



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** March 7, 2011

FROM: John McDonough, City Manager

AGENDA ITEM: RZ10-011 - 5619 Lake Forrest Drive, Applicant: Patrick Leonard,
To rezone the subject property from O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) to allow additional uses beyond that previously approved

MEETING DATE: For Submission onto the March 15, 2011, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Rezoning Petition

APPROVAL BY CITY MANAGER: JM APPROVED

_____ NOT APPROVED

PLACED ON AGENDA FOR: 3/15/2011

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: JMY

REMARKS:

To: John McDonough, City Manager

From: Blake J. Dettwiler, AICP, Director of Community Development **BD**

Date: March 1, 2010 for submission onto the March 15, 2011 City Council meeting

Agenda Item: **RZ10-011 5619 Lake Forrest Drive**, a request to rezone the subject property from O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) conditional to allow Day Care, General Office, and Clinic uses.

CMO (City Manager's Office) Recommendation:

APPROVAL CONDITIONAL of the request to rezone the subject property from O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) conditional to allow Day Care, General Office, and Clinic uses.

Background:

The site is located on the east side of Lake Forrest Drive at the intersection with Northwood Drive and I-285. The property is zoned O-I (Office and Institutional District) conditional under Sandy Springs zoning case RZ07-040/CV07-030. The subject property is located within the Main Street District of the Sandy Springs Overlay District and is currently vacant.

Under case RZ07-040/CV07-030, the subject property is restricted Office use only.

Discussion:

The subject property is zoned O-I (Office and Institutional District) under zoning case RZ07-040/CV07-030 and conditioned to office and associated accessory uses.

- The applicant is requesting to rezone the subject property from O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) conditional to allow Day Care, General Office, and Clinic uses.

PLEASE NOTE: For the proposed Day Care facility, the applicant intends to accommodate a maximum of 245 children and 30 employees.

Concurrent Review:

The staff held a Focus Meeting on November 3, 2010 at which the following city departments provided comments:

- Building and Development Division
- Fire Department
- Transportation Division

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

- Atlanta Regional Commission
- Fulton County Board of Education
- Fulton County Department of Environment and Community Development (*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
- U.S. Postal Service Address Management Systems
- MARTA
- Fulton County Emergency Management



Rezoning Petition No. RZ10-011

HEARING & MEETING DATES				
Community Zoning Information Meeting	Design Review Board Meeting	Community Developer Resolution Meeting	Planning Commission Hearing	Mayor and City Council Hearing
October 26, 2010	November 9, 2010	November 30, 2010	December 16, 2010 February 17, 2011	January 18, 2011 March 15, 2011
APPLICANT/PETITIONER INFORMATION				
Property Owners		Petitioner	Representative	
Lake Forrest Partners, LLC		Lake Forrest Partners, LLC	Patrick Leonard	
PROPERTY INFORMATION				
Address, Land Lot, and District	5619 Lake Forrest Drive Land Lot 91, District 17			
Council District	6			
Frontage and Area	288.77 feet of frontage along the east side of Lake Forrest Drive and 185 feet of frontage along the north side of Northwood Drive. The subject property has a total area of 1.286 acres (56,018.16 square feet).			
Existing Zoning and Use	O-I (Office and Institutional District) conditional under zoning case RZ07-040/CV07-030. The property is currently vacant.			
Overlay District	Main Street District			
2027 Comprehensive Future Land Use Map Designation	LWC (Living-Working Community), Node 7: Roswell Road and I-285 (Downtown)			
Proposed Zoning	O-I (Office and Institutional District)			

INTENT

TO REZONE THE SUBJECT PROPERTY FROM O-I (OFFICE AND INSTITUTIONAL DISTRICT) CONDITIONAL TO O-I (OFFICE AND INSTITUTIONAL DISTRICT) CONDITIONAL TO ALLOW ADDITIONAL USES.

The subject property is zoned O-I (Office and Institutional District) under zoning case RZ07-040/CV07-030 and conditioned to office and associated accessory uses.

- The applicant is requesting to rezone the subject property from O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) conditional to allow Day Care, General Office, and Clinic uses.

PLEASE NOTE: For the proposed Day Care facility, the applicant intends to accommodate a maximum of 245 children and 30 employees.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

RZ10-011 - APPROVAL CONDITIONAL

DESIGN REVIEW BOARD ENDORSEMENT

RZ10-011 - APPROVED

The overall application was endorsed at the November 9, 2010 Design Review Board Meeting (4-1, Porter, Richard, Mobley and Gregory for; Landeck against; Westmoreland absent; Lichtenstein not voting) with the following conditions:

- 1) To allow the two (2) building with O-I (office and Institutional District) zoning with a residential look similar to the presentation to the Design Review Board, subject to elevations to be approved by the board at the time of permit, and
- 2) To restrict the Lake Forrest curb cut to right-in/right-out only.

Additionally, the board requested that the applicant provide a fencing plan along the Lake Forrest Drive right-of-way and a more detailed landscape plan at the time of submittal of development permits for DRB review.

PLANNING COMMISSION RECOMMENDATION - 12/16/10

RZ10-011 - DEFERRAL

The petition was heard at the December 16, 2010 Planning Commission meeting. The Commission recommended a deferral of up to 60 days. Approved (5-0, Thatcher, Rubenstein, Maziar, Rupnow, and Tart for; Duncan not voting; Pond absent). In approving the recommendation for deferral, the Commission expressed the following direction for the applicant: 1) Provide a vehicular traffic/trip study for the previously approved 22,000 square foot office building as a benchmark for considering the proposed development and use(s) under zoning case RZ10-011; 2) Better justify any proposed curb cut on Lake Forrest Drive that would serve the proposed development and use(s) under zoning case RZ10-011; 3) Better detail the potential system-wide and site conditions regarding vehicular traffic circulation, stacking, and parking for the proposed development and use(s) under zoning case RZ10-011 .

Following the aforementioned direction from the Planning Commission, the applicant has provided an attached document entitled: Planning Commission Supplemental Presentation Material.

MAYOR AND CITY COUNCIL ACTION - 01/18/11

RZ10-011 - DEFERRAL

The petition was heard at the January 18, 2011 Mayor and City Council Hearing. The Council approved a deferral until the March 15, 2011 hearing. In approving the deferral, the Mayor and City Council upheld the Planning Commission's recommended direction for the applicant as follows: 1) Provide a vehicular traffic/trip study for the previously approved 22,000 square foot office building as a benchmark for considering the proposed development and use(s) under zoning case RZ10-011; 2) Better justify any proposed curb cut on Lake Forrest Drive that would serve the proposed development and use(s) under zoning case RZ10-011; 3) Better detail the potential system-wide and site conditions regarding vehicular traffic circulation, stacking, and parking for the proposed development and use(s) under zoning case RZ10-011 .

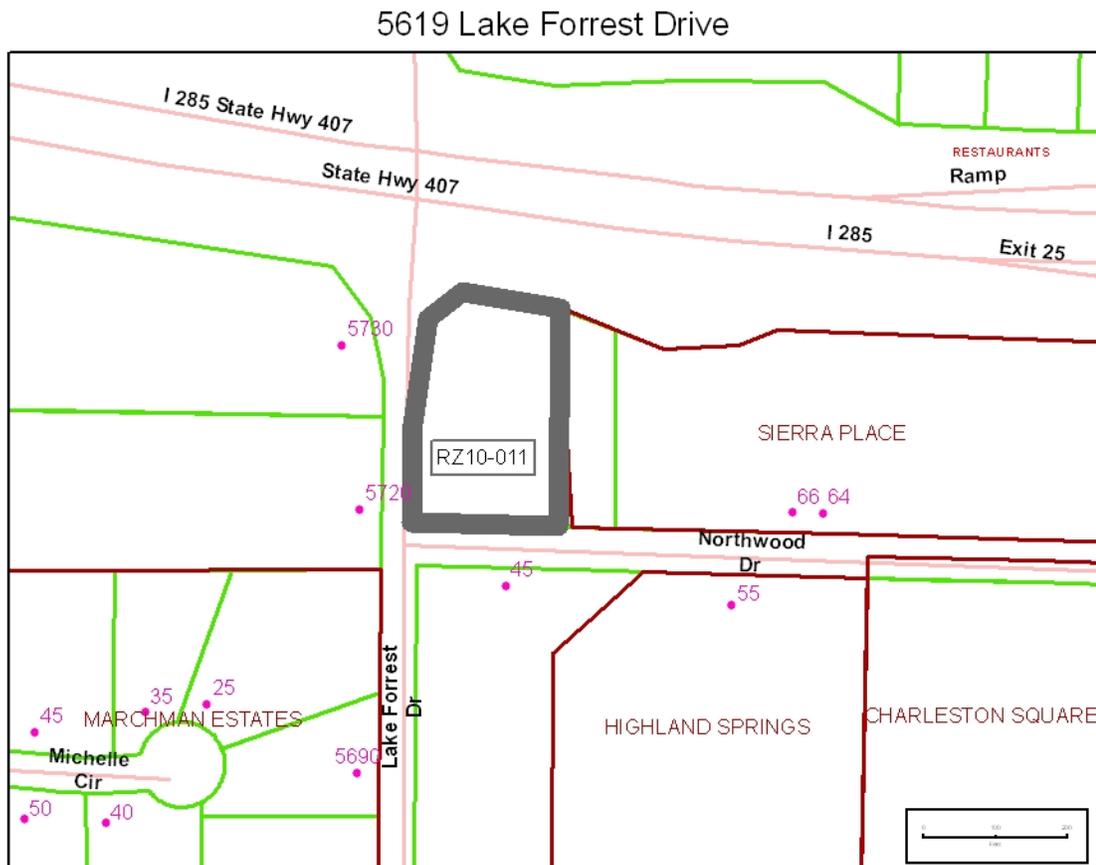
Following the aforementioned direction from the Planning Commission and the Mayor and City Council, the applicant has provided an attached document entitled: Planning Commission Supplemental Presentation Material.

PLANNING COMMISSION RECOMMENDATION - 02/17/11

RZ10-011 - APPROVAL CONDITIONAL

The petition was heard at the February 17, 2011 Planning Commission meeting. The Commission recommended approval subject to Staff conditions amended to include the following: 1) The applicant/owner shall accept the required impact fees as required by City Regulations. 2) For this project, there shall be no curb cuts on Lake Forrest Drive. 3) There shall be limited pedestrian access from the sidewalks on Lake Forrest Drive to the proposed buildings. 4) The owner/applicant shall provide a landscape strip planted to buffer standards along Lake Forrest Drive as approved by the City Arborist. Additionally, any fencing shall be located interior to the aforementioned buffering. 5) Signage shall be limited to one (1) freestanding/monument sign on the Northwood Drive frontage and there shall be no wall signs. 6) For the proposed Day Care Facility, the total maximum enrollment shall be no more than 200 Children. 7) Clinics/Medical Offices are prohibited on the subject property. 8) The hours of operation for the proposed Day Care Facility shall be Monday through Friday 6:30 a.m. to 7:00 p.m. Approved (4-1 Rupnow, Pond, Rubenstein, and Tart for; Maziar against; Duncan not voting; Thatcher absent).

Location Map



BACKGROUND

The site is located on the east side of Lake Forrest Drive at the intersection with Northwood Drive and I-285. The property is zoned O-I (Office and Institutional District) conditional under Sandy Springs zoning case RZ07-040/CV07-030. The subject property is located within the Main Street District of the Sandy Springs Overlay District and is currently vacant.

Under case RZ07-040/CV07-030, the subject property is restricted by the following conditions:

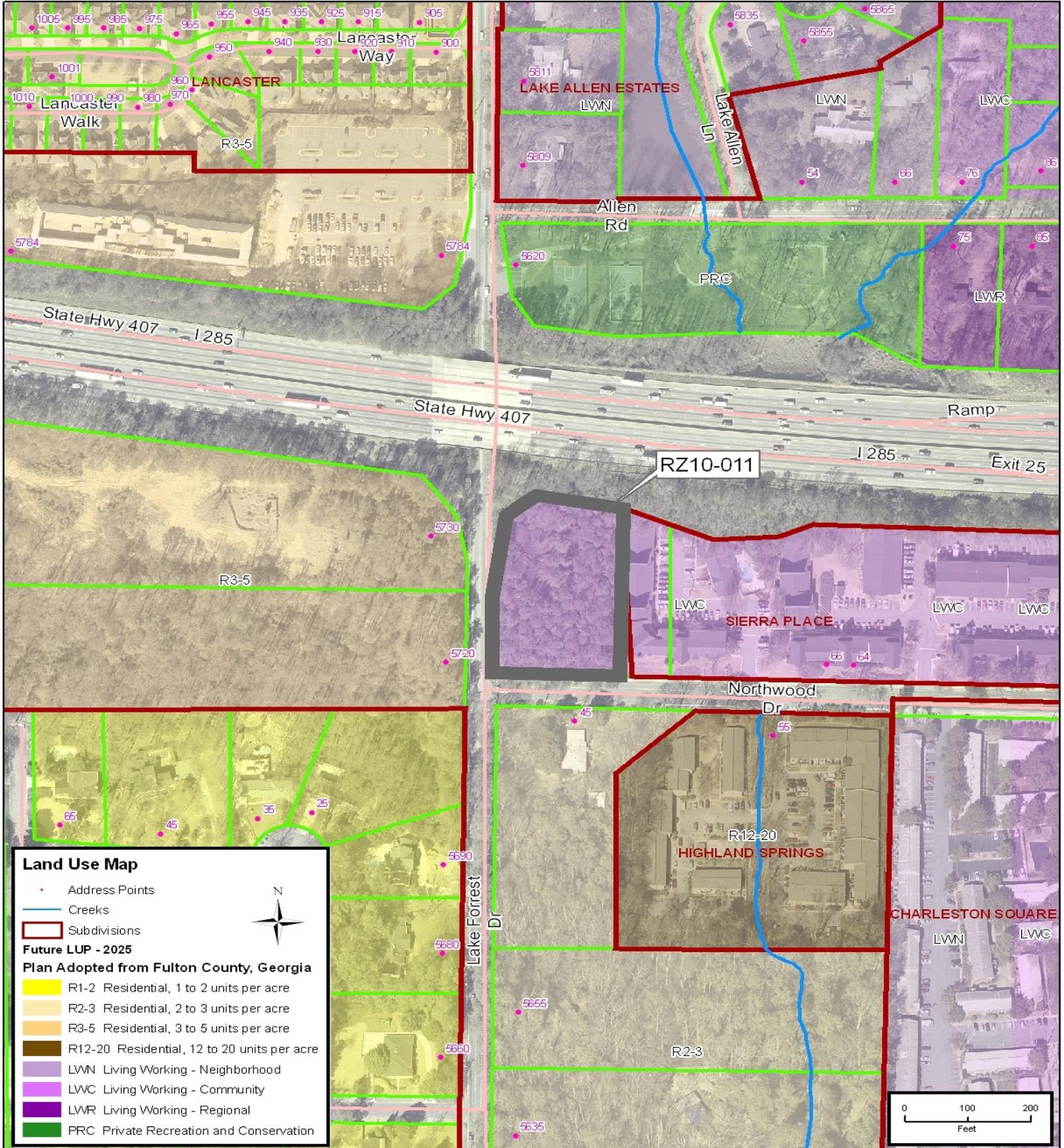
1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Office and associated accessory uses at a density of 17,107.31 square feet per acre or 22,000 square feet, whichever is less.
2. To the owner's agreement to abide by the following:
 - a. To the site plan to be received by the Department of Community Development dated November 11, 2007. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
 - a. The owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of Lake Forrest Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
 - b. The owner/developer shall dedicate twenty-five (25) feet of right-of-way from centerline of Northwood Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
 - c. Prior to issuance of an LDP, the owner/developer shall attempt to provide interparcel access with all adjacent properties. Should the owner/developer not come to an agreement on interparcel access at this time, the owner/developer shall provide documentation of such. In addition, if an interparcel access agreement is not obtained, permanent easements shall be recorded allowing for future inter-parcel access, prior to the issuance of an LDP.
 - d. To reduce the required front yard setback from forty (40) feet to twenty (20) feet adjacent to the I-285 road frontage (CV07-030).
 - e. The light source of all external lighting in the development shall be screened and shall not be directly visible from adjoining residential properties.
 - f. To a maximum illuminance level of 0.5 footcandles along all property lines abutting residentially zoned property.
 - g. At the time of application for a Land Disturbance Permit, the owner/developer shall be required to submit a photometric study detailing the illuminance level as outlined in condition 3.d. and illustrating the proposed lighting fixtures.

EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY

SUBJECT PETITION RZ10-011	Requested Zoning	Proposed Use	Land Area (Acres)	Square Footage	Density (Square Footage per Acre)
	O-I	Office/Clinic/Day Care	1.286	21,000	16,329.70
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	I-285				
East	A-1 conditional Z67-0139	Sierra Place apartments - 64 Northwood Drive	5.59	130	23.26
South	A-O conditional Z65-0103	Highland Springs apartments - 55 Northwood Drive	4.13	66	15.98
	A conditional Z68-0070				
South	R-1	45 Northwood Drive - single family residence	2.10	1	0.48
West	CUP conditional Z03-0174, U08-005	Vacant, Proposed Stadium	15.50	31	2.00

Future Land Use Map

5619 Lake Forrest Drive





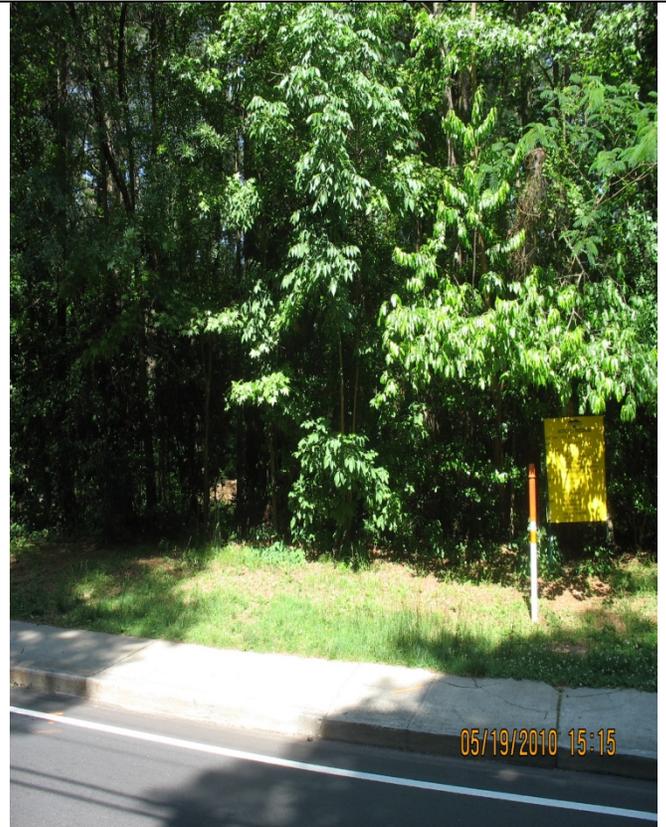
Looking west on Northwood Drive



West of the subject property



Subject Property



Subject Property



North of the subject property



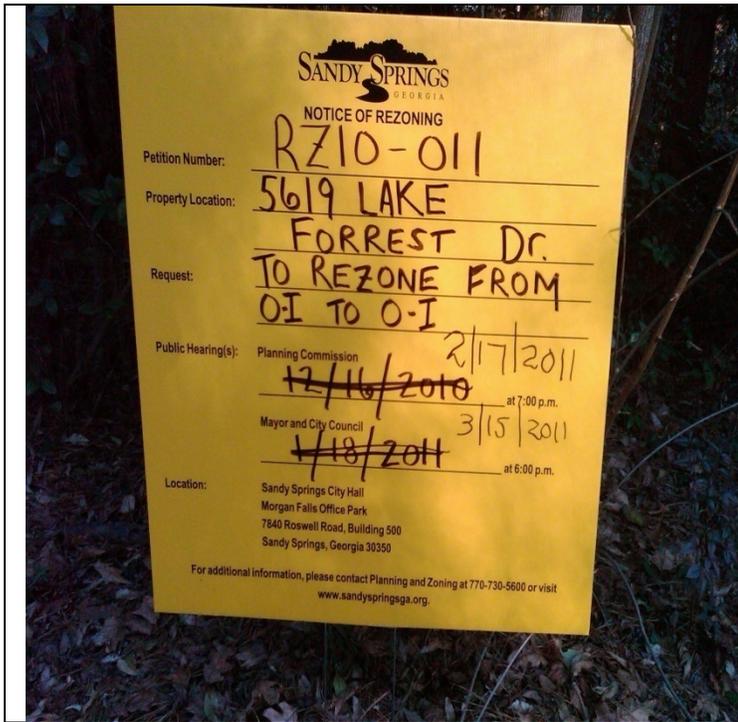
North property line



Looking east on Northwood Drive



South of the subject property



Sign



Sign

SITE PLAN ANALYSIS

The submitted site plan shows the subject property to be primarily rectangular, wooded, and sloping down from Lake Forrest Drive. The site plan also indicates the following:

- Total site area of 1.286 acres
- Total Building areas of 21,000 S.F. (13, 000 S.F. of Day Care & 8,000 S.F. of General Office/Clinic)
- Total Impervious area of 36,650 S.F.

PARKING IMPACT ANALYSIS

Section 18.2.1, *Basic Off-street Parking Requirements*, requires a minimum amount of parking spaces for Day Cares as follows:

- 1.7 spaces per 1,000 S.F. = 22.1 spaces required.
- 1 space for every four (4) employees = 7.5 spaces required.

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

- 4 spaces per 1,000 S.F. = 32 spaces required.

The proposed development of Day Care, General Office, and Clinic would require, at most, 62 parking spaces. The applicant has provided 62 spaces.

LANDSCAPE PLAN ANALYSIS

The site plan shows the proposed development to have 19,368 S.F. (45%) of landscaping. Additionally, the applicant will install the required parking lot and streetscape landscaping as required by the Zoning Ordinance.

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: slopes exceeding twenty-five percent (25%). The report, in its entirety, is within the case file as a matter of record.

DEPARTMENT COMMENTS

The staff held a Focus Meeting on November 3, 2010 at which the following departmental comments were provided:

BUILDING & DEVELOPMENT DIVISION	Sandy Springs Building Officer and/or ADA Compliance Officer	<ul style="list-style-type: none"> There are no building and compliance requirements that need to be addressed at this time.
	Sandy Springs Chief Engineer	<ul style="list-style-type: none"> Any permit applications involving site development shall comply with applicable stormwater management, and erosion control ordinances. Secure a drainage easement from adjacent property (Sierra Place Apts) if discharge of stormwater from developed site is proposed to traverse the ground surface of the adjacent property alongside Northwood Drive.
	Sandy Springs Landscape Architect/Arborist	<ul style="list-style-type: none"> There are no landscape and stream requirements that need to be addressed at this time.
FIRE DEPT.	Sandy Springs Fire Protection Engineer	<ul style="list-style-type: none"> There are no Fire Department requirements that need to be addressed at this time.
TRANSPORTATION	Sandy Springs Transportation Planner	<ul style="list-style-type: none"> Right-of-way dedication: 40' from centerline of Lake Forrest Drive; 30' from centerline of Northwood Drive. Based on analyzing the Applicant Traffic Impact Study received December 3, 2010, Public Works does not anticipate that the proposed rezoning will cause an excessively burdensome use of existing streets or transportation facilities.
	Georgia Department of Transportation	<ul style="list-style-type: none"> GDOT requirements that need to be addressed at this time include an encroachment permit.

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 October 26, 2010 at the Sandy Springs City Hall
- Community/Developer Resolution Meeting held November 30, 2010 at the Sandy Springs City Hall

Public Comments

Community input includes the following:

- The impact of the proposed uses (General Office, Clinic, Day Care) within the proposed two (2) buildings compared to the previously approved one (1) general office building as it relates to:
 - Aesthetics in keeping with the residential feel of the area.
 - Vehicular traffic.
 - Stormwater management.
 - Signage and sign lighting.
 - Concern over the total enrollment of the proposed Day Care.
 - The impact of the proposed curbcut on Lake Forrest Drive as it relates to vehicular ingress and egress and as it relates to pedestrian traffic along Lake Forrest Drive.
 - Security fencing for perimeter and playground.
 - In addition to stories, restrict the height of the proposed buildings to feet and inches above grade.
 - The need for Police to control traffic.
 - Restrict internal and external lighting.
 - The required setback range for the Main Street District pushes the proposed building(s) closer to the street and is not in keeping with the residential feel of the neighborhood and could cause a sight safety issue for the intersection of Northwoods and Lake Forrest.
 - Why not a single building (as previously approved) having the requested additional uses?
 - Restricting hours of operation, perhaps to 7:00 a.m. to 7:00 p.m.

Notice Requirements

The petition will be advertised in the Daily Report on December 9, 2010 and December 23, 2010. The applicant posted a sign issued by the Department of Community Development along the frontages of Lake Forrest Drive and Northwood Drive and on November 19, 2010.

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 January 18, 2011. The Public Participation Report must be submitted on or before January 11, 2010.

ZONING IMPACT ANALYSIS

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

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

Finding: The staff is of the opinion that the proposed use is suitable in view of the existing density and character of the surrounding area.

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 proposed use will not adversely affect the existing use and usability of adjacent 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 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 does not anticipate a significant impact on public services and facilities. However, some impact on the surrounding transportation system is expected.

Based on analyzing the Applicant Traffic Impact Study received December 3, 2010, Public Works does not anticipate that the proposed rezoning will cause an excessively burdensome use of existing streets or transportation facilities.

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 Living-Working Community (LWC), Node 7: Roswell Road and I-285 (Downtown). The proposal lends itself to the overall intent of the LWC designated areas that are intended for medium density mixed land uses (residential and commercial) intended to serve a group of adjacent neighborhoods and to be compatible with low and medium density residential neighborhoods. The LWC land use designation recommends: a 4 story height limit, a density of up to 25,000 square feet per acre for commercial and office uses, a 100,000 square foot/tenant limitation, and a 15 % minimum of Open and Green Space Components (10% must be G.S. and 5% may be O.S.)

The site plan provided by the applicant indicates the following:

- A commercial/office density for the proposed development of 16,329.70 S.F./ Acre
- 19,368 S.F. (45%) of landscaped area.
- A maximum building height of two (2) stories.

The applicant is proposing to allow for a use consistent with O-I zoning. Additionally, Live-work developments should ensure walkable development patterns, and the applicant would provide the required Main Street Overlay District streetscape to include lighted and shaded sidewalks.

The subject site is located in Living Working Node 7: Roswell Road and I-285 (Downtown). The vision, guidelines, and policies of Node 7 is as follows:

- The area should be dedicated for high density commercial, office, and residential uses.
- This area should be considered for some of the highest densities in the City.
- Consolidation of properties and the collective redevelopment of multiple properties should be encouraged in the area to perpetuate economic vitality, increased green space, and an improved transportation system.
- Residential density should be above 20 units per acre. Commercial and office densities should be above 25,000 square feet per acre. Building heights should not be limited in this area. At least 15% of a site shall be maintained as open and green space.
- Densities and heights of a significant nature should not be supported on properties less than four (4) acres in size. Increased levels of open and green space, limiting direct vehicular access to Roswell Road, and improving the area’s transportation network shall be important considerations for the highest densities and building heights.
- The transition of densities and heights to levels similar to those in the Town Center area should be considered on the northern boundary of the area along Cliftwood Drive and Carpenter Drive.
- Automobile-oriented uses should be discouraged from this area.

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 zoning proposal will not permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs.

CONCLUSION TO FINDINGS

It is the opinion of the staff that the proposal is in conformity with the intent of the Comprehensive Plan Policies and the Future Land Use Map, as the proposal involves a use and density that is consistent with abutting and nearby properties. Therefore, based on these reasons, the staff recommends APPROVAL CONDITIONAL of this petition.

STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to approve the petition to rezone the subject property from O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) conditional to allow for General Office, Day Care, and Clinic uses, 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 16,329.70 square feet per acre or 21,000 square feet, whichever is less.
 - b. To General Office, Clinic, and associated accessory uses at a maximum of 8,000 gross square feet.
 - c. To Day Care and associated accessory uses at a maximum of 13,000 gross square feet.
 - d. The total enrollment of the Day Care shall be no more than 245 people. And the total Day Care staff on premises at any given time shall be no more than 30 people.
 - e. By August 1st of each calendar year, the Day Care shall provide an annual report detailing total enrollment, subject to the approval of the Director of Community Development.
 - f. The hours of operation for the day care facility shall be limited to: Monday through Friday from 6:30 a.m. to 7:00 p.m.
 - g. To a maximum overall building height of two (2) stories.
 - h. To utilizing traffic controlling police in a manner deemed necessary as determined by the Director of Community Development and/or the Director of the Public Works Department.

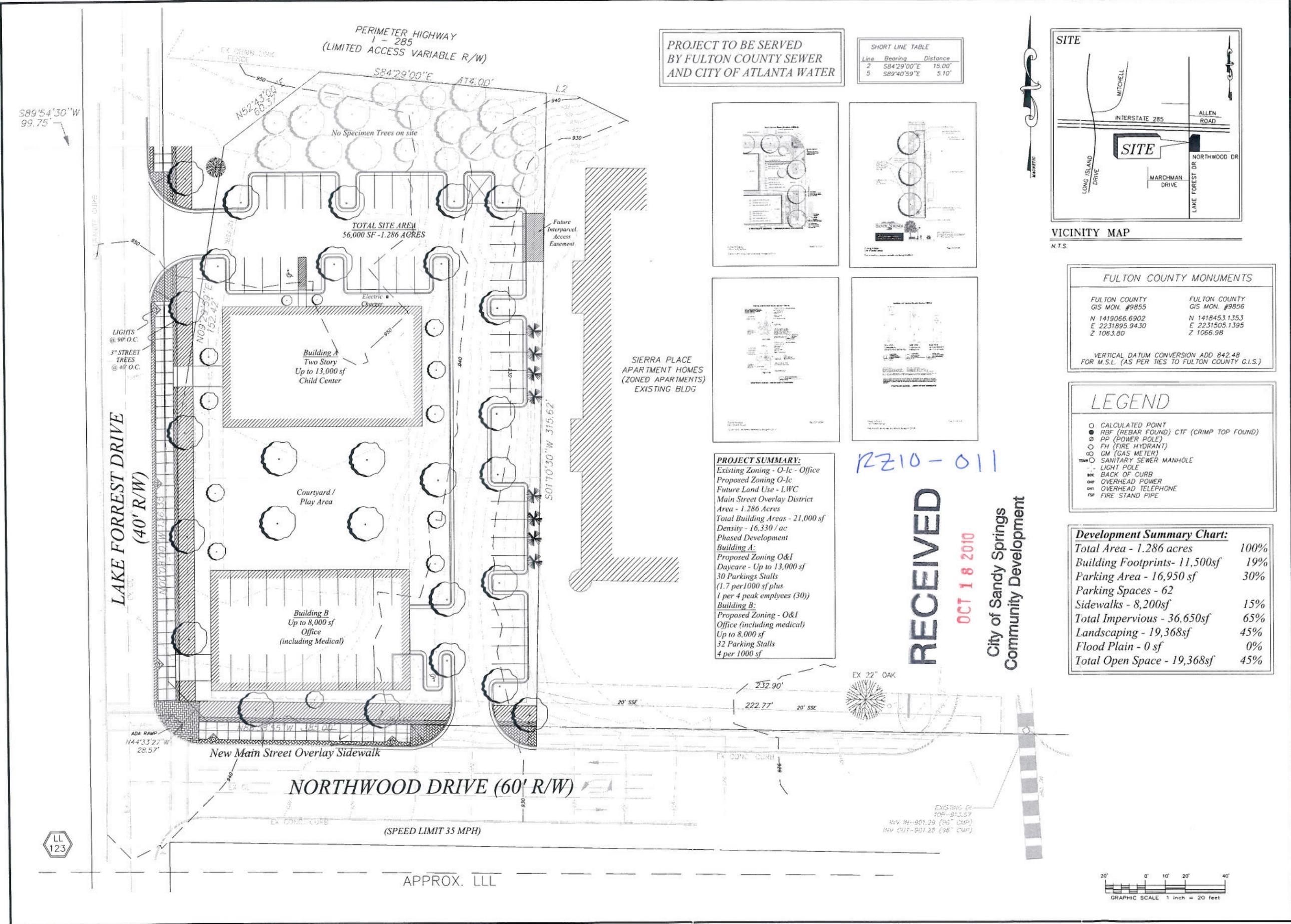
2. To the owner's agreement to abide by the following:
 - a. To be in accordance with the site plan received by the Department of Community Development on October 18, 2010. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
 - b. To be in accordance with the rendering of the proposed buildings received by the Department of Community Development on October 5, 2010 as determined by the Director of Community Development.

3. To the owner's agreement to provide the following site development standards:
 - a. The owner/developer shall dedicate forty (40) feet of right-of-way from centerline of Lake Forrest Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
 - b. The owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of Northwood Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.

- c. Prior to issuance of an LDP, the owner/developer shall attempt to provide interparcel access with all adjacent properties. Should the owner/developer not come to an agreement on interparcel access at this time, the owner/developer shall provide documentation of such. In addition, if an interparcel access agreement is not obtained, permanent easements shall be recorded allowing for future inter-parcel access, prior to the issuance of an LDP.
- d. The light source of all external lighting in the development shall be screened and shall not be directly visible from adjoining residential properties.
- e. To a maximum illuminance level of 0.5 footcandles along all property lines abutting residentially zoned property.
- f. At the time of application for a Land Disturbance Permit, the owner/developer shall be required to submit a photometric study detailing the illuminance level as outlined in condition 3.d. and illustrating the proposed lighting fixtures.

