



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** August 14, 2012

FROM: John McDonough, City Manager

AGENDA ITEM: **RZ12-004/CV12-004** - 5975 Mitchell Road, *Applicant: St. James Anglican Church, Inc.*, Rezone from R-1 (Single Family Dwelling District) to R-5A (Single Family Dwelling District) with concurrent variances

MEETING DATE: For Submission onto the August 21, 2012, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Rezoning Application

APPROVAL BY CITY MANAGER: J.M. APPROVED

PLACED ON AGENDA FOR: 8/21/2012

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: G.M.F.

REMARKS:

MAYOR AND CITY COUNCIL

RZ12-004/CV12-004

5975 Mitchell Road

St. James Anglican Church, Inc



To: John McDonough, City Manager

From: Angela Parker, Director of Community Development

A handwritten signature in black ink, appearing to be "AP", is written over the name Angela Parker.

Date: August 14, 2012 for submission onto the August 21, 2012 City Council meeting

Agenda Item: **RZ12-004 5975 Mitchell Road**, a request to rezone the subject property from R-1 (Single-family dwelling District) to R-5A (Single Family Dwelling District)

CMO (City Manager's Office) Recommendation:

DEFERRAL of the request to rezone the subject property from R-1 (Single Family Dwelling District) to R-5A (Single Family Dwelling District) to allow fourteen (14) single family dwelling units and the requested concurrent variances.

The petition was heard at the May 17, 2012 Planning Commission meeting. The Commission recommended deferral to the June 21, 2012 Planning Commission meeting (4-0, Frostbaum, Maziar, Tart and Rubenstein for; Duncan not voting; Pond and Squire absent). On June 19, 2012, the Council deferred the petition to the July 19, 2012 Planning Commission and August 21, 2012 City Council meetings to allow the applicant additional time to address concerns raised by surrounding neighbors (6-0, Paulson, Fries, Collins, Sterling, DeJulio, and McEnergy for; Galambos not voting).

Subsequently, staff received information disputing the authority of the group which signed the application to give the developer permission to file the rezoning petition. Due to the issue that has been raised, both staff and the applicant in conjunction with the City Attorney are requesting that the petition be held until the September 20, 2012 Planning Commission and October 16, 2012 City Council meetings to allow time for the dispute to be addressed.

Background:

The site is located on the east side of Mitchell Road, about 250 feet south of the intersection of Hammond Drive and Mitchell Road. The property is zoned R-1 (Single-family dwelling District) currently developed with a vacant church and accessory structure(s).

Discussion:

The applicant intends to rezone from R-1 (Single-family dwelling District) to R-5A (Single Family Dwelling District).

Additionally, the applicant is requesting four (4) concurrent variances as follows:

1. Variance from Section 6.9.3.F. of the Zoning Ordinance to reduce the required forty (40) foot perimeter setback to thirty (30) feet along the north property line and twenty (20) feet along the south property line.
2. Variance from Section 6.9.3.G.2. of the Zoning Ordinance to reduce the required fourteen (14) foot interior building separation to ten (10) feet.
3. Variance from Section 6.9.3.G.2. of the Zoning Ordinance to reduce the required twenty (20) foot side yard setback adjoining a local street to five (5) feet for lots #5 and #9.

4. Variance from Section 6.9.3.G.1. of the Zoning Ordinance to reduce the required twenty (20) foot front yard setback to fifteen (15) feet.

Concurrent Review:

The staff held a Focus Meeting on April 4, 2012 at which the following city departments provided comments:

- Building and Development Division
- Fire Department
- Transportation Division
- Code Enforcement

In addition, the following external departments were contacted for comment:

- Atlanta Regional Commission
- Fulton County Board of Education
- Fulton County Department of Planning and Community Services (*comments received*)
- Fulton County Department of Public Works
- Fulton County Environmental Health Services (*comments received*)
- Sandy Springs Council of Neighborhoods
- Sandy Springs Revitalization Inc.
- Georgia Department of Transportation
- City of Atlanta Department of Watershed Management (*comments received*)
- U.S. Postal Service Address Management Systems
- MARTA
- Fulton County Emergency Management



Rezoning Petition No. RZ12-004/CV12-004

HEARING & MEETING DATES

Community Zoning Information Meeting	Community Developer Resolution Meeting	Planning Commission Hearing	Mayor and City Council Hearing
March 27, 2012	April 26, 2012	May 17, 2012 July 19, 2012	June 19, 2012 August 21, 2012

APPLICANT/PETITIONER INFORMATION

Property Owners	Petitioner	Representative
St. James Anglican Church	Arrowhead Real Estate Partners, LLC	Planners and Engineers Collaborative

PROPERTY INFORMATION

Address, Land Lot, and District	5975 Mitchell Road Land Lot 123, District 17
Council District	3
Frontage and Area	244 feet of frontage along the east side of Mitchell Road. The subject property has a total area of 2.365 acres (103,019 SF).
Existing Zoning and Use	R-1 (Single-family dwelling District) currently developed with a vacant church and accessory structure(s).
Overlay District	N/A
2027 Comprehensive Future Land Use Map Designation	R5 to 8 (Residential 5 to 8 units per acre), Urban Residential.
Proposed Zoning	R-5A (Single Family Dwelling District)

INTENT

TO REZONE THE SUBJECT PROPERTY FROM R-1 (SINGLE-FAMILY DWELLING DISTRICT) TO R-5A (SINGLE FAMILY DWELLING DISTRICT), WITH CONCURRENT VARIANCES.

The applicant intends to rezone from R-1 (Single-family dwelling District) to R-5A (Single Family Dwelling District).

Additionally, the applicant is requesting four (4) concurrent variances as follows:

1. Variance from Section 6.9.3.F. of the Zoning Ordinance to reduce the required forty (40) foot perimeter setback to thirty (30) feet along the north property line and twenty (20) feet along the south property line.
2. Variance from Section 6.9.3.G.2. of the Zoning Ordinance to reduce the required fourteen (14) foot interior building separation to ten (10) feet.
3. Variance from Section 6.9.3.G.2. of the Zoning Ordinance to reduce the required twenty (20) foot side yard setback adjoining a local street to five (5) feet for lots #5 and #9.
4. Variance from Section 6.9.3.G.1. of the Zoning Ordinance to reduce the required twenty (20) foot front yard setback to fifteen (15) feet.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

**RZ12-004 - DEFERRAL
CV12-004 #1 - DEFERRAL
CV12-004 #2 - DEFERRAL**

CV12-004 #3 - DEFERRAL**CV12-004 #4 - DEFERRAL**

The petition was heard at the May 17, 2012 Planning Commission meeting. The Commission recommended deferral to the June 21, 2012 Planning Commission meeting (4-0, Frostbaum, Maziar, Tart and Rubenstein for; Duncan not voting; Pond and Squire absent). On June 19, 2012, the Council deferred the petition to the July 19, 2012 Planning Commission and August 21, 2012 City Council meetings to allow the applicant additional time to address concerns raised by surrounding neighbors (6-0, Paulson, Fries, Collins, Sterling, DeJulio, and McEnery for; Galambos not voting).

Subsequently, staff received information disputing the authority of the group which signed the application to give the developer permission to file the rezoning petition. Due to the issue that has been raised, both staff and the applicant in conjunction with the City Attorney are requesting that the petition be held until the September 20, 2012 Planning Commission and October 16, 2012 City Council meetings to allow time for the dispute to be addressed.

PLANNING COMMISSION RECOMMENDATION - May 17, 2012

The petition was heard at the May 17, 2012 Planning Commission meeting. The Commission recommended deferral to the June 21, 2012 Planning Commission meeting (4-0, Frostbaum, Maziar, Tart and Rubenstein for; Duncan not voting; Pond and Squire absent).

MAYOR AND CITY COUNCIL ACTION - June 19, 2012

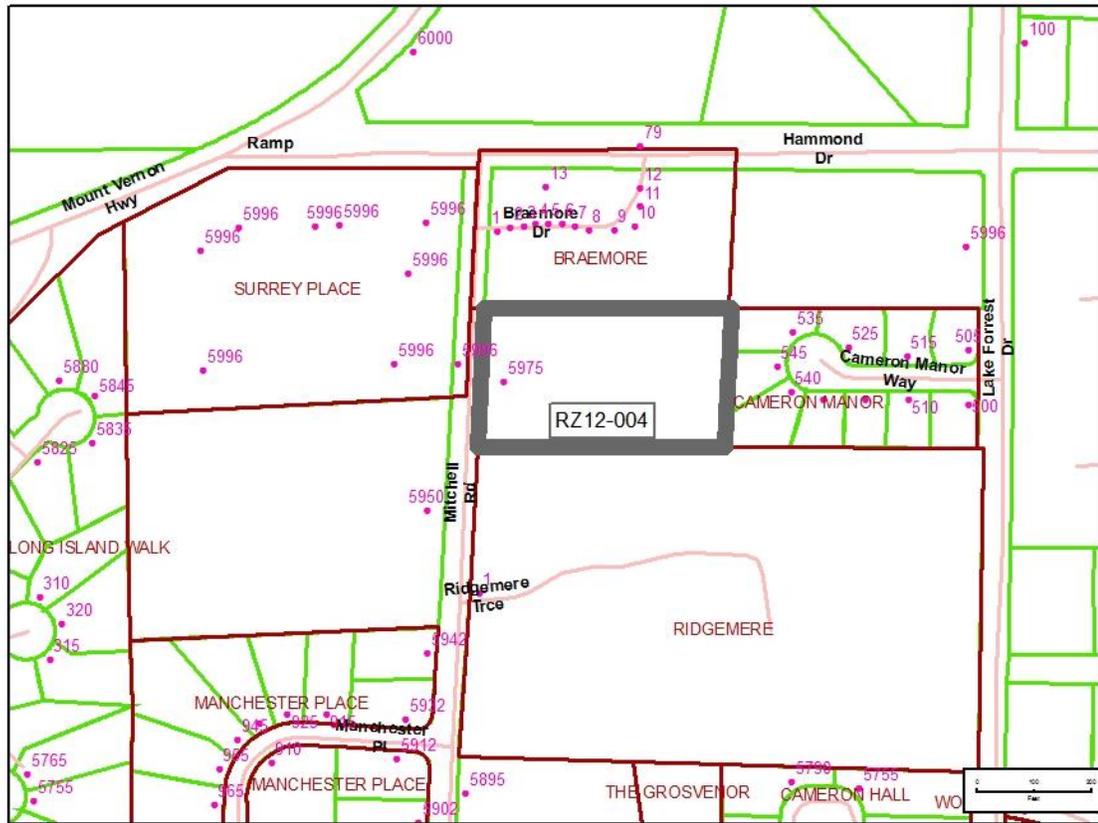
The petition was heard at the June 19, 2012 Mayor and City Council meeting. The Council deferred the petition to the July 19, 2012 Planning Commission and August 21, 2012 City Council meetings to allow the applicant additional time to address concerns raised by surrounding neighbors (6-0, Paulson, Fries, Collins, Sterling, DeJulio, and McEnery for; Galambos not voting).

PLANNING COMMISSION RECOMMENDATION - July 19, 2012

The petition was heard at the July 19, 2012 Planning Commission meeting. The Commission recommended deferral to the June 21, 2012 Planning Commission meeting (6-0, Frostbaum, Maziar, Pond, Squire, Tart and Rubenstein for; Duncan not voting).

