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**CITY COUNCIL AGENDA ITEM**

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**TO:** Mayor & City Council

**DATE:** September 24, 2012

**FROM:** John McDonough, City Manager

**AGENDA ITEM:** **RC-12-01SS** - 1715 Brandon Hall Drive, *Applicant: Rick Mentzer*,  
The owner of the property proposes the construction of a swimming  
pool at the existing residence

**MEETING DATE:** For Submission onto the October 2, 2012, City Council Regular  
Meeting Agenda

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**BACKGROUND INFORMATION:** (Attach additional pages if necessary)

See attached:

Memorandum  
Project Summary  
Exhibits

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**APPROVAL BY CITY MANAGER:**                     JFM                     APPROVED

**PLACED ON AGENDA FOR:**                     10/2/2012                    

**CITY ATTORNEY APPROVAL REQUIRED:** (  ) YES (  ) NO

**CITY ATTORNEY APPROVAL:**                     [Signature]                    

**REMARKS:**



To: John McDonough, City Manager  
From: Angela Parker, Director of Community Development  
Date: September 17, 2012 for Submission onto the October 2, 2012 City Council Meeting  
Agenda Item: **RC12-01SS – 1715 Brandon Hall Drive, Request to Construct a Swimming Pool**

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***Department of Community Development Recommendation:***  
Approval of the Metropolitan River Protection Act Certificate

***Background:***

The above referenced property is located within 2,000 feet of the Chattahoochee River and, as such, must comply with the Metropolitan River Protection Act. The Act requires approval of the local government and the Atlanta Regional Commission prior to grading and construction on the site.

***Discussion:***

The subject property totals one acre and is developed with a single family residence. The owners propose the addition of a swimming pool, pool deck and paved court. The existing and proposed clearing and impervious surface totals are well within the limits allowed on the site.



RC-12-01SS

**HEARING AND MEETING DATES**

Community Zoning Information Meeting: N/A  
Design Review Board Meeting: N/A  
Planning Commission Hearing: N/A  
Mayor and City Council: October 2, 2012

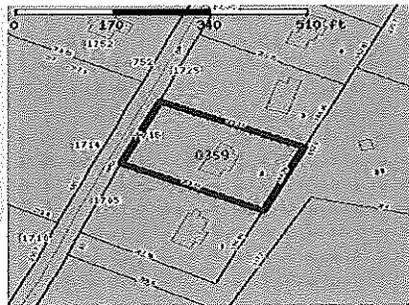
**APPLICANT/PETITIONER INFORMATION**

Property Owner: Michael Shane Smith, 1715 Brandon Hall Drive, Sandy Springs, GA 30350  
Petitioner: Rich Mentzer, 345 Waters Bend Way, Johns Creek, GA 30022  
Representative: Rich Mentzer, 345 Waters Bend Way, Johns Creek, GA 30022

**PROPERTY INFORMATION**

Address: 1715 Brandon Hall Drive, Sandy Springs, GA 30350  
Land Lot, District: LL 359, District 6<sup>th</sup>  
Council District: 1  
Vulnerability Category(s): "D", "E"  
Frontage and Area: Property has frontage along the southern portion of Brandon Hall Drive. The subject property is 1.0 acres.  
Existing Zoning: CUP, 1969Z-0062

**PARCEL MAP**





**COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION**

**APPROVAL-FOUND TO BE CONSISTENT BY ATLANTA REGIONAL COMMISSION**

**Public Participation:**

Notice of Atlanta Regional Commission Metropolitan River Protection Act certificate Public Hearing-Mayor and City Council Meeting October 2, 2011.

**Planning Analysis:**

Upon review, staff is of the opinion that the applicant is within both disturbed area and impervious surface thresholds set by the ARC Chattahoochee River Corridor Plan.

Staff recommends APPROVAL of the proposed Metropolitan River Protection Act Certificate.

Attached: Supporting Documentation.

*Community  
Development*

**SANDY SPRINGS**  
**NOTICE of ATLANTA REGIONAL COMMISSION METROPOLITAN RIVER**  
**PROTECTION ACT CERTIFICATE**

**Petition Number:** RC-12-01SS

**Petitioner:** Rick Mentzer  
345 Waters Bend Way  
Johns Creek, GA 30022

**Location:** 1715 Brandon Hall Drive  
LL 359, 6<sup>th</sup> District  
Council District 1  
City of Sandy Springs  
Fulton County, GA 30350

**Site Acreage:** 1 Acre

**Request:** The owner of the property proposes the construction of a swimming pool at the existing residence. The total area of the pool, pool deck and paver court is 1925 ft<sup>2</sup>. The site is 1 acre located in vulnerability categories "D" and "E" with a maximum allowed area of impervious of 8067ft<sup>2</sup> in category "D" and 2085ft<sup>2</sup> in category "E". These figures include a transfer of 2541ft<sup>2</sup> from category "E" to "D".

