





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: **201303646 0 Northwood Drive** (northeast corner of Northwood Drive and Lake Forrest Drive) a request to rezone the subject property from O-I (Office and Institutional District) to TR (Townhouse Residential District) to allow the development of eleven (11) townhomes, with a concurrent variance.

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

**APPROVAL CONDITIONAL** of a request to rezone the subject property from O-I (Office and Institutional District) to TR (Townhouse Residential District) to allow the development of eleven (11) townhomes, with a concurrent variance.

***Background:***

The subject site is located on the northeast corner of Northwood Drive and Lake Forrest Drive. The property is currently zoned O-I (Office and Institutional District) and is undeveloped. The property contains approximately 1.29 acres.

***Discussion:***

The applicant is requesting to rezone the subject property O-I (Office and Institutional District) to TR (Townhouse Residential District) to allow the development of eleven (11) townhomes

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

1. Variance from section 7.2.3.G to reduce the perimeter setback from forty (40) feet to thirty (30) feet on the west side and from forty (40) feet to fifteen (15) feet in the front and rear.

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. 201303646**

<b>PROPERTY INFORMATION</b>	
<b>Address, Land Lot, and District</b>	0, Northwood Drive (corner of Northwood Drive and Lake Forrest Drive) Land Lot 90, District 17 <sup>th</sup>
<b>Council District</b>	6
<b>Frontage</b>	349.14 feet along Lake Forrest Drive and 185 feet along the frontage of Northwood Drive
<b>Area</b>	1.29 acres
<b>Existing Zoning and Use</b>	O-I (office and Institutional District) -undeveloped
<b>Overlay District</b>	Main Street Overlay
<b>2027 Comprehensive Future Land Use Map Designation</b>	LWC (Live Work Community)
<b>Proposed Zoning</b>	TR (Townhouse Residential District)

<b>APPLICANT/PETITIONER INFORMATION</b>		
<b>Property Owner</b> Providence Bank	<b>Petitioner</b> 4625 PTD, LLC	<b>Representative</b> Nathan V. Hendricks

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

**INTENT**

To rezone the subject property from O-I (Office and Institutional District) to TR (Townhouse Residential District) to allow for the development of 11 Townhomes.

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

- Variance from section 7.2.3.G to reduce the perimeter setback from forty (40) feet to thirty (30) feet on the west side and from forty (40) feet to fifteen (15) feet in the front and rear.

**DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION**

**201303646- APPROVAL CONDITIONAL  
201303646- APPROVAL CONDITIONAL**

**PLANNING COMMISSION- January 16, 2014**

**201303646- APPROVAL CONDITIONAL  
201303646- 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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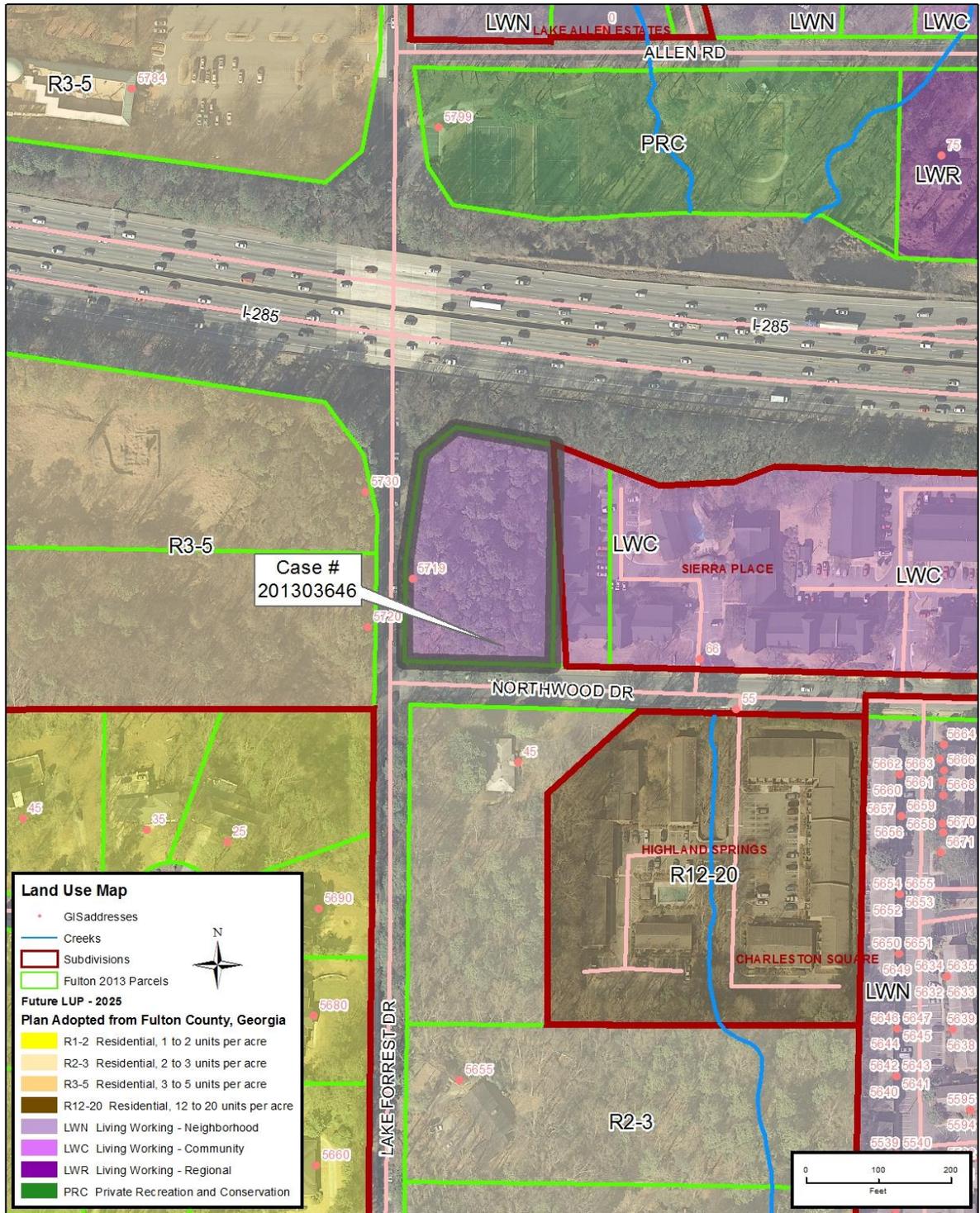
SUBJECT PETITION 201303646	Requested Zoning	Proposed Use	Land Area (Acres)	Units	Density (Units per Acre)
	TR	Townhouses	1.29	11	8.52 units/ac

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	-	I-285	-	-	-
East	A-1 Z67-0139	64 Northwood Drive Sierra Place Apartments	5.59	130	23.26 units/ac
South	A-O Z65-0103 & A Z68-0070	55 Northwood Drive Highland Springs Apartments	4.13	66	15.98 units/ac
South	R-1	45 Northwood Drive – single family residence	2.10	1	0.48 units/ac
West	CUP Z03-0174	Vacant	15.50	31	2.00



Future Land Use Map

0 Northwood Drive



## ZONING IMPACT ANALYSIS

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: Interstate 285 to the north; A-1 (Apartment Dwelling District) to the east; R-1 (Single Family Dwelling District) to the south; R-2A (Single Family District) and CUP Community Unit Plan District) to the west

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

**Findings:** The staff is of the opinion that the proposal if approved will not have an adverse impact on the use or usability of adjacent or nearby properties because the use would be consistent with adjacent properties. The proposal is for a density of 8.52 units/acre. The proposed density is consistent with the Comprehensive Plan density of up to 20 unit/acre. Also, it meets the TR (Townhouse Residential District) requirements which limit density to 9 units/ acre.

