LIST	QNTY.	COMMON NAME	BOTANICAL NAME	SIZE	UNIT	TOTAL UNITS
	13	BALD CYPRESS*	TAXODIUM DISTICHUM	4" CAL	0.8	10.4
	33	CARISSA HOLLY	ILEX CORNUTA 'CARISSA'	3 GAL		
	15	CRYPTOMERIA	CRYPTOMERIA JAPONICA	2" CAL/8" HT.	0.7	10.5
	13	CHINESE ELM	ULMUS PARVIFOLIA	4" CAL	0.8	10.4
	17	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	2" CAL/8" HT.	0.5	8.5
	28	LOROPETALUM	LOROPETALUM CHINENSE	3 GAL		
	20	INDIAN HAWTHORN	RAPIHOLEPSIS INDICA 'PINKIE'	3 GAL		
	95	NANDINA	NANDINA DOMESTICA 'MOONBAY'	3 GAL		
	7	ZELKOVA	ZELKOVA SERRATA	4" CAL	0.7	4.9
	10	RED MAPLE	ACER RUBRUM	3" CAL	0.8	6.0
	6	RED MAPLE	ACER RUBRUM 'ARMSTRONG'	4" CAL	0.7	4.2
	14	SHUMARD OAK	QUERCUS SHUMARDII	4" CAL	0.8	11.2
	6	GRAPE MYRTLE	LAGERSTROEMIA INDICA	8" HT.	0.5	3.0
	5	TULIP POPLAR*	TULIPIFERA LIRIODENDRON	4" CAL	0.8	4.0
					<b>TOTAL</b>	<b>73.1</b>

**SANDY SPRINGS LANDSCAPE REQUIREMENTS**

SITE ACREAGE: 7.3  
 SITE DENSITY FACTOR: 30 UNITS PER ACRE  
 REQUIRED SITE DENSITY: 219.0  
 NOTE: SITE DENSITY TO BE SATISFIED THROUGH EXISTING SITE DENSITY, ON-SITE PLANTING AND POSSIBLE TREE BANK CONTRIBUTIONS.



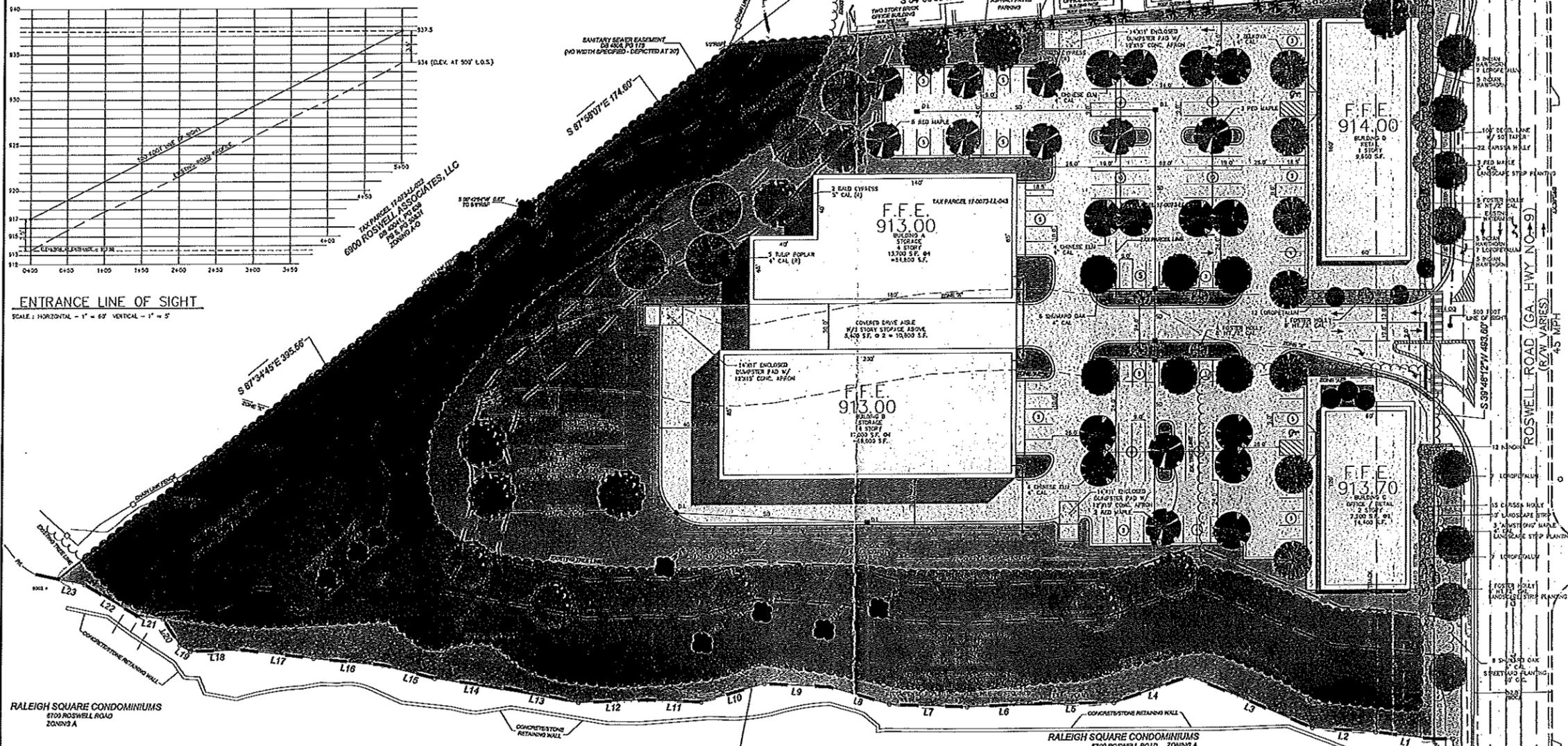
**ENTRANCE LINE OF SIGHT**

SCALE: HORIZONTAL - 1" = 60' VERTICAL - 1" = 5'

TAX PARCEL 17-073-023  
**PINNACLE-EMERALD OFFICE, LLC**  
 EMERALD OFFICE PARK  
 6000 ROSWELL ROAD  
 ZONING A-O

**SITE LOCATION MAP**

SCALE: NONE



**CALL CHART - C/L MARSH CREEK**

Course	Bearing	Distance
L1	N 47° 57' 17" W	20.97
L2	N 42° 42' 00" W	21.12
L3	N 77° 02' 17" W	18.32
L4	N 68° 11' 04" W	24.17
L5	N 00° 04' 45" W	18.32
L6	N 58° 11' 00" W	24.42
L7	N 07° 42' 17" W	23.22
L8	N 87° 12' 22" W	43.12
L9	N 48° 02' 04" W	22.82
L10	N 68° 11' 30" W	23.32
L11	N 07° 52' 50" W	30.92
L12	N 51° 42' 52" W	44.12
L13	N 30° 22' 22" W	43.02
L14	N 41° 32' 53" W	41.82
L15	N 38° 17' 42" W	38.32
L16	N 41° 32' 53" W	43.12
L17	N 41° 32' 53" W	43.12
L18	N 61° 11' 22" W	38.92
L19	N 18° 32' 56" W	1.92
L20	N 60° 41' 00" E	29.92
L21	N 43° 52' 50" W	17.52
L22	N 11° 22' 22" W	43.72
L23	N 51° 22' 17" W	14.42

**C/L MARSH CREEK IS P/L**  
 (958.17' TOTAL ALONG C/L MARSH CREEK)  
 (MARSH CREEK VARIES IN WIDTH FROM 15' TO 20')

**NOTES:**

- THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD AREA AS DEFINED BY FLOOD INSURANCE RATE MAP, PANEL NO. 13020314-E AND PANEL NO. 13020313-E, EFFECTIVE DATE: JUNE 22, 1993, FULTON COUNTY, GEORGIA. A PORTION OF THE PROPERTY IS LOCATED WITHIN ZONE "AC" AND ZONE "X", SHaded AS SHOWN HEREON.
- THERE WILL BE NO NEW DEDICATED OR FUTURE RIGHTS-OF-WAY (PROPOSED OR REQUIRED).
- THERE ARE NO COMMUNITY WASTEWATER FACILITIES ON SITE.
- THERE ARE EXISTING SANITARY SEWER AND WATER UTILITIES AVAILABLE TO SITE (AS SHOWN).
- BASED ON A FIELD SURVEY BY MOORE BASS CONSULTING, INC., IT HAS BEEN DETERMINED THAT THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.

**STORAGE PARKING**

10' UNLOADING SPACES (0 LOADING ZONES) 10 SPACES  
 SITE ADDRESS 6783 ROSWELL ROAD  
 EXISTING ZONING A-O  
 PROPOSED ZONING C-1 COMMUNITY BUSINESS DISTRICT  
 C-1 ZONING SETBACKS  
 FRONT YARD 40' MINIMUM  
 SIDE YARD 0'  
 REAR YARD 0'

**SITE ANALYSIS**

BUILDINGS	AREA
BLDG. A STORAGE (4 FLOORS @ 13,700 SF)	54,800 S.F.
DRIVE AISLE STORAGE (2 FLOORS @ 5,400 SF)	10,800 S.F.
BLDG. B STORAGE (4 FLOORS @ 17,000 SF)	68,000 S.F.
BLDG. C RETAIL (FIRST FLOOR)	7,200 S.F.
BLDG. C OFFICE (SECOND FLOOR)	7,200 S.F.
BLDG. D RETAIL	9,600 S.F.
<b>TOTAL BUILDING AREA</b>	<b>157,600 S.F.</b>
<b>BUILDING DENSITY</b>	<b>21,589 S.F./AC.</b>
<b>PARKING</b>	<b>RATIO</b>
SELF STORAGE	1/5000 SF 27 SPACES
OFFICE	MIN. 1.5/1000 SF 11 SPACES MIN.
	MAX. 3.0/1000 SF 22 SPACES MAX.
RETAIL	MIN. 1.5/1000 SF 25 SPACES MIN.
	MAX. 4.5/1000 SF 76 SPACES MAX.
<b>TOTAL PARKING REQUIRED</b>	<b>83 SPACES MIN.</b>
<b>TOTAL PARKING PROVIDED</b>	<b>125 SPACES MAX.</b>
<b>TOTAL LAND AREA</b>	<b>7.30 ACRES</b>

5" LANDSCAPE STRIP PLANTED TO SANDY SPRINGS LANDSCAPE STRIP REQUIREMENTS. SHRUBS PLANTED FOR BALANCE OF 50% COVERAGE. 473.45-20 (EASEMENT) 1/2" @ 10" = 113 TREES REQUIRED. 433.15 @ 3" = 228 TREES. 2287.23 @ 6" = 1823.35 SF LANDSCAPING REQUIRED. 100 SF X 15 TREES = 1500 SF.