Location Map

5975 Mitchell Road



BACKGROUND

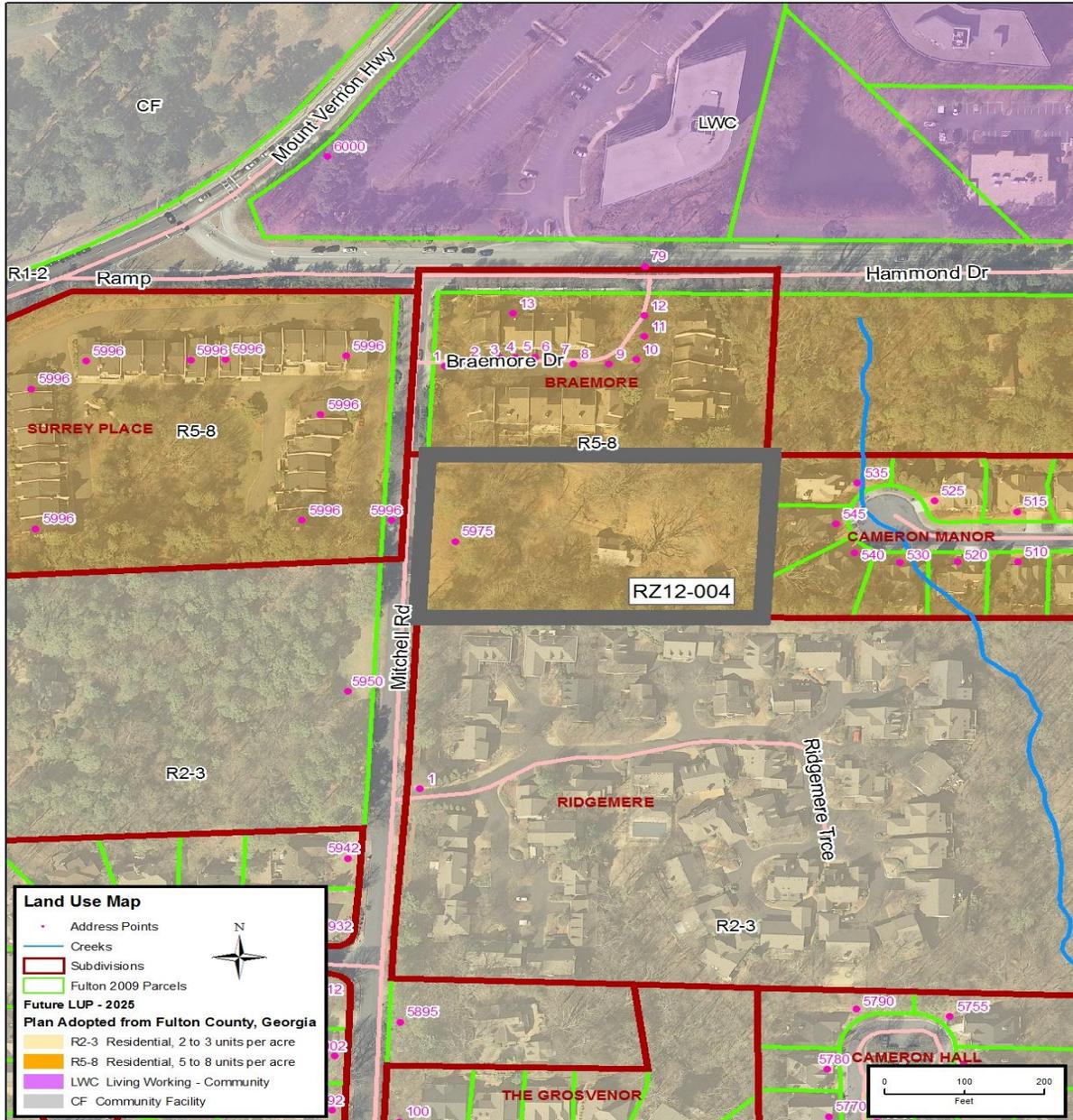
The site is located on the east side of Mitchell Road, about 250 feet south of the intersection of Hammond Drive and Mitchell Road. The property is zoned R-1 (Single-family dwelling District) currently developed with a vacant church and accessory structure(s).

EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY

SUBJECT PETITION RZ12-004/CV12-004	Requested Zoning	Proposed Use	Land Area (Acres)	Square Footage or Number of Units	Density (Square Feet or Units Per Acre)
	R-5A	Fee-simple Single-family Dwellings	2.365	13 units	5.49 units/acre
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	TR Z80-057	Townhomes (Braemore)	2.45	15 units	6.12 units/acre
East	TR Z84-123	Fee-simple Single-family Dwellings (Cameron Manor)	2.53	10 units	3.95 units/acre
South	CUP Z81-133	Single-family Dwellings (Ridgemere)	11.34	44 units	3.88 units/acre
West	R-1	5950 Mitchell Rd. Single-family Home	5.05	1 unit	0.20 units/acre
West	TR Z81-016	Townhomes (Surry Place)	5.37	29 units	5.40 units/acre

Future Land Use Map

5975 Mitchell Road





Subject Property



Subject Property



Subject Property



Subject Property



Subject Property



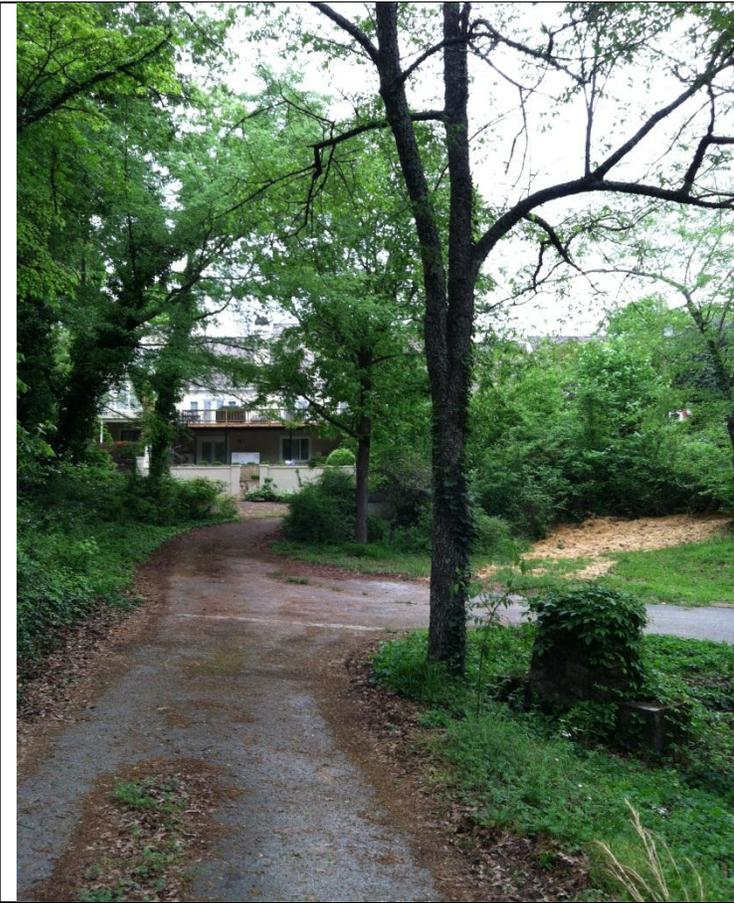
Subject Property



Subject Property



North of Subject Property



North of Subject Property



North of Subject Property



East of Subject Property (toward Cameron Manor)



South of Subject Property



South of Subject Property



South of Subject Property



West of Subject Property



West of Subject Property



West of Subject Property (Surrey Place)



Sign

SITE PLAN ANALYSIS

The site plan submitted shows the existing Church and Barn and shows the proposed thirteen (13) lot subdivision. The subject property is 2.365 acres and appears to be wooded and sloped toward the east and south.

PARKING

Section 18.2.1, *Basic Off-street Parking Requirements*, requires a minimum amount of 52 parking spaces (2 per unit) for overall project, and 56 spaces are provided.

LANDSCAPE ANALYSIS

It appears the entire subject property will have to be graded. This grading will affect the majority of existing vegetation; however, the Tree Conservation Ordinance will have to be followed.

ENVIRONMENTAL SITE ANALYSIS

The Environmental Site Analysis Report is sufficient and satisfies the requirements of the Sandy Springs Zoning Ordinance. The reporting on all items of the analysis stated either positive, minimal, or no environmental issues, with the exception of the following: There are slopes exceeding 25% and there are large trees growing on the property. Additionally, it is unknown if there exists any Archeological/Historic value within the subject property. The report, in its entirety, is within the case file as a matter of record.

DEPARTMENT COMMENTS

The staff held a Focus Meeting on April 4, 2012 at which the following departmental comments were provided:

BUILDING & DEVELOPMENT DIVISION	Sandy Springs Building Officer	<ul style="list-style-type: none"> The requested 10' building separation will be required to follow the Sandy Springs Ordinances and International Building Code requirements including fire safety.
	Sandy Springs Chief Engineer	<ul style="list-style-type: none"> Development shall not increase size of basin draining onto any adjacent property. Prior to permitting development, provide analysis of downstream conveyance conditions and capacities along the downstream conveyances between the project site and the point at which the project site drainage basin area is no greater than 10% of the total drainage basin area. Development shall provide stormwater management facilities as necessary to avoid exceeding capacity of downstream conveyances for up to a 100yr storm event. In addition, for interested parties to be able to evaluate impact of rezoning, it appears reasonable in this case to require a grading plan, tree conservation plan, and a stormwater management plan and report/study for the development.
	Chief Environmental Compliance Officer	<p>If the MCC decides to approve the application the following conditions could be added:</p> <ul style="list-style-type: none"> The current layout does not provide room for the existing Landmark trees to be saved. Extreme site modifications would be required to make concessions for the existing trees. Therefore, to allow the current configuration, locations of installed large canopy trees to be appropriate to provide sufficient root and canopy growth as determined by the City Arborist. Additional trees to meet the canopy requirement and/or canopy mitigation trees that cannot be installed on the site shall be paid into the tree fund. Stormwater management area to be planted to provide a water quality element and provide aesthetic value to the adjacent properties. Any necessary Buffers shall be planted to buffer standards with evergreen plant material at a planted height of 8'.
CODE ENFORCEMENT	Officer	<ul style="list-style-type: none"> There are no maintenance code violations.
FIRE DEPT.	Sandy Springs Fire Protection Engineer	<ul style="list-style-type: none"> The requested 10' building separation will be required to follow the Sandy Springs Ordinances and International Building Code requirements including fire safety. Please ensure that there is a fire hydrant within 500' from the most remote corner of the furthest house.
TRANSPORTATION	Sandy Springs Transportation Planner	<ul style="list-style-type: none"> Construct sidewalks on Mitchell Road street frontage and provide pedestrian circulation (sidewalks/access) within development, including pedestrian access to sidewalk/street.

- There are no GDOT requirements that need to be addressed at this time.

The staff has not received any additional comments from the Fulton County Board of Education.

PUBLIC INVOLVEMENT

Required Meetings

The applicant attended the following required meetings:

- Community Zoning Information Meeting held March 27, 2012 at the Sandy Springs City Hall
- Community/Developer Resolution Meeting held April 26, 2012 at the Sandy Springs City Hall

Public Comments (also see attached letters)

Community concerns from the CZIM includes the following:

- Mature trees removed
Staff Comment: If the petition is approved, this item will be addressed at time of permitting through Tree Conservation Ordinance.
- Effective drainage and drainage facility location
Staff Comment: If the petition is approved, this item will be addressed at time of permitting through Development Regulations Ordinance.
- Front setback not being met
Staff Comment: Addressed in variance analysis below.
- The need for sidewalks on Mitchell Rd.
Staff Comment: If the petition is approved, this item will be addressed at time of permitting through Development Regulations Ordinance.
- Too much density and type of product and price point compared to surrounding properties
Staff Comment: The applicant has revised the petition from 7.95 units per acre to 5.49 units per acre.
- Building Heights
Staff Comment: If the petition is approved, this item will be addressed at time of permitting through Zoning Ordinance.
- Buffering to adjoining properties
Staff Comment: The Zoning Ordinance does not require buffers between single family residential uses.
- Location of utilities
Staff Comment: If the petition is approved, this item will be addressed at time of permitting through Development Regulations Ordinance.
- Historical significance of property
Staff Comment: The City does not have a historic preservation ordinance. Additionally, the subject site is not listed on any state or federal historic registers.
- Negative impact to traffic in the area
Staff Comment: The Public Works Department has reviewed the petition and does not anticipate a significant impact on the surrounding transportation system.

