SANDY SPRINGS
GEORGIA

CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** July 10, 2012

FROM: John McDonough, City Manager

AGENDA ITEM: **RZ12-005/CV12-005** - 216 E. Belle Isle Road, *Applicant: Belle Isle Animal Clinic*, To rezone from C-2 (Commercial District) conditional to C-2 (Commercial District) conditional to allow an addition to the existing veterinary clinic building

MEETING DATE: For Submission onto the July 17, 2012, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Rezoning Petition

APPROVAL BY CITY MANAGER: _____ *APPROVED*

_____ *NOT APPROVED*

PLACED ON AGENDA FOR: 7/17/2012

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

CITY ATTORNEY APPROVAL: _____

REMARKS:

SANDY SPRINGS
GEORGIA

To: John McDonough, City Manager

From: Angela Parker, Director of Community Development

Date: July 5, 2012 for submission onto the July 17, 2012 City Council meeting

Agenda Item: **RZ12-005 216 East Belle Isle Road,** a request to rezone the subject property from C-2 (Commercial District) Conditional to C-2 (Commercial District) Conditional, with concurrent variances, to allow a 933 square foot Kennel addition to the existing Indoor Veterinary Clinic building.

CMO (City Manager's Office) Recommendation:
APPROVAL CONDITIONAL of the request to rezone the subject property from C-2 (Commercial District) conditional to C-2 (Commercial District) conditional, with concurrent variance(s), to allow a 933 square foot Kennel addition to the existing Indoor Veterinary Clinic building.

Background:
The site is located on the north side of East Belle Isle Road, approximately 280 feet east of Roswell Road. The subject property is zoned C-2 (Commercial District) conditional under Sandy Springs zoning case RZ09-013/CV09-021.

Discussion:
The applicant is requesting to rezone the subject property to C-2 (Commercial District) conditional to C-2 (Commercial District) conditional, with concurrent variance(s), to allow a 933 square foot Kennel addition to the existing Indoor Veterinary Clinic building.
Concurrent Review:

The staff held a Focus Meeting on May 2, 2012 at which the following city departments provided comments:

- Arborist
- Fire Department
- Transportation Division

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. RZ12-005/CV12-005

HEARING & MEETING DATES			
Community Zoning Information Meeting	**Community Developer Resolution Meeting**	**Planning Commission Hearing**	**Mayor and City Council Hearing**
April 24, 2012	May 31, 2012	June 21, 2012	July 17, 2012

APPLICANT/PETITIONER INFORMATION		
Property Owner	**Petitioner**	**Representative**
Riva Wolkow	Riva Wolkow	Bradley Riffel

PROPERTY INFORMATION	
Address, Land Lot, and District	216 East Belle Isle Road Land Lot 93, District 17
Council District	5
Frontage and Area	140 feet of frontage along the north side of East Belle Isle Road. The subject property has a total area of 0.52 acres (22,651 square feet).
Existing Zoning and Use	C-2 (Commercial District) conditional under zoning case RZ09-013/CV09-021. The subject parcel is currently developed as a Veterinary Clinic.
2027 Comprehensive Future Land Use Map Designation	R12-20 (Residential 12 to 20 units per acre)
Proposed Zoning	C-2 (Commercial District) conditional

INTENT

TO REZONE FROM C-2 (COMMERCIAL DISTRICT) CONDITIONAL TO C-2 (COMMERCIAL DISTRICT) CONDITIONAL, WITH CONCURRENT VARIANCE(S).

The applicant is requesting to rezone from C-2 (Commercial District) conditional to C-2 (Commercial District) conditional, with concurrent variance(s), to allow a 933 square foot Kennel addition to the existing Indoor Veterinary Clinic building.

Three (3) concurrent variances are also being requested as follows:

1. Variance from Section 4.23.1 of the Zoning Ordinance to reduce the required thirty-five (35) foot Zoning Buffer and the ten (10) foot Improvement Setback along the side east property line to a twenty (20) foot landscape strip planted to buffer standards,

2. Variance from the Tree Conservation Ordinance, Administrative Standards, & Best Management Practices - Landscape Strips, Buffers, and Parking (F.1) to relieve the requirement of planting a large shade tree every 6 parking spaces for all new parking lots, and

3. Variance from Section 18.2.1 of the Zoning Ordinance to reduce the required parking from 16 spaces to 15 spaces.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

