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City of Sandy Springs  
Community Development



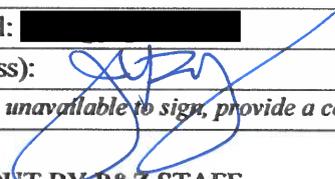
**SANDY SPRINGS**  
GEORGIA

Case No.: \_\_\_\_\_  
Planner's initials: MS

**PROJECT INFORMATION SHEET**

<b>PROPERTY</b>	Address(es): 700 Abernathy Road	
	Parcel Tax ID: 17-0034-LL-009-6	
	Total acreage: 5.218	Council district: 4
	Current zoning: PX-8 (Perimeter Mixed Use – 8 Story Max Height)	Current use: Undeveloped
	Character area: Perimeter Center	

<b>APPLICATION</b>	Detailed request (include Code/Ordinance Section No.):	
	9.2, Article 11 of the Development Code– State Waters Buffer Protection	
	Petitioner: Glenridge Green Partners LLC c/o The Hardy Group	
	Petitioner's address: 6085 Barfield Road, Suite 200, Atlanta, Georgia 30328	
	Phone: [REDACTED]	Email: [REDACTED]

<b>OWNER</b>	Property owner: Glenridge Green Partners, LLC	
	Owner's address: c/o The Hardy Group 6085 Barfield Road, Suite 200, Atlanta, GA 30328	
	Phone: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process): 	
	<i>If the property is under contract and the owner is unavailable to sign, provide a copy of the contract</i>	

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date: 11/26/19	Anticipated application date: 12/3/19
Anticipated BOA date: 1/14/19	

<b>ADDITIONAL INFORMATION NEEDED:</b>



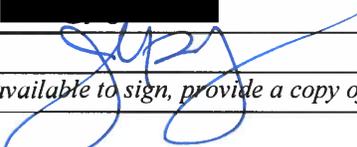
**SANDY SPRINGS™**  
GEORGIA

Case No.: \_\_\_\_\_  
Planner's initials: \_\_\_\_\_

**PROJECT INFORMATION SHEET**

<b>PROPERTY</b>	Address(es): 700 Abernathy Road at Glenridge Drive	
	Parcel Tax ID: 17-0034-LL-009-6	
	Land Lot(s): 34-17th Land District	Land District(s): 59B - Perimeter CID
	Total acreage: 5.218	Council district: 4
	Current zoning: PX-8	Current use: Undeveloped
	Character area: Perimeter Center	

<b>APPLICATION</b>	Detailed request (include Ordinance/Code Section No.):	
	5.4.2/6.1.2-A Building Placement	
	Petitioner: Glenridge Green Partners LLC	
	Petitioner's address: c/o The John Hardy Group 6085 Barfield Road, Suite 200, Atlanta, GA 30328	
Phone: [REDACTED]	Email: [REDACTED]	

<b>OWNER</b>	Property owner: Glenridge Green Partners LLC	
	Owner's address: c/o The John Hardy Group, 6085 Barfield Road, Suite 200, Atlanta, GA 30328	
	Phone: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process): 	
	<i>If the property is under contract and the owner is unavailable to sign, provide a copy of the contract</i>	

- TO BE FILLED OUT BY P&Z STAFF -

Pre-application meeting date:	Anticipated application date:
Anticipated BOA date:	
<b>ADDITIONAL INFORMATION NEEDED:</b>	



SANDY SPRINGS
GEORGIA

AUTHORIZATION FORM – PART I

A- The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the authorization form.

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.
Owner's name: Glenridge Green Partners LLC
Address: c/o The Hardy Group
6085 Barfield Road, Suite 200
City, State, Zip Code: Atlanta, GA 30328
Email address: [redacted]
Phone number: [redacted]
Owner's signature: [signature]
Sworn and subscribed before me this 3rd day of December 20 19
Notary public: [signature]
Seal: [notary seal for Teresa D. Garner, Notary Public, Forsyth County, GA, Commission Expires June 05 2023]
Commission expires: 4/5/2023

B- If the applicant is not the owner of the subject property:
Fill out the following section, check the appropriate statement and have it notarized:

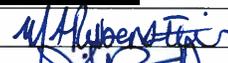
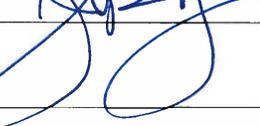
Applicant states under oath that:
[ ] He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (attach a copy of the contract); or
[ ] He/she has an option to purchase the subject property (attach a copy of the contract); or
[ ] He/she has an estate of years which permits the applicant to apply (attach a copy of the lease)
Applicant's name:
Company name:
Address:
City, State, Zip Code:
Email address:
Phone number:
Applicant's signature:
Sworn and subscribed before me this
day of 20
Notary public:
Seal:
Commission expires:



**SANDY SPRINGS**  
GEORGIA

AUTHORIZATION FORM – PART II

C- If an agent or attorney will represent the owner and/or the applicant: Fill out the following section and have it notarized:

Agent's name:	Marcus Rubenstein
Company name:	Kimley-Horn and Associates
Address:	11720 Amber Park Drive, Suite 600
City, State, Zip Code:	Alpharetta, GA 30009
Email address:	[REDACTED]
Phone number:	[REDACTED]
Agent's signature:	
Applicant's signature:	

Sworn and subscribed before me this  
3<sup>rd</sup> day of Dec 2019

Notary public: \_\_\_\_\_



Commission expires: 6/5/2023



**Mayson House Hotel  
Stream Buffer Variance Application (Second Submittal)  
State Waters Buffer Protection - Development Code Section 9.2  
Letter of Intent**

**February 12, 2020**

The Mayson House Hotel project is located on an approximately 5.2-acre undeveloped site at the intersection of Abernathy Road and Glenridge Drive in the City of Sandy Springs, Fulton County, Georgia. The southern portion of the site is a topographic high point and is the location of the proposed Mayson House hotel building (Hotel). The site has a steep north-facing slope that falls into the riparian valley of Marsh Creek (Stream 1) and one of its tributaries (Stream 2). This valley will be the natural setting for social events, passive recreation, and a public food & beverage facility, collectively known herein as the Mayson House Garden (Garden).

The site contains two buildings. The proposed hotel is 203,000 square-feet. The food and beverage amenity (biergarten) building is approximately 1,703 square feet. Inclusive of the decking and seating areas around the biergarten, the total structure is approximately 4,395 square-feet.

The property shape is a narrow and rectangular, and averages approximately 150 feet wide. Currently, the site is undeveloped, and contains a mix of pines and hardwood trees of various sizes and ages. The Site has steep slopes that drop from its high point along Abernathy Road to two buffered streams in the southern portion of the site (Stream 1 and Stream 2). The overall site proposed for development is currently characterized by forested hills and a lowland floodplain.

Taking into consideration the various buffers and setbacks (stream buffers, property line setbacks, and sanitary sewer easement), the total buildable zone of the project is 876 square-feet.

The applicant requests a City of Sandy Springs Stream Buffer Variance (SBV) for amenities within the proposed garden area. This includes a single food & beverage structure (biergarten) with a driveway, a pedestrian footpath, a lawn area, and stream bank & stream buffer restoration.

The following table summarizes the type and amount of land disturbance proposed within the stream buffer:

Stream Buffer Encroachment (Square-Feet)											
Buffer/Impervious Setback	Proposed Event Lawn (Pervious)	Proposed Biergarten Building	Proposed Biergarten Deck	Proposed Vehicle Driveway (Pervious)	Proposed Footpath (Pervious)	Access to Amenities	*Marsh Creek Bank Stabilization (Exempt)	*Viewing Platform (Marsh Creek)	*Marsh Creek Tributary Crossing (Exempt)	Property Access (Exempt)	Total Proposed Encroachment
State Buffer: 25'	0	0	0	0	0	0	8,900	256	500	0	0
City buffer: 50'	1,520	0	434	1,694	3,587	2,337	0	0	0	400	9,572
City setback: 75'	1,682	1,336	1,033	2,500	240	1,295	0	0	0	0	8,086
<b>Total Buffer Disturbance</b>	<b>3,202</b>	<b>1,336</b>	<b>1,467</b>	<b>4,194</b>	<b>3,827</b>	<b>3,632</b>	<b>8,900</b>	<b>256</b>	<b>500</b>	<b>400</b>	<b>17,658</b>

\*To be approved by GAEPD

The total proposed buffer disturbance from the first submittal was 24,261 square-feet.

The total proposed buffer disturbance for this second submittal is 17,658 square-feet.