Attachments

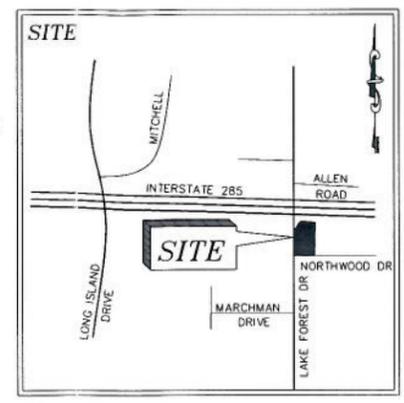
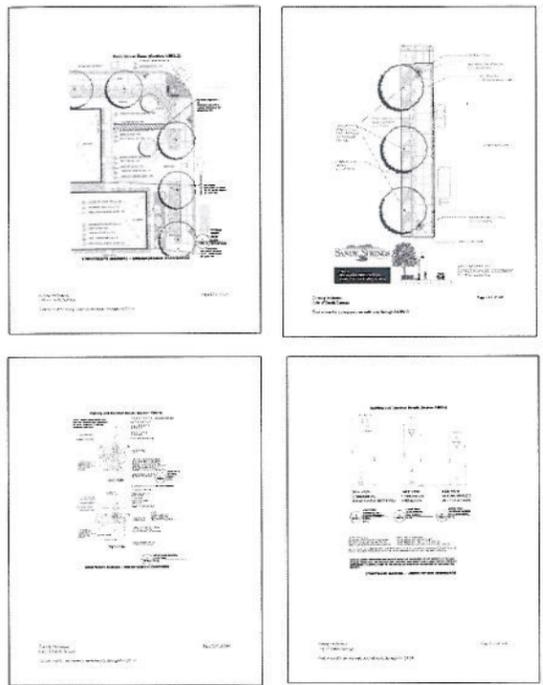
Site Plan dated received October 18, 2010
 Survey dated received October 5, 2010
 Site Distance/Line Traffic Exhibit Plan received December 2, 2010
 Building rendering dated received October 5, 2010
 Applicant Traffic Impact Study received December 3, 2010
 Letter of Intent dated received October 5, 2010
 Applicant Zoning Impact Analysis dated received October 5, 2010
 Letter Fulton County Dept. of the Environment & Community Development received November 24, 2010
 Letter Fulton County Dept. of Health Services November 24, 2010
 Trisha Thompson email dated November 8, 2010
 Opposition emails/letters dated as indicated
 Planning Commission Supplemental Presentation Material received January 31, 2011



PROJECT TO BE SERVED
 BY FULTON COUNTY SEWER
 AND CITY OF ATLANTA WATER

SHORT LINE TABLE

Line	Bearing	Distance
2	S84°29'00"E	15.00'
5	S89°40'59"E	5.10'



FULTON COUNTY MONUMENTS

FULTON COUNTY GIS MON. #	FULTON COUNTY GIS MON. #
N 1419066.6902	N 1418453.1353
E 2231895.9430	E 2231505.1395
Z 1063.80	Z 1066.98

VERTICAL DATUM CONVERSION ADD 842.48 FOR M.S.L. (AS PER TIES TO FULTON COUNTY C.I.S.)

LEGEND

- CALCULATED POINT
- RBF (REBAR FOUND) CTF (CRIMP TOP FOUND)
- PP (POWER POLE)
- FH (FIRE HYDRANT)
- GM (GAS METER)
- SANITARY SEWER MANHOLE
- LIGHT POLE
- BACK OF CURB
- OVERHEAD POWER
- OVERHEAD TELEPHONE
- FIRE STAND PIPE

Development Summary Chart:

Total Area - 1.286 acres	100%
Building Footprints - 11,500sf	19%
Parking Area - 16,950 sf	30%
Parking Spaces - 62	
Sidewalks - 8,200sf	15%
Total Impervious - 36,650sf	65%
Landscaping - 19,368sf	45%
Flood Plain - 0 sf	0%
Total Open Space - 19,368sf	45%

5619 LAKE FORREST DRIVE
 PROPOSED BUILDING
 SANDY SPRINGS, GA

Land Lots 123
 District 17
 City of Sandy Springs
 Fulton County, GA

Revisions:
 06-10-10 Revise Zoning Plan

Drawn By:	Date:
P.O.L.	06-01-10

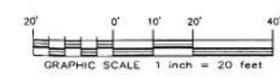
Dwg. File:	Scale:
LAKEFORREST-0101a	1" = 20'

Project:
 LAKE FORREST

Sheet: 1
 Zoning
 Concept
 Plan



DEVELOPER / ENGINEER:
 LAKE FORREST PARTNERS, LLC
 PARAGON DEVELOPMENT GROUP, LLC
 2556 APPLE VALLEY RD
 SUITE 275
 ATLANTA, GA 30319
 (p) 404.995.0906
 (f) 404.995.0908





RECEIVED

OCT 05 2010

City of Sandy Springs
Community Development

R210-011

LAKE FORREST PARTNERS, LLC

P.O. BOX 260007, ATLANTA, GA 31126

July 26, 2010

Doug Trettin
City of Sandy Springs
7840 Roswell Road, Bldg. 500
Sandy Springs, GA 30350

Subject: Letter of Intent
5619 Lake Forrest Drive, Sandy Springs

RECEIVED

OCT 05 2010

City of Sandy Springs
Community Development

RZ10-011

Dear Doug & Members of the Sandy Springs City Council,

This letter of intent is written on behalf of the property owner, Lake Forrest Partners, LLC. This letter constitutes a Letter of Intent for the above referenced rezoning application. The site was rezoned in 2008 to O&I conditioned on a site plan showing a three story 22,000 square foot office building.

The City has since modified the overlay district from the Urban Overlay District to the Main Street Overlay District.

The owner seeks to rezone the property to O-I conditional based on a new site plan and modified uses within the O&I category. The uses include office, medical and day care uses totaling 21,000 square feet. This is less square footage than was previously approved.

The previous application had a concurrent variance approved to reduce the frontage along 285 to be reduced from 40' to 20'. No variances will be required with this application.

The site is located at the corner of Lake Forrest Drive and Northwood Drive. Interstate 285 is to the north of the site. The Sierra Place Apartments are to the east of the property. The proposed Holy Spirit Stadium is to the west.

The 2007 Comprehensive Land Use Plan shows calls for this site to be developed as Living Working Community (LWC). This proposal is consistent with the land use plan and the Main Street Overlay District. This site also falls within the newly created Opportunity Zone.

I urge you to support this rezoning application.

Thank you for your consideration.

Sincerely,

Patrick Leonard

Patrick Leonard, P.E., LEED-AP
Manager

LAKE FORREST PARTNERS, LLC

P.O. BOX 260007, ATLANTA, GA 31126

REZONING APPLICATION

IMPACT ANALYSIS:

1. *Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?* The property is adjacent to two main streets, the Interstate and an apartment complex. The O&I zoning is already in place. The condition modification is appropriate land use for this site and is consistent with the land use map.
2. *Does the zoning proposal adversely affect the existing use of adjacent or nearby property?* The proposal will not have any impact on surrounding property. It will serve as a buffer to the higher density and is consistent with the Main Street Overlay District it is located in.
3. *Does the property have reasonable economic use as currently zoned?* The current office zoning has limited economic value due to the overall economy.
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?* The proposed zoning will have no major impacts on the infrastructure. The existing roads are collector roads. The existing water and sewer lines have adequate capacity. There will be no impacts to the schools. The project will be located close to neighborhoods, which should reduce some trip times of the occupants. A traffic analysis was performed to demonstrate the impact.
5. *Is the zoning proposal in conformity with the policies and intent of the land use plan?* The zoning proposal is consistent with the Sandy Springs Comprehensive Land Use Plan.
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?* The 2007 Sandy Springs Comprehensive Land Use Plan was modified to promote this type of use and encourage redevelopment of this area. The proposal is also consistent with the Main Street Overlay District and this property is also located in the newly formed Opportunity Zone.
7. *Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs?* The zoning proposal has no impact to any natural or environmentally sensitive areas. The proposal is consistent with the overlay district and the land use plan, and therefore should be consistent with the desires of the citizens of Sandy Springs.

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EXECUTIVE SUMMARY
Lake Forrest Drive Mixed Use Development
Sandy Springs, GA

City of Sandy Springs
 Community Development

A traffic impact study has been prepared for a proposed mixed use development, known as 5619 Lake Forrest Dr to identify the traffic impacts of rezoning the property to accommodate the proposed development. The development is located in the City of Sandy Springs on 1.286 acres on the northeast corner of Lake Forrest Dr and Northwood Dr. The traffic impact analysis has determined the traffic impacts that the proposed development under proposed zoning may have on the existing intersection of Lake Forrest Dr and Northwood Dr in the future upon full build out and has compared the traffic impacts between the existing and proposed zoning.

The proposed development is planned for one phase of construction, with full build-out and operation in the year 2012. The proposed development will consist of a 13,000 s.f. Daycare Center and an 8,000 s.f. Office/Medical Building. The layout of the development can be seen on the site plan in **Figure 2** of the study. The trip generation is shown for the development potential under the proposed zoning scenario in **Table 2** of the study.

	ADT	AM Entering	AM Exiting	PM Entering	PM Exiting
LUC 720 Medical Office Bldg (8,000 s.f.)	289	16	4	8	22
LUC 565 Daycare Center (13,000 s.f.)	1030	88	78	80	91
Net New Trips - Proposed Zoning	1319	104	82	88	113

The development has proposed two full access driveways to facilitate traffic flow/circulation on site and to minimize traffic at the intersection of Lake Forrest Dr and Northwood Dr. The driveways are proposed to be located on Lake Forrest Drive north of Northwood Dr and on Northwood Dr east of Lake Forrest Dr.

The site traffic was distributed and assigned to Lake Forrest Dr and Northwood Dr based on existing traffic patterns, type of land use in the vicinity and the site access configurations. Overall, 45% of the site traffic is expected to travel to and from the north and 30% to and from the south via Lake Forrest Dr. The remaining 25% is expected to travel to and from the east on Northwood Dr. The assignment of traffic to both adjacent roadways varied slightly depending on the site access configurations. Three site access scenarios were analyzed. All three scenarios included a full access on Northwood Dr. Scenario 1 provides for an additional full access driveway on Lake Forrest Dr. Scenario 2 provides for an additional right-in/right-out access on Lake Forrest. Scenario 3 has no additional access provided on Lake Forrest Dr. A detail of the trip distribution and assignment is included in the appendix.

The Lake Forrest Dr and Northwood Dr intersection was analyzed in the existing condition, the build year 2012 and the horizon year of 2020 with the proposed development. A representation of the development under the proposed zoning in terms of levels of service, delay and v/c ratio is shown below in the Table 7 of the study. The table also includes a comparison of the three possible site access scenarios evaluated in the study.

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Traffic Impact Study
Lake Forrest Dr Mixed Use Dev
December 2, 2010

City of Sandy Springs
Community Development

Table 7 2020 Proposed Development Intersection Level of Service (LOS) and Delay, sec with V/C ratio						
Full Access provided on Lake Forrest Dr						
Intersection	Traffic Control	Approach	AM Peak Hour		PM Peak Hour	
			LOS (Delay)	V/C	LOS (Delay)	V/C
Lake Forrest Drive and Northwood Dr	Un-Signalized	Southbound LT	A (8.4)	.11	A (9.1)	.16
		Westbound LT	C (24.7)	.19	D (33.9)	.22
Northwood Drive and Site Access	Un-Signalized	Southbound LT	B (10.7)	.05	B (11.7)	.08
		Eastbound LT				
Lake Forrest Dr and Site Access (Full)	Un-Signalized	Southbound LT				
		Westbound LT	C (16.8)	.15	C (23.2)	.28
RI/RO Access provided on Lake Forrest Dr						
Lake Forrest Drive and Northwood Dr	Un-Signalized	Southbound LT	A (8.4)	.11	A (9.1)	.16
		Westbound LT	D (32.8)	.34	F (52.1)	.50
Northwood Drive and Site Access	Un-Signalized	Southbound LT	B (10.8)	.09	B (11.8)	.13
		Eastbound LT				
Lake Forrest Dr and Site Access (RI/RO)	Un-Signalized	Southbound LT	n/a		n/a	
		Westbound LT	B (11.4)	.05	C (13.7)	.1
No Access provided on Lake Forrest Dr						
Lake Forrest Drive and Northwood Dr	Un-Signalized	Southbound LT	A ()	.11	A ()	.16
		Westbound LT	D (32.8)	.34	F (52.7)	.50
Northwood Drive and Site Access	Un-Signalized	Southbound LT	B (11.0)	.13	B (12.0)	.09
		Eastbound LT				

Findings

- The study intersection with two full site accesses provided on Lake Forrest Dr and Northwood Dr was found to operate at acceptable overall levels of service, LOS C or better, in the future horizon year 2020 with the development as proposed. The driveway location relative to Lake Forrest Dr and Northwood Dr for both driveways and the layout of the site are adequate to accommodate turning movements into and out of the development. A southbound left turn lane and a northbound right turn deceleration lane are not required based on the projected volumes and a 35 mph operating speed on Lake Forrest Dr and on Northwood Dr.
- A comparison of the three site access scenarios shows that there is little change in LOS, v/c and delay at the Lake Forrest and Northwood Drive intersection except for the PM Peak hour. The level of service of the westbound left turn movement is expected to deteriorate to an undesirable LOS F with less than full access provided on

Lake Forrest Drive. The overall level of service of the approach is expected to remain at LOS C. The queue of vehicles (95th percentile) increases from 2 to 4 vehicles with no access provided on Lake Forrest Dr and to 3 vehicles with only right-in/right-out access on Lake Forrest Dr.

- The site access scenario comparison also shows that the Northwood Dr site access is expected to operate slightly better with full access provided on Lake Forrest Dr.
- The sight distance at the intersection of Lake Forrest Dr and Northwood Dr for both north and southbound approaches appears to meet the minimum required for a roadway with a 35 mph posted speed limit.
- The existing volumes, projected volumes and the accident history do not support the need for a change from the existing two-way stop control at the intersection.

The overall findings of the traffic impact analysis are that the intersection of Lake Forrest Dr and Northwood Dr will continue to operate at an acceptable level of service, LOS D or better, in the future with the development as proposed. The traffic generated by the proposed development will increase traffic volumes on Lake Forrest Dr by 8.2% or 989 vehicles per day. The overall level of service is within the acceptable range for the development as proposed. The two full site accesses scenario, as proposed by this development, offers the most benefit to traffic operations for the study intersection and for site circulation within the development. Both site accesses must meet current standards set for by the City of Sandy Springs and the Georgia Department of Transportation, as applicable.

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City of Sandy Springs
Community Development

12210-011

5619 LAKE FORREST DRIVE

TRAFFIC EXHIBIT

Land Lot 123, Dist 17, City of Sandy Springs, Fulton County, GA

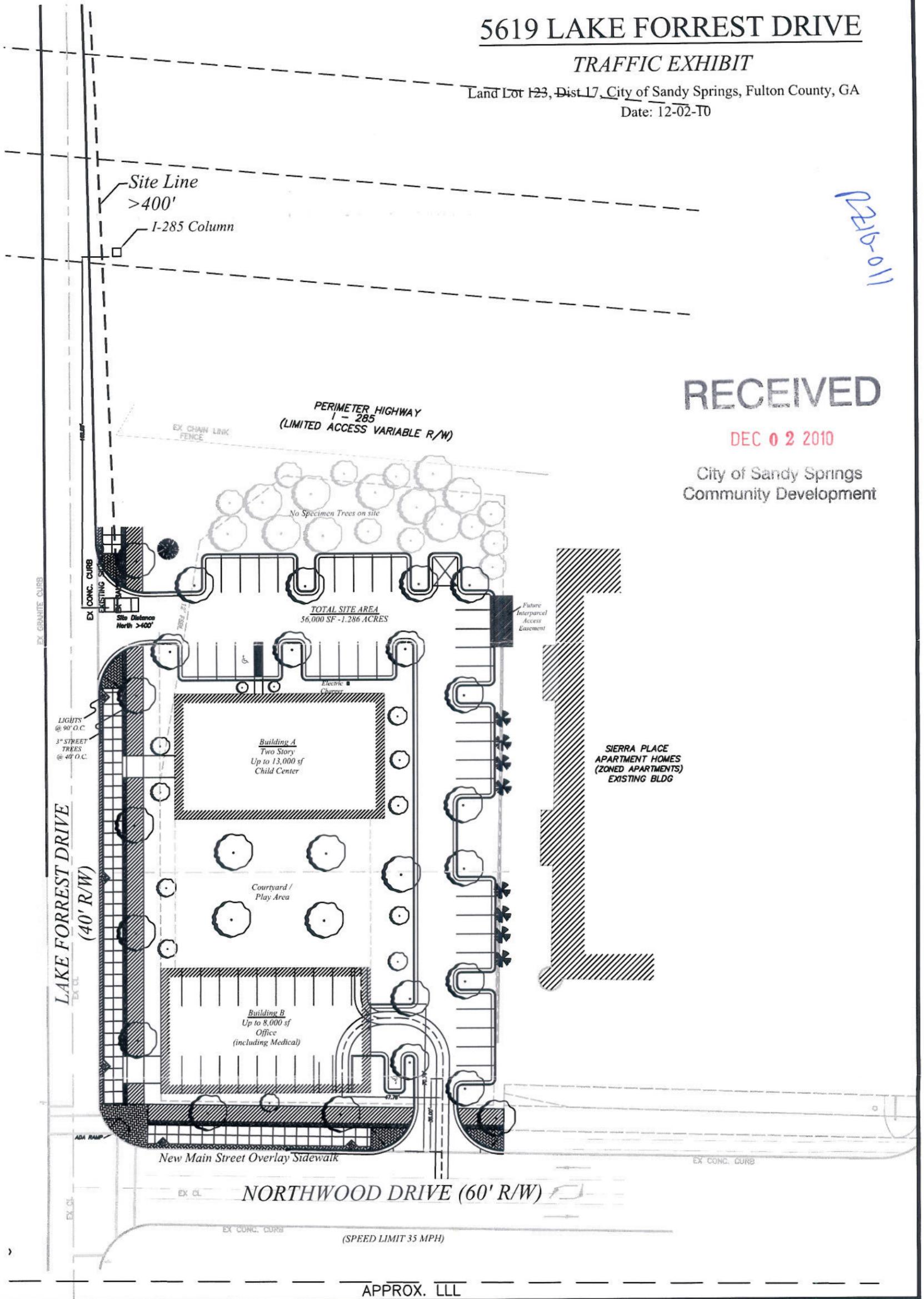
Date: 12-02-10

27719-011

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DEC 02 2010

City of Sandy Springs
Community Development



12710-011

Trettin, Doug

From: trishathompsonfox [trishathompsonfox@comcast.net]
Sent: Monday, November 08, 2010 10:17 AM
To: Trettin, Doug
Subject: Re: 5619 Lake Forrest

Doug,
Thanks. And thanks to Patrick.
T

----- Original Message -----

From: [Trettin, Doug](#)
To: [trishathompsonfox](#)
Cc: [Susan Baldwin Yeosock](#) ; [Patty Berkovitz](#) ; [Mark Sampl](#) ; [Ruffin, Patrice](#) ; [Dettwiler, Blake](#)
Sent: Monday, November 08, 2010 10:11 AM
Subject: FW: 5619 Lake Forrest

Trisha-

Please see below the response from the owner/applicant. Thank you.