**ZONING PLAN**

SCALE: 1" = 30'

LAND PLANNERS  
 ENGINEERS-SURFACTORS  
 TRANSPORTATION  
 LANDSCAPE ARCHITECTS  
 85-A MILL STREET  
 ROSWELL, GEORGIA 30075  
 VOICE: 770.850.7985  
 FAX: 770.850.7984  
 paulsonmitchell.com

**PAULSON MITCHELL**  
 INCORPORATED

**PROJECT:**  
 PROPOSED DEVELOPMENT  
 LAND LOT 73  
 17th DISTRICT;  
 CITY OF SANDY SPRINGS  
 FULTON COUNTY  
 GEORGIA

FOR:  
 KEYSTONE DEVELOPMENT SERVICES, LLC  
 172 EAST SHADBURN AVENUE  
 BUFORD GEORGIA 30518  
 678-730-4813

REVISIONS  
 01.17.07  
 03.14.07

**APPROVED**

City of Sandy Springs  
 Community Development

20063292.DWG 10.26.06

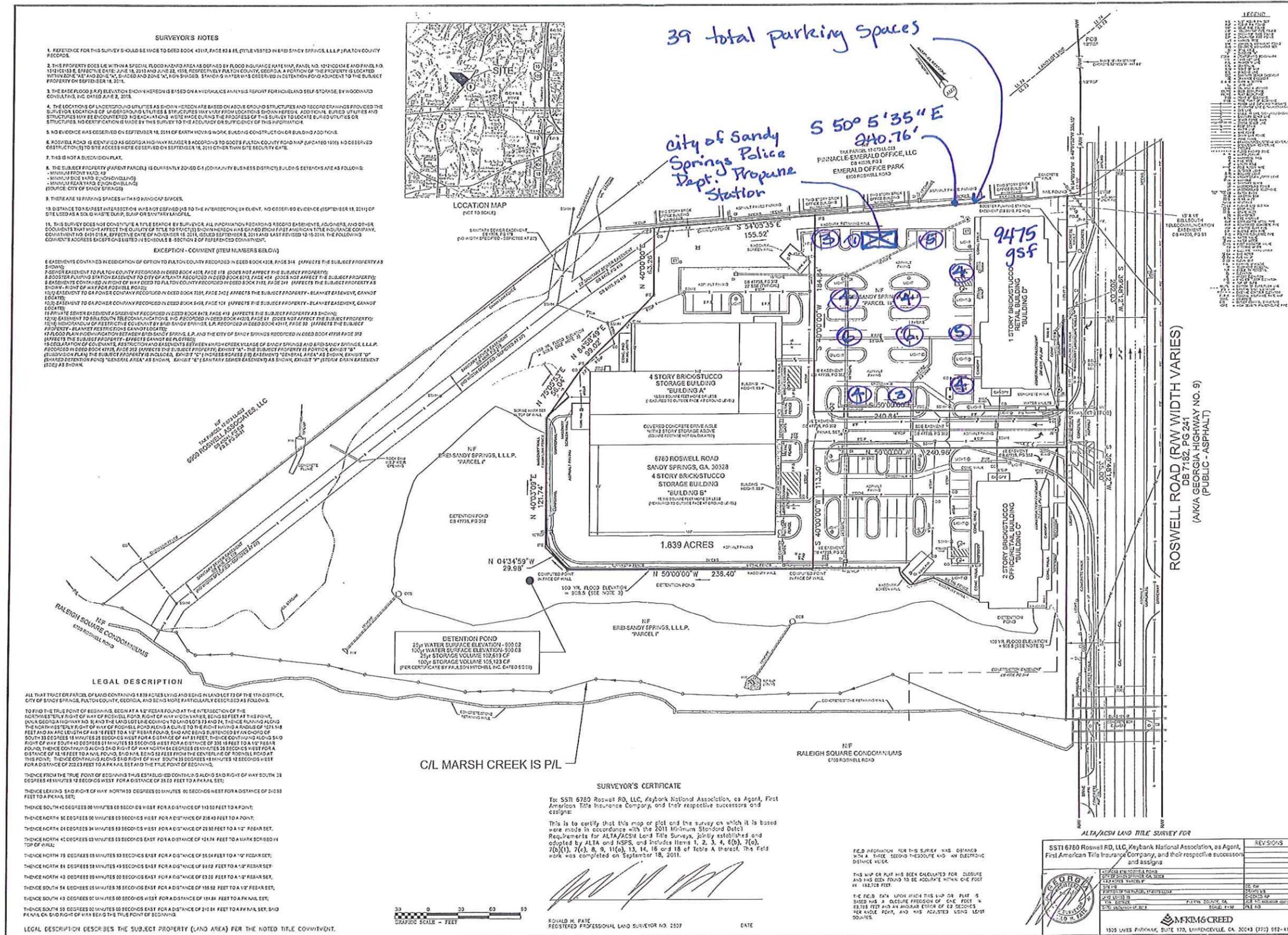
ZONING PLAN **Z.1**

RECEIVED

JAN 14 2014

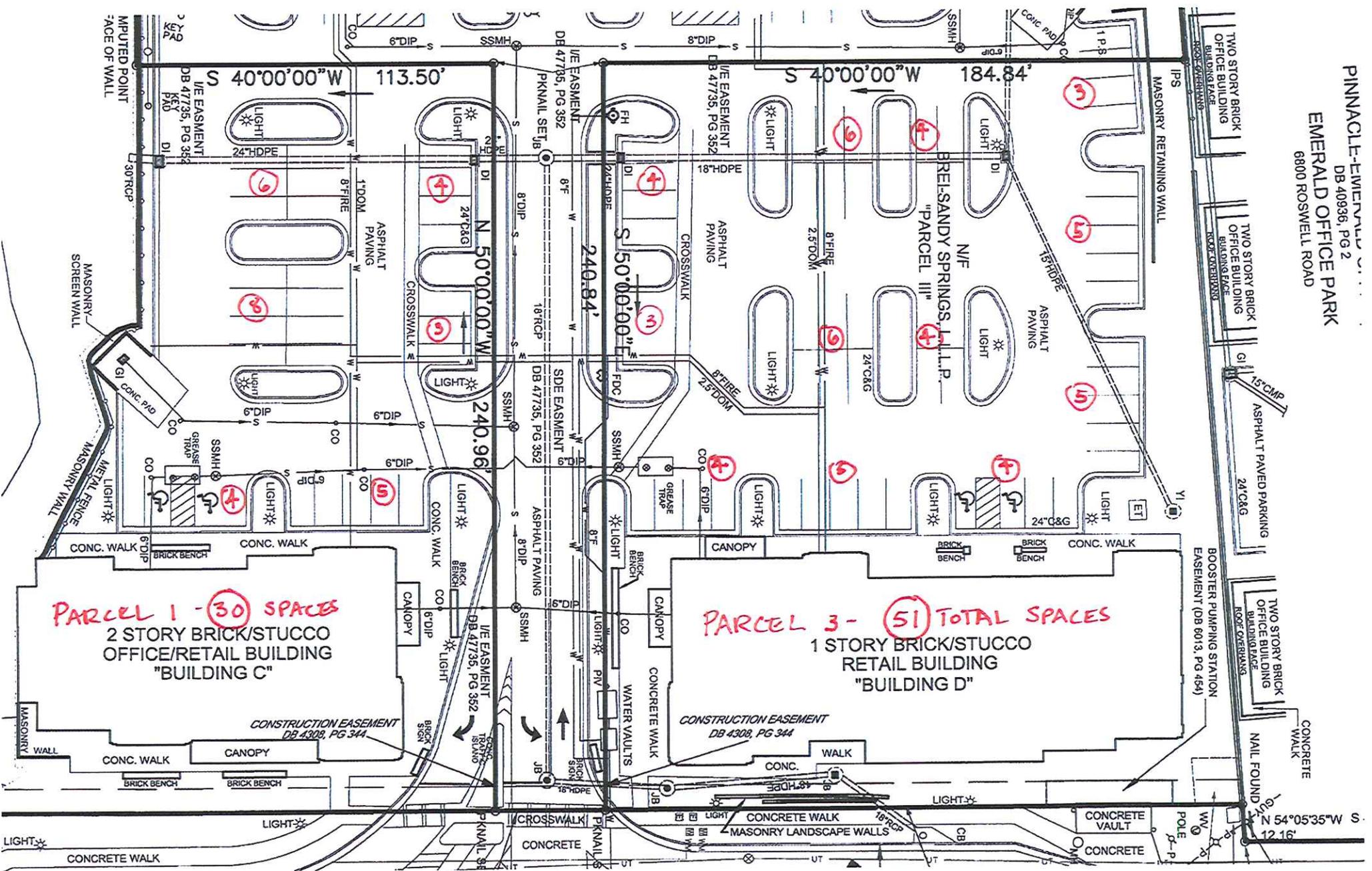
City of Sandy Springs  
Community Development