**Public Hearings:** Mayor and City Council  
October 2, 2012

**Location:** Sandy Springs City Hall  
Morgan Falls Office Park  
7840 Roswell Road Building 500  
Sandy Springs, Georgia 30350  
770-730-5600

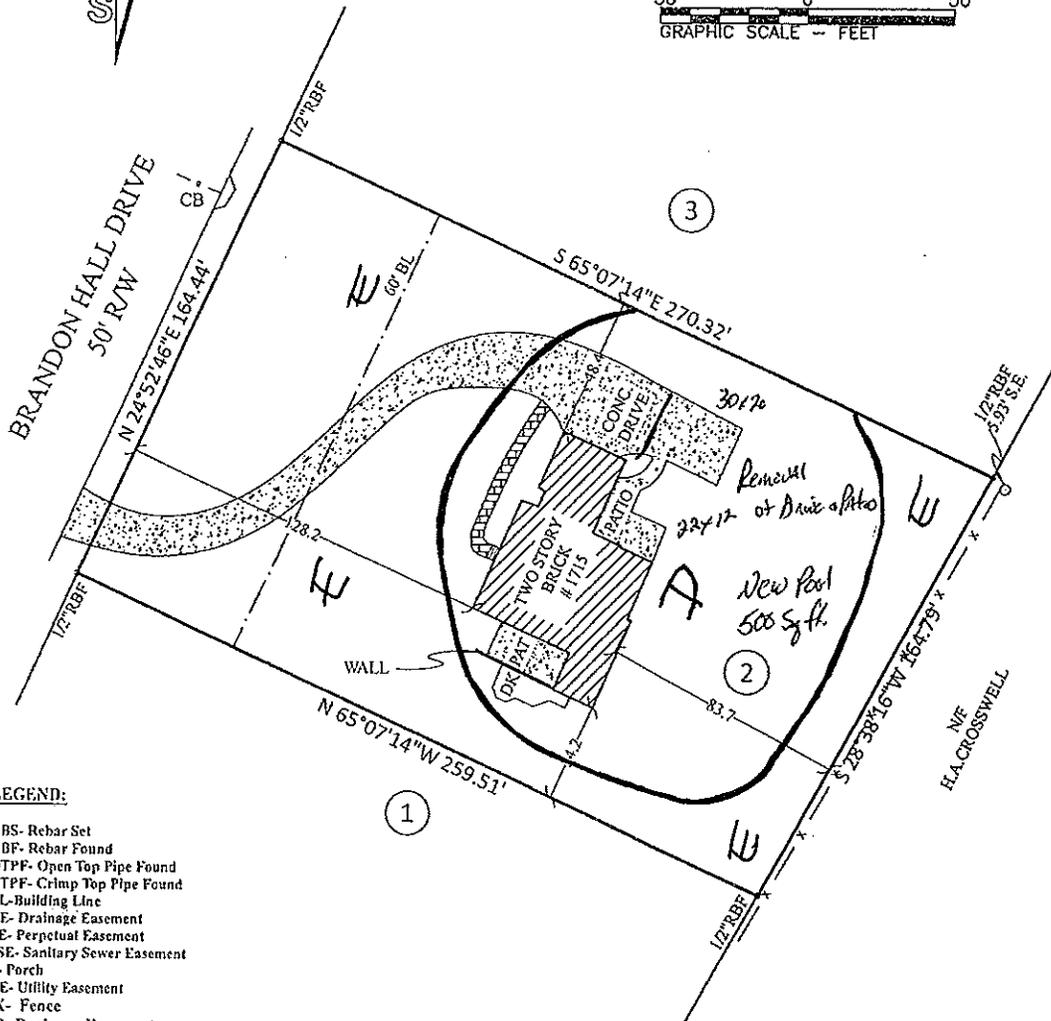
**GENERAL NOTES**

1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
2. CARTER LAND SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
3. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
4. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
5. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
8. EQUIPMENT USED: TOPCON APLI TOTAL ROBOTIC STATION.



AREA: 43,562 S.F. ~ 1.000 ACRES  
 PLAT BOOK 129 , PAGE (S) 62

SCALE: 1" = 50'  
 50' 0' 50'  
 GRAPHIC SCALE -- FEET



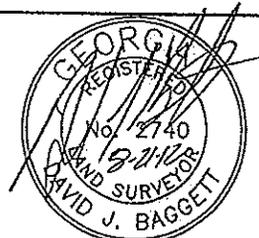
**LEGEND:**

- RBS- Rebar Set
- RBF- Rebar Found
- OTPF- Open Top Pipe Found
- CTPF- Crimp Top Pipe Found
- BL- Building Line
- DE- Drainage Easement
- PE- Perpetual Easement
- SSE- Sanitary Sewer Easement
- P- Porch
- UE- Utility Easement
- X- Fence
- D- Drainage Easement
- S- Sewer Easement
- CB- Catch Basin
- RAW- Right of Way
- CONC- Concrete
- Dk- Deck
- Pat- Patio
- S- Stoop

