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FEB 4 2020
City of Sandy Springs
Community Development

Public Participation Meeting
January 30, 2020; 6:00 p.m.
Sign-in Sheet

U20-001
Arlington Cemetery
Mt. Vernon Highway

Name	Address	Email Address
Erin Nations	[redacted]	[redacted]
Louise Tovar	N/A	[redacted]
Davina Collins	[redacted]	
Kalyn Keeney	[redacted]	KKEENEY@PRIME-ENG.COM
Laura Shainker	[redacted]	
Mary [illegible]	[redacted]	
Ronda Smith	[redacted]	President@sandyspringscouncil.org
Brooke Brown	[redacted]	
Terry Green/Hudson	[redacted]	
Melanie Spry	[redacted]	
Meg Straley	[redacted]	
Ed Little	[redacted]	
Curtis Sp[illegible]	[redacted]	

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Public Participation Meeting
January 30, 2020; 6:00 p.m.
Sign-in Sheet

RECEIVED
FEB 04 2020
City of Sandy Springs
Community Development

U20-001
Arlington Cemetery
Mt. Vernon Highway

Name	Address	Email Address
Judy & Jim Wold	[redacted]	[redacted]
Jen Bayer		
Janet Beerman	[redacted]	[redacted]
Nancy Pohl		
GARY LOTNER MD		
Isabel Gulden		
GEORGE NORTHROP		
Lucy Seidl		

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9:52:35 AM
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Proposed Redline Conditions 2.6.20.pdf

SANDY SPRINGS
GEORGIA

February 22, 2012

Carl Westmoreland
1075 Peachtree Street, N.E.
Suite 2500
Atlanta, GA 30309

Subject: **Approval of Zoning Modification** – ZM11-005/CV11-007 201 Mount Vernon Highway

Dear Mr. Westmoreland:

Please be advised, the City of Sandy Springs Mayor and City Council approved the modification of the conditions of Z93-030 and ZM08-016/CV08-034, with regard to the above referenced property currently zoned AG-1 (Agricultural District). Zoning modification petition ZM11-005/CV11-007 was approved by the Mayor and City Council at the February 21, 2012 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property to the following:

    a. A Cemetery and Mausoleums, and accessory structures (U93-011).

    b. Administrative offices and sales offices incidental to the use described in condition 1.a., for a total gross square footage, including existing structures, not to exceed 7,500 square feet.

    c. Funeral establishments shall be prohibited.

    d. The manufacturing of vaults shall be prohibited. Storage of vaults shall be allowed.

2. To the owner's agreement to abide by the following:

    a. To the Site Plan received by the ~~Zoning~~ Department of Community Development on ~~February 3, 2009~~ ~~December 6, 2011~~ February ___, 2020 and to submit to the Director of Public Works for approval, prior to the approval of a Land Disturbance Permit, a revised Site Plan based on a certified boundary survey of the entire property zoned, incorporating the stipulations of these conditions of zoning approval and meeting or exceeding the requirements of the Zoning Resolution. (ZM08-016)

    b. Any Land Development Permit related to this Zoning Modification application (ZM11-005/CV11-007) shall include providing detention, compliant with current standards, for the drainage basin containing the proposed development, considering the basin to be fully developed as represented on the Zoning Modification site plan received by the Department of Community Development on December 6, 2011. ~~Any proposed~~

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~~additional development beyond that currently approved by ZM08-016/CV08-034 and the Phase 1 Improvements as defined in condition 5.m., resulting from approval of this Zoning Modification, shall be contingent upon the owner accepting ownership of the pond and holding the City of Sandy Springs harmless for the pond, its operation, and its maintenance by executing an Indemnification Agreement. Operation and maintenance of detention shall be the responsibility of the property owner.~~

3. To the owner's agreement to the following site development considerations:

    a. No vehicle traffic shall come within 25 feet of residential property, except along existing paved roadways permitted within the said setback pursuant to this petition.

    b. Replant to buffer standards the area between the existing Oak Hill Drive and the north property line. Arlington Memorial Park will replace 17 pines next to the fence line behind 460 Riverhill Drive with 23 holly. Species of holly to be determined by the City of Sandy Springs Arborist. Plantings shall be completed prior to issuance of a Land Disturbance Permit (LDP).

    c. Replant to buffer standards the area between the existing drive and the property line (by the Masonic, Cross, and Monument sections).

    ~~d. Provide a 50-foot setback for all buildings and above ground burial structures of every kind, excluding those existing, as shown on the site plan referenced in condition 2.a. except for headstones and identification monuments in Area 2 and the area adjacent to Area 2 identified on the site plan referenced in condition 2.a. (V93-049)~~ Note: This is now governed by the Text Amendment item 7.4.2.B(2)(b)

    ~~e.~~d. No more than the two existing exits/entrances on Mt. Vernon Highway. Curb cut location and alignment are subject to the approval of the City of Sandy Springs Traffic Engineer.

    ~~f.~~e. No access shall be allowed from Long Island Drive where it adjoins the northern property line.

    ~~g. Replace the existing fence with a new fence along Mount Vernon Highway and angled back on the west side of the main entrance as it currently exists on the property as referenced on the maps showing the surveyed fence location submitted to the Department of Community Development on May 22, 2000. The fence must be located a minimum of 10.5 feet from the back of curb. The new fence shall be composed of black metal. It shall be 6 feet in height, consisting of 3-rail, 2-inch post and 8-foot panels. The fence shall be installed by September 1, 2000.~~

    ~~h.~~f. Provide a setback for graves along Mount Vernon Highway in Area #1 from the right-of way line to the fence line on the east side of the main entrance as shown on the

revised site plan submitted to the Department of Community Development on February 3, 2009.(2000VC-0062 NFC-Part 1). On the west side of the main entrance, the setback shall be 60 feet and no graves shall be allowed at the 60- foot setback line and within the area up to the fence as shown on the site plan.