201400094



PARKING STUDY:

	9 AM	12 PM	4 PM
<u>3-18-14</u>			
PARCEL 3-	10 / 51	16 / 51	5 / 51
PARCEL 1-	8 / 30	14 / 30	18 / 30
<u>3-19-14</u>	<del>10 / 51</del>	<del>16 / 51</del>	<del>5 / 51</del>
PARCEL 3-	9 / 51	12 / 51	5 / 51
PARCEL 1-	10 / 30	8 / 30	12 / 30
<u>3-20-14</u>	<del>10 / 51</del>	<del>16 / 51</del>	<del>5 / 51</del>
PARCEL 3	14 / 51	17 / 51	8 / 51
PARCEL 1	20 / 30	17 / 30	13 / 30



**PARCEL 1 - (30) SPACES**  
2 STORY BRICK/STUCCO  
OFFICE/RETAIL BUILDING  
"BUILDING C"

**PARCEL 3 - (51) TOTAL SPACES**  
1 STORY BRICK/STUCCO  
RETAIL BUILDING  
"BUILDING D"

CONSTRUCTION EASEMENT  
DB 4308, PG 344

CONSTRUCTION EASEMENT  
DB 4308, PG 344

BOOSTER PUMPING STATION  
EASEMENT (DB 6013, PG 454)

Prepared by and after recording return to:  
Michael L. Schaaf, Esq.  
2440 Sandy Plains Road, Building 11  
Marietta, Georgia 30066

MLS File No.: 0491-015

**STATE OF GEORGIA**

**COUNTY OF FULTON**

**DECLARATION OF PARKING EASEMENTS**

**THIS DECLARATION OF PARKING EASEMENTS** (this "Declaration"), is made and entered to be effective this 4<sup>th</sup> day of April, 2014, by **SANDY SPRINGS PLAZA INVESTMENTS, LLC**, a Georgia limited liability company ("Sandy Springs Plaza").

**WITNESSETH:**

**WHEREAS**, Sandy Springs Plaza is the owner of that certain tract of land described in Exhibit "A" attached hereto and incorporated herein, said property being referred to herein as the "Parcel I Property"; and

**WHEREAS**, Sandy Springs Plaza is also the owner of that certain tract of land described in Exhibit "B" attached hereto and incorporated herein and being hereinafter referred to as the "Parcel III Property"; and

**WHEREAS**, Sandy Springs Plaza intends to establish parking easements to both benefit and burden the Parcel I Property and the Parcel III Party; and

**NOW, THEREFORE**, in consideration of the foregoing premises, the declarations, easements and agreements herein made, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sandy Springs Plaza intending to be legally bound does hereby establish and declare the following. (The owner of the Parcel I Property and the Parcel III Property may also be designated as the "Owner" herein. The Parcel I Property and the Parcel III Property may also be designated as a "Parcel" or "Parcels" herein.)

1. Declaration of Parking Easement for the benefit of the Parcel I Property. Sandy Springs Plaza hereby declares and establishes the following easement for the benefit of the Parcel I Property, the Owner of the Parcel I Property and its invitees, customers, employees and agents, and to the extent title to the Parcel I Property is leased, transferred or assigned by Sandy Springs Plaza, to its successors and assigns:

1.1 Parcel I Parking Easement. A perpetual, non-exclusive and unobstructed parking easement over, across and upon that portion of the Parcel III Property described on Exhibit "C" attached hereto and incorporated herein by this reference and as shown cross-hatched and labeled as the "Parcel I Property Parking Easement", for the purpose of vehicular parking within the Parcel III Parking Easement.

2. Declaration of Parking Easement for the benefit of Parcel III Property. Sandy Springs Plaza hereby declares and establishes the following easement for the benefit of the Parcel III Property, the Owner of the Parcel III Property and its invitees, customers, employees and agents, and to the extent title to the Parcel III Property is leased, transferred or assigned by Sandy Springs Plaza, to its successors and assigns:

2.1 Parcel III Parking Easement. A perpetual, non-exclusive easement for parking over, under, across and upon that

portion of the Parcel I Property described on Exhibit "D", attached hereto and incorporated herein by this reference, and as shown cross-hatched and labeled as the "Parcel III Parking Easement" for the purpose of vehicular parking within the Parcel I Parking Easement.

3. Costs and Expenses for Maintenance of Easement Areas.

3.1 Responsibility for Costs and Expenses of Maintenance. Each of the Owners of the Parcels, or their successors and assigns, agree to maintain in good condition and working order all of the facilities located on any portion of such Owner's Parcel, at such Owner's expense.

4. Legal Descriptions. The Owners of the Parcels, or their successors and assigns, agree that either party may, at its sole cost and expense, have prepared by a Georgia registered surveyor a survey showing the legally sufficient metes and bounds description of any of the easement areas described herein, for the purpose of replacing the descriptions attached to this Declaration. Upon the completion of such descriptions, the party hiring the surveyor shall deliver two (2) copies of such survey and descriptions to the other party for review and approval, which approval shall not be unreasonably withheld or delayed.

5. Reciprocal Indemnity. The Owners of the Parcels hereto hereby agree to indemnify and hold each other harmless from any loss, cost, damage or expense (including, without limitation, court costs and attorneys' fees) arising from, out of or in any manner connected with the acts or omissions of the indemnifying party in exercising the rights and obligations granted and set forth herein.

6. Time of the Essence. Time is of the essence of this Declaration.

7. Ownership.

7.1 Warranty of Title. Sandy Springs Plaza covenants and warrants that it is the owner in fee simple of the Parcel I Property and the Parcel III Property and that it has a good and lawful right to declare these easements. Any Owner and its successors and assigns hereby warrants and shall defend the right and title to the above-described easements unto the other Owner hereto, its successors and assigns against the lawful claims of all persons claiming by, through or under Sandy Springs Plaza or the Owner as the case may be.

7.2 Subordination of Liens. Each Owner hereto agrees that all mortgages, deeds of trust, deeds to secure debt and other encumbrances placed upon each party's respective property shall be subordinate and inferior to the easements created by this Declaration, and to the extent that any such mortgages, deeds of trust, deeds to secure debt or other encumbrances presently exist, each party shall secure a subordination agreement from the holder thereof which shall be recorded in conjunction herewith.

8. Amendment. Sandy Springs Plaza or the Owner, as applicable, hereby agree that only upon the written consent of all parties hereto and any other parties in interest may this Declaration be amended or any of the easement areas be relocated, changed, altered, diminished or expanded.

9. Waiver. Each and every covenant and agreement contained herein shall be for any and all purposes hereof construed as separate and independent and the breach of any covenant by any party shall not release or discharge them from their obligations hereunder. No delay or omission by any party to exercise its rights accruing upon any noncompliance or failure of performance by any party shall impair any such right or be construed to be a waiver thereof. A waiver by any party hereto of any of the covenants, conditions or agreements to be performed by any other party shall not be construed to be a waiver of any succeeding breach or of any other covenants, conditions or agreements contained herein.

10. Severability. All rights, powers and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate any then applicable law and shall be limited to the extent necessary to render the real covenants herein valid and enforceable. If any term, provision, covenant or agreement contained herein or the application thereof to any person, entity or circumstance shall be held to be invalid, illegal or unenforceable, the validity of the remaining terms, provisions, covenants or agreements or the application of such term, provision, covenant or agreement to persons, entities or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby.

11. Binding Effect; Appurtenance. This Declaration shall be binding upon and inure to the benefit of Sandy Springs Plaza and its respective successors and assigns. Notwithstanding the foregoing, each Owner shall be responsible only for the obligations, indemnities, duties, liabilities and responsibilities set forth in this Declaration that accrue during the period of time during which such Owner holds fee simple title to a Parcel or portion thereof. Upon conveyance of a Parcel or a portion thereof, the Owner making such conveyance shall be relieved from the obligations, duties, indemnities and responsibilities hereunder arising from and after the date of such conveyance as to such Parcel, or portion thereof conveyed, and the successor Owner shall become obligated hereunder for all matters arising from and after the date of conveyance. The rights, privileges and easements granted and conveyed hereunder shall exist for the benefit of, and be a burden upon, the Parcel I Property and the Parcel III Property and shall run with title to, and be appurtenant to such Parcels.

12. Notices. Any notice, request or other communication required or permitted herein shall be in writing and shall be deemed to be given upon personal delivery or upon being deposited with a professional overnight courier service or in the United States Mail by certified or registered mail, return receipt requested, postage prepaid. Such notice, request or other communication shall be addressed to the Owner at the address set forth under signature of such Owner to this Declaration, however, an Owner may change its address for notices by giving notice to the other Owners in the manner provided in this Section.

13. Remedies. In the event any Owner fails to perform the maintenance, repair or other work required by this Declaration or fails to perform the work in accordance with the requirements of this Declaration or

otherwise breaches the terms of this Declaration, the non-defaulting Owner(s) may notify the defaulting Owner and shall specify the deficiencies in the work or the breach. If such deficiencies are not corrected, or the breach not cured, within thirty (30) days after receipt of such notice, then the non-defaulting Owner(s) shall have the right to correct such deficiencies or perform the work (even if such work must be undertaken on the defaulting Owner's Parcel) or cure the breach, and recover all costs and expenses related thereto from the defaulting Owner. Notwithstanding the foregoing, in the event that the failure to perform the work, or failure to perform the work in the manner required in this Declaration or the breach of this Declaration, creates an imminent danger of damage to persons or properties, or jeopardizes the continuance of business operations on any Parcel, no notice shall be required prior to the non-defaulting Owner(s) commencing such work or commencing a cure. Any amounts due and payable to an Owner pursuant to this Declaration shall be paid within thirty (30) days from the date the other Owner is notified of the amounts due. Any amounts not paid when due shall bear interest at a rate equal to the lesser of (i) ten percent (10%) per annum, or (ii) the maximum rate of interest permitted by the laws of the State of Georgia for such obligations. The failure to pay any amounts due pursuant to this Declaration shall not entitle any Owner to file a lien or claim of lien against the Parcel owned by the delinquent Owner.

