



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: June 13, 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 TR (Townhouse Residential District) with concurrent variances

MEETING DATE: For Submission onto the June 19, 2012, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Rezoning Petition

APPROVAL BY CITY MANAGER: JAM APPROVED

NOT APPROVED

PLACED ON AGENDA FOR: 6/19/2012

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: [Signature]

REMARKS:

MAYOR AND CITY COUNCIL

RZ12-004

5975 Mitchell Road

St. James Anglican Church, INC

To: John McDonough, City Manager

From: Angela Parker, Director of Community Development



Date: May 30, 2012 for submission onto the June 19, 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:

APPROVAL CONDITIONAL 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 **DENIAL** of the requested concurrent variances.

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 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.

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

Table with 4 columns: Community Zoning Information Meeting (March 27, 2012), Community Developer Resolution Meeting (April 26, 2012), Planning Commission Hearing (May 17, 2012), Mayor and City Council Hearing (June 19, 2012)

APPLICANT/PETITIONER INFORMATION

Table with 3 columns: Property Owners (St. James Anglican Church), Petitioner (Arrowhead Real Estate Partners, LLC), Representative (Planners and Engineers Collaborative)

PROPERTY INFORMATION

Table with 2 columns: Property Information (Address, Council District, Frontage, Existing Zoning, Overlay District, Future Land Use, Proposed Zoning)

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 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.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

RZ12-004 - APPROVAL CONDITIONAL

- CV12-004 #1 - DENIAL
CV12-004 #2 - DENIAL
CV12-004 #3 - DENIAL
CV12-004 #4 - DENIAL

PLANNING COMMISSION RECOMMENDATION

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).

Location Map



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).

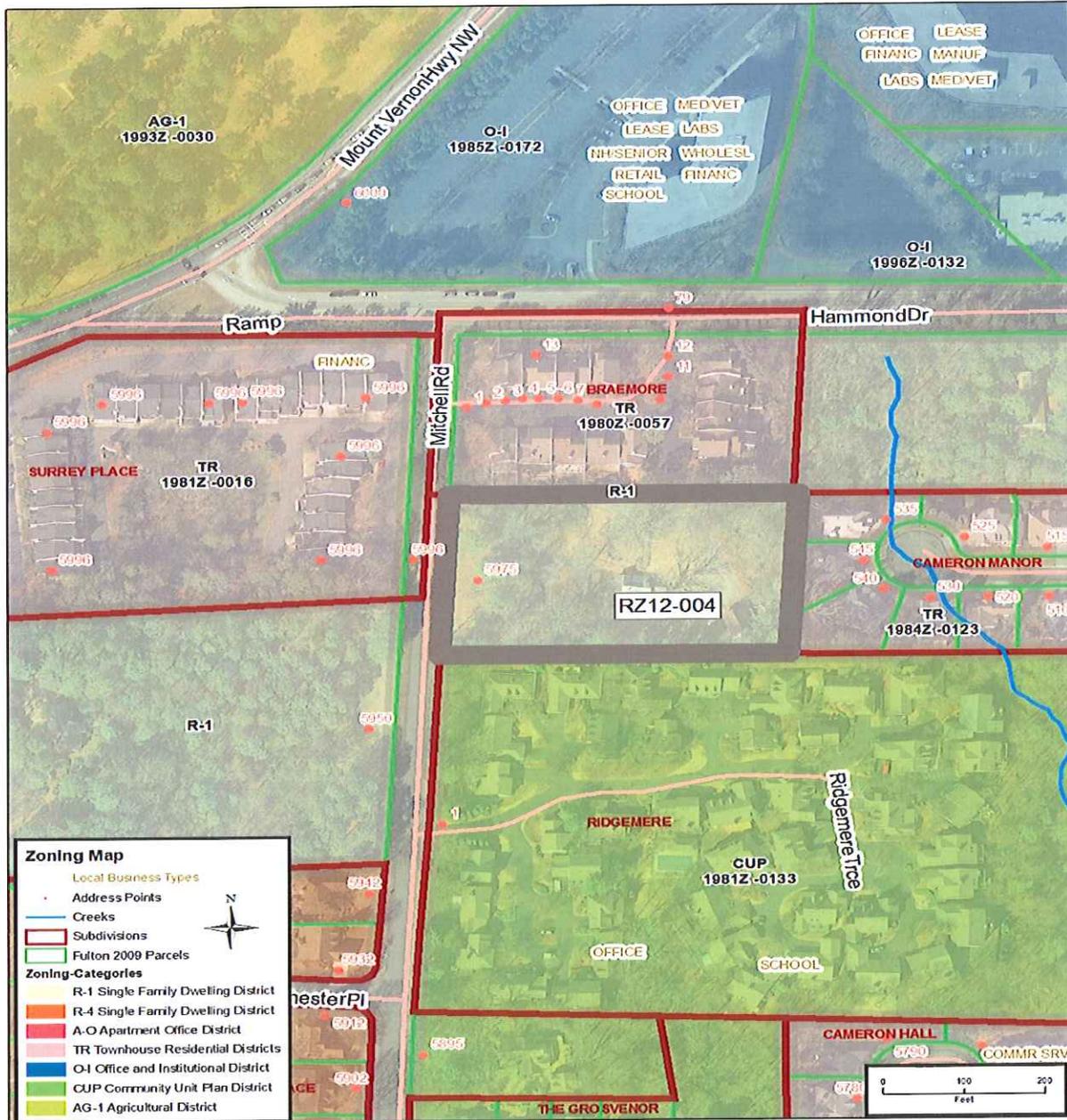
EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY

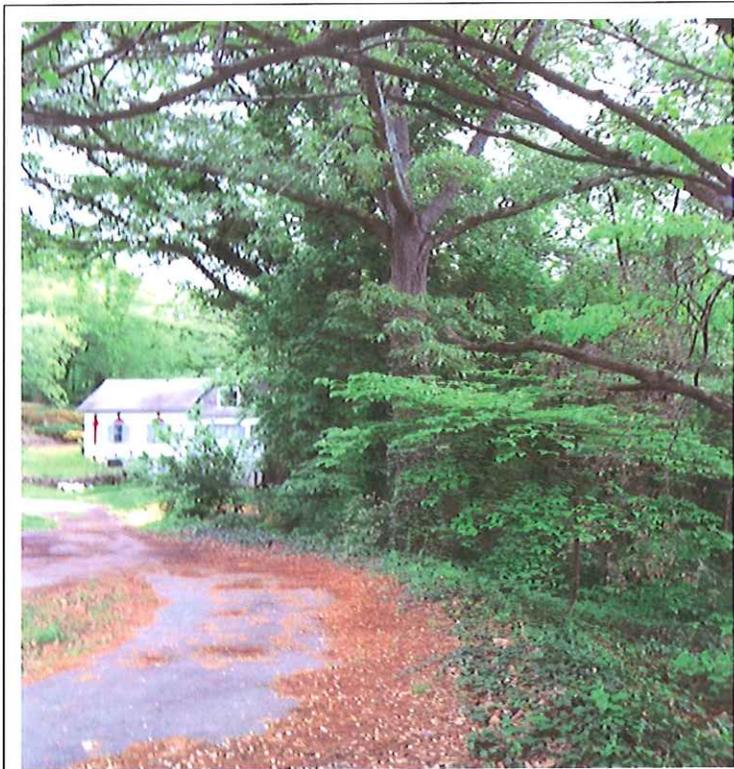
SUBJECT PETITION RZ12-004/CV12-004	Requested Zoning	Proposed Use	Land Area (Acres)	Square Footage or Number of Units	Density (Square Feet or Units Per Acre)
	R-5A	Fee-simple Single-family Dwellings	2.365	14 units	5.92 units/acre

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

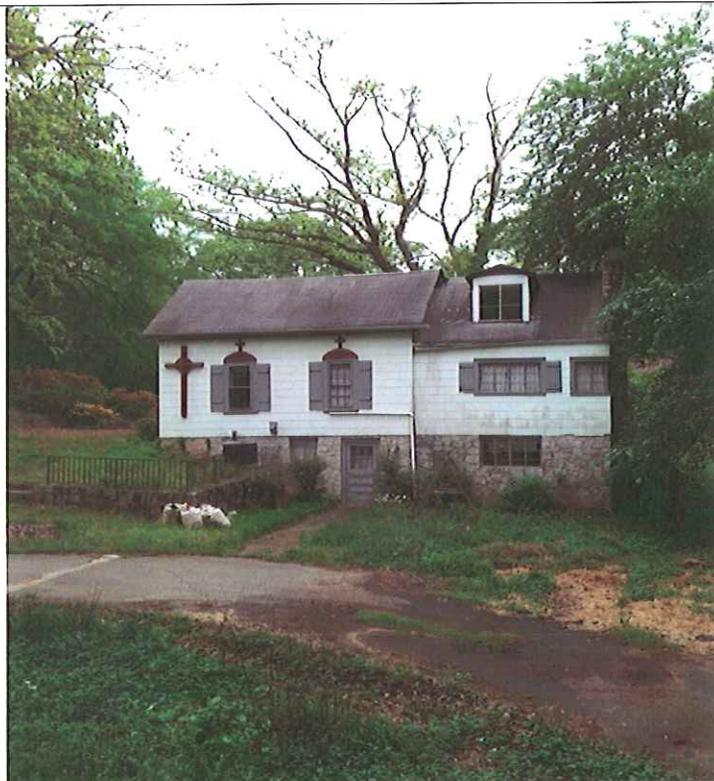
Zoning Map

5975 Mitchell Road

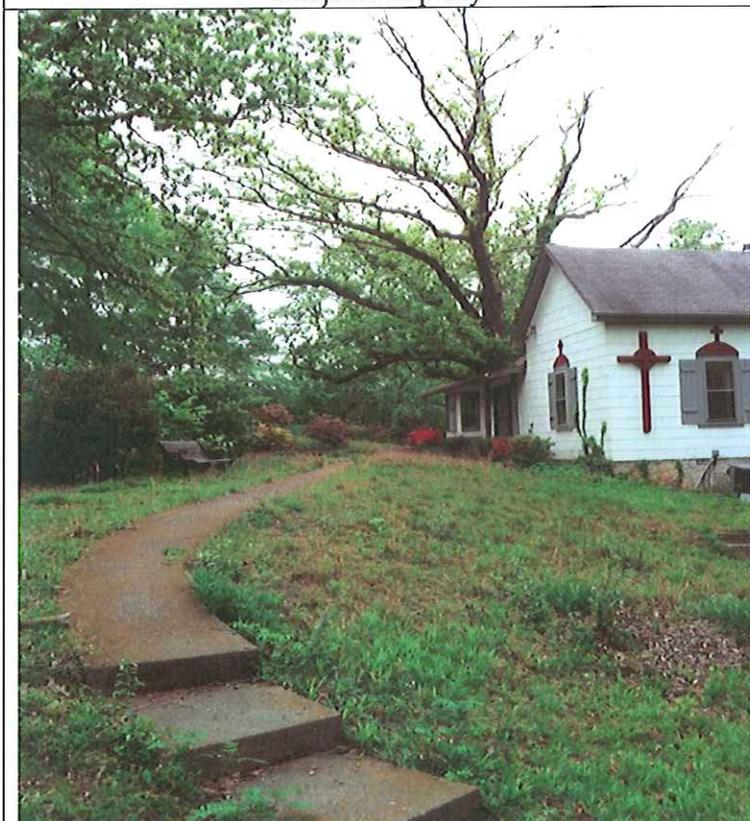




Subject Property



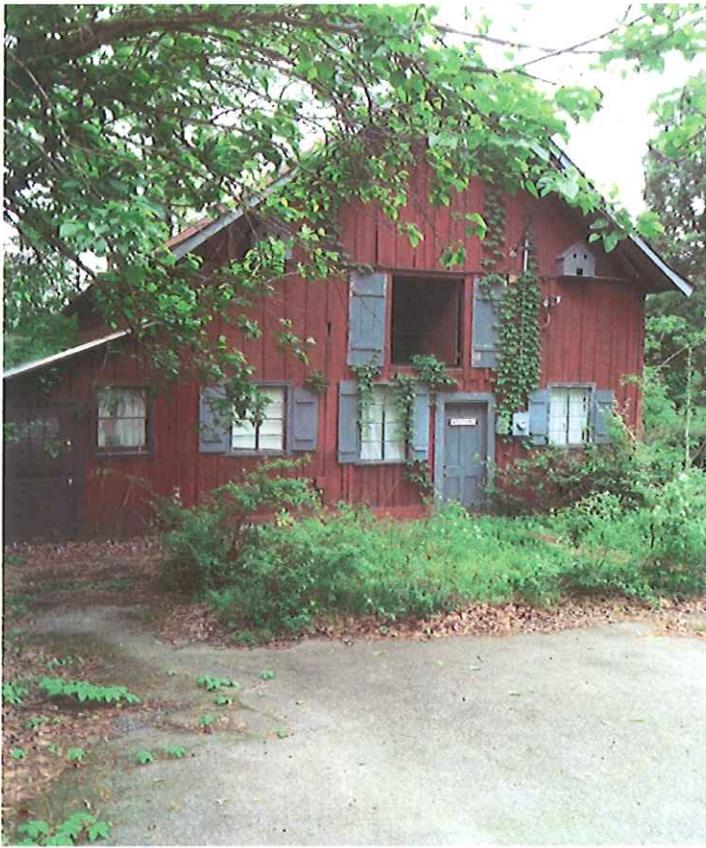
Subject Property



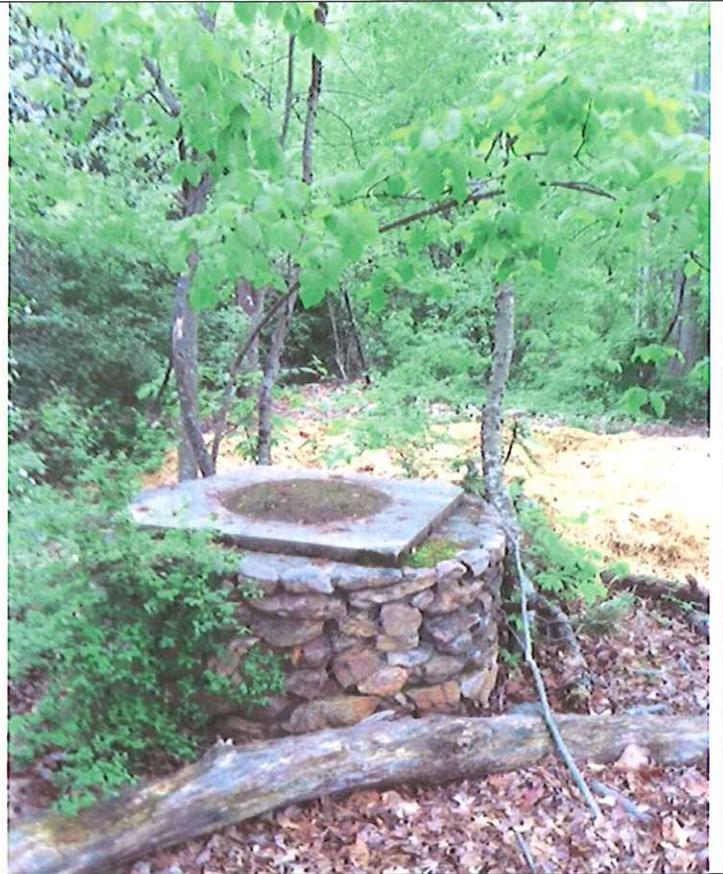
Subject Property



Subject Property



Subject Property



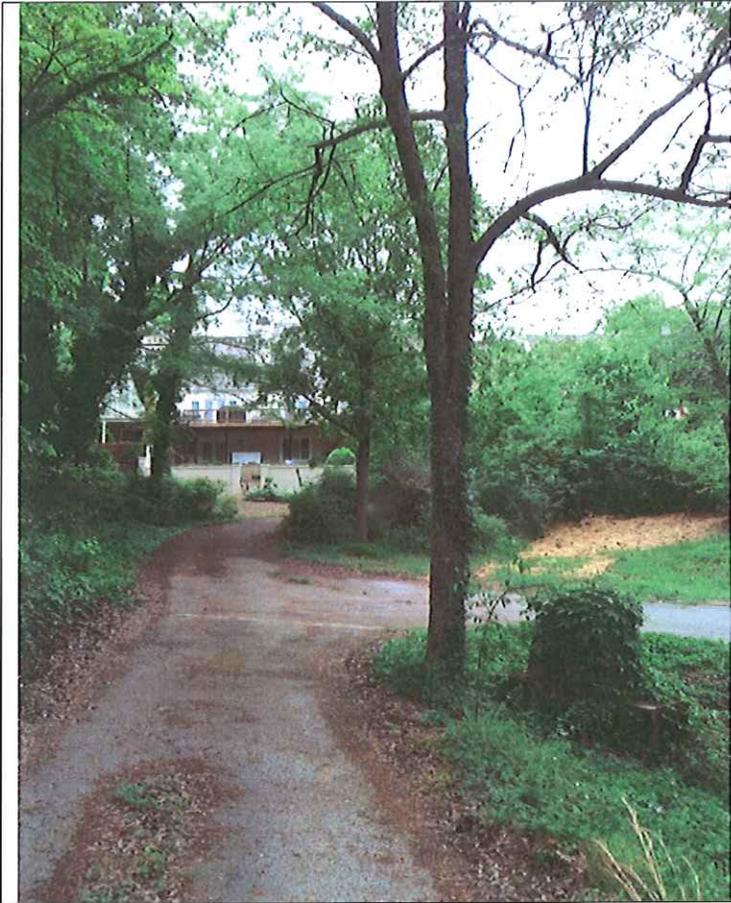
Subject Property



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



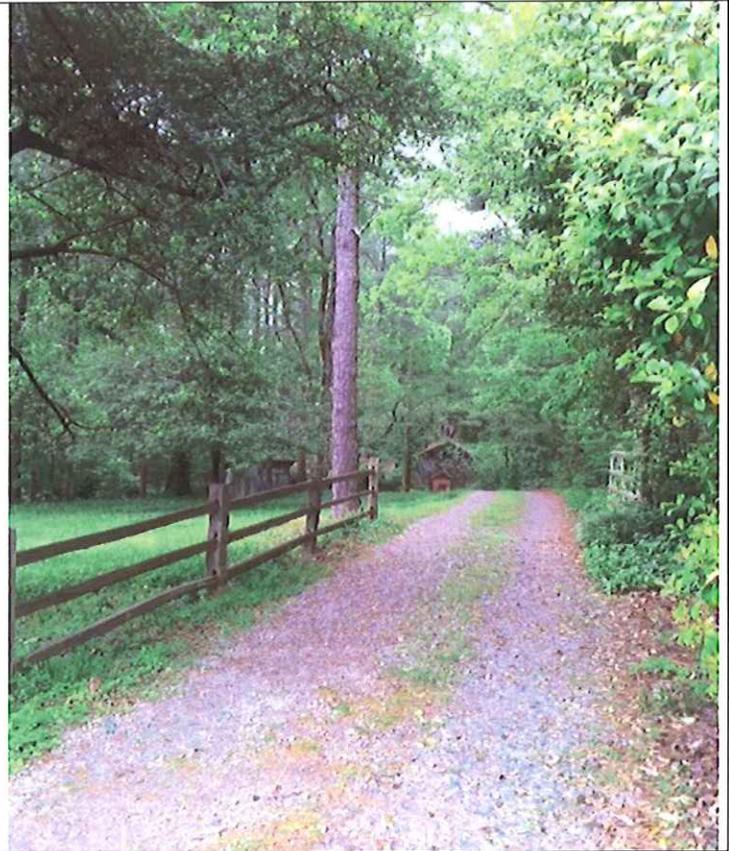
South of Subject Property



South of Subject Property



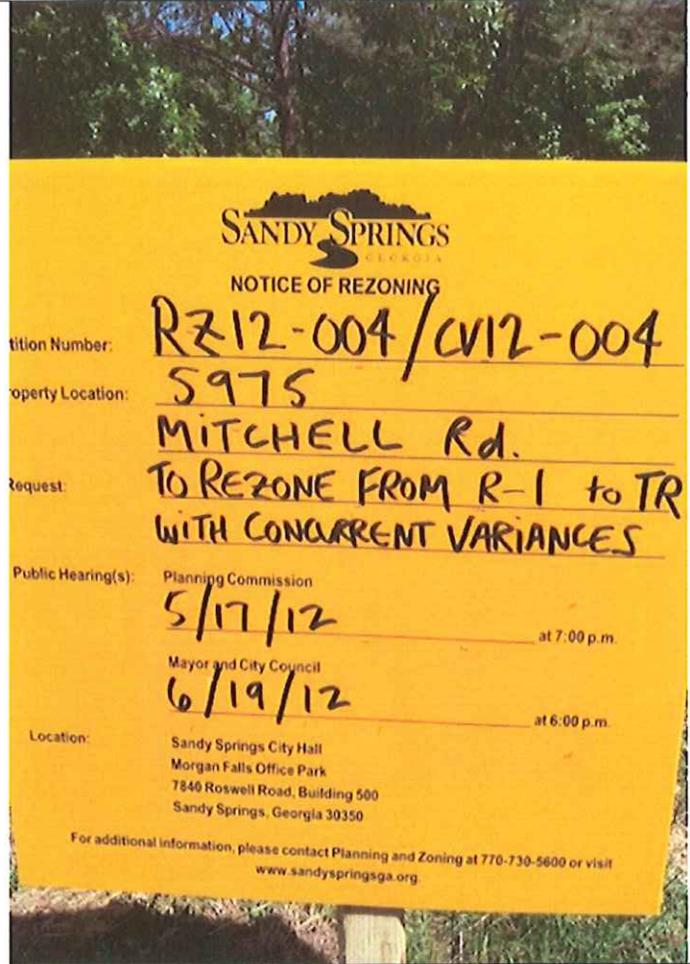
West of Subject Property



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 fourteen (14) 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 28 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.
	Georgia Department of Transportation	<ul style="list-style-type: none"> ▪ 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
- Effective drainage and drainage facility location
- Front setback not being met
- The need for sidewalks on Mitchell Rd.
- Too much density and type of product and price point compared to surrounding properties
- Building Heights
- Buffering to adjoining properties
- Location of utilities
- Historical significance of property
- Negative impact to traffic in the area

Community concerns from the CDRM includes the following:

- Preservation of landmark trees on the property
- Reduce total number of lots proposed to a maximum of 10-13
- Justification of hardship for setback variances
- Impact, especially visual, on adjacent properties due to proximity of new homes
- Screening between new and existing homes
- General concerns over the amount of grading and impervious surface proposed, potential draining

issues, and stormwater facility maintenance

- Construction type (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
- Impact and/or replacement of retaining wall adjacent to Cameron Manor
- Historic value of property and potential to save wishing well
- Traffic impact to surrounding area
- Braemore residents are concerned over the proposed building height of the homes

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 uses are 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; however, the proposed density is higher than most 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 may 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 R5 to 8 (Residential 5 to 8 units per acre), Urban Residential. The density proposed by the applicant is 5.92 units/acre and falls within the 5 to 8 units per acre.

The R5 to 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 follows:

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.

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 staff is of the opinion the variance request is not in harmony with the intent of the Zoning Ordinance. Regarding adjoining properties, structure spacing from the perimeter property lines that are shared with the subject property, staff understands the following situations: North (Braemore) – a 10 foot landscape strip is required and provided; East (Cameron Manor) – spacing of 25 feet is required and provided; and South (Ridgemere) – the existing spacing ranges from 10 feet to 25 feet. And even though the shape of the property is a relatively narrow rectangle, there are no extraordinary or exceptional conditions pertaining to the property. The hardship appears mostly self-imposed, due to the type of development and number of units requested. The proposal might pose a detriment to the public. Therefore, based on these reasons, the staff recommends DENIAL of the variance to reduce the required forty (40) foot perimeter setback to twenty (20) feet.

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 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 staff is of the opinion the variance request is not in harmony with the intent of the Zoning Ordinance. Even though the shape of the property is a relatively narrow rectangle, there are no extraordinary or exceptional conditions pertaining to the property. The hardship appears mostly self-imposed, due to the type of development and number of units requested. The proposal might pose a detriment to the public. Therefore, based on these reasons, the staff recommends DENIAL of the variance 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 ten (10) feet for lot #1.

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 staff is of the opinion the variance request is not in harmony with the intent of the Zoning Ordinance. Additionally, existing Mitchell Road setbacks for similar properties in the immediate area range from 35' to 40'. Even though the shape of the property is a relatively narrow rectangle, there are no extraordinary or exceptional conditions pertaining to the property. The hardship appears mostly self-imposed, due to the type of development and number of units requested. The proposal might pose a detriment to the public. Therefore, based on these reasons, the staff recommends DENIAL of the variance to reduce the required twenty (20) foot side yard setback adjoining a local street to ten (10) feet for lot #1.

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.

The staff is of the opinion the variance request is not in harmony with the intent of the Zoning Ordinance. Even though the shape of the property is a relatively narrow rectangle, there are no extraordinary or exceptional conditions pertaining to the property. The hardship appears mostly self-imposed, due to the type of development and number of units requested. The proposal might pose a detriment to the public. Therefore, based on these reasons, the staff recommends DENIAL of the variance to allow the required twenty (20) foot front yard setback to be measured from the back of curb.

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 mostly consistent with abutting and nearby properties and provides appropriate transition. Therefore, based on these reasons, the staff recommends APPROVAL CONDITIONAL of this petition. However, the staff recommends DENIAL of the associated concurrent variances numbered 1 through 4 as there is no clear hardship to justify the requests and the requests could not be made in harmony with the intent of the Zoning Ordinance.

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 density of no more than 5.92 units per acre or fourteen (14) units, whichever is less.
 - b. To Single-family Dwelling Use.

Attachments

Site Plans Received May 3, 2012

Letter of Intent Received March 13, 2012

Applicant Zoning Impact Analysis received March 13, 2012

Letter Fulton County Dept. of Health Services received April 27, 2012

Letter Fulton County Dept. of Planning and Community Services received April 27, 2012

Letters of Concern/Opposition Dated Received as indicated

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 50' 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 prospective 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.