The total proposed buffer disturbance reduction between the first and second submittal is ~30%.

The inherent location of the proposed biergarten and associated features will unavoidably impact portions of the stream buffers. It is the intent of the applicant to allow guests of the Mayson House and the citizens of Sandy Springs to use and experience this unique landscape while improving the conditions of the stream buffer. The stream buffers have become densely overrun with invasive species such as Chinese Privet and English Ivy. These forested buffers lack a diverse and healthy stratum of grasses, forbs, shrubs, and trees, and the proposed project will remedy that lack of diversity. The vision of the Mayson House is not only to create an unforgettable hotel experience, with a unique natural event space setting, but also seeks to be a destination for the citizens of City of Sandy Springs. As the planned Marsh Creek Trail is constructed along Marsh Creek and up Glenridge Drive, the garden area amenities will serve as an accessible destination to the overall community.

The proposed location of the project components minimizes impacts to the buffers of Stream 1 and Stream 2 to the fullest extent practicable while meeting the overall needs of the Project. Five alternatives were considered, which include four layout options and a no-build scenario. Alternative designs are detailed in the Variance Analysis and figures are found in Attachment B.

Proposed mitigation efforts that will serve to ensure that activities within the buffer are at least as protective of natural resources and the environment include streambank restoration and enhanced woodland revegetation that will result in increased vegetative diversity and improved forest health.

Mitigation to offset the proposed buffer disturbance described above includes:

- Stream/streambank restoration along 200 feet of Marsh Creek and 8,900 square-feet of 25-foot stream buffer (south bank of Stream 1)
- Approximately 7,200 square-feet of stream buffer restoration within the 25-foot buffers of Stream 2
- Native and naturalized plantings throughout the remaining garden area.

The streambank restoration project is planned along Marsh Creek/Stream 1. The intent of this effort is to reduce streambank erosion and improve the diversity of the stream channel, banks, and buffer. The streambank restoration project will temporarily disturb approximately 8,900 square feet of the 25-foot stream (Attachment C), and will result in the following:

- Redirect the main flow path (thalweg) to the middle of the channel to reduce/eliminate streambank erosion caused by high flows along the streambanks.
- Protect the toe of the stream bank to avoid bank scour and associated erosion
  - Install a flood-prone bench adjacent to the water's edge.
- Install bioengineering techniques such as live stakes, fascines, and woody vegetation.

*Additional details related to the streambank restoration plan is included in Section F of the Variance Analysis and in Attachment C.*

The grading associated with the installation of the Mayson House garden area (biergarten, event lawn, foot path and driveway will result in the unavoidable removal of existing trees on site. A list of impacted trees is included in the *Impacted Tree List* table in Attachment D. The rest of the site within the 50-foot and 75-foot buffers, as well as areas outside the buffer heading towards Glenridge Drive will be extensively replanted with a wide variety of native, multi trophic vegetation.

A list of plantings is included in *Plant Schedule* table in Attachment D.

The site plantings will result in more diversity of vegetation than the existing conditions of the area and is expected to result in a site that is at least as protective of natural resources and the environment over existing conditions.

*Additional details related to the landscape/revegetation plan is included in Section F of the Variance Analysis and in Attachment D.*

The following are figures and attachments are included with this application:

1. Letter of Intent
2. Variance Analysis

Attachment A: Stream Buffer Variance Project Site Plan

Attachment B: Alternative Site Plans

Attachment C: Mitigation Plan – Streambank Restoration Plan

Attachment D: Mitigation Plan – Landscape Plan & Tree Protection and Replacement Plan

Attachment E: Stormwater Management Plan and Erosion & Sediment Control Plan

Attachment F: Project Renderings

Attachment G: Pervious Pavement Details



### Variance Analysis (9.2.4.B)

- a. *The property's shape, topography or other physical conditions existing on December 12, 2005 prevent land development unless a buffer or setback Variance is granted***

Shape – The property is a narrow rectangle bound by Glenridge Dr to the east, Abernathy Drive to the south, and Marsh Creek to the north.

Topography – The site is situated on a high point along Abernathy Drive that abruptly drops down a steep, north-facing with slope with an unnamed Tributary of Marsh Creek at the bottom. The remainder of the site is generally flat and slopes gently towards Marsh Creek, with rolling variability of hummocks and hollows (known as microtopography) throughout. Glenridge Drive is situated on high ground to the east of the site, and ranges from 10 – 20 feet above the elevation of the site.