Community concerns from the CDRM includes the following:

- Preservation of landmark trees on the property

Staff Comment: If the petition is approved, this item will be addressed at time of permitting through Tree Conservation Ordinance.

- Reduce total number of lots proposed to a maximum of 10-13
Staff Comment: The applicant's most recent site plan reduces the development to a total of 13 lots.
- Justification of hardship for setback variances
Staff Comment: Addressed in variance analysis below.
- Impact, especially visual, on adjacent properties due to proximity of new homes
Staff Comment: Addressed in variance analysis below.
- Screening between new and existing homes
Staff Comment: The Zoning Ordinance does not require buffers between single family residential uses.
- General concerns over the amount of grading and impervious surface proposed, potential draining issues, and stormwater facility maintenance
Staff Comment: If the petition is approved, this item will be addressed at time of permitting through Development Regulations Ordinance.
- Construction type
Staff Comment: The applicant has provided examples of the proposed homes (please see the following link to the developer's website for examples <http://columnsgroup.com/properties.htm>).
- Height of proposed homes adjacent to Cameron Manor
Staff Comment: If the petition is approved, this item will be addressed at time of permitting through Zoning Ordinance.
- Impact and/or replacement of retaining wall adjacent to Cameron Manor
Staff Comment: The retaining wall in question is not located on the property that is the subject of this petition. However, if the petition is approved, this item will be addressed at time of permitting through Development Regulations Ordinance.
- Historic value of property and potential to save wishing well
Staff Comment: The City does not have a historic preservation ordinance. Additionally, the subject site is not listed on any state or federal historic registers.
- Traffic impact to surrounding area
Staff Comment: The Public Works Department has reviewed the petition and does not anticipate a significant impact on the surrounding transportation system.
- Braemore residents are concerned over the proposed building height of the homes
Staff Comment: If the petition is approved, this item will be addressed at time of permitting through Zoning Ordinance.

Notice Requirements

The petition was advertised in the Sandy Springs Neighbor on May 9, 2012 and May 18, 2012. The applicant posted a sign issued by the Department of Community Development along the frontage of Mitchell Road on April 13, 2012.

Public Participation Plan and Report

The applicant has met the Public Participation Plan requirements. The applicant will be required to submit the Public Participation Report seven (7) days prior to the Mayor and City Council Hearing on June 19, 2012. The Public Participation Report was submitted on or before June 12, 2012.

ZONING IMPACT ANALYSIS

Per Article 28.4.1, *Zoning Impact Analysis by the Planning Commission and the Department*, the staff shall make a written record of its investigation and recommendation on each rezoning petition with respect to the following factors:

-
- A. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*

Finding: 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 uses and Townhomes (to the north, east, south, and west). The proposal allows for a proper transition between these areas. Additionally, the applicant has revised the plan so that the proposed density is more consistent with the properties in the immediate area (see page 3 of this report).

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

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 property to be affected by the zoning proposal may have reasonable economic use as currently zoned.

Finding: The staff is of the opinion that the subject property has a reasonable economic use as currently zoned.

D. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.

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. Whether the zoning proposal is in conformity with the policies and intent of the land use plan.

Finding: The staff is of the opinion that the proposed use is consistent with the Future Land Use Map, which designates the property as Residential 5 to 8 units per acre (R5-8), Urban Residential. The density proposed by the applicant is 5.49 units/acre and falls within the 5 to 8 units per acre.

The R5-8 residential category allows for a range of dwelling types, which can include detached, single-family homes, and duplexes, with prospects for lower density townhouses and apartments within planned developments. These areas are served by public water and sewer. This category has limited application in Sandy Springs – a large area north of Morgan Falls Road west of Roswell Road, an area within the Huntcliff master planned community, and other smaller sites that are transitional between lower density residential neighborhoods and live-work designations. This future land use category is implemented with the following zoning districts:

- R-6, Two Family Dwelling, 9,000 square foot lot size (4.84 Units Per Acre)
- R-5, Single Family Dwelling, 7,500 square foot lot size (5.8 Units Per Acre)
- NUP, Neighborhood Unit Plan (single-family dwellings only, up to 5 Units Per Acre)
- CUP, Community Unit Plan (if limited to 8 Units Per Acre)

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Finding: The staff is of the opinion that there are no existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or denial of the applicant's proposal.

G. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs.

Finding: The staff is of the opinion that the proposal may permit a use which could be considered

environmentally adverse to the natural resources, environment, or citizens of Sandy Springs.

VARIANCE CONSIDERATIONS

Article 22 of the Zoning Ordinance indicates the following are considerations in granting variances, of which only one has to be proven:

- A. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or,
- B. The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or,
- C. Conditions resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road.

The applicant is requesting four (4) concurrent variances as outlined below. The applicant has indicated that these variances are being requested to “allow the applicant to develop the property in a reasonable and industry-standard manner and in keeping with the development contiguous to the north, south, and east and resultingly to overcome the hardship of the narrow and confining shape of the property which condition is unique to the property”. Additionally, the applicant states that approval of these variances “would be in harmony with the policy and intent of the Zoning Ordinance and would not cause a detriment to the health, safety, and welfare of the general public while requiring compliance with the referenced development standards...would cause an extreme hardship”.

1. Variance from Section 6.9.3.F. of the Zoning Ordinance to reduce the required forty (40) foot perimeter setback to thirty (30) feet along the north property line and twenty (20) feet along the south property line.

*The staff is of the opinion the variance request is in harmony with the intent of the Zoning Ordinance and with the residential developments along the north and south property lines. The following are the existing conditions with regard to setbacks along the adjoining property lines: North (Braemore) – a 10 foot landscape strip is required and provided; South (Ridgemere) – the existing spacing ranges from 10 feet to 25 feet. The original plan submitted by the applicant detailed a townhome development that did not require any variances and showing a forty (40) foot perimeter setback being met. However, the surrounding neighborhoods requested that the applicant instead propose a single family development. In order to accommodate the neighbors’ requests and to be able to have building envelopes that are of a size to develop homes that are similar to the adjacent single family neighborhoods, the applicant is now seeking the setback reduction variances outlined. Therefore, based on these reasons, the staff recommends **APPROVAL CONDITIONAL** of this variance request.*

2. Variance from Section 6.9.3.G.2. of the Zoning Ordinance to reduce the required fourteen (14) foot interior building separation to ten (10) feet.

*The staff is of the opinion the variance request is in harmony with the intent of the Zoning Ordinance. The requested 10’ building separation will be required to follow the Sandy Springs Ordinances and International Building Code requirements including fire safety, pursuant to the comments received from the Sandy Springs Fire Protection Engineer. The original plan submitted by the applicant detailed a townhome development that did not require any variances. However, the surrounding neighborhoods requested that the applicant instead propose a single family development. In order to accommodate the neighbors’ requests and to be able to have building envelopes that are of a size to develop homes that are similar to the adjacent single family neighborhoods, the applicant is now seeking the setback reduction variances outlined. Therefore, based on these reasons, the staff recommends **APPROVAL CONDITIONAL** of this variance request.*

3. Variance from Section 6.9.3.G.2. of the Zoning Ordinance to reduce the required twenty (20) foot side yard setback adjoining a local street to five (5) feet for lots #5 and #9.

*The staff is of the opinion the variance request is in harmony with the intent of the Zoning Ordinance. Due to the size of the property and the need to accommodate the street for the single family development, the applicant is requesting a setback reduction variance along the street side of these two lots. In order to address the neighbors' request for a single family development rather than a townhome development and to be able to have building envelopes that are of a size to develop homes that are similar to the adjacent single family neighborhoods, the applicant is now seeking the setback reduction variances outlined. Therefore, based on these reasons, the staff recommends **APPROVAL CONDITIONAL** of this variance request.*

4. Variance from Section 6.9.3.G.1. of the Zoning Ordinance to reduce the required twenty (20) foot front yard setback to fifteen (15) feet.

*The staff is of the opinion the variance request is in harmony with the intent of the Zoning Ordinance. Due to the size of the property and the need to accommodate the street for the single family development, the applicant is requesting a setback reduction variance along the street frontage of the proposed lots. In order to address the neighbors' request for a single family development rather than a townhome development and to be able to have building envelopes that are of a size to develop homes that are similar to the adjacent single family neighborhoods, the applicant is now seeking the setback reduction variances outlined. Therefore, based on these reasons, the staff recommends **APPROVAL CONDITIONAL** of this variance request.*

CONCLUSION TO FINDINGS

It is the opinion of the staff that the proposal is in conformity with the intent of the Comprehensive Plan Policies, as the proposal involves a use and density that is consistent with abutting and nearby properties and provides appropriate transition. However, due to the issue that has been raised, both staff and the applicant in conjunction with the City Attorney are requesting that the petition be held until the September 20, 2012 Planning Commission and October 16, 2012 City Council meetings to allow time for the dispute to be addressed. Therefore, based on these reasons, the staff recommends **DEFERRAL** of this petition and the associated concurrent variances.

STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to rezone the subject property from R-1 (Single-family dwelling District) to R-5A (Single Family Dwelling District), the staff recommends the approval be subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. To a total of thirteen (13) Single Family Dwelling Units at a density of no more than 5.49 units per acre, whichever is less.

2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development on June 26, 2012. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance, the Development Standards contained therein, and these conditions prior to the approval of a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for 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.

3. To the owner's agreement to provide the following site development standards:
 - a. The owner/developer shall construct sidewalks along the Mitchell Road street frontage and provide pedestrian circulation (sidewalks/access) within development, including pedestrian access to sidewalk/street, subject to the approval of the Sandy Springs Public Works Department.
 - b. Variance from Section 6.9.3.F. of the Zoning Ordinance to reduce the required forty (40) foot perimeter setback to thirty (30) feet along the north property line and twenty (20) feet along the south property line.
 - c. Variance from Section 6.9.3.G.2. of the Zoning Ordinance to reduce the required fourteen (14) foot interior building separation to ten (10) feet.
 - d. Variance from Section 6.9.3.G.2. of the Zoning Ordinance to reduce the required twenty (20) foot side yard setback adjoining a local street to five (5) feet for lots #5 and #9.
 - e. Variance from Section 6.9.3.G.1. of the Zoning Ordinance to reduce the required twenty (20) foot front yard setback to fifteen (15) feet.

Attachments

Site Plan Received June 26, 2012

Letters of Intent Received March 13, 2012 and May 19, 2012

Applicant Zoning Impact Analysis received March 13, 2012

Letters of Concern/Opposition Dated Received as indicated

FIRST AMENDMENT TO APPLICATION FOR REZONING AND CONCURRENT VARIANCES

IN RE:)
Arrowhead Real Estate Partners, LLC) Application Number: RZ12-004/CV12-004
APPLICANT)
PROPERTY:) **Received**
2.365 Acres on the Easterly Side) **MAY 09 2012**
of Mitchell Road commonly known as) **City of Sandy Springs**
5975 Mitchell Road) **Community Development**
Sandy Springs, Georgia 30328) **Department**

Now comes Arrowhead Real Estate Partners, LLC (the "Applicant" hereunder) who does hereby modify and amend the above referenced Application for Rezoning and Concurrent Variances and associated Letter of Intent as follows:

1.