*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 consistent with the future land use plan, which designates the property as LWC (Live Work Community) which allows up to 20 units/acre. The applicant is proposing 8.52 units/acre. The corresponding zoning category is MIX (Mixed Use District). However, the townhomes offer a mixture of housing types and uses within Node 7: Roswell Road and I-285 (Downtown). The proposal is consistent with the surrounding properties and provides a transition from the higher density apartments (east) to the single family (south and west). The land use plan requires 15% green space and open space. The applicant will be providing 18% green space.

### **Node 7: Roswell Road and I-285 (Downtown)**

**Vision:**

1. The area should be dedicated for high density commercial, office, and residential uses.
2. This area should be considered for some of the highest densities in the City.
3. Consolidation of properties and the collective redevelopment of multiple properties should

be encouraged in the area to perpetuate economic vitality, increased green space, and an improved transportation system.

**Guidelines and Policies:**

1. Residential density should be above 20 units per acre. Commercial and office densities should be above 25,000 square feet per acre. Building heights should not be limited in this area. At least 15% of a site shall be maintained as open and green space.
2. Densities and heights of a significant nature should not be supported on properties less than four (4) acres in size. Increased levels of open and green space, limiting direct vehicular access to Roswell Road, and improving the area's transportation network shall be important considerations for the highest densities and building heights.
3. The transition of densities and heights to levels similar to those in the Town Center area should be considered on the northern boundary of the area along Cliftwood Drive and Carpenter Drive.
4. Automobile-oriented uses should be discouraged from this area.

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*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.

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*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 7.2.3.G to reduce the perimeter setbacks from forty (40) feet to thirty (30) feet on the west side and from forty (40) feet to fifteen (15) feet in the front and rear.

**Findings:**

Staff is of the opinion that the request to reduce the perimeter setback line from forty (40) feet to thirty (30) feet on the west side and from forty (40) feet to fifteen (15) feet in the front and rear is in harmony with the intent of the Zoning Ordinance and would not be a detriment on adjacent properties. The side setback is adjacent to Lake Forrest Drive and does not directly abut single family homes. The reduction in the rear is adjacent to I-285. The reduction in the front pulls the building closer to the road to provide more walkability in a LWC (Live Work Community) area and is consistent with the intent of the Main Street Overlay. 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>Northwood Drive is classified a Minor street and has a posted speed limit of 35 mph. Lake Forrest Drive is classified a Collector street and has a posted speed limit of 35 mph. Both Northwood Drive and Lake Forrest Drive frontages are included in the Main Street Overlay District. Applicability of streetscape requirements from the City Center Master Plan should be confirmed with Community Development.</p> <p>Sandy Springs Development Ordinance Requirements include:</p> <ul style="list-style-type: none"> <li>• The minimum spacing of roadways/driveways with posted speeds of 35 mph is 300 feet.</li> <li>• The required pavement lane width for Lake Forrest Drive and Northwood Drive is 12 feet.</li> <li>• The minimum intersection radii are 25 feet.</li> <li>• The minimum driveway width is 24 feet.</li> <li>• The minimum right-of-way for Lake Forrest Road 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 right-of-way for Northwood Drive is 30 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. A 20-foot miter or equivalent radius shall be provided at the intersection of Lake Forrest Drive and Northwood Drive. Verify right-of-way on frontage of Lake Forrest Road.</li> <li>• Curb and gutter shall meet ordinance requirements.             <ul style="list-style-type: none"> <li>• All signing and pavement markings shall conform to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).daily traffic of Mt. Vernon Highway.</li> <li>• 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.</li> <li>• The required pavement lane width for Mt. Vernon Highway is 12 feet.</li> <li>• The minimum cul-de-sac radius is 50 feet.</li> <li>• The minimum roadway radii are 40 feet.</li> <li>• The proposed street shall meet minimum intersection sight distance for 35 mph.</li> </ul> </li> </ul>
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Arborist	<ul style="list-style-type: none"> <li>• Development of property will result in major tree loss.</li> </ul>
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## **PUBLIC INVOLVEMENT**

### Public Comments

- None

## **CONCLUSION TO FINDINGS**

The Comprehensive Plan clearly supports a variety of housing types and uses. The Plan notes that the designation of areas in the Living Working Category was done to encourage redevelopment. It is the opinion of the staff that the proposal is in conformity with the intent of the Comprehensive Plan Policies. The proposed density of 8.52 units per acre meets the less than the 20 units per acre designated for this property on the Future Land Use Map. The incorporation into the surrounding larger development meets the intent of the Plan. Therefore, based on these reasons, the staff recommends **APPROVAL CONDITIONAL** of the rezoning petition and the associated concurrent variance.