Received
MAR 13 2012
City of Sandy Springs
Community Development
Department

Received
MAR 06 2012
City of Sandy Springs
Community Development
Department

RZ12-004

MITCHELL ROAD – TR TOWNHOME ZONING
SANDY SPRINGS
Georgia

PE12-004

Received

MAR 13 2012

IMPACT ANALYSIS
FORM – B

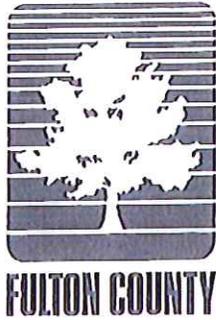
City of Sandy Springs
Community Development
Department

Applicant: Arrowhead Real Estate Partners, LLC

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

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 5 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.



Department of Planning and Community Services
Fulton County Government Service Center at Fulton Industrial
5440 Fulton Industrial Boulevard
Atlanta, GA 30336

April 11, 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 May Planning Commission and June 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, Director
Planning and Community Services

Received

APR 27 2012

*City of Sandy Springs
Community Development
Department*



MEMORANDUM

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: April 23, 2012
SUBJECT: Zoning Comments for May 2012

Received

APR 27 2012

City of Sandy Springs
Community Development
Department

Table with 2 columns: AGENDA ITEM and ZONING COMMENTS. It contains two rows of zoning comments for items RZ12-003/CV12-002 and RZ12-004/CV12-004.

AGENDA ITEM	ZONING COMMENTS
ZM12-001/ CV12-003	<p>The Fulton County Department of Health and Wellness recommends that the applicant be required to connect the proposed development to public water and public sanitary sewer available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>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.</p> <p>Since this proposed development includes a food service facility, the owner must submit kitchen plans for review and approval by this Department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.</p> <p>Since this proposed development includes a public swimming pool as defined in the regulations including spas, whirlpools, etc., the owner or contractor must submit plans for review and approval by this Department and must obtain a Department of Health and Wellness permit to construct before issuance of a building permit. Also, the owner of the facility must obtain a Department of Health and Wellness permit to operate the pool prior to opening.</p> <p>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.</p> <p>This department is requiring that all existing structures to be demolished must be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.</p>

Received

APR 27 2012

*City of Sandy Springs
Community Development
Department*

Trettin, Doug

From: Charlotte Marcus <charleyann@bellsouth.net>
Sent: Friday, March 23, 2012 3:07 PM
To: Trettin, Doug
Subject: RE: St. James Anglican Church
Attachments: St James.odt

Doug,
Please advise that you received the attachment and if you have any questions/comments let me know.
Thanks.
Charlotte Marcus

St. James Anglican Church, Inc.

The St James Church sits on property at 5979 Mitchell Rd. NW, off Hammond Rd in Sandy Springs, GA. This property is posted BCP 1928 which should make it of historic value. Also located at 5895 Mitchell Rd. is the Lon Mitchell House, circa 1870, which appears to be part of the original property. With both properties on Mitchell Rd, it seems the road bears the family name of the original settlers in Sandy Springs.

The two story building known as St James Church resembles a small cottage. It was used as the church sanctuary for Sunday services and Bible study. Bishop Vincent Tanker and Friar Sanjay, two brothers from India, served as clergy. The very small congregation was made up of people who appeared to be of different ethnic backgrounds. Several were African Americans; some came as individuals; and others were families with children. I attended Sunday services several times and became acquainted with Friar Sanjay who picked up congregants, led services and at some point lived upstairs in the church building.

I do not recall ever meeting the Bishop, but spoke to him several times on the phone. Sometime ago, the Bishop died and Friar Sanjay moved to an apartment. In recent times the roof of the church building leaked. Therefore, the congregants meet elsewhere.

When I moved to Surrey Place Condos which is almost directly across the street from the churchyard, I frequently walked down and around the property which is down in a hollow.

It seems especially relevant to report the Friar told me about, two sisters who on occasion came to visit the church. Because, they or their family members, lived in the building when they were children. This property was said to be tied up in an estate.

Behind the church is a red building obviously built as a barn, which at some point was used as a Montessori school. At the time I observed it was used for storage of books plus -odds and ends.

The Mitchell Rd side yard of the church was fenced off by a partly broken, white, picket fence. The fence seemed to surround an old playground with a black tire swing hung by a rope and a metal stand on which swings would hang. The general condition of the buildings and the property was neglected probably due to lack of funds. However the property blossomed with plants and flowers in the Spring, creating a picturesque rustic, romantic atmosphere. In all to me it remains a historic and *holy* setting.

On the building are two other perhaps significant items: A covered, round well for water, built of stones and a stone constructed chimney with a cooking pit.

Submitted by Charlotte Marcus
5996 Mitchell Rd., NW, Apt. 25
Atlanta, GA 30328-4875
404-255-0663 (home) 404-388-4681 (cell)

Presently an application exists to rezone this historic property to (Townhouse Residential District)
with concurrent variances. Public Hearing(s) Design Review Board N/A\
Community zoning Info Meeting 3/27/2012
Mayor & Council 6/9/2012

I personally object and appeal to this rezoning based on the historic and religious principals
and facts

Charlotte G. Marcus
5996 Mitchell Rd NW #25
Atlanta, GA 30328
404 255-0663
charleyann@bellsouth.net

St. James Anglican Church, Inc.

The St James church sits on property at 5979 Mitchell Rd. NW off Hammond Rd in Sandy Springs, GA. This property appears to be of historic value, as it is posted to date back to 1928. There is reason to believe that it may well be originally the property of a large, prominent Mitchell family. Which would suggest, Mitchell Rd was named for the Mitchell Family. Down the Street on the same side as the church property is a large house known as The Mitchell House that is likewise posted as built in 1928??

Presently the site of the church property houses a very small building, which is the church sanctuary and small rooms of various sizes; formerly used for Sunday services and bible study by a small congregation led by Bishop Vincent Tanker, plus by Friar Sanjay, two brothers from India. The congregation was very small, made up of people who appeared to be of different ethnic backgrounds. Several were African Americans: some individuals and some with children who perhaps were families. I attended Sunday services several times and became acquainted with Friar Sanjay who picked up congregants, led services and at some point lived upstairs in the church building.

I only to my recollection met the Bishop, but spoke to him several times on the phone. I know about five years ago or so, the Bishop died and the Friar moved to an apartment. I do not recall what year, but at one point the roof was leaking, therefore the congregants meet elsewhere, if in fact they continued to hold services.

When I moved to Surrey Place Condos which are almost directly across the street from the churchyard, which is a hollow with a steep downward driveway, I frequently walked down and around the property which property about an acre or more.

It seems especially relevant to report the Friar told me there were, I believe, two sisters who on occasion came to visit the church, as they or family members, lived in the building when they were children. I was told that the property was tied up in an estate.

Behind the church is another red building that looks to be constructed as a barn. This building at some point housed a Montessori school. It was when I observed it used for storage of books and odds and ends.

The immediate side yard of the church was fenced off by a partly broken, white, picket fence. The fence seemed to surround an old playground with a black tire swing hung by a rope. I believe the general condition of the buildings and the property were neglected due to lack of funds. However property blossomed with plants and flowers in the Spring, creating a picturesque rustic, romantic atmosphere. In all to me it remains a historic and *holy* setting.

On the building are two other perhaps significant items. A stone enclosed structure that seems to be what was a well. Also a stone constructed chimney with what must have been be a cooking BBQ pit.

Presently an application exists to rezone this historic property to (Townhouse Residential District)
with concurrent variances. Public Hearing(s) Design Review Board N/A
Community zoning Info Meeting 3/27/2012
Mayor & Council 6/9/2012

I personally object and appeal to this rezoning based on the historic and religious principals
and facts

Charlotte G. Marcus
5996 Mitchell Rd NW #25
Atlanta, GA 30328
404 255-0663
charleyann@bellsouth.net

LISA AND GERHARDT HOFF
12 BRAEMORE DR., NW ATLANTA, GA 30328
TEL.: 404-255-1054 OR 404-255-1185
E-MAIL: GMHOFF@AOL.COM

March 27, 2012

To the Sandy Springs Zoning Commission
Sandy Springs City Hall

Re.: Rezoning to TR Request RZ12-004/CV12-004, 5975 Mitchell Road, St. James
Anglican Church

To Whom It May Concern,

My name is Lisa Hoff and I live at 12 Braemore Drive, NW, which is a townhome community with the official address of 5995 Mitchell Road. We are at the corner of Mitchell Road/ Hammond Drive, next door to the St. James Anglican Church. Our development consists of 13 units on 2.7 acres.

I also represent the following neighbors:
Mr. and Mrs. Glyn Philpot, Unit 9;
Ms. Bonny Marshall, Unit 13;
Mrs. Carmen Noel, Unit 10;
Mr. and Mrs. Tom Fraser, Unit 1.

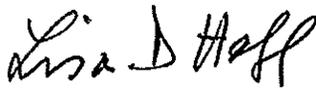
Our main concerns with the proposed site plan for 5975 Mitchell Road which shows 19 units on 2.4 acres (density of 7.9 units per acre) are:

- That the centuries-old old oak trees on the church property will not survive any construction disturbance. We therefore ask that prior to the application for a Land Disturbance Permit an on-site evaluation of existing specimen trees, buffers, and tree protection zones within the property boundaries by the Sandy Springs Arborist be arranged, and that a copy of such evaluation will be required to be submitted along with application for a Land Disturbance Permit.

- That the 30' setback and 10' landscape strip will not be enough to give Braemore Units 5 through 9 any privacy. Please note that on the south side an additional 25'-wide buffer is planned in addition to 40' setbacks.
- That 41 parking spaces for 19 units does not correspond to the required parking spaces of Article 18.2 of the Sandy Springs Zoning Resolution. There is no possibility of parking along Mitchell Road.
- That traffic at the corner Mitchell Road/ Hammond Drive will back up and obstruct Braemore's gate at 5995 Mitchell Road. We therefore request that a traffic impact study be ordered.
- That documentation by the Sandy Springs Preservation Society be provided which shows that no historically important structures will be destroyed. The property belonged to one of the founders of Sandy Springs and there is a church building, a barn and a stone well on the property. Photos of these structures are attached to this letter.

For the above reasons we petition the Sandy Springs Zoning Commission that the rezoning decision to TR will be postponed until the requested studies and documentation can be submitted.

Sincerely,

A handwritten signature in cursive script that reads "Lisa D Hoff". The signature is written in black ink and is positioned above the typed name.

Lisa and Gerhardt Hoff

Trettin, Doug

From: Sandy Sweeny <sandy.sweeny@yahoo.co.uk>
Sent: Monday, April 23, 2012 4:17 PM
To: jerry@erbesfeld.com; Jerry Erbesfeld; Char fortune; ninahuman@aol.com; Charlotte Marcus; Kimberly Brigance; GMHOFF@aol.com
Cc: Trisha Thompson; McEnery, Karen; DaHushPup@aol.com; Jack Florek; imbarb545@aol.com; jhuntws2@gmail.com; rosegal@bellsouth.net; atlcpa@bellsouth.net; dorcas.winton@harrynorman.com; hgat1@comcast.net; Linda Gordon; Phillip Sweeny; Collins, William "Chip"; Chi Le; Trettin, Doug; Jack Florek; jhuntws2@gmail.com; Paulson, John; Charlotte Marcus; patty@watershedallianceofsandysprings.org
Subject: Update On Rezone of Mitchell Street-Residents-Good News/Bad News

Hello to All,

Good news! I spoke with Bryan Flint, the Developer, again this afternoon regarding an update on the Mitchell Rezoning Project. He has submitted a plan for R-5 Single Family Detached Homes instead of town homes. The bad news is that the density is not what I expected. The plan is for 15 homes and in order to build that many homes(a neighborhood) with a price point comparable to Ridgemere or Cameron Manor, there is going to be less "buffer" around the perimeter. I was hoping for no more than 10 or 11 homes. I have pleaded with Bryan to keep as many of the old trees and tree line to the back as well as planting cypress or replace any the builder removes during construction. I have asked for a "tree wall" around the entire perimeter which will be especially important to Braemore and Ridgemere. Hopefully, this will help to protect our privacy and view. He has indicated he is trying to salvage as many trees as possible and trying to do something with the historic wish well too. Of course, no one wants to stare into someone's back yard or loose any canopy but there has to be some give and take on everyone's part. I, for one, am nauseated at the mere thought of loosing any my beautiful trees, view and have serious concern for the safety of my home(from destroyed roots and future falling trees). In addition to all of this, the Developer is sticking by his commitment to install the retention storm unit underground. I have several questions for the engineer designing this unit Thursday night (particularly about run-off , layout and maintenance of the facility).

Several of you have asked about the contents of the barn and buildings. I have asked Bryan to find out from the owner if the old historic bell can be purchased along with anything else of interest. He will let me know. He is not willing hire someone to photograph the historic buildings (so they will

be remembered for history's sake) but is not opposed to having someone else do so(sorry Kim). Maybe, we can all look at doing this together.

All in all, of the five top issues (density,price point/ single family detached homes, underground retention pond, trees/canopy and historic preservation) , I think we came as close as we are going to get on a compromise from the developer. If he sticks to his commitment, places it on paper and the city passes the R-5 zoning for single family detached homes, I think it is somewhat of a win. Again, all of this has to be submitted and approved with no surprises.

I know there are many questions and more issues like traffic, noise, front set back, etc. I would encourage everyone to come to Thursday's city meeting with their own list but to keep in mind the compromises that have been made so far by the Developer. I would also ask that emotional outburst be curtailed knowing they could dilute or destroy progress that has been made up to this point. Like everyone, I am skeptical and will only breathe a sigh of relief after I see the new plan on paper and know every detail is settled to our satisfaction. Maybe we will get lucky and he will decide to build only 11 units or the city will only allow that many on the plot of land.

Again, I thank everyone who has dedicated so much time and energy to this issue. I look forward to your responses and feedback.

Kind regards,

Sandy and Philip Sweeny

Trettin, Doug

From: Char <charfortune@comcast.net>
Sent: Tuesday, April 24, 2012 11:21 AM
To: 'Sandy Sweeny'; jerry@erbesfield.com; 'Jerry Erbesfield'; ninahuman@aol.com; 'Charlotte Marcus'; 'Kimberly Brigance'; GMHOFF@aol.com
Cc: 'Trisha Thompson'; McEnerny, Karen; DaHushPup@aol.com; 'Jack Florek'; imbarb545@aol.com; jhuntws2@gmail.com; rosegal@bellsouth.net; atlcpa@bellsouth.net; dorcas.winton@harrynorman.com; hgatl@comcast.net; 'Linda Gordon'; 'Philip Sweeny'; Collins, William "Chip"; 'Chi Le'; Trettin, Doug; Paulson, John; patty@watershedallianceofsandysprings.org; 'Steve Dils (Avison Young)'; charfortune@comcast.net
Subject: RE: Update On Rezone of Mitchell Street-Residents-Good News/Bad News
Importance: High

Sandy – You have engaged in this rezoning effort with heroic efforts and I appreciate so much all you are doing. Thank you! Thanks to you, too, Jerry! You both have been awesome in communicating with Bryan our mutual concerns. It's great that he has been willing to amend his proposed plan; however, I'm not sure the single family dwelling site plan is doing us any favors. Given the extremely tight setbacks, we might be better off with a townhouse development.....

I highly encourage everyone to attend the meeting this Thursday, so we can express our concerns in mass. (That said, I have a previous commitment that I can't break. I totally trust Sandy to speak for me.) In reviewing all the email correspondence about the proposed development, I would suggest we consolidate our comments into four main topics that ultimately affect our existing home values, as follows:

1. Site Design
2. Neighborhood Context
3. Environment
4. Tree Preservation and Coverage

1. Site Design

- a) Layout – it should provide logical, functional and appropriate relationships among the dwelling units, yards, streets, open space, storm water management facilities, existing vegetation, noise mitigation, sidewalks, fences, etc. It should also include usable backyard areas that can effectively accommodate decks, patios and landscaping without visual or structural encroachment on adjacent dwellings and appurtenances. Further, it should identify existing utilities and make efforts to show proposed storm water management outfall area and encourage utility collection.
- b) Open Spaces – the Site design should include usable, accessible and well-integrated open spaces
- c) Landscaping – the Site design should allow for appropriate and appealing landscaping around the dwellings, storm water management facilities and open spaces.
- d) Amenities – In a perfect world, the Site design would allow for recreational amenities, play area, street lighting, sidewalks, etc.

CHAR'S COMMENTS RE: Site Design

As preliminarily submitted, Bryan's site plan falls most of the tests above. The adjacency of the dwellings is EXTREMELY tight and doesn't meet the test of logical, functional or appropriate, in my opinion. A 5' side yard setback is nothing. (The distance between Henrietta's house and ours 12' ...by way of comparison. A 20' rear setback is about the width of a typical two car garage, by way of comparison.)

- There are no open spaces on the proposed plan except for the storm water drainage area. Again, it's about

the width of a two-car garage.

- The proposed plan gives us no information about Landscaping.
- The proposed plan shows no sidewalks, street lighting, amenities or play areas.

2. Neighborhood Context

- Does the proposed Site development fit into the fabric of the neighboring communities?
- Does it transition nicely to abutting and adjacent uses?
- Do the setbacks encroach on neighboring homes and communities?
- Are the architectural materials and square footage sizes of the homes compatible with neighboring houses and communities
- Is the orientation of the proposed dwellings appropriate to adjacent streets and homes?

CHAR'S COMMENTS RE: Neighborhood Context

I would say that a single family dwelling development DOES fit into the fabric of neighboring communities and that it can transition nicely into abutting uses, EXCEPT that the setbacks are way too narrow. As laid out currently, this development will literally spill out into adjacent communities and crowd properties line unlike anything we are accustomed to. I think most of our homes are at least 2,500 SF and many are 3,500 SF or more. Will it be an apple to apples comparison?

3. Environment

Bryan's development should respect the environment and be consistent with the objectives of neighboring community and county guidelines.

- Preservation – The proposed Site development should conserve the natural environmental resources by protecting and/or enhancing the habitat
- Slopes and Soils – The design should take existing topographic conditions and soil characteristics into consideration and make a firm commitment to state of the art storm water management and low-impact site design techniques.
- Drainage – The volume and velocity of storm water runoff from new development should be managed in order to avoid impacts on downstream properties in Cameron Manor and Ridgemere. He needs to prove that off-site drainage impacts will be mitigated and that the storm water management facility is designed and sized appropriately. Drainage outfall should be verified by the county and the location of it mapped so we all know where it will outflow.
- Lighting – The proposed development should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.

CHAR'S COMMENTS RE: Environment

The proposed development will pretty much scrape the site of any natural foliage thereby causing drainage issues that could negatively impact Ridgemere and Cameron Manor. We would need an independent engineer to give us an opinion of what Bryan's most current plan will do to us.

4. Tree Preservation and Tree Cover

- The proposed development should be designed to take advantage of the existing quality tree cover. We need to get this verified by the county and do everything possible to keep the large tree canopy between our communities. Further the storm water management and outfall facilities should be located to avoid conflicts with tree preservation areas.

CHAR'S COMMENTS RE: Tree Preservation and Tree Cover

The site plan as proposed will most likely obliterate all the tree canopy cover that we see from the back of the cul-de-sac. This is unacceptable under any circumstance.

I welcome your thoughts and suggestions, as we need one consolidated voice. The question remains: Are we better off with a townhouse development with 40' setbacks or a cluster home development with virtually no setbacks?

Char

Char Fortune
525 Cameron Manor Way
Atlanta, GA 30328
404.229.8960

From: Sandy Sweeny [mailto:sandy.sweeny@yahoo.co.uk]
Sent: Monday, April 23, 2012 4:17 PM
To: jerry@erbesfield.com; Jerry Erbesfield; Char fortune; nlnahuman@aol.com; Charlotte Marcus; Kimberly Brigance; GMHOFF@aol.com
Cc: Trisha Thompson; McEnery Karen; DaHushPup@aol.com; Jack Florek; lmbarb545@aol.com; jhuntws2@gmail.com; rosegal@bellsouth.net; atlcpa@bellsouth.net; dorcas.winton@harrynorman.com; hgatl@comcast.net; Linda Gordon; Phillip Sweeny; Collins William " Chip"; Chi Le; dtrettin@sandyspringsga.gov; Jack Florek; jhuntws2@gmail.com; jpaulson@sandyspringsga.gov; Charlotte Marcus; patty@watershedallianceofsandysprings.org
Subject: Update On Rezone of Mitchell Street-Residents-Good News/Bad News

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Again, I thank everyone who has dedicated so much time and energy to this issue. I look forward to your responses and feedback.

Kind regards,

Sandy and Philip Sweeny

Trettin, Doug

From: Dickerson, Patrice
Sent: Friday, May 04, 2012 9:52 AM
To: Trettin, Doug
Subject: FW: Citizen comments for Mitchell rezoning
Attachments: comments part 2.docx

Please include as an attachment.

Patrice

From: Jeff Mitchell [<mailto:jeffmitchell@live.com>]
Sent: Thursday, May 03, 2012 7:50 PM
To: Dickerson, Patrice
Subject: Citizen comments for Mitchell rezoning

Ms Dickerson,

The email I sent this afternoon bounced back. I thought maybe if I split it up it may go through.

Thanks,

Jeff

This e-mail message (including any attachments) is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message (including any attachments) is strictly prohibited. If you have received this message in error, please contact the sender and destroy all copies of the original message (including attachments). The City of Sandy Springs is a public entity subject to the Official Code of Georgia Annotated §§ 50-18-70 to 50-18-76 concerning public records. Email is covered under such laws and thus may be subject to disclosure.

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.

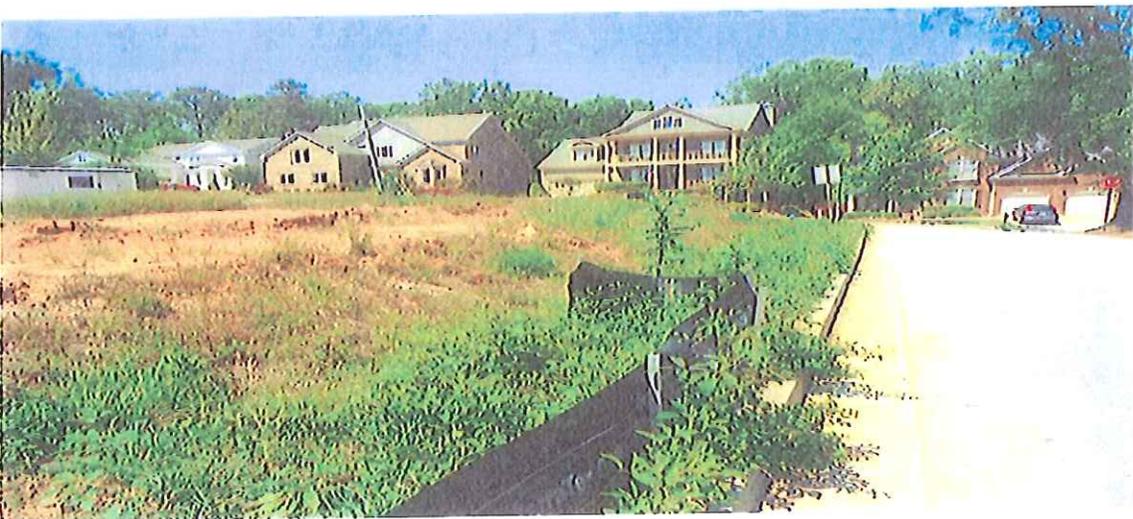
Your backyard is where you live your lives. Relax on your deck and have your morning coffee as well as play with your kids. We chose this community because we did not have someone 20 feet from our home. We believed that we would be somewhat protected from these type of profit squeezed developments with 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 - Lols Street Smyrna/Vinings



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

Buyer Full Report



Residential Detached Active \$455,000
 # 4237426 Broker: PRUD03 Area: 72 VT
 4558 Lois St City: Smyrna
 County: Cobb State: Georgia Zip: 30080
 Subd/Complex: Cottages At Lois Point Ago Desc: New/Under Construction
 Lvl Bdrms Baths Hlf Bth Yr Built: 2011 Waterfront: 0
 Upper 3 2 0 Lake: None Elem: Nickajack
 Main 1 1 0 Stories: 2 Or + Stories Middle: Campbell
 Lower 0 0 0 High: Campbell
 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 St/ OR Exit 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 built ins throughout. Main level features 6' hand scraped hardwoods, blue stone fireplace, private custom paved side courtyard. Master suite w/ fireside sitting private deck, and spa-like 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 Stain, Island, Other, Counter Top - Stone
 Dining: Dining/Great Rm House Faces: SE Setting: Other
 Const: Other, Stucco - Hardcoat Tonnis on Prop: H
 Pool: None
 Parking: 3 Car Garage, Attached, Auto Garage Door, Side/Rear Entry Home Warranty: Yes
 Road: Paved, Public Maint'n
 Rooms: Great Room, Library/Office, Other
 Basement: Bath/Stubbed, Full
 Lot Size: Under 1/3 Acre Lot Dimensions: 1 acres HERS Index: 0
 Lot Desc: Level Driveway, City View
 Green Building Certification:

Other Descriptive Information

Neigh. Amenities: Other, Homeowners Assoc

Appliance Desc: Other, Sec 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 Swr Connectd

Boat House: None

Legal, Financial and Tax Information

Tax ID: 17 0377 0 028 0 LandLot: 677 District: 17 Section/GMD: 2 Lot: 1667 Block: 0
 Plat Book/Page: 248-28 Deed Book/Page: 14841/5344 Tax/Tax Yr: \$681 / 2010 Sq Ft: 3,000 Sq Ft Source: Builder
 Special: None Owner Finance: N Owner Second: N Assumable: N
 Annl Master Assoc Fee Desc: \$0 / None Annl Due/Contemp.: N
 Annl Assoc Fee: \$0 / None Init. Fee: \$0
 CPHB: HOA Phono:
 Swim/Tennis: \$0 / None Mgmt Phono: Mgmt Email:
 Mgmt Co:

Sold

Sale Price: Duo Diligence Ends: Closing Date: Binding Agreement Date:
 Original List Price: \$450,000 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 a professional inspection by the buyer's representative.