~~i.~~g. Provide a 10-foot side yard setback for graves in Area #2 as shown on the revised site plan submitted to the Department of Community Development on February 3, 2009. (2000VC-0062 NFC-Part 2)

~~j.~~h. Provide a 5-foot side yard setback for graves in Area #3 as shown on the revised site plan submitted to the Department of Community Development on February 3, 2009. (2000VC-0062 NFC-Part 3)

~~k.~~i. Provide a 5-foot rear yard setback for graves in Area #3 as shown on the revised site plan submitted to the Department of Community Development on February 3, 2009. (2000VC-0062 NFC-Part 4)

~~l.~~j. Provide a 20-foot side yard setback for graves in Area #4 for a distance of 313 feet as shown on the revised site plan submitted to the Department of Community Development on February 3, 2009. (2000VC-0062 NFC-Part 5)

~~m.~~k. Provide a landscape strip along Mount Vernon Highway in Area 1 in varying widths from the fence line to the property line on the east side of the main entrance as shown on the revised site plan submitted to the Department of Community Development on February 3, 2009. In areas where the fence line and property line overlap, a landscape strip shall be planted 3 feet into the right-of-way subject to approval from the Department of Public Works. The City of Sandy Springs will not be responsible for maintaining the landscaping. Should the County need to provide maintenance that eliminates the landscaping, the City of Sandy Springs will not be responsible for restoring the landscaping. The area on the west side of the main entrance shall remain an undisturbed buffer between the angled fence and the property line. Landscape strip shall be completed by March 31, 2001. (2000VC-0062 NFC-Part 6)

~~n. The landscape plan for Area 1 shall be submitted to the Department of Community Development for review by the City of Sandy Springs no later than August 1, 2000. Planning Staff shall convene a meeting with the City of Sandy Springs Arborist, the applicant and representatives of the community to review the landscape plan within 30 days after approval from the City of Sandy Springs Arborist.~~

~~o. The applicant shall provide a performance bond to the City of Sandy Springs at the time the landscape plan for Area 1 is approved. An appropriate indemnification agreement should be drafted to satisfy the County Attorney.~~

~~p.~~l. Provide a landscape strip planted to buffer standards in the following widths shown. Said plantings and specifications shall be subject to the approval of the City of Sandy Springs Arborist. (2000VC-0062 NFC-Part 7)

Area #2- Ten feet
Area #3- Five feet (along property line labeled for a distance of 340 ft)
Area #4-Twenty feet (along property line labeled for a distance of 313 feet)

~~q.~~m. Provide a 5-foot landscape strip planted to buffer standards in Area #3 along property line labeled for a distance of 635 feet. (2000VC-0062 NFC-Part 8)

~~r.~~n. Reduce setbacks to extent necessary to allow existing driveways, paths, buildings and structures to remain.

~~s. Demarcate existing and future grave sites along all interior property lines, interior to any required landscape strip, buffer, improvement setback or tree save area whichever applies as follows. The replacement fence will serve as demarcation in Area 1 for existing and future graves along Mount Vernon Highway. Areas 2, 3 and 4 as identified on the site plan shall be demarcated with 6" x 6" flush markers every 50 feet that are painted and readily identifiable. In undeveloped areas, a 4-foot high above ground metal fence post shall be installed every 50 feet with the top of post painted and readily identifiable subject to the approval of the Director of Community Development.~~

~~t. The tree save area as identified on the site plan received by the Department of Community Development on February 3, 2009 shall be demarcated with 6x6 flush markers on all corners that are painted and readily identifiable subject to the approval of the Director of Community Development.~~

~~u.~~o. ~~All demarcation shall be in place no later than March 1, 2009.~~

~~v. Demarcation plan subject to the approval of the Director of Community Development must be posted within public view no later than March 1, 2009 in the Arlington Park sales office and shall be maintained there at all times.~~

~~w.~~p. Provide a 35-foot side yard setback for a distance of 213 feet for graves in Area #4 starting beyond the 313 feet ~~referenced in condition t.~~ as shown on the revised site plan submitted to the Department of Community Development on February 3, 2009.

~~x.~~q. Provide a tree save area as shown on Exhibit 1 submitted to the Department of Environment and Community Development on May 31, 2000, subject to the approval of the City of Sandy Springs Arborist. A separate map of the tree save area shall be posted within public view no later than September 1, 2000 in the Arlington Park sales office and shall be maintained there at all times.

~~y.~~r. Plant one (1) row of 6 plants to be approved by the City of Sandy Springs Arborist behind 430 Riverhill Drive beginning at the edge of the residents' south property line and running north for a distance of 50 feet. Plantings shall be completed prior to issuance of a Land Disturbance Permit (LDP).

~~z.~~s. Arlington Cemetery shall maintain the required planted buffers and landscape strips ~~as conditioned pursuant to zoning modification 2000ZM-0021 NFC and concurrent variances 2000VC-0062 NFC, Parts 1-8~~ planted as of the date hereof.

~~aa.~~t. To allow the applicant an exemption from the requirements of the Urban Overlay District Streetscape standards for planting strip, sidewalks, street trees and lighting due to the existence of graves along the majority of the property line along Mt. Vernon Highway. (CV08-028).

~~bb.~~u. Reserve an area extending 130' from the centerline of Mt. Vernon Highway from the vehicular entrance southwest to the property line adjacent to 211 Mt. Vernon Highway as future right of way. The reserved area may not include any permanent structures or burial plots.

~~cc. No above ground monuments will be placed within the 50-foot building setback.~~
NOTE: Now governed by Text Amendment Section 7.4.2.B(2)(c).

~~dd.~~v. Prior to each major phase of expansion, construction fencing shall be installed along all clearing limits and inspected by the City of Sandy Springs prior to clearing. Said fencing shall be subject to the approval of the City of Sandy Springs Arborist.

~~ee.~~w. Planting of trees in compliance with the City of Sandy Springs shall be made in buffer areas along the property lines, as practically as possible, to enhance the existing vegetative buffer. Said tree planting plan shall be subject to the approval of the City of Sandy Springs Arborist.

x. Proposed mausoleums shall not be located closer than 100 feet to any property line per Section 7.4.2.B.2.f. and Section 7.4.2.B.2.f.