14. Covenants Run With the Land. All the terms and provisions hereof are and shall be deemed to run with the property described herein and shall burden and benefit such property as described herein and, with respect to such property, each Owner, the holders or owners of any mortgage, indenture, deed of trust or deed to secure debt encumbering any of such property, any purchaser at a foreclosure sale, any other person or entity acquiring any right, title or interest in such property and their respective heirs, executors, administrators, representatives, successors and assigns.

IN WITNESS WHEREOF, Sandy Springs Plaza has caused this Declaration to be duly executed under seal and delivered by its respective authorized representative on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

*Josh Davis*  
Unofficial Witness

*Rep. P. Gunter*  
Notary Public

Commission Expiration Date:



**DECLARANT:**

**SANDY SPRINGS PLAZA  
INVESTMENTS, LLC**, a Georgia limited  
liability company

By: *Bruce S. Weiner*

Bruce S. Weiner

Its: Authorized Signatory

Address: 6780 Roswell Road  
Suite C-200  
Sandy Springs, GA 30328

ORIGINAL SIGNATURE PAGE TO DECLARATION OF PARKING EASEMENTS BY SANDY SPRINGS PLAZA  
INVESTMENTS, LLC EFFECTIVE April 4th 2014.

**EXHIBIT "A"**

**PARCEL I PROPERTY**

**Page 1 of 4**

**ALL THAT TRACT OR PARCEL OF LAND CONTAINING 4.395 ACRES LYING AND BEING IN LAND LOT 73 OF THE 17<sup>th</sup> DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A 1/2" REBAR FOUND AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD, RIGHT OF WAY WIDTH VARIES, BEING 80 FEET AT THIS POINT, (A/K/A GEORGIA HIGHWAY NO. 9) AND THE LAND LOT LINE COMMON TO LAND LOTS 73 AND 74; THENCE RUNNING ALONG THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1671.148 FEET AND AN ARC LENGTH OF 449.16 FEET TO A 1/2" REBAR FOUND, SAID ARC BEING SUBTENDED BY AN CHORD OF SOUTH 33 DEGREES 18 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 447.81 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 40 DEGREES 01 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 336.15 FEET TO A 1/2" REBAR FOUND; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 54 DEGREES 05 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 12.16 FEET TO A NAIL SET, SAID NAIL BEING 52 FEET FROM THE CENTERLINE OF ROSWELL ROAD AT THIS POINT; THENCE CONTINUING ALONG THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD SOUTH 39 DEGREES 48 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 237.03 FEET TO A POINT, AND BEING THE TRUE POINT OF BEGINNING:**

**THENCE FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED AND CONTINUING ALONG THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD SOUTH 39 DEGREES 48 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 256.57 FEET TO A POINT LOCATED IN THE CENTERLINE OF MARSH CREEK;**

EXHIBIT "A"

PARCEL I PROPERTY

Page 2 of 4

THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE CENTERLINE OF MARSH CREEK THE FOLLOWING TWENTY THREE (23) COURSES AND DISTANCES;

THENCE NORTH 42 DEGREES 52 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 40.93 FEET TO A POINT;

THENCE NORTH 45 DEGREES 34 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 42.18 FEET TO A POINT;

THENCE NORTH 27 DEGREES 02 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 88.32 FEET TO A POINT;

THENCE NORTH 68 DEGREES 19 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 54.18 FEET TO A POINT;

THENCE NORTH 50 DEGREES 08 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 48.82 FEET TO A POINT;

THENCE NORTH 52 DEGREES 18 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 49.43 FEET TO A POINT;

THENCE NORTH 47 DEGREES 42 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 52.27 FEET TO A POINT;

THENCE NORTH 34 DEGREES 19 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 43.19 FEET TO A POINT;

THENCE NORTH 46 DEGREES 43 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 42.80 FEET TO A POINT;

THENCE NORTH 65 DEGREES 31 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 44.33 FEET TO A POINT;

THENCE NORTH 47 DEGREES 28 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 36.09 FEET TO A POINT;

THENCE NORTH 51 DEGREES 46 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 46.12 FEET TO A POINT;

THENCE NORTH 38 DEGREES 22 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 46.02 FEET TO A POINT;

THENCE NORTH 41 DEGREES 57 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 51.23 FEET TO A POINT;

THENCE NORTH 36 DEGREES 17 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 36.36 FEET TO A POINT;

**EXHIBIT "A"**

**PARCEL I PROPERTY**

**Page 3 of 4**

THENCE NORTH 44 DEGREES 04 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 46.97 FEET TO A POINT;

THENCE NORTH 43 DEGREES 00 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 47.17 FEET TO A POINT;

THENCE NORTH 51 DEGREES 11 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 35.89 FEET TO A POINT;

THENCE NORTH 19 DEGREES 53 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 8.29 FEET TO A POINT;

THENCE NORTH 05 DEGREES 43 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 20.88 FEET TO A POINT;

THENCE NORTH 43 DEGREES 09 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 17.56 FEET TO A POINT;

THENCE NORTH 19 DEGREES 37 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 40.73 FEET TO A POINT;

THENCE NORTH 37 DEGREES 30 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 18.41 FEET TO A POINT;

THENCE LEAVING THE CENTERLINE OF SAID MARSH CREEK SOUTH 87 DEGREES 34 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 395.56 FEET TO AN IRON PIN SET;

THENCE SOUTH 87 DEGREES 58 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 174.60 FEET TO A 1/2" REBAR FOUND;

THENCE SOUTH 54 DEGREES 05 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 77.17 FEET TO A POINT;

THENCE SOUTH 40 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 63.24 FEET TO A POINT;

THENCE SOUTH 84 DEGREES 58 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 99.01 FEET TO A POINT;

THENCE SOUTH 75 DEGREES 05 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 56.05 FEET TO A POINT;

THENCE SOUTH 40 DEGREES 03 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 121.74 FEET TO A POINT;

THENCE SOUTH 04 DEGREES 34 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 29.99 FEET TO A POINT;

**EXHIBIT "A"**

**PARCEL I PROPERTY**

**Page 4 of 4**

50 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 236.40 FEET TO A POINT; THENCE NORTH 40 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 113.50 FEET TO A POINT; THENCE SOUTH 50 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 240.96 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING.

**EXHIBIT "B"**

**PARCEL III PROPERTY**

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 1.068 ACRES LYING AND BEING IN LAND LOT 73 OF THE 17th DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A 1/2" REBAR FOUND AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD, RIGHT OF WAY WIDTH VARIES, BEING 80 FEET AT THIS POINT, (A/K/A GEORGIA HIGHWAY NO. 9) AND THE LAND LOT LINE COMMON TO LAND LOTS 73 AND 74; THENCE RUNNING ALONG THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1671.148 FEET AND AN ARC LENGTH OF 449.16 FEET TO A 1/2" REBAR FOUND, SAID ARC BEING SUBTENDED BY AN CHORD OF SOUTH 33 DEGREES 18 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 447.81 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 40 DEGREES 01 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 336.15 FEET TO A 1/2" REBAR FOUND; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 54 DEGREES 05 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 12.16 FEET TO A NAIL SET, SAID NAIL BEING 52 FEET FROM THE CENTERLINE OF ROSWELL ROAD AT THIS POINT; AND BEING THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED AND CONTINUING ALONG THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD SOUTH 39 DEGREES 48 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 202.03 FEET TO A POINT; AND, LEAVING SAID RIGHT OF WAY; THENCE NORTH 50 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 240.84 FEET TO A POINT; THENCE NORTH 40 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 184.84 FEET TO A POINT; THENCE SOUTH 54 DEGREES 05 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 240.76 FEET TO A NAIL SET ON THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD, SAID NAIL SET BEING THE TRUE POINT OF BEGINNING.