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
 City: Atlanta
 Subd/Complex: Hammond Hills
 # Bedrm: 3
 Bedroom: Bdrm On Main Lev, Master On Main
 Master Bath: Shower Only
 Interior: Disp Allic Stairs, High Speed Internet Available, His & Her Closets, Hardwood Floor
 Parking: 2 Car Garage, Auto Garage Door, Kitchen Level
 Basement: Crawl Space
 Nbhood: Marina, Park, Playground, Swimming Pool, Restaurant, Street Lights, Tennis Light

Active
 Broker:
 Area: 131
 \$300,000

State: Georgia
 County: Fulton
 Year Built: 1980
 Zip: 30328
 Style: Ranch

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 Point Middle: Ridgeway High: Riverwood

Public: 4-SIDED BRICK RANCH WITH HUGE FENCED BACK YARD! MOVE-IN READY WITH GLEAMING HARDWOOD FLOORS, KITCHEN FAMILY WITH GRANITE AND UPDATED APPLIANCES, UPDATED BATHS AND NEW WINDOWS TOO! OPTIONAL SWIMMING POOL! WINNING RIVERWOOD HIGH SCHOOL

Sale Price:

SP/OLP %:

Sold Information

Closing Date:



1 / 23
 Residential Detached
 # 5003212
 City: Atlanta
 Subd/Complex: CAMERON HALL
 # Bedrm: 3
 Bedroom: Other
 Master Bath: Double Vanity, Sep Tub/Shower, Whirlpool Tub
 Interior: 9 ft + Cel Main, 2-Story Foyer, Cathedral Ceiling, Disp Allic Stairs, Entrance Foyer
 Floors, High Speed Internet Available, His & Her Closets, Tray Ceilings, Walk-In Closets
 Carpet
 Parking: 2 Car Garage
 Basement: Daylight, Exterior Entry, Finished, Full, Interior Entry
 Nbhood: Cable Tv Avail, Homeowners Assoc

Contingent-Due Diligence
 Broker:
 Area: 131
 \$375,000

State: Georgia
 County: Fulton
 Year Built: 1993
 Zip: 30328-46
 Style: Traditional

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

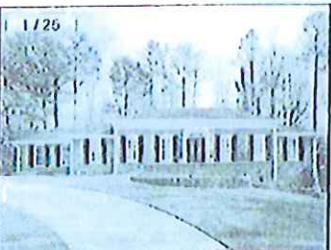
Public: IMMACULATE HOME IN INCREDIBLE SANDY SPRINGS LOCATION! MASTER SUITE OF YOUR DREAMS ON AN ENTIRE FLOOR! SPA-LIKE BATH, OFFICE/NURSERY & OVERSIZED WALK-IN CLOSET. BRIGHT, VAULTED GREAT ROOM OFFERS A LARGE SPACE FOR ENTERTAINING! EAT-IN KITCHEN, SEPARATE DINING ROOM, BEAUTIFULLY FINISHED 2 BEDROOM IN LAWN! INCLUDES LIVING AREA & WET BAR IN FULL DAYLIGHT TERRACE LEVEL. FORESTED, PRIVATE, FENCED BACKYARD! NEWER ROOF, SIDEWALKS TO NEARBY SHOPS/DINING.

Sale Price:

SP/OLP %:

Sold Information

Closing Date:



1 / 25
 Residential Detached
 # 4326161
 City: Atlanta
 Subd/Complex: River Shore Estates
 # Bedrm: 4
 Bedroom: Master On Main
 Master Bath: Double Vanity, Tub/Shower Combo
 Interior: 9 ft + Cel Main, Disp Allic Stairs, Entrance Foyer, Hardwood Floors, High Speed Internet
 His & Her Closets, Walk/Wall Carpet, Wet Bar
 Parking: 2 Car Carport, Attached, Kitchen Level, Side/Rear Entry
 Basement: Bath, Daylight, Exterior Entry, Finished, Full, Interior Entry
 Nbhood: Cable Tv Avail, Homeowners Assoc, Street Lights, Walk to Schools

Pending Existing Lender Appr
 Broker: RWF/A01 Area: 131
 \$500,000

State: Georgia
 County: Fulton
 Year Built: 1980
 Zip: 30328-35
 Style: Ranch

Lot Size: 1/2 To 3/4 Acres # FP: 2 Taxes/Tax Yr: \$5.
 Lot Desc: Level, Rm-Pool/Tennis
 Elem: Heard's Ferry Middle: Ridgeway 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 refrig/freezer, Wolf cooktop, dishwasher drawers, icemaker and more! Kitchen opens up to sun room overlooking pool, playset and flat yard. Gate at top of drive keeps all contained! Master suite w/ updated bath, his & her closets, walk-in closet, wet bar, BR and BA. Tons of storage! New roof. Wow! Owner/Agent

Buyer Short Report



Residential Detached **Active** **\$350,000**
4284526 **Broker: WMSR01 Area: 131**

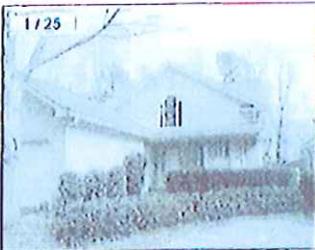
City: Atlanta **State:** Georgia **County:** Fulton **Zip:** 30328-46
Subd/Complex: Wooded Forest **Year Built:** 1962 **Style:** Ranch
Bedrm: 4 **# Baths:** 2 / 0 **Stories:** 2 Stories
Bedroom: Bdrm On Main Lev
Master Bath: Tub/Shower Combo
Interior: Hardwood Floors

Parking: 2 Car Carport
Basement: Bath/Stubbed, Daylight, Exterior Entry
Nbhood: Nona

Lot Size: 1/3 to 1/2 Acre **# FP:** 1 **Taxes/Tax Yr:** \$4,
Lot Desc: City View
Elem: Heard's 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: **SP/OLP %:** **Sold Information** **Closing Date:**



Residential Detached **Active** **\$344,900**
4325026 **Broker: KWFA01 Area: 131**

City: Atlanta **State:** Georgia **County:** Fulton **Zip:** 30328-46
Subd/Complex: Ridgemore **Year Built:** 1985 **Style:** Cluster
Bedrm: 3 **# Baths:** 2 / 1 **Stories:** 2 Stories
Bedroom: Master On Main, Roommate 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/Wall Carpet

Parking: 2 Car Garage, Attached, Auto Garage Door, Kitchen Level
Basement: Daylight, Exterior Entry, Finished, Full, Interior Entry
Nbhood: 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: Heard's 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 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: **SP/OLP %:** **Sold Information** **Closing Date:**



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

City: Atlanta **State:** Georgia **County:** Fulton **Zip:** 30328
Subd/Complex: Ridgemore **Year Built:** 1982 **Style:** Traditional
Bedrm: 3 **# Baths:** 2 / 1 **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: Crawl Space
Nbhood: 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: Heard's 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/ cigs & hardwoods on main level. Banquet size Dining Rm, spacious Kitchen w/ Breakfast Rm. Vaulted Family Rm w/ fireplace & built-in adjacent Library or Music Rm opens to patio. Spacious Mstr w/ walk-in closet, Mstr Ba w/ whirlpool, double vanity, shower. Two additional closets. Laundry upstairs.

Buyer Short Report



1 / 12
 Residential Detached # 5002786 Active Broker: Area: 131 \$425,000
 City: Atlanta State: Georgia County: Fulton Zip: 30328
 Subd/Complex: Riverside Year Built: 1904 Style: Ranch
 # Bedrm: 3 # Baths: 2 / 0 Stories: 1 Story
 Bedroom: Bdrm On Main Lev, Master On Main
 Master Bath: Double Vanity, Sep Tub/Shower
 Interior: Disp Attic Stairs, High Speed Internet Available, Entrance Foyer, Hardwood Floors.
 Parking: 2 Car Carport
 Basement: Exterior Entry, Partial
 Nbhhood: Cable Tv Avail, Street Lights

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

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

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

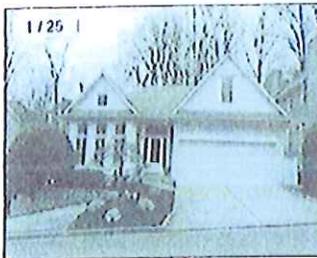


1 / 25
 Residential Detached # 5010075 Active Broker: Area: 131 \$400,000
 City: Atlanta State: Georgia County: Fulton Zip: 30328-25
 Subd/Complex: River Shore Estates Year Built: 1955 Style: Ranch
 # Bedrm: 4 # Baths: 3 / 1 Stories: 1 Story
 Bedroom: Bdrm On Main Lev, Master On Main, Sp/1 Bdrm Plan
 Master Bath: Double Vanity, Tub/Shower Combo
 Interior: Bookcases, Disp Attic Stairs, Double Vnly 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
 Nbhhood: 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: Heard's Ferry Middle: Ridgeview High: Riverwood

Public: Affordable charming home in great schools in one of Sandy Springs favorite neighborhoods. Updated kitchen & baths. Hardwood fl opens to Fam Rm. Mst bedroom w/own bath has doors to huge deck. Fantastic finished basement w/family room w/frpl, 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 Epste n School

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



1 / 25
 Residential Detached # 4330277 Active Broker: CBR022 Area: 132 \$379,500
 City: Atlanta State: Georgia County: Fulton Zip: 30323
 Subd/Complex: Cameron Hall Year Built: 1993 Style: Cluste
 # Bedrm: 4 # Baths: 2 / 2 Stories: 2 Stories
 Bedroom: Master On Main, Sp/1 Bdrm Plan
 Master Bath: Double Vanity, Sep Tub/Shower, Vaulted Ceilings, Whirlpool Tub
 Interior: 9 ft + Cell Main, Cathedral Ceiling, Double Vnly Other, Disp Attic Stairs, Entrance F
 Closets, Hardwood Floors, Troy Ceilings, Walk-In Closet(s), Wall/Wall Carpet, Bool
 Parking: 2 Car Garage, Attached, Auto Garage Door, Kitchen Level
 Basement: Slab-None
 Nbhhood: Cable Tv Avail, Homeowners Assoc, Street Lights, Underground Util's, Walk to Schoo

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

Public: Not your usual 5/4 and a door! Low maintenance cluster home living on private, wooded lot. This home lives like a two story w/mast second floor is downstairs, not upstairs. John Weiland home in excellent condition. Neutral paint, no wallpaper! Open plan w/big kit 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 Hi. Very quiet neighborhood

Buyer Short Report



Residential Detached # 4321097 Active Broker: CLIK01 Area: 131 \$469,000
 City: Sandy Springs State: Georgia County: Fulton Zip: 30328
 Subd/Complex: LANCASTER WALK Year Built: 1997 Style: Tradit
 # Bedrm: 4 # Baths: 4 / 1 Stories: 2 Stories
 Bedroom: Other
 Master Bath: Garden Tub, Other, Sep Tub/Shower
 Interior: 2-Story Foyer, Disp Attic Stairs, Entrance Foyer, Hardwood Floors, Tray Ceilings
 Parking: 2 Car Garage
 Basement: Bath, Daylight, Exterior Entry, Finished, Full, Interior Entry
 Nbhod: Homeowners Assoc, Street Lights, Underground Utis, Walk to Shopping

Lot Size: Under 1/3 Acre # FP: 0 Taxes/Tax Yr: \$4.
 Lot Desc: Cul-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, safe cul-de-sac. Open, bright flo
 colors & spacious!

Sale Price:

SP/OLP %:

Sold Information

Closing Date:



Residential Detached # 4337110 Active Broker: DUFF01 Area: 131 \$440,000
 City: Sandy Springs State: Georgia County: Fulton Zip: 30328
 Subd/Complex: Lancaster Walk Year Built: 1998 Style: Tradit
 # 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 + Ceil Main, Double Vnly Other, High Speed Internet Available,
 Hardwood Floors, Tray Ceilings, Walk-In Closet(s), Wall/Wall Carpet
 Parking: 2 Car Garage, Attached, Auto Garage Door
 Basement: Bath, Daylight, Exterior Entry, Finished, Full, Interior Entry
 Nbhod: Homeowners Assoc, Street Lights, Underground Utis

Lot Size: Under 1/3 Acre # FP: 1 Taxes/Tax Yr: \$4.
 Lot Desc: Cul-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:



Residential Detached # 4220149 Active Broker: RMAA01 Area: 131 \$425,000
 City: Atlanta State: Georgia County: Fulton Zip: 30328-25
 Subd/Complex: RIVERSIDE Year Built: 1996 Style: Tradit
 # 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 + Ceil Main, Cathedral Ceiling, Double Vnly Other, Entrance Foyer, His & Her C
 Floors, Rear Stairs, Walk-In Closet(s), Wall/Wall Carpet
 Parking: 2 Car Garage, Attached, Kitchen Level
 Basement: Bath, Exterior Entry, Finished, Full, Interior Entry
 Nbhod: Cable Tv Avail, Playground, Swimming Pool, Street Lights, Tennis Lighted, Swim T

Lot Size: 3/4 Up To 1 Acre # FP: 2 Taxes/Tax Yr: \$8.
 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 FIREPLACES, LARGEST LIVING ROOM AND
 LIBRARY IN THE NEIGHBORHOOD. EXTRA LARGE FAMILY ROOM, MASTER BEDROOM & BATH TAKE 3/4 OF UPSTAIRS!

Buyer Short Report



1 / 23
 Residential Detached # 4332429 Active Broker: HNBH13 Area: 131 Taxes/Tax Yr: \$539,600
 City: Sandy Springs State: Georgia County: Fulton Zip: 30328-30
 Subd/Complex: Glen Ferry Year Built: 2004 Style: Tradit
 # Bedrm: 6 # Baths: 5 / 0 Stories: 2 Stories
 Bedroom: Bdrm On Main Lev, In-Law Ste/Apt
 Master Bath: Double Vanity, Sep Tub/Shower, Whirlpool Tub
 Interior: 10 ft+ Ceil Main, 2-Story Foyer, 9 ft+ Ceil Main, Double Vanity Other, Disp Attic Stair
 Internet Available, Entrance Foyer, His & Her Closets, Hardwood Floors, Troy Ceil
 Carpet, Bookcases
 Parking: 2 Car Garage, Auto Garage Door, Kitchen Level, Side/Rear Entry
 Basement: Bath, Daylight, Exterior Entry, Finished, Full, Interior Entry
 Nbhhd: Cable Tv Avail, Public Trans., Homeowners Assoc, Park, Playground, Street Lights

Lot Size: Under 1/3 Acre # FP: 2 Taxes/Tax Yr: \$0.
 Lot Desc: Corner, Cul-De-Sac, Level, Level Driveway, Private Backyard
 Elem: Spalding Drive Middle: Ridgeway High: Riverwood

Public: Newest home in Subdivision. Built in 2004 w/finest trim and finishes. Great Family home. Walk to Abernathy Park Award-winning R District 6BR/5B, Gourmet Kitchen w/Granite Countertops & Island, 2-sty 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:



1 / 25
 Residential Detached # 4293108 Active Broker: HNBH13 Area: 131 Taxes/Tax Yr: \$526,000
 City: Atlanta State: Georgia County: Fulton Zip: 30328
 Subd/Complex: Lancaster Walk Year Built: 1997 Style: Tradit
 # Bedrm: 6 # Baths: 3 / 1 Stories: 2 Stories
 Bedroom: Master On Main, Roommate Fl Plan, Split Bdrm Plan
 Master Bath: Double Vanity, Garden Tub, Sep Tub/Shower, Vaulted Ceilings
 Interior: 2-Story Foyer, 9 ft+ Ceil Main, Cathedral Ceiling, Disp Attic Stairs, High Speed Int
 Entrance Foyer, Hardwood Floors, Troy 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
 Nbhhd: Cable Tv Avail, Public Trans., Other, Homeowners Assoc, Park, Playground, Racq
 Uels

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: Ridgeway High: Riverwood

Public: This beautiful home has been totally renovated with: new roof, new paint inside & out, gorgeous granite kitchen counters, new hard-wood and new carpet upstairs. What a find in an excellent school district. Quiet cul-de-sac neighborhood. Prime location with only minute: within walking distance to shops & grocery. Open, light & bright cathedral ceilings and a great fireplace. Sep LR/DR, den, sunny bke 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:



1 / 25
 Residential Detached # 6007662 Active Broker: Area: 131 Taxes/Tax Yr: \$569,000
 City: Atlanta State: Georgia County: Fulton Zip: 30328
 Subd/Complex: Rivershore Estates Year Built: 1984 Style: Ranch
 # Bedrm: 3 # Baths: 3 / 0 Stories: 1 Story
 Bedroom: Master On Main
 Master Bath: Shower Only
 Interior: Double Vnly Other, High Speed Internet Available, Entrance Foyer, Hardwood Floo

Parking: 2 Car Carport, Attached, Kitchen Level
 Basement: Daylight, Exterior Entry, Finished, Interior Entry, Partial
 Nbhhd: 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, Spald
 Elem: Heards Ferry Middle: Ridgeway 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 alt throughout. New kit 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 va 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** **Area: 131** **\$550,000**
5005889 **Broker:**
City: Atlanta **State:** Georgia **County:** Fulton **Zip:** 30328
Subd/Complex: RIVER SHORE ESTATES **Year Built:** 1976 **Style:** Ranch
Bedrm: 4 **# Baths:** 3 / 2 **Stories:** 1 Story
Bedroom: In-Law Ste/Apt, Master On Main
Master Bath: Double Vanity, Tub/Shower Combo
Interior: Double Vnly Other, Disp Allic Stairs, Entrance Foyer, His & Her Closets, Hardwood Walk-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, Rm-Pool/Tennis, Private Backyard, Sloped
Elem: Heards Ferry **Middle:** Ridgeview **High:** Riverwood
Public: Great Renovated Home in Sought After RIVER SHORE ESTATES! Must See Inside! Renovated Kitchen w/ Granite Counters, New Appliances, Built In Desk, Separate Living Room and Large Dining Room, Wide Plank Hardwoods in Large, Vaulted & Beamed Fir w/ Wet Bar Area, Large Bedrooms! Beautiful European Doors & Windows, Full Basement-Partially Finished w/ Fireside Room, Large 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** **Area: 131** **\$549,500**
5014051 **Broker:**
City: Atlanta **State:** Georgia **County:** Fulton **Zip:** 30328
Subd/Complex: River Shore Estates **Year Built:** 1962 **Style:** Ranch
Bedrm: 4 **# Baths:** 2 / 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: Heards Ferry **Middle:** Ridgeview **High:** Riverwood
Public: Well maintained ranch on large corner lot in River Shore Estates! Professionally landscaped this house is designed for indoor comfort 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/mud room w/hall bath leads to deck. Hugo bsmt opens to pool & future sq ft

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



1/24
Residential Detached **Active** **Area: 131** **\$544,900**
4319117 **Broker:** ATCM:02
City: Atlanta **State:** Georgia **County:** Fulton **Zip:** 30328-30
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/Her's, Other, Sep Tub/Shower
Interior: 2-Story Foyer, 9 ft + Ceil Main, Disp Allic 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/Stubbed, Daylight, Exterior Entry, Full
Nbhood: Cable Tv Avail, Playground, Street Lights

Lot Size: Under 1/3 Acre **# FP:** 2 **Taxes/Tax Yr:** \$8.
Lot Desc: Corner
Elem: Spaulding Drive **Middle:** Ridgeview **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 6 BEDROOM/4 BATH BRICK 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 VANITIES

Trettin, Doug

From: Sandy Sweeny <sandy.sweeny@yahoo.co.uk>
Sent: Monday, May 07, 2012 7:21 AM
To: Char fortune
Cc: John Hunt; imbarb545@aol.com; atlcpa@bellsouth.net; rosegal@bellsouth.net; Linda Gordon; dorcas.winton@harrynorman.com; Jerry Erbesfield; jerry@erbesfield.com; jeffmitchell@live.com; GMHOFF@aol.com; Charlotte Marcus; Bonny Marshall
Subject: Need Cameron Manor Response

Neighbors,

Good morning. I hope you all had a good weekend.

I wanted to follow up with all of you to see if you have had a chance to review the new plan proposed by the Developer for the Mitchell project. In summary, he has reduced the density by one, agreed to build bigger lots to the back on a downward slope instead of on the hill reducing run off to the back and saving more of the tree line, offered a privacy fence to the sides and landscape to block view, save the well and large oak tree making the area a "common area", and build the underground storm unit, and proposed a nicer residential subdivision.

While this is not exactly what we wanted, it is far better than where we started. It does show a compromise on the part of the Developer and he will look very good at the next Zoning meeting. However, the residents in Braemore are not satisfied with the setbacks, want to continue the fight the re-zoning and intend to hold a meeting to discuss the issue this week. **I need your feedback**, opinions and stance on the issue as Cameron Manor residents.

My only concern is that if we are not careful, we could end up in a much worse case scenario. It is highly unlikely that the City will deny the re-zoning. In my opinion, is an unrealistic viewpoint. If this Developer goes away, the land will eventually be sold and another Developer may not be so inclined to work with us. We could be back to square one and start this process all over again. In addition, if we are not careful and the Developer thinks we are unappreciative of his actions so far, he may be less likely to follow through with his commitments once the land is sold and the builder has been contracted. I am one who believes in the art of negotiation. I think what has been negotiated so far, while not perfect, is certainly better than the original plan. The old saying "the devil we know is better than the one we don't" applies here. Again, while I have expressed my own opinions in this email, **I support the majority**. Please respond back to me with your viewpoint and let me know where you stand on the issue. Thank you.

Kind regards,

Sandy Sweeny

Trettin, Doug

From: Sandy Sweeny <sandy.sweeny@yahoo.co.uk>
Sent: Thursday, April 19, 2012 8:40 AM
To: Jerry Erbesfield; 'Bryan Flint'
Cc: jerbesfield@fmls.com; Char fortune; GMHOFF@aol.com; imbarb545@aol.com; jhuntws2@gmail.com; hgatl@comcast.net; Philip Sweeny; Charlotte Marcus; rosegal@bellsouth.net; atlcpa@bellsouth.net; dorcas.winton@harrynorman.com; Linda Gordon; Kimberly Brigance; McEnery, Karen; ninahuman@aol.com; Collins, William "Chip"; Charlette Marcus; Fries, Dianne; Trettin, Doug; Melissa Carder; Trisha Thompson; Galambos, Eva; Sterling, Gabriel; jmdonough@sandysprings.gov; Paulson, John
Subject: Re: Mitchell Road-Regarding the New Plan

Bryan,

Good morning. I have reviewed your new plan. Like Jerry, I am concerned that many of the issues we discussed whereby you indicated a compromise, are not outlined in this document. I have several questions. They are:

1. Is the rear set back 20, 35 or 40 feet? When you, Char and I walked off the property line, you counted 40 feet and indicated it would stay leaving a large part of the tree canopy. A mere 20 foot buffer destroys most of the canopy and would have everyone in these units staring straight into my home. This is not acceptable. The other buffers have been reduced and give no privacy to the homes in the other subdivisions either. Are the buffers reduced? Why the change of heart?
2. Are these town homes or single family detached homes? The density on this plan looks like town homes. Obviously no consideration was given to a planned neighbourhood like Cameron Manor as previously indicated or trying to preserve anything from the circa 1860 historic wishing well (as a fountain) or buildings or the large Heritage site oak trees. The land looks like to will be leveled whereby destroying all of these precious items and creating a cramped, unattractive housing compound. Is this correct?
3. What is price point? Obviously, the value of our homes are clearly affected by low end properties.
4. Regarding the storm drainage. I have done a lot of research. I have met with Patty (Atlanta Watershed Alliance). In the city of Atlanta, there are many failed underground storm units. This usually takes place at the ten year mark when silt has built up in the pipes. Unless there is a maintenance policy, it will eventually fail. It becomes the homeowners responsibility to repair the damage from leaks because there is no a city policy governing these storm units. It is costly and creates runoff and a host of other issues. It is estimated that roughly 52 gallons of runoff will occur from one inch of rain. Have you met with engineers on the development of this storm unit? Do you have a document we can review? What kind of maintenance plan do you have in place? While I agree with Jerry in placing it underground, we need assurance that it will not fail.

Bryan, I know that I speak for many people in that we want to work with you on this project so that it is a "win-win" for all parties. However, with the new plan you have outlined, can you tell me where you have compromised and are trying to work with the homeowners on any of the issues we have discussed outside of the underground storm unit (density/ building type, buffer/set back, trees/canopy, historic)? Please put yourself in our shoes and try to understand why we are all fighting so hard regarding this issue. Our homes, our quality of life, and all that we love about living in this city (the beauty, the historic significance,etc) is threatened. I implore you to take in consideration our concerns and give a little on these concessions. There are so many lives negatively impacted on so many levels with this rezoning project.

I look forward to your response.

Kind regards,

Sandy Sweeny

From: Jerry Erbesfield <jerry@erbesfield.com>
To: 'Bryan Flint' <bryanflint@att.net>
Cc: 'Sandy Sweeny' <sandy.sweeny@yahoo.co.uk>; jerbesfield@fms.com
Sent: Thursday, 19 April 2012, 9:48
Subject: FW: Mitchell Road

Bryan:

Thank you for providing this new proposed site plan to me. While it might be a start, it is however not exactly what I, and what I believe the other involved neighbors, had expected or envisioned for a single family detached home development on the order of Ridgemere and Grosvenor as you and I had discussed. The proposed grade elevations are not furnished so it is difficult for me to tell but this site plan makes it appear to be more like a level lot development of row houses. And, it appears that nothing is spared, not the well, none of the trees, not any of the natural lay of the land, virtually nothing. Many of the neighbors are simply not going to be very happy with or want to go along with this plan if that is the case.

As an FYI, I believe the box titled "Site Data" still contains the information for the 19 attached units that was originally proposed (so small - it is hard to read). Please confirm.

Some questions:

1. Will you please confirm that there are 10 feet separating each dwelling as we discussed?
2. It looks like there is only approx. 20 feet between the Mitchell Road east curb and the west (front) wall of the front homes. Is that correct? If so, what happened to the 40 foot front buffer that you said you were agreeable to maintaining? I can assure you that this is a non-negotiable factor with me and my neighbors.
3. There appears to be a 20 foot buffer proposed from the rear of the proposed development's homes to the rear property line. If that is so, how about the 35 foot rear buffer you indicated that you believed could be maintained?
4. Is the rear 20 foot buffer grass or trees and canopy?
5. Did you get the survey corrected so that the property lines can be clearly determined, especially in the back? The reason I ask is that if there is enough natural buffer on the Cameron Manor side of the property, past the property line of your proposed development, maybe the 20 foot buffer you have proposed (if trees) could potentially be enough for privacy of the Cameron Manor residents, and that would help minimize this objection.