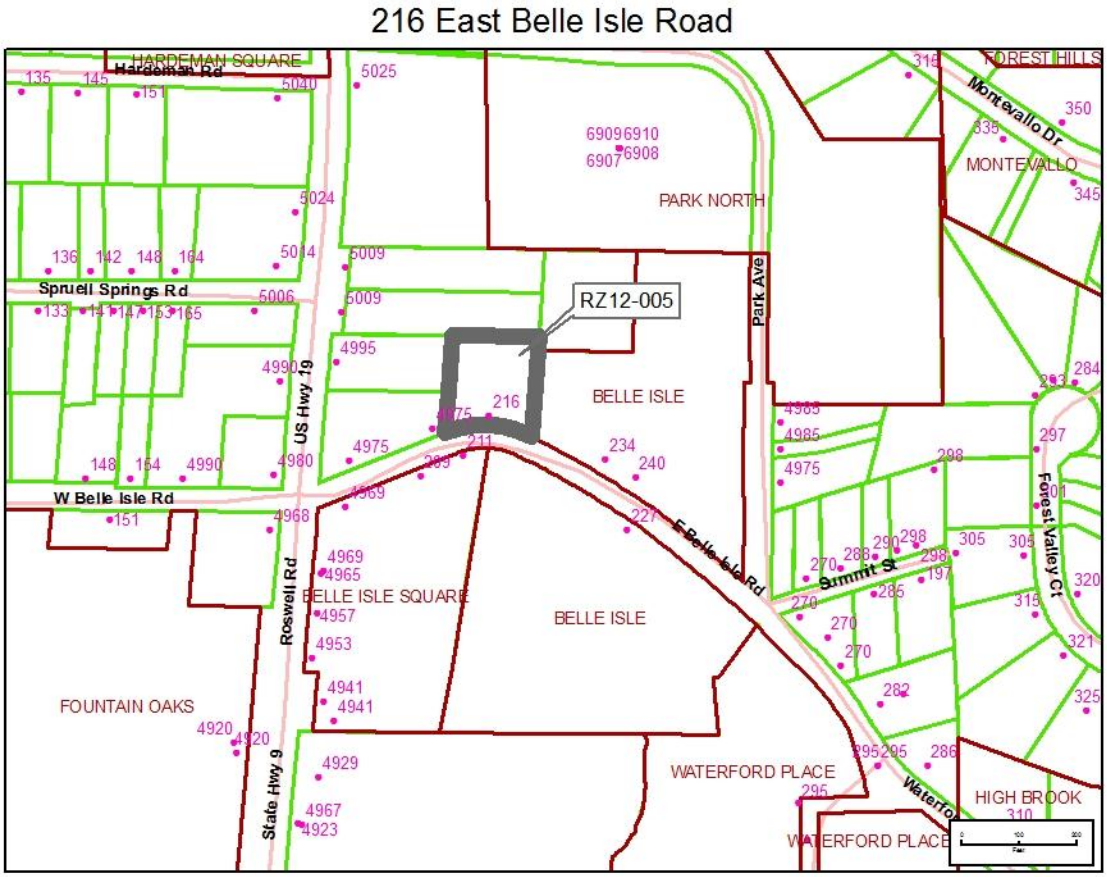
RZ12-005 – APPROVAL CONDITIONAL
CV12-005 #1 – APPROVAL CONDITIONAL
CV12-005 #2 – ADMINASTRATIVELY WITHDRAWN
CV12-005 #3 – APPROVAL CONDITIONAL

PLANNING COMMISSION RECOMMENDATION

RZ12-005 – APPROVAL CONDITIONAL
CV12-005 #1 – APPROVAL CONDITIONAL
CV12-005 #2 – ADMINASTRATIVELY WITHDRAWN
CV12-005 #3 – APPROVAL CONDITIONAL

The petition was heard at the June 21, 2012 Planning Commission meeting. The Commission Recommendation for approval as presented by staff. Approved (4-0, Duncan, Pond, Maziar and Tart for; Frostbaum, Rubenstein and Squire absent).

Location Map



BACKGROUND

The site is located on the north side of East Belle Isle Road, approximately 280 feet east of Roswell Road. The subject property is zoned C-2 (Commercial District) conditional under Sandy Springs zoning case RZ09-013/CV09-021.