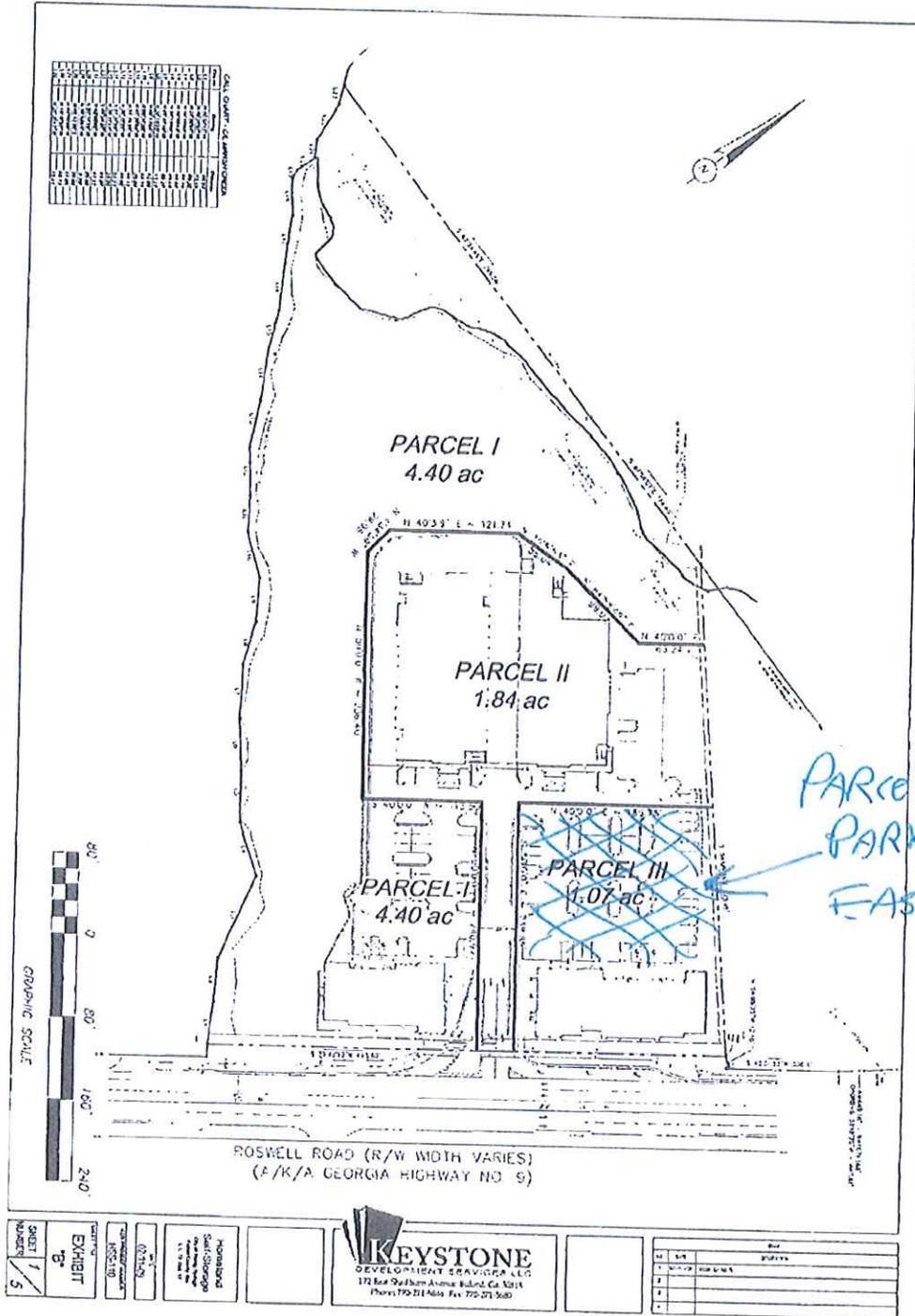
**EXHIBIT "C"**

**PARCEL I PARKING EASEMENT**

# EXHIBIT "C"

Deed Book ~~472851~~ 370

EXHIBIT "B"  
(Subdivision Plan)



**KEYSTONE**  
DEVELOPMENT SERVICES, LLC  
172 East Oakburn Avenue, Bldg. C, 10114  
Phone: 770-211-6666 Fax: 770-271-5000

NO.	DATE	BY	REVISION
1			
2			
3			

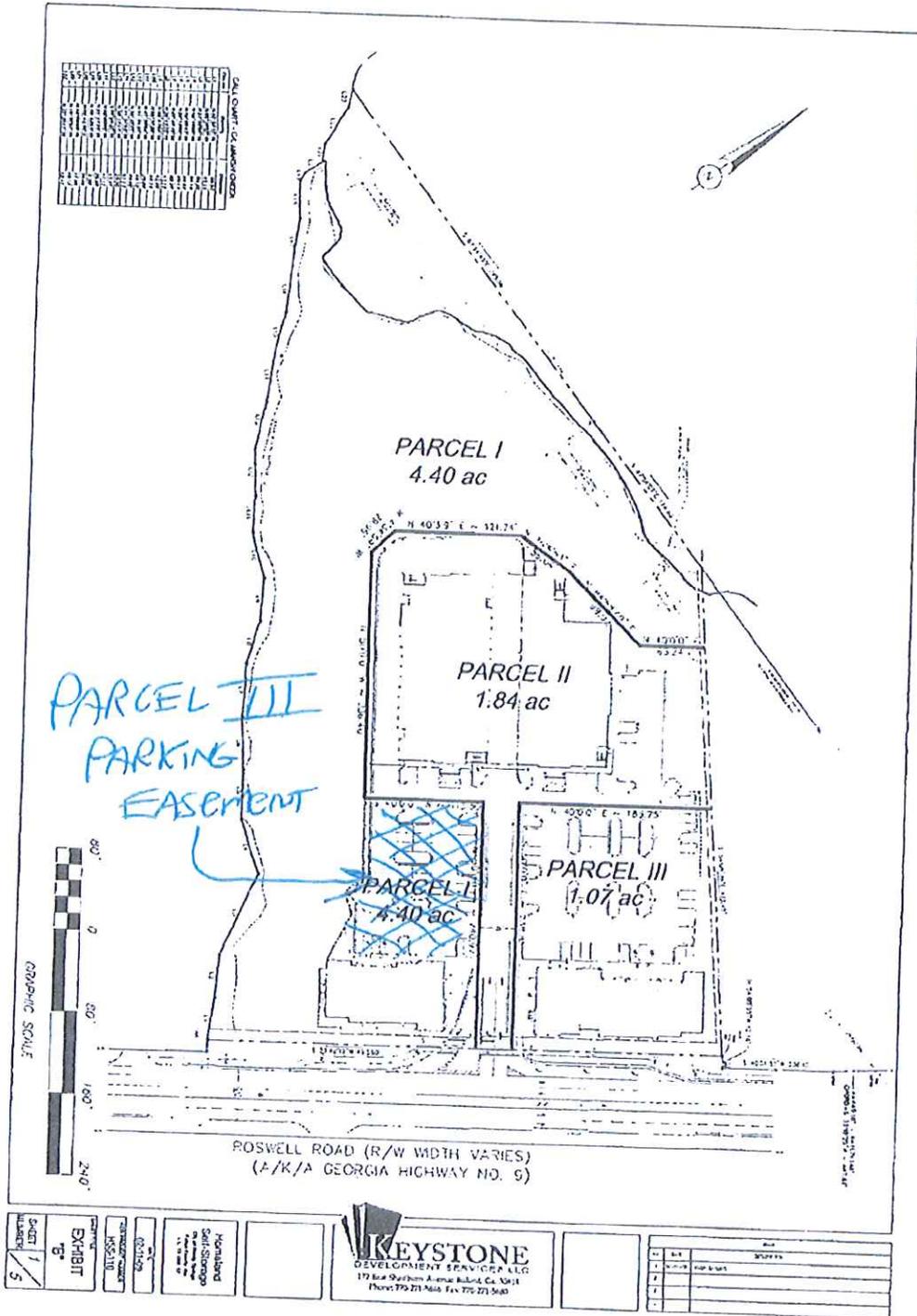
**EXHIBIT "D"**

**PARCEL III PARKING EASEMENT**

# EXHIBIT "D"

Deed Book 47733 Pg 370

EXHIBIT "B"  
(Subdivision Plan)



*Broward Management LLC  
Sandy Springs Plaza Investments LLC  
6780 Roswell Rd. Ste C.200  
Sandy Springs, Georgia 30328  
Phone Number: (404) 702-1622*

---

March 17, 2014

Allstate Insurance Company  
6780 Roswell Rd Ste D115  
Sandy Springs, GA 30328

**Re: Hertz Car Rental and allocation of parking spaces**

Broward Management & Sandy Springs Plaza Investments LLC:

Please accept this letter of our support in getting re-zoning for the property we now lease retail space from located at 6780 Roswell Rd, Sandy Springs, GA. We acknowledge that your intent is to dedicate 15 spaces to Hertz Rental car and do not think it will impact our business as parking loads are relatively light in the center.

Sincerely,



Scotty Hendrix  
Owner  
Allstate Insurance

*Broward Management LLC  
Sandy Springs Plaza Investments LLC  
6780 Roswell Rd. Ste C200  
Sandy Springs, Georgia 30328  
Phone Number: (404) 702-1622*

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March 17, 2014

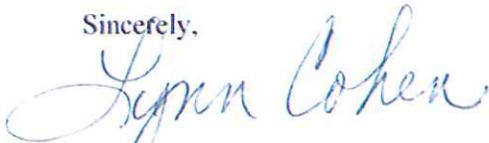
Dance It Off  
6780 Roswell Rd Ste D120  
Sandy Springs, GA 30328

**Re: Hertz Car Rental and allocation of parking spaces**

Broward Management & Sandy Springs Plaza Investments LLC:

Please accept this letter of our support in getting re-zoning for the property we now lease retail space from located at 6780 Roswell Rd, Sandy Springs, GA. We acknowledge that your intent is to dedicate 15 spaces to Hertz Rental car and do not think it will impact our business as parking loads are relatively light in the center.

Sincerely,



Steve Cohen  
Owner  
Dance It Off

*Broward Management LLC  
Sandy Springs Plaza Investments LLC  
6780 Roswell Rd. Ste C200  
Sandy Springs, Georgia 30328  
Phone Number: (404) 702-1622*

---

March 17, 2014

Sky Gym  
6780 Roswell Rd Ste D100  
Sandy Springs, GA 30328

**Re: Hertz Car Rental and allocation of parking spaces**

Broward Management & Sandy Springs Plaza Investments LLC:

Please accept this letter of our support in getting re-zoning for the property we now lease retail space from located at 6780 Roswell Rd, Sandy Springs, GA. We acknowledge that your intent is to dedicate 15 spaces to Hertz Rental car and do not think it will impact our business as parking loads are relatively light in the center.

Sincerely,



Amber Monson  
Owner  
Sky Gym

*Broward Management LLC  
Sandy Springs Plaza Investments LLC  
6780 Roswell Rd. Ste C200  
Sandy Springs, Georgia 30328  
Phone Number: (404) 702-1622*

---

March 17, 2014

Rejuvenate Body Spa  
6780 Roswell Rd Ste D105  
Sandy Springs, GA 30328

**Re: Hertz Car Rental and allocation of parking spaces**

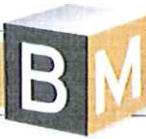
Broward Management & Sandy Springs Plaza Investments LLC:

Please accept this letter of our support in getting re-zoning for the property we now lease retail space from located at 6780 Roswell Rd, Sandy Springs, GA. We acknowledge that your intent is to dedicate 15 spaces to Hertz Rental car and do not think it will impact our business as parking loads are relatively light in the center.

