



To: John McDonough, City Manager

From: Angela Parker, Director of Community Development

Date: November 1, 2013 for submission onto the November 19, 2013 City Council meeting

Agenda Item: **201302561 5855 Riverside Drive** a use permit request to add a 10,000 square foot addition to the existing building and increase the private school enrollment from 70 to 150 students.

Department of Community Development Recommendation:

DEFERRAL of a use permit request to add a 10,000 square foot addition to the existing building and increase the private school enrollment from 70 to 150 students.

The church is in the process of dissolving and is in negotiations with the applicant to purchase the property. The applicant has requested a deferral to continue negotiations for the purchase of the property.

Background:

The subject site is located on the southeast corner of Riverside Drive and Interstate 285. The property is currently zoned R-1 (Single Family Dwelling District) and is developed with a 26,352 square foot church and private school. The property contains approximately 10.08 acres.

Discussion:

To allow a use permit to add a 10,000 square foot addition to the existing building and increase the private school enrollment from 70 to 150 students.

The petition was heard at the October 17, 2013 Planning Commission Meeting. The Commission **recommended deferral** (5-0, Frostbaum, Maziar, Nickles, Porter, and Squire for; Tart absent; Duncan not voting) at the applicant's request.



Rezoning Petition No. 201302561

PROPERTY INFORMATION	
Address, Land Lot, and District	5855 Riverside Drive Land Lot 133, District 17 th
Council District	6
Frontage	413 feet of frontage along the east side of Riverside Drive.
Area	10.08 acres
Existing Zoning and Use	R-1 (Single Family Dwelling District) conditional under U09-001/U09-002/U09-007, currently developed with a Church and Private School
Overlay District	N/A
2027 Comprehensive Future Land Use Map Designation	R0-1 (0 to 1 units per acre)
Proposed Zoning	Church, Private School, and Day Care Facility

APPLICANT/PETITIONER INFORMATION		
Property Owner	Petitioner	Representative
St. Andrew's Presbyterian Church	Tabula Rasa	Nathan V. Hendricks

HEARING & MEETING DATES			
Community Zoning Information Meeting	Community Developer Resolution Meeting	Planning Commission Hearing	Mayor and City Council Hearing
August 27, 2013	September 26, 2013	October 17, 2013	November 19, 2013

INTENT
 A Use Permit to add a 10,000 square foot addition to the existing building and increase enrollment from 70 to 150 students.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION
201302561- DEFERRAL

The church is in the process of dissolving and is in negotiations with the applicant to purchase the property. The applicant has requested a deferral to continue negotiations for the purchase of the property.

PLANNING COMMISSION- October 17, 2013
201302561- DEFERRAL

The petition was heard at the October 17, 2013 Planning Commission Meeting. The Commission **recommended deferral** (5-0, Frostbaum, Maziar, Nickles, Porter, and Squire for; Tart absent; Duncan not voting) at the applicant's request.

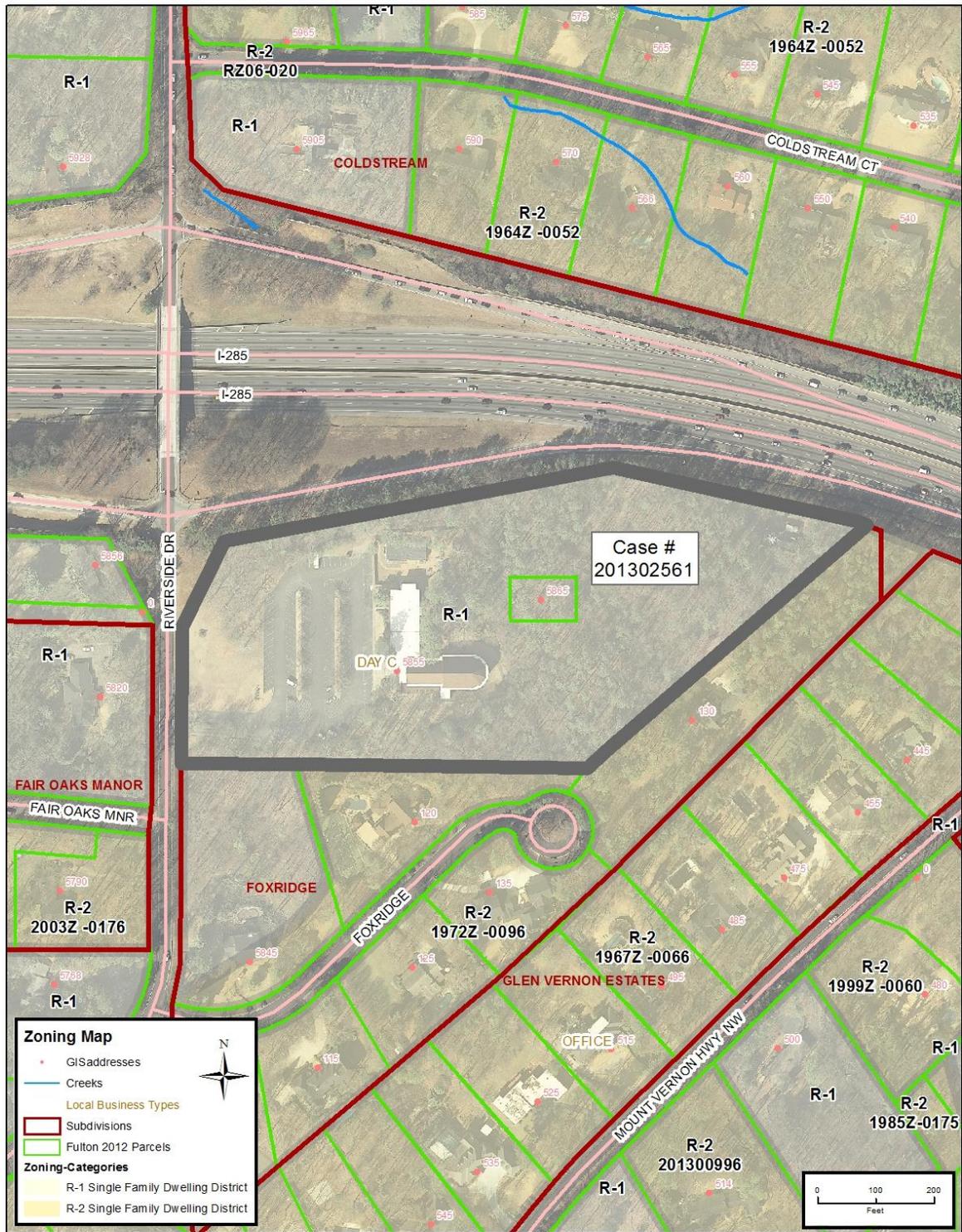
EXISTING LAND USE AND ZONING OF ABUTTING PROPERTIES
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SUBJECT PETITION 201302561	Proposed Use	Land Area (Acres)	Square footage	Density (Units per Acre)
	Church, Private School, & Day Care	10.08	36,352	3,606.35 sqft/ac