6. I don't see anything identifying the amount of buffer on the Braemore and Ridgemere sides. How much would that be?

7. How about the price point? How much do you plan to sell each property for?

Many of us that have been drawn into this matter with you want to find a way to work with you in a friendly, affirmative and positive manner. We would prefer to find a way to do, rather than not doing. However, the apparent issues with this site plan proposal makes that very difficult. Unless I'm reading the attached site plan all wrong, it is going to be extremely difficult to get enough buy-in.

I've copied Sandy Sweeny with this message. I believe you met her on Monday. She is championing the effort for many of us neighbors. She is a very nice and intelligent person. She however lives in Cameron Manor in the home directly behind and below grade from the proposed development so she is especially concerned about the drainage issues and maintaining her privacy.

There is only a week remaining until the next zoning information meeting. To give this project a chance to get done without the neighbors organizing for a fight, it is time to open up. We'd like to be able to be supportive at the next meeting but we've first got to know exactly where you stand and trust has to be demonstrated for that to have a chance to occur. Your clear and concise responses to the above will be a good start.
Jerry Erbesfield

From: Bryan Flint [mailto:bryanflint@att.net]
Sent: Wednesday, April 18, 2012 4:08 PM
To: 'Jerry Erbesfield'
Subject: Mitchell Road

Jerry,

A single family plan for Mitchell Road is attached. It yields 15 units. I am having a grade plan done to see how it affects the buffers.

Thanks

Bryan Flint

Trettin, Doug

From: EBPQE3@aol.com
Sent: Friday, March 30, 2012 4:06 PM
To: Trettin, Doug
Subject: Fwd: Pittman 1989 variances

note corrected e-mail address: dtrettin@sandyspringsga.gov

From: EBPQE3@aol.com
To: dtrettin@sandyspringscity.gov
CC: elsie.thompson@harrynorman.com, laura.thompson@harrynorman.com
Sent: 3/30/2012 4:01:35 P.M. Eastern Daylight Time
Subj: Pittman 1989 variances

March 30, 2012

Mr. Doug Trettin
Dept of Community Deveolpment
City of Sandy Springs, GA

Re: 5310 New London Trace, NW, Atlanta, GA 30327

Owners: Elizabeth B. Pittman and Frank S. Pittman, III, MD

Dear Mr. Trettin:

Thank you for taking my phone calls this week. As I mentioned to you yesterday, the person who has submitted an offer to buy our house at the above address is requesting written confirmation that the setback variance and any encroachments on easements were approved by Fulton County when additions were made to our house in 1989. We are the original owners of this house built in 1969, and no other additions were made before or after 1989.

We had indeed received approval from Fulton County in late 1988 or early 1989 when our architect/builder William Harrison advised us to make application to the county. We wrote letters to our adjacent neighbors who approved, and submitted copies of those with our letter of application. Unfortunately, we have not been able to locate that paperwork since we moved out of the house in 2011.

We wish to satisfy our buyers request in the next few days before the "due diligence" period expires April 4th or 5th. You indicated that as a representative of the city of Sandy Springs, you could e-mail us a statement about the status of records applying to non-conforming structures that preceeded the incorporation of the City of Sandy Springs in 2005.

Thank you very much for your assistance,

Sincerely,

Elizabeth B. Pittman
Frank S. Pittman III

telephone 404-816-6677
mobile 404-323-4544

Trettin, Doug

From: Fortune, Char <Char.Fortune@Grubb-Ellis.com>
Sent: Friday, March 30, 2012 10:46 AM
To: Trettin, Doug
Cc: Sandy Sweeny; hgatf@comcast.net; Dorcas.Winton@harrynorman.com; lindasgordon@bellsouth.net; rosegal@bellsouth.net; jhuntws2@gmail.com; imbarb545@aol.com; rafisch@bellsouth.net; atlcpa@bellsouth.net; Steve Dils (Avison Young); lindaismsn@aol.com; robert.gordon@mindspring.com
Subject: 5975 Mitchell Road - Rezoning Application
Importance: High

Good morning, Mr. Trettin.

On behalf of the Cameron Manor Way Homeowners Association, I wish to express our objection to the rezoning of the captioned property from RI (single family dwelling) to TR (townhouse residential) and request that the rezoning application and variances be dismissed without approval.

The density proposed by the developer creates a number of problematic issues, not the least of which are 1) the variance of reducing the 40 foot set-back to 15 feet, 2) the ground absorption issue and, 3) the proximity of the retention/drainage pond to pre-existing homes. Having a high density of townhomes on such a small lot would put undue pressure on the land creating environmental issues such as fallen trees from root damage, erosion and runoff into the creek resulting in floods, unacceptable traffic/noise issues, and an overall reduction in property values of surrounding homes.

Further, the developer has not acted in good faith by performing soil testing without the proper authority from the city. I believe Sandy Sweeny contacted your office yesterday to report a backhoe on the property. We appreciate your prompt attention to this unpermitted action by sending someone to stop the activity.

We must do everything we can to protect the quality of life in our neighborhood, as well as our investment in our homes. We chose Sandy Springs because of the high quality of the environment. A high density townhome development in our backyard which impinges on adjacent property lines and creates all kinds of unwanted issues related to development of the site is unacceptable.

As a resident of the Sandy Springs community at 525 Cameron Manor Way, I respectfully request that the application for this rezoning be struck down. I look forward to hearing from you regarding this important issue. Thank you, Mr. Trettin.

Kindest regards,

Char

Char Fortuno, MCR
Managing Director | Corporate Services
Grubb & Ellis
770.552.2436 o | 404.354.9507 c
char.fortune@grubb-ellis.com

Trettin, Doug

From: GMHOFF@aol.com
Sent: Saturday, March 31, 2012 11:14 AM
To: Trettin, Doug
Subject: Rezoning RZ12-004
Attachments: mitchell2.jpg

LISA AND GERHARDT HOFF
12 BRAEMORE DR., NW ATLANTA, GA 30328

TEL.: 404-255-1054 OR 404-255-1185

E-MAIL: GMHOFF@AOL.COM

March 31, 2012

To Mr. Doug Trettin
Senior Planner

Re.: Rezoning to TR Request RZ12-004/CV12-004, 5975 Mitchell Road, St. James Anglican Church

Dear Mr. Trettin,

After attending the very informative meeting for the above rezoning application on Tuesday, March 27, 2012, I have more concerns regarding Arrowhead's proposed site plan.

- Reducing the front setback to 15 feet and having entrances from the 244-feet-long sidewalk strip to units 1 through 5 will destroy the leafy, suburban feel of Mitchell Road. If you look at satellite pictures of the area between Mount Vernon Highway and Sandy Springs Circle you will notice that these four blocks are very different from the urban area between Sandy Springs Circle and Roswell Road. Mr. Flint, VP of Arrowhead, mentioned during the meeting that the 19 townhomes will be similar to the townhomes of Hammond Heights which is located next to and across from shopping centers at the corner of Sandy Springs Circle and Hammond Drive. These townhomes could be in any urban center and do not represent Sandy Springs, Tree City USA.
- The site plan also requests to allow "stormwater management pond within transitional 35' yard buffer." Since the land falls off very steeply towards Ridgemere, allowing the pond within the landscape buffer zone would put the pond (concrete catch basin?) almost into the backyards of Ridgemere's residents. Ordinance Nr. 2008-09-48 Chapter 103 Art 13.6.13 Stormwater Facility Location Criteria says under c. No portion of stormwater facility shall disturb any required buffer, landscape strip or tree protection area.
The property is 2.4 acres. Of those 2.4 acres 75% will be paved over or built up. Of the remaining open surface spaces (25% or 0.49 acres) almost half is planned as stormwater management area.
- Ridgemere to the south and Cameron to the east of St. James Church property are both zoned TR according to the site plan. Yet to the south and to the east 25-foot and 40-foot buffers are incorporated

in the plan. To the north, Braemore's side of the property, no such buffer is planned. We would appreciate if a buffer zone is also incorporated for the Braemore side to the north.

Trees: To show that the trees on the property are truly spectacular, I attach an aerial view of St. James Church. The circled area is one oak tree.

Best Regards,
Lisa Hoff



Trettin, Doug

From: Sandy Sweeny <sandy.sweeny@yahoo.co.uk>
Sent: Thursday, March 29, 2012 7:48 AM
To: Trettin, Doug
Cc: bryanflint@att.net; stan@theschnitz.com; Philip Sweeny; char.fortune@grubb-ellis.com; imbarb545@aol.com; Linda Gordon; hgat1@comcast.net; rosegal@bellsouth.net; rafisch@bellsouth.net; dorcus.winton@harrynorman.com; sandy.sweeny@yahoo.co.uk; lindaslmsn@aol.com; atlcpa@bellsouth.net; jhuntws2@gmail.com
Subject: Nice To Meet You- Mitchell Street Re-zoning Project- Cameron Manor Subdivision

Doug,

Good morning. It was a pleasure meeting you at re-zoning meeting two nights ago. We appreciate your time and consideration of our concerns regarding the Mitchell Street re-zoning project.

While I realize development is inevitable, I know I speak for most of the homeowners affected by this re-zoning effort in asking that the developer build within the current zoning restrictions. Having a high density of townhomes on such a small lot would put undo pressure on the land creating environmental issues such as fallen trees (in the future) from root damage, erosion and runoff into the creek resulting in floods, horrible traffic / noise issues, and overall reducing the beauty of the area. In addition, this project would result in an reduction of property value. As I am sure you know, the market is currently saturated with townhomes and it is unlikely that these would rent or sell anywhere close to the builders asking price.

All homeowners in the Cameron Manor, Ridgemere and Cameron Hall subdivisions have built homes within the current zoning laws. We feel this builder should produce a plan to build homes that fall within those same restrictions and demonstrate to the city and it's citizens a responsible intent to use this land in a manor that will preserve the aesthetic value of the land and show concern for the home owner's plight rather than building for the sole purpose of profit and self interest.

On behalf of all the homeowners located in the Cameron Manor subdivision, I implore you to take these issues into consideration, prevent the building of the nineteen townhomes and deny the variance change. Thank you.

Kind regards,

Sandy and Philip Sweeny
535 Cameron Manor Way

Trettin, Doug

From: Sandy Sweeny <sandy.sweeny@yahoo.co.uk>
Sent: Thursday, March 29, 2012 7:48 AM
To: Trettin, Doug
Cc: bryanflint@att.net; stan@theschnitz.com; Philip Sweeny; char.fortune@grubb-ellis.com; imbarb545@aol.com; Linda Gordon; hgatl@comcast.net; rosegal@bellsouth.net; rafisch@bellsouth.net; dorcus.winton@harrynorman.com; sandy.sweeny@yahoo.co.uk; lindasimns@aol.com; atlcpa@bellsouth.net; jhuntws2@gmail.com
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Kind regards,

Sandy and Philip Sweeny
535 Cameron Manor Way

Sandy Springs, Georgia 30328
404-821-6668

Dickerson, Patrice

From: Sandy Sweeny <sandy.sweeny@yahoo.co.uk>
Sent: Wednesday, May 30, 2012 2:39 PM
To: Dickerson, Patrice
Cc: Jerry Erbesfield; jerry@erbesfield.com; Jerry Erbesfield
Subject: 5975 Mitchell Road- Documentation

Patrice,

Hello. I hope you had a wonderful Memorial Day holiday.

Below, is an email written to Karen by Jerry Erbesfield answering questions pertaining to the Mitchell rezoning request. He has asked that I forward it to you.

Can you submit this email as documentation for the opposition? We would like it to be a matter of public record. It contains valuable and pertinent information. If not, what do I need to do before the June 6 deadline?

Again, as always, thank you for your help.

Kind regards,

Sandy Sweeny

Hello Karen:

Thank you for taking your valuable time multiple times with this matter even though we are not actually in your district. Much appreciated.

I apologize for taking a few days to respond to your questions but it was necessary for me to do some research in order to be able to provide a reliable response. Additionally, not everything is comparable apples to apples, and there are some extenuating circumstances in some areas, so I have provided some added comments where necessary to clarify things. Accordingly, the following are the answers to your questions with additional information included where I believe it was necessary. I hope it is not over-load for you.

Price-points of the proposed Development:

Originally the 19 attached townhomes in this project were proposed to be priced "in the neighborhood" of approx. \$350,000. As the developer changed plans to the current detached single family homes, he "said" the price point- would go up to the mid fours to the mid fives. We however have absolutely nothing binding in writing to this effect, only his word. Additionally, I'm not sure how much control the developer will really have over pricing being that he told us he will not actually be building in the development. He has told us that his plan is to develop the property, sell the first couple or three plots to a builder to build and then after they sell, he will sell the remaining developed lots to other builders and they will be able to build to their own discretion.

Price-points of the surrounding Neighborhoods - The below are actual sales from the FMLS system historical records, current and back to the past 3-4 years (Most sales will be in the FMLS system but some may not appear if sold by other than an FMLS member):

Braemore - Single family attached townhomes: Sales from the \$300's to \$380's - located on the east corner of Hammond and Mitchell, directly next door on the north perimeter of the proposed development.

Surry Place - Single family attached townhomes: Sales from \$288 to \$329 - located on the west side corner of Hammond and Mitchell.

Ridgemere – Single family detached cluster homes: Sales from \$332,500 (the only 2 BR in the SD) to \$380. Homes currently for sale from the \$340's (badly dated distress sale) to \$428,000 – located directly next door on the southern perimeter of the proposed development.

Cameron Manor - Single family detached cluster homes: Sales from \$450 - \$459 – Located off Lake Forrest, directly adjacent to the back eastern perimeter of the proposed development.

Grosvenor - Single family detached cluster homes: Sales from \$410 to \$425 - Located on Mitchell, directly to the south of Ridgemere, approx. one block away.

Manchester Place - Single family detached homes on ½ acre to larger lots: Sales from \$500-\$530 - Side street off Mitchell, 1/2 block down from the proposed development.

Mitchell Road - Single family detached homes on ½ acre to larger lots: Sales from \$400 to \$626 – Located up and down Mitchell Road proper.

Density per acre of the dwellings in the proposed development: 14 homes on 2.365 acres = 5.92 units per acre, the maximum the Sandy Springs zoning staff recommended (the original request was 7.92 townhomes per acre).

Density per acre of dwellings in the surrounding subdivisions:

Braemore – 13 units on 2.7 acres = 4.81 units per acre (I understand that planning commission staff may have erred by stating Braemore has 15 units on 2.45 acres, 6.12 density). A related (and excellent) comment from a Braemore resident: "There is an error on Braemore as we are actually 13 units on 2.7 acres. However, Patrice [SS zoning staff] said that what is in their report is what was zoned and could have been built. Thankfully our developer chose a better development with more green space than profit."
Surry Place – 29 units on 5.37 acres = 5.40 units per acre

Ridgemere – 44 homes on 11.34 acres = 3.88 homes per acres

Cameron Manor – 10 homes on 2.53 acres = 3.95

Grosvenor – 35 homes on 7.65 acres = 4.57 homes per acre (approximated)

Mitchell Road – most homes are individually built on ½ or more acres

Manchester Place – most homes are individually built on ½ or more acres

***** NOTE: Comments regarding density:**

It would seem only fair and reasonable for the homes per acre figure for the proposed new development to be in reasonable conformity with Braemore, Surry Place, Ridgemere, Cameron Manor and Grosvenor, which are neighboring developments similar in nature to the proposed new development. Accordingly, I have provided the following additional related information:

When the above numbers for Braemore, Surry Place, Ridgemere, Cameron Manor and Grosvenor are combined, the numbers are: 131 homes X 29.34 acres = 4.46 homes per acre (lowest 3.88 – highest 5.4 per acre). When the average of that 4.46 homes per acre is applied to the 2.369 acres in the proposed new development it comes out to 10.57 homes per acre. The neighboring homeowners have however been generous and have only asked the developer all along to reduce the density to a maximum of 12 homes, not to 10.57 homes. He is however still steadfastly holding to 14 homes minimum and to the excessive set-back variances necessary to cram the 14 homes onto the property.

The importance of and the reasons for the directly adjacent neighboring homes objections to the developer's requested set-back variances and density are due to: a) the greatly reduced privacy for Braemore, which will be eyeball to eyeball, bedroom to bedroom, with the homes in the proposed new development if the 20 foot set-back variances are permitted on their side, b) There is the serious issue of the very steep hill in the back of the development directly next to and in full view of back yards and windows of three Cameron Manor homes and, c) to help reduce the load on the fragile retaining wall that exists directly in the back yards of the same three Cameron Manner homes. These directly adjacent three homes are well below-grade to the proposed new development (maybe 25 to 30 feet) and the retaining wall there has already failed once, even without the additional weight of the homes proposed to be built on this area of the property.

Lot size in square feet of the adjacent developments (averaged from tax records of homes listed and/or sold in FMLS):

Braemore – Lot size = 3000 avg. square feet - Only the land under the home foundation is owned by the homeowner

Surry Place – Lot size = 2350 avg. square feet - Only the land under the home foundation is owned by the homeowner

Ridgemere – Lot size = 2350 avg. square feet - Only the land under the home foundation is owned by the homeowner

Cameron Manor – Lot sizes from 2,000 to 9,761 – 6 of the 10 homes in the tax records show lot sizes of 2,000 sq. ft. However, the other lots range in size from to 5,409 to 9,761 square feet. There seems to be an apparent inconsistency in the tax records being that some homes show only 2,000 square feet lot sizes (consistent with only the land below the foundation) but I have been told that all land is actually owned by the homeowner and the lots for most of the homes are actually just under approx. 10,000 square feet.

Grosvenor – Lots size ranges from 5,824 to 35,148 square feet

Mitchell Road – approx. .20 homes per acre - ½ acre or more lots

Manchester Place – approx. .20 homes per acre - ½ acre or more lots

Lot Square footage for the proposed development - averages 6,296 for each lot – land is apparently to be owned by the homeowner (nothing yet provided by the developer).

Interior square footage, surrounding properties: The average interior square footage of the surrounding properties varies from approx. 2,300 to 4,300 square feet.

Interior square footage of the proposed development: The developer has thrown around numbers of 2,500 to 3,000 interior square feet - but we have nothing binding other than only what the developer has "said".

I am Director of Data Services and Compliance at FMLS and have access to and used FMLS historical and county tax records to provide the above information.

On a side note, even though you are not in my district, I have followed your career as a council person since the city was incorporated, which was also when I moved to Sandy Springs. I know that you have

always been a steady, reliable and responsive supporter of the neighborhoods. I really like your commitment to the neighborhoods and your style in doing so and would certainly be supportive of you if you were to decide to run for Mayor next term. Any chance that might happen? I sure hope so. We badly need someone like you at the helm.

Copied to our city council representative, Chip Collins, and to the team leaders in the surrounding neighborhoods.

Thanks for all you do.

Jerry

Jerry Erbesfield
President
Ridgemere HOA

From: McEnery, Karen [<mailto:KMcEnery@SandySpringsga.gov>]

Sent: Thursday, May 24, 2012 5:54 PM

To: Jerry Erbesfield

Subject: RE: Response to SS Reporter article about the proposed 5975 Mitchell Road development

Thanks for sending this and having it printed in the SS Paper. I have been where you are and facts can prevail. I'd like to know the 1) price points; 2) density per acre in units and 3) average square footages of the adjacent developments as compared to this one under consideration. My best k

Karen Meinzen McEnery
City Council, District 6
City of Sandy Springs
4604 Meadow Valley Drive
Sandy Springs, Georgia 30342-2515

cell 404-358-0068

off 404-851-1944

KMcenery@sandyspringsga.gov

www.sandyspringsga.gov

From: Jerry Erbesfield [<mailto:jerry@erbesfield.com>]

Sent: Thursday, May 24, 2012 5:06 PM

To: jmdonough@sandyspringsga.gov; Galambos@erbesfield.com; Galambos, Eva;

Paulson@erbesfield.com; Paulson, John; Fries@erbesfield.com; Fries, Dianne;

Sterling@erbesfield.com; Sterling, Gabriel; McEnery@erbesfield.com; McEnery, Karen;

DeJulio@erbesfield.com; DeJulio, Tibby; Collins@erbesfield.com; Collins, William "Chip"

Subject: Response to SS Reporter article about the proposed 5975 Mitchell Road development

Honorable Mayor, City Council Members and others:

The below response has been posted to the Sandy Springs Reporter newspaper website and also sent to the newspaper as a Letter to the Editor. It is copied in below as a convenience.

The original article and my post appear at:

<http://www.reporternewspapers.net/2012/05/22/sandy-springs-report-on-mitchell-road-church-disputes-historic-value/#comment-7257>

The neighbors surrounding this proposed development will appreciate your favorable consideration in this matter, if it comes to that. We absolutely ARE trying.