The Site Plan originally filed with the Application has been modified and amended and the original and first modified and amended Site Plans are hereby deleted and there is substituted and placed in lieu thereof the Site Plan filed on May 3, 2012.

2.

The Concurrent Variances originally requested as associated with the request for rezoning to the TR Classification are hereby deleted and there is substituted and placed in lieu thereof the four (4) Concurrent Variances more particularly stated and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof. These Concurrent Variances are requested in order to allow the Applicant to develop the Property in a reasonable and industry standard manner and in keeping with the developments contiguous and to the north, south and east and resultingly to overcome the hardship of the narrow and confining shape of the Property which condition is unique to the Property. The approval of these Concurrent Variances would be in harmony with the policy and intent of the Zoning Ordinance and would not cause detriment to the health, safety and welfare of the general public while requiring compliance with the referenced development standards which are the subject of the Concurrent Variance requests would cause an extreme hardship upon the Applicant.

3.

The original rezoning request of the Applicant was to allow the development of the Property under the TR Classification for 19 townhomes which resulted in a density of 7.95 units per acre. After meeting with the surrounding community

representatives, the Applicant modified its request to seek a rezoning of the Property under the R-5A Classification for the development of 15 detached single family homes which resulted in a density of 6.34 units per acre. Applicant's current modified Site Plan reflects a request for 14 lots which results in a density of 5.72 units per. The Sandy Springs Comprehensive Land Use Plan Map suggests residential develop on the Property at a density range of 5 to 8 units per acre. Therefore the request of the Applicant to rezone the Property at a density of 5.72 units per acre is at the low end of the suggested density range for the Property and is entirely appropriate. Further, the requested 20 foot rear yard setback requested matches the 20 foot rear yard setback of Cameron Manor contiguous and to the east and the perimeter setback request of a reduction from 40 feet to 20 feet is entirely appropriate given the distance of homes in the Braemore Townhome Development contiguous and to the north and the Ridgemere Townhome Development contiguous and to the south being some approximate 10 feet from the Applicant's northerly and southerly Property lines. Further, the Applicant does commit that the homes shall have a minimum heated floor area of 2,500 square feet and shall range up to approximately 3,500 square feet. All of these factors further evidence the appropriateness of this Application for Rezoning and Concurrent Variances and the appropriateness of this Application and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "B" attached hereto and by reference thereto made a part hereof.

Now, therefore, the Applicant requests that this Application for Rezoning and Concurrent Variances be approved as submitted and as modified and amended in order that the Applicant be able to proceed with the lawful use and development of the Property.


Nathan V. Hendricks III
Attorney for the Applicant

6085 Lake Forrest Drive
Suite 200
Sandy Springs, Georgia 30328
(404) 255-5161

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MAY 09 2012
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Community Development
Department

Exhibit "A"

CONCURRENT VARIANCES

1. Variance from Section 6.9.3.F. of the Zoning Ordinance to reduce the required forty (40) foot perimeter setback to twenty (20) feet, and
2. Variance from Section 6.9.3.G.2. of the Zoning Ordinance to reduce the required fourteen (14) foot interior building separation to ten (10) feet, and
3. Variance from Section 6.9.3.G.2. of the Zoning Ordinance to reduce the required twenty (20) foot side yard setback adjoining a local street to ten (10) feet for lot #1, and
4. Variance from Section 6.9.3.G.1. of the Zoning Ordinance to allow the required twenty (20) foot front yard setback to be measured from the back of curb.

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Exhibit "B"

APPROPRIATENESS OF APPLICATION
AND
CONSTITUTIONAL ASSERTIONS

The portions of the Zoning Resolution of the City of Sandy Springs as applied to the subject Property which classify or may classify the Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Resolution of the City of Sandy Springs to the Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the Sandy Springs City Council without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Sandy Springs City Council to rezone the Property as proposed by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the subject Property would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Any rezoning of the Property without the simultaneous approval of the Concurrent Variances requested would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

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MAY 09 2012
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MITCHELL ROAD -- TR TOWNHOME ZONING
SANDY SPRINGS
Georgia

LETTER OF INTENT:

Applicant: Arrowhead Real Estate Partners, LLC

ESA Revision Number:
Phone Number: 404-867-3572

The intent of the zoning proposal is to rezone the existing church site that is currently zoned R-1 to be zoned TR -- Townhome Residential community. The proposed site is to support residential housing of 7.95 units/acre that complies with the comprehensive land use plan of 5 to 8 units per acre for this site. See below for the Sandy Springs Comprehensive Land Use Map. The site is a 2.4 acre parcel that is currently partially developed as an existing church that is in a worn condition as exists today. The site is has moderate tree coverage on the site with a few large diameter trees throughout. The site is moderately sloping from east and west toward the middle of the site and its low point is located on the southern portion of the site.

The TR zoning was determined by the applicant and the staff to be the best suited for the proposed development, the TR district allows both townhome attached product and detached single family product to be constructed on the site at a maximum density of 8 units/acre. The surrounding developments are similar to this proposal. The surrounding area has townhomes and single-family homes that help compliment the proposal of residential housing. Access to the site is located off Mitchell Road, which appears to be a 60' right of way. The entrance is to have access directly across from an existing townhome community. The proposal is to construct a private road system within the community with easements on the road for public utilities and private utilities to be constructed to support the proposal.

There will be a few concurrent variances filed with the application to adjust setbacks in order to construct the community with townhomes that interact with the streetscape and single-family homes to comply with the TR zoning and its surroundings. The site is bordered by residential zoning and to the south by a CUP development. The overall zoning fits within the comprehensive land use plan and will provide a good residential model for the surrounding area. The site will have low impacts to traffic in the area; the site is a small site with a small number of townhomes and detached product allowed to fit on this site. The site can support from a planning perspective units that would exceed the 8 units / acres threshold, however the applicant wanted to comply with the plan and limit the number to a maximum of 8 units /acre based on surrounding conditions.

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MAR 18 2012
City of Sandy Springs
Community Development
Department

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MAR 06 2012
City of Sandy Springs
Community Development
Department

1212-004

MITCHELL ROAD -- TR TOWNHOME ZONING
SANDY SPRINGS
Georgia

12-12-004

Received

MAR 18 2012

IMPACT ANALYSIS
FORM - B

City of Sandy Springs
Community Development
Department

Applicant: Arrowhead Real Estate Partners, LLC

ESA Revision Number:

Phone Number: 404-067-3672

Analyze the Impact of the proposed rezoning:

1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?
 - a. The proposed use is compatible with the surrounding zonings, its similar in type of product with the townhomes and single family detached in the area.
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
 - a. The proposal does not affect the existing use, the church is not in use and is in poor condition as exists on the property. The proposed zoning fits much better with the surrounding area by providing the same type of uses that surround the property and the area.
3. Does the property to be rezoned have a reasonable economic use as currently zoned?
 - a. The property does not have a reasonable use as currently zoned. The existing church is not the highest and best use for the area and the property. The surrounding area proves this by having similar uses all around the site and in nearby subdivisions.
4. Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?
 - a. The use will not cause an excessive use, the comprehensive land use map calls for the density that is being proposed. This fits well with what is in the area and provides housing that will not have an excessive impact on the road network. The zoning utilized in the area are sufficient to support the density proposed. The proposal will enhance the surrounding area by providing nice upscale housing.
5. Is the rezoning proposal in conformity with the policies and intent of the land use plan?
 - a. Yes, the site is fully in compliance with the land use plan. The land use plan calls for residential zoning for the site to be from 6 to 8 units / acre. The proposal is to construct and zone residential housing below 8 units / acres, which complies not only with the area surrounding the site, but also the land use plan by Sandy Springs.
6. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal?
 - a. The surrounding area around the church has been developed in accordance with the land use plan. The site as exists is not the highest and best use as shown in the land use plan. The support should be provided for the zoning based on the land use plan and the surrounding area.
7. Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of the City of Sandy Springs?
 - a. The proposed use is in compliance with the environment, the resources and area of Sandy Springs; this can be seen from the aerial image of the surrounding uses being similar.

OPPOSITION

June 19 and 21st Statement

Dear Honorable Mayor and City Council (June 19th) or (Planning Commission on the 21st), my name is Char Fortune. I am a resident of Cameron Manor, the subdivision behind and below the Mitchell property. I am here today to represent the prevailing views of the 10 homeowners in Cameron Manor Way affected by this new development. The Cameron Manor Way residents are unanimous in our opposition to the proposed plan submitted by the Petitioner for the following reasons:

1. He has NOT demonstrated ANY special conditions that exist on the land that creates a hardship thus making it too difficult to comply with the code's normal requirements. The property is neither unusual topographically nor by shape, nor is there anything extraordinary about the piece of property itself to warrant a zoning variance.
2. The proposed development is OVERLY DENSE and NOT IN CONFORMITY WITH SURROUNDING NEIGHBOURHOODS.
3. The Petitioner has HAS PROVIDED a plan that clearly demonstrates that he IS ABLE make reasonable use of the land within the current zoning ordinance by building 8 homes. We are in support of this type of development and conveyed to the Petitioner that we would work with him on a solution to get 1-2 more homes on the property; however, he has declined this offer.
4. The variances are against the public interests as evidenced by the outpouring of letters from the surrounding communities that City has received in opposition to the Petitioner's plan.

In closing, we ask the Commission/Council to deny the Petitioner's request for variances. The Sandy Springs Zoning Ordinance clearly states that a hardship variance, if approved, must relate to the unusual circumstances of the property, not the Petitioner's convenient use of the land. In this instant case, the Petitioner has shown no special hardship that would prevent him from making reasonable use of the land within the current zoning ordinance. The Petitioner has, in fact, produced a plan which clearly shows that he is able to meet the dimensional standards of the land use ordinance; however, he has chosen not to progress this because he states he wants to maximize his economic return on the property. A potential for economic loss, or something less than the maximum potential economic return to the property user, are not considered hardships by the definition of the Sandy Springs Zoning Ordinance.

Thank you in advance for your support of our position.

The current Braemore density is incorrect on the staff report. Please see attached plat or Fulton county GIS. Braemore is 2.7 acres and 13 units.

Densities in the Mitchell Road corridor

Both of these communities are located on high traffic corner parcels of Hammond Road

Braemore	Townhomes	2.7 acres	13 homes	4.81 density
Surry Place	Townhomes	5.37 acres	29 homes	5.40 density

Both of these communities are on the petitioner's Eastern and Southern boundaries.

Cameron Manor	Single family	2.53 acres	10 homes	3.95 density
Ridgemere	Single family	11.34 acres	44 homes	3.88 density

Both of these communities are across the street and within 320 feet of this property.

5950 Mitchell	Single family	5.05 acres	1 home	0.20 density
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Currently zoned R1, Future Land Use is 2-3 density

Manchester Place	Single family	8.3 ac est.	20 homes	2.4 density est.
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Lancaster, Grosvenor, and Cameron Hall all have densities between 4.0 - 4.5 homes per acre but are developed on much larger properties (4-8 acres).

Long Island Walk and Manchester Place have densities that are much lower.

We believe that the density on this property should be no higher than 3.9 thus matching both Cameron Manor and Ridgemere. This density would allow proper buffers and setbacks to surrounding neighbors.

Please support your constituents by introducing us to the Zoning Commission to begin discussion of correcting these ambiguities.

Prepared Speech that we were unable to be delivered to the Zoning Commission on May 19, 2012

Planning Commission Members & City Council:

I would like to begin my statement by thanking the City of Sandy Springs Community Development department in their outstanding customer service to their citizens. Especially, being patient with and answering numerous questions from concerned neighbors.