~~ff. Proposed mausoleums shall not exceed 35 feet in height and shall not be located closer than 65 feet to any property line.~~

~~gg. Any security lighting on mausoleums shall have a controlled footprint and be screened from adjacent residential areas.~~

y. The relocated maintenance building, shall not be located closer than 100 feet to the closest property line per Section 7.4.2.B.2.f. and Section 7.4.2.B.2.f. and be painted a dark or neutral color to limit its visibility from surrounding residential areas.

~~hh. The relocated maintenance building shall not exceed 35 feet in height, shall not be located closer than 70 feet to the closest property line and be painted a dark or neutral color to limit its visibility from surrounding residential areas.~~

~~ii. Construction shall not commence on the mausoleums identified as mausoleums A,B and C on the site plan dated January 30, 2009 prior to the date specified for each:~~

~~15 years from the date of approval of this application.~~
~~B. 20 years from the date of approval of this application.~~
~~C. 25 years from the date of approval of this application.~~

jj. Proposed mausoleums located along the eastern property line adjacent to properties fronting Bonnie Lane shall be set back 115 feet. Said mausoleums shall be located consistent with the existing grade of the land in this area.

kk. Variance from Section 109-225.a 1 and 2 of the Stream Buffer Protection Ordinance to reduce the seventy-five (75) foot buffer and setback requirements (50 foot undisturbed natural buffer and 25 foot impervious surface setback) to the extent necessary to allow for existing and proposed improvements in accordance with the site plan and letter of intent received by the Department of Community Development on December 6, 2012 (CV11-007).

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ll. All the required natural, undisturbed buffers shall be replanted where sparsely vegetated, subject to the approval of the Sandy Springs Arborist.

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mm. In the area immediately adjacent to the detention pond, the owner shall re-vegetate the buffers along the property line and will plant trees around the perimeter of the pond where land clearing activities are required to construct the pond. Areas excluded from the aforementioned re-vegetation include the dam embankment, spillway, area within the detention pond, and area around the pond needed for maintenance vehicles and access.

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~~4. To the owner's agreement to abide by the following requirements, dedications, and improvements:~~

~~a. Dedicate at no cost to the City of Sandy Springs along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide at no cost to the City of Sandy Springs such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the necessary construction easements while the rights-of-way are being improved.~~

~~b. Improve Mount Vernon Highway along the entire property frontage with curb and gutter per City of Sandy Springs standards.~~

~~b. Provide a deceleration lane for each project entrance or as may be approved by the City of Sandy Springs Engineer.~~

~~5.~~4. To the owner's agreement to abide by the following:

a. To contact the Director of Public Works, prior to the application for a Land Disturbance Permit, to arrange with the County Arborist an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries.

b. To maintain as a minimum, the tree density requirements as prescribed by the City of Sandy Springs Tree Preservation Ordinance Administrative Guidelines, either through the retention of existing trees, or tree replacement in perpetuity.

c. Analyze the downstream effect from stormwater management structures and the development, hydrologic-hydraulic engineering studies shall extend downstream to a point where development represents less than 10% of the total watershed at this point.

d. Evaluate the downstream ditch stability and bank erosion protection potential of existing downstream conveyance system. Provide all necessary documentation to the Department of Public Works at construction drawing phase.

e. Provide downstream analysis of the flood discharge timing effect on the existing conveyance systems due to each storm frequency.

f. All natural streams within the limit of project must be stable and be expected to remain stable under ultimate development or provide appropriate erosion protection for the streams subject to the approval of the Department of Public Works.

g. The design discharge at the outlet of drainage system shall not result in velocities that equal/exceed the erosive velocity or the existing velocity of the receiving channel/draw, unless dissipation and erosion protection measures are placed at the outlet. Provide Public Works with documentation.

h. Detention must be provided subject to the approval of Public Works.

i. To contact the Drainage Basin Engineer prior to any application for a Land Disturbance Permit, subsequent to this petition, to arrange an on-site visit evaluation as to the location, stormwater discharge path of detention pond and other downstream constraints.

j. Lots should generally be graded in such a manner that the surface runoff does not affect downstream lots or flow through lots shall be collected and conveyed in

appropriate storm drainage system. (Provide documentation at the construction drawing phase and subject to the approval of Public Works.

k. Conditions c, d, e, f, and g are subject to the approval of the Drainage Engineer.

~~l. At such time as work begins on the Phase 1 Improvements, as defined below in condition 5.m., dirt generated by cemetery operations will be placed in the stockpile areas identified as the "Phase 1 Improvements" on the Grading & Drainage Detention Pond Plans received by the Department of Community Development on February 10, 2012 which will contain erosion protection that is compliant with all Federal, State, and Local laws and regulations.~~

~~n.~~l. ~~Owner's obligation to begin implementation of the improvements detailed in the November 1, 2011 Master Hydrology Report by Prime Engineering and identified as the "Phase 1 Improvements" on the plans attached hereto "Grading & Drainage Detention Pond" numbered C-201.1 and C-201.2 and received by the Department of Community Development on February 10,2012 (the "Phase 1 Improvements") are conditioned on the issuance of all permits and approvals from any relevant agency needed for such implementation. These include, without limitation, issuance of any variances and permits from federal agencies including the Army Corps of Engineers, any state agencies including the Environmental Protection Division and the Georgia Soil and Water Conservation Commission, Fulton County agencies and the City of Sandy Springs (collectively, the "Agencies"). The City agrees that it will be the named party and applicant requesting approval from the Agencies, such request to be based on Phase 1 Improvement Plans to be provided to the City by the Owner. The Owner's responsibilities shall include and be limited to preparation of the Phase 1 drainage, grading and erosion and sedimentation control plans for the Phase 1 Improvements and payment of application fees and permit fees specific to those plans and the Phase 1 Improvements. The Owner will cooperate promptly and as necessary with any requests specific to those plans made of the City by the Agencies and will pay any fees required in that process. Owner shall begin implementation of the Phase 1 Improvements within 90 days after issuance of all necessary approvals for the Phase 1 Improvements. Owner's obligation to implement the Phase 1 Improvements is further conditioned on receipt of a construction easement from Fulton County to allow implementation of the Phase 1 Improvements. Upon completion and final approval by the Agencies of the Phase 1 Improvements, the Owner shall execute the Indemnification and Maintenance Agreement for Detention Ponds with the City of Sandy Springs and accept a quitclaim deed from Fulton County releasing the County's interest and responsibility to the Owner for maintenance of the County Detention Basin identified as Basin #1 in the master hydrology report and drainage plans~~.