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 Highway (State Highway 407)	150.03	203	1.35 units/ac
East	R-2 1972Z-0096	Single Family Home 130 Foxridge NW (Highland Valley Subdivision)	2.14	1	.467 units/ac
South	R-2 1972Z-0096	Single Family Home 120 Foxridge NW (Highland Valley Subdivision)	1.40	1	.714 units/ac
South	R-1	Single Family Home 5845 Riverside Dr. NW (Highland Valley Subdivision)	2.22	1	.45 units/ac
West	R-1	Single Family Home 5820 Riverside Dr. NW	1.99	1	.502 units/ac
West	R-2 1980Z-0011	5856 Riverside Drive	1.03	1	.97 units/ac

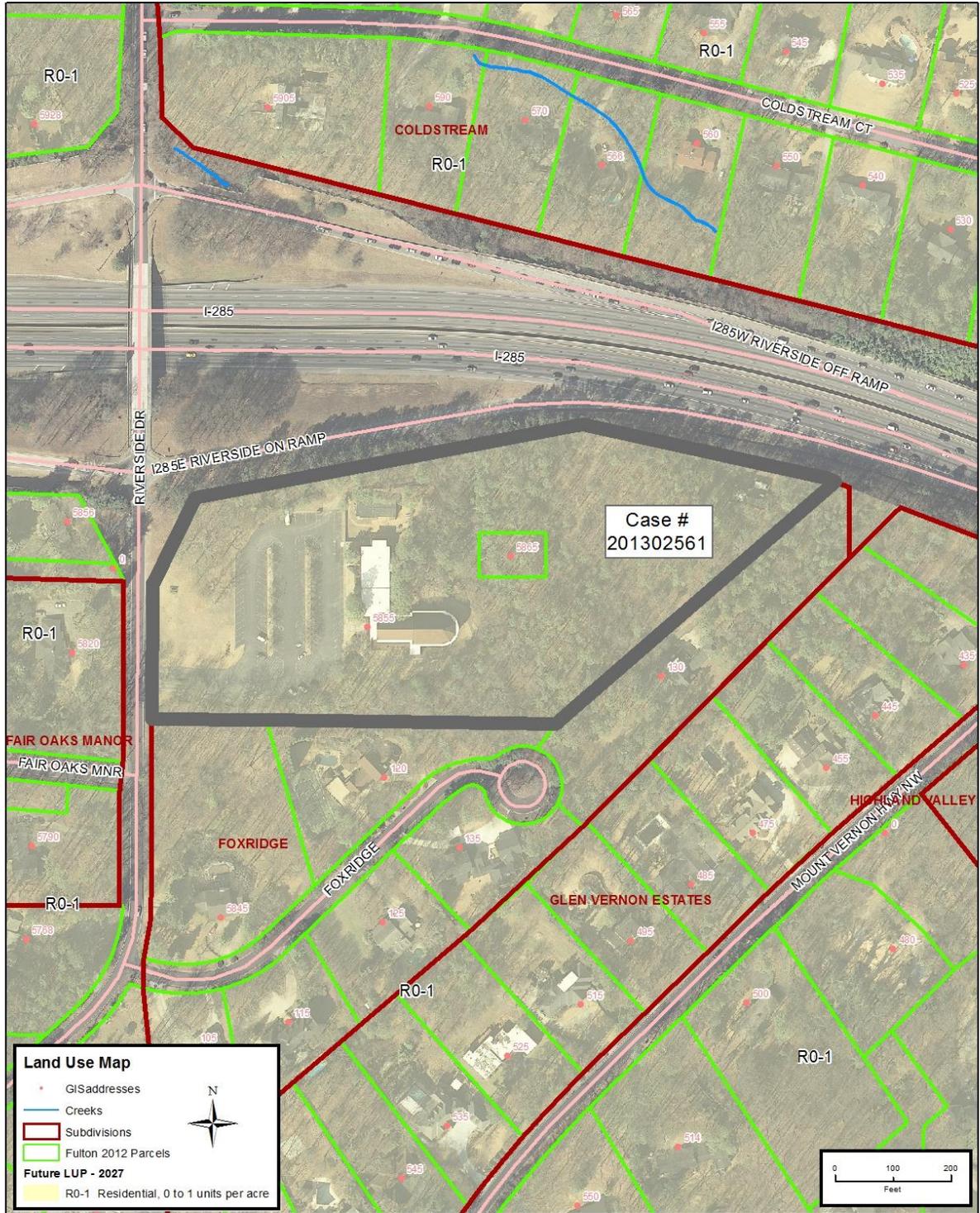
Zoning Map

5855 Riverside Drive



Future Land Use Map

5855 Riverside Drive



USE PERMIT CONSIDERATIONS

The applicant is requesting a use permit to exceed the maximum district height to construct a twenty-six (26) story office building (Section 19.4.5, *Height – To Exceed Maximum Zoning District Height*).

Per Article 19.2.4, *Use Permit Considerations*, the Planning Commission shall consider each of the following:

A. Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by the City Council;

Finding: The proposed Church, Private School, and Day Care uses are consistent with the Future Land Use Map which designates the property as residential, zoned R0-1 (zero to one unit per acre). 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 single family residences to the south, east and west, and the I-285 freeway to the north. The proposal allows for a proper transition between these areas.

B. Compatibility with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed;

Finding: The staff is of the opinion that the proposal will not have an adverse impact on the use or usability of adjacent or nearby property.

C. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development;

Finding: The staff is of the opinion that the proposal will not violate any local, state, or federal ordinances/regulations.

D. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets;

Finding: 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.

E. The location and number of off-street parking spaces;

Finding: The applicant has met and exceeded the required parking under Section 18.2.1, Basic Off-Street Parking Requirements, with a minimum of 1 parking space per 3.5 fixed seats for Church use, 1.7 spaces per 1,000 square feet plus one per 4 employees for Day Care use, and 2 parking spaces per School classroom. The owner/developer is required to provide a minimum of 123 spaces. The applicant is showing that 134 spaces are provided

F. The amount and location of open space;

Finding: The applicant has indicated that the majority of this 10.08 acre site is undeveloped. There are three playgrounds shown on the site plan: one surrounding existing trailers to the north of the existing school and two locations to the east of existing church. The site plan indicates that 60.9% of the property is undeveloped open space.

G. Protective screening;

Finding: The applicant is meeting the requirements for a 25 foot buffer and 10 foot improvement setback on the southern property boundary and a 50 foot buffer and 10 foot improvement setback on the eastern property line adjacent to residential development. A 25 foot side yard setback and 10 foot landscape strip is shown on the northern boundary of the property adjacent to I-285.

H. Hours and manner of operation;

Finding: The applicant has indicated that the hours of operation for the School will be:

Monday –Friday: 8:00 a.m. to 3:00 p.m.

The applicant has indicated that the hours of operation for the Day Care(s) will be:

Monday – Friday: 7:00 a.m. to 6:00 p.m.

Saturdays: 9:00 a.m. – 3:00 p.m.

I. Outdoor lighting; and

Finding: The applicant has indicated that any outdoor lighting will be in compliance with the Sandy Springs ordinance, will be provided for security and aesthetic value.

J. Ingress and egress to the property.

Finding: The applicant is proposing that the site be accessed by the existing curb cut from Riverside Drive.

DEPARTMENT COMMENTS

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on May 1, 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).

Transportation Planner	<ul style="list-style-type: none"> Riverside Drive is included in the Sidewalk Master Plan.
Fire	<ul style="list-style-type: none"> A compliant fire alarm per NFPA 72 must be provided for the entire premises. Automatic sprinklers will be required per Sandy Springs Ordinance Section 22. Height and area must comply with IBC Table 503. A fire apparatus access road must be provided per the IFC.

PUBLIC INVOLVEMENT

Public Comments

None

CONCLUSION TO FINDINGS

The staff recommends **APPROVAL CONDITIONAL** of the use permit petitions to allow for a 10,000 square foot addition to the existing Church, increase enrollment of the existing Private School from the current 70 to a total of 150 students, and establish Day Care Facility use(s). The staff recommends that 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. A church at a maximum density of 3,606.35 square feet per acre or a total of 36,352 square feet, whichever is less. The subject Private School and Day Care Facility may occupy the aforementioned space.
 - b. A Private Elementary School (grades K through 5) with a total enrollment of no more than 150 students limited to operating Monday through Friday between the hours of 8:00 a.m. to 3:00 p.m.
 - c. A Day Care Facility with a total enrollment of no more than 150 children limited to operating Monday through Friday between the hours of 7:00 a.m. to 6:00 p.m.
 - d. A Day Care Facility with a total enrollment of no more than 50 children limited to operating Saturdays between the hours of 9:00 a.m. to 3:00 p.m.
 - e. The Private School and Day Care(s) shall provide copies of all state licenses and exemptions to the Director of Community Development by July 1st of each calendar year.
 - f. By August 21, 2009 and July 1st of each calendar year thereafter, the Private School and Day Care(s) shall provide an annual report detailing total enrollment by the uses (exemptions and/or licenses) detailed in conditions 1.b, 1.c, and 1.d, subject to the approval of the Director of Community Development.
 - g. No more than a total of 17 staff and 118 children shall be enrolled during weekdays and Saturdays until such time review and approval for more occupancy has been obtained from Fulton County Health & Wellness, then a total enrollment of up to the quantity specified in conditions 1.b, 1.c, and 1.d. may be utilized.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated August 6, 2013. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
 - b. The owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of Riverside Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
 - c. The light source of all external lighting in the development shall be screened and shall not be directly visible from adjoining residential properties.
 - d. To bring the existing structure into compliance with building codes pursuant to Chapter 105, Buildings and Building Regulations, the Code of the City of Sandy Springs.

- e. To bring the existing structure into compliance with fire codes, pursuant to Chapter 22, Fire Prevention and Protection, of the Code of the City of Sandy Springs.
- f. The school shall provide a 24-hour contact person available to address on-site management issues for surrounding property owners. The school shall provide this information in the annual report referenced in condition 1.f. Compliance with this condition shall be in place by July 1st of each calendar year.
- g. The school shall submit a schedule of events to the Sandy Springs Communications Department detailing the date and time of each special event. Said schedule shall be submitted annually, by July 1st of each calendar year, and monthly on the first day of each month.
- h. Use of such recreational fields and play areas shall not be permitted after sunset.
- i. To prohibit any fixed/permanent outdoor loudspeakers, horns, or amplified sound systems. Operation and use of any portable sound system shall be subject to the City of Sandy Springs Noise Ordinance.
- j. Parking lot lighting shall be no taller than 20 feet and shall not be installed within 50 feet of any residentially-zoned property. The light source of all external lighting on the Property shall be screened and shall not be directly visible from adjoining residential properties. Outdoor lighting of all play areas and recreational fields is prohibited.
- k. Delivery hours and days shall be limited to the following: 7:30 AM to 7:30 PM on Monday through Friday; 8:00 AM to 5:00 PM on Saturdays; no deliveries are permitted on Sundays.
- l. No additional instruction and programs shall be permitted for any person beyond the staff recommended conditions for the number of enrollment during weekdays and Saturdays as specified in conditions 1.b, 1.c, and 1.d.
- m. The existing trailers, shown on the site plan received by the Department of Community Development dated February 25, 2009, shall be removed from the subject property no later than June 30, 2018.