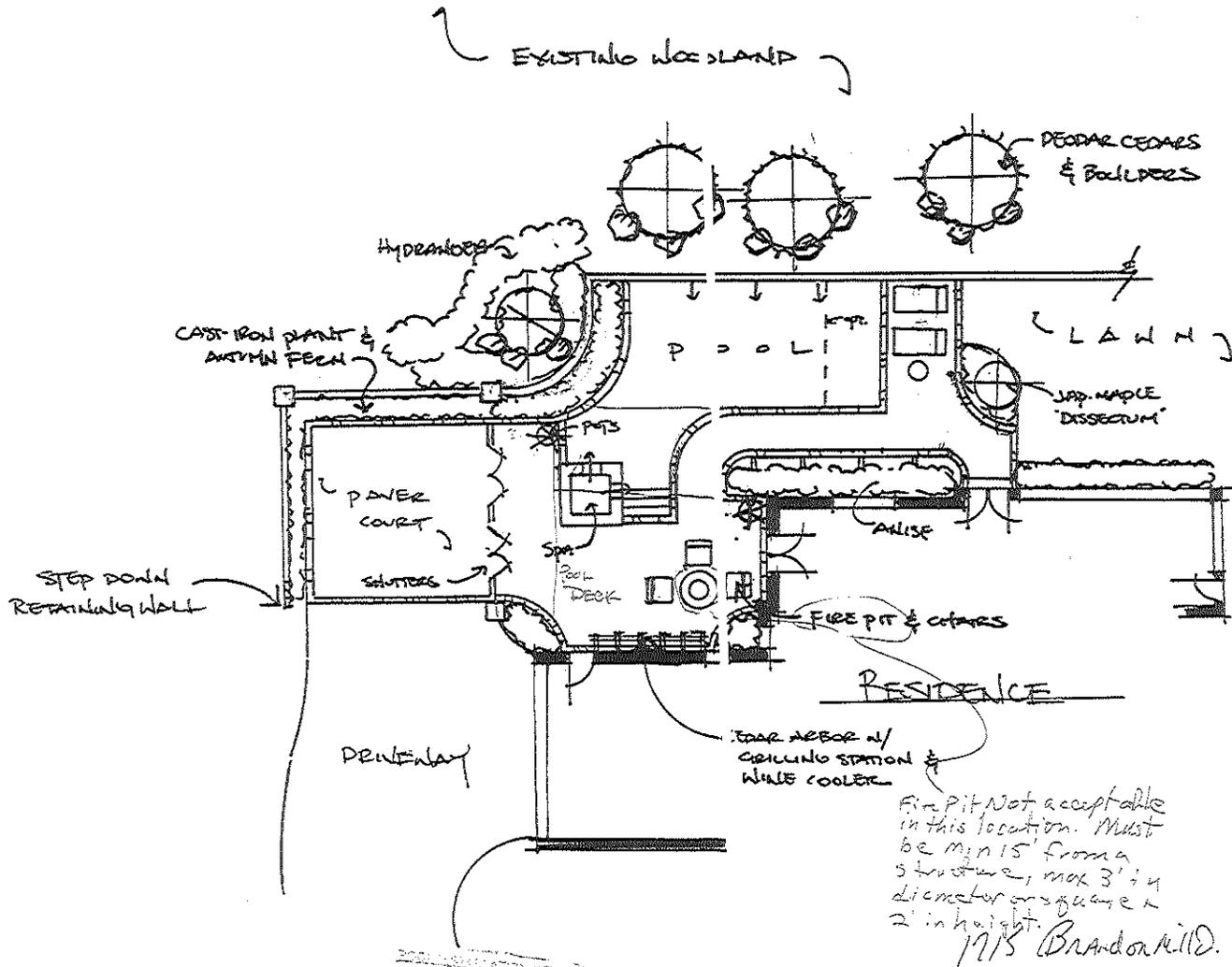
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED WITHIN THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

SURVEY FOR:  
**MICHAEL SHANE SMITH**  
 SUBDIVISION: RIVERGATE  
 LOT: 2 UNIT: FIVE PHASE: ONE  
 LAND LOT: 359  
 6TH DISTRICT  
 FULTON COUNTY, GEORGIA  
 SURVEY DATE: 08-20-2012

**CARTER LAND SURVEYORS  
 AND PLANNERS**  
 2780 Peachtree Industrial Boulevard  
 Duluth, GA 30097  
 Ph: 770.495.9793  
 Toll Free: 866.637.1048  
 www.carterland.com  
 Atlanta • Charlotte • Houston • Dallas  
 Galveston • Beaumont



2012080363 SMITH



1. For all work under the Florida Building Code, all structures are required to be built in accordance with the Florida Building Code.
2. If the building is over 10 feet high, it must be built in accordance with the Florida Building Code.
3. For all work under the Florida Building Code, all structures are required to be built in accordance with the Florida Building Code.

CWP 19692-0062

St/Ann Smith  
Michelle Duke

DUKE RES.		
SCALE: 1"=60'	APPROVED BY:	DRAWN BY:
DATE: 6/28/12	FOR REC. POOLS / P. / J. / J.	REVISED:
		DRAWING # 1/8