



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** February 10, 2014

FROM: John McDonough, City Manager

AGENDA ITEM: 201303645 - 0, 320 & 336 Mt. Vernon Hwy, Applicant: Mount Vernon Estates, LLC, to rezone from R-1 (Single Family Dwelling District) to R-2A (Single Family Dwelling District) to develop 8 single family lots, with a concurrent variance

MEETING DATE: For Submission onto the February 18, 2014, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Rezoning Petition

APPROVAL BY CITY MANAGER: JPM APPROVED

PLACED ON AGENDA FOR: 2/18/2014

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: SM

REMARKS:



To: John McDonough, City Manager
From: Angela Parker, Director of Community Development 
Date: February 4, 2014 for submission onto the February 18, 2014 City Council meeting
Agenda Item: **201303645 0, 320, 336 Mount Vernon Highway** a request to rezone the subject property from R-1 (Single Family Dwelling District) to R-2A (Single Family Dwelling District) to allow the development of eight (8) single family lots, with a concurrent variance.

Department of Community Development Recommendation:

APPROVAL CONDITIONAL of a request to rezone the subject property from R-1 (Single Family Dwelling District) to R-2A (Single Family Dwelling District) to allow the development of eight (8) single family lots, with a concurrent variance.

Background:

The subject site is located on the south side of Mount Vernon Highway and the north side of I-285. The property is currently zoned R-1 (Single Family Dwelling District) and is developed 2 single family houses. The property contains approximately 5.844 acres.

Discussion:

The applicant is requesting to rezone the subject property R-1 (Single Family Dwelling District) to R-2A (Single Family Dwelling District) to allow the development of eight (8) single family lots.

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

1. Variance from section 6.3.3.B. to reduce front yard setback from sixty (60) feet to forty (40) feet for lots 3, 4, 5, and 6.

The petition was heard at the January 16, 2014 Planning Commission meeting. The Commission recommended Approval (6-0, Tart, Frostbaum, Nickles, Maziar, Porter and Squire for; Duncan not voting) subject to staff's conditions.



Rezoning Petition No. 201303645

PROPERTY INFORMATION	
Address, Land Lot, and District	0, 320, 336 Mount Vernon Highway Land Lot 133, District 17 th
Council District	3
Frontage	564.62 feet along Mount Vernon Highway
Area	5.844 acres
Existing Zoning and Use	R-1 (Single Family Dwelling District) developed with two (2) Single Family Homes
Overlay District	N/A
2027 Comprehensive Future Land Use Map Designation	R0-1 (0 to 1 units per acre)
Proposed Zoning	R-2A (Single Family Dwelling District)

APPLICANT/PETITIONER INFORMATION		
Property Owner Frances Hardin Sharon Smith	Petitioner Mt. Vernon Estates, LLC	Representative Nathan V. Hendricks

HEARING & MEETING DATES			
Community Zoning Information Meeting November 26, 2013	Community Developer Resolution Meeting December 18, 2013	Planning Commission Hearing January 16, 2014	Mayor and City Council Hearing February 18, 2014

INTENT

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

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

- Variance from section 6.3.3.B. to reduce front yard setback from sixty (60) feet to forty (40) feet for lots 3, 4, 5, and 6.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION
201303645- APPROVAL CONDITIONAL
201303645- APPROVAL CONDITIONAL

PLANNING COMMISSION- January 16, 2014
201303645- APPROVAL CONDITIONAL
201303645- APPROVAL CONDITIONAL

The petition was heard at the January 16, 2014 Planning Commission meeting. The Commission recommended Approval (6-0, Tart, Frostbaum, Nickles, Maziar, Porter and Squire for; Duncan not voting) subject to staff's conditions.

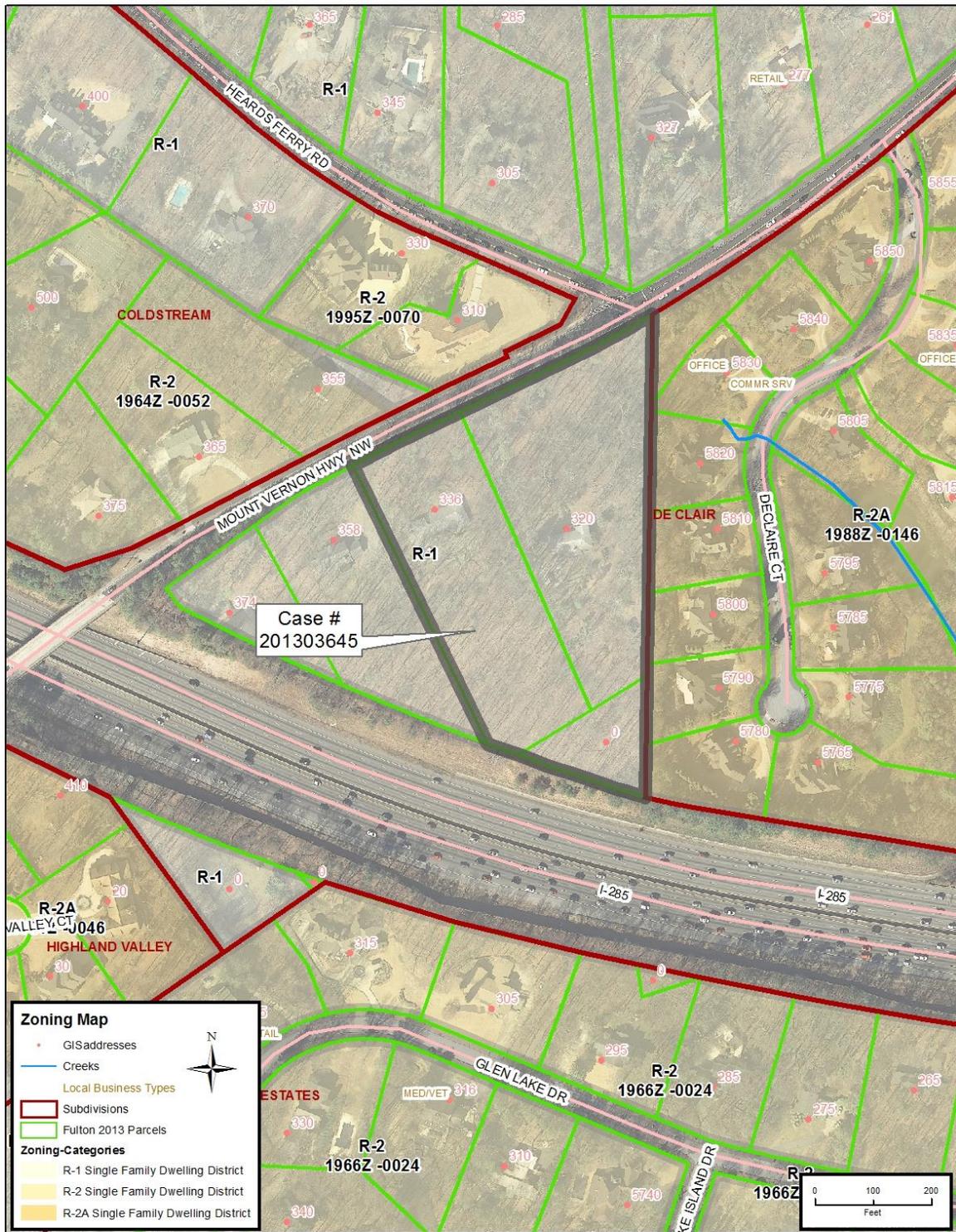
EXISTING LAND USE AND ZONING OF ABUTTING PROPERTIES					
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SUBJECT PETITION 201303645	Requested Zoning	Proposed Use	Land Area (Acres)	Units	Density (Units per Acre)
	R-2A	Single Family	5.844	8	1.37 units/ac

Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Footage or Number of Units	Density (Square Feet or Units Per Acre)
North	R-1	275 Heards Ferry Road	±2.5	1	±0.4 units/ac
North	R-1	285 Heards Ferry Road	±2	1	±0.5 units/ac
East	R-2A Z88-0146	DeClaire	16.832	18	±1.07 units/ac
South	-	Interstate 285	-	-	-
Northwest	R-2 Z95-0070	310 Mt. Vernon Hwy	±1	1	±1 units/ac
West	R-2 Z64-0052	355 Mt. Vernon Hwy	±2.7	1	±0.37
West	R-1	358 Mt. Vernon Hwy	±2.3	1	±0.43
West	R-1	374 Mt. Vernon Hwy	±0.8	1	±1.25

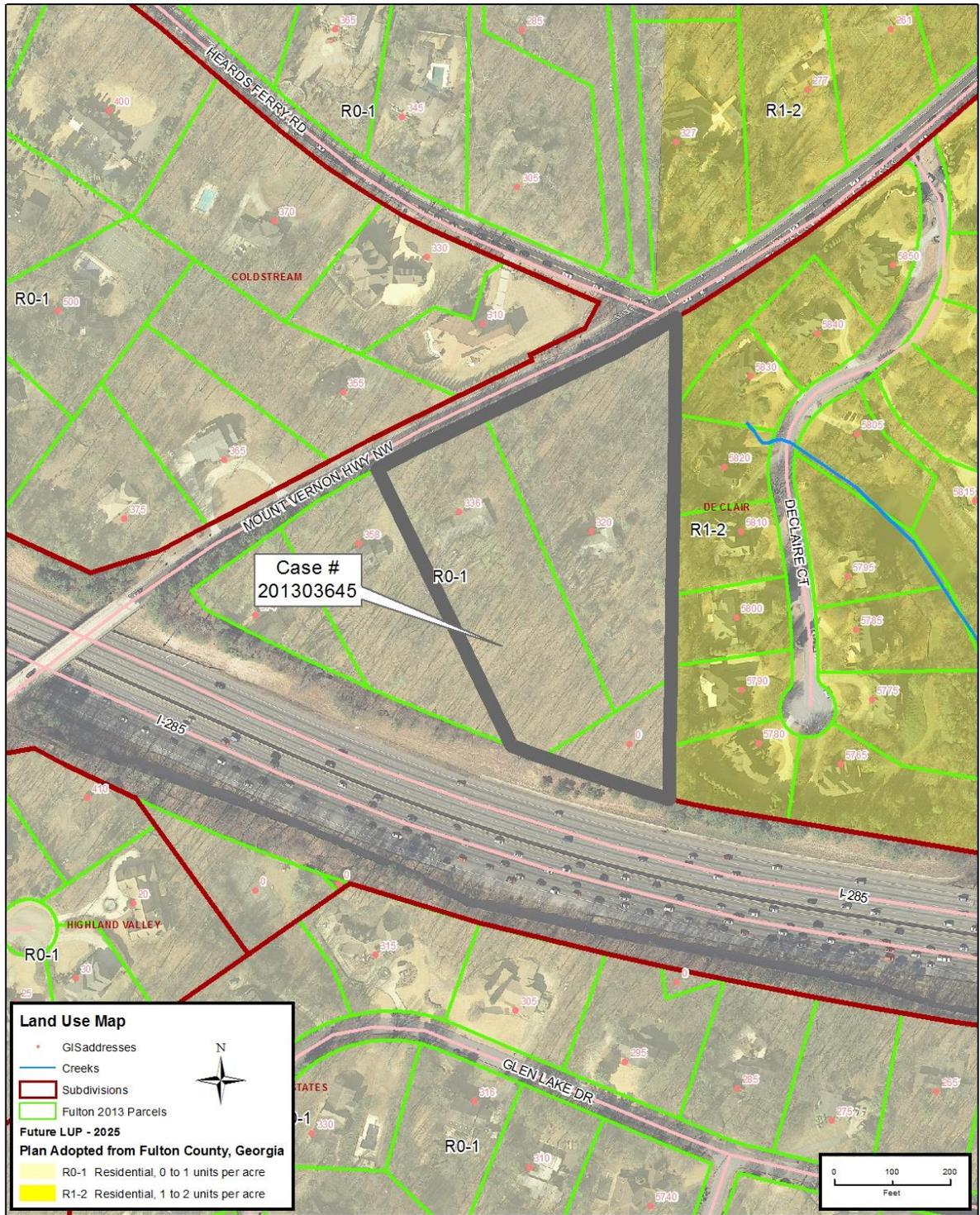
Zoning Map

0, 320, 336 Mount Vernon Highway NW



Future Land Use Map

0 Northwood Drive



ZONING IMPACT ANALYSIS

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

Per Article 28.4.1, *Zoning Impact Analysis by the Planning Commission and the Department*, the staff shall make a written record of its investigation and recommendation on each rezoning petition with respect to the following factors:

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Findings: The staff is of the opinion that the proposed use is suitable in view of the use and development of adjacent and nearby property. The surrounding area consists of: R-1 (Single Family Dwelling District) and R-2 (Single Family Dwelling District) to the north and west, R-2A to the east and Interstate 285 to the south.

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

Findings: The staff is of the opinion that the proposal if approved will not have an adverse impact on the use or usability of adjacent or nearby properties because the use would be consistent with adjacent properties. The proposal is for a density of 1.37 units per acre. The proposed density is not consistent with the Comprehensive Plan density of 0-1 unit/acre and is higher than the densities of the surrounding area. However, the zoning is consistent with the properties to the east (DeClaire). The property is bordered by Interstate 285 to the south. The proposal also provides a transition from I-285 to the properties on the north side of Mt. Vernon Highway. The proposed site plan shows the more narrow lots on the interior and the wider lots adjacent to Mt. Vernon Highway. This creates the appearance larger lots along Mt. Vernon Highway.

C. Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.

Findings: The staff is of the opinion that the subject property has a reasonable economic use as currently zoned.

D. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.

Findings: The staff is of the opinion that the proposal will not result in a use which will cause an excessive or burdensome use of the existing infrastructure. The proposed development will be required to meet all current City codes and ordinances, which will require a stormwater management system.

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

Findings: The staff is of the opinion that the proposal is not consistent with the future land use plan, which designates the property as R0-1 (0 to 1 unit per acre). The applicant is proposing 1.37 units per acre. However, the proposal is consistent with the surrounding properties to the east which have a density of 1.07 units per acre. The properties on the north and west have densities ranging from 0.4 to 1.25 units per acre. The proposal also provides a transition to the properties on the north side of Mt. Vernon Highway. The proposed site plan shows the more narrow lots on the interior and the wider lots adjacent to Mt. Vernon Highway This creates the appearance of larger lots along Mt. Vernon Highway.

F. Whether there are other existing or changing conditions affecting the use and development of the

property which give supporting grounds for either approval or disapproval of the zoning proposal.

Findings: The staff is of the opinion that there are no existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or denial of the applicant's proposal.

G. *Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs.*