Sandy Springs was voted in to a city by this constituency because of their promises to hear the community and their needs. We all have seen what the disregard of Fulton County for the Sandy Springs area has left us with.

We, the community, ask that you honor this promise you made, and recommend R-5A zoning with no variances and a density no higher than 3.9 thereby preserving our neighborhood.

We fully support our neighbor's statements as they fully support ours.

After our analysis of the developer's site plan and staff report, we agree with their zoning impact analysis and reasons for Denial of all variance requests.

Arrowhead has not demonstrated a hardship that prevents them from reasonable use of the property within the current zoning ordinances.

The variances, if authorized, would create a development project that is so overcrowded and unattractive that it would be out of character with the surrounding neighborhood of single family homes. The inadequate buffer and setbacks would be intrusive to neighbors and infringe upon privacy.

1. There are no special circumstances or conditions that prevent the Developer from building a development that is in strict conformity with the provisions of the Zoning Ordinance;

2. We have asked them to articulate their hardship to justify this variance but they have been unclear. Only stating that "they can't make any money" if they reduce density. We find this hard to believe.
3. There are many neighborhoods in the vicinity of this proposed development that lend support to our argument that a less dense development could be built profitably in harmony with the neighborhood.

Arrowhead will say they have compromised by offering concessions from the original plan. However, if you look closely at these site plans and concessions, they are items that would require changing anyway. Every version is basically the same plan.

The community's main concerns of setbacks and density were never addressed.

We, however, do not agree with staff's conditional approval of a total density of no more than 5.92 homes per acre.

We believe this density creates an unattractive and overcrowded subdivision that is not in harmony with the community and is not appropriate for this particular property.

This property does not have frontage on a high traffic street such as Braemore and Surrey Place. It is pushing a higher density property back into the neighborhood similar to pushing a commercial store with frontage on a high traffic road into a neighborhood. This would not be done.

We understand the need for a Land Use plan. However, we strongly feel that there is an error in this plan concerning this property with the suggested density of 5-8 units per acre.

Likewise, this attempt of transitional zoning is not in harmony with the surrounding communities that have densities in the high 3's. Some of the discrepancies' are:

1. The Cameron Manor development is included in this 5-8 but has a density in the high 3's and the Ridgemere subdivision on the property's southern border has a future land use of 2-3.
2. The other single family home across the street from this church (also zoned R1) is recommended R2-3.
3. After further analysis from numerous constituents, we have concluded that none of the higher density zoning districts (R5, R5A, R6, TR) really fit on this property without major variances and harm to its neighbors. This future land use does not naturally fit on this site or conform with adjacent subdivisions.
4. This developer had to use zoning districts in the higher density R8-12 Future Land Use designation (zoning R-5A, TR) in order to get around the minimum 7,500 sf lot size required within the true R5-8 land use and R-5 zoning.

This property is not large enough for the requested density of townhomes or single family homes within the R5-8 zoning districts of NUP and CUP as their minimum acreage requirements are 5 acres and 10 acres, respectively. This leaves only a true R-6 and R-5 zoning that should be implemented within the R5-8 future land use category.

5. In addition, only 2 small churches are in the 5-8. This recommendation entices developers to take advantage of weaknesses of these smaller churches and destroy their "holy" ground for profit. Numerous neighbors have found solace in walking this nonprofit dedicated "holy land" praying, meditating and enjoying its natural beauty. 21 churches on the future land use plan have a density of 2-3 units per acre or less. We wonder why other churches are protected with lower densities.
 - 11 Churches are Residential 1 - 2 units per acre
 - 10 Churches are Residential 2 - 3 units per acre
 - 4 Churches are Residential 3 - 5 units per acre

2 Churches are Residential 5 - 8 units per acre

6. A more harmonious land use will additionally ensure better protection for the 200+ year old trees on the property as they would more likely be saved from destruction. The corrected density would potentially allow future developers to work with the park like beauty of the property instead of trying to maximize density.

As I stated before, we had no control of what Fulton County had previously done. And as you are aware did not always have Sandy Springs best interest at heart. It is now up to Sandy Springs to protect our neighborhood.

Please remember that the Land use plan says recommended not required.

The current Braemore density is incorrect on the staff report. Please see attached plat or Fulton county GIS. Braemore is 2.7 acres and 13 units.

Densities in the Mitchell Road corridor

Both of these communities are located on high traffic corner parcels of Hammond Road

Braemore	Townhomes	2.7 acres	13 homes	4.81 density
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Both of these communities are on the petitioner's Eastern and Southern boundaries.

Cameron Manor	Single family	2.53 acres	10 homes	3.95 density
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Both of these communities are across the street and within 320 feet of this property.

5950 Mitchell	Single family	5.05 acres	1 home	0.20 density
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Currently zoned R1, Future Land Use is 2-3 density

Manchester Place	Single family	8.3 ac est.	20 homes	2.4 density est.
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Lancaster, Grosvenor, and Cameron Hall all have densities between 4.0 - 4.5 homes per acre but are developed on much larger properties (4-8 acres).

Long Island Walk and Manchester Place have densities that are much lower.

As you can see from the above information, the petitioners request for 14 units on 2.365 acres (density of 5.92) is extreme and out of harmony with the surrounding neighborhood.

We believe that the density on this property should be no higher than 3.9 thus matching both Cameron Manor and Ridgemere. This would allow proper buffers and setbacks to surrounding neighbors.

Please support your constituents by voting for **R-5A zoning with no variances and a density of no more than 3.9.**

Staff, zoning commission and council, please review the below pictures of trees and setbacks.

Please consider requiring both a 40 foot setback and Green Giant Arborvitae buffer trees that are 10-14 feet tall planted 4-6 feet apart to ensure visual privacy for both communities.

In addition, please require the developer to replace on site any trees and bushes damaged from soil disturbance and compaction within the first 3 years as many trees will not show immediate damage.

Note: the below pictures are the buffer standard of 8 feet tall evergreens suggested by your chief environmental compliance officer. It does not protect privacy as you can see right through the buffer.

The following pictures were taken standing 10 feet from the tree line. The homes setback 25 and 35 feet from tree line. Trees are 8-10 feet tall planted 6 feet apart. The location for verification is Eastside Baptist Church, Marietta Georgia, parking lot of new addition and adjacent homes.

Building setback 35 feet from trees. Trees are 8-10 feet tall and 6 feet apart.



Building setback 25 feet from trees. Trees are 8-10 feet tall and 6 feet apart.



Building setback 35 feet. Trees are 8-10 feet tall and 6 feet apart. (Panorama below distorts distance)



Building setback 35 feet. Trees are 8-10 feet tall and 6 feet apart. (Panorama below distorts distance)



Building setback 35 feet from trees. Trees are 8-10 feet tall and 6 feet apart.



Again, please consider requiring both a 40 foot setback and Green Giant Arborvitae buffer trees that are 10-14 feet tall planted 4-6 feet apart to ensure visual privacy for both communities.

Citizen Comments on the rezoning of the historical property at 5975 Mitchell Road

Dear Department of Community Development and City Planning Commission,

In April 2011, the city of Smyrna planning department felt pressure to get some business going. They accepted a developer's proposal to build a couple spec homes. Even after the neighborhood voiced opposition, Smyrna city council voted for dramatic variance changes (Amendment Request Z11-001) to the properties original plan and current zoning to enable the developer to make enough profit to do the deal.

The developer promised to increase tax revenues, save the community from falling home values, and promised that they could sell these homes and finish this development.

One house sold as they already had a buyer. However, as you can see from the FMLS listing, 4558 Lois Street, Smyrna GA was listed June 14, 2011. After over 300 days on the market in the highly desirable Vinings area, this similar type home, which is proposed by Arrowhead on Mitchell Road, is still unsold today. I am assuming buyers do not want to pay this price on such a tight lot when there is so much inventory and better deals already on the market. These developers have not been good neighbors as the remaining land is littered with construction materials, an open shed, and construction trailer. In addition, they have five "dirt and weed" vacant lots still awaiting development. At this point, they have already taken advantage of the economy by getting their variances and locking up the land for future development. After getting what they wanted, code enforcement issues and being good neighbors are minor nuisances. This is just one recent example of what can happen. If this very real outcome happens at 5975 Mitchell Road and the staff, planning committee, and city council say "oops my mistake" it will be too late for this historical building, trees and surrounding communities. The developers will already have locked in their desires and profit and will wait to finish the development however long that takes. What will you then say to the citizens that you serve? The decision that you are making now for or against this neighborhood will not be forgotten for a very long time. Please considerate this heavily as if it was your own neighborhood in these economic times.

Current FMLS data shows that there are 440 homes for sale within a 3 mile radius of this property. Within 2 miles there are 225 detached single family homes listed. 100 of these homes are within the \$300,000 to \$599,000 price range. Also, within this 2 mile radius there are over 135 attached homes with 38 of these homes above \$200,000. In addition, there are 43 homes listed with 17 homes in the \$300,000 to \$599,000 price range in this immediate neighborhood. Attached are a few examples of current listings in Arrowhead's promised price range of 4 to 5 hundred thousand dollars. Please note the much larger lots and green space surrounding these homes. In addition, please explain to these current Sandy Springs citizens why you think it is a good idea to put more housing inventory on the market today at the expense of these surrounding Sandy Springs neighbors.

From Arrowhead's own statements on April 27th, 2012, they do not have financing and will piece meal it together as needed from private equity partners. They will build a couple houses then if lucky they may build a few more and so on. This would mean that this property would be a continuous construction site from 7:30am to 7:30pm for at least 2-3 years or more. Would you like this in your backyard?

We request that staff and Commission not recommend this development.

However, if this property must be clear cut and developed at this time. I have a question. Why have zoning requirements if you always give variances?

Please honor the R-5A zoning with no variances and a 40 foot perimeter setback. In addition, please require the developer to plant immediately after grading a row of 10 foot or taller Leyland cypress trees every 6-8 feet along the perimeter of the property adjoining other communities to ensure current residents quiet enjoyment and privacy of their homes. We also request that the developer be required to immediately replace on their property or adjoining property any trees damaged by this heavy equipment. Numerous trees have died within the first 3-4 years from the root stress and soil compaction of these types of developments.