Respectfully,

Jerry Erbesfield
President
Ridgemere HOA

~~~~~

Dan Whisenhunt of the Sandy Springs Reporter newspaper reported that I, on the behalf of the surrounding neighborhoods, requested a delay from the Planning Commission of the scheduled May 17<sup>th</sup> hearing for the proposed development at 5975 Mitchell Road. The delay was requested to try to work out the differences between the developer, Bryan Flint of Arrowhead properties, and the neighboring homeowners who are directly affected by this proposed project.

As a follow-up to Dan's article about the proposed development, I believe that further details will be helpful regarding the position of the neighborhoods that surround the proposed development and why a delay was requested and necessary in the first place.

The great majority of the surrounding neighborhood residents are solidly united in supporting an appropriate development on this property, the key word being "appropriate". We in-fact welcome an appropriate development, such as a 10 to 12 single family detached home subdivision, that reasonably preserves at least some of the beautiful existing mature foliage and the natural lay of the land, with set-backs that don't infringe on or cause unreasonable and even potentially damaging issues to the neighboring subdivisions, and a development that is otherwise in keeping with the preponderance of the other residences adjoining this proposed development and along Mitchell Road.

The developer's original and subsequent proposed plans however have not provided that, instead proposing very high density for this relatively small 2.34 acre piece of property, first with 19 attached townhomes and the latest plan containing 14 detached single family residences, both being densities that are well above the norm as compared to the majority of the surrounding neighborhoods. The price-point of the proposed homes in the development have also been an issue, with the developer's original plan calling for \$350,000 per townhome, which is well below and would negatively impact the majority of the pre-existing homes in the neighborhood.

The developer's strategy has now become transparent; at least it has to me. It is obviously that he has asked for the moon to in order to eventually get something less but still acceptable to him. He wants to show that he has had many meetings and has already made many concessions to the neighbors of the proposed development, and that we are now being unreasonable with our demands. That is however in-fact far from accurate.

Yes, the developer can in-fact say that he has submitted multiple plans, that he has worked with us to reduce density (though not enough), to address the historical issues, to deal with the issue of the huge trees (that in the end most of which are still going to be cut down), that he would change the originally proposed above ground drainage pond to an underground drainage retention system (that still leaves remaining issues) and he has "said" he would raise the specs of the homes so that the potential selling prices will be more in keeping with the predominant prices of the pre-existing homes in the surrounding neighborhoods. Yes, he has addressed those matters (though not all satisfactorily).

What he, however, has not done is that he has not worked with us in earnest to provide the most important elements that we have asked for all along since day one and he has been non-committal and evasive and on those key matters, those being:

1. To withdraw the request for the excessive zoning variances and build within the current approved zoning. The Sandy Springs zoning staff personnel have already recommended to deny the developer's variance requests due to there being no existing hardship that requires such variances –but that is only a recommendation and the city leaders can still do whatever they wish. Accordingly, it is important to understand that the neighbors push-back in this area is not just another effort by a group of "say no" at

any cost neighbors but is instead due to very real issues, those being the matters of: a) the developer's plan to get set-back variances in order to build (too many) homes to the very outer edges of the property, including to the extreme back of the development, right on top of a high and steep incline, with three homes located directly below it and that has a retaining wall that has already failed in the past and, b) the privacy issues that such excessive set-back variances will cause for the residents directly adjacent to the proposed development. The proposed new 40 foot high homes, if permitted to be built with the requested extreme set-back variances, will be looking right into the bedrooms, other windows and the back yards of the adjoining homes, way too close for comfort.

2. To reduce the density of the development to no more than 10 to 12 homes, in harmony with the density of most of the surrounding neighborhoods.

3. To ensure to the surrounding residents that the proposed development will be completely built-out in a timely manner (a year has been proposed by the neighbors) and that it will not sit around for several years with only a couple of homes actually built, with the other lots just being empty other Georgia red clay, maybe with roughed pipes sticking up, as has occurred so often here and elsewhere throughout the country in this current terrible economy.

4. To provide the neighboring residents with actual details and tangible written commitments for these items as well as for the other things the developer has "said" he would do. Trust is a great thing, and I usually do trust folks (until they demonstrate otherwise) but trust just doesn't get it in matters such as this with so many unknowns and with the evasiveness the developer has exhibited so far. With so much at stake and with so many residents involved, written, binding commitments are necessary.

The city of course would be happy if the developer and neighbors could agree to a negotiated a settlement. We would too! The neighborhood group has in-fact been trying hard to work with the developer in a fair, business-like and reasonable manner, but the developer has not (not yet at least) responded in-kind with any definitive answers to the key logical and reasonable questions we have asked him, and we still have no binding commitment whatsoever on anything related to this development.

"Kumbaya" and "Can't we all just get along" sound great but in the real world, business is business. It boils down to the fact that it takes two to negotiate - but so far only one side has actually participated in good-faith, that being the neighbors to this proposed development.

In closing, it just doesn't seem right to me that established and long pre-existing homeowners such as we are should be put in the position of having to defend our turf in such a manner as we are having to do here.

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BRAEMORE TOWNHOME ASSOCIATION

12 BRAEMORE DR., NW,

SANDY SPRINGS, GA 30328

TEL: 404-255-1054, E-MAIL: [GMHoff@aol.com](mailto:GMHoff@aol.com)

May 20, 2012

Ms. Patrice Dickerson, AICP  
Manager of Planning and Zoning  
City of Sandy Springs  
7840 Roswell Road, Building 500  
Sandy Springs, GA 30350

Re.: 5975 Mitchell Road Staff Recommendation

Dear Ms. Dickerson,

I apologize for not contacting you sooner but I did not receive the staff recommendations until last Friday.

Your staff mentions that there are 15 units in Braemore. Actually we are only 13 units on 2.7 acres total. I am enclosing a plan and a copy of a plat which unfortunately is not very legible. If the acreage in the plan is correct it would reduce Braemore's density to 4.63.

With my thanks for all the good work you and your staff have done,

Sincerely,

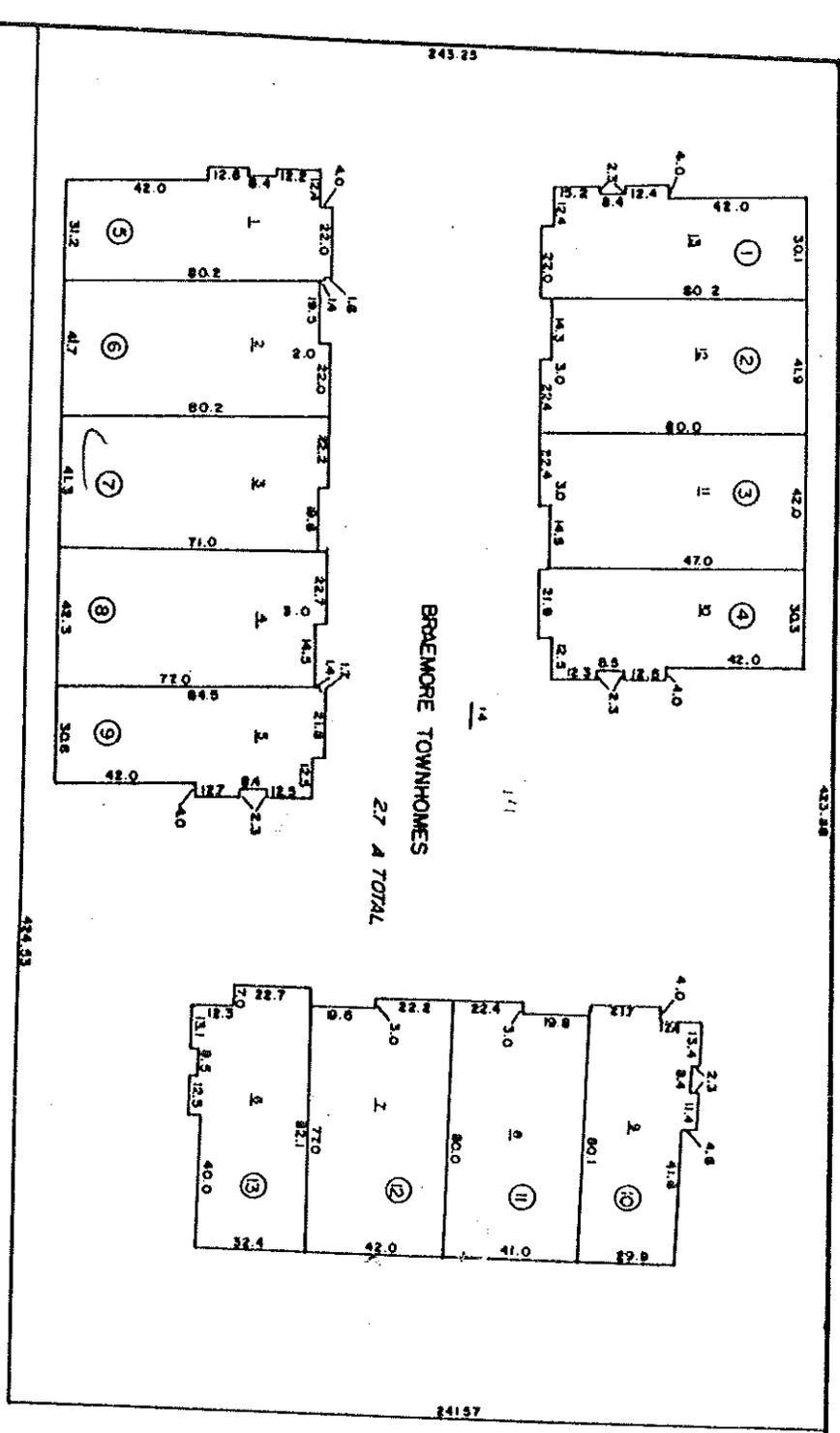


Lisa D. Hoff  
12 Braemore Drive  
Sandy Springs, GA 30328  
[gmhoff@aol.com](mailto:gmhoff@aol.com)

MITCHELL ROAD

HAMMOND DRIVE

BRAEMORE TOWNHOMES





204 Bk  
 Check Code  
 01/19/1957 10000

NOTES  
 1. ALL UTILITIES TO BE SHOWN ON ALL PLANS.  
 2. ALL UTILITIES TO BE SHOWN ON ALL PLANS.  
 3. ALL UTILITIES TO BE SHOWN ON ALL PLANS.  
 4. ALL UTILITIES TO BE SHOWN ON ALL PLANS.  
 5. ALL UTILITIES TO BE SHOWN ON ALL PLANS.



Book 124 Page 124  
 Survey Clerk

Entered

# R.S. Webb & Associates

*Cultural Resource Management Consultants*  
2800 Holly Springs Parkway, Suite 200 • P.O. Drawer 1319  
Holly Springs, Georgia 30142  
Phone: 770-345-0706 • Fax: 770-345-0707

May 15, 2012

Mr. Bryan Flint  
Arrowhead Real Estate/The Columns Group, Inc.  
1000 Mansell Exchange West  
Building 200, Suite 220  
Alpharetta, Georgia 30022

**Subject: Historic Resource Assessment**  
**5975 Mitchell Road**  
**Sandy Springs, Fulton County, Georgia**  
**R.S. Webb & Associates No. 12-281-006**

Dear Mr. Flint:

## BACKGROUND

During the period of May 4 through 7, 2012, Mr. Neil Bowen, Historian with R.S. Webb & Associates (RSWA), conducted a literature review and site visit at 5975 Mitchell Road in Sandy Springs, Georgia (Figure 1). The project area is a proposed 2.4-acre development site with two historic buildings on the property, a house and a barn (Figure 2). In order to develop the property it is our understanding that the house and barn will need to be removed. From 1974 to the present, the house served as St. James Anglican Church; the barn was used as a Montessori School.

## METHODOLOGY

*Literature and Records Search:* The purpose of the literature review was to determine if the structures within the project area have been previously recorded and to provide the history of the buildings. Documents and files reviewed include the National Register of Historic Places (NRHP), identified historic site files, county historic structure files, compliance and research reports, historic maps, and early aerial photographs. The literature and records search was conducted at the appropriate state repositories for cultural resources information and on-line.

*Field Assessment:* The exterior and interiors of the historic structures within the study tract were visited to record their type, style, condition and age. Opinions (i.e., ineligible, potentially eligible) regarding the NRHP eligibility status of the structures were formulated. The historic resources were photographed and located on a site plan.

## RESULTS

*Literature Search:* A search of the NRHP and Fulton County historic resources files at the Historic Preservation Division (HPD), and the online Georgia's Natural, Archaeological, and Historic Resources Geographical Information System (NAHRGIS) revealed that the two historic structures within the project area are not state or federally-recognized resources. The identified sites files at HPD were also reviewed with negative results.

In a recent newspaper article, the date of construction of the house was under dispute. It was reported by officials from local historic preservation organizations that the house could date to the 1860s or was constructed between 1920 and 1930 (Whisenhunt 2012). Historic maps and aerial photography were consulted to determine the presence/absence of structural signatures at the locations of the house and barn during the 19<sup>th</sup> and 20<sup>th</sup> centuries. The *Official Military Atlas of the Civil War* (Davis *et al.* 1983; Plate 60,

No.1) shows the place names of Freeman and Spruill in the vicinity of the project area (Figure 3). The Spruill and Mitchell families were mentioned as owners of the property in the 19<sup>th</sup> century by Mr. Clarke Otten, president of the Sandy Springs Historic Preservation Society (Whisenhunt 2012).

The 1895 Atlanta USGS quadrangle map does not show structures in the area of the project tract. Review of the 1938 aerial photograph (Figure 4) of the project location indicates an area with shade trees, but no structures are clearly visible as they are on later aerial photographs. The 1952 (photorevised 1968) Sandy Springs USGS map records both the house and barn (Figure 5).

*Field Assessment:* Figure 6 shows a plan of the house/church and its surroundings based on a walkover of the property during the field assessment. Photos 1 through 11 are selected views of the exterior and interior of the house/church. Photos 12 through 14 illustrate the barn.

The front of the house/church faces north and was originally accessed from a drive running northwest to southeast from Mitchell Road. This drive has now been partially absorbed by the housing development north of the property. Examination of the exterior of the building suggests that the original core was a one-story gabled-ell or gabled-wing type. This type was very common in Georgia during the period of 1875-1915, but construction dates can extend into the 1920s. There have been at least three additions to the original footprint. The first addition was constructed onto the rear of the gable part of the house and it appears to have been put on shortly after the original construction since the granite masonry foundation is continuous. No evidence of piers usually associated with 19<sup>th</sup> and early 20<sup>th</sup> century houses was observed. The other possible explanation of the continuous foundation is that the gabled-wing core of the house was moved onto the property and the rear addition was added at the same time. The historic rear addition includes window types (corner windows with metal casements) typically associated with the International style popular in the 1920s-1930s. Based on RSWA's survey experience, the sloped siting of the house is not a typical location for houses predating the 1920s.

The two other additions are believed to have been constructed in the late 20<sup>th</sup> century, possibly as part of the renovations for the church. A two-story addition was constructed at the rear of the building and extends over the one-story historic rear addition. This part of the house rests on a discontinuous granite masonry foundation that is similar to the foundation under the original part of the house. The west side addition has a shed roof and is built on a concrete block foundation. Both additions have modern window types and building materials and are on There are two granite masonry chimneys, one on the wing end of the original house and one on the southwest corner of the historic rear addition. The core of the house/church and historic addition are clad in composite horizontal siding. Vertical wood siding covers the modern rear and side additions.

The fenestration of the building is varied. The panel front door has side lights, sometimes associated with the Greek Revival style. On the facade, underneath the porch, a modern bay window has been added to allow for the placement of stain glass. A second bay window is visible on the upper level in the rear addition. The gable part of the building has 6/6 windows that appear to be replacements. In addition to the International-type windows on the historic rear addition, the modern rear addition has 8/8 doublehung wood sash windows. The side addition has 6/6 double hung windows and dormers on the upper level have modern fixed windows. Metal casement windows, built into the foundation, were observed in the basement area under the original and historic addition part of the house.

The interior of the house has been significantly modified in order to accommodate its use as a church: several walls have been removed and a spiral staircase was constructed to access the second floor. The removal of walls is evidenced by the presence of load bearing beams. These beams appear to have been recycled from an earlier building and at least one is hand-hewn. Examination of the other load bearing beams and the joists in the area below the original part of the house and historic addition indicates that milled dimensional lumber was used. Based on the width of the joists (not a full 2 inches), the house was likely constructed after 1919.

Prior to the second decade of the 20<sup>th</sup> century, 2 by 4 boards were actually 2 inches thick. In the 1920s lumber specifications allowed for a certain amount of shrinkage from drying and from that time, a "2 by 4" was actually 1 5/8" (or less) by 3 3/4" (or less) (Smith and Wood 1964).