Findings: The staff is of the opinion that the proposal would not permit a use which could be considered environmentally adverse to the natural resources, environment, or citizens of Sandy Springs. The proposal will be required to meet all current City Codes including a stormwater management system.

VARIANCE CONSIDERATIONS

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

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

The applicant is requesting one (1) concurrent variance as outlined below. The applicant has indicated that the variances being requested will be in harmony with the policy and intent of the Zoning Ordinance and will not result in any harm to the health, safety and welfare of the general.

1. Variance from Section 6.3.3.B. to reduce front yard setback from sixty (60) feet to forty (feet) for lots 3, 4, 5, and 6.

Findings:

Staff is of the opinion that the request to reduce the front setback line for lots 3, 4, 5, and 6 are in harmony with the intent of the Zoning Ordinance and would not be a detriment on adjacent properties. The effected lots are all internal to the development and would move the building closer to the internal street. 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 December 4, 2013 at which the following departments had comments. The staff has received additional comments from the Fulton County Board of Education and Fulton County Department of Water Resources (see attachments).

<p>Transportation Planner</p>	<p>Mount Vernon Highway is classified a Minor Arterial street and has a posted speed limit of 35 mph. The existing daily traffic counts in the vicinity of this project are 9,416 (2010) east of the site and 11,450 (2012) west of the site. The frontage is included in the City's adopted Sidewalk Master Plan. The Transportation Master Plan recommended that bicycle lanes be constructed on Mt. Vernon Highway at this location (Project E17).</p>
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	<p>Sandy Springs Development Ordinance Requirements include:</p> <ul style="list-style-type: none"> • The angle of intersection cannot be less than 85 degrees. • Lots with frontage on Mt. Vernon Hwy shall only have access on the proposed Minor street. • A deceleration and left turn lane are required based on the average daily traffic of Mt. Vernon Highway. • The minimum spacing of roadways/driveways with posted speeds of 35 mph is 300 feet. Show distance to adjacent drives and driveways across the street on site plan. • The required pavement lane width for Mt. Vernon Highway is 12 feet. • The minimum cul-de-sac radius is 50 feet. • The minimum roadway radii are 40 feet. • The proposed street shall meet minimum intersection sight distance for 35 mph. <p>The minimum right-of-way for Mt. Vernon Highway is 40 feet from the street centerline or 11 feet behind the future back of curb or one foot behind the future back of sidewalk, whichever is greater. The minimum speed limit is 30 mph for Glen Errol Road.</p> <p>Mt. Vernon Highway is included in the Sidewalk Master Plan.</p> <p>The <i>Transportation Master Plan</i> recommended the following two projects along Mt. Vernon Highway: Project C13: Improve Mount Vernon Highway between Northside Drive and Peachtree Dunwoody Road to maintain two through lanes with intersection turn lanes, sidewalks and bicycle lanes and E17: Incorporate bike lane construction in other projects to provide cohesive and connected bicycle network, including Mount Vernon Highway, Northside Drive/Chattahoochee National Recreation area to Peachtree Dunwoody Road.</p>
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PUBLIC INVOLVEMENT

Public Comments

- None

CONCLUSION TO FINDINGS

It is the opinion of the staff that the proposal is not in conformity with the Future Land Use Map. The proposed density of 1.37 units per acre falls outside the range recommended by the Future Land Use Map. However, the proposal does meet the intent of the Comprehensive Plan Policies. The proposal is consistent with policies to develop similar densities to adjacent properties. Therefore, based on these reasons, the staff recommends **APPROVAL CONDITIONAL** of the rezoning petition and concurrent variance.