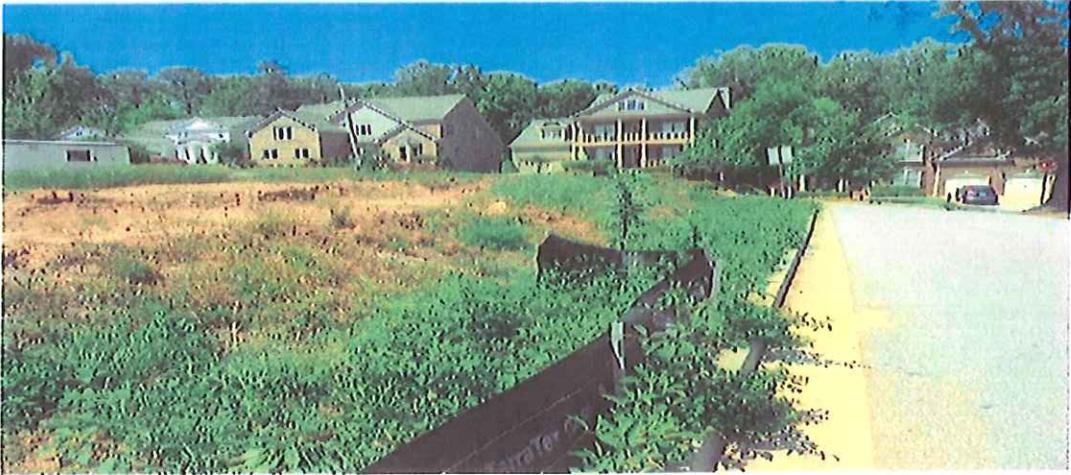
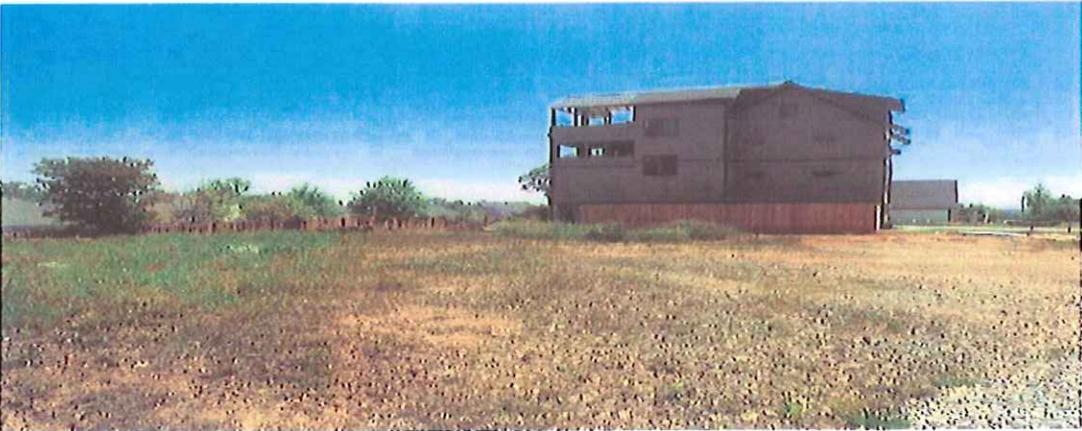
Your backyard is where you live your lives. Relax on your deck and have your morning coffee as well as play with your kids. We chose this community because we did not have someone 20 feet from our home. We believed that we would be somewhat protected from these type of profit squeezed developments with the small church and beautiful tree canopy in a park like setting next door. We assumed with an R-1 zoning that any potential development would be reasonable keeping most of the green space (maybe 5-6 homes). A high density development is not appropriate for this neighborhood as there should be a reasonable balance along this street. A 14 home development on this site destroys too much green space, tree canopy, and privacy by forcing this 20 foot setback. The developers argue that since things were built previously they should get the same. This does not take into account that this historical and beautiful church parcel is a main factor in why many neighbors paid a premium to live in this area. These neighborhoods were built before Sandy Springs was a city and Fulton County did not always look out for Sandy Springs interest. I ask that you protect these neighbors by ensuring that Sandy Springs does not become another Atlanta. Please be more concerned about what makes Sandy Springs great, heritage and green space.

Just because you can do something does not always mean you should. Please do not recommend this development.

Thank you for your time and consideration,

Braemore Residents

Unfinished development - Lois Street Smyrna/Vinings



Spec house 4558 Lois Street Smyrna/Vinings. Over 300 days on market.

Buyer Full Report



Residential Detached
 # 4237426 Broker: PRUD03 Active Area: 72 VI \$155,000
 4558 Lois St City: Smyrna
 County: Cobb State: Georgia Zip: 30080
 Subd/Complex: Cottages At Lo's Point Age Desc: New Under Construction
 Lvs Bdrms Baths Hlf Bth Yr Built: 2011 Waterfront: 0
 Upper 3 2 0 Lake: None Elem: Nckajack
 Main 1 1 0 Stories: 2 Or + Stories Middle: Complete
 Lower 0 0 0 High: Complete
 Total 4 3 0 Style: Cottage Traditional

Directions
 South Cobb to Oakdale Rd Left on Main St (next to Cobb Library) Top of Hill to left on Lois SW OR East Right from West Village onto Oakdale Left on Main St Left on Lois St

Public: Expansive Skyline Views! 4 bed/3.5 bath custom built home. Large, open spaces with custom details and features throughout. Main level features 5/4 hand scraped hardwoods, blue stone fireplace, private custom paved side courtyard. Master suite w/ fire side sitting, private deck, and spa five bath w/ cedar tongue & groove vaulted ceiling. Close to West Village and the Silver Comet Trail.

Features

Bedroom: Bdrm On Main Lev, Other #FP: 2
 Master Bath: Other
 Kitchen: Cabinets Stan, Island, Other, Counter Top - Stone
 Dining: Dining Great Rm House Faces: SE Setting: Other
 Const: Other, Stucco - Hardcoat Tennis on Prop: N
 Parking: 3 Car Garage, Attached, Auto Garage Door, Side/Rear Entry Pool: None
 Road: Paved, Public Maintain Home Warranty: Yes
 Rooms: Great Room, L. Entry/Office, Other
 Basement: Bath/Stubbed, Full
 Lot Size: Under 1/3 Acre Lot Dimensions: Acres
 Lot Desc: Level Driveway, City View HERS Index: 0

Green Building Certification:

Other Descriptive Information

High Amenities: Other, Homeowners Assoc

Appliance Desc: Other, See System Owned

Interior: Other

Exterior: Deck, Front Porch, Other

Handicap Desc: Other

Fireplace: Factory Built
 Heat Type: Gas, Other, Zoned
 Cooling Desc: Ceiling Fans, Central Electric, Other, Zoned
 Energy Feat: None, Other
 Water Source: Public Water
 Laundry Feat: Laundry Room, Other
 Dock: None

Sewer Desc: Pub San Connectd
 Boat House: None

Legal, Financial and Tax Information

Tax ID: 17 0577 0 018 0 Land/Lot: 677 District: 17 Section/GMD: 2 Lot: 1567 Block: 0
 Plat Book/Page: 248/26 Deed Book/Page: 14841/5314 Tax/Tax Yr: \$681 / 2010 Sq Ft: 3600 Sq Ft Source: Builder
 Special: None Owner Finance: N Owner Second: N Assumable: N
 CPHB: Annl Master Assoc Fee Desc: \$0 / None Annl Due/Contemp.: N
 Swim/Tennis: \$0 / None Annl Assoc Fee: \$0 / None Init. Fee: \$0
 Mgmt Co: HOA Phone: Mgmt Phone: Mgmt Email:

Sold

Sale Price: Due Diligence Ends: Closing Date: Binding Agreement Date:
 Original List Price: \$150,000 Prop Closing Date: DOM: Total DOM:
 SP/OLP %: Costs Paid by Seller: Terms:
 Sell Agent ID: Sell Agent: Lender Mediated: Sell Office:

Tuesday, May 1, 2012

10:13 AM

The accuracy of all information, regardless of source, including but not limited to square footage, is deemed reliable but not guaranteed and should be verified through independent means.

Examples of current listings within a 1 mile radius of the historical property at 5975 Mitchell Road

Print Friendly - All Pages

Page 2 of 8

Buyer Short Report



1/14
 Residential Detached
 # 5014742
 Active Broker: Area: 131 \$309,000
 City: Atlanta State: Georgia County: Fulton Zip: 30328
 Subd/Complex: Hammond Hills Year Built: 1990 Style: Ranch
 # Bedrm: 3 # Baths: 2/0 Stories: 1 Story
 Bedroom: Bedrm On Main Lev, Master On Main
 Master Bath: Shower Only
 Interior: Disp Attic Stairs, High Speed Internet Available, His & Her Closets, Hardwood Floo
 Parking: 2 Car Garage, Auto Garage Door, Kitchen Level
 Basement: Crawl Space
 Nbhhd: Marina, Park, Playground, Swimming Pool, Restaurant, Street Lights, Tennis Light

Lot Size: 1/2 To 3/4 Acres # FP: 1 Taxes/Tax Yr: \$3,
 Lot Desc: Corner, Level, Level Driveway, Rm Pool/Tennis
 Elem: High Pool Middle: Rdgview High: Riverwood

Public: 4-SIDE D BRICK RANCH WITH HUGE FENCED BACK YARD! MOVE-IN READY WITH GLEAMING HARDWOOD FLOORS, KITC FAMILY WITH GRANITE AND UPDATED APPLIANCES, UPDATED BATHS AND NEW WINDOWS! 100' OPTIONAL SWIM TENI WINNING RIVERWOOD HIGH SCHOOL

Sale Price:

SP/OLP %:

Sold Information

Closing Date:



1/23
 Residential Detached
 # 503212
 Contingent Due Diligence Broker: Area: 131 \$376,000
 City: Atlanta State: Georgia County: Fulton Zip: 30328-48
 Subd/Complex: CAMERON HALL Year Built: 1993 Style: Trant
 # Bedrm: 3 # Baths: 2/1 Stories: 2 Stories
 Bedroom: Other
 Master Bath: Double Vanity, Sep Tub/Shower, Whirlpool Tub
 Interior: 9 ft + Cel Main, 2-Story Foyer, Cathedral Ceiling, Disp Attic Stairs, Entrance Foyer
 Floors, High Speed Internet Available, His & Her Closets, Trey Ceilings, Walk-In Cl
 Carpet
 Parking: 2 Car Garage
 Basement: Daylight, Exterior Entry, Finished, Full, Interior Entry
 Nbhhd: Cable Tv Avail, Homeowners Assoc

Lot Size: 1/3 to 1/2 Acre # FP: 1 Taxes/Tax Yr: \$5,
 Lot Desc: Level Driveway, Private Backyard
 Elem: Heards Ferry Middle: Rdgview High: Riverwood

Public: IMMACULATE HOME IN INCREDIBLE SANDY SPRINGS LOCATION! MASTER SUITE OF YOUR DREAMS ON AN ENTIRE FLC ROOM, SPA LIKE BATH, OFFICE/NURSERY & OVERSIZED WALK-IN CLOSET! BRIGHT, VAULTED GREAT ROOM OFFERS A SPACE FOR ENTERTAINING! EAT-IN KITCHEN, SEPARATE DINING ROOM BEAUTIFULLY FINISHED 2 BEDROOM IN LAWY! INCLUDES LIVING AREA & WET BAR IN FULL DAYLIGHT TERRACE LEVEL! FORESTED, PRIVATE, FENCED BACKYARD! NEVER ROOF! SIDEWALKS TO NEARBY SHOPS/DINING

Sale Price:

SP/OLP %:

Sold Information

Closing Date:



1/25
 Residential Detached
 # 4326161
 Pending Existing Lender Appr Broker: KWFA01 Area: 131 \$500,000
 City: Atlanta State: Georgia County: Fulton Zip: 30328-33
 Subd/Complex: River Shore Estates Year Built: 1996 Style: Ranch
 # Bedrm: 4 # Baths: 3/0 Stories: 1 Story
 Bedroom: Master On Main
 Master Bath: Double Vanity, Tub/Shower Combo
 Interior: 9 ft + Cel Main, Disp Attic Stairs, Entrance Foyer, Hardwood Floors, High Speed In
 His & Her Closets, Walk/Walk Carpet, Wet Bar
 Parking: 2 Car Carpet, Attached, Kitchen Level, Side/Rear Entry
 Basement: Bath, Daylight, Exterior Entry, Finished, Full, Interior Entry
 Nbhhd: Cable Tv Avail, Homeowners Assoc, Street Lights, Walk to Schools

Lot Size: 1/2 To 3/4 Acres # FP: 2 Taxes/Tax Yr: \$5,
 Lot Desc: Level, Rm Pool/Tennis
 Elem: Heards Ferry Middle: Rdgview High: Riverwood

Public: Everything you want in a house - updated kitchen, open floorplan, and well-maintained so you can move right in! Top drawer kit w/ granite and top of the line appliances like integrated refrigerator, Wolf cooktop, dishwasher drawers, icemaker and more! Kit open seasons sun room overlooking pool, playset and ball yard. Gate at top of drive keeps all contained! Master suite w/updated bath, his & beautiful hardwoods. Fin bsmt w/great room, wet bar, BR and BA. Tons of storage. New roof. Wow! Owner/agent

Buyer Short Report



Residential Detached
 # 4284526
 Active
 Broker: WMSR01 Area: 131
 \$300,000

City: Atlanta State: Georgia County: Fulton Zip: 30328-41
 Subd/Complex: Wooded Forest Year Built: 1992 Style: Ranch
 # Bedrm: 4 # Baths: 2/10 Stories: 2 Stories
 Bedroom: Bdrm On Main Lev
 Master Bath: Tub/Shower Com.Lo
 Interior: Hardwood Floors

Parking: 2 Car Carpet
 Basement: B/B: Stabbed, Daylight, Exterior Entry
 Nbhhd: None

Lot Size: 1/3 to 1/2 Acre # FP: 1 Taxes/Tax Yr: \$4
 Lot Desc: City View
 Elem: Heards Ferry Middle: Ridgeview High: Riverwood

Public: Potential Commercial Great Deal! Has been used as a very successful rental over the past few years. Newly renovated with hardwood floors. Prime location in the center of Sandy Springs commercial area, high end restaurants, shopping, and bars are within walking distance.