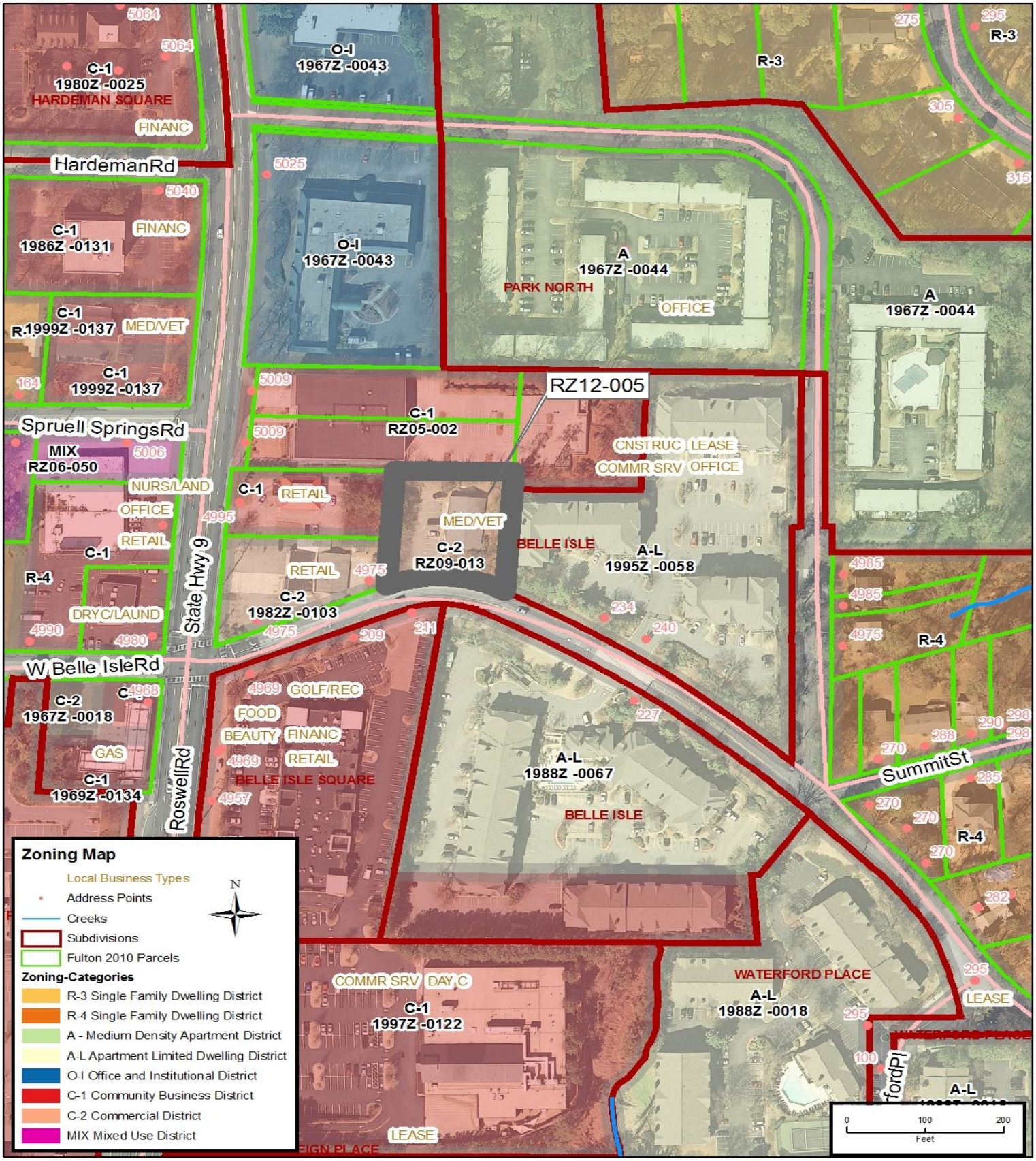
EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY

SUBJECT PETITION RZ12-005/CV12-005	Requested Zoning	Proposed Use	Land Area (Acres)	Square Footage	Density (Square Footage per Acre)
	C-2	Indoor Veterinary Clinic & Kennel and additional uses under C-2.	0.52	4,025 S.F.	7,740.4 S.F./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	C-1 Conditional RZ05-002	5009 Roswell Rd. Office Complex	1.85	22,200 S.F.	12,000 S.F./Acre
East	A-L Conditional Z95-058	Apartments (Belle Isle Apts.)	3.1	86 Units	27.7 Units/Acre
South	A-L Conditional Z88-067	Apartments (Belle Isle Apts.)	4.96	126 Units	25.4 Units/Acre
South	C-1 Conditional Z97-122	Shopping Center @ 4969 & 4967 Roswell Rd. (Belle Isle Square)	6.82	81,185 S.F.	11,904 S.F./Acre
West	C-2 Conditional Z82-103	Five Star Auto Care @ 4975 Roswell Road	0.56	5,229 S.F.	9337.5 S.F./Acre
West	C-1	Auto Oil & Lube @ 4995 Roswell Road	0.47	2,500 S.F.	5,319 S.F./Acre