Physical Conditions – the existing conditions of the site contain a forested hill top that drops abruptly to the north towards a forested floodplain. The floodplain contains two buffered waters, 100-year floodplain, and a sanitary sewer line. The entire site drains towards Marsh Creek, which is located along the northern quadrant of the site. The site is long and narrow, and the lowland area ranges from only 90 to 170 feet in width. The site contains an extraordinary vista that overlooks Marsh Creek, a major and critical watershed of Sandy Springs. The area is almost entirely encumbered by stream buffers and mapped floodplain.

- b. *Unusual circumstances when strict adherence to the minimal buffer and setback requirements would create an extreme hardship.***

The Mayson House Hotel project is in a distinctive setting that presents a unique opportunity to create the experience of being in the pristine Appalachian Mountains – right in the heart of Sandy Springs. The steep, rocky slopes on site falls to a boulder and bedrock tributary of Marsh Creek whose banks are scattered with native Mountain Laurel (*Kalmia latifolia*). The applicant seeks to create spaces where guests and residents of Sandy Springs can connect to this mountainous experience.

As the Marsh Creek tributary flows off site, its stream buffer remains on the property, however as the buffer falls towards Marsh Creek, it becomes increasingly more affected by invasive plants species such as Chinese Privet (*Ligustrum sinense*) and English Ivy (*Hedera helix*). The applicant seeks to improve this forested area by creating usable spaces which will allow social opportunities, passive recreation, and woodland interaction. This includes the construction of a food and beverage amenity, pedestrian walkways, and forested gardens. A major component of the proposed project includes the removal of invasive species and the restoration of native grasses, forbs, shrubs and trees, as well as stream/streambank restoration.

The northern portion of the site (The Garden) has a severely restricted area for development due to its narrow configuration and numerous encumbrances that include the Fulton County sewer easement, State and City stream buffers, and building setback line. One main component of the project includes a small structure in this portion of the site. The intent of this building is to create a food and beverage

amenity with both indoor and outdoor seating that will encourage hotel guests and nearby residents to experience this unique mountain stream-type setting – right in the heart of Sandy Springs.

The inherent location of the proposed biergarten and associated features will unavoidably impact portions of the stream buffers, however, as stated above, will also result in vast improvements to the invasive plant conditions of the stream buffer. Additionally, the City of Sandy Springs and the Sandy Springs Conservancy plan to construct the Marsh Creek Trail, which will traverse along the Site. The proposed onsite footpath will connect to the trail so that the Mayson House garden area and biergarten will serve as a destination spot for the trail users.

The applicant understands the City's commitment to its buffered waters and shares its commitment. This project will result in the establishment of a native, multi-trophic forest with restored waterways in a setting that allows people to interact with, socialize in, and learn about our riparian forests.

The proposed event lawn will serve as a critical component that will house weddings and other social events for this mountainous destination in Sandy Springs. In order to construct the event lawn, the site will need to be graded so that it is flat and drains properly.

The driveway will function as a service drive for the food and beverage facility and as a drop-off for social events. The proposed driveway and footpath will be composed of pervious material such as grass block, pervious paver, or geo grids as acceptable to staff. Details of the various pervious materials are included in Attachment G.

Based on the above-described physical setting, project components, and the need to balance restoration, maintenance, and the ability to use the land, the strict adherence to the City's minimal buffer and setback requirements would create an extreme hardship for the applicant.

**a. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;**

The Mayson House Hotel project is located on an approximately 5.2-acre undeveloped site at the intersection of Abernathy Road and Glenridge Drive in the City of Sandy Springs, Fulton County, Georgia. The property is a narrow, elongated rectangle that averages less than 150-feet wide. The southern portion of the site is a topographic high point adjacent to Abernathy Road that falls quickly down a steep slope and into the bottomlands of the site in a valley that falls towards Marsh Creek.

Currently, the site is undeveloped, and contains a mix of pines and hardwood trees of various sizes and ages. The Site has steep slopes that drop from its high point along Abernathy Road to two buffered streams in the southern portion of the site (Marsh Creek and Marsh Creek Tributary #5). The overall site proposed for development is currently characterized by forested hills and a lowland floodplain.