Sale Price: SPOLP %: Sold Information Closing Date:



Residential Detached
 # 4325926
 Active
 Broker: KWEA01 Area: 131
 \$344,900

City: Atlanta State: Georgia County: Fulton Zip: 30328-41
 Subd/Complex: Ridgemore Year Built: 1985 Style: Crafts
 # Bedrm: 3 # Baths: 2/11 Stories: 2 Stories
 Bedroom: Master On Main, Roomy w/ Fl Plan
 Master Bath: Double Vanity, Garden Tub, Sep His/Hers, Sep Tub/Shower
 Interior: 9 ft + Ceil Main, 10 ft + Ceil Main, Double Vanity Other, Entrance Foyer, Hardwood Fl
 Internet Available, His & Her Closets, Walk-In Closet(s), Walk-In Closet

Parking: 2 Car Garage, Attached, Auto Garage Door, Kitchen Level
 Basement: Daylight, Exterior Entry, Finished, Full, Interior Entry
 Nbhhd: Cable TV Avail, Homeowners Assoc, Street Lights, Swimming Pool, Walk to Marta

Lot Size: Under 1/3 Acre # FP: 1 Taxes/Tax Yr: \$3
 Lot Desc: Level Driveway, Wooded
 Elem: Heards Ferry Middle: Ridgeview High: Riverwood

Public: In town cluster with a private community pool. Beautiful hardwood floors throughout main level, soaring ceiling in living room with a fireplace, separate dining room - currently used as home office, sunny kitchen with lots of counter and cabinet space, bayed window and tree canopy. Spacious room sizes and open floor plan are perfect for entertaining. Plantation shutters and neutral colors. Master terrace level is perfect for home office, media or rec room.

Sale Price: SPOLP %: Sold Information Closing Date:



Residential Detached
 # 4338418
 Active
 Broker: BHCO01 Area: 131
 \$339,000

City: Atlanta State: Georgia County: Fulton Zip: 30328
 Subd/Complex: Ridgemore Year Built: 1982 Style: Traditional
 # Bedrm: 3 # Baths: 2/11 Stories: 2 Stories
 Bedroom: Other
 Master Bath: Double Vanity, Whirlpool Tub
 Interior: 9 ft + Ceil Main, Double Vanity Other, Disp Attic Stairs, Entrance Foyer, Hardwood Fl
 Closet(s)

Parking: 2 Car Garage, Attached
 Basement: Grand Space
 Nbhhd: Cable TV Avail, Homeowners Assoc, Swimming Pool, Restaurant, Street Lights

Lot Size: Under 1/3 Acre # FP: 0 Taxes/Tax Yr: \$3
 Lot Desc: Corner, Cul De Sac, Level
 Elem: Heards Ferry Middle: Ridgeview High: Riverwood

Public: Lovely brick traditional home in Ridgemore, a quiet enclave in close-in Sandy Springs near Restaurants & shopping. This home is w/ cjs & hardwoods on main level. Banquet size Dining Rm, spacious Kitchen w/ Breakfast Rm. Vaulted Family Rm w/ fireplace & built adjacent Library or Music Rm opens to patio. Spacious Mstr w/ walk in closet, Mstr Ba w/ whirlpool, double vanity, shower. Two add closets. Laundry upstairs.

Buyer Short Report



Residential Detached
 # 502786
 City: Atlanta
 Subd/Complex: Riverside
 # Bedrm: 3
 Bedroom: Bdrm On Main Lev, Master On Main
 Master Bath: Double Vanity, Sep Tub-Shower
 Interior: Dip Attc Stairs, High Speed Internet Available, Entrance Foyer, Hardwood Floors
 Parking: 2 Car Carport
 Basement: Exterior Entry, Partial
 Nbhhd: Cable Tv Avail, Street Lights

Lot Size: 1/3 to 1/2 Acre # FP: 1 Taxes/Tax Yr: \$3
 Lot Desc: Private Backyard
 Elem: Heards Ferry Middle: Ridgeview High: Riverwood

Public: Awesome renovation! Open Social Space w/ Hardwood Floors, Amazing Kitchen w/ Stainless Appliances, Granite Countertops, All w/ raised boat sinks, custom cabinetry. Step out to fabulous pool, stone fireplace and step up to level yard. New Roof, HVAC, beautiful decor - ready to move right in!

Sale Price: SPWLP %: Sold Information Closing Date:



Residential Detached
 # 501075
 City: Atlanta
 Subd/Complex: River Shore Estates
 # Bedrm: 4
 Bedroom: Bdrm On Main Lev, Master On Main, Spl Bdrm Plan
 Master Bath: Double Vanity, Tub/Shower Combo
 Interior: Bookcases, Dip Attc Stairs, Double Vanity Other, Entrance Foyer, Hardwood Floors, Internet Available, Walk-In Closet(s)
 Parking: 2 Car Carport, Kitchen Level, Side/Rear Entry
 Basement: Bath, Boat Door, Daylight, Finished, Full, Interior Entry
 Nbhhd: Cable Tv Avail, Homeowners Assoc, Street Lights, Walk to Schools

Lot Size: 1/3 to 1/2 Acre # FP: 2 Taxes/Tax Yr: \$3
 Lot Desc: Level Driveway, Private Backyard, Wooded
 Elem: Heards Ferry Middle: Ridgeview High: Riverwood

Public: Affordable charming home in great schools in one of Sandy Springs favorite neighborhoods. Updated kitchen & baths. Hardwood floors opens to Fam Rm. Mst bedroom w/own bath has doors to huge deck. Fantastic finished basement w/family room w/ftpl, large Master w/sitting room & expansive bath, plus half bath & serving bar w/sink. Peaceful screened porch opens to a deck across the back of it great private backyard. Walk to Epstein School.

Sale Price: SPWLP %: Sold Information Closing Date:



Residential Detached
 # 432077
 City: Atlanta
 Subd/Complex: Cameron Hall
 # Bedrm: 4
 Bedroom: Master On Main, Spl Bdrm Plan
 Master Bath: Double Vanity, Sep Tub-Shower, Vaulted Ceilings, Whirlpool Tub
 Interior: 9 ft + Cell Main, Cathedral Ceiling, Double Vanity Other, Dip Attc Stairs, Entrance F Closets, Hardwood Floors, Trey Ceilings, Walk-In Closet(s), Wall/Wall Carpet, Bed
 Parking: 2 Car Garage, Attached, Auto Garage Door, Kitchen Level
 Basement: Stab None
 Nbhhd: Cable Tv Avail, Homeowners Assoc, Street Lights, Underground Hls, Walk to School

Lot Size: Under 1/3 Acre # FP: 2 Taxes/Tax Yr: \$4
 Lot Desc: Cul De Sac, Level Driveway, Private Backyard, Wooded
 Elem: Heards Ferry Middle: Ridgeview High: Riverwood

Public: Not your usual 5/4 and a door! Low maintenance cluster home lying on private, wooded lot. This home lives like a two story w/ most second floor is downstairs, not upstairs. John Woodard home in excellent condition. Neutral paint, no wallpaper! Open plan w/ big kitchen, living room open to dining room & spacious master on main. Terrace level has another family room w/ fireplace, 3 bedrooms (or 2B lots of storage). Two private decks. Near Chastain & shopping in Sandy Springs. Riverwood II. Very quiet neighborhood.

Buyer Short Report



1715 | Residential Detached Active
 # 4321027 Broker: CUK01 Area: 131 \$400,000
 City: Sandy Springs State: Georgia County: Fulton Zip: 30328
 Subd/Complex: LANCASTER WALK Year Built: 1997 Style: Tradt
 # Bedrm: 4 # Baths: 4 / 1 Stories: 2 Stories
 Bedroom: Other
 Master Bath: Garden Tub, Other, Sep Tub/Shower
 Interior: 2-Story Foyer, Disp Able Stairs, Entrance Foyer, Hardwood Floors, Tray Ceilings
 Parking: 2 Car Garage
 Basement: Bath, Daylight, Exterior Entry, Finished, Full, Interior Entry
 Nbhhd: Homeowners Assoc, Street Lights, Underground Util's, Walk to Shopping

Lot Size: Under 1/3 Acre # FP: 0 Taxes/Tax Yr: \$4
 Lot Desc: Col De Sac
 Elem: Heards Ferry Middle: Ridgeview High: Riverwood

Public: 4BR/4.5BA PLUS separate office & finished basement area large enough for in-law suite. Friendly, soft col de sac. Open, bright fl colors & spacious!

Sale Price: SP/OLP %: Sold Information Closing Date:



1712 | Residential Detached Active
 # 4331110 Broker: DUFF01 Area: 131 \$440,000
 City: Sandy Springs State: Georgia County: Fulton Zip: 30328
 Subd/Complex: Lancaster Walk Year Built: 1993 Style: Tradt
 # Bedrm: 4 # Baths: 3 / 1 Stories: 2 Stories
 Bedroom: Other
 Master Bath: Double Vanity, Sep Tub/Shower, Whirlpool Tub
 Interior: 2-Story Foyer, 9 ft + Cell Main, Double Vely Other, High Speed Internet Available, 1 Hardwood Floors, Tray Ceilings, Walk-In Closet(s), Wall/Wal Carpet
 Parking: 2 Car Garage, Attached, Auto Garage Door
 Basement: Bath, Daylight, Exterior Entry, Finished, Full, Interior Entry
 Nbhhd: Homeowners Assoc, Street Lights, Underground Util's

Lot Size: Under 1/3 Acre # FP: 1 Taxes/Tax Yr: \$4
 Lot Desc: Col De Sac, Private Backyard
 Elem: Heards Ferry Middle: Ridgeview High: Riverwood

Public: Executive home in fabulous location - quiet enclave! Open Living Space w/elegant 2 story entry. Great Room with wall of windows. Kitchen w/Gas cooktop & Granite. Plantation shutters and neutral decor make this a must see. Finished Terrace Level w/Rec Rm, Bath, New Roof and Carpet.