Attachments

- Request for Deferral received October 17, 2013
- Letter of Intent received August 6, 2013
- Site Plan dated received August 6, 2013
- Site Photographs
- Additional comments from the Fulton County Department of Water Resources, Fulton County Department of Health Services

LAW OFFICE
NATHAN V. HENDRICKS III
6085 LAKE FORREST DRIVE, SUITE 200
ATLANTA, GEORGIA 30328

October 17, 2013

OFFICE (404) 255-5161
TELECOPIER (404) 255-3899

Ms. Linda Abaray
Senior Planner
Department of Community Development
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

RECEIVED

OCT 17 2013

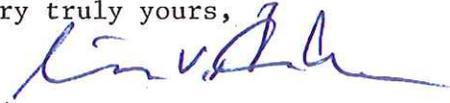
City of Sandy Springs
Community Development

Re: 201302561

Dear Linda:

As you are aware, the Church that is the Owner of the Property is dissolving and that the Applicant desires to purchase the Property from the Church. Accordingly, this matter should be deferred by the Planning Commission in order to enable the Applicant time to negotiate and place under contract with the Church the Property. Please convey this request for deferral to the Planning Commission for their consideration this evening. Thank you.

Very truly yours,



Nathan V. Hendricks III
Attorney for the Applicant

NVH:sks

RECEIVED

AUG 06 2013

City of Sandy Springs
Community Development

LETTER OF INTENT

The property contains approximately 10.08 acres and is located at the southeast corner of the intersection of Riverside Drive and Interstate Highway 285 and is commonly known as 5855 Riverside Drive (the "Property"). The Property is zoned to the R-1 Classification.

The Applicant is operating a Private Elementary School for grades K-3 currently on the Property with a student enrollment of no more than 70 students pursuant to U09-002/ZM11-006. The Applicant further shares space with its Landlord, The Church of St. Andrew, in the Church's 26,352 square foot building pursuant to U09-001/ZM11-006. The Applicant intends to make an addition on the right side of the Church's building of 10,000 square feet for use by the Applicant only for its Private Elementary School which will result in a total building area of 36,352 square feet. Accordingly, the Applicant requests that its Private Elementary School be for grades K-5 with a student enrollment of no more than 150 students. Given the fact that the entire cost and expense of the 10,000 square foot addition to the existing building above referenced is being paid entirely by the Applicant, the Applicant requests that this Use Permit being requested for the Private Elementary School be perpetual without any time limitation.

As the Property is within the R-1 Zoning Classification which permits schools, churches and similar uses as has been recognized through the approval of the current Use Permits U09-002/ZM11-006 and U09-001/ZM11-006 respectively for the operation of the existing Private Elementary School and the Church, this Application for Use Permit is entirely appropriate and the appropriateness of this Application for Use Permit and the constitutional challenges 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 Use Permit be approved as submitted in order that the Applicant be able to proceed with the lawful use, enjoyment and development of the Property.

APPLICANT:

Tabula Rasa The Language Academy Inc.

By: Besa Tarazhi
Besa Tarazhi
Its: School Administrator

Nathan V. Hendricks III
Nathan V. Hendricks III
Attorney for the Applicant

6085 Lake Forrest Drive
Suite 200
Sandy Springs, Georgia 30328

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 approve this Use Permit Application 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 Constitutions of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of this Application 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 and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

RECEIVED

AUG 06 2013

PARKING SPACES REQUIRED BY CODE	
(1 PER 3.5 FIXED SEATS CHURCH)	
PARKING SPACES REQUIRED BY CODE IT	
(1.1 PER 1000 S.F. + 1 PER EMPLOYEE)	
TOTAL SPACES REQUIRED	130
CURRENT PARKING SPACES	134

24-HOUR CONTA
BESA TARAZHI
404 847 0825

COUNCIL DISTRI
#6

M attison

D esign

B uild

12035 King Rd.
Roswell, GA 300
(404) -0141
(404) -0142

Tabula Rasa
at
Church of St. Andrews
5855 Riverside Dr.
Atlanta, GA 30327
LAW LOT 85 DISTRICT 8
17-113-113-005-3