**b. The locations of all state waters, wetlands, floodplain boundaries and other natural features on the property, including along property boundaries, as determined by field survey;**

There are two buffered State Waters on site, one non-buffered channel, and a mapped 100-year floodplain.

Stream 1 (Marsh Creek) is located on the north end of the site and flows from east to west for approximately 200 linear feet adjacent to the northern property boundary. Marsh Creek is 15-20 feet wide at its point of wretched vegetation and 25-40 feet wide at the top of the bank. The banks are incised 4-8 feet and the channel substrate is composed of cobble, sand, and silt.

Stream 2 (Marsh Creek Tributary) is in the center of the site, at the base of the steep slope below Abernathy Road. Stream 2 enters the site through a recently upgraded culvert under Glenridge Drive and flows for approximately 140-feet before it leaves the site, turns north and flows parallel to the property before it converges into Stream 1. Stream 2 is 8-10 feet wide at its point of wretched vegetation and 10-15 feet wide at the top of the bank. The banks are incised 1-3 feet and the channel substrate is composed of bedrock, boulders, cobble, and sand. The 50-foot and 75-foot buffers of Stream 2 are located on site.

A third channel is located on site that has been determined by the City of Sandy Springs as a non-buffered State water that flows only in response to storm events and high flows from Stream 2. This non-buffered waterway is 2-4 feet wide and located in the approximate area of the proposed biergarten. Efforts to stabilize and beautify this channel will be made and incorporated into the design of the biergarten decking area.

Portions of this property are located in a special flood hazard area, Zone A, per F.I.R.M. Map Number 13121C053F & 13121C0163F, Effective Date September 18,2013.

The site contains an existing and recently replaced sanitary sewer line. This previously disturbed easement is partially located within the State and City stream buffers on site. The easement and sewer lines are included on the attached survey.

The property boundary of the subject site is shown on the attached survey.

**c. The location and extent of the proposed buffer or setback intrusion;**

The location and extent of each component of the proposed buffer intrusion is described below and included in detail on the attached site plan (Attachment A – Figure 1).

Biergarten building

The proposed building will be located at the southwest corner of the garden area, adjacent to Stream 2 on the property. Once Stream 2 leaves the site, it turns north and flows parallel with the site. The 50-foot and 75-foot buffers are located within the site and are unavoidably impacted by the building. The building has an impervious structure and impervious decking. The requested buffer intrusion for the biergarten is:

*Biergarten Decking*

*50-foot buffer = 434 SF*

*75-foot buffer = 1,033 SF*

*Biergarten Building*

*50-foot buffer = 0 SF*

*75-foot buffer = 1,336 SF*

The proposed structure will be designed with a raised floor to maintain natural drainage below as well as keep the floor above the flood plain elevation. The building height is 22 feet, 5.75-inches high. The proposed building will accommodate approximately 72 interior and 52 exterior seats.

Event Lawn

The proposed event lawn will be located to the north of the entrance drive and is situated between the driveway to the east and footpaths to the north and west. The lawn will be graded to drain properly. The requested buffer intrusion for the event lawn is:

*Pervious Surface*

*50-foot buffer = 1,520 SF*

*75-foot buffer = 1,682 SF*

Footpath

The proposed footpath begins at the Marsh Creek Bridge, where it will tie into the Marsh Creek Trail, and welcome pedestrians into the Mayson House biergarten, serving as a destination for Marsh Creek Greenway pedestrians. The proposed footpath plans to be a concrete impervious surface, which is a material recommended by City staff, as the area is located within floodplain. The requested buffer intrusion for the footpath is:

*Pervious Surface*

*50-foot buffer = 3,587 SF*

*75-foot buffer = 240 SF*

Driveway

The driveway is located between the entrance of the site and the biergarten. The driveway will function as a service drive for the food and beverage facility and as a drop-off for social events. In order to minimize impacts to the buffer, the driveway will be constructed with granite fines and slate-scape surface and is considered a pervious surface. The requested buffer intrusion for the footpath is:

*Pervious Surface*

*50-foot buffer = 1,694 SF*

*75-foot buffer = 2,500 SF*

Access

The access from the hotel to the biergarten comes off Glenridge Drive and will descend by a series of boulder placed rocks that will converge into a pedestrian bridge over the Marsh Creek Tributary and ascend again towards the biergarten as decking stairs. The access stairs, up until the 25-foot stream buffer of the Marsh Creek Tributary, are considered exempt in accordance with *Sandy Springs Code 9.2.2.C*, which lists activities that are exempt from the City buffer ordinance. Part 1c of this section exempts *"Intrusions necessary to provide access to a property."* The exempted disturbance within the buffer is:

*25-foot buffer = 500 SF (exempt by EPD)*

*50-foot buffer = 400 SF (exempt by City)*

*75-foot buffer = 0 SF (exempt by City)*

The access decking around the biergarten outside the 25-foot stream buffers are not exempt. The non-exempt disturbance within the buffer is:

*25-foot buffer = 0 SF*

*50-foot buffer = 2,337 SF*

*75-foot buffer = 1,295 SF*

Streambank stabilization

A streambank stabilization (SBS) project is planned for Marsh Creek. The intent of this effort is to reduce streambank erosion and improve the ecological diversity of the stream channel, banks, and buffer. Disturbance to the 25-foot buffer will be approved by GAEPD. SBS within the City stream buffer is considered exempt in accordance with *Sandy Springs Code 9.2.2. C.1f*, which exempts *"Activities to restore or enhance stream bank stability, vegetation, water quality, or aquatic habitat, so long and native vegetation and bioengineering techniques are used."* The exempted disturbance within the buffer is:

*25-foot buffer = 8,900 SF (to be approved by EPD)*

*50-foot buffer = 0 SF (exempt)*

*75-foot buffer = 0 SF (exempt)*

*A table showing the breakdown of existing and proposed stream buffer encroachment for the various components of the site are included in Figure 1.*

Stream Buffer Restoration

In addition to the streambank stabilization, the project plans to enhance the 25-foot stream buffer of the Marsh Creek Tributary (Stream 1). This enhancement will be done by hand removing invasive species in the 25-foot buffer and hand re-planting with native and naturalized vegetation. The buffer enhancement area is:

*25-foot buffer = 7,200 SF*

**d. Whether alternative designs are possible which require less intrusion or no intrusion;**

In order to accommodate the building in a way that provides the intended experience, the building would be oriented to maximize interaction with the stream and the forested garden. This will result in unavoidable disturbance within the City stream buffer, as described above. The proposed structure will be designed with a raised floor to maintain natural drainage below as well as keep the floor above the flood plain elevation. A non-buffered, drainage feature that flows in response to stormflows will be cleaned up, enhanced, and incorporated as a natural feature of the biergarten.

The remainder of the site will include a pervious service drive, a pedestrian pathway, an event lawn, streambank restoration, and extensive native vegetative plantings. No other occupiable structures are planned. The site will be cleared of invasive plant materials so that it can be restored and kept in a natural state for enjoyment by hotel guests and City residents. Details of the species removal, revegetation plan, and streambank restoration are included in the attached landscape plan and the attached streambank restoration plan.

In an effort to balance project needs with buffer disturbance, the following alternatives were considered. Figures associated with these alternatives are included in Attachment B.

The No-Build scenario was considered. While this option would result in no disturbance to onsite stream buffers, it would also fail to fulfil the various social and environmental opportunities of the preferred option. A no-build option does not fulfil the creation of a destination event space in a natural setting in Sandy Springs, it does not provide social and natural experiences for visitors, it does not provide for streambank and stream buffer restoration, and it does not provide a destination for the Marsh Creek Trail users.

The Alternative 1 site plan option was considered for the placement of the biergarten. The facility would stay completely out of the sanitary sewer line easement and result in 0 square-feet of impervious and 107 square-feet of pervious decking in the 50-foot stream buffer. However, the facility has a triangular shape that makes the main entrance to the Biergarten very small. It also pushes most of the seating areas to the rear of the facility in an inefficient space. While this allows people to interact with the stream to the south, this option cuts off view of the garden to the north.

The Alternative 2 plan option was considered for the placement of the biergarten. The facility would result in 385 square-feet of impervious surface (enclosed building) and 719 square-feet of pervious decking in the 50-foot stream buffer. This option does expand the front of the main entrance; however, this option orients the facility from north to south and forces the seating to predominantly face Glenridge Drive, limiting interaction with the stream and the gardens.