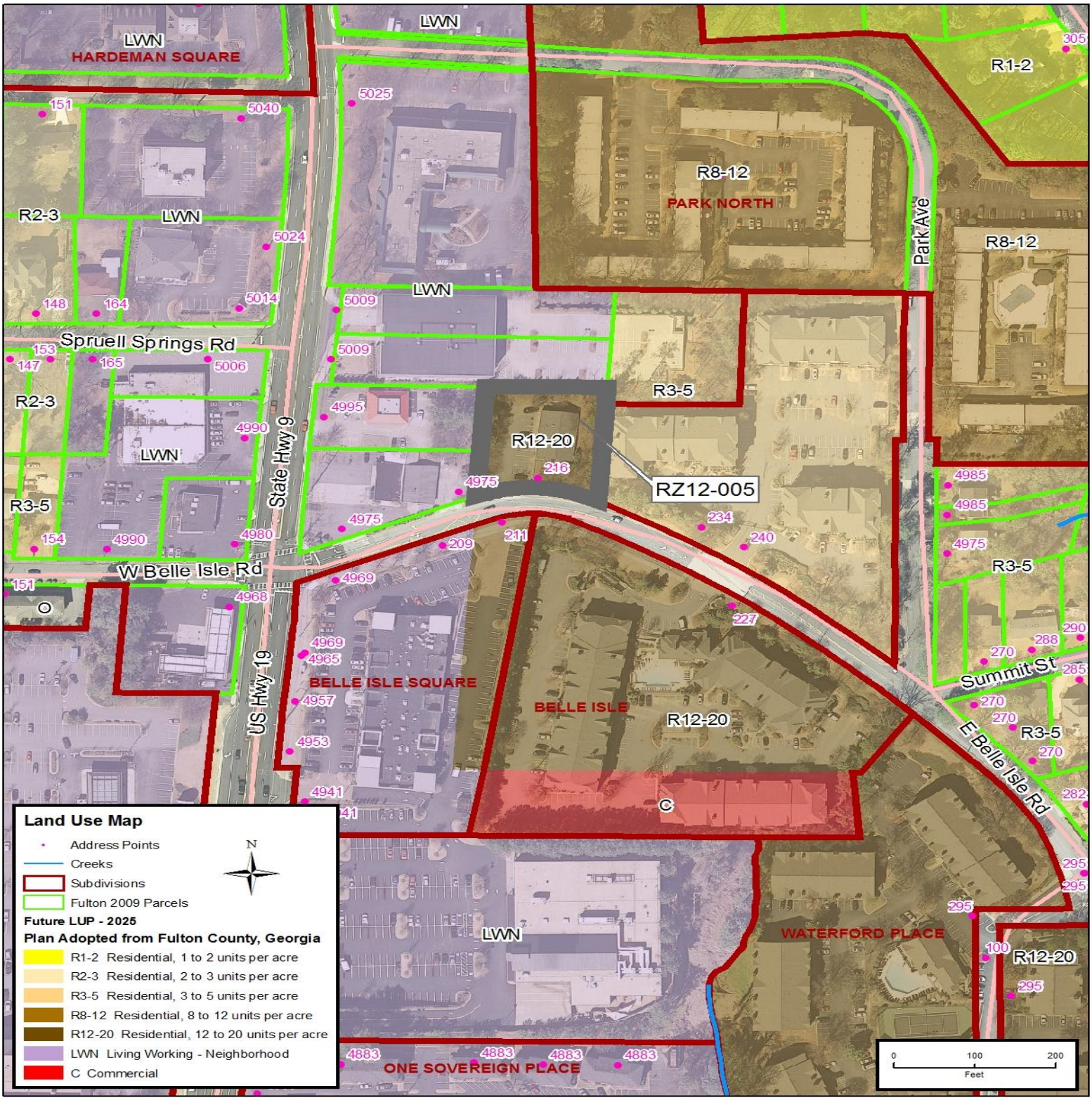
Zoning Map

216 East Belle Isle Road



Future Land Use Map

216 East Belle Isle Road



Subject Property

North of Subject Property (5009 Roswell Rd. Office Complex)

East of Subject Property (Belle Isle Apartments)

South of Subject Property (Belle Isle Apartments)

South of Subject Property (Shopping Center @ 4969 & 4967 Roswell Rd., Belle Isle Square)

West of the Subject Property (Five Star Auto Care @ 4975 Roswell Road)

Sign

SITE PLAN ANALYSIS

The site plan submitted shows an existing, one-story, veterinary building and the 933 square foot addition on the rear (north) side of the property. The site slopes from the northwest corner to the southeast.
The site plan also indicates the following:

- 22,782.11 square feet of Site Area (100%)
- 4,025 square feet of Buildings (17.7%)
- 11,423 square feet of impervious surface (50.14%)
- 11359 square feet of Landscaping (49.86%)

PARKING

Section 18.2.1, *Basic Off-street Parking Requirements*, requires a minimum amount of parking spaces for Indoor Veterinary Clinic calculated as follows:

- 4,025 S.F. Indoor Veterinary Clinic @ 4 spaces/1000 S.F. = 16 spaces

NOTE: The applicant is requesting a Concurrent Variance to reduce the required sixteen (16) parking spaces to fifteen (15) spaces and serve the Indoor Veterinary Clinic currently operating.