~~o.~~m. No mausoleums or structures exceeding three feet from finish grade shall be within the 75 foot stream buffer as shown on the site plan received by the Department of Community Development on December 6, 2012.

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p. n. The owner/applicant shall restore the 25 foot stream buffer areas that are currently disturbed and are disturbed as a result from any proposed additional development that is a part of this application (ZM11-005/CV11-007). The aforementioned stream buffer areas shall be restored and maintained to riparian standards as regulated.

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If it is necessary to resubmit plans or apply for any additional permits associated with this project, please submit a copy of this letter as an attachment. Should you have any questions or need any additional information regarding this project, please do not hesitate to contact me at (770) 730-5600.

Sincerely,

Patrice Dickerson, AICP
Manager of Planning & Zoning

Certification of Approval

I hereby certify that the subject case was approved by the Mayor and City Council of the City of Sandy Springs with the associated conditions on the above stated hearing date.

_____ _____
Michael Casey Date
City Clerk

PD/dt

Approval ZM11-005

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13230915 (1) (25948_85748) (Arlington Traffic Report SUBMITTED 2.11.2020).PDF

Kimley»Horn

SANDY SPRINGS™ GEORGIA

MEMORANDUM

To: Mr. Chad Eubanks, *Arlington Memorial Park*

From: Ms. Ana Eisenman, P.E., *Kimley-Horn*

Date: February 10, 2020

RE: ***Arlington Memorial Park – City of Sandy Springs, Georgia***
Site Traffic Memorandum

Kimley-Horn is pleased to provide this opinion memorandum regarding the project trip generation and site traffic for the Arlington Memorial Park in the City of Sandy Springs, Georgia.

PROJECT OVERVIEW

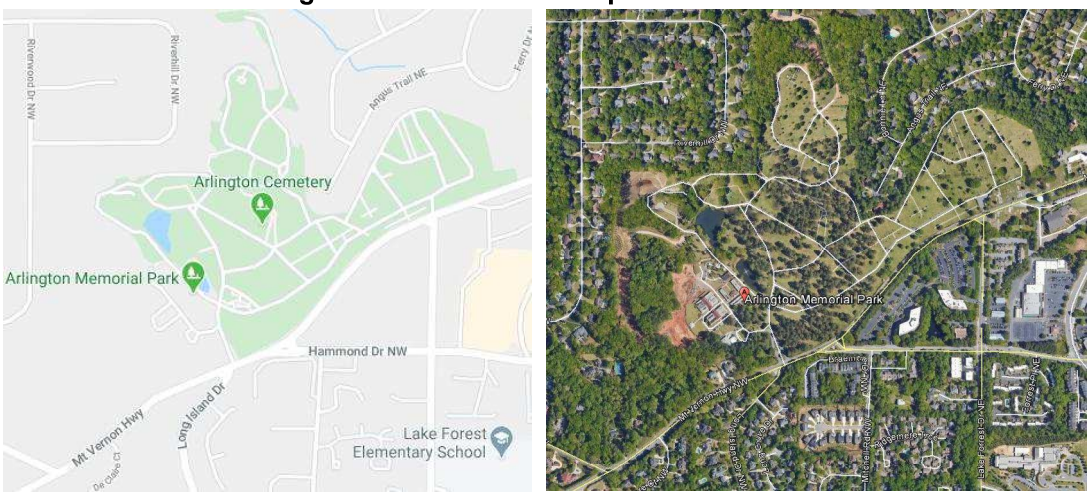
The Arlington Memorial Park is located in the City of Sandy Springs, Georgia on Mount Vernon Highway with its main driveway directly across from Long Island Drive. The memorial park has proposed to build a new mausoleum on the existing site, which includes 122 acres. With the proposed addition of the new mausoleum, Arlington Memorial Park is required to file a Conditional Use Permit Application, which states that a Traffic Impact Study is required if the development generates more than 100 trips during a peak hour.

This memorandum summarizes site traffic and site trip generation for the Arlington Memorial Park.

SITE TRAFFIC

There is a single (1) driveway to access the Arlington Memorial Park site located along Mount Vernon Highway at its intersection with Long Island Drive. The memorial park driveway is the north leg of the intersection opposite from Long Island Drive. All traffic to and from the Arlington Memorial Park uses this single driveway. The project location and an aerial of the site is shown below in **Figure 1**.

Figure 1: Site Location Map and Site Aerial



Recent peak hour traffic count data at the site driveway is reported below. Additionally, trip generation estimated for the site based on site acreage is also reported based on the Institute of Transportation Engineers' *Trip Generation Manual*, 10th Edition, 2017.

Traffic Counts

Peak hour turning movement count data was collected at the intersection of Mount Vernon Highway at Long Island Drive/ Arlington Memorial Park driveway on Tuesday, August 20, 2019. The data collection period included 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM. Based on these data collection periods, the intersection AM and PM peak hours were determined to be the following:

- AM Peak Hour: 7:30 AM to 8:30 PM
- PM Peak Hour: 4:30 PM to 5:30 PM

The peak hour total, entering, and exiting traffic volumes into and out of the Arlington Memorial Park driveway observed on August 20, 2019 are summarized in **Table 1** below.