## **STAFF RECOMMENDED CONDITIONS**

Should the Mayor and City Council decide to rezone the subject property from O-I (Office and Institutional District) to TR (Townhouse Residential 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. Townhomes units and associated accessory uses at a density of 8.52 units per acre or 11 units, 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 on November 1, 2013. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance, the Development Standards contained therein, and these conditions prior to the approval of any Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
  
3. To the owner's agreement to provide the following site development standards:
  - a. A variance from section 7.2.3.G to reduce the perimeter setback from forty (40) feet to thirty (30) feet on the west side and from forty (40) feet to fifteen (15) feet in the front and rear (CV-201303646 #1).

**Attachments**

- Letter of Intent received November 1, 2013
- Site Plan dated received November 1, 2013
- Site Photographs
- Additional comments from the Fulton County Department of Water Resources, Fulton County School System

LETTER OF INTENT

The property contains approximately 1.29 acres and is located at the northeast corner of the intersection of Lake Forrest Drive and Northwood Drive and is further bounded by Interstate Highway to the north (the "Property").

The Property is presently zoned to the O-I Classification and the Applicant requests a rezoning to the TR Classification for the development of an eleven (11) unit fee simple townhome community. This results in a density of 8.53 units per acre. The townhomes will have a minimum heated floor area of 1,100 square feet. The Property is under the Live/Work Community designation of Sandy Springs' Comprehensive Land Use Plan Map which suggests residential development at a density level of up to twenty (20) units per acre is appropriate. Given the narrow and confining shape and size of the Property which hardship is a unique hardship to the Property, the Applicant requests a Concurrent Variance pursuant to Article 7.2.3.G. to reduce the required forty (40) foot perimeter setback along the north Property line to 15 feet, along the west Property line to 30 feet and along the south Property line to 15 feet. The approval of this Concurrent Variance will not be a detriment to the health, safety and welfare of the general public and will enable the Applicant to reasonably develop the Property. Accordingly, this Application for Rezoning and Concurrent Variance is entirely appropriate and the appropriateness of this Application for Rezoning and Concurrent Variance and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "A" which is 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 proceed with the use, benefit, enjoyment and development of the Property.

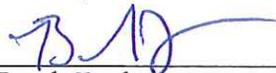
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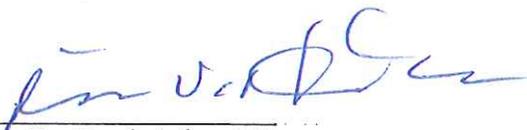
City of Sandy Springs  
Community Development

2013 03646

APPLICANT:

4625 PTD, LLC

By:   
\_\_\_\_\_  
Brad Hughes  
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

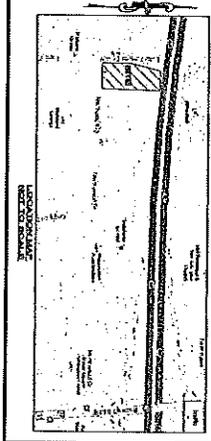
The portions of the Zoning Resolution of the City of Sandy Springs as applied to the subject Property which classify or may classify the Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights 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.

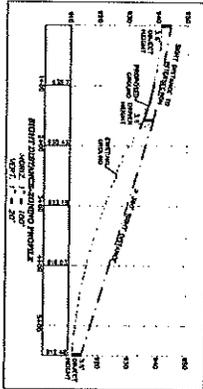
A refusal by the Sandy Springs City Council to rezone the Property as proposed by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph 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.