Sincerely,



Yongshuai Lai  
Owner  
Rejuvenate Body Spa



*Broward Management LLC  
Sandy Springs Plaza Investments LLC  
6780 Roswell Rd. Ste C200  
Sandy Springs, Georgia 30328  
Phone Number: (404) 702-1622*

---

March 18, 2014

Sandy Springs Plaza Investments LLC  
6780 Roswell Rd Parcels 1 and 3  
Sandy Springs, GA 30328

**Re: Reciprocal parking Marsh Creek Village**

Broward Management & Sandy Springs Plaza Investments LLC:

This intent of this letter is to acknowledge a reciprocal parking agreement between Parcels 1 & 3 located at 6780 Roswell Rd., Sandy Springs, GA 30328. Sandy Springs Plaza Investments, owns maintains and controls both Parcels and allows any parking from the adjacent Parcels retail/ office building if the customers or employees wish to park in any vacant allocated space on either Parcel. Please see the attached Site Plan and Legal descriptions that outline the two parking areas and parcels.

Bruce Weiner  
Owner  
Sandy Springs Plaza Investments LLC



LEGAL DESCRIPTION  
PARCEL I

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 4.395 ACRES LYING AND BEING IN LAND LOT 73 OF THE 17th DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A 1/2" REBAR FOUND AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD, RIGHT OF WAY WIDTH VARIES, BEING 80 FEET AT THIS POINT, (A/K/A GEORGIA HIGHWAY NO. 9) AND THE LAND LOT LINE COMMON TO LAND LOTS 73 AND 74; THENCE RUNNING ALONG THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1671.148 FEET AND AN ARC LENGTH OF 449.16 FEET TO A 1/2" REBAR FOUND, SAID ARC BEING SUBTENDED BY AN CHORD OF SOUTH 33 DEGREES 18 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 447.81 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 40 DEGREES 01 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 336.15 FEET TO A 1/2" REBAR FOUND; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 54 DEGREES 05 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 12.16 FEET TO A NAIL SET, SAID NAIL BEING 52 FEET FROM THE CENTERLINE OF ROSWELL ROAD AT THIS POINT; THENCE CONTINUING ALONG THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD SOUTH 39 DEGREES 48 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 237.03 FEET TO A POINT, AND BEING THE TRUE POINT OF BEGINNING:

THENCE FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED AND CONTINUING ALONG THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD SOUTH 39 DEGREES 48 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 256.57 FEET TO A POINT LOCATED IN THE CENTERLINE OF MARSH CREEK; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE CENTERLINE OF MARSH CREEK THE FOLLOWING TWENTY THREE (23) COURSES AND DISTANCES;

THENCE NORTH 42 DEGREES 52 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 40.93 FEET TO A POINT;  
THENCE NORTH 45 DEGREES 34 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 42.18 FEET TO A POINT;  
THENCE NORTH 27 DEGREES 02 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 88.32 FEET TO A POINT;  
THENCE NORTH 68 DEGREES 19 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 54.18 FEET TO A POINT;  
THENCE NORTH 50 DEGREES 08 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 48.82 FEET TO A POINT;  
THENCE NORTH 52 DEGREES 18 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 49.43 FEET TO A POINT;  
THENCE NORTH 47 DEGREES 42 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 52.27 FEET TO A POINT;  
THENCE NORTH 34 DEGREES 19 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 43.19 FEET TO A POINT;  
THENCE NORTH 46 DEGREES 43 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 42.80 FEET TO A POINT;  
THENCE NORTH 65 DEGREES 31 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 44.33 FEET TO A POINT;  
THENCE NORTH 47 DEGREES 28 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 36.09 FEET TO A POINT;  
THENCE NORTH 51 DEGREES 46 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 46.12 FEET TO A POINT;  
THENCE NORTH 38 DEGREES 22 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 46.02 FEET TO A POINT;  
THENCE NORTH 41 DEGREES 57 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 51.23 FEET TO A POINT;  
THENCE NORTH 36 DEGREES 17 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 36.36 FEET TO A POINT;  
THENCE NORTH 44 DEGREES 04 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 46.97 FEET TO A POINT;  
THENCE NORTH 43 DEGREES 00 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 47.17 FEET TO A POINT;  
THENCE NORTH 51 DEGREES 11 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 35.89 FEET TO A POINT;  
THENCE NORTH 19 DEGREES 53 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 8.29 FEET TO A POINT;  
THENCE NORTH 05 DEGREES 43 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 20.88 FEET TO A POINT;  
THENCE NORTH 43 DEGREES 09 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 17.56 FEET TO A POINT;  
THENCE NORTH 19 DEGREES 37 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 40.73 FEET TO A POINT;  
THENCE NORTH 37 DEGREES 30 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 18.41 FEET TO A POINT;  
THENCE LEAVING THE CENTERLINE OF SAID MARSH CREEK SOUTH 87 DEGREES 34 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 395.56 FEET TO AN IRON PIN SET;  
THENCE SOUTH 87 DEGREES 58 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 174.60 FEET TO A 1/2" REBAR FOUND;  
THENCE SOUTH 54 DEGREES 05 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 77.17 FEET TO A POINT;  
THENCE SOUTH 40 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 63.24 FEET TO A POINT;  
THENCE SOUTH 84 DEGREES 58 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 99.01 FEET TO A POINT;  
THENCE SOUTH 75 DEGREES 05 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 56.05 FEET TO A POINT;  
THENCE SOUTH 40 DEGREES 03 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 121.74 FEET TO A POINT;  
THENCE SOUTH 04 DEGREES 34 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 29.99 FEET TO A POINT;  
THENCE SOUTH 50 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 236.40 FEET TO A POINT;  
THENCE NORTH 40 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 113.50 FEET TO A POINT;  
THENCE SOUTH 50 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 240.96 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION  
PARCEL III