Table 1: Traffic Counts

Site Driveway	AM Peak Hour			PM Peak Hour		
	Total	Enter	Exit	Total	Enter	Exit
Arlington Memorial Park at Mount Vernon Highway (across from Long Island Drive)	**30**	23	7	**20**	4	16

During peak hours, 30 total vehicles were counted entering and exiting during the AM peak hour, and 20 total vehicles entering and exiting during the PM peak hour at the Arlington Memorial Park driveway, which operates as the only entrance/exit to the site. Raw traffic count data is attached to this report.

Trip Generation

Trip generation for the *Arlington Memorial Park* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition, 2017. Per the *ITE Trip Generation Handbook*, the site has a single use, and is not applicable for internal capture of trips for mixed-use sites. Additionally, no alternative mode was considered for a conservative approach.

Based on the *ITE Trip Generation Manual*, the ITE land use code *566 – Cemetery* is applicable to the 122-acre memorial park. Traffic generation rates for *ITE 566 – Cemetery* are based on site acreage. Based on rates provided in the manual, the Daily, AM and PM peak hour trip generation is reported below in **Table 2**.

Table 2: Trip Generation

Land Use | Density | ITE Code	Daily Trips			AM Peak Hour			PM Peak Hour		
	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Cemetery | 122 Acres | ITE 566	**734**	*367*	*367*	**21**	*17*	*4*	**56**	*17*	*39*

As shown in **Table 1**, the Arlington Memorial Park is expected to generate approximately 734 daily trips, with approximately 21 total trips in the AM peak hour, and 56 total trips in the PM peak hour. Detailed trip generation information is attached.

Future Site Traffic

The proposed new mausoleum will be located within the existing 122 acres and will allow the Arlington Memorial Park site to continue to operate with business as usual. No additional acreage is proposed for the Arlington Memorial Park, nor are there anticipated changes in operations.

Based on this information, is it our opinion that there will be no significant change to the number and frequency of trips to and from the site anticipated with the construction of the mausoleum.

SUMMARY

Per the Sandy Springs Conditional Use Permit Application, any development that generates more than 100 trips during a peak hour should undergo a Traffic Impact Study. Based on the data and information provided in this memorandum, the Arlington Memorial Park site generates fewer than 100 trips during each the AM and PM peak hours today and will not generate additional traffic leading to 100 trips during either the AM or PM peak hour in the future.

Based on this information, it is our opinion that the Arlington Memorial Park project does not require a Traffic Impact Study. This is supported by the following information detailed above:

- Recent counts collected on August 20, 2019 identify a total of 30 AM and 20 PM peak hour vehicles entering and exiting the site.
- *ITE Trip Generation* estimates approximate 21 AM and 56 PM peak hour trips, respectively, based on the 122-acre existing facility.
- The addition of the mausoleum is not associated with new site acreage and not anticipated to cause any significant change to the number and frequency of trips to and from the site.

If you have any questions concerning this letter or need additional information, please do not hesitate to contact me at 404-201-6155, or at ana.eisenman@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Ana Eisenman, P.E.

Attachments:

- Trip Generation Summary
- Raw Traffic Count Data

Trip Generation Analysis (ITE 10th Ed.)
Arlington Memorial Park
Sandy Springs, Fulton County, Georgia

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
566 Cemetery	122 acres	734	21	17	4	56	17	39
Gross Trips		**734**	**21**	**17**	**4**	**56**	**17**	**39**
Other Non-Residential Trips		734	21	17	4	56	17	39
Mixed-Use Reductions (n/a)		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions (n/a)		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Adjusted Other Non-Residential Trips		734	21	17	4	56	17	39
Mixed-Use Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass-By Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
New Trips		**734**	**21**	**17**	**4**	**56**	**17**	**39**
Driveway Volumes		**734**	**21**	**17**	**4**	**56**	**17**	**39**

\\amtfp01\se_amt2\amt_tpto\013601000 arlington cemetery trip gen memo\analysis\[2020-02-07_arlingtonmemorialpark_analysis.xls]trip generation

Prepared by National Data & Surveying Services

Long Island Dr/Arlington Funeral Enterence & Mt. Vernon Hwy

Peak Hour Turning Movement Count

ID: Historical
City: Sandy Springs

Day: Tuesday
Date: 08/20/2019

PEAK HOURS	COUNT PERIODS
07:30 AM - 08:30 AM	07:00 AM - 09:00 AM
NONE	NONE
04:30 PM - 05:30 PM	04:00 PM - 06:00 PM

SOUTHBOUND — Arlington Funeral Enterence

AM	3	1	3	0	23	AM
NOON	0	0	0	0	0	NOON
PM	8	0	8	0	4	PM

EASTBOUND — Mt. Vernon Hwy

AM	NOON	PM	
495	0	1207	⇦
0	0	0	0
5	0	1	0
1208	0	678	0.5
65	0	24	0.5
AM	NOON	PM	

WESTBOUND — Mt. Vernon Hwy

PM	NOON	AM	
3	0	16	0
1169	0	476	1
75	0	115	1
0	0	0	0
884	0	1355	⇨
PM	NOON	AM	

NORTHBOUND — Long Island Dr

PM	99	0	30	0	198	PM
NOON	0	0	0	0	0	NOON
AM	181	0	16	2	144	AM

Turning movements (left, through, right, U-turn):

	Left	Through	Right	U-turn
Southbound	0	1	0	0
Eastbound	0	0	0.5	0.5
Westbound	0	1	1	0
Northbound	0	1	0.5	0.5

CONTROL			
1-Way Stop (NB)			
TEV	2054	0	2194
	AM	NOON	PM
PHF	0.95		0.94

Cars (AM)

	3	1	3					
5				16				
1186				462				
63				113				
	16	2	141					

HT (AM)

	0	0	0					
0				0				
22				14				
2				2				
	0	0	3					

Cars (NOON)

	N/A	N/A	N/A					
N/A				N/A				
N/A				N/A				
N/A				N/A				
	N/A	N/A	N/A					

HT (NOON)

	N/A	N/A	N/A					
N/A				N/A				
N/A				N/A				
N/A				N/A				
	N/A	N/A	N/A					

Cars (PM)