Doug Trettin

From: Patrick Leonard [<mailto:paragon1@bellsouth.net>]
Sent: Monday, November 08, 2010 10:01 AM
To: Trettin, Doug
Subject: 5619 Lake Forrest

Doug,

In response to your questions comparing zoning applications, I have attached the following:

	<u>January 15, 2008 Zoning</u>	<u>Proposed Zoning</u>
Zoning	O&I-c	O&I-c
Total Square Feet	22,000	21,000
Overlay District	Urban Overlay	Main Street Overlay
Setbacks (per overlay)	40'	12' minimum, 20' maximum
Landscape / Greenspace	Per Urban Overlay	Per Main Street Overlay
Parking	66 parking spaces	64 parking spaces
Building Height	3 stories with pitched roof	2 stories with pitched roof
Variance	Setback variance along 285	No variances
Other	None	Opportunity Zone

Does this new configuration move the buildings closer to the streets to accommodate 2 structures instead of one?

The proposed application does move the buildings closer to the street to meet the requirements of the new Main Street Overlay District (maximum 20' setback from property line).

Does it reduce in any way the green space or landscape strips?

The proposed application will meet landscape requirements of the revised overlay district. The buffer along 285 has been increased to preserve more trees as a buffer. The overall open space will increase from the previous application.

Any affects on the traffic volume and number of parking spaces required?

The proposed application has 64 parking stalls versus 66 stalls. The traffic trips do increase. A study has been done to show no significant impact to the streets. Also, the study looked to see if a stop signs or traffic lights could be warranted, but they were not.

Ingress and egress changed?

The proposed application has two points of egress instead of one. This is to help alleviate the conditions that currently exist at the Northwood intersection.

Where is there stormwater going?

Both applications have the same storm-water management plan. Storm water will be detained on site then drain to Northwood and into the catch basin east of the property.

Height of the structures?

Per above, the proposed building height is less than the previous application.

Signage?

Both applications had wall signs on the building on two sides. No sign variances are being requested.

Which street will have the signage?

Both applications had wall signs on the building on two sides. No sign variances were or are being requested.

Any variances with the application?

The proposed application has no variances. The old application had a variance approved with the rezoning.

Please let me know if you need anything else.

Regards,
PATRICK LEONARD, P.E., LEED-AP

REZ-011



Department of the Environment and Community Development
Fulton County Government Service Center at Fulton Industrial
5440 Fulton Industrial Boulevard
Atlanta, GA 30336

November 19, 2010

Patrice S. Ruffin, AICP, Assistant Director 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. Ruffin:

I am in receipt of your zoning package soliciting comments on the upcoming City of Sandy Springs zoning agenda for the December Planning Commission and January 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,
Deputy Director, E&CD

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NOV 24 2010

City of Sandy Springs
Community Development

MEMORANDUM



TO: Patrice S. Ruffin, Assistant Director of Planning & Zoning
City of Sandy Springs, Department of Community Development

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

DATE: November 23, 2010

SUBJECT: **Zoning Comments for December 12, 2010 Planning Commission**

AGENDA ITEM	ZONING COMMENTS
RZ10-011	<p>The Fulton County Department of Health Services recommends that the applicant be required to connect the proposed daycare and office/medical buildings 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>These facilities must comply with the Georgia Smokefree Act of 2005.</p> <p>Since the proposed plans for the development indicate a courtyard/playground between the daycare and office/medical buildings, the Fulton County Department of Health Services recommends that the owners of both buildings develop and implement a 100% Tobacco Free policy to promote and protect the health and wellbeing of children and staff of the proposed daycare facility from the affects of tobacco use. Such a policy would prohibit cigarette, cigar, and pipe smoking, and smokeless tobacco use by staff and visitors of the day care as well as workers and visitors of the office/medical building, on the grounds, and in vehicles used to transport the children.</p> <p>Due to the location of the proposed daycare in close proximity to I-285 and to the roadway, the Fulton County Department of Health Services recommends that further consideration is taken in designing the layout and use of the property in a manner that protects children attending the proposed daycare from environmental triggers of asthma and other potential health impacts of outdoor air pollutants. It is recommended that playgrounds are sited away from high-traffic roads and freeways.</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 containers be submitted for review and approval.</p>
ZM10-009/ CV10-012	<p>The Fulton County Department of Health Services does not anticipate any health problems with this proposed zoning modification to allow a deck in a buffer and setback, with concurrent variances on the property of the existing fee-simple townhome.</p>

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City of Sandy Springs
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DEC 29 2010

City of Sandy Springs
Community Development

RE: RZ10-011 - 5619 Lake Forrest Drive

Dear Mayor and City Council Members:

This letter is from the Lake Forrest Summit Community Association, Inc. (LFSCA) located on Lake Forrest Drive as all 35 homes in our community will be impacted by the proposed rezoning application. This parcel is located in the northeast corner of Lake Forrest Drive at the intersection of Northwood Drive.

There are 4 primary areas that are driving our concerns:

- Lake Forrest Drive traffic volume already exceeds current GDOT Collector Street range
- Intense usage associated with a small parcel and further revitalization
- Lack of transition to a residential area
- Rezoning related to economic conditions

Traffic Volume already exceeds GDOT Collector Street Range

This application is projected to add approximately 1319 average daily trips to this intersection. The applicant's own traffic study projects Lake Forrest Drive will increase traffic volumes by 8.2% or 989 vehicles a day.

The Sandy Springs Transportation Master Plan classifies Lake Forrest Drive as a Collector Street in its Local Roadway Functional Classification available on figure 4.1. The Annual Average Daily Traffic (AADT) on figure 4.7 says a collector street carries 5001-10,000 cars. If the applicant's traffic study is applied, then Lake Forrest Drive already has a traffic volume of 12,060 trips per day! This application has the potential to increase the volume to the midrange level of a Minor Arterial Street. This portion of Lake Forrest Drive is also projected in your own transportation plan in figure 4.11 to deteriorate to an E+C Network Daily V/C Ratio of F.

We routinely face northbound delays on Lake Forrest Drive that originate around this location and extend all the way to Stewart Drive which is almost .5 mile south. Further exacerbating the issue for this zoning project is the lack of northbound routes from this location. Lake Forrest Drive is the only one within close proximity!

We are still opposed to this project even if the curb cut on Lake Forrest Drive is deleted. Deleting the curb cut does not change the traffic volume. This does nothing to change the fact that Lake Forrest Drive is the only close northbound exit from this property. Lake Forrest Drive is a street that has only one small section that is less than a 7% grade. Speeding detection with current law enforcement tools presents many challenges.

Intense Usage

This is intense usage for a small 1.286 acre parcel located at the corner of Northwood Drive. Several portions of Northwood Drive are past their prime. To allow such a small parcel to overburden the already stressed streets can hamper future re-development which should be encouraged by the consolidation of multiple properties.

Transition to a Residential Area

This zoning change is very different from the surrounding zoning and doesn't function as a transition between the current adjacent residential properties.

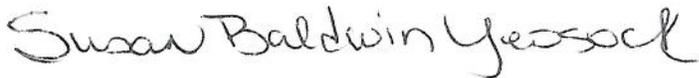
Zoning related to economic conditions

Basing a long term zoning decision on an individual's short term economic challenge should not be encouraged.

The surrounding properties have not undergone a significant change to warrant this change. This property has not been held to a zoning classification for many years; therefore, prohibiting the owner from ever developing it.

We respectfully ask that you deny this rezoning request at your 1/18/11 meeting. LFSCA can't support a day care center at this location regardless of a curb cut on Lake Forrest Drive or a smaller scale day care building. The usage is just too intense for this parcel!

Regards,



Susan Baldwin Yeosock
President
Lake Forrest Summit Community Association, Inc.

cc: LFSCA members

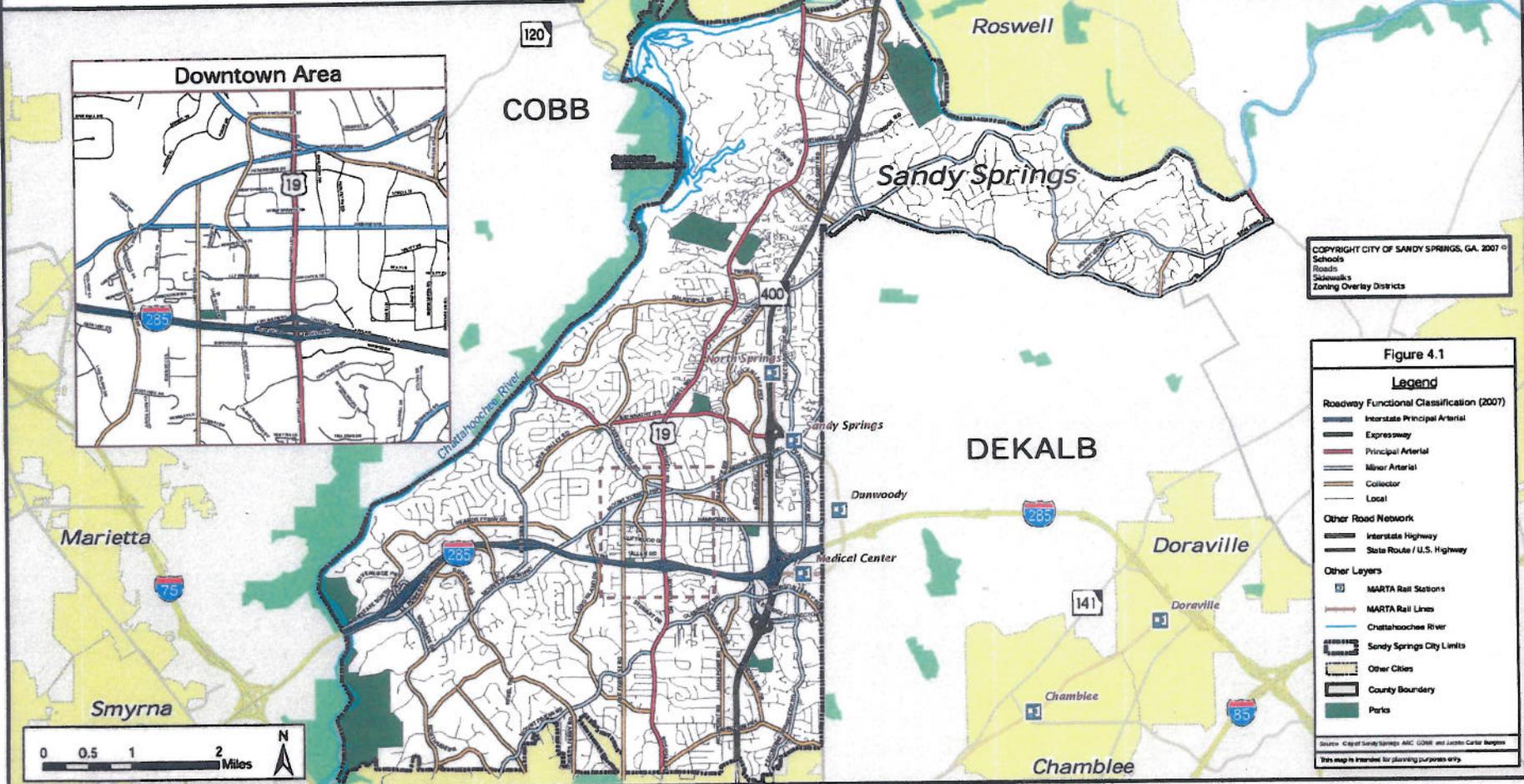
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R210-011

Local Roadway Functional Classification



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August 2008

12710-011

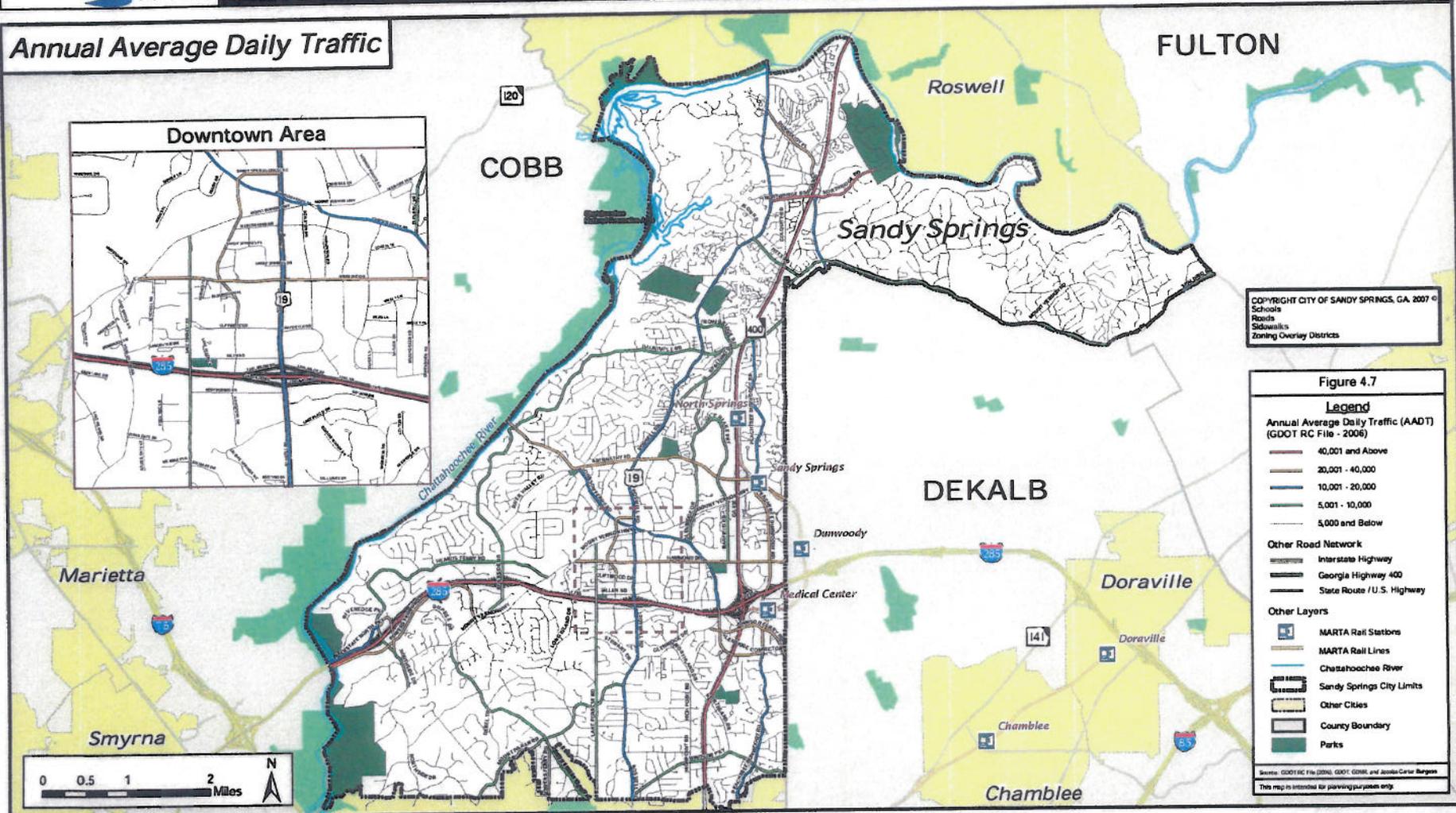
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JE JACOBS
Carter Burgess

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Annual Average Daily Traffic



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Schools
Roads
Sidewalks
Zoning Overlay Districts

Figure 4.7

Legend

Annual Average Daily Traffic (AADT)
(GDOT RC File - 2006)

- 40,001 and Above
- 20,001 - 40,000
- 10,001 - 20,000
- 5,001 - 10,000
- 5,000 and Below

Other Road Network

- Interstate Highway
- Georgia Highway 400
- State Route / U.S. Highway

Other Layers

- MARTA Rail Stations
- MARTA Rail Lines
- Chatahoocsee River
- Sandy Springs City Limits
- Other Cities
- County Boundary
- Parks

Source: GDOT RC File (2006), GDOT, GISRI, and Jacobs Carter Burgess
This map is intended for planning purposes only.