The sanctuary of the church runs north-south, from the bay window at the front of the house into the rear addition. A row of pews face south towards the altar. A low, exposed beam ceiling has been added to accentuate the sanctuary. The side addition serves as an extra seating area. One of the few spaces that may be partially intact is the room in the gable part of the original house.

The barn is located southeast of the house/church and is oriented northwest-southeast. Board-and-batten siding covers the walls; the roofing is metal. It appears to be contemporaneous with the 1920s/1930s rear addition to the house, but has been modified for use as a school. The barn doors have been removed or an opening enclosed by a wall. The facade now has a single entry door flanked by casement windows. Part of the rear wall of the barn was removed and a partially enclosed stairway has been installed. The interior no longer reflects the agricultural use of the building.

During the walkover of the project area, a capped well was observed over 200 feet north of the house (Photo 15). Due to distance, it is unlikely that the well was associated with the house/church during its use as a dwelling. The "wishing well" as it is known was probably associated with a house located on the same rise that the well occupies.

#### CONCLUSIONS

Based on the literature review and field assessment, it appears that there was an earlier structure located closer to the "wishing well" that may have been the original mid-19th century Spruill farmhouse. This house was apparently removed by the issue of the 1938 aerial photograph. The house and barn currently on the property are not clearly visible on this photograph, but may have been obscured by trees. Based on type, style elements, and building materials, the core of the house was built or moved to its location in the 1920s and a rear addition added immediately. A second rear addition and a side addition were constructed in the late 20<sup>th</sup> century probably at the same time the house was renovated for use as a church. The barn appears to be contemporaneous. Both the house and barn have been significantly modified to accommodate use as a church and school. It is our opinion that neither the house or barn retain architectural or historic integrity and therefore, are recommended ineligible for the NRHP.

#### CLOSING COMMENTS

Mr. Flint, we appreciate the opportunity to work with you on this project. If you have questions concerning our findings, please contact us at 770-345-0706.

Sincerely,  
R.S. WEBB & ASSOCIATES



Beth Gantt  
Principal Architectural Historian

Attachments: Figures 1-6; Photos 1-15

#### REFERENCES

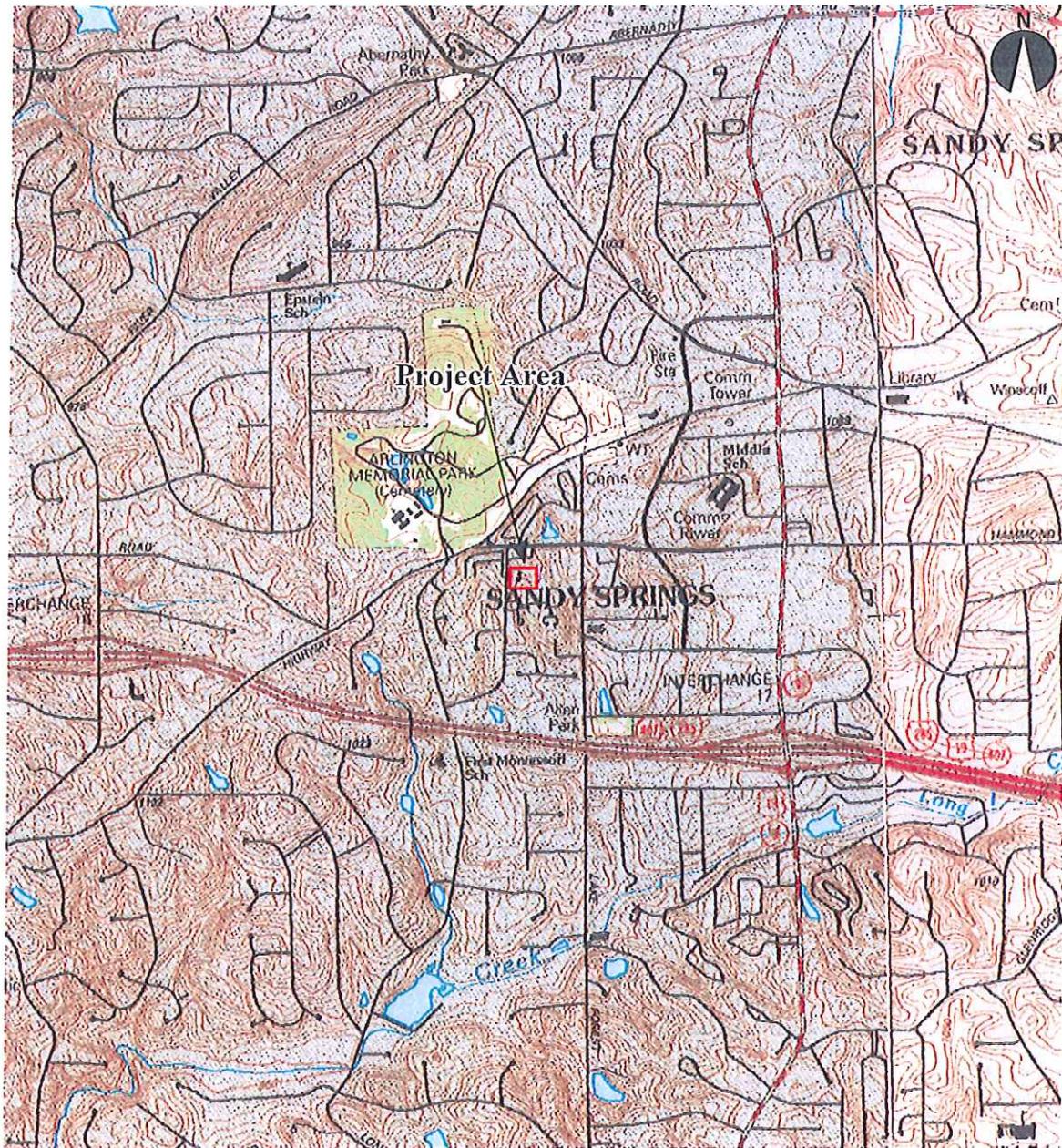
Davis, G.B., L.J Perry, and J .W. Kirkley  
1983 *Atlas to Accompany the Official Records of the Union and Confederate Armies*. Compiled by  
Calvin D. Cowles, Reprint of the 1891-1895 edition. The Fairfax Press, New York, NY.

Smith, L.W. and L.W. Wood

1964 *History of Yard Lumber Size Standards*. Forest Products Laboratory, Forest Service, U.S. Department of Agriculture. Madison, WI.

Whisenhunt, D.

2012 "Proposed Sandy Springs Development Would Topple Civil War Era Building". Found on line at <http://www.reporternewspapers.net/2012/04/27>.



Map Reference: 7.5 Minute USGS Quadrangles  
 Sandy Springs (1993) and Chamblee (1993), Georgia

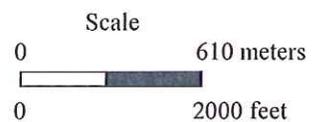


Figure 1 Location Map of the Project Area

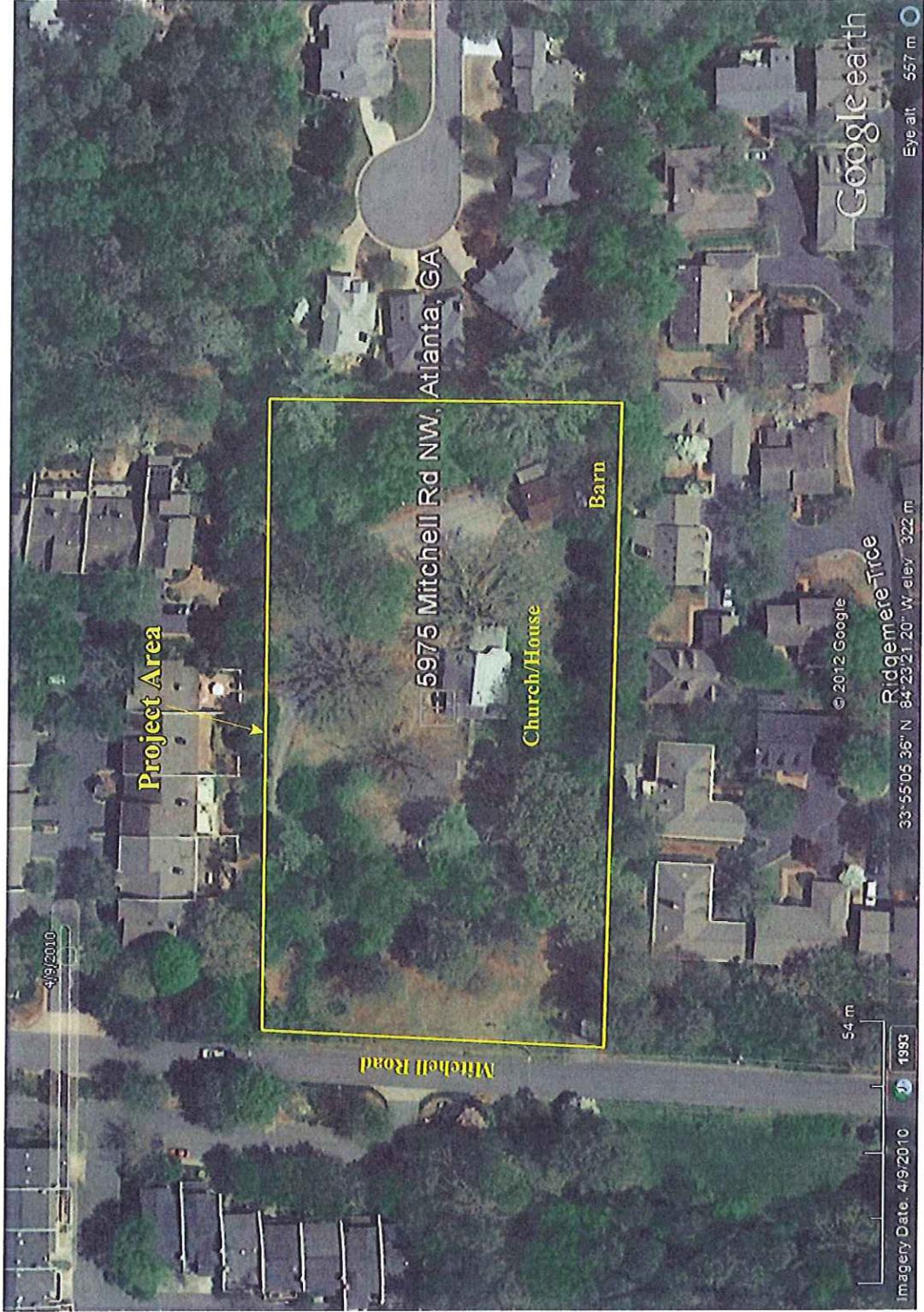
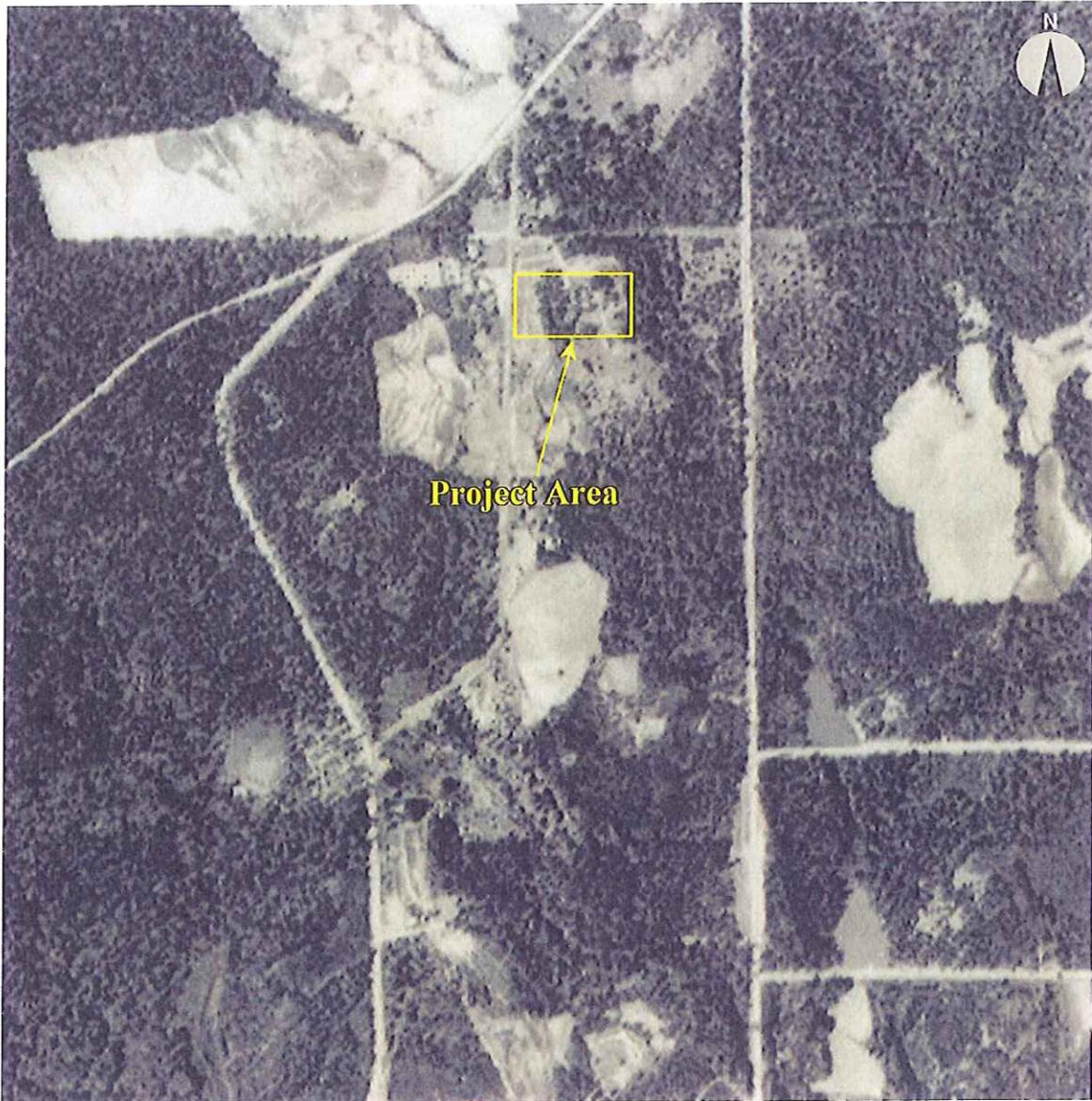


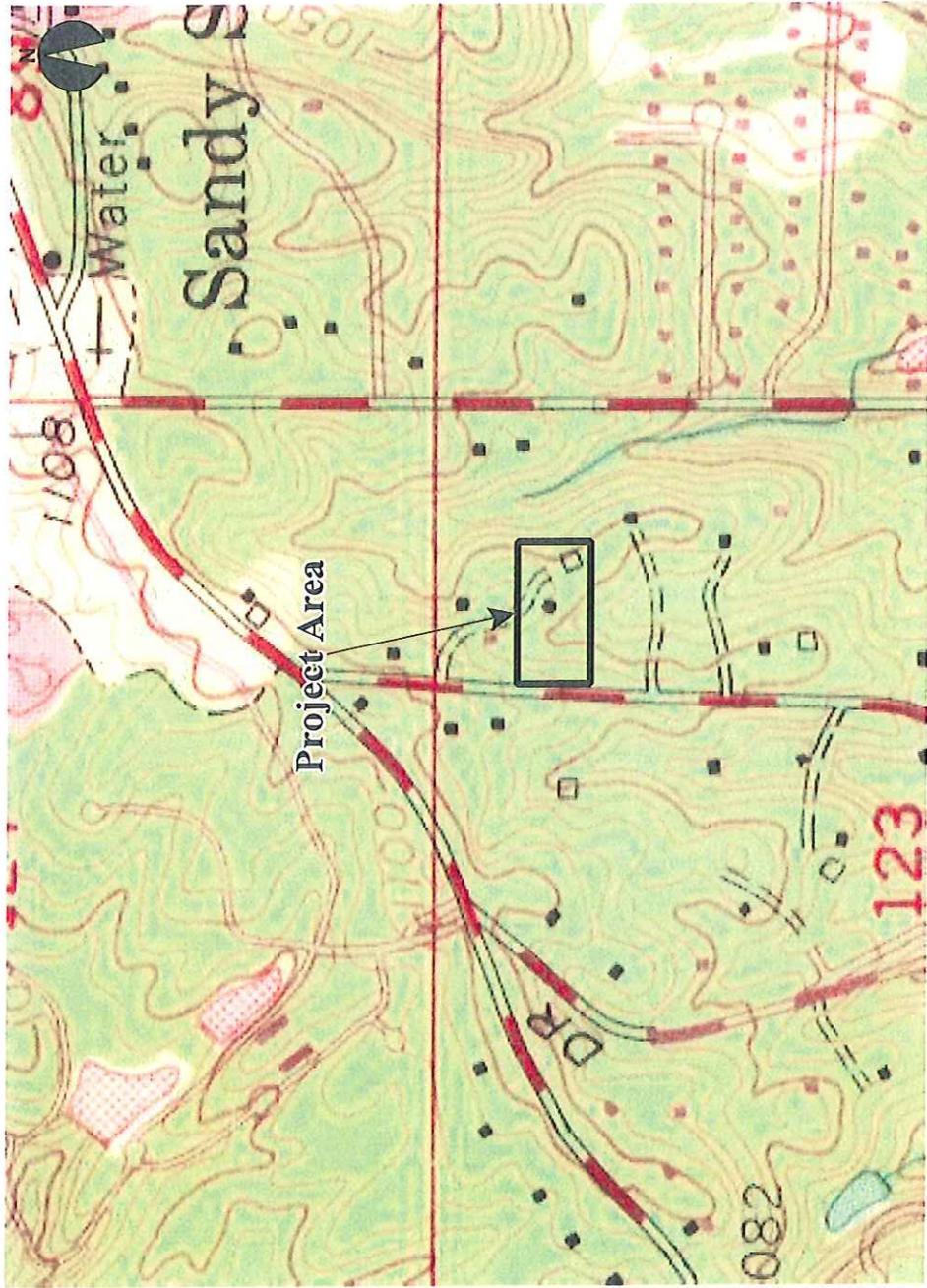
Figure 2 2010 Aerial Photograph Showing Project Area





Map Reference: Online Fulton Co. Digital Aerials, Library of the University of Georgia

Figure 4 1938 Aerial Photograph Showing the Project Area



Map Reference: USGS Quadrangle  
Sandy Springs (1952-55 PR 1968)

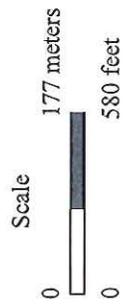


Figure 5 House and Barn in the 1950s

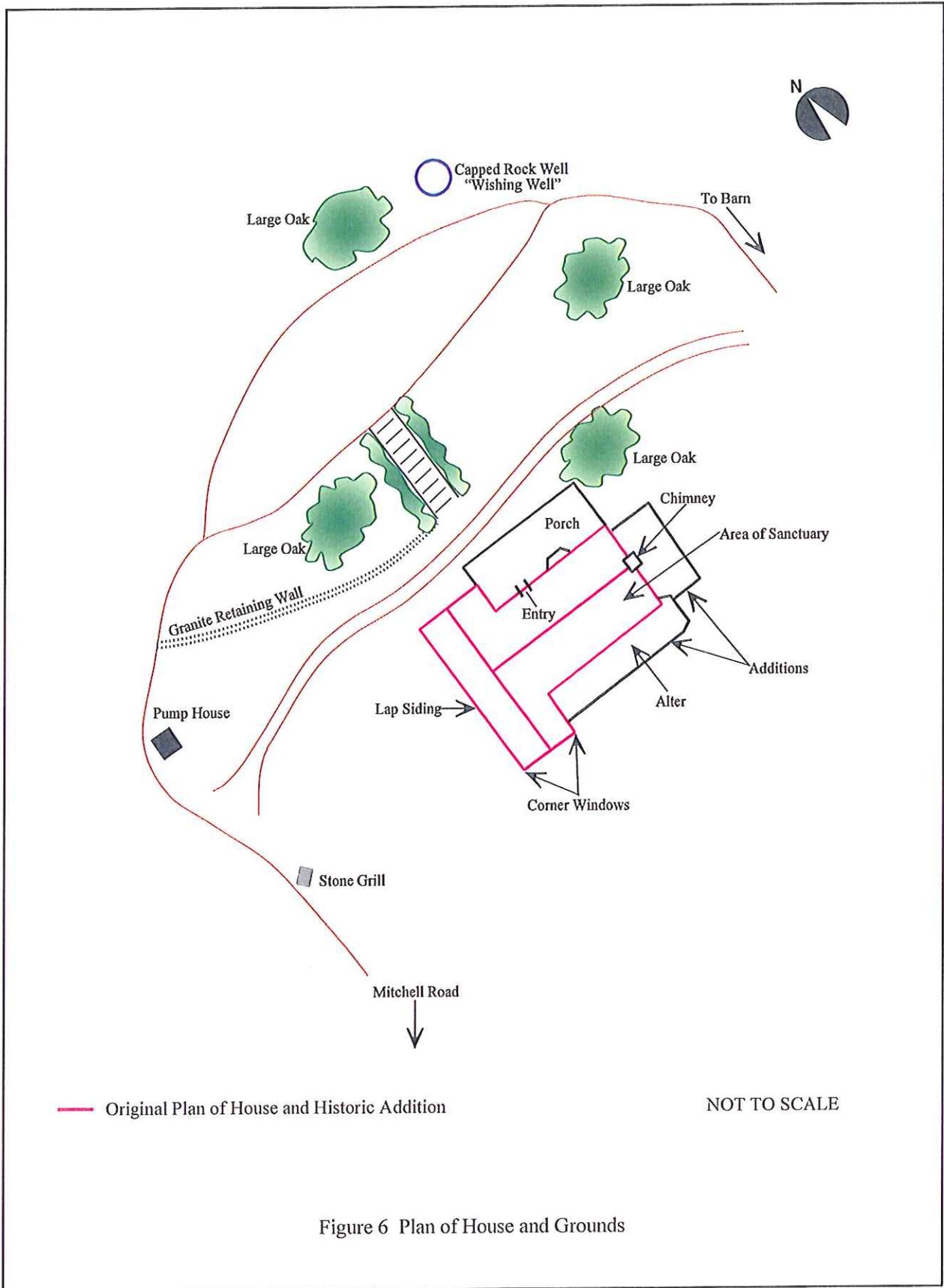


Figure 6 Plan of House and Grounds



Photo 1 - House/Church Facade, Facing South-Southwest



Photo 2 - Side Elevation, Facing East



Photo 3 - Rear Elevation, Facing North



Photo 4 - Facade and Side Oblique, Facing Southwest

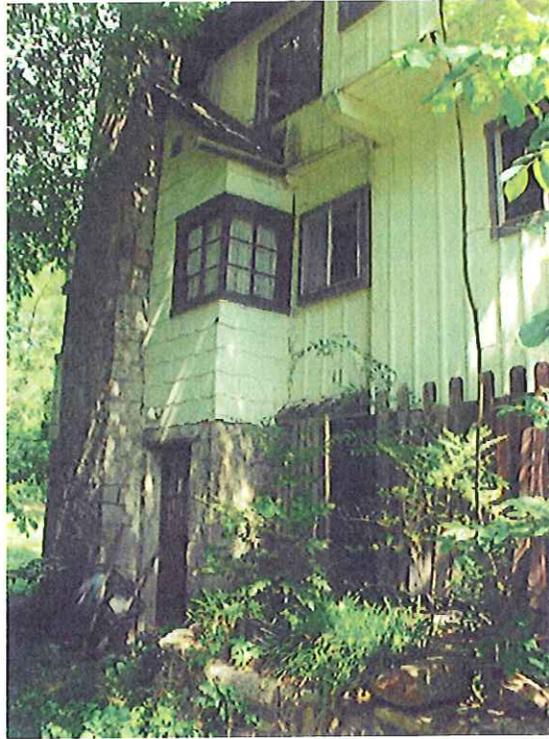


Photo 5 - Detail of Corner Windows, Chimney, and Rear Addition, Facing Northwest

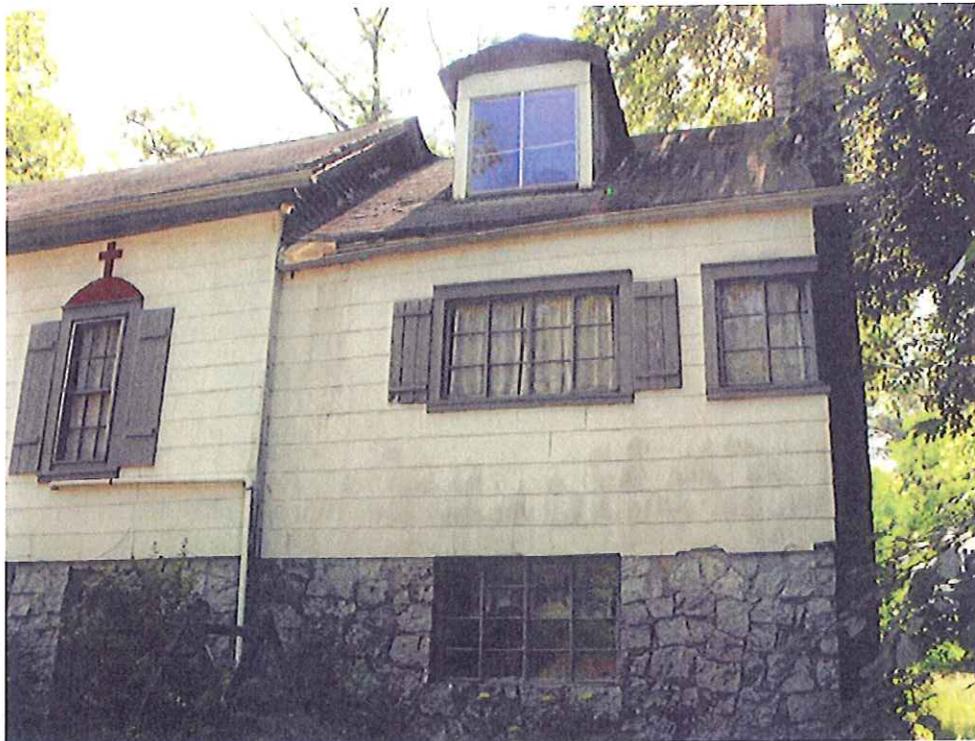


Photo 6 - Detail of Joining of the Original House to Historic Rear Addition, Facing East



Photo 7 - Interior - Front Entry Area - Support Beam Indicates Removal of Load Bearing Wall



Photo 8 - Interior - Room on Northwest Side of House

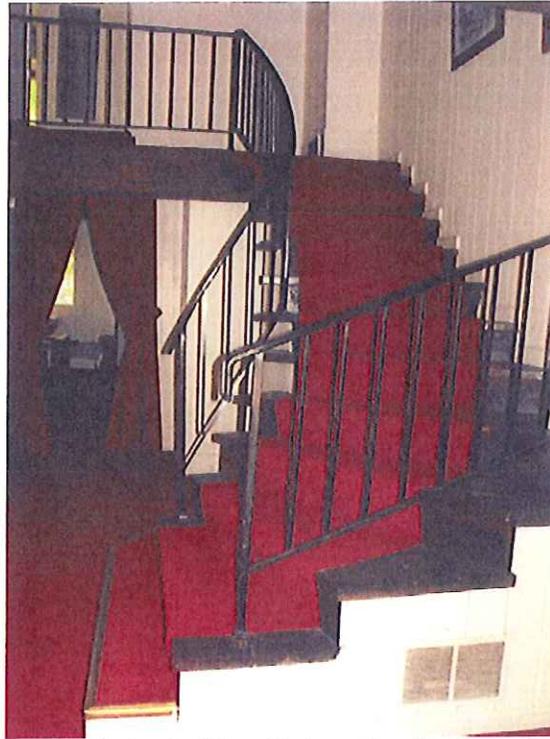


Photo 9 - Interior View of Staircase From Front Door



Photo 10 - Interior View of Church, Facing Southwest



Photo 11 - Interior Detail of Bay Window in Church on Facade



Photo 12 - Front of Barn, Facing Southeast



Photo 13 - Rear of Barn, Facing Northwest

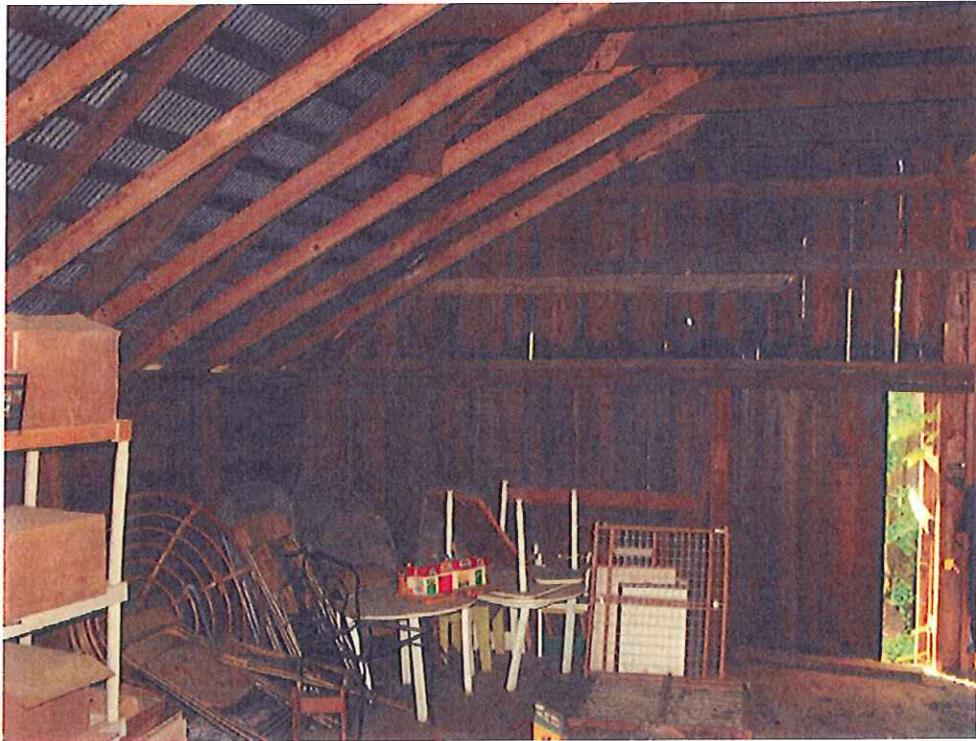


Photo 14 - Interior of Barn, Facing Southeast



Photo 15 - Capped Well "Wishing Well", Facing Northeast

# Proposed development would topple old building

BY DAN WHISENHUNT

danwhisenhunt@reporternewspapers.net

If someone doesn't know there is a relic from a bygone era on Mitchell Road, they're not likely to see it.

If a proposed development moves into the space, no one will ever have a chance to see it again.

Since 1974, the building has operated as St. James Anglican Church, but church officials have put what they describe as a 'Civil War-era shelter' up for sale. The 2.4 acre property is listed for \$1 million.

A group called Arrowhead Real Estate Partners wants to buy it and develop it into 15 single-family homes. The company revised its earlier plans for 19 town homes after neighbors complained. The partners in Arrowhead Real Estate are also part of The Columns Group, one of the

SEE HISTORIC, PAGE 4

## COMMUNITY

# Leaders outline different approaches to development

BY JOE EARLE

joeearle@reporternewspapers.net

Leaders of Sandy Springs, Dunwoody and DeKalb County outlined their governments' differing approaches to economic development during a panel discussion hosted by the Perimeter Community Improvement Districts.

"It doesn't matter to me whether we fill up Dunwoody office space or Sandy Springs office space, we all benefit together," Sandy Springs Mayor Eva Galambos told about 100 local officials and business leaders attending the PCID luncheon April 27.

Galambos said Sandy Springs has developed an incentive program to encourage development and has appointed a group of local business officials to advise the city on economic development matters.

DeKalb CEO Burrell Ellis said county officials recently met with representatives of General Motors to discuss redevelopment of the former GM site in Doraville. He called the 165-acre site "probably the most significant site for redevelopment in the Southeast United States."

Dunwoody Mayor Mike Davis said city officials want to work with developers to bring single-family homes and parkland to acreage near the Georgetown shopping center.

The city purchased 16 acres that had been zoned for apartments and packaged them with an adjacent 19 acres to create an area that could be developed for sin-



Left to right, Dunwoody Mayor Mike Davis, Sandy Springs Mayor Eva Galambos and DeKalb CEO Burrell Ellis.

### Practice 'diverging diamond'

The Perimeter Community Improvement Districts is offering drivers the chance to practice using a 'diverging diamond' intersection like the one scheduled to open at Ashford-Dunwoody Road and I-285 this summer. Drivers taking the test drives, scheduled May 19 from 10 a.m. to 2 p.m. in the parking lot of Perimeter Mall, will maneuver golf carts on a track to get what PCID officials are calling a "windshield level" experience of the new intersection.

work with us – using their money," he said.

He said the city also plans to work with the Dunwoody Chamber of Commerce to develop a business incubator.

# 535 CAMERON MANOR WAY

\$499,900

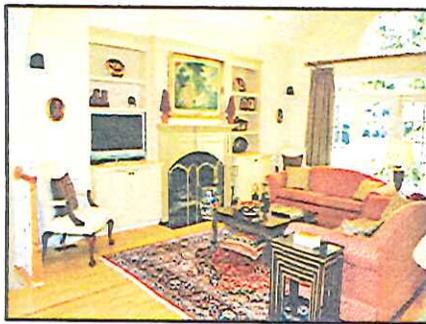
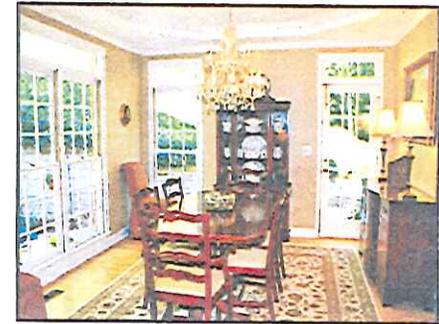
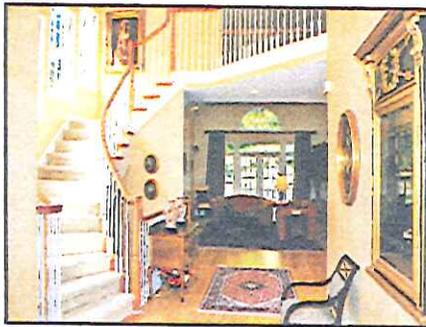
449,110

## Quiet, Serene Retreat in Sandy Springs

- ◆ 3 Bedrooms 2½ Baths 2 Fireplaces 3 Separate Patios
- ◆ Two-story Foyer - 9 Foot ceilings and hardwood floors throughout Main Level
- ◆ Vaulted Ceiling in Living Room with marble fireplace and two built-in shelving units. Ceiling fan.
- ◆ French door from living room leads to a beautiful landscaped slate patio
- ◆ Spacious Dining Room has wall of windows with door leading to separate, private slate patio
- ◆ Updated Kitchen with brand new stainless appliances. Eat-in center Island
- ◆ Sunny Breakfast Nook with beautiful view of heavily forested lot. Two pantries. New light fixtures. New paint in kitchen/breakfast area.
- ◆ Kitchen and Dining Room walls & ceilings freshly painted with updated neutral paint colors
- ◆ Master Bedroom is secluded and private. Large bedroom with step-up sitting room and tray ceiling. Ceiling fan. Two oversized walk-in closets. New carpeting and window treatments
- ◆ Master Bath has jetted tub, separate sink areas and vanity. Separate shower
- ◆ Bonus Room can be workout room, office, sitting room, closet or storage
- ◆ Terrace Level Second and Third bedrooms with Jack & Jill Bath
- ◆ One Terrace Level Bedroom with separate French Door to completely private slate patio
- ◆ Terrace Level Library/Office with built-in bookcases, windows, share fireplace and ceiling fan
- ◆ Terrace Level Living Room with shared fireplace. Separate French Door to slate patio. Ceiling fan.
- ◆ All Terrace Level rooms freshly painted with neutral color and with windows and ceiling fans
- ◆ New carpeting throughout terrace level
- ◆ Main level Laundry Room with washer/dryer and cabinet storage
- ◆ Two car garage with easy access to kitchen level

### Extra Features:

- ◆ Quiet, private lot in secluded cul-de-sac development of 9 homes. Lush landscaping & woods
- ◆ Just minutes to the heart of Sandy Springs
- ◆ Quality schools
- ◆ Security system
- ◆ Gas logs in fireplaces
- ◆ Wired for cable, high speed internet and some rooms for sound
- ◆ New carpeting throughout home
- ◆ Roof and HVAC have been replaced in the last five years ✓
- ◆ Community assoc. fee includes front, back & side yard maintenance, mulching and gutter clean
- ◆ Most cabinet hardware Bath faucets recently replaced



Gloria Jean Hecking [www.535Cameronmanor.com](http://www.535Cameronmanor.com)  
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FMLS#3763737  
Taxes: \$5349(2007)

RETENTION WALLS

 Prudential  
Georgia Realty  
770-393-3200

# *'A Quiet Serene 'Retreat in Sandy Springs*



*The reason we bought! 535 CAMERON MANOR WAY*

*—See Back!*



STEEP SLOPE  
RETENTION WALL

HEAVY Vegetation

535 Cameron MANOR Way

Heavy Mitchell Woods

Proposed Lot #7

Retention Wall #1

Retention Wall #2



535 Cameron Manor

Proposed Mitchell Property Lot #1  
w/ no buffer  
★

Creek

535 Cameron Manor

~~Proposed~~  
Mitchell Lot #7

STEEP Slope

←  
Creek

CAMERON MANOR  
PROPERTY

535 Cameron Manor



Proposed Mitchell Property  
#7

Retention Wall #2

Creek

535 CAMERON MANOR

PROPOSED LOT #'S 7, 8

VERY TALL OAK TREES ON HILL

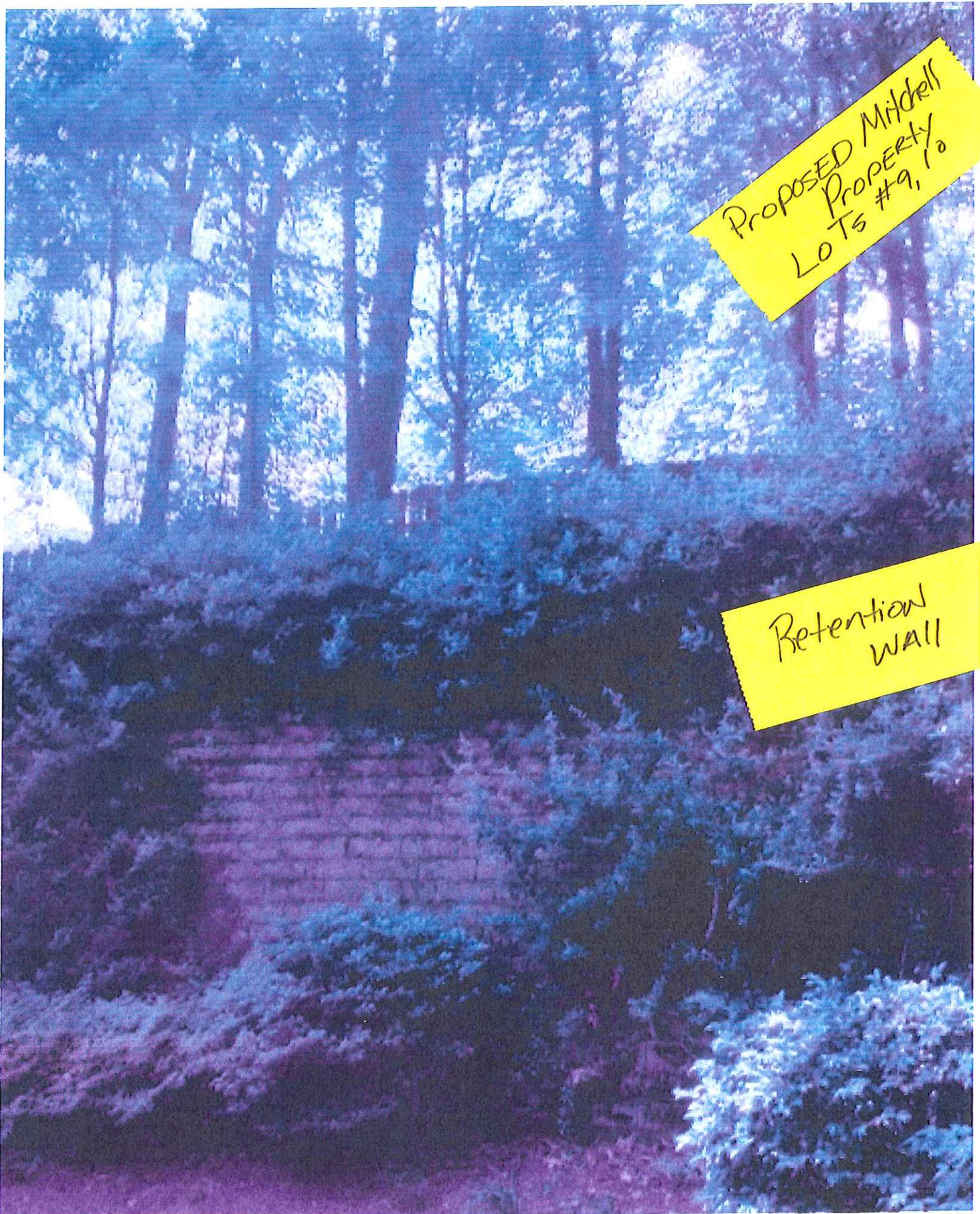


Retention WALL #1



Very TALL  
OAK TREES  
OVER HOMES

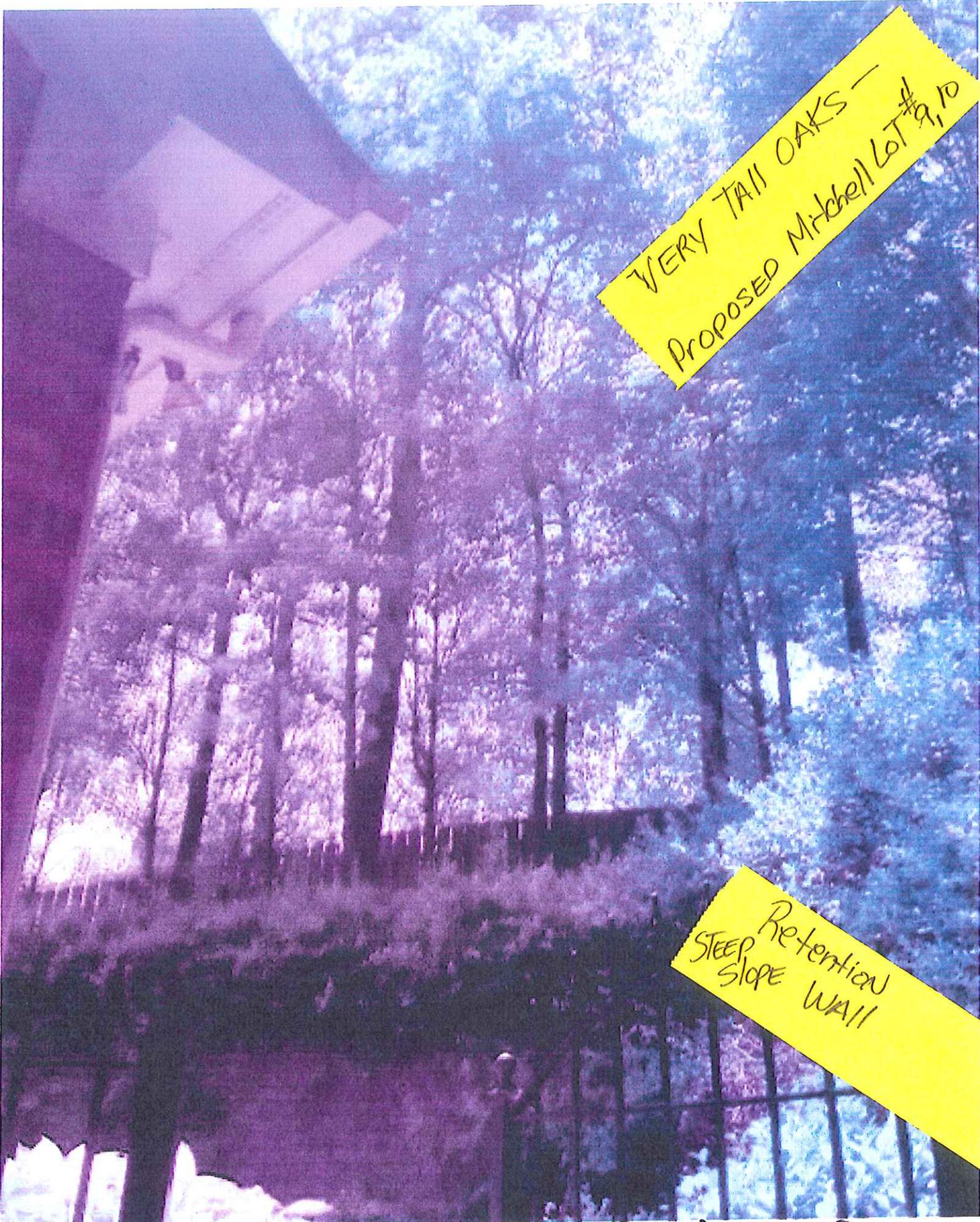
535 CAMERON MANOR WAY



PROPOSED Mitchell  
PROPERTY  
LOTS #9, 10

Retention  
WALL

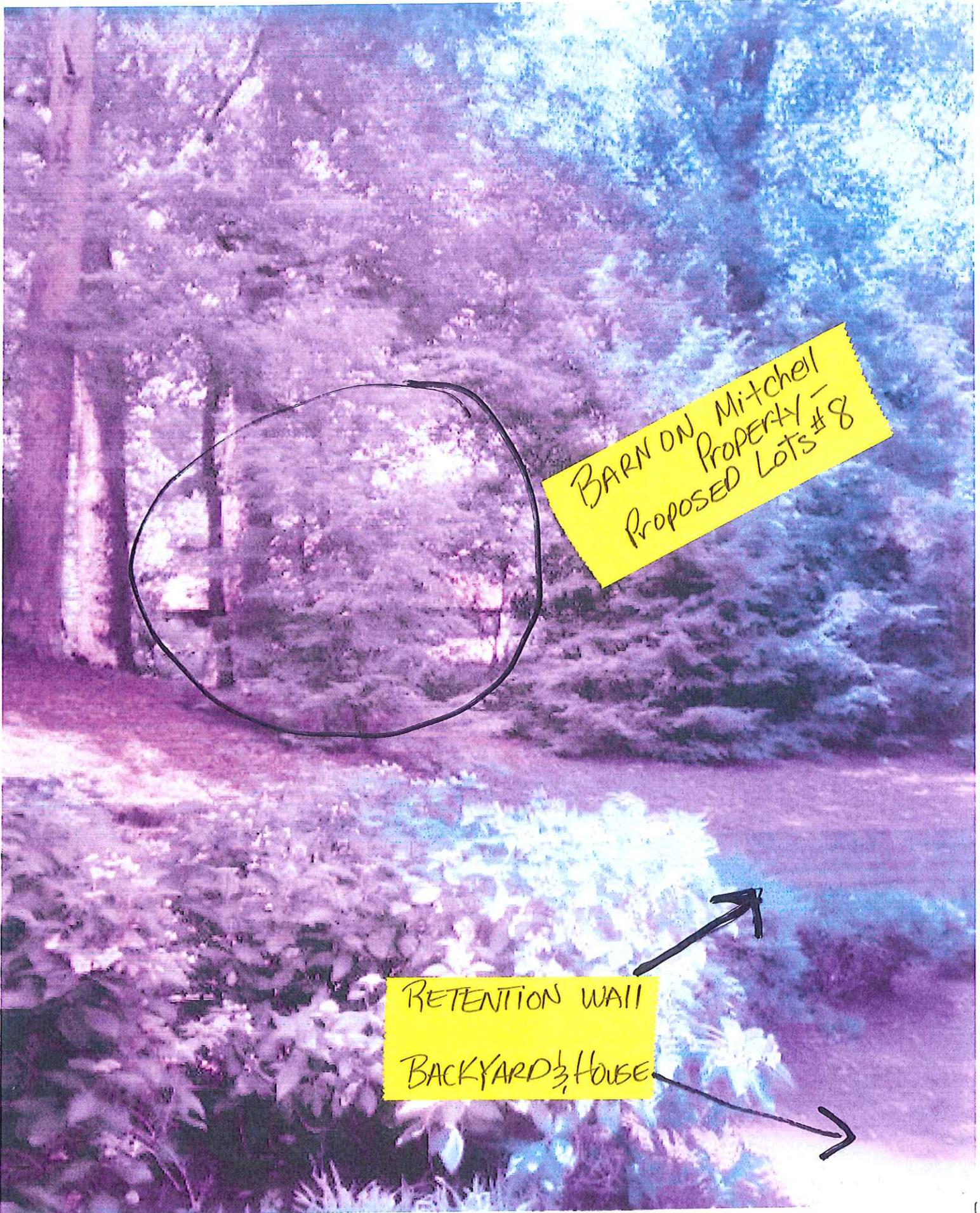
555 CAMERON MANOR - HUNT PROPERTY



VERY TALL OAKS -  
Proposed Mitchell Lot #9, 10

Retention  
STEEP  
SLOPE  
WALL

555 Cameron MANOR - Hunt Property



BARN ON MITCHELL  
PROPERTY -  
PROPOSED LOTS #8

RETENTION WALL  
BACKYARD 1/3 HOUSE

545 Millman Property - CAMERON MAN

SUBJECT PROPERTY PHOTO ADDENDUM

|                                         |                      |
|-----------------------------------------|----------------------|
| Borrower: PHILLIP SWEENEY               | File No.: 5491550    |
| Property Address: 535 CAMERON MANOR WAY | Case No.: 0180430126 |
| City: SANDY SPRINGS                     | State: GA Zip: 30328 |
| Lender: WELLS FARGO BANK                |                      |



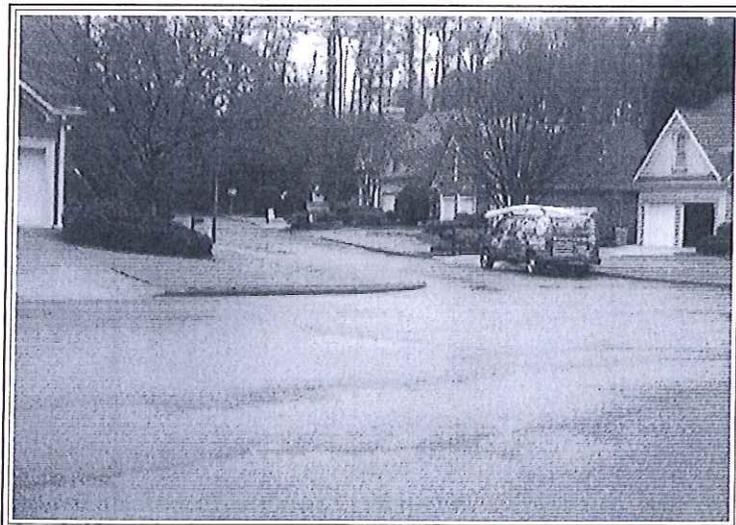
FRONT VIEW OF  
SUBJECT PROPERTY

Appraised Date: January 5, 2009  
Appraised Value: \$ 451,000



REAR VIEW OF  
SUBJECT PROPERTY

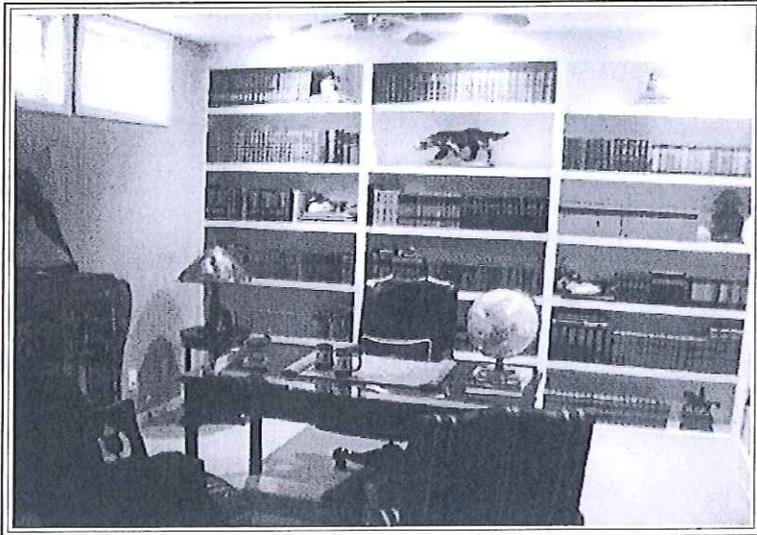
Severe  
Slope



STREET SCENE

Borrower: PHILLIP SWEENEY  
Property Address: 535 CAMERON MANOR WAY  
City: SANDY SPRINGS  
Lender: WELLS FARGO BANK

File No.: 5491550  
Case No.: 0180430126  
State: GA  
Zip: 30328

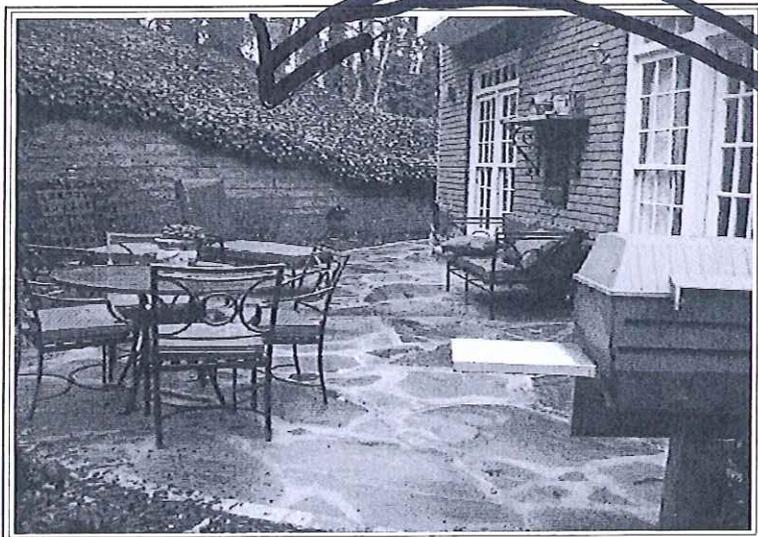


OFFICE IN BASEMENT



LOWER PATIO

Retention  
Wall  
LOWER PATIO

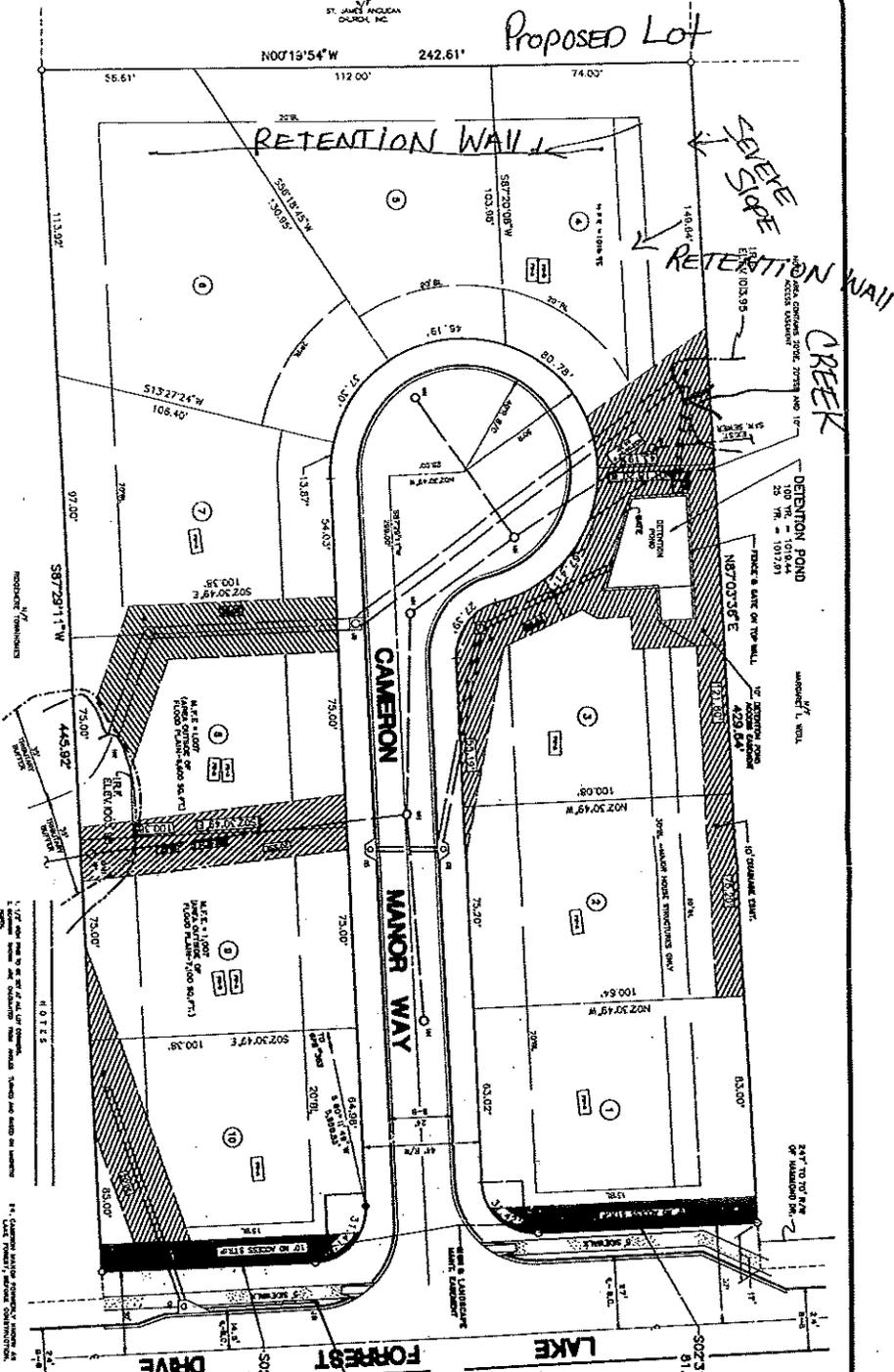


REAR PATIO

RETENTION  
WALL / Slope  
UPPER PATIO

ST. JAMES AND COLUMBIA  
DURHAM, NC

Proposed Lot



THE OWNER OF THE SEVERE SLOPE OF THE PROPOSED LOTS AND ALL ADJACENT AREAS, HEREBY WARRANTS AND AGREES TO MAINTAIN THE SEVERE SLOPE OF THE PROPOSED LOTS AND ALL ADJACENT AREAS IN A SAFE AND SOUND CONDITION AT ALL TIMES AND TO REPAIR AND MAINTAIN THE SEVERE SLOPE OF THE PROPOSED LOTS AND ALL ADJACENT AREAS IN A SAFE AND SOUND CONDITION AT ALL TIMES AND TO REPAIR AND MAINTAIN THE SEVERE SLOPE OF THE PROPOSED LOTS AND ALL ADJACENT AREAS IN A SAFE AND SOUND CONDITION AT ALL TIMES.

REGIONAL LANDMARKS ADMINISTRATION  
1000 WEST 10TH STREET  
DURHAM, NC 27703  
919-286-1000

**LOT DATA SUMMARY**

| LOT NO. | AREA (SQ. FT.) | PERCENTAGE OF TOTAL AREA | PERCENTAGE OF TOTAL AREA |
|---------|----------------|--------------------------|--------------------------|
| 1       | 100.00         | 10.00                    | 10.00                    |
| 2       | 100.00         | 10.00                    | 10.00                    |
| 3       | 100.00         | 10.00                    | 10.00                    |
| 4       | 100.00         | 10.00                    | 10.00                    |
| 5       | 100.00         | 10.00                    | 10.00                    |
| 6       | 100.00         | 10.00                    | 10.00                    |
| 7       | 100.00         | 10.00                    | 10.00                    |
| 8       | 100.00         | 10.00                    | 10.00                    |
| 9       | 100.00         | 10.00                    | 10.00                    |
| 10      | 100.00         | 10.00                    | 10.00                    |

**NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR DRIVE.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR DRIVE.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR DRIVE.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR DRIVE.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR DRIVE.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR DRIVE.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR DRIVE.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR DRIVE.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR DRIVE.

**CIVIL DESIGN, INC.**  
1000 WEST 10TH STREET  
DURHAM, NC 27703  
919-286-1000

**CAMERON MANOR**

DATE: 11/15/13  
BY: [Signature]

**RETENTION CERTIFICATE**

**FINAL PLAY APPROVAL**

**OWNER ACKNOWLEDGEMENT**

**SEVERE SLOPE**

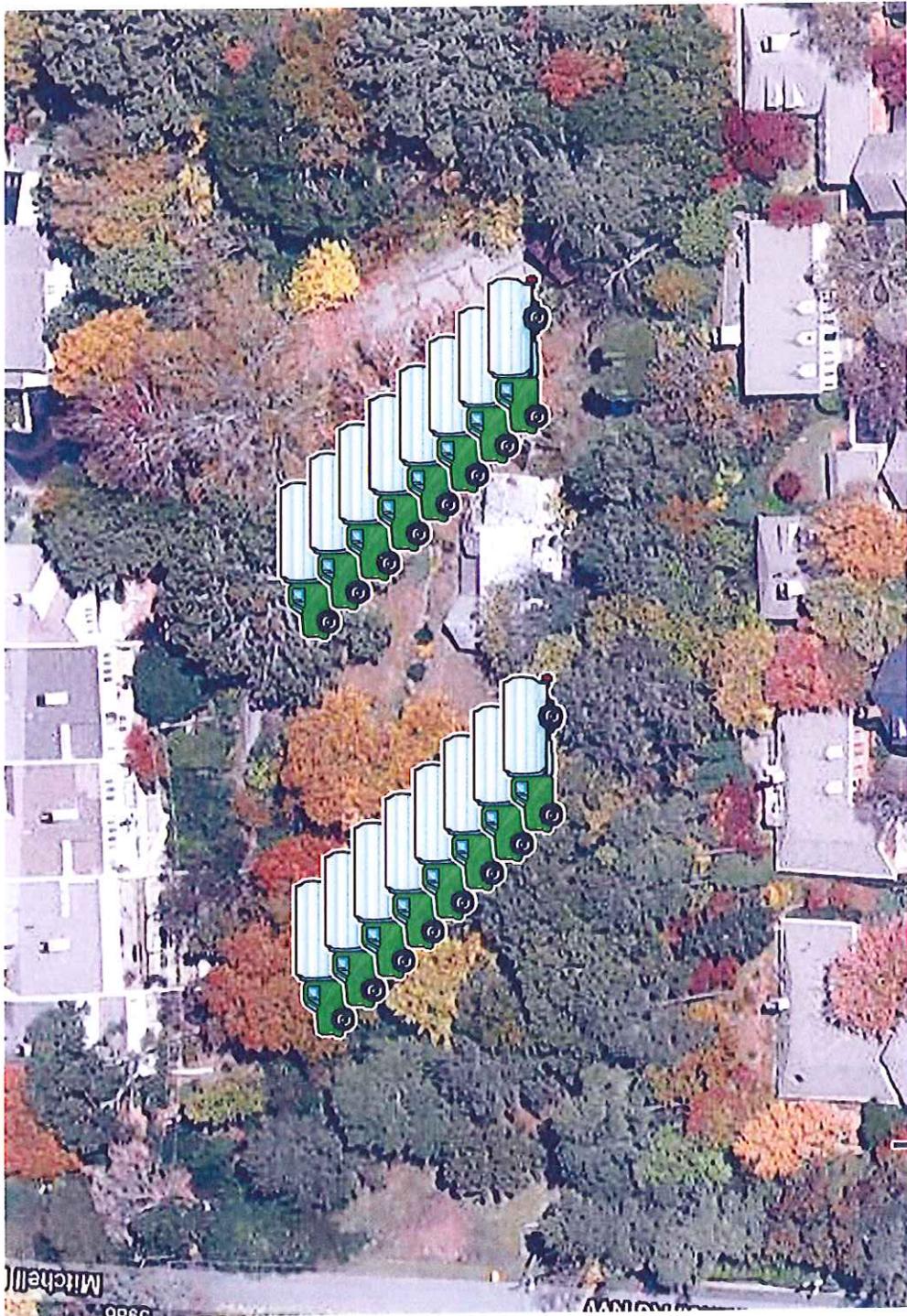
**LAKE FOREST DRIVE**

**CAMERON MANOR**

**DATE: 11/15/13**

**BY: [Signature]**

**Amount of Water Run-off for a 1-inch Rain event.** (based on 76,000sq.ft. of impervious surface.)  
(assumes tank truck capacity is 2,800 gallons.)



Jack Florek, 404-844-7131

Sandy Sweeny  
535 Cameron Manor Way-NW  
Sandy Springs, Georgia 30328

May 15, 2012

The Honorable Mayor Eva Galambos and City Council members  
City Hall Address  
Sandy Springs, GA 30328

Dear Mayor:

I am writing to ask for your support in denying the proposed zoning variance requests for the property owned by St. James Anglican Church, Inc. located at 5975 Mitchell Road. The variance requests are part of rezoning petition RZ12-004/CV12-004.

The petitioner, Arrowhead Real Estate Partners, LLC, has requested the following concurrent variances:

1. A reduction of the perimeter setback from 40 feet to 20 feet.