The zoning would possibly allow the following uses at the following parking requirements:

- Clinics @ 4 spaces/1000 S.F.
- General Offices @ 3 spaces/1000 S.F.
- Day Care Facilities @ 1.7 spaces/1000 S.F. plus 1 space for every 4 employees
- Research Laboratories @ 2.5 spaces/1000 S.F.
- Recycling Centers, Collecting @ 1.5 spaces/1000 S.F. plus 2 spaces per collection container plus 2 loading spaces

LANDSCAPE PLAN ANALYSIS

The applicant has provided Development Statistics as follows:

- 22,782.11 square feet of Site Area (100%)
- 4,025 square feet of Buildings (17.7%)
- 11,423 square feet of impervious surface (50.14%)
- 11359 square feet of Landscaping (49.86%)

The applicant is requesting a variance from Section 4.23.1 of the Zoning Ordinance to reduce the required thirty-five (35) foot Zoning Buffer and the ten (10) foot Improvement Setback along the side (east) property line to a twenty (20) foot landscape strip planted to buffer standards.

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. The report, in its entirety, is within the case file as a matter of record.

DEPARTMENT COMMENTS

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on May 2, 2012 at which the following departments commented:

Sandy Springs Landscape Architect/Arborist	▪ If the MCC chooses to approve the rezoning and concurrent variances a condition could be added that the required landscape strips and zoning buffers be planted to meet the minimum standards as approved by the City Arborist.
Sandy Springs Fire Protection Engineer	▪ If the new building is larger than 5,000 it must be sprinkled per the sandy springs fire ordinance. ▪ A fire hydrant must be located within 600 feet of the most remote corner.
Sandy Springs Transportation Planner	▪ Public works has reviewed the rezoning petition and advises that applicant shall dedicate 30 feet of right-of-way from centerline of East Belle Isle Road along the entire property frontage or one foot from back of sidewalk, whichever is greater.
Georgia Department of Transportation	▪ 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 April 24, 2012 at the Sandy Springs City Hall
- Community/Developer Resolution Meeting held May 31, 2012 at the Sandy Springs City Hall

Public Comments (letters attached)

Community input includes the following:

- The soundproofing of the building and the ability for staff to enforce.

Notice Requirements

The petition will be advertised in June 13, 2012 (Sandy Springs Neighbor) and June 15, 2012 (Sandy Springs Reporter). The applicant posted a sign issued by the Department of Community Development along the frontage of East Belle Isle Road on May 11, 2012.

Public Participation Plan and Report

The applicant will meet 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 July 17. The Public Participation Report must be submitted on or before July 10, 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 uses are suitable in view of the use and development of adjacent and nearby property. The surrounding area consists of: an office complex to the north, multi-family residences to the east & south, a shopping center to the south, and two (2) commercial automotive service developments to the west. The proposal allows for a proper transition between these areas.

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 owner/developer's proposal to allow uses permitted under the C-2 zoning district is not in conformity with the Comprehensive Plan or Future Land Use Map, which designates the property as R12-20 (Residential 12 to 20 units per acre); however, the property is currently zoned C-2 (Commercial District) conditional under Sandy Springs zoning case RZ09-013/ CV09-021 and currently operating as Veterinary Clinic.

The subject parcel is a transitional property where the uses recommended would not impact the surrounding area consisting of: an office complex to the north, multi-family residences to the east & south, a shopping center to the south, and two (2) commercial automotive service developments to the west. The proposal allows for a proper transition between these areas.

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 will not 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 three (3) concurrent variances as follows:

1. Variance from Section 4.23.1 of the Zoning Ordinance to reduce the required thirty-five (35) foot Zoning Buffer and the ten (10) foot Improvement Setback along the side east property line to a twenty (20) foot landscape strip planted to buffer standards.

   The applicant has indicated this variance will not result in any harm to the health and safety of the general public and that application of the requirement would place a hardship on the applicant. The applicant has indicated that this variance is in harmony with the area and in harmony with the general purpose and intent of the Zoning Ordinance.

   The structure is existing and sufficiently buffered. Additionally, the existing twenty (20) foot landscape strip planted to buffer standards was previously approved under Z98-039/CV98-125 and Sandy Springs zoning case RZ09-013/ CV09-021. The staff is of the opinion the variance request is in harmony with the intent of the Zoning Ordinance and the proposal will not pose a detriment to the public. Therefore, based on these reasons, the staff recommends ***APPROVAL*** *of the variance to reduce the required thirty-five (35) foot Zoning Buffer and the ten (10) foot Improvement Setback along the side east property line to a twenty (20) foot landscape strip planted to buffer standards.*

2. Variance from the Tree Conservation Ordinance, Administrative Standards, & Best Management Practices - Landscape Strips, Buffers, and Parking (F.1) to relieve the requirement of planting a large shade tree every 6 parking spaces for all new parking lots.

   The variance request was ADMINASTRATIVELY WITHDRAWN due to the change of the Zoning Ordinances at the May 15, 2012 Mayor and City Council meeting.

3. Variance from Section 18.2.1 of the Zoning Ordinance to reduce the required parking from sixteen (16) spaces to fifteen (15) spaces.

   The applicant has indicated this variance will not result in any harm to the health and safety of the general public and that application of the requirement would place a hardship on the applicant. The applicant has indicated that this variance is in harmony with the area and in harmony with the general purpose and intent of the Zoning Ordinance.