Sale Price: SP/OLP %: Sold Information Closing Date:



1725 | Residential Detached Active
 # 4220149 Broker: RMAA01 Area: 131 \$425,000
 City: Atlanta State: Georgia County: Fulton Zip: 30328-25
 Subd/Complex: RIVERSIDE Year Built: 1995 Style: Tradt
 # Bedrm: 4 # Baths: 5 / 1 Stories: 2 Stories
 Bedroom: Bdrm On Main Lev, Master On Main
 Master Bath: Double Vanity, Sep Tub/Shower, Whirlpool Tub
 Interior: 9 ft + Cell Main, Cathedral Ceiling, Double Vely Other, Entrance Foyer, HS & Her C Floors, Rear Stairs, Walk-In Closet(s), Wall/Wal Carpet
 Parking: 2 Car Garage, Attached, Kitchen Level
 Basement: Bath, Exterior Entry, Finished, Full, Interior Entry
 Nbhhd: Cable Tv Avail, Playground, Swimming Pool, Street Lights, Tennis Lighted, Swim 1

Lot Size: 3/4 Up To 1 Acre # FP: 2 Taxes/Tax Yr: \$6
 Lot Desc: Creek Level, Level Driveway, Private Backyard, Wooded
 Elem: Heards Ferry Middle: Ridgeview High: Riverwood

Public: COULD BE 4 OR 5 BEDROOMS AND THE MASTER BEDROOM COULD BE ON MAIN FLOOR. EVERY BEDROOM HAS FULL I DE-SAC, KITCHEN WITH SEATING FOR 8 OR 10. DINING ROOM SEATS 12+. 2 FIRE PLACES. LARGEST LIVING ROOM AND LIBRARY IN THE NEIGHBORHOOD. EXTRA LARGE FAMILY ROOM, MASTER BEDROOM & BATH TAKE 3/4 OF UPSTAIRS!

Buyer Short Report



Residential Detached **Active** **\$539,900**
4332429 **Broker:** HRBH13 Area: 131
City: Sandy Springs **State:** Georgia **County:** Fulton **Zip:** 30328-36
Subd/Complex: Glen Ferry **Year Built:** 2004 **Style:** Tradi-
Bedrm: 6 **# Baths:** 5/0 **Stories:** 2 Stories
Bedroom: Blm On Main Lev, In Law Ste/Apt
Master Bath: Double Vanity, Sep Tub/Shower, Whirlpool Tub
Interior: 10 ft Cei Man, 2-Story Foyer, 9 ft Cei Man, Double Vety Other, Disp Attic Stair
 Internet Available, Entrance Foyer, His & Her Closets, Hardwood Floors, Trey Cei-
 Carpet, Bookcases
Parking: 2 Car Garage, Auto Garage Door, Kitchen Level, Side Rear Entry
Basement: Bath, Daylight, Exterior Entry, Finished, Full, Interior Entry
Nbhood: Cable Tv Avail, Public Trans, Homeowners Assoc, Park, Playground, Street Lights

Lot Size: Under 1/3 Acre **# FP:** 2 **Taxes/Tax Yr:** \$6
Lot Desc: Corner, Cul De Sac, Level, Level Driveway, Private Backyard
Elem: Spalding Drive **Middle:** Ridgeview **High:** Riverwood
Public: Newest home in Subdivision. Built in 2004 w/ finest trim and finishes. Great Family home. Walk to Abernathy Park. Award winning RI District. CBR50, Gourmet Kitchen w/ Granite Countertops & Island. 2-Story Great Room. Cozy Master Suite w/ fireplace. His & Her Cl. Bath features Whirlpool Tub, Sep Shower & Double Vanities. Full Finished Lower Area includes Bedroom, Bath, Exercise Area and

Sale Price: **SP/OLP %:** **Sold Information** **Closing Date:**



Residential Detached **Active** **\$525,000**
4293108 **Broker:** HRBH13 Area: 131
City: Atlanta **State:** Georgia **County:** Fulton **Zip:** 30323
Subd/Complex: Lancaster Walk **Year Built:** 1997 **Style:** Tradi-
Bedrm: 6 **# Baths:** 3/1 **Stories:** 2 Stories
Bedroom: Master On Main, Recommate FLPan, Spl Blm Plan
Master Bath: Double Vanity, Garden Tub, Sep Tub/Shower, Vaulted Ceilings
Interior: 2-Story Foyer, 9 ft Cei Man, Cathedral Ceiling, Disp Attic Stairs, High Speed Intc
 Entrance Foyer, Hardwood Floors, Trey Ceilings, Walk-In Closet(s), Walk/Walk Carp
Parking: 2 Car Garage, Attached, Auto Garage Door, Kitchen Level
Basement: Bath, Daylight, Exterior Entry, Finished, Full
Nbhood: Cable Tv Avail, Public Trans, Other, Homeowners Assoc, Park, Playground, Race-
 Ups

Lot Size: 1/3 to 1/2 Acre **# FP:** 1 **Taxes/Tax Yr:** \$4
Lot Desc: Cul De Sac, Level, Level Driveway, Private Backyard
Elem: Heards Ferry **Middle:** Ridgeview **High:** Riverwood
Public: This beautiful home has been totally renovated with new roof, new paint inside & out, gorgeous granite kitchen counters, new hard and new carpet upstairs. What a find in an excellent school district. Quiet cul de sac neighborhood. Prime location with only a minute walk to shopping and grocery. Open, light & bright cathedral ceilings and a great fireplace. Sep LRDR den, sunny big huge outdoor deck & 2 car garage. Roomy, full finished basement has 5th & 6th bedrooms with full bath, oversized den.

Sale Price: **SP/OLP %:** **Sold Information** **Closing Date:**



Residential Detached **Active** **\$500,000**
5007662 **Broker:** **Area:** 131
City: Atlanta **State:** Georgia **County:** Fulton **Zip:** 30328
Subd/Complex: Rivershore Estates **Year Built:** 1964 **Style:** Ranch
Bedrm: 3 **# Baths:** 3/0 **Stories:** 1 Story
Bedroom: Master On Main
Master Bath: Shower Only
Interior: Double Vety Other, High Speed Internet Available, Entrance Foyer, Hardwood Floor
Parking: 2 Car Carport, Attached, Kitchen Level
Basement: Daylight, Exterior Entry, Finished, Interior Entry, Partial
Nbhood: Cable Tv Avail, Homeowners Assoc, Street Lights

Lot Size: 1/2 To 3/4 Acres **# FP:** 1 **Taxes/Tax Yr:** \$2
Lot Desc: Private Backyard, Soped
Elem: Heards Ferry **Middle:** Ridgeview **High:** Riverwood
Public: Adorable River Shore ranch recently renovated from top to bottom! No expense spared in this cute home - it's apparent with the attention throughout. New kitchen w/ custom cabinetry, granite countertops and stainless apps. 2 pantries for great storage! Gorgeous hardwoods. Recessed lighting, custom closet shelving and more! All new baths, including master w/ frameless shower and half bath with dual vanity w/ rec room and full bath. New roof, new windows, additional hot water heater and more! Private backyard with room for play and/or

Buyer Short Report

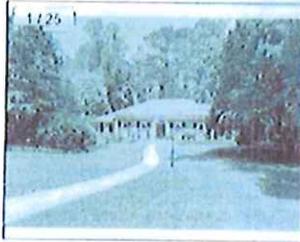


1/24
Residential Detached **Active**
500593 **Broker:** **Area:** 131 **\$550,000**
City: Atlanta State: Georgia County: Fulton Zip: 30328
Subd/Complex: RIVER SHORE ESTATES Year Built: 1976 Style: Ranch
Bedrm: 4 # Baths: 3 1/2 Stories: 1 Story
Bedroom: In Law Ste/Apt Master On Main
Master Bath: Double Vanity, Tub/Shower Combo
Interior: Double Vanity Other, Disp Attic Stairs, Entrance Foyer, His & Her Closets, Hardwood Wax In Closet(s), Wall/Wall Carpet, Bookcases, Exposed Beams
Parking: 2 Car Garage, Attached, Kitchen Level, Side/Rear Entry
Basement: Bath, Daylight, Exterior Entry, Finished, Full, Interior Entry
Nbhood: Cable Tv Avail, Homeowners Assoc

Lot Size: 1/2 To 3/4 Acres **# FP:** 2 **Taxes/Tax Yr:** \$5.
Lot Desc: Level, Run/Pool/Tennis, Private Backyard, Sloped
Elem: Heads Ferry **Middle:** Rdgeview **High:** Riverwood

Public: Great Renovated Home in Sought After RIVER SHORE ESTATES! Must See Inside! Renovated Kitchen w/ Granite Countertops, New Appliances, Built In Desk. Separate Living Room and Large Dining Room. Wide Plank Hardwoods in Large Vaulted & Beamed Foyer w/ Wet Bar Area. Large Bedrooms! Beautiful European Doors & Windows. Full Basement-Partially Finished w/ Fridge Room, Lat Full Bath. Plenty of Additional Unfinished Area for Storage & Workshop Space. Large Deck and Yard.

Sale Price: **SP/OLP %:** **Sold Information** **Closing Date:**



1/25
Residential Detached **Active**
5014051 **Broker:** **Area:** 131 **\$549,500**
City: Atlanta State: Georgia County: Fulton Zip: 30328
Subd/Complex: River Shore Estates Year Built: 1962 Style: Ranch
Bedrm: 4 # Baths: 2 1/1 Stories: 1 Story
Bedroom: Bdrm On Main Lev, Master On Main
Master Bath: Shower Only
Interior: Bookcases, High Speed Internet Available, Entrance Foyer, Hardwood Floors, Tray
Parking: 2 Car Garage, Side/Rear Entry, Kitchen Level
Basement: Full, Exterior Entry, Interior Entry, Daylight
Nbhood: Cable Tv Avail, Homeowners Assoc, Street Lights

Lot Size: 3/4 Up To 1 Acre **# FP:** 2 **Taxes/Tax Yr:** \$5.
Lot Desc: Corner, Private Backyard
Elem: Heads Ferry **Middle:** Rdgeview **High:** Riverwood

Public: Well-maintained ranch on large corner lot in River Shore Estates! Professionally landscaped this house is designed for indoor/outdoor living. Screened porch overlooks private wooded backyard & pool. 2 decks further enhance outdoor enjoyment. One on upper level ample space for outdoor cooking/dining, & the other off the MBR perfect for your morning coffee. Renovated MBR & bath, large LR share BA and 4th BR can be BR office. Large laundry room w/ full bath leads to deck. Huge front opens to pool & future sq ft.

Sale Price: **SP/OLP %:** **Sold Information** **Closing Date:**



1/24
Residential Detached **Active**
4319117 **Broker:** AICM02 **Area:** 131 **\$544,900**
City: Atlanta State: Georgia County: Fulton Zip: 30328
Subd/Complex: GLEN FERRY Year Built: 2003 Style: Europe
Bedrm: 5 # Baths: 4/0 Stories: 2 Stories
Bedroom: Bdrm On Main Lev
Master Bath: Sep His/Hers, Other, Sep Tub/Shower
Interior: 2-Story Foyer, 9 ft + Cell Main, Disp Attic Stairs, Entrance Foyer, His & Her Closets Floors, Other, Tray Ceilings, Wall/Wall Carpet
Parking: 3 Car Garage, Auto Garage Door, Kitchen Level, Side/Rear Entry
Basement: Bath/Storage, Daylight, Exterior Entry, Full
Nbhood: Cable Tv Avail, Playground, Street Lights

Lot Size: Under 1/3 Acre **# FP:** 2 **Taxes/Tax Yr:** \$6.
Lot Desc: Corner
Elem: Sparring Drive **Middle:** Rdgeview **High:** Riverwood

Public: OF MATCHLESS CONSTRUCTION AND APPEARANCE! LIGHT, BRIGHT AND OPEN ONE OF A KIND HOME WITH CHARACTER! FANTASTIC LOCATION IN THE AWARD WINNING RIVERWOOD SCHOOL DISTRICT. GORGEOUS 5 BEDROOM 4 BATH BRI ENTERTAIN FOR HOURS IN THIS HUGE GOURMET KITCHEN WITH GRANITE COUNTERTOPS AND LARGE GRANITE ISLAND. A TWO STORY FAMILY ROOM. LUXURIOUS PRIVATE MASTER SUITE WITH FIREPLACE, SPA BATH WITH HIS/HER VANITY!