The Alternative 3 site plan option was considered for the placement of the biergarten. The facility would result in 812 square-feet of impervious surface (enclosed building) and 1,209 square-feet of pervious decking in the 50-foot stream buffer. This option orients the facility from east to west and does result in slightly greater buffer disturbance than Options 1 and 2. Alternative 3, however, expands the main entrance and maximizes interaction with the garden and the stream. This Alternative was the initial

preferred site plan, however, based on coordination with the City, it was determined that a new layout would provide less impacts to buffers.

The Alternative 4 site plan (Preferred Plan) was considered for the placement of the biergarten. The facility would result in 0 square-feet of enclosed building and 434 square-feet of decking of the biergarten in the 50-foot stream buffer. This option limits the square-footage of the biergarten within the 20' property line setback. Alternative 4 maximizes the buildable zone while limiting impacts to the 50' and 75' stream buffers to the fullest extent practicable.

***e. The long-term and water quality impacts of the proposed Variance.***

The proposed Garden area will be heavily vegetated with multi-trophic native vegetation that, in addition to enhanced social and ecological functions, will provide water quality benefits as vegetation in the various layers of the forest will provide runoff reduction and pollutant removal. A figure showing the landscape plan is included in Attachment D.

A conceptual stormwater management plan for the garden area is included in Attachment E. As shown in the plan, the driveway and footpath will be lined with enhanced vegetated swales that will catch, slow down, infiltrate, and treat stormwater runoff from impervious surfaces. The plan also includes a bioretention area that will be incorporated into the landscape plan and provide long term water quality benefits within the larger landscape plan. These measures will comply with the City's water quality volume requirements. It is the intent of the applicant to allow stormwater detention to bypass the garden and be released directly into Marsh Creek.

***f. Whether issuance of the Variance is at least as protective of natural resources and the environment.***

The following are proposed mitigation efforts on site that will serve to ensure that activities within the buffer are at least as protective of natural resources and the environment as existing conditions.

Streambank Stabilization

A streambank stabilization (SBS) project is planned for south side of Marsh Creek. The intent of this effort is to reduce streambank erosion and improve the diversity of the stream channel, banks, and buffer. The SBS project will temporarily disturb approximately 4,379 square-feet of the 25-foot stream. The location of the SBS is included, along with typical details in Attachment C. The SBS project will result in the following:

- The SBS project will redirect the main flow path (thalweg) to the middle of the channel to reduce/eliminate streambank erosion caused by high flows along the streambanks.
  - Install instream structure (cross vane) to redirect flows away from the streambanks.
- Protect the toe of the stream bank with toe-wood or logs to avoid bank scour and associated erosion
- Install a small flood-prone bench adjacent to the waters edge to allow the forces of high storm flows to be relieved within the channel.

- Plant the flood-prone bench with rush (*Juncus sp.*) and sedge (*Carex sp.*) grasses.
- Grade the streambanks back to a 2.5:1 slope and install bioengineering techniques such as live stakes, fascines, and woody vegetation.
- Provide the required floodplain compensation volume that will be displaced by the placement of fill in the garden area

The streambank restoration project along Marsh Creek will be limited to work within the State EPD 25-foot buffer. If minimal work or machine movement results in disturbance to the City buffer, this work would be considered exempt in accordance with *Sandy Springs Code 9.2.2.C*, which lists activities that are exempt from the City buffer ordinance. Part 1f of this section exempts “*Activities to restore or enhance stream bank stability, vegetation, water quality, or aquatic habitat, so long and native vegetation and bioengineering techniques are used.*”

#### Site / Stream Buffer Revegetation

The grading associated with the installation of the Mayson House garden area (biergarten, event lawn, foot path and driveway) will result in the unavoidable removal of existing trees on site. A list of impacted trees is included in the *Impacted Tree List* table in Attachment D. The rest of the site is within the 50-foot and 75-foot buffers, as well as areas outside the buffer heading towards Glenridge Drive will be extensively replanted with a wide variety of native, multi trophic vegetation. A list of plantings is included in *Plant Schedule* table in Attachment D.

A total of 140,700 SF of revegetation/landscaping will be implemented in the overall project. This includes 44,400 SF adjacent to the hotel and 96,300 SF within the garden / stream buffer areas. Of this 96,300 square-feet, approximately 7,200 square-feet of buffer enhancement and restoration will occur in the 25-foot stream buffers.

The site plantings will result in more diversity of vegetation than the existing conditions of the area and is expected to result in a site that is at least as protective of natural resources and the environment over existing conditions.