   The applicant intends to restripe the existing parking lot and add two (2) parallel spaces on the west side of the property to create fifteen (15) spaces. Twelve spaces currently serve the existing Indoor Veterinary Clinic. And the additional uses would not, according to the Zoning Ordinance, require more than 12 parking spaces, would

not create a negative parking situation, and would not be more burdensome than how the current parking serves the existing use. The staff is of the opinion the variance request is in harmony with the intent of the Zoning Ordinance and the proposal will not pose a detriment to the public. Therefore, based on these reasons, the staff recommends ***APPROVAL*** *of the variance to reduce the required parking from sixteen (16) spaces to fifteen (15) spaces.*

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. Therefore, based on these reasons, the staff recommends **APPROVAL CONDITIONAL** of this petition. The staff also recommends APPROVAL of the associated concurrent variances numbered 1 through 3.

STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to approve the petition to rezone the subject property from C-2 (Commercial District) conditional to **C-2 (Commercial District) conditional** to continue the Indoor Veterinary Clinic use and to allow additional uses under C-2 that would require 12 parking spaces or less, 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(n) Indoor Veterinary Clinic, Clinic, General Office, Day Care Facility, Research Laboratory, and associated accessory uses.

    b. To the 4,025 square foot building developed at a density of 7,740.4 gross square feet per acre.

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

    a. To the site plan received by the Department of Community Development on April 3, 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:

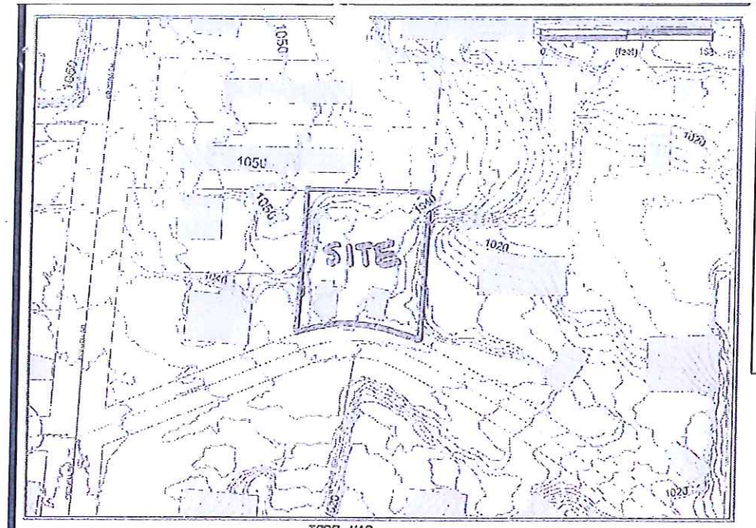
    a. Variance from Section 4.23.1 of the Zoning Ordinance to reduce the required thirty-five (35) foot Zoning Buffer and the ten (10) foot Improvement Setback along the side east property line to a twenty (20) foot landscape strip planted to buffer standards (CV12-005 #1).

    b. Variance from Section 18.2.1 of the Zoning Ordinance to reduce the required parking from 16 spaces to 15 spaces (CV12-005#3).

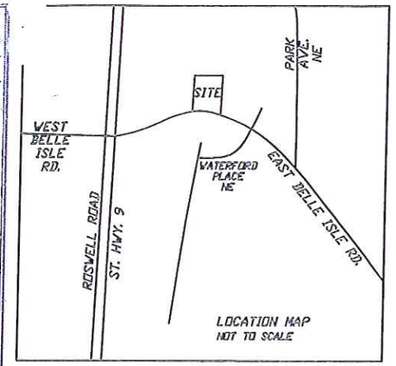
    c. The owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of East Belle Isle Road along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.