NO.	ISSUE	DATE

PLAN

xxxx
Date

200801
Job No.

sjm
Drawn By

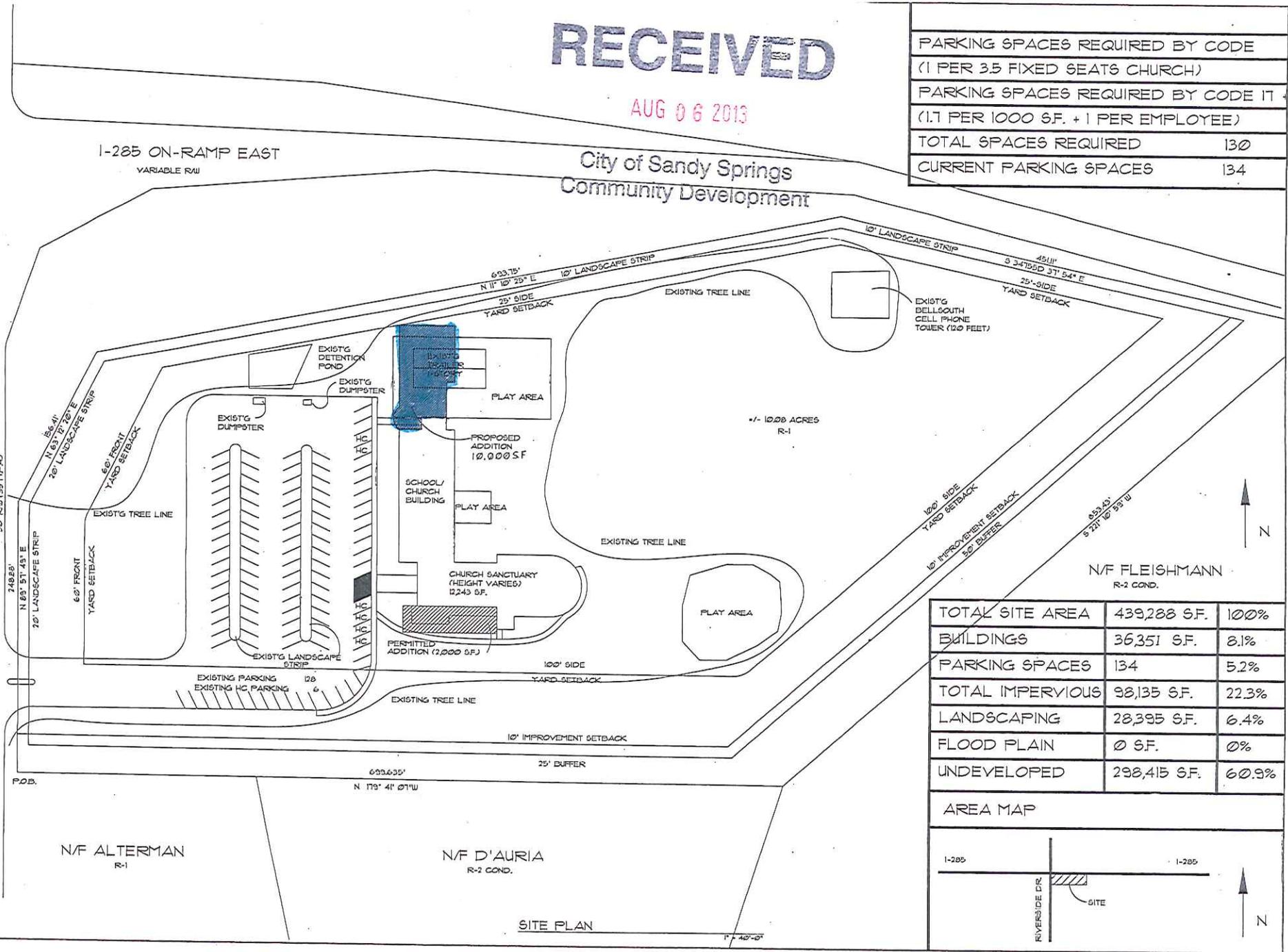
sjm
Checked By

C-1

SHEET 1 OF 1

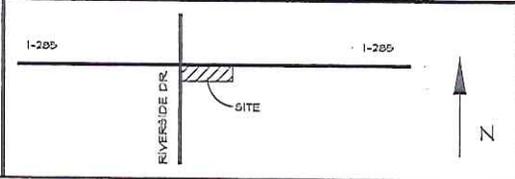
I-285 ON-RAMP EAST
VARIABLE R/W

City of Sandy Springs
Community Development



TOTAL SITE AREA	439,288 S.F.	100%
BUILDINGS	36,351 S.F.	8.1%
PARKING SPACES	134	5.2%
TOTAL IMPERVIOUS	98,135 S.F.	22.3%
LANDSCAPING	28,395 S.F.	6.4%
FLOOD PLAIN	0 S.F.	0%
UNDEVELOPED	298,415 S.F.	60.9%

AREA MAP



SITE PLAN

1" = 40'-0"











MEMORANDUM

TO: Linda Abaray, Senior Planner
 City of Sandy Springs, Department of Community Development

FROM: Monica Robinson, B.S., M.B.A., Environmental Planner
 Department of Health Services, Office of the Director

DATE: September 19, 2013

SUBJECT: Zoning Comments for November 2013

AGENDA ITEM	ZONING COMMENTS
201302537	<p>If the proposed structure will have sanitary facilities, the Department of Health and Wellness will require that the applicant connect the proposed building to public water and public sanitary sewer available to the site.</p> <p>This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</p>
201302561	<p>This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air. Since the facility serves persons under the age 18, no smoking will be allowed on the premises at any time.</p> <p>Since the records of the Department of Health and Wellness show that this property is served by an onsite sewage management system, this proposed building addition must be constructed as per a site plan as approved by this department so as not to interfere with the existing onsite sewage management system.</p> <p>This department has approved previously the existing onsite sewage management system to accommodate 118 children and 17 workers of Tabula Rasa in addition to the permitted use by the Church of St. Andrew. While the letter of intent by the applicant requests a student enrollment of 150, an approval by the Department of Health and Wellness must be obtained prior to any building permit, construction, and occupancy of the addition.</p> <p>The Fulton County Department of Health Services recommends that the sanitary facilities in the existing building are inspected prior to issuance of a building permit to assure the needs of the existing and proposed capacity.</p> <p>This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</p>

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: 70 students x 12 gallons per day (840 gpd) (school) plus 100 gallons per day (gpd) per 1,000 sq. ft. x 26,352 square feet = 2636 gpd) (church complex). There is a **total water demand** of **3,476 gallons** per day for the existing church complex and the Tabula Rasa school addition at 5855 Riverside Drive in Sandy Springs.

This project is within the City of Atlanta water jurisdiction.