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

1. To the owner's agreement to provide the following site development standards:
 - a. Variance from Section 66.3.3.B. to reduce front yard setback from sixty (60) feet to forty (40) feet for lots 3,4,5, and 6.(CV201303645 #1)

Attachments

- Letter of Intent received April 2, 2013
- Site Plans dated received April 2, 2013
- Site Photographs
- Additional comments from the Fulton County Department of Water Resources, Fulton County School System.

LETTER OF INTENT

The property contains approximately 5.844 acres and is located on the southerly side of Mt. Vernon Highway and is commonly known as 320 and 336 Mt. Vernon Highway, Sandy Springs, Georgia (the "Property").

The Applicant requests that the Property be rezoned to the R-2A Classification for the development of an eight (8) lot single family detached residential community. The homes will have a minimum heated floor area of 2,500 square feet. Applicant's request for the eight lots results in a density of 1.37 units which is in excess of the recommendation of Sandy Springs' Comprehensive Land Use Plan which suggests residential development at a density range of 1 unit or less per acre. However, it is to be noted that the property that is contiguous and to the east is zoned to the same R-2A Classification requested by the Applicant and there is another R-2A development a bit to the west. Additionally, this request is entirely appropriate given the fact that the Property is bounded by Interstate 285 on the south which makes this rezoning request a sensible transition from the presence of Interstate Highway to the south. In an attempt to place the homes on lots 3, 4, 5 and 6 as removed as possible from properties contiguous and to the east and west given the narrow and confining shape of the Property in the area of the cul-de-sac proposed by the Applicant, the Applicant requests a Concurrent Variance pursuant to Article 6.3.3.B. to reduce the required front yard setback on those lots from 60 feet to ⁴⁰~~50~~ feet. This request is internal to the Property and bears no adverse effect on any neighboring properties. For all of the reasons stated above, this Application for Rezoning and Concurrent Variance is entirely appropriate and the appropriateness of this Application referenced and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "A" which attached hereto and by reference thereto made a part hereof.

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

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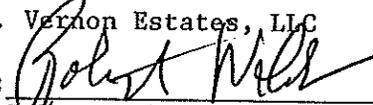
City of Sandy Springs
Community Development

201303645

APPLICANT:

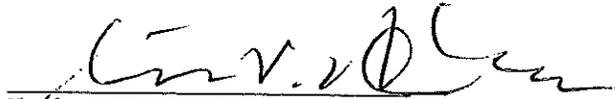
Mt. Vernon Estates, LLC

By:



Robert Webb

Its: Manager



Nathan V. Hendricks III

Attorney for the Applicant

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

Exhibit "A"

APPROPRIATENESS OF APPLICATION
AND
CONSTITUTIONAL ASSERTIONS

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

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

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

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

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

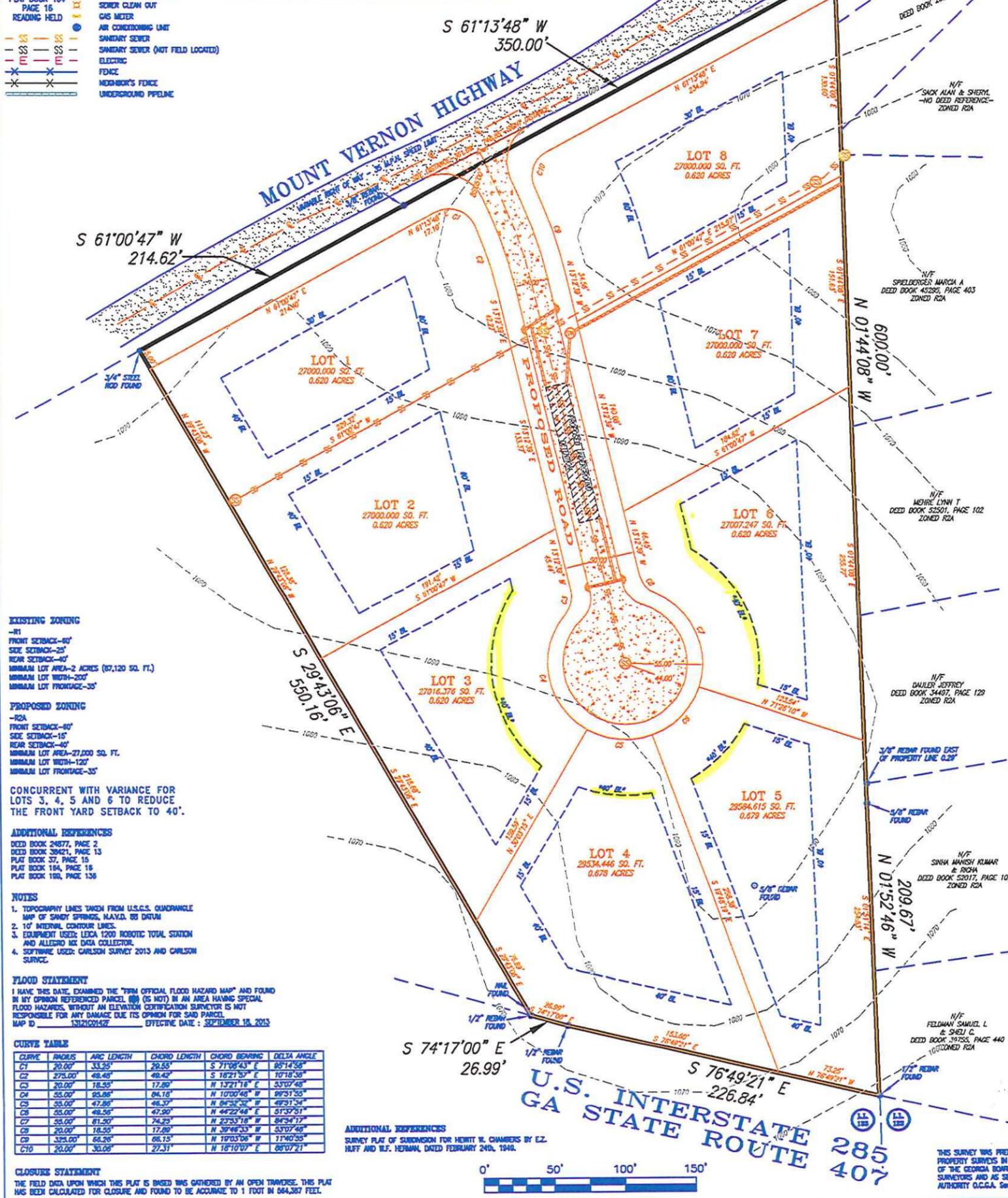
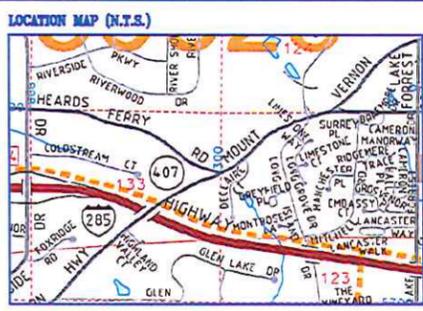
AREA
254563.952 SQ. FT.
5.844 ACRES