Attachments

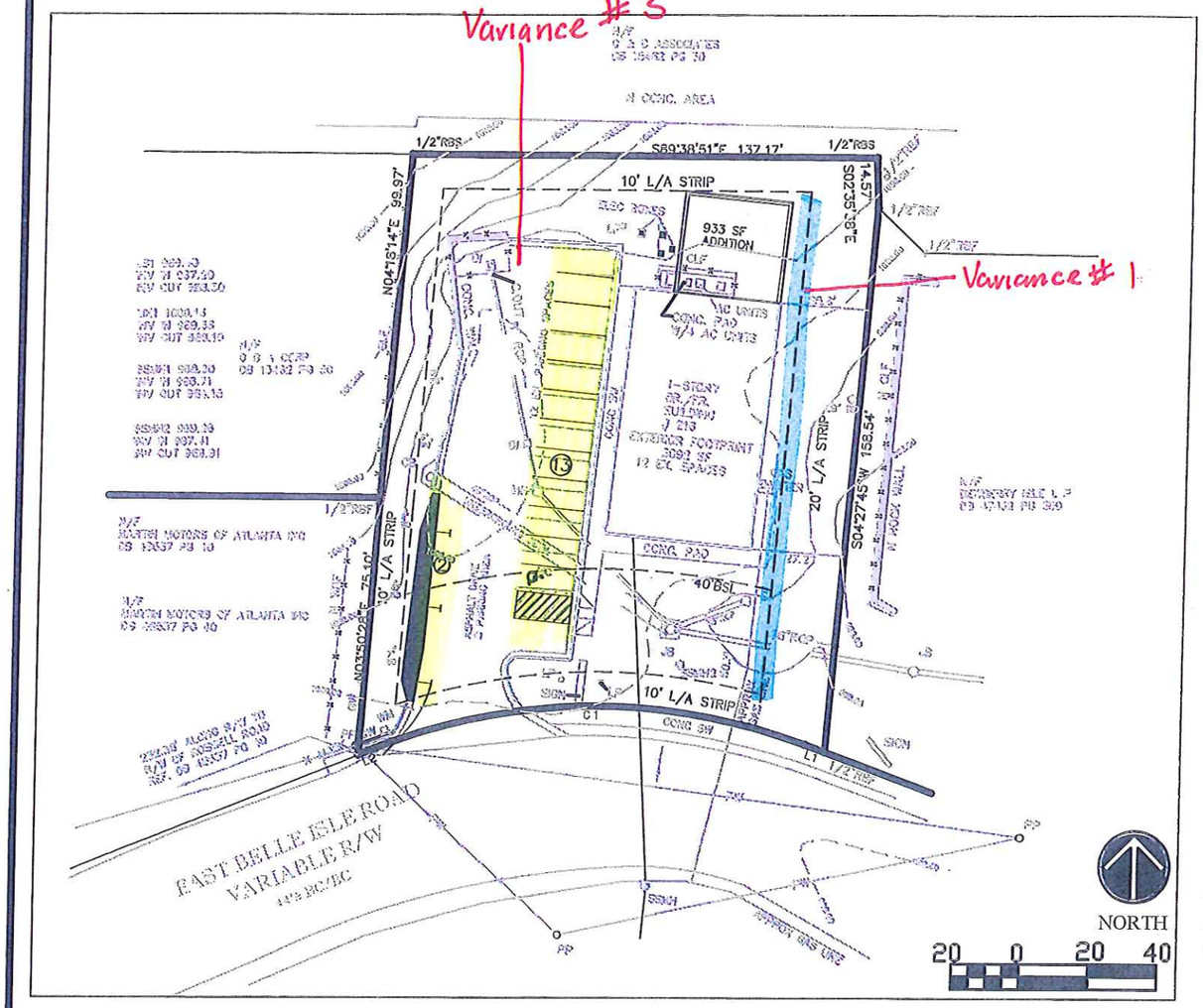
Site Plan dated received April 3, 2012
Letter of Intent dated received April 3, 2012
Letter Fulton County Dept. of Planning and Community Services dated received April 3, 2012
Letter Fulton County Dept. of Heath Services dated May 21, 2012



TOPO. MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



SITE DATA:
SITE AREA - 0.52 AC.
SITE AREA - 22,782.11 SF
ZONED - C-2c
FRONT SETBACK - 40'
WEST SIDE SETBACK - 10'
EAST SIDE SETBACK - 20'
REAR SETBACK - 10'
FRONT LA STRIP - 10'
WEST SIDE LA STRIP - 10'
EAST SIDE LA STRIP - 20' (PER PREVIOUS VAR.)
REAR LA STRIP - 10'
EX. BLDG. AREA - 3,092 SF
EX. PARKING - 12 SPACES INC. (1) HC SPACE

DEVELOPMENT STATISTICS SUMMARY CHART
TOTAL AREA OF SITE - 22,782.11 SF (100%)
BUILDING - 4,025 SF (17.7%)
PARKING SPACES - 15 (93.75%)
TOTAL IMPERVIOUS SURFACE - 11,423 SF (50.14%)
LANDSCAPING - 11,359 SF (49.86%)
FLOODPLAIN - 0 SF
UNDEVELOPED AND OR OPEN SPACE - (49.86%)

NO TREES WILL BE REMOVED FOR PROPOSED SITE WORK.

PREVIOUS CASE # - RZ09-013/CV09-021

TAX PARCEL ID # - 17-0093-0003-057-9

SITE CONTAINS NO STATE WATERS REQUIRING BUFFERING OR WETLANDS.

SITE IS SERVICED BY CITY OF ATLANTA WATER AND SANITARY SEWER.