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August 2008

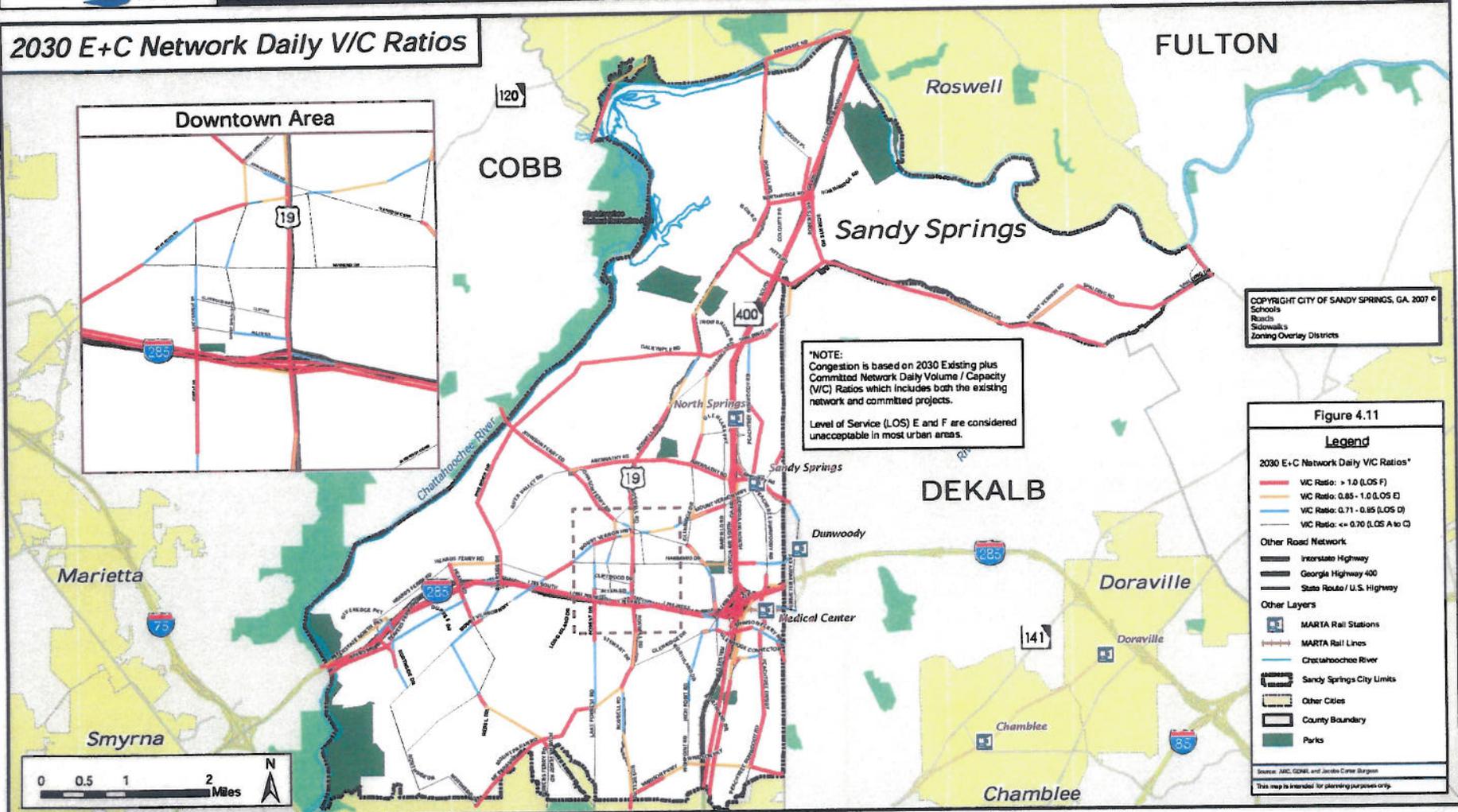
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2030 E+C Network Daily V/C Ratios



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August 2008

110-011

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JE JACOBS
Carter Burgess

DEC 29 2010

City of Sandy Springs
Community Development

Trettin, Doug

From: William Rittenberg [123wlr@gmail.com]
Sent: Saturday, December 18, 2010 10:38 PM
To: CITYOFSS - Planning & Zoning
Subject: 5619 Lake Forrest Drive

I recently became aware of this project and would like to oppose approval of it. The effect on Lake Forrest Drive, and traffic in the area would be disastrous. Thank you for your time and attention.

William Rittenberg
945 Lancaster Way
Sandy Springs, GA 30328

Trettin, Doug

From: Susan Baldwin Yeosock [syeosock@hotmail.com]
Sent: Saturday, December 18, 2010 12:52 PM
To: CITYOFSS - Planning & Zoning
Subject: RZ 10-011 or 5619 Lake Forrest Drive
Attachments: oledata.mso

Planning Commission Members:

Mayor and City Council Members:

This development is projected to add **1319** new vehicle trips per day to this location. Lake Forrest Drive is projected to absorb **989** vehicles per day.

This is very intense use for a small 1.286 acre parcel that will increase the vehicles on a primarily residential street by 8.2%.

Lake Forrest Drive is the **ONLY** northbound route from this property.

I do look forward to seeing the redevelopment of Northwood Drive but this type of intensive development so close to the intersection can't be supported.

Please deny this application.

Many thanks,



Susan Baldwin Yeosock
785 Lake Summit Drive
Sandy Springs, GA 30342

CONFIDENTIALITY NOTICE

The information contained in this communication, including attachments is privileged and confidential. It is intended only for the exclusive use of the addressee and should not be forwarded. If the reader of this message is not the intended recipient, or the employee or agent responsible for the delivering it to the intended recipient, you are hereby notified that any dissemination, distribution or copies of this communication is strictly prohibited. If you have received this communication in error please contact the sender by reply email and destroy all copies of the original message.

Trettin, Doug

From: Brian Kurlander [briankurlander@gmail.com]
Sent: Saturday, December 18, 2010 2:28 PM
To: CITYOFSS - Planning & Zoning
Cc: Susan Baldwin Yeosock
Subject: Project RZ10-011 at 5619 Lake Forrest Drive.

Dear community leader,

I write to you to express my strong opposition to project RZ10-011 at 5619 Lake Forrest Drive
<x-apple-data-detectors://0> .

Lake Forrest Drive already serves as a busy thoroughfare and, sadly, has been the scene of fatal traffic accidents in recent years.

Added congestion on an already stressed route will deter the quality of life for the thousands of residents who live on or just off of Lake Forrest Drive.

Please consider the adverse impact on property values and quality of life as you take this matter into advisement.

I strongly oppose the proposal and hope you will, too.

Sincerely,

Brian Kurlander <x-apple-data-detectors://1> 750 Lake Summit Drive <x-apple-data-detectors://1> Sandy Springs, GA 30342 <x-apple-data-detectors://1>

Trettin, Doug

From: Bob Thomas [bob.thomas@comcast.net]
Sent: Sunday, December 19, 2010 3:23 PM
To: CITYOFSS - Planning & Zoning
Cc: 'Susan Baldwin Yeosock'
Subject: Lake Forrest and Northwood

Dear sirs:

I am opposed to locating a day care at the corner of Lake Forrest and Northwood. The **989** vehicles per day on Lake Forrest (according to the Applicant's traffic impact study) will be concentrated during morning and evening rush hours and will cause traffic there, already heavy, to grind to a halt. I think that a driveway on Lake Forrest should not be allowed.

The general office use might be a little less onerous and the medical clinic use would be the least problem, since presumably that traffic would be spread thru the day.

Bob Thomas
Sandy Springs, GA
30328

Trettin, Doug

From: Lori Evers [levers@evers-fox.com]
Sent: Monday, December 20, 2010 5:58 PM
To: CITYOFSS - Planning & Zoning
Cc: Collins, William "Chip"; McEnery, Karen
Subject: Zoning at 5619 Lake Forrest Drive

I am a resident of the Lancaster subdivision, which is located directly off Lake Forrest Drive, just north of I 285. I strongly object to the proposed rezoning of the property at 5619 Lake Forrest Drive. I objected to the original zoning from residential to commercial and feel that this rezoning is even worse. With the exception of the Board of Realtor's Building, the area of Lake Forest from Hammond Drive all the way south to the southern border of Sandy Springs is exclusively residential. To allow any commercial property on this road sets a very bad precedent. To make matters worse you are considering a commercial establishment that will have heavy traffic with drop off and pickups all during the heaviest traffic hours, thus overburdening an already over traveled road, especially during the hours of 7 – 9am and 4 – 7pm. This is both a traffic and safety issue. In addition, with the completion of the sidewalks on Lake Forrest you will be having the competing foot traffic of the children walking to Lake Forrest Elementary School at the same time as people crossing Lake Forrest and Northwoods in their cars to enter this proposed day care center. This is a tragic accident waiting to happen.

I strongly oppose any commercial zoning of this site and hope that you will consider returning this to the correct zoning of low density residential.

Lori Evers, CPA

1040 Lancaster Walk

Sandy Springs, Georgia 30328

Trettin, Doug

From: Bill Serravezza [wills7777@comcast.net]
Sent: Monday, December 20, 2010 5:12 PM
To: CITYOFSS - Planning & Zoning
Subject: RZ10-011

I would like to express my high level of concern over the proposed subject re-zoning request. As I understand what is being proposed includes:

- Day care and general office/medical clinic in the northeastern corner of Lake Forrest Drive at the intersection of Northwood Dr. The entrance/exits will be on **both** Lake Forrest Drive and Northwood.
- Day care building will be 13,000 SF with 245 students and a staff of 30. The other building is 8000 SF and will have either/or general office and a medical clinic.

My concern involves the increased traffic that this project will create.

- Applicant's traffic impact study projects 1319 new vehicle trips per day to this location. Lake Forrest Drive is projected to add 989 vehicles per day.

We are already experiencing heavy traffic on Lake Forest Dr. In addition this is an intense use of a 1.286 acre parcel adjacent to a residential intersection.

I would appreciate your support in declining this request.

William and Liz Serravezza
830 Lake Summit Dr.
30342

Trettin, Doug

From: Matzigkeit, Linda [Linda.Matzigkeit@choa.org]
Sent: Monday, December 20, 2010 8:00 AM
To: CITYOFSS - Planning & Zoning
Subject: Opposition to 5619 Lake Forrest Dr. Planned Construction Project

Dear Planning Commission,

This email is in opposition to the application for a Day Care at 5619 Lake Forrest Drive. There is already tremendous traffic on this busy residential area. Additionally, the plan takes up a large amount of the property and is adjacent to residential property.

Please help save our property values and deny this request for the Day Care.

Thank you,

Linda Matzigkeit
Sandy Springs Resident
810 Lake Summit Drive
Sandy Springs, GA 30342

Trettin, Doug

From: Alec Alexander [acalexander@mindspring.com]
Sent: Monday, December 20, 2010 7:36 AM
To: CITYOFSS - Planning & Zoning; Susan Baldwin Yeosock; Margo Luckovich; Travis Bull; Valerie & Dale Lischer; Donna Thomas; Glory & Janet Sanders; Janet Brumfield; Sharla Kahn; calrader; jscally; jackscalley; Maarchjo; ricepaddy; karen.martin; kmcdonald; sherismith01@yahoo.com; whitsonsmith01@yahoo.com; Bob.Thomas; grimes; callen1045; revmaryanne; elizabeth.azar; jholmes612; toris@mindspring.com; pjester@comcast.net; berner.j@att.net; asr1981; marcimil; sue@aapnetwork.net; hoffmeister48@bellsouth.net; TSuttles@aol.com; d.chenault@comcast.net; grblake@pridaco.com; mluckovich; pjeter@comcast.net; mborst@dekalboffice.com; jacalynbaker@bellsouth.net; pricechenault@mindspring.co; mgarritymd@comcast.net; ams2574@aol.com; Cindy Alexander
Cc: Galambos, Eva; McEnery, Karen
Subject: RE: Please help us avoid extra traffic on Lake Forrest

From: Cindy & Alec Alexander 10 Chevaux Court Atlanta Ga 30342
To: All

This is our 21st year in Sandy Springs. We hope to keep our neighborhood in tact.
Please stad up against more traffic in this area!

We are very much opposed to the Day care and general office/medical clinic in the northeastern corner of Lake Forrest Drive at the intersection of Northwood Dr. The entrance/exits will be on both Lake Forrest Drive and Northwood. Day care building will be 13,000 SF with 245 students and a staff of 30. The other building is 8000 SF and will have either/or general office and a medical clinic.

The bridge problem at Roswell road already dumps traffic on Lake Forrest. The applicant's traffic impact study projects **1319** new vehicle trips per day to this location. Lake Forrest Drive is projected to absorb **989** vehicles per day.

This is too Intense of a use for a 1.286 acre parcel at the intersection of a residential street in Sandy Springs.

Please help us avoid this addition of traffic on Lake Forrest.

(We do not want neighbors start leaving and renting houses, making the area turn over. It is not good for this neighborhood which is already overloaded with traffic.)

Alec Alexander and Cindy Alexander
acalexander@mindspring.com
EarthLink Revolves Around You.

Trettin, Doug

From: jfirestone@ups.com
Sent: Wednesday, December 22, 2010 11:04 AM
To: CITYOFSS - Planning & Zoning
Subject: 5619 Lake Forrest Drive; RZ 10-001

Ladies and Gentlemen:

I am concerned about the proposed day care and general office/medical clinic on the northeastern corner of Lake Forrest Drive at the intersection of Northwood Drive. I understand the entrance/exits will be on both Lake Forrest Drive and Northwood Drive; the day care building will be 13,000 square feet with 245 students and a staff of 30; and the other building will be 8,000 square feet.

I understand applicant's traffic impact study projects 1,319 new vehicle trips per day to this location, and Lake Forrest Drive is projected to add 989 vehicles per day. This is troubling, especially given its proximity to our residential area.

Thank you for considering these issues.

Jeff Firestone
265 Lake Summit View
Sandy Springs, GA 30342

Trettin, Doug

From: Jane Lee Crockett [janelee123@bellsouth.net]
Sent: Tuesday, December 28, 2010 5:45 PM
To: Trettin, Doug
Subject: Fw: RZ 10-011

I live at 5660 Lake Forrest Dr. and am strongly opposed to the re-zoning proposal on the corner of Lake Forrest and Northwood. Traffic on Lake Forrest between 4:30 to 6:00 is already bumper to bumper going North. [All trying to get to Johnson Ferry]. A day care center with 245 children and an additional 30 people for staff would only add to the traffic congestion--- making it hard for me to enter Lake Forrest. Lake Forrest should remain a residential neighborhood.

**Thank you for your attention to this matter.
Jane Lee Crockett**

Trettin, Doug

From: Nancy Amato01 [nancyamato01@comcast.net]
Sent: Tuesday, January 25, 2011 10:02 AM
To: CITYOFSS - Planning & Zoning
Cc: 'Workman'
Subject: REZONING 5619 Lake Forest Dr.

To whom it may concern,

A residential neighbor with property contiguous to Lake Forest Dr and Lancaster Subdivision I am strongly opposed to any commercial development on Lake Forest Drive. Rezoning and further development of commercial property along Lake Forest will create a nightmare with traffic congestion and noise pollution already at an undesirable levels and serve to devalue residential properties and subdivisions in the area.

Would the City of Sandy please make up it's mind as we have heard wonderful proposals form our Mayor in an effort to reduce traffic in the area and look out for it's residents promoting a desirable area in which to reside.

Sincerely,

Nancy H. Amato
235 Grosvenor Pl
Sandy Springs 30328

Trettin, Doug

From: Kathy McDonald [kmcdonald@craftsmenprinting.com]
Sent: Wednesday, December 29, 2010 12:45 PM
To: CITYOFSS - Planning & Zoning
Subject: RZ10-011, rezoning for parcel at Lake Forrest and Northwood

Re: 5619 Lake Forrest Drive

My husband and I are residents of Wembley Lane, off Lake Forrest about one mile south of the Northwood intersection. We are concerned about the proposal to change the already approved office zoning to include a more intense use with daycare added to the property. This would add potentially almost 1,000 more cars per day to Lake Forrest, which is residential south of I-285. We feel the office use and the one building already approved is more appropriate than the two buildings as now proposed. We would urge that the present zoning be preserved.

Thank you for your consideration.

Kathy McDonald
kmcdonald@craftsmenprinting.com
Sandy Springs, GA 30342

Trettin, Doug

From: Herschel Lawson [hw.lawson@gmail.com]
Sent: Thursday, December 30, 2010 12:47 PM
To: Trettin, Doug
Subject: RZ10-011 - 5619 Lake Forrest Drive

Dear Mr. Trettin,

As a resident of Sandy Springs and the Lake Forrest Drive corridor, and a board member of the Cameron Hall Homeowners Association, a community of 16 single family homes, bordering on Lake Forrest Drive, near Allen Avenue, I wish to oppose any changes to the current zoning of the approximately one acre property at 5619 Lake Forrest Drive. There are several reasons for opposing the rezoning, but the main one for me is the potential for an overwhelming increase in traffic on Lake Forrest Drive at its intersection with Northwood Drive, as well as congestion to traffic both north and south of the intersection and increased danger to vehicles and pedestrians associated with the increased traffic volume. Those of us that live here are already aware that the volume of traffic on Lake Forrest Dr. exceeds that of a designated collector street. I am in favor of low density use development of this property in the future which is more inline with the primarily residential community. In opposing these plans, I join with my neighbors in the Lake Forrest Drive corridor, and several surrounding home owners associations who have also voiced their concerns about the potential degradation of the quality of life for this part of Sandy Springs should the changes to the zoning be approved.

Please let me know if you have any questions.

Best regards,

Herschel W. Lawson, MD
5780 Cameron Hall PL NW
Sandy Springs, GA 30328

Trettin, Doug

From: honey caplan [honeyreneecaplan@yahoo.com]
Sent: Thursday, December 30, 2010 2:52 PM
To: CITYOFSS - Planning & Zoning
Cc: pjeter@comcast.net; Steven. Strauss; honey strauss
Subject: Re: 5619 Lake Forrest Drive

Dear Planning and Zoning Staff,

I am emailing on behalf of my neighborhood and my family to tell you some concerns I have about a day care and medical center going up in the northeastern corner of Lake Forrest Drive at the intersection of Northwood Dr. At this point, I already feel that the intersection is dangerous for those that live in that area. It is very difficult to come off the highway, drive down northwood and take a left onto Lake Forrest Drive. The present situation is already cause for concerns for very dangerous driving conditions that could be fatal to us and/or our children. If you were to build a day care and/or a medical center in that area, the increase in confusion, difficulty driving, and cause for harm would increase. Please take a moment and put yourself in the shoes of people that live and have to drive these streets everyday. I have two very small children and i fear for their safety. If you were a young mother with small children, wouldn't you want to decrease the risk of injury to your children. Please take the people that live in this neighborhood in your thoughts before moving forward with this venture. I ask you, don't we have enough injuries as it is. Please, don't increase our risk for injury by putting these buildings near our homes. Please leave our neighborhood a "Neighborhood", not a place of doing business. This is where we live and we want to feel safe there. If you can't feel safe in your own, neighborhood, then where can you feel safe??? Please take our thoughts into consideration. Thank you and lets make 2011 a healthy, happy and safe one. Honey Strauss (a concerned sandy spring resident)

Honey Strauss
5635 Eden Roc Lane NE
Sandy Springs, GA 30342

Trettin, Doug

From: Ina Clark [irclark1@yahoo.com]
Sent: Thursday, December 30, 2010 5:00 PM
To: CITYOFSS - Planning & Zoning
Subject: Deny Rezoning Petition RZ10-0011 (5619 Lake Forrest Dr.)