NON ZONED ROAD



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 13-6-67, AUTHORITY O.C.G.A. Secs. 15-6-67, 45-15-4, 45-15-6, 45-15-19, 45-15-22.

- LEGEND**
These standard symbols may be found in the drawing.
- 1/2" REBAR SET
 - IRON PIN FOUND
 - BUILDING LINE
 - CATCH BASIN
 - DRAIN
 - FIRE HYDRANT
 - WATER METER
 - CLAY PIPE
 - LIGHT POLE
 - POWER POLE
 - ELECTRIC METER
 - LAMP POST
 - SECONDARY SEWER MANHOLE
 - SEWER CLEAN OUT
 - GAS METER
 - AIR CONDITIONING UNIT
 - SEWAGE TREATMENT PLANT
 - SEWAGE TREATMENT PLANT (NOT FIELD LOCATED)
 - ELECTRIC
 - FENCE
 - NEIGHBOR'S FENCE
 - UNDERGROUND PIPELINE



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

JOB NUMBER 193243	SURVEY PLAT FOR: 320-336 MOUNT VERNON HIGHWAY, SANDY SPRINGS GEORGIA 30328		DATE: 10/7/13	SCALE: 50'
	MT VERNON ESTATES, LLC		REVISION	BY DATE
	LAND LOT: 133	17th DISTRICT	SECTION	FULTON COUNTY, GA
LOT: PART OF 10, 11 AND PART OF RESERVE TRACT TO HIGH	BLOCK:	UNIT:	PHASE:	
SUBDIVISION: SUBDIVISION FOR HEWITT W. CHAMBERS				
DEED BOOK	PAGE	PARTY CHIEF: J.J.	SHEET 1 OF 1	
PLAT BOOK	PAGE	DRAFTER: S.L.		



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NOV 01 2013

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: 270 gallons per day (gpd) per housing unit x 8 units = **2160** gallons per day

This project is within the City of Atlanta water jurisdiction.