	8	0	7					
1				3				
671				1151				
24				75				
	30	0	195					

HT (PM)

	0	0	1					
0				0				
7				18				
0				0				
	0	0	3					

Pedestrians (Crosswalks)

	0	0	0					
0				1				
0				0				
0				9				
	0	0	0					

	0	0	0					
0				0				
0				0				
0				3				
	0	0	0					

	0	0	0					
0				0				
0				0				
0				2				
	0	0	0					

	0	0	0					
0				0				
0				0				
0				0				
	0	0	0					

	0	0	0					
0				1				
0				0				
0				1				
	0	0	0					

	0	0	0					
0				1				
0				0				
0				1				
	0	0	0					

	0	0	0					
0				1				
0				0				
0				1				
	0	0	0					

National Data & Surveying Services

Intersection Turning Movement Count

Location: Long Island Dr/Arlington Funeral Enterence & Mt. Vernon Hwy
City: Sandy Springs
Control: Side Street Stop

Project ID: Historical
Date: 8/20/2019

Total

NS/EW Streets:	Long Island Dr				Arlington Funeral Enterence				Mt. Vernon Hwy				Mt. Vernon Hwy				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	0.5	0.5	0	0	1	0	0	0	0.5	0.5	0	1	1	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	5	1	8	0	1	0	0	0	1	196	9	0	14	67	4	0	306
7:15 AM	2	0	12	0	0	0	1	0	1	306	11	0	25	131	2	0	491
7:30 AM	1	1	22	0	1	0	2	0	1	318	21	0	21	150	3	0	541
7:45 AM	5	1	43	0	0	1	1	0	2	290	7	0	20	156	4	0	530
8:00 AM	5	0	39	0	2	0	0	0	1	289	15	0	32	92	4	0	479
8:15 AM	5	0	40	0	0	0	0	0	1	311	22	0	42	78	5	0	504
8:30 AM	3	0	46	0	0	1	0	0	2	317	7	0	13	90	0	0	479
8:45 AM	4	0	24	0	1	0	0	0	1	329	4	0	11	66	0	0	440
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	30	3	234	0	5	2	4	0	10	2356	96	0	178	830	22	0	3770
APPROACH %'s :	11.24%	1.12%	87.64%	0.00%	45.45%	18.18%	36.36%	0.00%	0.41%	95.69%	3.90%	0.00%	17.28%	80.58%	2.14%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	16	2	144	0	3	1	3	0	5	1208	65	0	115	476	16	0	2054
PEAK HR FACTOR :	0.800	0.500	0.837	0.000	0.375	0.250	0.375	0.000	0.625	0.950	0.739	0.000	0.685	0.763	0.800	0.000	0.949
	0.827				0.583				0.940				0.843				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	0.5	0.5	0	0	1	0	0	0	0.5	0.5	0	1	1	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	11	0	37	0	3	0	2	0	0	186	5	0	10	232	3	0	489
4:15 PM	9	0	51	0	0	0	2	0	0	151	6	0	20	282	6	0	527
4:30 PM	11	0	64	0	3	0	1	0	1	172	6	0	17	309	2	0	586
4:45 PM	6	0	38	0	2	0	4	0	0	164	7	0	15	320	0	0	556
5:00 PM	6	0	40	0	3	0	3	0	0	155	5	0	22	285	1	0	520
5:15 PM	7	0	56	0	0	0	0	0	0	187	6	0	21	255	0	0	532
5:30 PM	0	0	60	0	4	0	1	0	0	181	11	0	27	279	1	0	564
5:45 PM	5	0	65	0	0	1	0	0	0	195	5	0	27	229	0	0	527
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	55	0	411	0	15	1	13	0	1	1391	51	0	159	2191	13	0	4301
APPROACH %'s :	11.80%	0.00%	88.20%	0.00%	51.72%	3.45%	44.83%	0.00%	0.07%	96.40%	3.53%	0.00%	6.73%	92.72%	0.55%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	30	0	198	0	8	0	8	0	1	678	24	0	75	1169	3	0	2194
PEAK HR FACTOR :	0.682	0.000	0.773	0.000	0.667	0.000	0.500	0.000	0.250	0.906	0.857	0.000	0.852	0.913	0.375	0.000	0.936
	0.760				0.667				0.911				0.931				

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MORRIS, MANNING & MARTIN, LLP

Henry A. Bailey
404-504-5446
hbailey@mmmlaw.com
www.mmmlaw.com

February 24, 2020

VIA ELECTRONIC MAIL:

City of Sandy Springs
1 Galambos Way
Sandy Springs, GA 30328
Attn: Alexandra Horst (AHorst@SandySpringsga.gov)

Re: Petitioner: Arlington Memorial Park
Subject: Timing of construction of future mausoleums
Case No.: U20-0001

Dear Ms. Horst,

I am writing this letter per a request from your department to confirm that the applicant, Arlington Memorial Park, in the above referenced case, presently plans to build only the building identified as "Building A" on the site plan submitted with the application. The applicant does not have a specific timeline proposed for the construction of the remaining proposed buildings.

Please let me know if you have any questions or need to discuss further.

Very truly yours,

Henry A. Bailey, Jr.

Phone: 404.233.7000| www.mmmlaw.com
1600 Atlanta Financial Center| 3343 Peachtree Road, NE| Atlanta, GA 30326, USA
Atlanta • Columbus • Raleigh-Durham • Savannah • Washington, DC

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Carl E. Westmoreland
404-504-7799
cwestmoreland@mmmlaw.com
www.mmmlaw.com

VIA EMAIL: AHORST@SANDYSPRINGSGA.GOV

March 3, 2020

Alexandra Horst
Planner II
City of Sandy Springs
1 Galambos Way
Sandy Springs, Georgia 30328

RE: U20-0001 Arlington Cemetery

Dear Alexandra:

Please accept this as the report on the CMII meeting which was held yesterday at City Hall. The meeting lasted from 6:00 PM – 7:15 PM and sign-in sheets are attached.