We respectfully request you deny rezoning petition RZ10-001 (5619 Lake Forrest Drive).

The project will greatly exacerbate an existing traffic and safety hazard problem by adding an extreme level of incremental traffic. We understand the applicant's traffic impact study projects an additional 1,319 vehicle trips per day, with about 1,000 of those being routed onto Lake Forrest Drive.

Lake Forrest Drive is used frequently by Sandy Springs residents as a key route to the shopping areas around Hammond/Roswell, and as a result already has huge traffic problems. **For example, the other night, I sat in traffic on Lake Forrest for nearly 45 minutes trying to head north to get to the Hammond Kroger.** The infuriating delay was a result of cars backing up all the way from the Northwood Drive, Allen Park and the I-285 overpass area. **While I sat in traffic, I watched countless vehicles make dangerous 3-point turns into oncoming traffic to get out of the mess. This created a huge safety hazard.**

Please put the safety and consideration of the residents of this area first and deny RZ10-011.

Thank You,

Ina and Rich Clark
1006 Old Powers Ferry Road
Sandy Springs

(For the record, this email was sent at 4:57PM despite the Yahoo time stamp, which cannot be reset to EST)

Trettin, Doug

From: mskconcepts [regina@mskconcepts.com]
Sent: Monday, January 03, 2011 10:30 AM
To: CITYOFSS - Planning & Zoning
Cc: 'Randy Staton'
Subject: RZ10-011/5619 Lake Forrest Drive

Importance: High

Mayor and City Council Members:

We would like to express our opposition to the application for a zoning change to the property at 5619 Lake Forrest Drive (at the corner of Lake Forrest and Northwood Drive) asking for permission to place a daycare facility and office space at that location.

Our reasons are as follows:

The day care and general office/medical clinic in the northeastern corner of Lake Forrest Drive at the intersection of Northwood Drive would have entrance and exits on both Lake Forrest Drive and Northwood.

The day care building would be 13,000 square feet with occupancy for 245 students and a staff of 30. The additional building would be 8,000 square feet and will have either/or a general office and a medical clinic.

The applicant's traffic impact study projects 1,319 new vehicle trips per day to this location. Lake Forrest Drive is projected to have 989 added vehicles per day.

This application would allow for the intense use of a 1.286 acre parcel adjacent to a residential intersection.

We are very concerned about the application for a zoning change and ask you to disapprove the application.

Thank you for your consideration.

James and Regina Sterioff
965 Lancaster Walk
Sandy Springs, GA 30328

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Trettin, Doug

From: maarchjo@comcast.net
Sent: Thursday, January 20, 2011 2:39 PM
To: CITYOFSS - Planning & Zoning
Subject: Zoning Lake Forrest

I don't see ANY reason for ANY commercial enterprise at 5619 Lake Forrest Dr. The traffic increase is one very large problem, but also, there are so many other possible sites, now vacant, that could be used. We need to keep Lake Forrest as residential as we can. It is a lovely street and should remain so!!

Mary Alyce McCullough
40 Quarry Lake Court
30342

Trettin, Doug

From: Janet Wells [wunderwells@gmail.com] on behalf of Janet Wells [janet@wunderwells.com]
Sent: Wednesday, January 19, 2011 5:04 PM
To: CITYOFSS - Planning & Zoning
Cc: McEnery, Karen; DeJulio, Tiberio; Fries, Dianne; Collins, William "Chip"; Galambos, Eva; Paulson, John; Jenkins, Ashley
Subject: HARC votes no:

The Mayor, City Council and To Whom it May concern,

Homeowners Adjacent to the Roswell Rd. Corridor (HARC) is opposed to the Lake Forrest Drive Day Care Center due to the great increase in traffic on this 2 lane artery which now relieves the Roswell Rd. corridor, and also due to the residential nature of that area. Please deny the zoning application RZ 10-011. It will leave Sandy Springs breathing room and beauty. There are many other empty, available locations in Sandy Springs for a Day Care Center.

Sincerely,

Janet Wells
HARC Coordinator.

--

302 Beachland Dr.
Atlanta, GA 30342
404.303.8050 cell: 404-293-6693
janet@wunderwells.com

www.wunderwells.com

Re: RZ10-011 - 5619 Lake Forrest Drive

Dear Mayor and City Council Members:

This letter is from Cory and Karen McCallum (5690 Lake Forrest Dr), owners of the closest home to 5619 Lake Forrest and likely one of, if not, the most impacted by the proposed rezoning.

We are strongly opposed to the rezoning of 5619 Lake Forrest Drive. We believe the increased traffic and lake of transition to a residential area would cause a large negative impact to our quality of life.

The traffic volume already exceeds the GDOT Collector Street Range. The **addition of 1319** average daily trips would grossly impact the feasibility and safety of entering/exiting our property and traveling through the Lake Forrest Drive and Northwood Drive intersection. The ever increasing traffic traveling on Lake Forrest routinely exceeds the posted speed limits until reaching the Lake Forrest/Northwood intersection, where delays often form at numerous times throughout the day. We strongly fear that the increased traffic volume caused by the proposed rezoning would greatly exacerbate this issue.

Additionally, we worry that the increased size and intense usage of the proposal does not allow for proper transition to our residence located less than a couple hundred yards away.

After Karen's hospitalizing traffic accident this past fall, the safety of our family is at top of mind and our primary priority. In an effort to assure our family's well-being, safety, and quality of life, we **STRONGLY OPPOSE** and **RESPECTLY ASK** that you please deny this rezoning request at your 1/18/11 meeting. With or without the curb cut on Lake Forrest Drive, our family's **safety and quality of life will be compromised if this request is not denied.**

Thank you for your understanding,

Cory and Karen McCallum

Cory and Karen McCallum

Trettin, Doug

From: Gail Smith [gail-smith@advisory-assoc.com]
Sent: Monday, January 17, 2011 8:26 AM
To: CITYOFSS - Planning & Zoning
Subject: Planning/Zoning Application for 5619 Lake Forrest Drive

Yesterday I learned about the application for a zoning change for 5619 Lake Forrest Drive. If the fact pattern outlined in the email below is correct I strongly oppose the rezoning. I am not opposed to building on the site but I am opposed to a use that creates significant changes in the traffic flow in the area. The area is directly between the newly constructed elementary school and dense apartment dwellings with a high concentration of children. It seems irresponsible to increase the traffic flow in an area so frequented by elementary school aged children. Both the day care and medical industries are prone to be frequented by persons who are distracted by their own circumstances making them subject to being distracted and less focused on the surroundings. Why should children's lives be purposely put in jeopardy?

Gail Smith
Advisory Associates
(404) 845-0059

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Subject: Planning/Zoning Application for 5619 Lake Forrest Drive

There has been an application for a zoning change to the property at 5619 Lake Forrest Drive (at the corner of Lake Forrest and Northwoods Drive) asking for permission to place a daycare facility and office space at that location. In the past, the property was rezoned to allow for the construction of a small "strip" type office building to house a few businesses (primarily an architecture firm who was to also own the building, but has since decided against that plan). Its impact would have been minimal to our neighborhood (12-15 cars in and out per day). A new application is VERY different in scope and would be very negative for our streets.

Last Thursday night, the Planning Commission deferred the application but the Mayor and City Council do have the option to vote on it on 1/18/11.

Here are some points:

- * Day care and general office/medical clinic in the northeastern corner of Lake Forrest Drive at the intersection of Northwood Dr.
(The entrance/exits will be on both Lake Forrest Drive and Northwood.)
- * Day care building will be 13,000 SF with 245 students and a staff of 30. The other building is 8000 SF and will have either/or general office and a medical clinic.
- * Applicant's traffic impact study projects 1,319 new vehicle trips per day to this location. Lake Forrest Drive is projected to have 989 added vehicles per day.
- * Intense use of a 1.286 acre parcel adjacent to a residential intersection.

Cameron Hall Homeowners Association

January 29, 2011

RE: RZ10-011 – 5619 Lake Forrest Drive

Dear Mayor Galambos and City Council Members:

We represent homeowners in the Cameron Hall subdivision located on Lake Forrest Drive, just south of Cliftwood Drive, in Sandy Springs. Our 16-home community, just north of the parcel, at the northeast corner of Lake Forrest Drive and Northwood Drive, will be adversely impacted by the proposed rezoning application.

We have four primary areas of concern:

1. Lake Forrest Drive traffic volume already exceeds current GDOT Collector Street range.
2. There would be intense usage associated with a small parcel without thought of further community revitalization.
3. There would be a lack of transition to a residential area.
4. There is rezoning related to current economic conditions without concern for long term community development and need.

Traffic Volume exceeds GDOT Collector Street Range

This application is projected to add over 1,300 average daily trips to this intersection. The applicant's traffic study projects an increased traffic volume of 8.2% (990 vehicles per day) to Lake Forrest Drive at this intersection.

The Sandy Springs Transportation Master Plan classifies Lake Forrest Drive as a "collector street" in its Local Roadway Functional Classification. According to this classification, a collector street carries 5,000-10,000 vehicle trips each day. Using figures from the applicant's traffic study, Lake Forrest Drive at this location already carries in excess of 12,000 trips per day. The application has the potential to increase the volume to the mid-range of a road classified as a "minor arterial street."

Our homes are very close to this intersection and we routinely face northbound delays on Lake Forrest Drive at its intersection with Northwood Drive which, at peak travel times, frequently extend south to Stewart Drive, almost one half mile away. This is the only through northbound/southbound feeder road from this location, without reasonable eastward or westward access to higher-level classified community roads. Many of our community residents already face long delays when returning home from work or shopping south of home in the neighborhoods within the city's Roswell Road corridor during peak traffic hours.

We are aware that a curb cut on to Lake Forrest Drive, north of Northwood Drive, is a part of the proposal to ease exiting from the property and alleviate congestion at the intersection. However it is unlikely that such a remedy will do anything but increase the rage of drivers already caught in the traffic back up resulting from the 4-way stop at the intersection of Allen Road and Lake Forrest Drive, a few hundred feet north of the intersection in question.

Intense Usage

The proposed usage is very intense for a 1.3 acre parcel of land, particularly since it is located adjacent to large tracts of land whose current usage is past prime, and plans for redevelopment and revitalization are currently being proposed. Allowing such a small parcel to potentially be out of synch with the surrounding re-development potential is not likely to be in the best interest of the overall community.

Transition to a residential area

The proposed zoning change is radically different from the original proposed land use (town homes) and even different from the current zoning which is still inconsistent as a buffer between multifamily housing and a primarily single family residential neighborhood.

Zoning change proposal related to current economic conditions

It is clear that the zoning change request by the landowner is motivated by current economic conditions. We would like to discourage our elected officials from considering approval of such changes based on short-sighted goals, and instead look to the future when this parcel of land can be included in a much larger re-development and revitalization of land that will ultimately serve the needs of the entire surrounding community.

We are also concerned that the added traffic burden accompanying approval of such a zoning change would, in the short run, seriously compound traffic congestion in the neighborhood adjacent to the site generated by any traffic re-routing necessitated by the proposed reconstruction and widening of the Roswell Road/I-285 overpass and interchange.

We therefore request that you deny this rezoning request at the next meeting of the City Council. The Cameron Hall Homeowners Association (CHHA) cannot support locating a day care center of any size at this site because of the potential burdens it places on our subdivision and the remainder of the surrounding community.

Sincerely yours,



Guy Dorey, President, CHHA
5725 Cameron Hall PL NW
Sandy Springs, GA 30328

Herschel Lawson, MD, Secretary, CHHA
5780 Cameron Hall PL NW
Sandy Springs, GA 30328



Glenn Irwin, Treasurer, CHHA
5705 Cameron Hall PL NW
Sandy Springs, GA 30328

Trettin, Doug

From: Betty & Dick Isenberg [bettydick@mindspring.com]
Sent: Thursday, January 27, 2011 1:55 PM
To: CITYOFSS - Planning & Zoning
Subject: 5619 Lake Forest Drive Zoning petition

As nearby homeowners and long-time community activists, we strongly oppose this development. As Lake Forest is a narrow two lane street, approval of this development will create major traffic problems. Traffic in Sandy Springs is already horrendous--why add to the problem? All of Sandy Springs residents struggle on a daily basis to survive the traffic.
Betty and Richard Isenberg
210 Embassy Court NW
Sandy Springs, GA 30328

Trettin, Doug

From: Lynn Lindskoog [llindskoog@yahoo.com]
Sent: Wednesday, January 26, 2011 1:29 PM
To: CITYOFSS - Planning & Zoning
Subject: Rezoning @ 5619 Lake Forrest Drive, Sandy Springs

I am **adamantly opposed to and concerned** about the rezoning of the above referenced property. The traffic on Lake Forrest is already seriously impacted due to the huge volume of traffic on this road. How could the Sandy Springs City Council possibly even think about approval of allowing an office for day care, medical, etc. at this location!!!

**Lynn Lindskoog
145 Grosvenor Place NW
Sandy Springs, 30328**

Trettin, Doug

From: Maarchjo@aol.com
Sent: Monday, January 24, 2011 2:06 PM
To: CITYOFSS - Planning & Zoning
Subject: Clinic Day Care center at Northwood/Lake Forrest

I hope this project will be turned down. Lake Forrest is a residential street and is already congested. Holy Spirit was forced to change the entrance of its proposed facility from lake Forrest to Long island and they would not have had the constant traffic that this proposal acknowledges. 245 students and 30 staff in one building and an unknown number in the other. Parking, pick-up and drop-off sounds like an awful lot of congestion on a 1.3 acre site. If you have a chance go see what happens on Heards Ferry every day about 2:45pm when parents are picking up students form a line of cars up to 1/2 mile long on this two lane street!

That's what will happen on two lane Lake Forrest.

Please deny this application.

Joseph McCullough

40 Quarry lake Court

Sandy Springs GA 30342-1965

Trettin, Doug

From: Claire Danielson [claire@portfoliocenter.edu]
Sent: Wednesday, February 16, 2011 2:57 PM
To: DeJulio, Tiberio; Galambos, Eva
Cc: CITYOFSS - Planning & Zoning
Subject: RZ10-011-5619 Lake Forrest Dr.

Dear Mayor Galambos and Councilman DeJulio,

We'd like to express our opposition to the Lake Forrest Drive Day Care zoning.

Lake Forrest Dr. is already so terribly crowded, the extra trips this day care would create would greatly increase traffic and have an adverse effect on the adjacent neighborhoods. Additionally, there will be a lack of transition between this property and a residential area.

We ask you to deny this rezoning request.

Sincerely,

Claire & Bruce Danielson
270 Beachland Dr.
Sandy Springs

Claire Danielson



PORTFOLIO CENTER

125 Bennett St., NW. Atlanta, GA. 30309 USA
404-351-5055 fax 404-974-2002
claire@portfoliocenter.edu

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Trettin, Doug

From: Elizabeth Jayes [ejayes@bellsouth.net]
Sent: Wednesday, February 16, 2011 12:42 PM
To: CITYOFSS - Planning & Zoning
Subject: Re: 5619 Lake Forrest Drive

This is to firmly oppose the considered Day Care at 5619 Lake Forrest Drive. I would prefer it be considered for something requiring less traffic on residential roads.

Perhaps the day care center choose a "blighted" property on Roswell Road to help alleviate the "slum" status South of 285.

Please see that the Mayor and Council members are informed of my position.

Thank you,
Elizabeth Jayes
74 Osner Drive (designated slum)
30342

RE: RZ10-011 5619 Lake Forrest Dr.

Dear City Council Members:

Thank you for letting me voice my opinion. I do not support the idea of a day care business across the street from my home squished all on one lot with another building beside only to try to accommodate comings and goings with expected movement of almost 1000 vehicles a day.

We can not handle this kind of traffic on this corner for safety reasons alone in addition to the transitional traffic flow as well as flow from excessive land use to prized Sandy Spring single family residential lot sizes of calmness and beauty.

With an average speed on Lake Forrest daily of about 48-53 mph how are these cars going to travel with a cluster of parents coming and going to drop off their children?

How do you propose to slow traffic down then when we cant seem to do it now and keep flow going during peek hours when cars are stacking up from the stop sign on Allen road?

How will the noise and light structures impact our residences in addition to the already approved prep school ball field being built next door?

How are you going to maintain safety for children and as well as us the residences?

I feel the applicant is only thinking about how much more business he can add to the parcel in order for it to cash flow best. With more people, higher sustainable business, higher rents but along with it comes more significantly more traffic. This corner lot can only handle so much.

I am NOT opposed to new urbanism or business in fact I look forward to it but it must transition appropriately and be balanced surrounding and amongst neighborhoods such as ours. Please reconsider this petition and the best use of this parcel under the current guidelines in keeping with our neighborhood transition and safety.

Thank you.