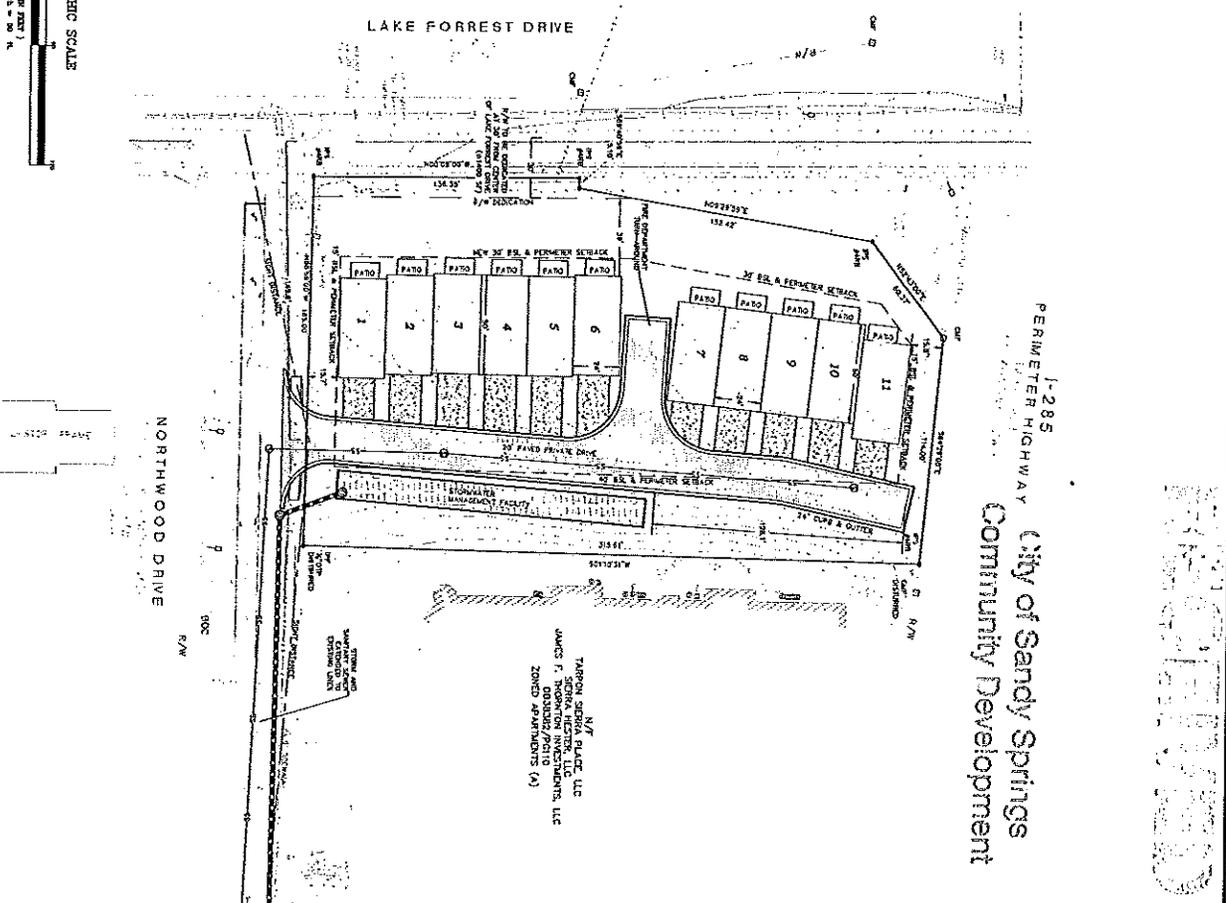
**LEGEND**

CONCRETE	CONCRETE
ASPHALT	ASPHALT
GRAVEL	GRAVEL
PAVING	PAVING
LAND USE	LAND USE
...	...