Ginger Sottile began the meeting with an update of the status of Fulton County's obligations resulting from their work on the two detention ponds. Beyond that, questions and the Applicant's responses are below:

Q: When will you build a new maintenance building?
A: No timetable for that.

Q: Can you screen the existing maintenance building?
A: We will look at ways to accomplish that.

Q: Is fuel stored near the maintenance building?
A: There is a small above-ground diesel tank.

Q: There is outside vault storage which is visible.
A: Those are being moved.

Q: Can you extend the fence in the area of the maintenance building?
A: We will look at that in conjunction with other screening options.

Q: How much parking will there be for mausoleums built in this area of the property?
A: Undetermined.

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Q: Will you provide a bond to maintain vegetation?
A: We will work with the City to insure that whatever we agreed to plant is maintained.

Q: There is a water issue where Arlington raised the grade of the property near Long Island.
A: We will look into that.

Q: What is the timeframe for construction of the mausoleum near the office?
A: Probably within the next year.

Q: What are hours that the cemetery is open?
A: It closes at dusk.

Q: Will there be internal lighting in the mausoleum buildings?
A: Not at night.

Q: Will there be lighting on roads within the cemetery?
A: No.

Q: Could you agree to a lower height than 35 feet for any new mausoleums?
A: It depends on the grade in relation to the houses.

Q: Would you agree to vegetation on the side of the maintenance building?
A: We will look at that in conjunction of other screening options.

Q: Can you do more buffer in the area along the Long Island property line?
A: We will look at that.

Q: Can you agree to an elevation for future mausoleum buildings?
A: We might be able to agree to something generic like "residential style".

Q: What is the status of the repairing the buffer to the east along the property line?
A: That is being done now and has been permitted by the city.

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As I said last evening, I will get back with you when the Applicant has determined what we can do with regard to the screening and other issues raised at the meeting. Please let me know if you have questions.

Sincerely Yours,

Carl E. Westmoreland

Cc: Chad Eubanks (via email)
Mike Greene (via email)
Kalyn Keeney (via email)

RECEIVED 3/24/2020 PLANNING & ZONING

Public Participation Meeting
March 2, 2020; 6:00 p.m.
Sign-in Sheet

U20-001
Arlington Cemetery
Mt. Vernon Highway

Name	Address	Email Address
David Jones	[redacted]	
Julian Thome		

13207758-1

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Public Participation Meeting
March 2, 2020; 6:00 p.m.
Sign-in Sheet

U20-001
Arlington Cemetery
Mt. Vernon Highway

Name	Address	Email Address
RONDA SMITH	[redacted]	president@ sandysprings council.org
MICHELLE ROSENBERG	[redacted]	
DANIEL GOLDSTEIN		

13207758–1

RECEIVED 3/24/2020 PLANNING & ZONING

Public Participation Meeting
March 2, 2020; 6:00 p.m.
Sign-in Sheet

U20-001
Arlington Cemetery
Mt. Vernon Highway

Name	Address	Email Address
David Monroe	[redacted]	
melissa maldin		
FRANK SALAS		
Sue Blosser		

13207758-1

RECEIVED 3/24/2020 PLANNING & ZONING

Public Participation Meeting
March 2, 2020; 6:00 p.m.
Sign-in Sheet

U20-001
Arlington Cemetery
Mt. Vernon Highway

Name	Address	Email Address
David Burke	[redacted]	
Hilley Alexander		
Alexandra Horst	COSS	ahorst@sandyspringsga.gov
MARY WHITE	[redacted]	

13207758–1

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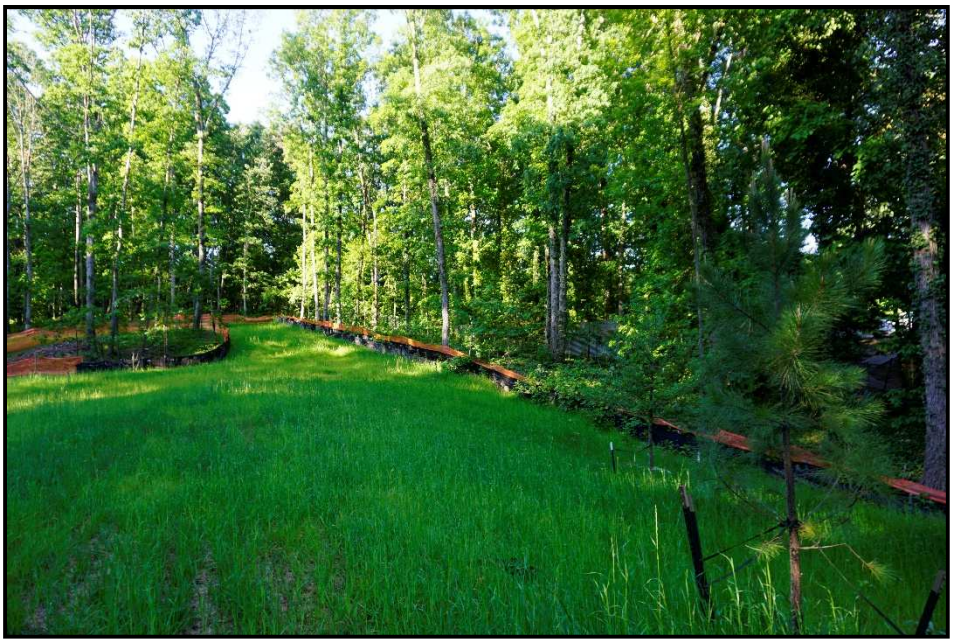