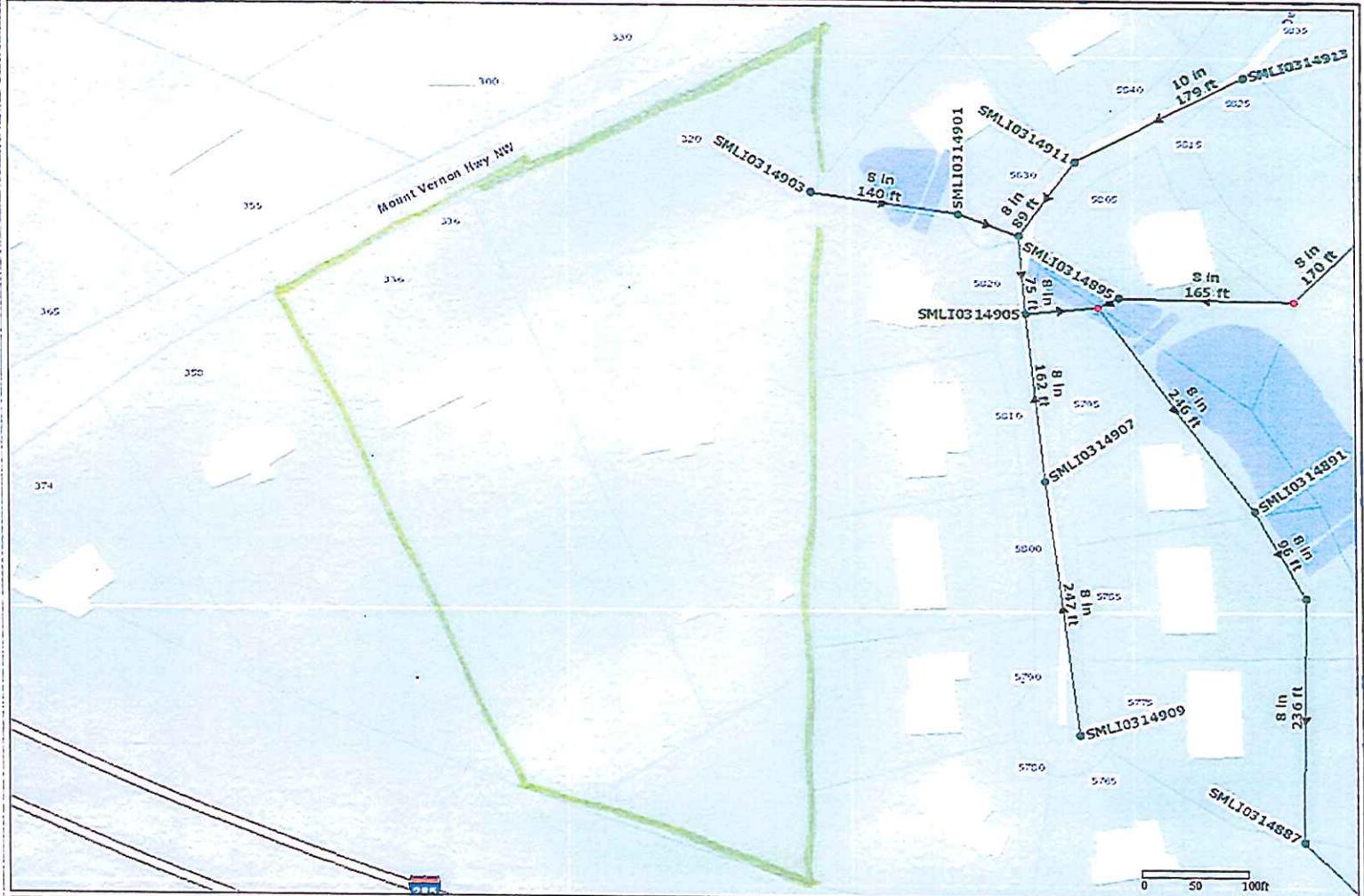
SEWER:

Basin: Long Island Creek
Treatment Plant: R.L. Sulton (Cobb County)
Anticipated sewer demand: **1944** gallons per day

There is a wastewater manhole on the eastern property line of 320 Mount Vernon Highway (**SML110314903**) located in Land Lot **133**, District **17**.

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Public Works for more information.

- Treatment Plant
- ★ Re-Use
- ★ WasteWater
- ★ Water
- Waste Water System
- Private Manhole
- Pump Station
- Manhole
 - Accessible
 - Not Assessed
 - Problem
- Lined Pipe
- Force Main
- Creek Crossing
- Waste Water Pipe Flow
 - ▶ UNK
 - ▶ 4" - 6"
 - ▶ 8"
 - ▶ 10"
 - ▶ 12" - 16"
 - ▶ 18" - 24"
 - ▶ 30" - 48"
 - ▶ Greater than 48"
- Waste Water Pipe
 - UNK
 - 4" - 6"
 - 8"
 - 10"
 - 12" - 16"
 - 18" - 24"
 - 30" - 48"
 - Greater than 48"
- Address Points
- Countries