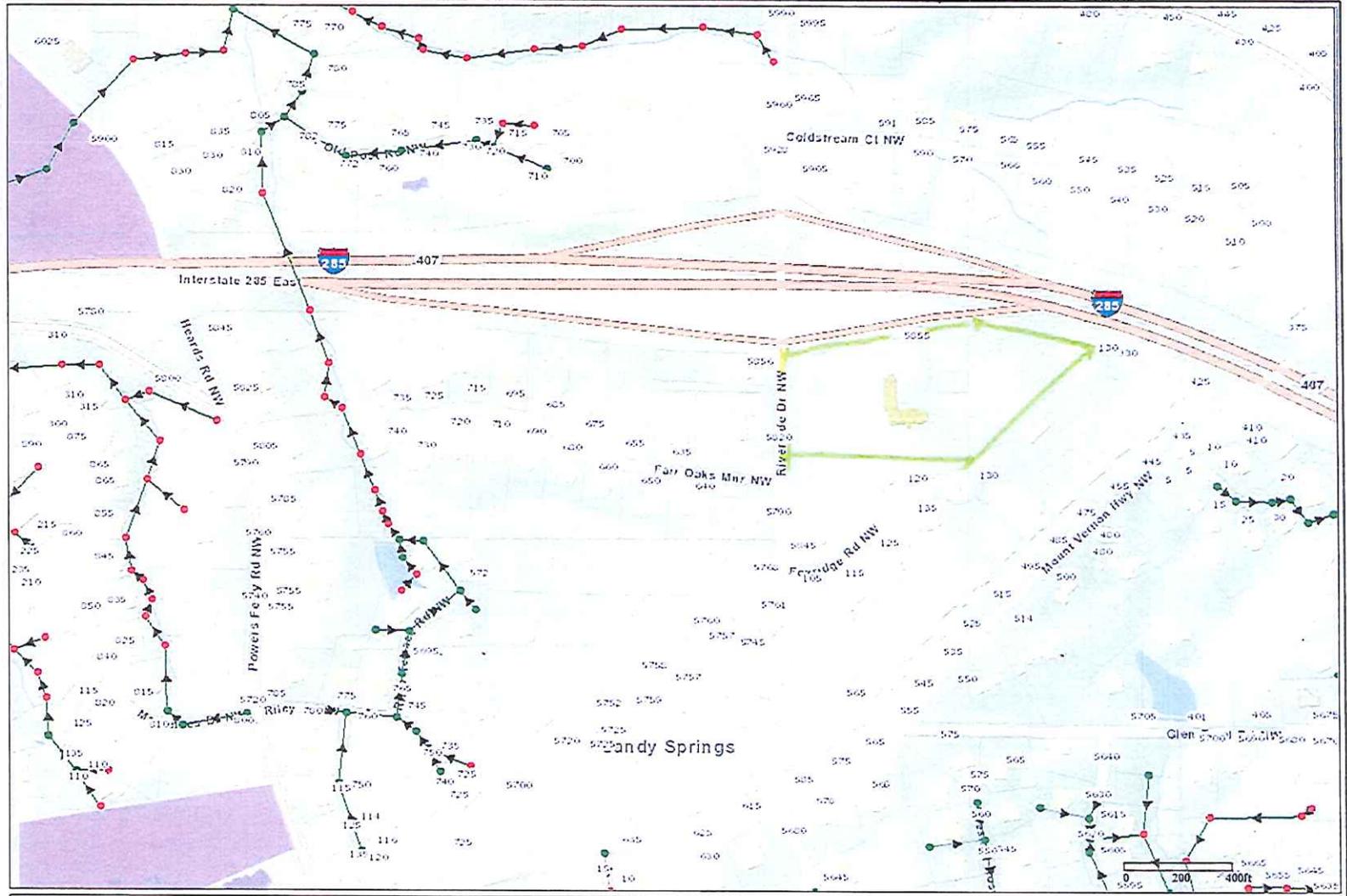
SEWER:

Basin: Marsh Creek
Treatment Plant: R.L. Sutton (Cobb County)
Anticipated sewer demand: **3129** gallons per day

There is a wastewater manhole approximately 1,840 feet west of the southwest property corner of 5855 Riverside Drive just west of the Fair Oaks cul-de-sac (SMMA1008350) located in Land Lot 133, District 17. (This is the nearest manhole that can provide a gravity run sewer line to this location. Other manholes will require a sanitary sewer force main to this location.)

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
- ★ 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"
- Address Points



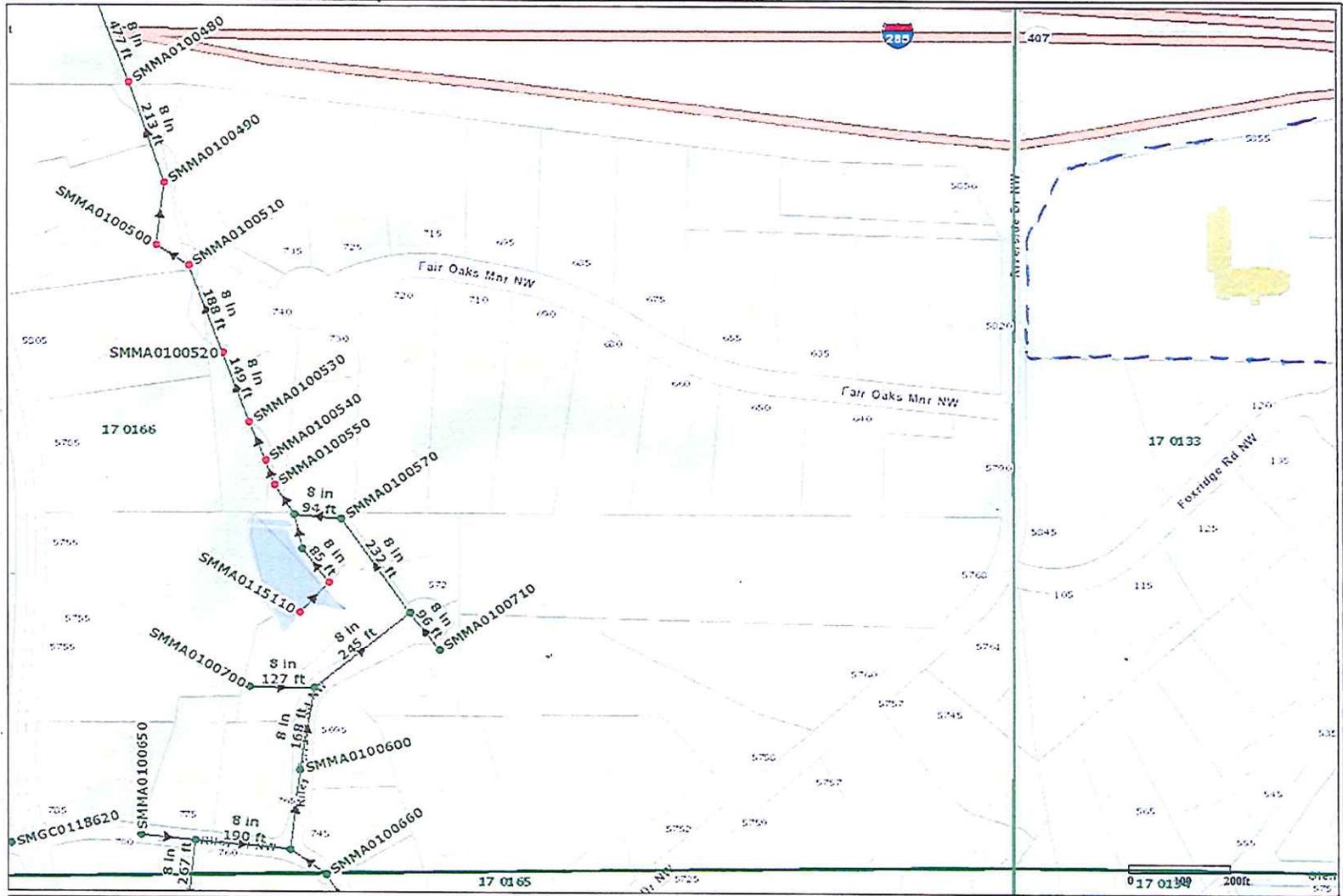
5855 Riverside Drive
 Fulton County, Georgia
 9-17-2013