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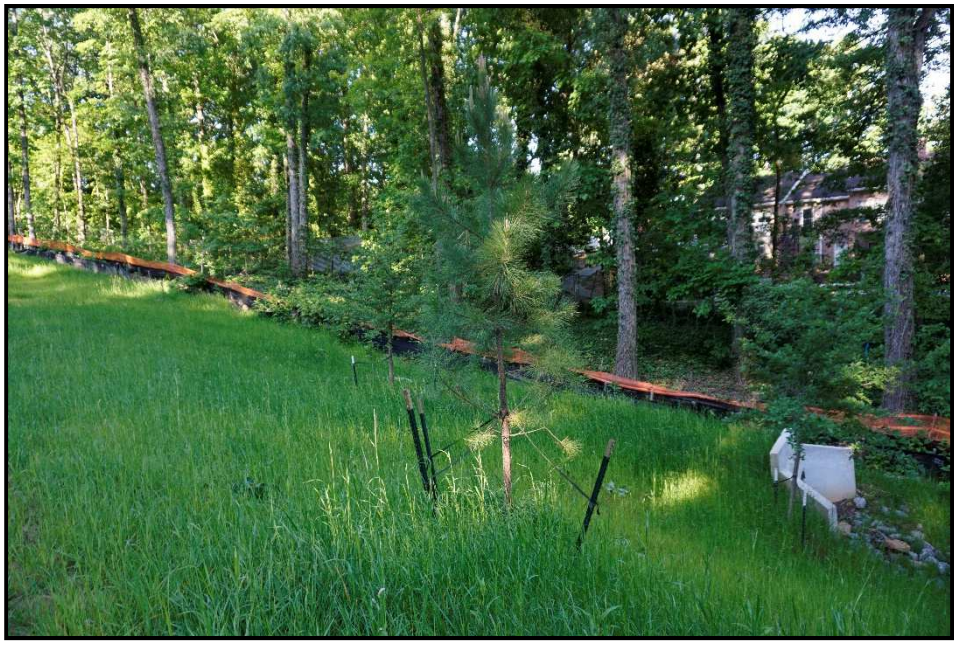

Photo #2

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PHOTOGRAPHS

Photo #3

Photo #4

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Photo #5

Photo #6

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Photo #7

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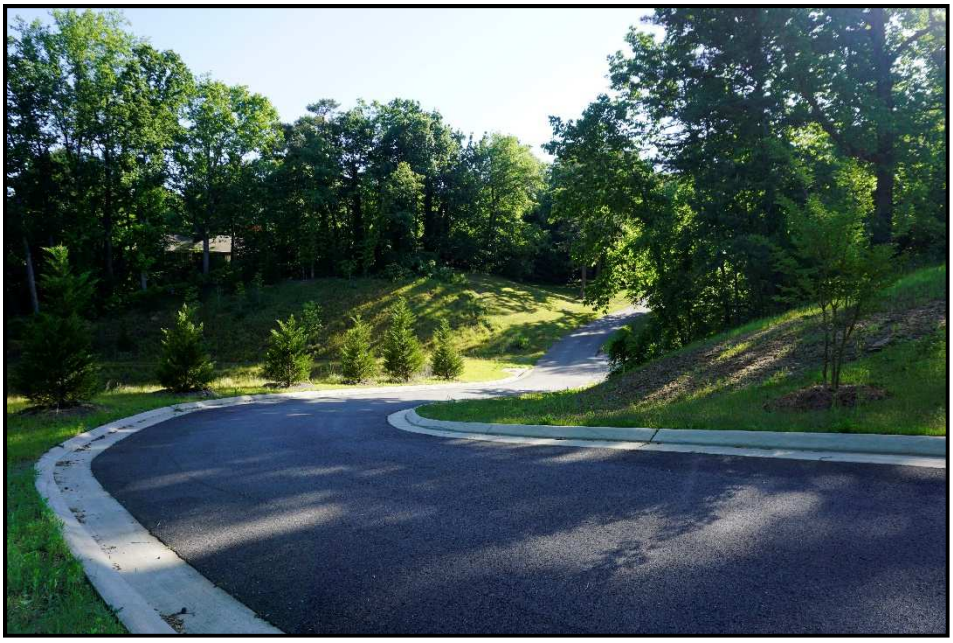
PHOTOGRAPHS



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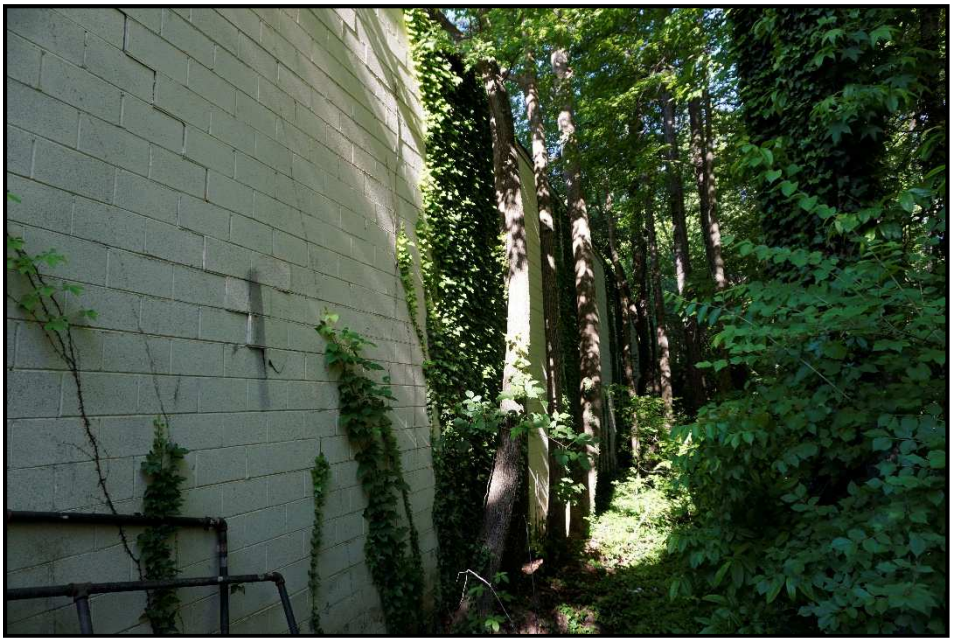

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Photo #29

Photo #30

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Photo #31

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Photo #37

Photo #38