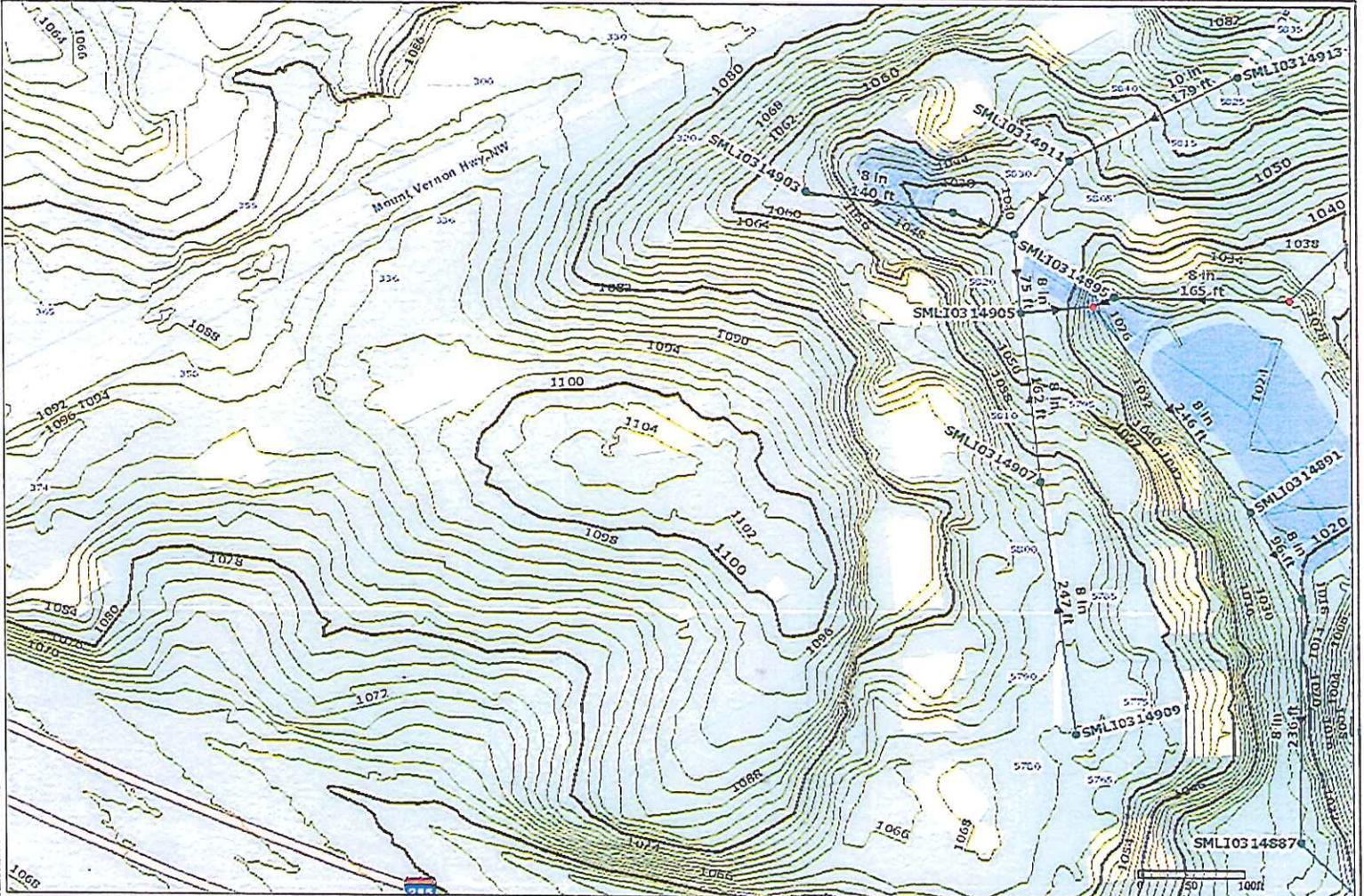


0, 320, 336 MOUNT VERNON HWY.
 Fulton County, Georgia
 12-6-2013

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.



- Treatment Plant
- ★ Re-Use
- ★ WasteWater
- ★ Water
- Waste Water System
- Private Manhole
- Pump Station
- Manhole
- Accessible
- Not Assessed
- Problem
- Lined Pipe
- Force Main
- Creek Crossing
- Waste Water Pipe Flow
- UNK
- 4" - 6"
- 8"
- 10"
- 12" - 16"
- 18" - 24"
- 30" - 48"
- Greater than 48"
- Waste Water Pipe
- UNK
- 4" - 6"
- 8"
- 10"
- 12" - 16"
- 18" - 24"
- 30" - 48"
- Greater than 48"
- Topography
- 2Ft Contour
- 10Ft Contour
- Address Points
- Crestline



0, 320, 336 MOUNT VERNON HWY.
 Fulton County, Georgia
 12-6-2013

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Property Profile for **320 MOUNT VERNON HWY NW**

Property Tax Information

Tax Year 2013
 Parcel ID 17 0133 LL0195
 Property Address 320 MOUNT VERNON HWY NW
 Owner SMITH SHARON S
 Mailing Address 220 FARM CT ROSWELL GA 30075
 Total Appraisal \$323,700
 Improvement Appraisal \$167,900
 Land Appraisal \$155,800
 Assessment \$129,480
 Tax District 59
 Land Area 2.980004 ac
 Property Class Residential Small Tracts
 Land Use Class Residential 1 family
 TAD
 CID

Zoning

Zoning Class not available
 Overlay District
 2030 Future Development not available

Political

Municipality Sandy Springs
 Commission District 4
 Commission Person Tom Lowe
 Council District not available
 Council Person not available
 Voting Precinct SS31
 Poll Location Sandy Springs Christian Ch, 301 Johnson Ferry Rd

Congressional District 006
 State Senate District 006
 State House District 052

School Zones

Elementary School Heards Ferry
 Middle School Ridgeview
 High School Riverwood

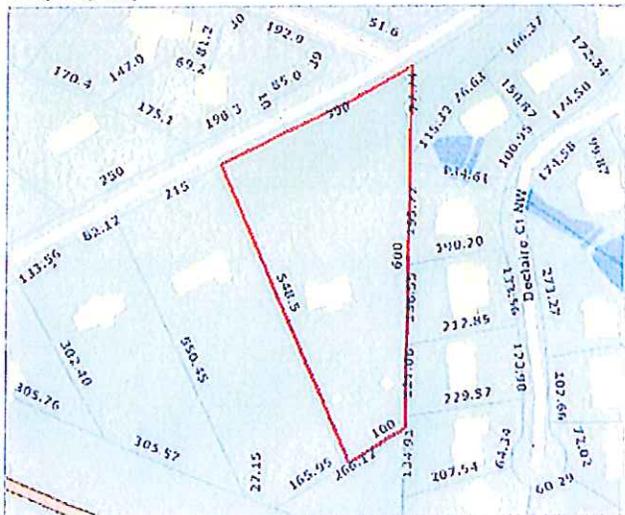
Other Information

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

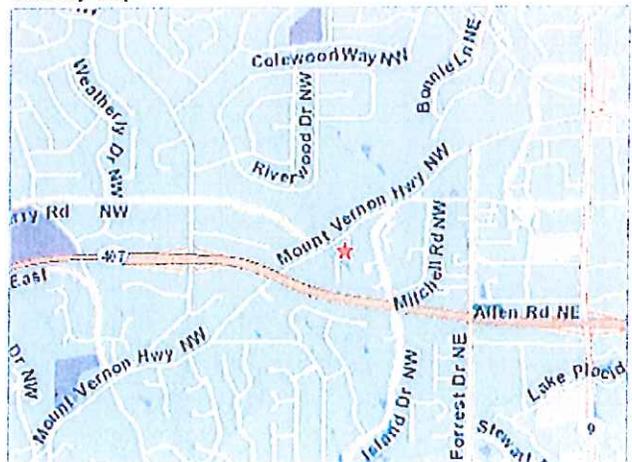
Oblique Aerial View (looking north)



Property Map



Vicinity Map



Property Profile for **336 MOUNT VERNON HWY NW**

Property Tax Information

Tax Year 2013
 Parcel ID 17 0133 LL0393
 Property Address 336 MOUNT VERNON HWY NW
 Owner HARDIN FRANCES L
 Mailing Address 336 MOUNT VERNON HWY NW
 SANDY SPRINGS GA 30328
 Total Appraisal \$269,100
 Improvement Appraisal \$163,000
 Land Appraisal \$106,100
 Assessment \$107,640
 Tax District 59
 Land Area 2.580004 ac
 Property Class Residential Small Tracts
 Land Use Class Residential 1 family
 TAD
 CID