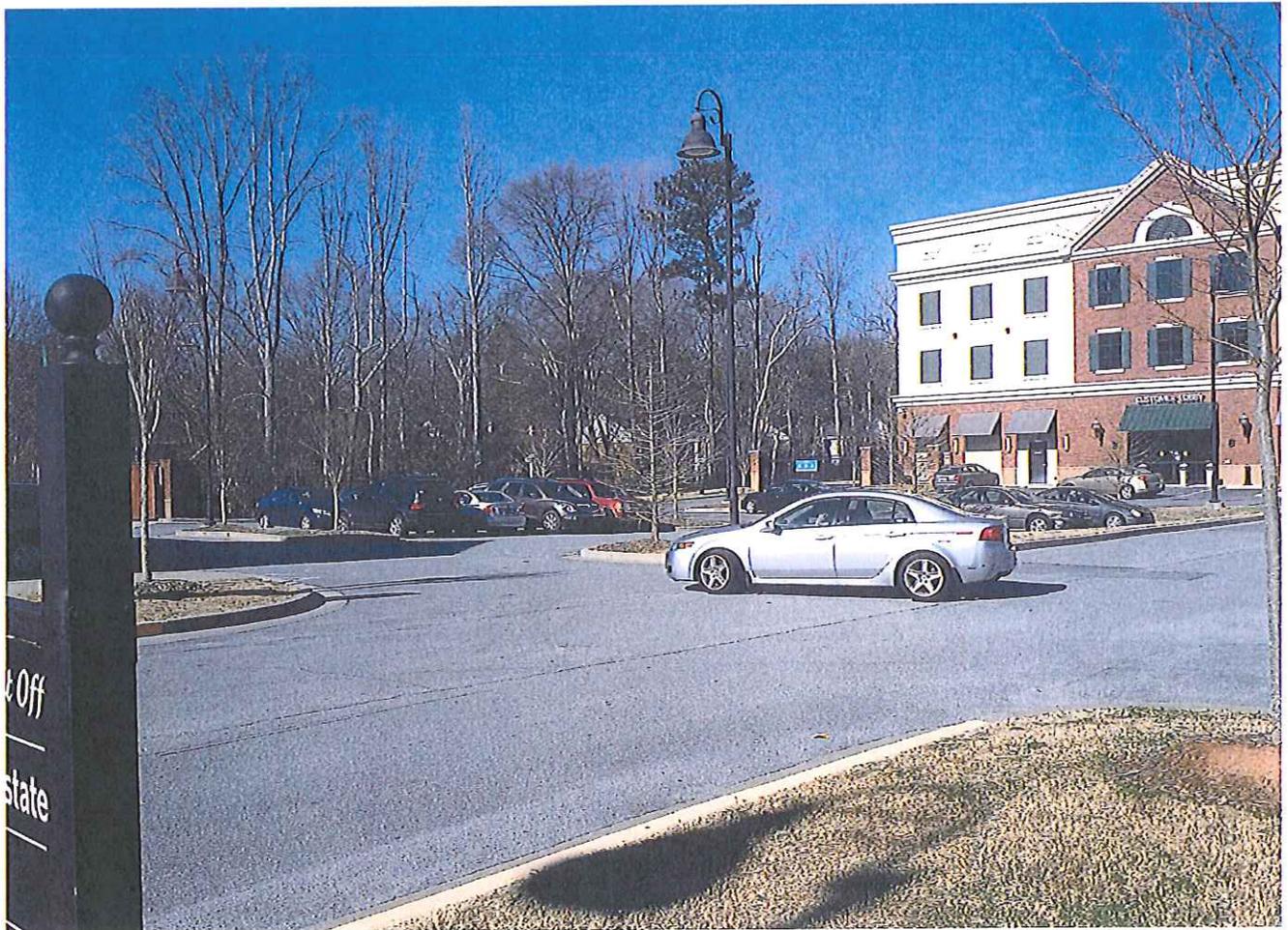
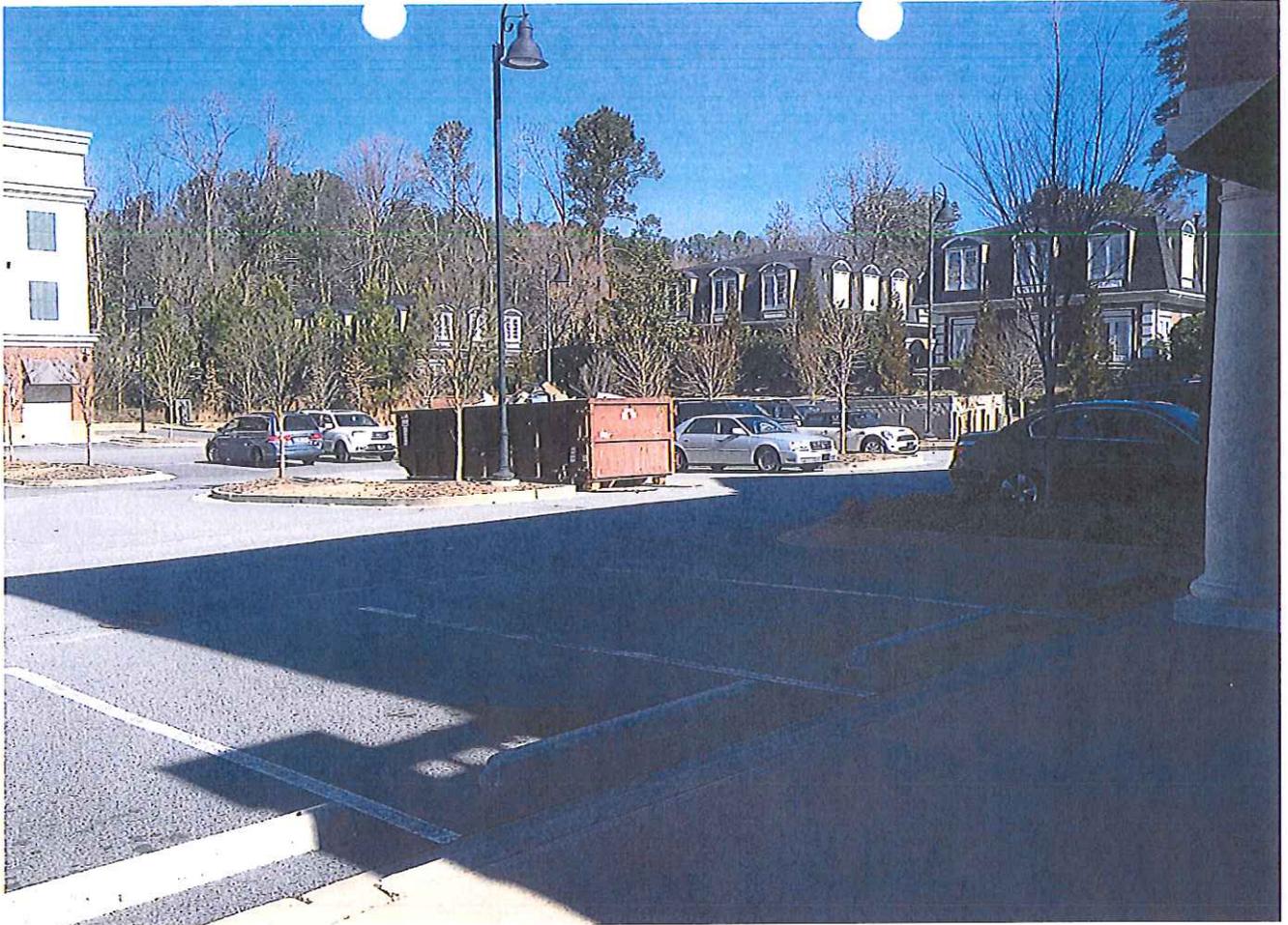
ALL THAT TRACT OR PARCEL OF LAND CONTAINING 1.068 ACRES LYING AND BEING IN LAND LOT 73 OF THE 17th DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A 1/2" REBAR FOUND AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD, RIGHT OF WAY WIDTH VARIES, BEING 80 FEET AT THIS POINT, (A/K/A GEORGIA HIGHWAY NO. 9) AND THE LAND LOT LINE COMMON TO LAND LOTS 73 AND 74; THENCE RUNNING ALONG THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1671.148 FEET AND AN ARC LENGTH OF 449.16 FEET TO A 1/2" REBAR FOUND, SAID ARC BEING SUBTENDED BY AN CHORD OF SOUTH 33 DEGREES 18 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 447.81 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 40 DEGREES 01 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 336.15 FEET TO A 1/2" REBAR FOUND; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 54 DEGREES 05 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 12.16 FEET TO A NAIL SET, SAID NAIL BEING 52 FEET FROM THE CENTERLINE OF ROSWELL ROAD AT THIS POINT; AND BEING THE TRUE POINT OF BEGINNING:

THENCE FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED AND CONTINUING ALONG THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD SOUTH 39 DEGREES 48 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 202.03 FEET TO A POINT; AND, LEAVING SAID RIGHT OF WAY;  
THENCE NORTH 50 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 240.84 FEET TO A POINT;  
THENCE NORTH 40 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 184.84 FEET TO A POINT;  
THENCE SOUTH 54 DEGREES 05 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 240.76 FEET TO A NAIL SET ON THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD, SAID NAIL SET BEING THE TRUE POINT OF BEGINNING.







**RECEIVED**

FEB 24 11:11 AM  
CITY OF SANDY SPRINGS  
COMMUNITY DEVELOPMENT

**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: 100 gallons per day (gpd) per 1,000 sq. ft. (office/retail use) x 23,712 square feet = 2,372 gallons per day plus 20 gallons per day (gpd) / 1,000 sq. ft. (storage space) x 126,800 sq. ft. = 2,536 gallons per day for a total daily water usage = 4,908 gpd.

This project is within the City of Atlanta water jurisdiction.

**SEWER:**

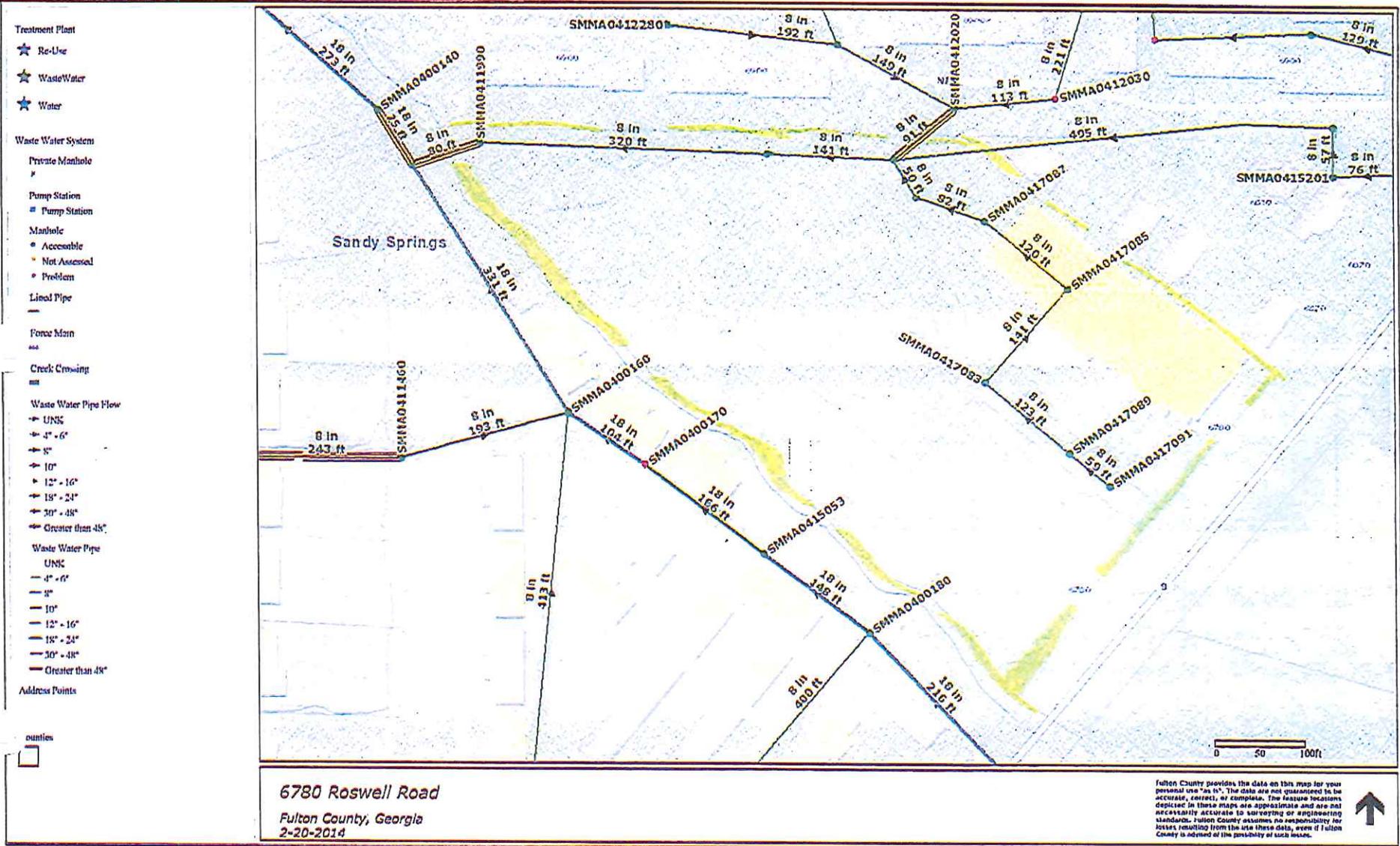
Basin: Marsh Creek

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

Anticipated sewer demand: 4,418 gallons per day

There are nine wastewater manholes (8 inch sewer line) within the property boundaries of 6780 Roswell Road (the proposed Homeland Self-Storage development site (ending with sewer manhole SMMA0411990) located in Land Lot 73, 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.