2. A reduction of the interior building separation from 14 feet to 10 feet.
3. A reduction of the 20 foot side yard set-back adjoining Mitchell road to 10 feet.
4. Allow the 20 foot front yard set-back to be measured from the curb.

My objection is best summed up by a comment of one of our neighbors who compares the proposed development as "a foot that is way too big for its shoe." The footprint of this outrageously overcrowded development will substantially impact many properties in the surrounding neighborhoods due to, to name a few:

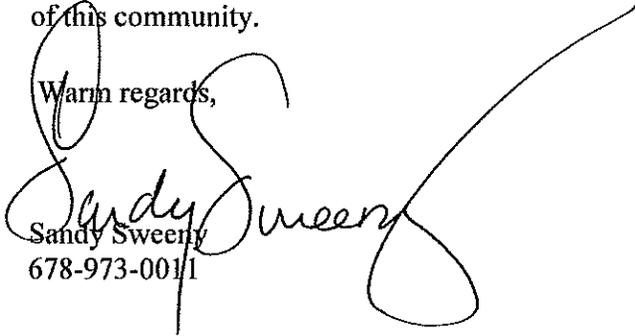
- Obliteration of most of the native foliage, many of which are protected 100-year oaks;
- Run-off and erosion issues creating potential flooding concerns;
- Inadequate buffer areas resulting in a lack of privacy to adjacent neighbors;
- Inadequate open space that is out of character with the surrounding properties;
- Safety concerns due to future falling trees and collapsation of retaining walls on the downward slope of the proposed development;
- Traffic and congestion issues

While I am not opposed to the development of this property, I respectfully ask for your support to ensure it is developed on lesser scale and it conforms to the current zoning ordinances. The Petitioner has shown no special circumstances or exceptional characteristics applicable to the property to demonstrate a hardship that prevents him from building a development that conforms with current zoning restrictions. In fact, the spokespersons representing myself and the interests of other neighbors have met with the Petitioner on numerous occasions and, despite repeated requests, he has made absolutely NO EFFORT to demonstrate a development plan that is in keeping with the strict application of the zoning code. Rather, what the Petitioner has presented was multiple plans with substantially similar variance requests geared to make his firm as much money as possible. Again, we do

not wish to deprive him of his privilege to develop the property provided it is in keeping with the **current zoning restrictions.**

Thank you so very much for your support of this issue that is important to me and so many citizens of this community.

Warm regards,

A large, stylized handwritten signature in black ink that reads "Sandy Sweeney". The signature is written in a cursive style with a large, sweeping flourish at the end.

Sandy Sweeney  
678-973-0011

**Abaray, Linda**

---

**From:** GMHOFF@aol.com  
**Sent:** Tuesday, June 05, 2012 3:41 PM  
**To:** Abaray, Linda  
**Cc:** jeffmitchell@live.com; sandy.sweeny@yahoo.co.uk; jerry@erbesfield.com  
**Subject:** Re: FW: 5975 Mitchell Road Rezoning docs 1

Linda,  
could you please add this to Jeff Mitchell's submissions re. the 5975 Mitchell Road Rezoning request on the part of Braemore HOA.

Thank you.  
Lisa Hoff

Honorable Mayor and City Council,

we, the homeowners of Braemore Townhomes, ask that you request the developer, Arrowhead Real Estate Partners to

1. allow representatives of the Sandy Springs Heritage Society and or Preservation Society to see the insides of the church and barn to make sure nothing of historic value will be destroyed. If historical valuable woodwork, trim, etc. is present the developer should be advised to donate it to a historical or preservation society.
2. to insure that no foxes, raccoons or other wildlife are being baited by pest control operators as is required by the Health Department before issuance of Demolition Permit.
3. The developer has expressed his intention of building one or two models first and then selling individual lots to builders. Therefore we request
  - a. that an architectural plan of the whole subdivision be presented to the Sandy Springs Design Review Board and that the buyers/builders be required to adhere to this design plan;
  - b. that all conditions of Article 6.3.9.a. for Single-Family Residential Model Homes be met prior to issuance of building permits.

Sincerely,

Lisa Hoff

**RECEIVED**

JUN 05 2012

City of Sandy Springs  
Community Development

R212-004

B2  
6/12/12-004

RECEIVED

JUN 05 2012

City of Sandy Springs  
Community Development

**Abaray, Linda**

**From:** Jerry Erbesfield <jerbesfield@FMLS.com>  
**Sent:** Tuesday, June 05, 2012 3:21 PM  
**To:** Abaray, Linda  
**Cc:** jerry@erbesfield.com; Sandy Sweeny; jeffmitchell@live.com  
**Subject:** FW: Response to SS Reporter article about the proposed 5975 Mitchell Road development

Linda:

In Patrice's absence, I will greatly appreciate it if you will please ensure that this below email document is entered into the final comments and documentation package for the City Council before the deadline today.

Thank you,

Jerry

Jerry Erbesfield  
President  
Ridgemere HOA

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**From:** Jerry Erbesfield  
**Sent:** Wednesday, May 30, 2012 1:06 PM  
**To:** KMcEnerny@SandySpringsga.gov; 'Collins, William "Chip"' (CCollins@SandySpringsga.gov)  
**Cc:** Sandy Sweeny; jeffmitchell@live.com; Jack Florek (jflorek4@yahoo.com); Philip Sweeny (psweeny@coca-cola.com)  
**Subject:** FW: Response to SS Reporter article about the proposed 5975 Mitchell Road development

Hello Karen:

Thank you for taking your valuable time multiple times with this matter even though we are not actually in your district. Much appreciated.

I apologize for taking a few days to respond to your questions but it was necessary for me to do some research in order to be able to provide a reliable response. Additionally, not everything is comparable apples to apples, and there are some extenuating circumstances in some areas, so I have provided some added comments where necessary to clarify things. Accordingly, the following are the answers to your questions with additional information included where I believe it was necessary. I hope it is not over-load for you.

**Price-points of the proposed Development:**

Originally the 19 attached townhomes in this project were proposed to be priced "in the neighborhood" of approx. \$350,000. As the developer changed plans to the current detached single family homes, he "said" the price point-would go up to the mid fours to the mid fives. We however have absolutely nothing binding in writing to this effect, only his word. Additionally, I'm not sure how much control the developer will really have over pricing being that he told us he will not actually be building in the development. He has told us that his plan is to develop the property, sell the first couple or three plots to a builder to build and then after they sell, he will sell the remaining developed lots to other builders and they will be able to build to their own discretion.

**Price-points of the surrounding Neighborhoods** - The below are actual sales from the FMLS system historical records, current and back to the past 3-4 years (Most sales will be in the FMLS system but some may not appear if sold by other than an FMLS member):

Braemore - Single family attached townhomes: Sales from the \$300's to \$380's - located on the east corner of Hammond and Mitchell, directly next door on the north perimeter of the proposed development.

Surry Place - Single family attached townhomes: Sales from \$288 to \$329 - located on the west side corner of Hammond and Mitchell.

Ridgemere – Single family detached cluster homes: Sales from \$332,500 (the only 2 BR in the SD) to \$380. Homes currently for sale from the \$340's (badly dated distress sale) to \$428,000 – located directly next door on the southern perimeter of the proposed development.

Cameron Manor - Single family detached cluster homes: Sales from \$450 - \$459 – Located off Lake Forrest, directly adjacent to the back eastern perimeter of the proposed development.

Grosvenor - Single family detached cluster homes: Sales from \$410 to \$425 - Located on Mitchell, directly to the south of Ridgemere, approx. one block away.

Manchester Place - Single family detached homes on ½ acre to larger lots: Sales from \$500-\$530 - Side street off Mitchell, 1/2 block down from the proposed development.

Mitchell Road - Single family detached homes on ½ acre to larger lots: Sales from \$400 to \$626 – Located up and down Mitchell Road proper.

**Density per acre of the dwellings in the proposed development:** 14 homes on 2.365 acres = 5.92 units per acre, the maximum the Sandy Springs zoning staff recommended (the original request was 7.92 townhomes per acre).

**Density per acre of dwellings in the surrounding subdivisions:**

Braemore – 13 units on 2.7 acres = 4.81 units per acre (I understand that planning commission staff may have erred by stating Braemore has 15 units on 2.45 acres, 6.12 density). A related (and excellent) comment from a Braemore resident: "There is an error on Braemore as we are actually 13 units on 2.7 acres. However, Patrice [SS zoning staff] said that what is in their report is what was zoned and could have been built. Thankfully our developer chose a better development with more green space than profit."  
Surry Place – 29 units on 5.37 acres = 5.40 units per acre

Ridgemere – 44 homes on 11.34 acres = 3.88 homes per acres

Cameron Manor – 10 homes on 2.53 acres = 3.95

Grosvenor – 35 homes on 7.65 acres = 4.57 homes per acre (approximated)

Mitchell Road – most homes are individually built on ½ or more acres

Manchester Place – most homes are individually built on ½ or more acres

**\*\*\* NOTE: Comments regarding density:**

It would seem only fair and reasonable for the homes per acre figure for the proposed new development to be in reasonable conformity with Braemore, Surry Place, Ridgemere, Cameron Manor and Grosvenor, which are neighboring developments similar in nature to the proposed new development. Accordingly, I have provided the following additional related information:

When the above numbers for Braemore, Surry Place, Ridgemere, Cameron Manor and Grosvenor are combined, the numbers are: 131 homes X 29.34 acres = 4.46 homes per acre (lowest 3.88 – highest 5.4 per acre). When the average of that 4.46 homes per acre is applied to the 2.369 acres in the proposed new development it comes out to 10.57 homes per acre. The neighboring homeowners have however been generous and have only asked the developer all along to reduce the density to a maximum of 12 homes, not to 10.57 homes. He is however still steadfastly holding to 14 homes minimum and to the excessive set-back variances necessary to cram the 14 homes onto the property.

The importance of and the reasons for the directly adjacent neighboring homes objections to the developer's requested set-back variances and density are due to: a) the greatly reduced privacy for Braemore, which will be eyeball to eyeball, bedroom to bedroom, with the homes in the proposed new development if the 20 foot set-back variances are permitted on their side, b) There is the serious issue of the very steep hill in the back

of the development directly next to and in full view of back yards and windows of three Cameron Manor homes and, c) to help reduce the load on the fragile retaining wall that exists directly in the back yards of the same three Cameron Manner homes. These directly adjacent three homes are well below-grade to the proposed new development (maybe 25 to 30 feet) and the retaining wall there has already failed once, even without the additional weight of the homes proposed to be built on this area of the property.

**Lot size in square feet of the adjacent developments** (averaged from tax records of homes listed and/or sold in FMLS):

Braemore – Lot size = 3000 avg. square feet - Only the land under the home foundation is owned by the homeowner

Surry Place – Lot size = 2350 avg. square feet - Only the land under the home foundation is owned by the homeowner

Ridgemere – Lot size = 2350 avg. square feet - Only the land under the home foundation is owned by the homeowner

Cameron Manor – Lot sizes from 2,000 to 9,761 – 6 of the 10 homes in the tax records show lot sizes of 2,000 sq. ft. However, the other lots range in size from to 5,409 to 9,761 square feet. There seems to be an apparent inconsistency in the tax records being that some homes show only 2,000 square feet lot sizes (consistent with only the land below the foundation) but I have been told that all land is actually owned by the homeowner and the lots for most of the homes are actually just under approx. 10,000 square feet.

Grosvenor – Lots size ranges from 5,824 to 35,148 square feet

Mitchell Road – approx. .20 homes per acre - ½ acre or more lots

Manchester Place – approx. .20 homes per acre - ½ acre or more lots

**Lot Square footage for the proposed development** - averages 6,296 for each lot – land is apparently to be owned by the homeowner (nothing yet provided by the developer).

**Interior square footage, surrounding properties:** The average interior square footage of the surrounding properties varies from approx. 2,300 to 4,300 square feet.

**Interior square footage of the proposed development:** The developer has thrown around numbers of 2,500 to 3,000 interior square feet - but we have nothing binding other than only what the developer has "said".

I am Director of Data Services and Compliance at FMLS and have access to and used FMLS historical and county tax records to provide the above information.

On a side note, even though you are not in my district, I have followed your career as a council person since the city was incorporated, which was also when I moved to Sandy Springs. I know that you have always been a steady, reliable and responsive supporter of the neighborhoods. I really like your commitment to the neighborhoods and your style in doing so and would certainly be supportive of you if you were to decide to run for Mayor next term. Any chance that might happen? I sure hope so. We badly need someone like you at the helm.

Copied to our city council representative, Chip Collins, and to the team leaders in the surrounding neighborhoods.

Thanks for all you do.

Jerry

Jerry Erbesfield  
President  
Ridgemere HOA

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**From:** McEnery, Karen [<mailto:KMcEnery@SandySpringsga.gov>]  
**Sent:** Thursday, May 24, 2012 5:54 PM  
**To:** Jerry Erbesfield  
**Subject:** RE: Response to SS Reporter article about the proposed 5975 Mitchell Road development

Thanks for sending this and having it printed in the SS Paper. I have been where you are and facts can prevail. I'd like to know the 1) price points; 2) density per acre in units and 3) average square footages of the adjacent developments as compared to this one under consideration. My best k

Karen Meinzen McEnery  
City Council, District 6  
City of Sandy Springs  
4604 Meadow Valley Drive  
Sandy Springs, Georgia 30342-2515

cell 404-358-0068  
off 404-851-1944

[KMcenery@sandyspringsga.gov](mailto:KMcenery@sandyspringsga.gov)  
[www.sandyspringsga.gov](http://www.sandyspringsga.gov)

---

**From:** Jerry Erbesfield [<mailto:jerry@erbesfield.com>]  
**Sent:** Thursday, May 24, 2012 5:06 PM  
**To:** [jmdonough@sandysprings.gov](mailto:jmdonough@sandysprings.gov); [Galambos, Eva](mailto:Galambos@erbesfield.com); [Paulson, John](mailto:Paulson@erbesfield.com); [Fries, Dianne](mailto:Fries@erbesfield.com); [Sterling, Gabriel](mailto:Sterling@erbesfield.com); [McEnery, Karen](mailto:McEnery@erbesfield.com); [DeJulio, Tibby](mailto:DeJulio@erbesfield.com); [Collins, William "Chip"](mailto:Collins@erbesfield.com)  
**Subject:** Response to SS Reporter article about the proposed 5975 Mitchell Road development

Honorable Mayor, City Council Members and others:

The below response has been posted to the Sandy Springs Reporter newspaper website and also sent to the newspaper as a Letter to the Editor. It is copied in below as a convenience.

The original article and my post appear at:

<http://www.reporternewspapers.net/2012/05/22/sandy-springs-report-on-mitchell-road-church-disputes-historic-value/#comment-7257>

The neighbors surrounding this proposed development will appreciate your favorable consideration in this matter, if it comes to that. We absolutely ARE trying.

Respectfully,

Jerry Erbesfield  
President  
Ridgemere HOA