Zoning

Zoning Class not available
 Overlay District
 2030 Future Development not available

Political

Municipality Sandy Springs
 Commission District 4
 Commission Person Tom Lowe
 Council District not available
 Council Person not available
 Voting Precinct SS31
 Poll Location Sandy Springs Christian Ch, 301
 Johnson Ferry Rd
 Congressional District 006
 State Senate District 006
 State House District 052

School Zones

Elementary School Heards Ferry
 Middle School Ridgeview
 High School Riverwood

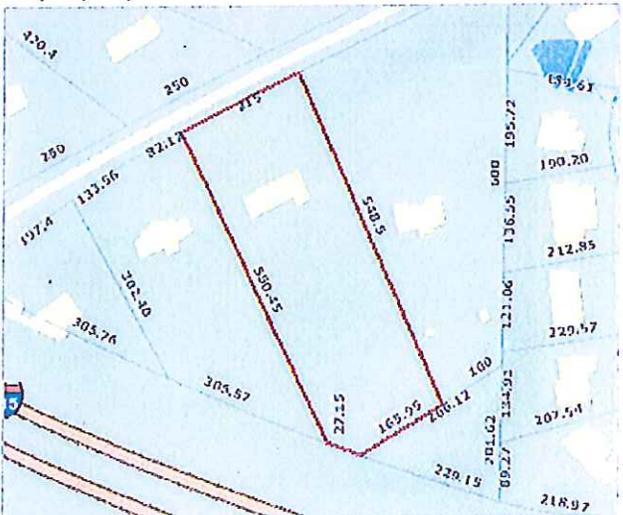
Other Information

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

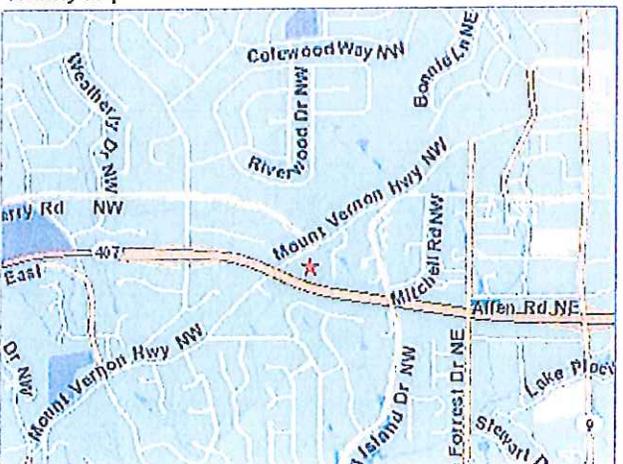
Oblique Aerial View (looking north)



Property Map



Vicinity Map



Property Profile for **0 MOUNT VERNON HWY NW**

Property Tax Information

Tax Year 2013
 Parcel ID 17 0133 LL0351
 Property Address 0 MOUNT VERNON HWY NW
 Owner SMITH SHARON S
 Mailing Address 220 FARM CT ROSWELL GA 30075
 Total Appraisal \$1,600
 Improvement Appraisal \$0
 Land Appraisal \$1,600
 Assessment \$640
 Tax District 59
 Land Area 0.530303 ac
 Property Class Residential Lots
 Land Use Class Residential vacant
 TAD
 CID

Zoning

Zoning Class not available
 Overlay District
 2030 Future Development not available

Political

Municipality Sandy Springs
 Commission District 4
 Commission Person Tom Lowe
 Council District not available
 Council Person not available
 Voting Precinct SS31
 Poll Location Sandy Springs Christian Ch, 301 Johnson Ferry Rd

Congressional District 006
 State Senate District 006
 State House District 052

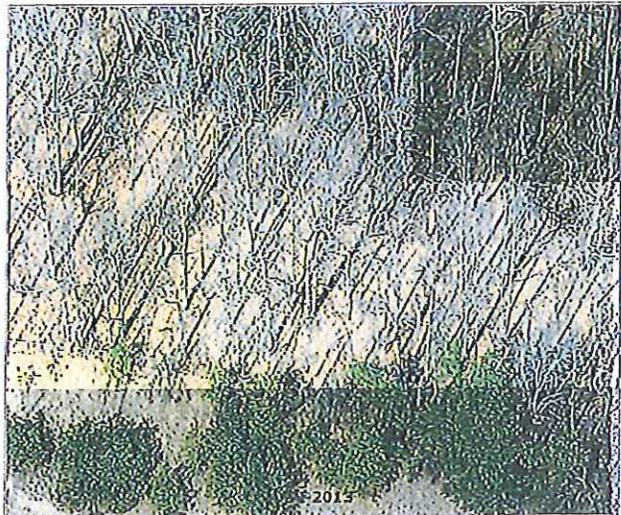
School Zones

Elementary School Heards Ferry
 Middle School Ridgeview
 High School Riverwood

Other Information

Zip Code 30327
 Census Tract 102.05
 In Less Developed Census Tract No

Oblique Aerial View (looking north)



Property Map



Vicinity Map



RECEIVED 12/4/2013

DEC 05 2013

**Rezoning Impact Statement
Fulton County School System**

City of Sandy Springs
Community Development

PETITION 201303645

JURISDICTION: Sandy Springs

USE	# UNITS
SF	8
TR / Condo	0
MF	0

HOME SCHOOL	ESTIMATED # STUDENTS GENERATED	CAPACITY ^A	CURRENT ENROLLMENT ^B	CURRENT UNDER/OVER CAPACITY ^C	# PORTABLE CLASSROOMS	CAN FACILITY MEET DEMAND?***
Heards Ferry ES	1 to 2	625	677	52	2	NO
Ridgeview MS	0 to 0	1200	1,092	-108	0	YES
Riverwood HS	1 to 1	1325	1,673	348	3	NO
TOTAL	2 to 3					

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