**NOTICE:** THE DRAWING IS THE PROPERTY OF THE ENGINEER AND SHALL BE KEPT IN THE OFFICE OF THE ENGINEER. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

**NOTICE:** THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHY OF THE SITE AND HAS FOUND THE INFORMATION TO BE SUFFICIENT TO PREPARE THIS ZONING SITE PLAN. THE ENGINEER HAS NOT CONDUCTED A GEOTECHNICAL SURVEY OR FOUNDATION ANALYSIS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THIS ZONING SITE PLAN AND DOES NOT EXTEND TO THE DESIGN OR CONSTRUCTION OF THE PROJECT.



**SITE DATA**

CONTRACTOR	4625 PTD, LLC
ENGINEER	SOUTHEASTERN ENGINEERING, INC.
PROJECT	LAKE FORREST TRACT
ADDRESS	LAKE FORREST DRIVE, SANDY SPRINGS, GA 30076
DATE	10/25/2015
SCALE	AS SHOWN
PROJECT NO.	608-13-149
DATE	10/25/2015
PROJECT NO.	608-13-149
DATE	10/25/2015

**CONCLUSION/REMARKS:**

1. THE ZONING SITE PLAN IS IN ACCORDANCE WITH THE CITY OF SANDY SPRINGS ZONING ORDINANCE.

2. THE ZONING SITE PLAN IS IN ACCORDANCE WITH THE CITY OF SANDY SPRINGS SUBDIVISION ORDINANCE.

3. THE ZONING SITE PLAN IS IN ACCORDANCE WITH THE CITY OF SANDY SPRINGS PLANNING AND ZONING COMMISSION ORDINANCE.

<p><b>LAKE FORREST/NORTHWOOD DRIVE TRACT</b>  <b>ZONING SITE PLAN</b></p> <p>LL 54, SECTION 11 DISTRICT          PROJECT ADDRESS: —          FULTON COUNTY</p>	<p>4625 PTD, LLC</p> <p>11 ELLSWORTH STREET, SUITE 200          LAWRENCEVILLE, GA 30046          PHONE (404) 254-2716          FAX: —</p>	<p><b>SEI</b>          SOUTHEASTERN ENGINEERING, INC.</p> <p>1215 SOUTH MOUNTAIN AVENUE, SUITE 100          LAWRENCEVILLE, GA 30046          PHONE (770) 962-1111 FAX (770) 962-1112</p>
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## 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 11 units = **2970** gallons per day

This project is within the City of Atlanta water jurisdiction.

#### **SEWER:**

Basin: Long Island Creek

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

Anticipated sewer demand: **2673** gallons per day

There is a wastewater manhole 190 feet east of the southeast property corner of 0 Northwood Drive (the northeast lot at the intersection of Northwood Drive and Lake Forrest Drive) on Northwood Drive (**SMLI0506440**) located in Land Lot **90**, District **17**.

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

- Treatment Plant
- ★ Re-Use
- ★ WwstWater
- ★ Water
- Waste Water System
- Private Manhole
- Pump Station
- Manhole
- Accessible
- Not Accessed
- 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
- Counties



5619 KINGSPOINT DR NE 9  
 Fulton County, Georgia  
 12-6-2013

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Treatment Plant

- ★ Re-Line
- ★ Waste Water
- ★ 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