~~~~~

Dan Whisenhunt of the Sandy Springs Reporter newspaper reported that I, on the behalf of the surrounding neighborhoods, requested a delay from the Planning Commission of the scheduled May 17th hearing for the proposed development at 5975 Mitchell Road. The delay was requested to try to work out the differences between the developer, Bryan Flint of Arrowhead properties, and the neighboring homeowners who are directly affected by this proposed project.

As a follow-up to Dan's article about the proposed development, I believe that further details will be helpful regarding the position of the neighborhoods that surround the proposed development and why a delay was requested and necessary in the first place.

The great majority of the surrounding neighborhood residents are solidly united in supporting an appropriate development on this property, the key word being "appropriate". We in-fact welcome an appropriate development, such as a 10 to 12 single family detached home subdivision, that reasonably preserves at least some of the beautiful existing mature foliage and the natural lay of the land, with set-backs that don't infringe on or cause unreasonable and even potentially damaging issues to the neighboring subdivisions, and a development that is otherwise in keeping with the preponderance of the other residences adjoining this proposed development and along Mitchell Road.

The developer's original and subsequent proposed plans however have not provided that, instead proposing very high density for this relatively small 2.34 acre piece of property, first with 19 attached townhomes and the latest plan containing 14 detached single family residences, both being densities that are well above the norm as compared to the majority of the surrounding neighborhoods. The price-point of the proposed homes in the development have also been an issue, with the developer's original plan calling for \$350,000 per townhome, which is well below and would negatively impact the majority of the pre-existing homes in the neighborhood.

The developer's strategy has now become transparent; at least it has to me. It is obviously that he has asked for the moon to in order to eventually get something less but still acceptable to him. He wants to show that he has had many meetings and has already made many concessions to the neighbors of the proposed development, and that we are now being unreasonable with our demands. That is however in-fact far from accurate.

Yes, the developer can in-fact say that he has submitted multiple plans, that he has worked with us to reduce density (though not enough), to address the historical issues, to deal with the issue of the huge trees (that in the end most of which are still going to be cut down), that he would change the originally proposed above ground drainage pond to an underground drainage retention system (that still leaves remaining issues) and he has "said" he would raise the specs of the homes so that the potential selling prices will be more in keeping with the predominant prices of the pre-existing homes in the surrounding neighborhoods. Yes, he has addressed those matters (though not all satisfactorily).

What he, however, has not done is that he has not worked with us in earnest to provide the most important elements that we have asked for all along since day one and he has been non-committal and evasive and on those key matters, those being:

1. To withdraw the request for the excessive zoning variances and build within the current approved zoning. The Sandy Springs zoning staff personnel have already recommended to deny the developer's variance requests due to there being no existing hardship that requires such variances –but that is only a recommendation and the city leaders can still do whatever the wish. Accordingly, it is important to understand that the neighbors push-back in this area is not just another effort by a group of "say no" at any cost neighbors but is instead due to very real issues, those being the matters of: a) the developer's plan to get set-back variances in order to build (too many) homes to the very outer edges of the property, including to the extreme back of the development, right on top of a high and steep incline, with three homes located directly below it and that has a retaining wall that has already failed in the past and, b) the privacy issues that such excessive set-back variances will cause for the residents directly adjacent to the proposed development. The proposed new 40 foot high homes, if permitted to be built with the requested extreme set-back variances, will be looking right into the bedrooms, other windows and the back yards of the adjoining homes, way too close for comfort.

2. To reduce the density of the development to no more than 10 to 12 homes, in harmony with the density of most of the surrounding neighborhoods.

3. To ensure to the surrounding residents that the proposed development will be completely built-out in a timely manner (a year has been proposed by the neighbors) and that it will not sit around for several years with only a couple of homes actually built, with the other lots just being empty other Georgia red clay, maybe with roughed pipes sticking up, as has occurred so often here and elsewhere throughout the country in this current terrible economy.

4. To provide the neighboring residents with actual details and tangible written commitments for these items as well as for the other things the developer has "said" he would do. Trust is a great thing, and I usually do trust folks (until they demonstrate otherwise) but trust just doesn't get it in matters such as this with so many unknowns and with the evasiveness the developer has exhibited so far. With so much at stake and with so many residents involved, written, binding commitments are necessary.

The city of course would be happy if the developer and neighbors could agree to a negotiated a settlement. We would too! The neighborhood group has in-fact been trying hard to work with the developer in a fair, business-like and reasonable manner, but the developer has not (not yet at least) responded in-kind with any definitive answers to the key logical and reasonable questions we have asked him, and we still have no binding commitment whatsoever on anything related to this development.

"Kumbaya" and "Can't we all just get along" sound great but in the real world, business is business. It boils down to the fact that it takes two to negotiate - but so far only one side has actually participated in good-faith, that being the neighbors to this proposed development.

In closing, it just doesn't seem right to me that established and long pre-existing homeowners such as we are should be put in the position of having to defend our turf in such a manner as we are having to do here.

This e-mail message (including any attachments) is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message (including any attachments) is strictly prohibited. If you have received this message in error, please contact the sender and destroy all copies of the original message (including attachments). The City of Sandy Springs is a public entity subject to the Official Code of Georgia Annotated §§ 50-18-70 to 50-18-76 concerning public records. Email is covered under such laws and thus may be subject to disclosure.

87
2012-004

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

RECEIVED

JUN 05 2012

City of Sandy Springs
Community Development

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
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
Currently zoned R1, Future Land Use is 2-3 density				
Manchester Place	Single family	8.3 ac est.	20 homes	2.4 density est.

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.**

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	14 units	5.92 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)	2.7245	1315 units	6.12 units/acre 4.81
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

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City of Sandy Springs
Community Development

RZ12-004



**TABLE 1.5: CITY OF SANDY SPRINGS
FUTURE LAND USE DESIGNATION/ZONING DISTRICT CLASSIFICATION COMPARISON TABLE
UNOFFICIAL – FOR USE AS A GUIDE ONLY**

Future Land Use	Recommended Density	Corresponding Zoning District	Minimum Lot Area per Unit	Maximum Density Allowed by Zoning (Units per Acre)
R0-0.5	Residential	R-1	2 acres	0.50
R0.5-1	Residential	R-2	1 acre	1.00
		AG-1	1 acre or 3 acres See Zoning Ordinance	0.50 or 0.33 See Zoning Ordinance
R1-2	Residential	R-2A	27,000 sq. ft.	1.61
R2-3	Residential	R-3	18,000 sq. ft.	2.42
		R-3A	18,000 sq. ft.	2.42
R3-5	Residential	R-4A	12,000 sq. ft.	3.63
		R-4	9,000 sq. ft.	4.84
		R-6	9,000 sq. ft.	4.84
		CUP (single family)	See Zoning Ordinance	5.00
		NUP	4,000 sq. ft.	5.00
R5-8	Residential	R-5	7,500 sq. ft.	5.81
		MHP	See Zoning Ordinance	5.50 See Zoning Ordinance
R8-12	Residential	R-5A	4,000 sq. ft.	10.89
		CUP (multifamily)	See Zoning Ordinance	9.00 See Zoning Ordinance
		TR	2,000 sq. ft.	9.00
R12-20	Residential	A	See Zoning Ordinance	14.00
R20+	Residential	A-L	See Zoning Ordinance	See Zoning Ordinance
BP	Business Park	O-I	See Zoning Ordinance	See Zoning Ordinance
O	Office		See Zoning Ordinance	See Zoning Ordinance
OH	Office High Density		See Zoning Ordinance	See Zoning Ordinance
LWN	Live Work-Neighborhood		MIX	See Zoning Ordinance
LWC	Live Work-Community	See Zoning Ordinance		See Zoning Ordinance
LWR	Live Work-Regional	See Zoning Ordinance		See Zoning Ordinance
C	Commercial	C-1	See Zoning Ordinance	See Zoning Ordinance
		C-2	See Zoning Ordinance	See Zoning Ordinance
I	Industrial	M-1A	See Zoning Ordinance	See Zoning Ordinance
		M-1	See Zoning Ordinance	See Zoning Ordinance
		M-2	See Zoning Ordinance	See Zoning Ordinance
PR	Private Recreational	--	--	--
PRC	Public Rec & Conservation	--	--	--

R212-004

City of Sandy Springs
Community Development

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CITY OF SANDY SPRINGS
SANDY SPRINGS
Community Development

Comprehensive Plan Community Agenda
November 20, 2007

- NUP, Neighborhood Unit Plan (single-family dwellings only, up to 5 Units per Acre)
- CUP, Community Unit Plan (single-family dwellings only, up to 5 Units per Acre)

Residential - 5 to 8 Units per Acre (R5-8)

This 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) *min 5 ac*
- CUP, Community Unit Plan (if limited to 8 Units Per Acre) *min 10 ac*

Residential - 8 to 12 Units per Acre (R8-12)

This residential category permits development between eight and twelve units per acre served by public water and sewer. Dwelling types may be single family detached, duplexes, and/or townhouses. In addition to the possible application of lower density residential zoning districts described above, this category is implemented by the following zones:

- R-5A, Single Family Dwelling, 4,000 square foot lot size (10.9 Units Per Acre)
- TR, Townhouse Residential (9 Units Per Acre)
- CUP, Community Unit Plan (9 Units Per Acre)
- MHP Mobile Home Park (modular and mobile homes) (10.9 Units Per Acre)

Residential - 12 to 20 Units per Acre (R12-20)

This residential category permits twelve to twenty residential units per acre served by public water and sewer. Dwelling unit types include townhouses, condominiums, and apartments. This category is limited geographically to only a few properties, all of which front on Roswell Road. This category is implemented by the A, Medium Density Apartment zone.

Residential – 12 to 20 Units per Acre (R20+)

This residential category permits twenty or more residential units per acre served by public water and sewer. Dwelling unit types includes condominiums and apartments. This category is limited geographically, with only a few exceptions, to properties which front on Roswell Road. This category is implemented by the A-L, Apartment Limited zoning district.

P-I Public-Institutional (P-I)

This category applies to state, federal or local government uses, and institutional land uses. Government uses can include city halls, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Institutional uses include colleges, schools, churches, cemeteries, hospitals, etc. In Sandy Springs, public and private schools, several churches, and

RZ12-004

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RZ12-004

City of Sandy Springs
Community Development Department

Finding:

The staff is of the opinion that the proposed use is consistent with the Future Land Use Map, which designates the property as R5 to 8 (Residential 5 to 8 units per acre), Urban Residential. The density proposed by the applicant is 5.92 units/acre and falls within the 5 to 8 units per acre.

The R5 to 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 follows:

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.



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Community Development

R212-001

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)



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R212-604

City of Sandy Springs
Community Development

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



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R212-001

City of Sandy Springs
Community Development

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.

R212-004

May 9, 2012

Braemore HOA
12 Braemore Drive
Sandy Springs, Ga. 30328

ATTN: Mr. Larry Halpern

LANDSCAPING PROPOSAL

Southside Landscape Buffer:

To furnish all material, labor, equipment and supervision required to supply and install complete:

<u>Quantity</u>	<u>Name</u>	<u>Size and Remarks</u>
40	Green Giant Arborvitae	10' - 12'
12	Pine Straw	Bale

including clearing area for planting, fertilizer and all clean up.

Total Amount: \$ 17,400.00

Thank you for the opportunity to quote on this work and we look forward to hearing from you soon.

Abaray, Linda

From: Bignault, Mary B. <MBignault@onebeacontech.com>
Sent: Tuesday, June 05, 2012 6:01 PM
To: Abaray, Linda
Subject: Density and setback

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Community Development

Linda,

Thank you first of all for listening to our community regarding the Mitchell Road property. My home backs up to the proposed property which means my deck and my 3 year olds bedroom window overlooks the land. I enjoy our privacy and regularly play with my daughter on my deck. While I support development, I would prefer the standard 40' feet so I can maintain some privacy of which I purchased. Next, with the neighborhood down Mitchell and the lay of this land, I believe that more than 9 or 10 homes will fit and be within the conformity of our street. Please consider my request as a resident of Sandy Springs.

Mary Bignault
One Beacon Technology

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Thank you.

Abaray, Linda

From: Sandy Sweeny <sandy.sweeny@yahoo.co.uk>
Sent: Tuesday, June 05, 2012 6:50 PM
To: Abaray, Linda
Subject: Submission

Linda,

We request a vote for **R-5A zoning approval with no variances** and a **denisty of no more than 3.9** thus matching Ridgemere and Cameron Manor's densities. Thanks you.

Kind regards,

Sandy and Philip Sweeny

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