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- Treatment Plant
- ★ Re-Use
- ★ Waste Water
- ★ Water
- Waste Water System
- Private Manhole
- Pump Station
- Flow Monitor
- Yes IJ Billing
- No IJ Billing
- 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
- Land/Lot
- Address Points



5855 Riverside Drive
 Fulton County, Georgia
 9-16-2013

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Treatment Plant

- ★ Re-Use
- ★ Waste/Water
- ★ Water

Waste Water System

- Private Manhole
- Pump Station
- Manhole
 - Accessible
 - Not Assessed
 - Problem
- Lined Pipe

Forec 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

- 2Fl Contour
- 10Fl Contour

Address Points

Courties



5855 Riverside Drive
 Fulton County, Georgia
 9-17-2013

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Property Profile for **5855 RIVERSIDE DR NW**

Property Tax Information

Tax Year 2013
 Parcel ID 17 0133 LL0856
 Property Address 5855 RIVERSIDE DR NW
 Owner PRESBYTERY OF ST ANDREW
 UNITED PRESTY USA
 Mailing Address 5855 RIVERSIDE DR W SANDY
 SPRINGS GA 30328
 Total Appraisal \$2,863,700
 Improvement Appraisal \$1,210,200
 Land Appraisal \$1,653,500
 Assessment \$0
 Tax District 59
 Land Area 10.169995 ac
 Property Class Exempt - Churches
 Land Use Class Churches, Synogogue, Mosque
 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 SS09B
 Poll Location Mt Vernon Baptist Church, 850 Mt
 Vernon Hwy Nw
 Congressional District 011
 State Senate District 006
 State House District 052

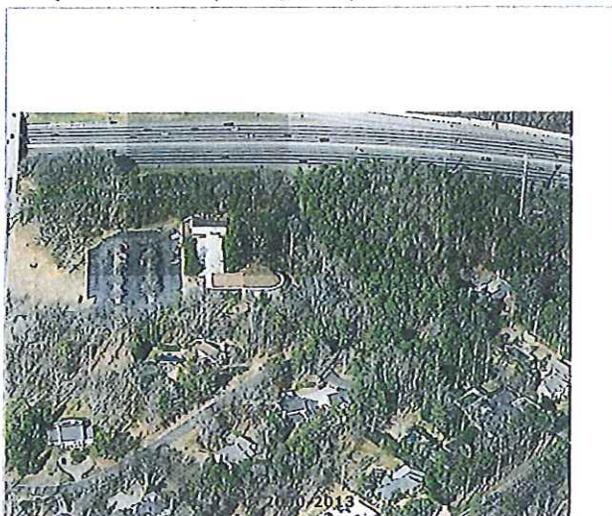
School Zones

Elementary School Heards Ferry
 Middle School Ridgeview
 High School Riverwood

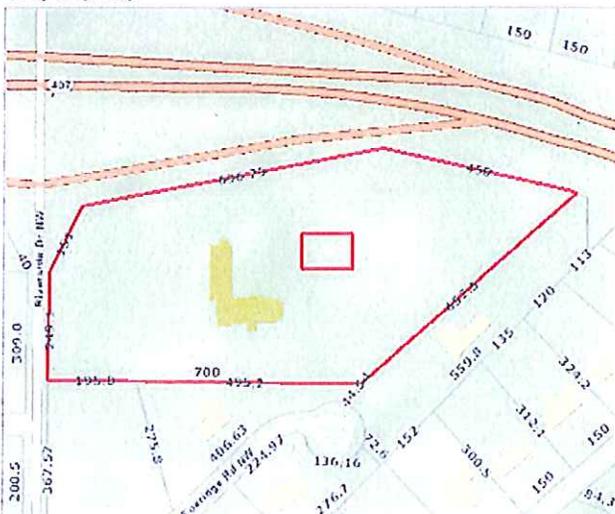
Other Information

Zip Code 30327
 Census Tract 102.06
 In Less Developed Census Tract No

Oblique Aerial View (looking north)