Pamela Jeter
5680 Lake Forrest Dr
Sandy Springs GA 30342
415-717-4174

Trettin, Doug

From: David Lewis [davidolewis2001@yahoo.com]
Sent: Thursday, February 03, 2011 5:12 PM
To: CITYOFSS - Planning & Zoning
Cc: Collins, William "Chip"; Howard Goldstein; Susan Baldwin Yeosock
Subject: The Sandy Springs Cove HOA Opposes the Development of the Lake Forest and Northwood Property

To: The SS Planning Commission

From: The Sandy Springs Cove HOA,
David Lewis,
President of the association

This is to inform the SS Planning Commission that we strongly object to this new proposed construction on the corner of Lake Forrest Dr and Northwood Dr. The congestion on the road is at an overload capacity already and we as a group of voters and taxpayers do not think this is an appropriate development. Most importantly, there are too many properties in the area could be utilized without producing the the congestion in our area. When recently electing the current city officials, I thought that was the whole objective, to constructively clean up the community and utilize the unused/existing properties . We should keep the commercial properties close to Roswell Road and away from our neighborhood. There is a lot available at the corner of Cliftwood and Roswell Road for such a development. Let's not infiltrate our neighborhood when there is better uses in the surrounding area. If you have any thoughts, I am interested. The only reason I see this approval going though is the FACT that some developer will make a profit. Is this what the Board is motivated by? Please give this some serious consideration of the impact on the traffic in our quite community! I plan to attend and make comments at the February 17, 2011 hearing. Please let me know the location.

Please contact me if you have any questions or thoughts on this issue.

Thanks for your honest consideration.

Sincerely,

David Lewis

President of the Sandy Springs Cove HOA

Trettin, Doug

From: William Rittenberg [123wlr@gmail.com]
Sent: Thursday, February 03, 2011 10:02 AM
To: CITYOFSS - Planning & Zoning
Cc: Collins, William "Chip"
Subject: Planning/Zoning Application for 5619 Lake Forrest Drive

For the following reasons, I urge the rejection of the rezoning request for 5619 Lake Forrest Drive. Let's not make Lake Forrest Drive a nightmare! Thank you!

William Rittenberg
945 Lancaster Way
Sandy Springs, GA 30328

- The property was rezoned in January 2008 from townhouse to a 22,000 SF low-density general office building. It is currently an undeveloped parcel. The Average Daily Trip (ADT) for the current zoning classification is 416.
- The new application is for a 13,000 SF Day Care building and an 8,000 SF general office and/or medical clinic building. It will have both entrance and exits on Lake Forrest Drive and Northwood Drive. The day care will have an enrollment of up to 245 students and 30 employees.
- Application is projected to add approximately 1,319 ADT to this intersection. The applicant's traffic study projects Lake Forrest Drive traffic volume will increase by 8.2% or 989 vehicles a day. 45% of the site traffic is expected to travel to and from the north and 30% to and from the south via Lake Forrest Drive. The remaining 25% is expected to travel to and from the east on Northwood Drive.
- The Sandy Springs Transportation Master Plan classifies Lake Forrest Drive as a Collector Street. The Annual Average Daily Traffic (AADT) defines a collector street as one that carries up to 10,000 cars. According to the applicant's own traffic study, Lake Forrest Drive is already above collector street capacity because it has a traffic volume of 12,060 trips per day!
- Further exacerbating the traffic issue is the fact that Lake Forrest Drive is the only northbound exit from this location.
- Residents routinely face delays that originate from this location and extend almost ½ mile south to Stewart Drive. Drivers are routinely frustrated with this delay and make dangerous 3 point turns on Lake Forrest Drive to get out of it.
- This day care center usage is heavily concentrated volumes at an intersection in the AM and PM rush hours. Traffic circulation, stacking and the long line of vehicles will be a problem at the intersection and within the project.

- This is a small (1.286 acre) parcel at the corner of a street where portions are past their prime. Allowing such a small corner parcel to add 1,300 trips per day will almost certainly hamper future re-development.
- This zoning change is very different from the surrounding zoning and doesn't function as a transition between the adjacent residential properties.

Trettin, Doug

From: Glenn Irwin [gti30328@comcast.net]
Sent: Wednesday, February 02, 2011 3:59 PM
To: CITYOFSS - Planning & Zoning; Galambos, Eva; Paulson, John; Fries, Dianne; Collins, William "Chip"; DeJulio, Tiberio; karen.mcenerny@sandyspringsga.com
Subject: Rezoning: RZ10-011 - 5619 Lake Forrest Drive

Dear Mayor Galambos, City Council Members, and Zoning Commission:

We are homeowners in the Cameron Hall Place sub-division which is located just north of the referenced parcel, at the northeast corner of Lake Forrest Drive and Northwood Drive. If the requested zoning is approved, we will be impacted, we believe severely, by the traffic which will result. Consequently, **we request that you reject this proposal.**

First, the traffic on Lake Forrest is already miserable, particularly in the afternoon rush hour. Traffic already backs up from Hammond Drive southward as far as Stewart Drive. The area from the stop sign at Allen Road southward is particularly noteworthy. The traffic remains clogged beyond Northwood for a very long period of time. The only way vehicles can emerge from Northwood onto Lake Forrest in either direction is for a vehicle that is heading north to stop and let them pass. This holds true for vehicles travelling south on Lake Forrest wishing to turn left onto Northwood. Sometimes it takes several minutes for someone to let them turn left thus backing southbound traffic back to the stop sign at Allen and beyond.

Of further concern is the fact that work will soon begin on the Roswell Road bridge over I-285. This road work will only drive more traffic off of Roswell Road on to Lake Forrest as an alternate while the work is being done for the next two years. The translation is that conditions will only deteriorate further. It would be unconscionable to now add a curb cut between Northwood and Allen Road on Lake Forrest for this proposed development. The disruption to the "flow of traffic" would simply exacerbate the problems we now have. Furthermore, even if the curb cut were not allowed and all ingress and egress would occur on Northwood, the addition of the project 1,300 average daily trips to this intersection would be stifling. I have seen information indicating that the Sandy Springs Transportation Master Plan classifies Lake Forrest Drive as a "collector street" in its Local Roadway Functional Classification. My understanding is that such a classification limits the vehicle trips per day to less than 10,000. I have also seen information that the applicant's own study shows that there are already some 12,000 vehicle trips per day that occur. His application would increase the number of trips by more than 10%, by his own study! Lake Forrest IS NOT AN ARTERIAL STREET – minor or major. It does not have the capacity to carry that magnitude of traffic.

My direct impact is that there are times throughout the day, particularly in the evening when I cannot leave Cameron Hall Place to head north on Lake Forrest without needing someone heading north to let me. When there is space available, traffic heading north leaving the Allen Road stop sign space out so that it is impossible to make the turn between cars headed up the hill. Even turning south and getting through the Allen Road and Northwood area is problematic during the evening rush hour as previously noted. We have no desire to see any zoning decision that further impacts this area in an adverse fashion.

Second, The proposed usage is very intense for a 1.3 acre parcel of land. This is particularly true because it is located adjacent to large tracts of land whose current usage is dense with apartments and multi-family dwellings. We know that those apartments have been there for around 4 decades. They are past prime, and I am told that there are plans for redevelopment and revitalization currently being proposed. It does not make sense to us to rezone this parcel now and then have it mismatched with the surrounding re-development which will come. Please take the time to understand what is to be done with the whole area along Northwood before deciding this incremental issue.

Third, the proposed zoning change is radically different from the original proposed land use (town homes) and even different from the current zoning. If this is approved, there would be no buffer between multifamily housing and the primarily single family residential neighborhoods both along Lake Forrest, as well as those which abut Lake Forest, like Cameron Hall Place. We have a concern that approval of this proposal further introduces office and business zoning along Lake Forrest in residential neighborhoods. This will only hasten the destruction of our neighborhoods and cause property values to further deteriorate.

For all of these considerable reasons, we are asking you to reject the zoning proposal for RZ10-11 – 5619 Lake Forrest Drive. In our opinion, any one of them is enough justification to turn it down stand alone, much less taken together. We urgently request a ruling **AGAINST** the proposal.

Glenn T. Irwin
Dorothy G. Irwin
5705 Cameron Hall Place, NW
404-510-2686

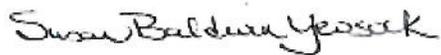
Trettin, Doug

From: Susan Baldwin Yeosock [syeosock@hotmail.com]
Sent: Thursday, February 10, 2011 9:41 AM
To: Trettin, Doug
Subject: Submittal for MCC Meeting - 5619 Lake Forrest Drive
Attachments: 2008-01-15_CityCouncilApprovedMinutes_Reg;.aspx; pdf

Hi Doug,

Could you please add this attachment to the official packet for 5619 Lake Forrest Drive for the MCC meeting?

Thanks,



Susan Baldwin Yeosock
President
Lake Forrest Summit Community Association, Inc.

CONFIDENTIALITY NOTICE

The information contained in this communication, including attachments is privileged and confidential. It is intended only for the exclusive use of the addressee and should not be forwarded. If the reader of this message is not the intended recipient, or the employee or agent responsible for the delivering it to the intended recipient, you are hereby notified that any dissemination, distribution or copies of this communication is strictly prohibited. If you have received this communication in error please contact the sender by reply email and destroy all copies of the original message.

Regular meeting of the Mayor and City Council of the City of Sandy Springs was held January 15, 2008 at 6:00 p.m., Mayor Eva Galambos presiding.

Invocation

Rabbi Bradley Levenberg, Temple Sinai offered the invocation.

Call to Order

Mayor Galambos called the meeting to order at 6:03 p.m.

Roll Call and General Announcements

Mayor Galambos requested that the City Clerk call the Roll.

City Clerk Rowland reminded everyone to silence their cell phones and pagers at this time. Additionally, those wishing to provide public comments, either during a public hearing or at the conclusion of the meeting under the public comment section, are required to complete a public comment card. They are located at the back counter and need to be turned in to the Clerk.

City Clerk Rowland called the roll.

Councilmembers Present: Councilmember Doug MacGinnitie, Councilmember Dianne Fries, Councilmember Rusty Paul, Councilmember Ashley Jenkins, Councilmember Tibby DeJulio, and Councilmember Karen Meinzen McEnerny.

Pledge of Allegiance

Mayor Galambos led the Pledge of Allegiance.

Approval of Meeting Agenda

Motion and Vote: Councilmember Fries moved to approve the meeting agenda. Councilmember DeJulio seconded the motion. There was no Council discussion. The motion carried unanimously.

Consent Agenda

1. Meeting Minutes:
 - a. November 20, 2007 Regular Meeting Minutes
 - b. December 11, 2007 Work Session Minutes
 - c. December 18, 2007 Regular Meeting Minutes
2. Approval of the First Amendment to the sub-lease between Fulton County and the City of Sandy Springs for Heard's Road Fire Station No. 22.
Resolution No. 2008-01-01
3. Approval to authorize the City Manager to accept funds from the Georgia Department of Transportation for the upgrading of signal equipment at 61 city intersections and corresponding budget amendment.
Resolution No. 2008-01-02
4. Approval of a Change Order for CH2M Hill for stormwater utility.

Mayor Galambos called for a motion on the Consent Agenda.

Motion and Vote: Councilmember Paul moved to approve the consent agenda. Councilmember Fries seconded the motion. There was no Council discussion. The motion carried unanimously.

Public Hearings

River Corridor Review

RC 07-06SS – 890 Edgewater Trail

Assistant Director of Land Development Dettwiler stated that RC 07-06SS, River Corridor Review for the property located at 890 Edgewater Trail. The applicant proposes the construction of one retaining wall associated with the existing single family residential home on lot 65; block “C”, unit 3 of Riverside subdivision. The site is on 0.41 acres, located in vulnerability categories “C” and “E”, with a maximum allowed area of disturbance at 10,041 square feet and a maximum allowed area of impervious surface at 6,181 square feet.

The subject application was submitted to the Atlanta Regional Commission on November 9, 2007, and was found to be consistent by the ARC on December 6, 2007.

Matt Stanford stated that he represents Gudeger Surveying and has been working with Mr. Santa at ARC. They are clearing the impervious limits in both categories and are under compliance.

Motion and Vote: Councilmember Fries moved to approve RC 07-06SS-890 Edgewater Trail. Councilmember DeJulio seconded the motion. There was no Council discussion. The motion carried unanimously.

Alcoholic Beverage License

Consideration of approval of Alcoholic Beverage License Application for Imperial Investments dba Sheraton (004260) at 800 Hammond Dr Sandy Springs, GA 30328. Applicant is Nitin J Shah for Consumption on Premises Wine, Malt Beverage and Distilled Spirits.

Program Director Crace stated that this is an alcoholic beverage license application for Imperial Investments dba Sherat located at 800 Hammond Drive. The building lease is on file; the fire inspection has been completed; proper zoning has been confirmed. The facility has been inspected by the Fire Department. The owner and registered agent have both received acceptable GCIC background checks. The public hearing has been advertised as required by the Ordinance. Staff recommends approval of the application.

Mayor Galambos called for public comments. There were no public comments.

Motion and Vote: Councilmember DeJulio moved to approve the Alcoholic Beverage License Application for Imperial Investments dba Sheraton (004260) at 800 Hammond Dr Sandy Springs, GA 30328. Applicant is Nitin J Shah for Consumption on Premises Wine, Malt Beverage and Distilled Spirits. Councilmember Meinzen McEnery seconded the motion. There was no Council discussion. The motion carried unanimously.

Consideration of approval of Alcoholic Beverage License Application for YEJ Enterprises Inc dba Sushi Huku Japanese Restaurant (008287) at 6300 Powers Ferry Rd Ste 700 Sandy Springs, GA 30339. Applicant is Nitin J Shah for Consumption on Premises Wine and Malt Beverage.

Program Director Crace stated that this is an alcoholic beverage license application for YEJ Enterprises Inc dba Sushi Huku Japanese Restaurant located at 6300 Powers Ferry Rd Ste 700. The building lease is on file; the fire inspection has been completed; proper zoning has been confirmed. The facility has been inspected by the Fire Department. The owner and registered agent have both received acceptable GCIC background checks. The public hearing has been advertised as required by the Ordinance. Staff recommends approval of the application.

Mayor Galambos called for public comments. There were no public comments.

Motion and Vote: Councilmember Paul moved to approve the Alcoholic Beverage License Application for YEJ Enterprises Inc dba Sushi Huku Japanese Restaurant (008287) at 6300 Powers Ferry Rd Ste 700 Sandy Springs, GA 30339. Applicant is Nitin J Shah for Consumption on Premises Wine and Malt Beverage. Councilmember Meinzen McEnery seconded the motion. There was no Council discussion. The motion carried unanimously.

Consideration of approval of Alcoholic Beverage License Application for Whole Foods Market Restaurant (003221) at 5930 Roswell Rd Sandy Springs, GA 30328. Applicant is David Azzolino for Consumption on Premises Wine and Malt Beverage.

Program Director Crace stated that this is an alcoholic beverage license application for Whole Foods Market Restaurant located at 5930 Roswell Road. The building lease is on file; the fire inspection has been completed; proper zoning has been confirmed. The facility has been inspected by the Fire Department. The owner and registered agent have both received acceptable GCIC background checks. The public hearing has been advertised as required by the Ordinance. Staff recommends approval of the application.

Mayor Galambos called for public comments. There were no public comments.

Motion and Vote: Councilmember Meinzen McEnery moved to approve Alcoholic Beverage License Application for Whole Foods Market Restaurant (003221) at 5930 Roswell Rd Sandy Springs, GA 30328. Applicant is David Azzolino for Consumption on Premises Wine and Malt Beverage. Councilmember Fries seconded the motion. There was no Council discussion. The motion carried unanimously.

Rezoning

RZ07-021/U07-008/CV07-020 (DRI) - 5775 & 5795 Glenridge Drive, Applicant: MGLP Lakeside, LLP
To rezone the subject property from O-I conditional and R-2 to MIX for the development of 300 residential units, 1,125,000 square feet of new and existing office space, 50,000 square feet of retail space, and a 200-room hotel, with concurrent variances and a use permit to exceed the maximum district height.

Planner Ruffin stated that this is a rezoning petition to rezone the subject property from O-I conditional and R-2 to MIX for the development of 300 residential units, 1,125,000 square feet of new and existing office and financial institution space, 50,000 square feet of retail and restaurant space, and a 200 room hotel. The applicant is requesting four (4) concurrent variances and a use permit to exceed the maximum district height.

The Design Review Board heard the petition on November 13, 2007, and recommended approval subject to the conditions listed in Council's packet. The Planning Commission heard the case at the December 20, 2007 meeting. The Commission recommended deferral of the petition for 90 days with remand to the Planning Commission subject to submittal of several items by the applicant.

Jessica Hill, 1545 Peachtree Street, stated that the applicant is requesting a 60 day deferral as opposed to a 90 day deferral. The Planning Commission has requested additional items.

Chris Scott, 375 Montevallo Drive, gave a brief overview of the applicants plan. The applicant has added a right in to the plan. There are a total of five (5) buildings on this site, three of which already exist and the applicant is proposing two new office buildings on this site which are 16 stories, 400,000 square feet each. There will be two (2) parking decks that will serve all the mixed uses on site and a 200 room, eight (8) story hotel and 50,000 feet of retail.

Ms. Hill stated that the community and the Planning Commission have a number of concerns related to the traffic. The applicant is trying to work through these issues and request a 60 day deferral.

Mayor Galambos called for public comments in opposition to this application.

Trisha Thompson, 145 River North Drive, Zoning Chairman of the Sandy Springs Council of Neighborhoods, stated that the Sandy Springs Council of Neighborhoods is looking forward to working with the applicant to see if they can come to a resolution on some of the issues they have.