6780 Roswell Road  
 Fulton County, Georgia  
 2-20-2014

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature 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 these data, even if Fulton County is advised of the possibility of such losses.





## Property Profile for 6780 ROSWELL RD

### Property Tax Information

**Tax Year** 2013  
**Parcel ID** 17 0073 LL0445  
**Property Address** 6780 ROSWELL RD  
**Owner** SANDY SPRINGS PLAZA INVESTMENTS LLC  
**Mailing Address** 6780 ROSWELL RD SUITE C-200 ATLANTA GA 30328  
**Total Appraisal** \$2,518,800  
**Improvement Appraisal** \$1,420,500  
**Land Appraisal** \$1,098,300  
**Assessment** \$1,007,520  
**Tax District** 59  
**Land Area** 4.4 ac  
**Property Class** Commercial Large Tracts  
**Land Use Class** Retail - Multiple Occupancy  
**TAD**  
**CID**

### Zoning

**Zoning Class** not available  
**Overlay District**  
**2030 Future Development** not available

### Political

**Municipality** Sandy Springs  
**Commission District** 4  
**Commission Person** Tom Lovre  
**Council District** not available  
**Council Person** not available  
**Voting Precinct** SS02B  
**Poll Location** Spalding Drive Elem School, 130 West Spalding Drive Itc

**Congressional District** 006  
**State Senate District** 032  
**State House District** 052

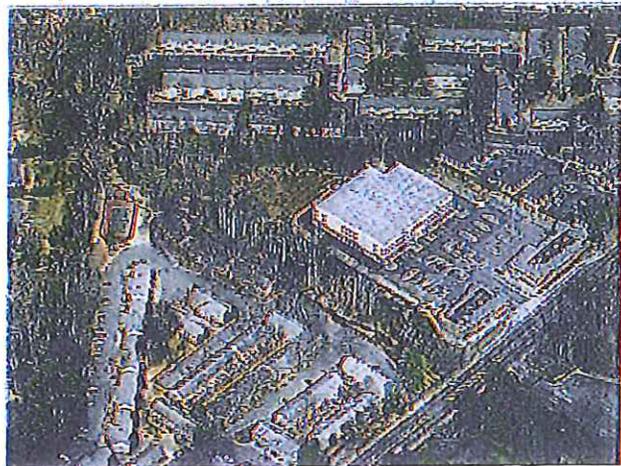
### School Zones

**Elementary School** Spalding Drive Charter  
**Middle School** Ridgeview  
**High School** Riverwood

### Other Information

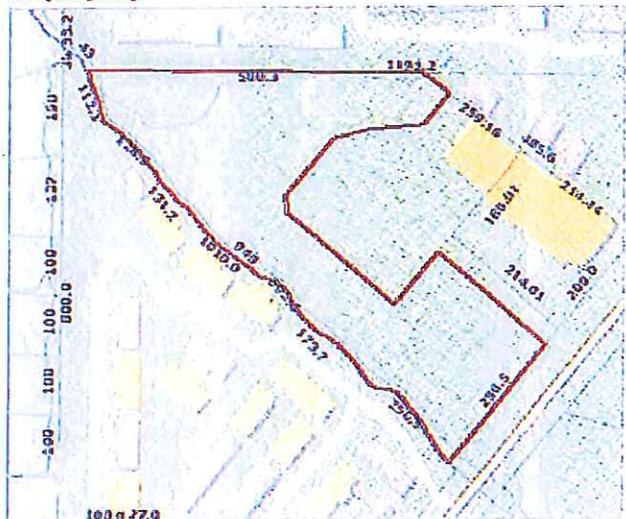
**Zip Code** 30328  
**Census Tract** 102.10  
**In Less Developed Census Tract** No

Oblique Aerial View (looking north)



© 2000-2014

Property Map



Vicinity Map



Property Profile for **6780 ROSWELL RD**

**Property Tax Information**

**Tax Year** 2013  
**Parcel ID** 17 0073 LL3217  
**Property Address** 6780 ROSWELL RD  
**Owner** SSTI 6780 ROSWELL RD LLC  
**Mailing Address** P.O. BOX 320099 ALEXANDRIA VA 22320  
**Total Appraisal** \$8,310,700  
**Improvement Appraisal** \$6,448,700  
**Land Appraisal** \$1,862,000  
**Assessment** \$3,324,280  
**Tax District** 59  
**Land Area** 1.839003 ac  
**Property Class** Commercial Small Tracts  
**Land Use Class** Mini Warehouse  
**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** 5502B  
**Poll Location** Spalding Drive Elem School, 130 West Spalding Drive Ne

**Congressional District**

**State Senate District** 006  
**State House District** 052

**School Zones**

**Elementary School** Spalding Drive Charter  
**Middle School** Ridgeview  
**High School** Riverwood

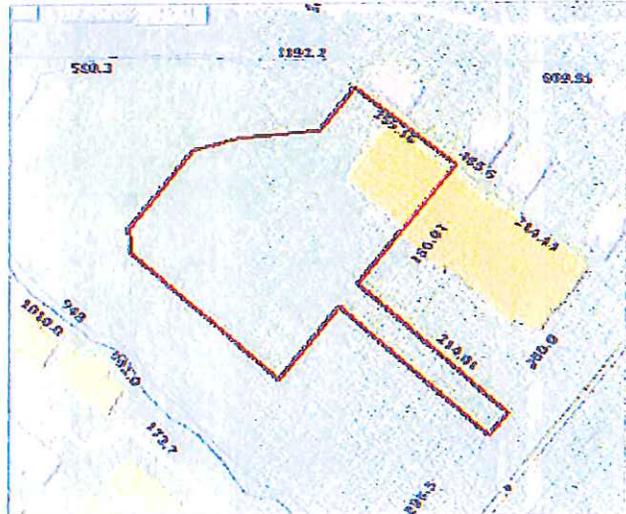
**Other Information**

**Zip Code** 30328  
**Census Tract** 102.10  
**In Less Developed Census Tract** No

Oblique Aerial View (looking north)



Property Map



Vicinity Map



Property Profile for **6780 ROSWELL RD**

**Property Tax Information**

Tax Year 2013  
 Parcel ID 17 0073 LL0437  
 Property Address 6780 ROSWELL RD  
 Owner SANDY SPRINGS PLAZA INVESTMENTS LLC  
 Mailing Address 6780 ROSWELL RD SUITE C-200 ATLANTA GA 30328  
 Total Appraisal \$2,525,000  
 Improvement Appraisal \$1,208,800  
 Land Appraisal \$1,316,200  
 Assessment \$1,010,000  
 Tax District 59  
 Land Area 1.069995 ac  
 Property Class Commercial Lots  
 Land Use Class Retail - Multiple Occupancy  
 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 SS02B  
 Poll Location Spalding Drive Elem School, 130 West Spalding Drive Ne

Congressional District 006  
 State Senate District 032  
 State House District 052

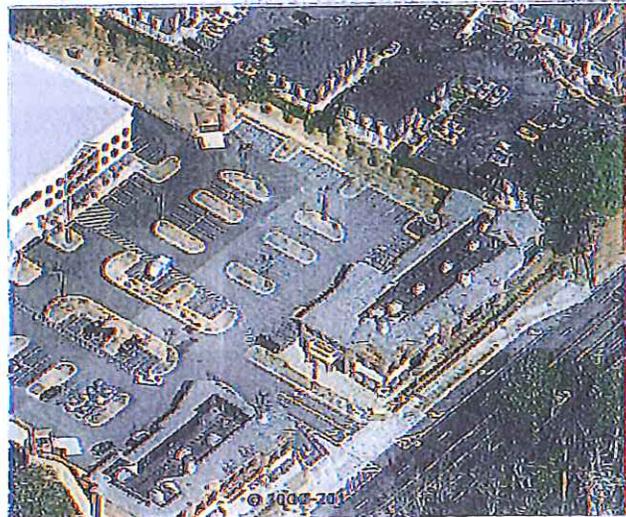
**School Zones**

Elementary School Spalding Drive Charter  
 Middle School Ridgeview  
 High School Riverwood

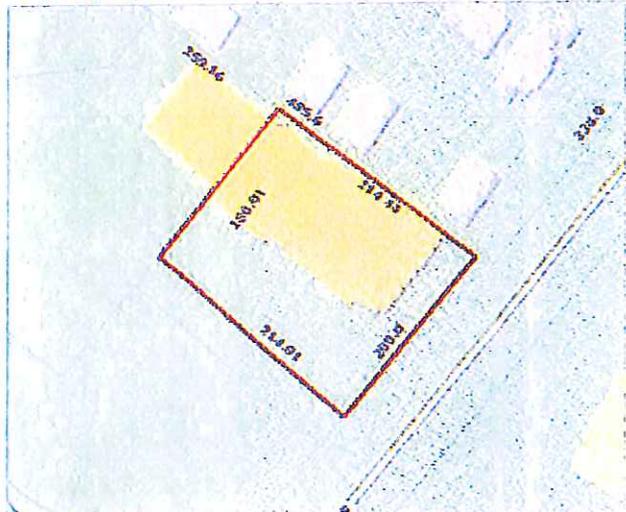
**Other Information**

Zip Code 30328  
 Census Tract 102.10  
 In Less Developed Census Tract No

Oblique Aerial View (looking north)



Property Map



Vicinity Map