ZONING CONDITION REVISION:
1. INCREASE THE BUILDING SQ. FOOTAGE FROM 3,080 (DENSITY-5,934.5 SF/AC) TO 4,025 (7,740.40 SF/AC)

VARIANCE REQUESTS:
1. VARIANCE FROM SECTION 18.2.1 OF THE ZONING ORDINANCE TO REDUCE THE REQUIRED PARKING FROM 16 TO 15.
2. VARIANCE FROM SECTION 4.23.1 OF THE ZONING ORDINANCE TO REDUCE THE REQUIRED THIRTY-FIVE (35) FOOT ZONING BUFFER AND TEN (10) FOOT IMPROVEMENT SETBACK ALONG THE SIDE EAST PROPERTY LINE TO A TWENTY (20) FOOT LANDSCAPE STRIP PLANTED TO BUFFER STANDARDS.
3. VARIANCE FROM THE TREE CONSERVATION ORDINANCE, ADMINISTRATIVE STANDARDS, BEST MANAGMENT PRACTICES - LANDSCAPE STRIPS, BUFFERS, AND PARKING (F.1) TO RELIEVE THE REQUIREMENT OF PLANTING A LARGE SHADE TREE EVERY 6 PARKING SPACES FOR ALL NEW PARKING LOTS.

Received
APR 03 2012
City of Sandy Springs
Community Development Department

RZ2-005

A:EC
Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1912 • www.aecsd.com

SITE LAYOUT PLAN
REZONING AND VARIANCE PLAN

Belle Isle Animal Clinic
SANDY SPRINGS, GEORGIA

NO.	REVISIONS	DATE

COPYRIGHT AEC, INC.

PROJECT NO. - 12-3310.10
DRAWN - BDR
DESIGNED - BDR
CHECKED -
DATE - 4-3-12

RZ-1

50 Warm Springs Circle
Roswell, Georgia 30075-4937
Main: 770.641.1942
Fax: 770.998.6924

April 3, 2012

Mr. Doug Trettin
City of Sandy Springs
Community Development
7840 Roswell Road
Building 500
Sandy Springs, GA 30350

RE: **Zoning and Variance - Letter of Intent**
Belle Isle Animal Clinic

Dear Mr. Trettin,

Belle Isle Animal Clinic is an existing veterinary clinic located at 216 East Belle Isle Road just off Hwy. 9 in the southern part of Sandy Springs. They wish to expand the existing 3,092 SF facility by 933 +/- SF toward the rear portion of the property and provide 3 additional parking spaces. The expansion/addition will be enclosed kennels necessary to serve the surrounding communities needs for boarding pets.

Sincerely,
AEC Inc.

Bradley D. Riffel, ASLA
Vice President

RZ12-005

Received

APR 03 2012

City of Sandy Springs
Community Development
Department

Depa. .nent of Planning and Community S... vices
Fulton County Government Service Center at Fulton Industrial
5440 Fulton Industrial Boulevard
Atlanta, GA 30336

FULTON COUNTY

May7, 2012

Patrice S. Dickerson, Manager of Planning & Zoning
City of Sandy Springs
Department of Community Development
Planning and Zoning Division
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

Dear Ms. Dickerson:

I am in receipt of your zoning package soliciting comments on the upcoming City of Sandy Springs zoning agenda for the June Planning Commission and July Mayor and City Council Meetings. I have reviewed all items within the package and find none of them have a significant impact on Unincorporated Fulton County. Thank you for the opportunity to review the requests.

Sincerely,

Randy Beck

Randy Beck, Director
Planning and Community Services

RZ12-005
RZ12-006
ZM12-002
ZM12-003
ZM12-004
ZM12-005

Received
MAY 09 2012
City of Sandy Springs
Community Development
Department

MEMORANDUM

FULTON COUNTY

TO: Patrice S. Dickerson, Manager of Planning & Zoning
City of Sandy Springs, Department of Community Development

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

DATE: May 21, 2012

SUBJECT: **Zoning Comments for June 2012**

AGENDA ITEM	ZONING COMMENTS
RZ12-005/ CV12-005	This existing kennel and proposed addition must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air. The Fulton County Health Department recommends that the existing internal plumbing within this facility be inspected for adequacy for the capacity and the intended use. This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.
RZ12-006/ CV12-007	The Fulton County Department of Health Services recommends that the applicant be required to connect the proposed automotive garage to public water and public sanitary sewer available to the site. Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy. This proposed facility must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air. This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.
ZM12-002/ CV12-006	The Fulton County Department of Health and Wellness recommends that the applicant be required to connect the proposed office building to public water and public sanitary sewer available to the site. Since this proposed development constitutes a premise where people work, live or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy. The proposed facility must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air. This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse container be submitted for review and approval.

AGENDA ITEM	ZONING COMMENTS
ZM12-004/ CV12-009	This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air. The Fulton County Health Department recommends that the existing internal plumbing within this facility be inspected for adequacy for the capacity and the intended use considering the proposed addition of office space. This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.
ZM12-005	The Fulton County Department of Health Services does not anticipate any health problems with deleting the minimum heated floor area requirement provided that public water and public sanitary sewer are required to serve the site.