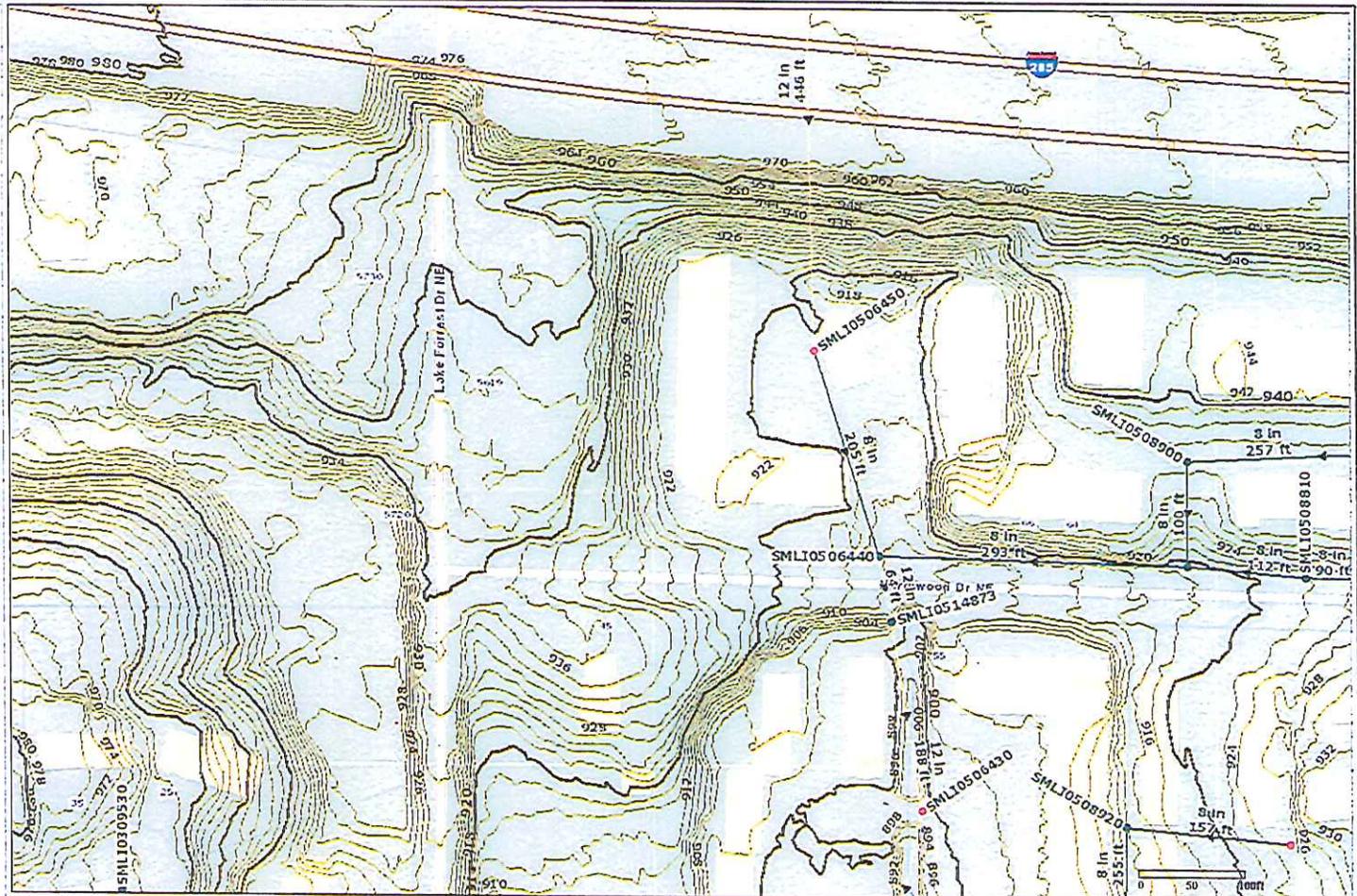
- UNK
- 4" - 6"
- 8"
- 10"
- 12" - 16"
- 18" - 24"
- 30" - 48"
- Greater than 48"

Topography

- 2 Ft Contour
- 10 Ft Contour

Address Points

- Point



5619 KINGSPOINT DR NE 9  
 Fulton County, Georgia  
 12-6-2013

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Property Profile for **5619 KINGSFORT DR NE 9**

**Property Tax Information**

Tax Year 2013  
 Parcel ID 17 009100010607  
 Property Address 5619 KINGSFORT DR NE 9  
 Owner PACO ADNAN  
 Mailing Address 5619 KINGSFORT DR NE ATLANTA GA 30342  
 Total Appraisal \$29,000  
 Improvement Appraisal \$25,300  
 Land Appraisal \$3,700  
 Assessment \$11,600  
 Tax District 59  
 Land Area 0.027043 ac  
 Property Class Residential Lots  
 Land Use Class Single Family Residential Condominium