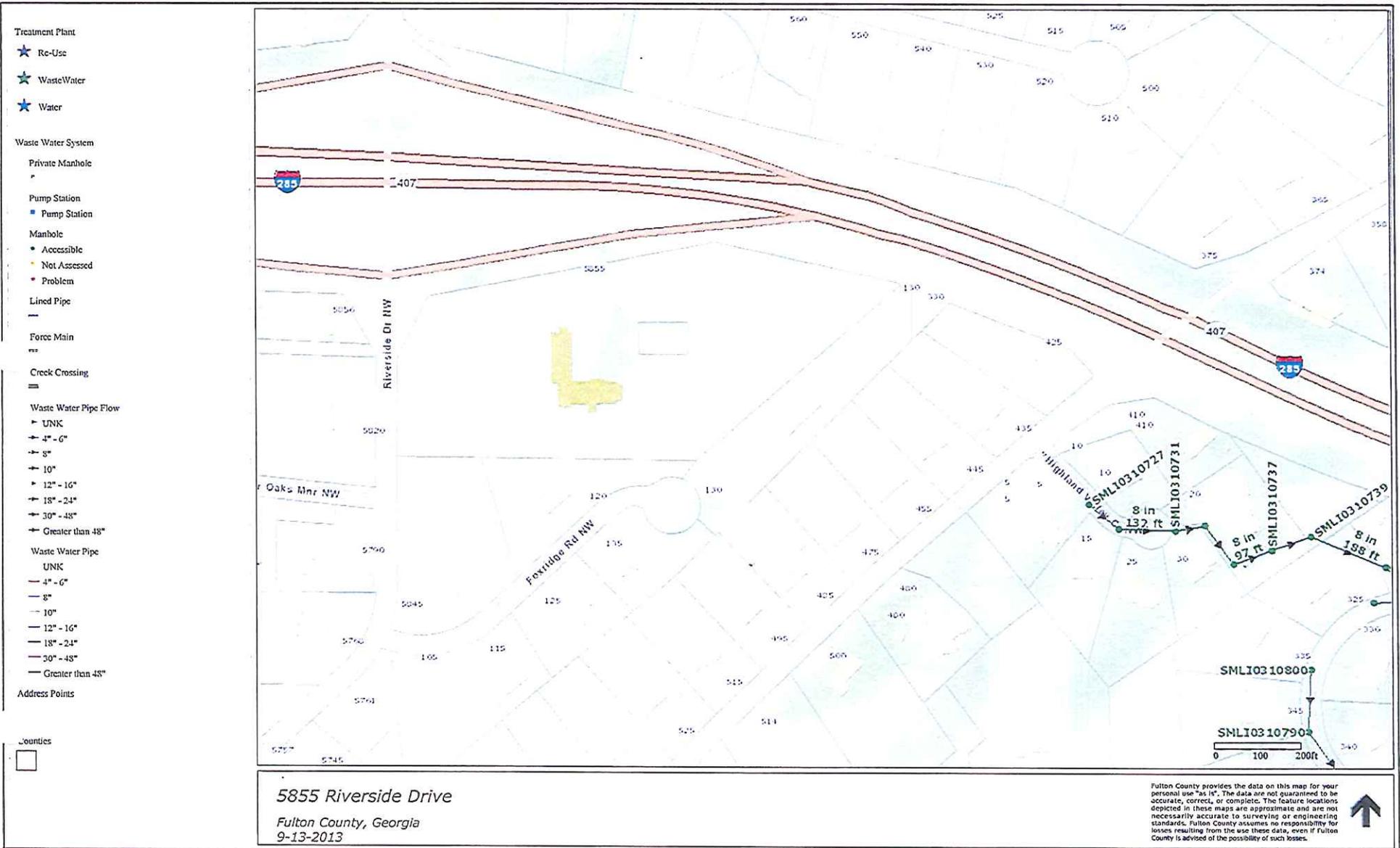


Property Map



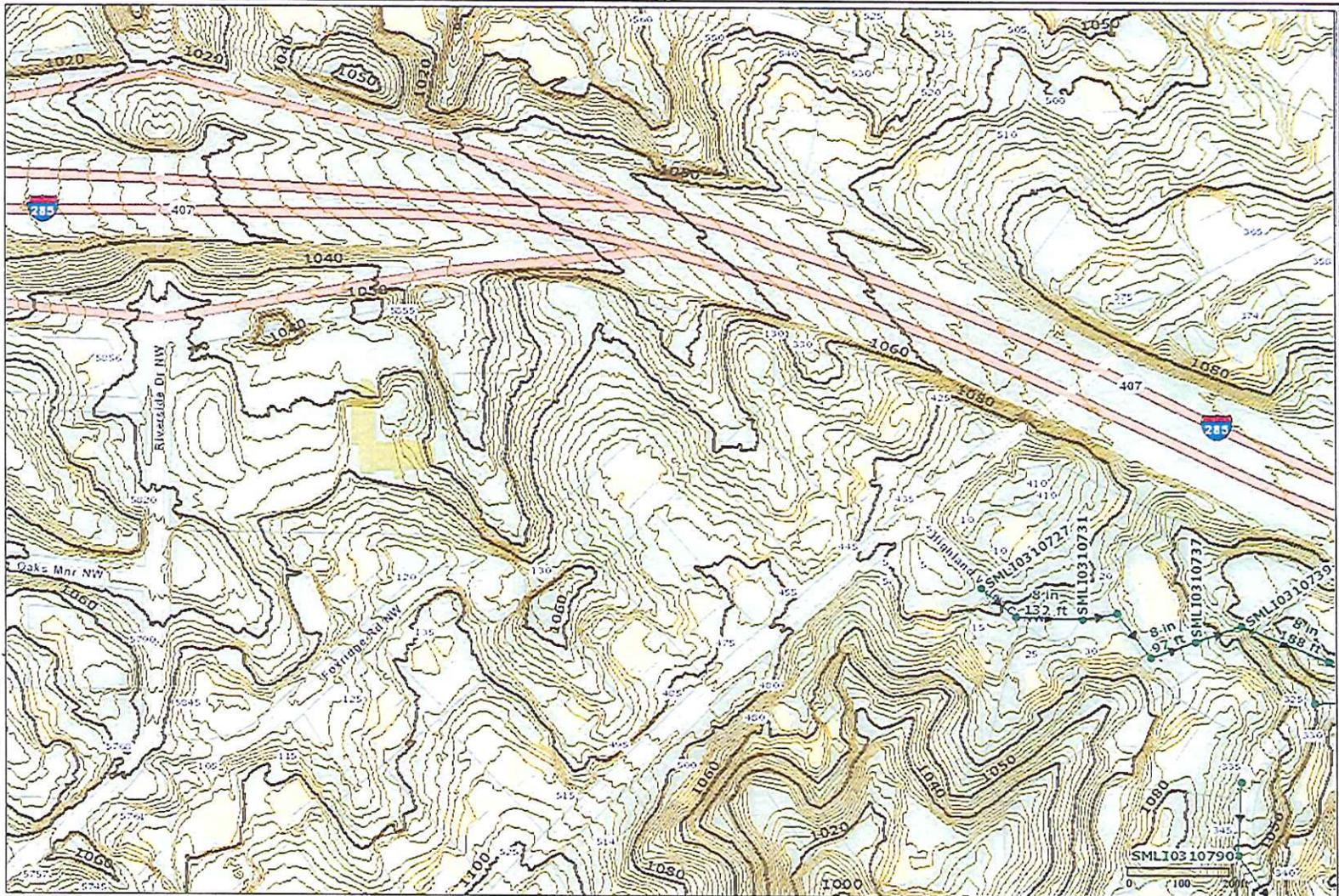
Vicinity Map





(This would require a force main sewer line)

- Treatment Plant
- ★ Re-Use
- ★ WasteWater
- ★ Water
- Waste Water System
- Private Manhole
- Pump Station
- Manhole
- Lined Pipe
- Force Main
- Creek Crossing
- Waste Water Pipe Flow
- Waste Water Pipe
- Topography
- Address Points



5855 Riverside Drive
 Fulton County, Georgia
 9-13-2013

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(this would require a force main sewer line.)