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 SS11B  
 Poll Location Highpoint Elementary School, 520 Greenland Rd  
 Congressional District 006  
 State Senate District 006  
 State House District 052

**School Zones**

Elementary School Lake Forest  
 Middle School Ridgeview  
 High School Riverwood

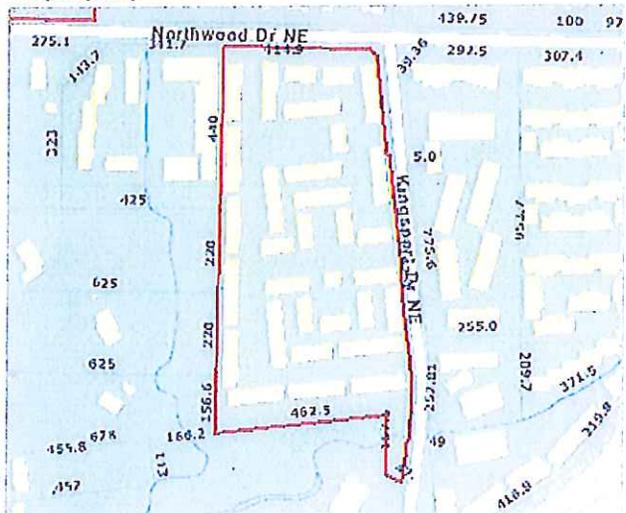
**Other Information**

Zip Code 30342  
 Census Tract 102.12  
 In Less Developed Census Tract No

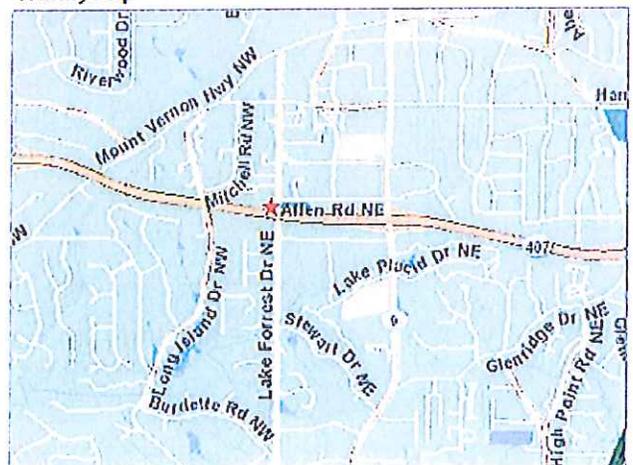
Oblique Aerial View (looking north)



Property Map



Vicinity Map



**RECEIVED** 12/4/2013

DEC 05 2013

City of Sandy Springs  
Community Development

**Rezoning Impact Statement  
Fulton County School System**

PETITION 201303646

JURISDICTION: Sandy Springs

USE	# UNITS
SF	0
TR / Condo	11
MF	0

HOME SCHOOL	ESTIMATED # STUDENTS GENERATED	CAPACITY <sup>A</sup>	CURRENT ENROLLMENT <sup>B</sup>	CURRENT UNDER/OVER CAPACITY <sup>C</sup>	# PORTABLE CLASSROOMS	CAN FACILITY MEET DEMAND? **
Lake Forest ES	1 to 1	850	934	84	4	NO
Ridgeview MS	0 to 0	1200	1,092	-108	0	YES
Riverwood HS	1 to 1	1325	1,673	348	3	NO
<b>TOTAL</b>	<b>2 to 2</b>					

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

AVERAGE OPERATIONAL COST PER STUDENT:		
TOTAL COST:\$na	PORTION LOCAL REVENUE SOURCES: \$tbd	PORTION STATE AND OTHER REVENUE SOURCES: \$tbd

<sup>A</sup> Updated Georgia Department of Education state capacity.

<sup>B</sup> Enrollment is the official 20-day student count for the 2013-14 school year.

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

\* State capacity indicates space. However, due to 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.