Mayor Galambos commented on the density of the development and questioned if the units would be a minimum 750 square feet and questioned if there was more information about the distribution of the units between one, two and three bedrooms and if some could be larger.

Ed Hamilton, 7 Riverway, Houston, Texas, stated that the applicant proposes to develop a mix use project consisting of 300 residential units. These units will consist of one and two bedrooms only.

Councilmember Paul stated that he has a problem with the density on the development. There is nothing in the application showing the applicants plan to help mitigate the traffic impact. This area already has many traffic issues. He would like to see how the applicant plans to help move all the traffic that will be generated by his development.

Ms. Hill stated that they have already submitted the information on the traffic study. She has talked with the applicant and the traffic engineers and they believe at build out on the project, the traffic will be much better than it is today. The applicant has proposed traffic improvements including an additional lane. They have information they will provide to the City's traffic engineer that should address the Council's and the neighbors concerns.

Councilmember Paul explained that the applicant needs to figure out how to move the traffic from the impact of his project before receiving his support.

Mr. Scott stated that traffic impact is the biggest issue with the neighbors as well. The traffic engineer will be at the next hearing to speak on these issues. The applicant has agreed to pay for all the improvements that the DRI and GRTA have made. Additionally, they have agreed to pay for corridor improvements at Glenridge as well as expanding the west bound ramp. Their traffic engineer has met with Georgia DOT and this information will be included in Council's packet at their next hearing.

Motion and Vote: Councilmember DeJulio moved to defer RZ07-021/U07-008/CV07-020, (DRI) – 5775 & 5795 Glenridge Drive, Applicant: MGLP Lakeside, LLP for 60 days. Item to be heard by the Planning Commission at the February 21, 2008 hearing and by the City Council on March 18, 2008, regular meeting. Councilmember Meinzen McEnery seconded the motion. There was no Council discussion. The motion carried unanimously.

RZ07-039/U07-016/CV07-029 - 305 Carpenter Drive, Applicant: Masoud Zahedi
To rezone the subject property from A-L conditional to MIX for the development of 7,000 square feet of commercial space and 300 residential units, with concurrent variances and a use permit to exceed the maximum district height.

Planner Ruffin stated that this is a rezoning petition to rezone subject property from A-L conditional to MIX for the development of 7,000 square feet of commercial space and 300 residential units. The applicant is also requesting one (1) concurrent variance to delete the required 25 foot buffer and 10 foot improvement setback along the east property line adjacent to residential property. Additionally, the applicant is requesting a use permit to exceed the maximum district height.

The Design Review Board heard the application at the October 23, 2007 meeting. The Board recommended denial of the petition. The petition was heard at the December 20, 2007 Planning Commission hearing. The Commission recommended deferral with remand to the Planning Commission at the applicant's request. The applicant requested deferral due to additional discussions needed with the Sandy Springs Council of Neighborhoods. The applicant has since submitted a revised letter of intent indicating a reduction in the proposed height from 26 stories to 10 stories and a reduction in the total number of residential units from 300 to 170. The applicant has not revised the concurrent variance request to delete the required buffer and improvement setback adjacent to the apartment property to the east. The staff has not revised its original recommendation for a maximum of 100 units at 10 stories, with denial of the concurrent variance request.

Masoud Zahedi, 5801 Roswell Road, stated that this site is located on Carpenter Drive. The property consists of 1.19 acres zoned A-L. He intends to have mixed use; he has reduced the height of the building from 26 stories to 10 stories, three (3) story of parking above and underground, and 10 floors above parking. The first floor will contain 170 units of residential/independent living with a minimum heated floor area of 600 square feet. Staff has recommended a maximum of 100 units which he does not think is feasible in order to make this work. The proposed plan contains 290,000 square feet building. The comprehensive land use plan designates this site as commercial mixed use district. The property is a part the commercial zoning classification. The property is bordered on the west side by three story commercially zoned property, with current use of office buildings, Carpenter Drive to the north, commercial parking lot to the south and a nine (9) story apartment building to the east. The proposed use of this site is consistent with the existing adjacent properties.

Mayor Galambos called for public comment in opposition of this application.

Trisha Thompson, 145 River North Drive, Zoning Chairman of the Sandy Springs Council of Neighborhoods, stated that this application was reviewed last week and they had asked for a deferral so that it could be sent back to the Planning Commission for review. Should this application be approved tonight, the Council of Neighborhoods would like to be on record as saying that with a reduction of the height to 10 stories, the Council of Neighborhoods would agree with Mr. Zahedi's proposal. The Council of Neighborhoods is also asking that there be no use conditioned on this property so the applicant can have the ability to do whatever he wishes with this property. The Council of Neighborhood has no objection to most of Mr. Zahedi's proposal and asked that this application be approved with staff's recommendation.

Councilmember Fries questioned who Mr. Zahedi was teaming up with.

Phil Kennedy, 5561 Arundel Drive, stated that he is the President of the American Opportunity Foundation. The foundation has done a number of Independent Living projects in California. Recently they met with Mr. Zahedi to work on the details and now are in the process of doing the market study.

Councilmember Fries questioned the size he of the 10 story building. Mr. Kennedy stated that they would not do a project less than 150 units. The one bedroom unit size could be 550 to 600 square feet, 800 square feet in a two bedroom unit. Councilmember Fries explained that Sandy Springs has a large population of seniors and stated that larger units are needed. She questioned the size of a three bedroom unit. Mr. Kennedy stated that it would be in the 800 square feet range.

Councilmember Fries also had a concern with the setback.

Mayor Galambos explained that the City's policy is that if a developer builds high, they give green space. Mr. Zahedi stated that his project will have 25% greenspace on the back and side of the building. Councilmember Jenkins explained that staff has said that his greenspace is not useable and residents will not be able to use it.

Patty Berkovitz, 800 Crest Valley, made a request that a list of questions be sent to the Planning Commission. Mayor Galambos stated that the Planning Commission could get a transcription of the meeting.

Motion and Vote: Councilmember DeJulio moved to defer RZ07-039/U07-016/CV07-029 - 305 Carpenter Drive, Applicant: Masoud Zahedi for 60 days. Item to be heard by the Planning Commission at the February 21, 2008 hearing and by the City Council on March 18, 2008, regular meeting. Councilmember Fries seconded the motion. There was no Council discussion. The motion carried unanimously.

RZ07-040/CV07-030 - 5619 Lake Forrest Drive, Applicant: Paragon Development Group, LLC
To rezone the subject property from TR conditional to O-I for the development of a 22,000 square feet office building, with concurrent variances.
Ordinance No. 2008-01-01

Planner Ruffin stated that this is a request to rezone the subject property from TR conditional to O-I for the development of a 22,000 square feet office building. The applicant is also requesting one concurrent variance to reduce the required front yard setback from 40 feet to 20 feet adjacent to the I-285 right-of-way. Staff is recommending approval conditional of the request at a lower density than what is requested by the applicant.

The petition was heard at the October 23, 2007 Design Review Board meeting. The Board recommended approval of the proposal as submitted by the applicant and recommended that the building be constructed of brick and the applicant attempt to maintain as much of the tree canopy on the property as possible.

The petition was heard at the December 20, 2007 Planning Commission hearing. The Commission recommended approval subject to the applicant's requested density and site plan, the remainder of staff conditions, and an additional condition limiting outdoor lighting.

Patrick Leonard, 355 Ivy Knoll, stated that he is the applicant, not the owner of the property. They are proposing a small office building for this property at the corner of I-285, Lake Forrest and Northwood. The 2006 Comprehensive Land Use

Plan calls for this site to be developed as Live/Work/Neighborhood which staff has designated. The 2007 Land Use Plan changes to Live/Work/Community. The density went up on the plan Council approved in November. Application was submitted prior to November which is why staff used the 2006 Plan. The site is within the boundaries of the Sandy Springs Urban Overlay District. This project will meet the requirements of the O-I zoning district and design criteria. The Land Use will allow up to 25,000 square feet per acre for commercial office and up to 20 units per acre of residential. They are proposing a 2.5 story brick office building at the corner of Northwood Drive. They are a small company and will keep some of it for their office and plan to sell eight or nine smaller spaces of the condominiums to local businesses. They are marketing for Architects and Engineers and believe this is a very good project. A letter from the surrounding neighbors has been submitted to the Community Development Department.

Martha Yoder, 45 Northwood Drive, stated that she lives directly across from Lake Forrest and has owned the property for 25 plus years. She has seen many changes. Ms. Yoder expressed her support of the applicant's petition.

Mayor Galambos called for public comments in opposition of this application.

Pamela Jeter, 5680 Lake Forrest Drive, stated that commercial zoning is not the best use for this corner parcel. She looks to the Planning Commission to make the most sensitive decision that will bring people to Sandy Springs for its social and environmental beauty. She is opposed to this petition because it compromises the Lake Forrest neighborhood residential architectural continuity. She believes that townhomes live or live/work is more fitting for the transition. Commercial development promotes awkwardness in transitioning from neighborhood to commercial. She would like to see it as live/work/community with greenspace available linking the communities together on Northwood. She asked Council to make the best decision for the community.

Sandra Hill, 5595 Kingsport Drive, stated that when she first saw this plan she supported it. However, the tunnel may come through this area and create additional traffic. All the things she has loved about Sandy Springs is now changing. She is opposed to the applicant's petition.

Mark Sampl, 130 Steward Drive, stated that this zoning request does not fit with the Land Use Plan and is inappropriate for the area. Lake Forrest should remain residential zoned inside the Perimeter. He asked Council not to allow this property to start commercial development in the residential corridor, and to deny applicant's request.

Terry Morris, 45 Steward Drive, stated that he is opposed to the zoning change for three reasons. It represents spot zoning which has potential issues later down the road. It is going from the current zoning status to O-I and which sets a precedent. It needs to be consistent with the existing residential nature. Commercial activities should be kept on Roswell Road and not further south inside I-285. The traffic will be significantly greater than it would be in the residential zoning.

Patty Berkovitz, 800 Crest Valley Drive, stated that this is one of the areas that was changed from live/work/neighborhood to live/work/community. Townhouses would be a perfect choice for abutting I-285. She does not agree with the argument that people will not buy residential along I-285. There are million dollar homes being built along Georgia 400 and I-285. The Planning Commission and Design Review Board were not elected to support the neighborhoods; Council was elected to support the neighborhoods and to protect them. This type of zoning is not wanted in their neighborhood.

Trisha Thompson, 145 River North Drive, Zoning Chairman of the Sandy Springs Council of Neighborhoods, stated that a tunnel is being proposed and there will be a visibility study. Opposition or support received on the tunnel will be determined based on the decision made tonight. The neighborhoods are asking Council to deny applicant's petition.

Mr. Leonard stated that there is no market for townhouses and the seller has been trying to develop townhomes there for many years and has not received any interest from anyone. They would be happy to add a living component, but it would max out the density on this property, which they really do not want. The current ten townhomes that were approved at this site are 30,000 square feet or a 22,000 square foot office building. The townhouses are three stories and this office building is two story. Their footprint and façade is significantly smaller than the townhomes and have a lot more greenspace. This is a good project and is consistent with the Land Use Plan.

Councilmember Fries stated that she agrees with the Planning Commission and appreciates the applicant coming and starting the revitalization on this street. She believes that residential office folks make very good neighbors. She questioned Ms.

Leathers about the comment made on Live/Work/Neighborhood versus Live/Work/Community. It is her understanding that all three uses do not have to be on the single parcel, only in the area. Ms. Leathers stated that is the staff's understanding of what the policy is. She has not seen anything in the document nor has there been any discussion with the Advisory Committee that all three uses had to be on a single parcel. Staff would expect to have the full mix on large parcels. It does not make sense to have three uses mixed on the small parcels.

Councilmember Meinzen McEnery stated that staff needs clarification on whether or not small parcels like this one should be reasonably expected to include two or three uses. If this parcel would have been larger then most likely it would have had a residential component on the corner. The intention of mixed uses is to get a mixture of uses. What she is hearing from the community is that because of the size of this site they are only utilizing one use and putting the applicant's request for office directly inside the residential area. The plan has it as live/work/neighborhood and only work/community. She questioned the applicant if there could be a residential component on this site. She believes that he could move the commercial over and put the residential closer to Lake Forrest which would mitigate the neighbors' concern. She questioned the applicant on where he would put residential on site if he had it.

Mr. Leonard explained they would love to have more density but they are not going to maximize the site. They could build up to four stories in height and have a parking deck or underground parking. There are opportunities to do underground parking and there are opportunities to make this bigger. They have looked at a maximum plan with apartments, office and retail uses but it made it very crowded on the site.

Mayor Galambos stated this would be discussed at the next Work Session.

Main Motion: Councilmember Fries moved to approve RZ07-040/CV07-030 - 5619 Lake Forrest Drive, Applicant: Paragon Development Group, LLC, to rezone the subject property from TR conditional to O-I for the development of a 22,000 square foot office building, with concurrent variances and subject to the following Planning Commission's conditions.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Office and associated accessory uses at a density of 17,107.31 square feet per acre or 22,000 square feet, whichever is less.
2. To the owner's agreement to abide by the following:
 - a. To the site plan to be received by the Department of Community Development dated November 11, 2007. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
 - a. The owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of Lake Forrest Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
 - b. The owner/developer shall dedicate twenty-five (25) feet of right-of-way from centerline of Northwood Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
 - c. Prior to issuance of an LDP, the owner/developer shall attempt to provide interparcel access with all adjacent properties. Should the owner/developer not come to an agreement on interparcel access at this time, the owner/developer shall provide documentation of such. In addition, if an interparcel access agreement is not obtained, permanent easements shall be recorded allowing for future inter-parcel access, prior to the issuance of an LDP.

- d. To reduce the required front yard setback from forty (40) feet to twenty (20) feet adjacent to the I-285 road frontage (CV07-030).
- e. The light source of all external lighting in the development shall be screened and shall not be directly visible from adjoining residential properties.
- f. To a maximum illuminance level of 0.5 footcandles along all property lines abutting residentially zoned property.
- g. At the time of application for a Land Disturbance Permit, the owner/developer shall be required to submit a photometric study detailing the illuminance level as outlined in condition 3.d. and illustrating the proposed lighting fixtures.

Second: Councilmember Jenkins seconded the motion.

Substitute Motion: Councilmember Meinzen McEnery moved to amend staffs conditions to include a requirement for a residential component. Motion failed for lack of second.

Vote on Main Motion: The motion carried 4-3, with Councilmember Meinzen McEnery, Councilmember DeJulio, and Councilmember Paul voting in opposition. Mayor Galambos broke the tie voting in favor of the motion.

RZ07-041 - 4815 Peachtree-Dunwoody Road, Applicant: Anne T. Parr
To rezone the subject property from R-2 to R-3 for the development of two single family residential lots.
Ordinance No. 2008-01-02

Planner Ruffin stated that the applicant is requesting to rezone the subject property from R-2 to R-3 for the development of two single family residential lots at a density of 1.87 units per acre. The staff has recommended approval conditional of the request.

The petition was heard at the December 20, 2007 Planning Commission hearing. The Commission recommended approval subject to staff conditions.

Kay Quigley, 4999 Peachtree Dunwoody Road, stated that the owner is requesting that the current lot be rezoned from R-2 to R-3 for a two single family home. The impact of the requested rezoning on adjoining properties is minimal and is in line with the comprehensive plan. To date, they have not received any opposition to applicant's request.

Mayor Galambos called for public comment. There were not comments in support of opposition of this request.

Motion and Vote: Councilmember Fries moved to approve RZ07-041 - 4815 Peachtree-Dunwoody Road, Applicant: Anne T. Parr to rezone the property from R-2 to R-3 for the development of two single family residential lots at a density of 1.87 units per acre. Councilmember Meinzen McEnery seconded the motion. There was no Council discussion. The motion carried unanimously.

RZ07-042 - 9670, 9680, & 9710 Roberts Drive, Applicant: City of Sandy Springs
To rezone the subject property from CUP conditional to R-1 or R-2 or R-2A or R-3 or R-3A or R-4A or R-4 or R-5 or R-5A or R-6 or CUP or TR or A.
Ordinance No. 2008-01-03

Planner Ruffin stated that the City Council initiated this rezoning. Staff recommends approval conditional of the staffs proposal for the subject property to be rezoned to the R-3 zoning classification with a total of six (6) units at a density of 1.1 units per acres with conditions.

Mayor Galambos called for public comment in support of application.

Garry Post, 9695 Roberts Drive, stated that he lives directly across the street from site. This issue has been going on now for a year and a half and has come a long way. The neighbors want to preserve their nice neighborhood and would like for it to remain as is. This is an acceptable compromise and he is in support of the petition. City staff has done their work and recommends a total of six (6) units. The Planning Commission has done their work and recommends two (2) units per acre for a total of six. He respectfully requests that City Council follow suit and accept the staff's and Planning Commission's recommendation. Mr. Post requested additional conditions at the Planning Commission hearing and the Commission accepted the conditions. Mr. Post read the requested ten (10) conditions into the record for the R-3 Zoning Conditions.

Trisha Thompson, 145 River North Drive, Zoning Chairman of the Sandy Springs Council of Neighborhoods, stated that Katherine Feeman is the District Director for District 1, and has been working with the neighborhoods on this project. SSCN supports the Roberts Drive neighborhood's position on rezoning to R-3.

Mayor Galambos called for public comments in opposition of this petition.

Bill Griffith, 9580 Roberts Drive, quoted Harold Chatham "Live in nice homes that will last for generations is one thing, but if you design and build with a vision for a community of people, you will always have houses that feel like homes and you will have homes that appreciate in value." In 1968 Mr. Chatham had control of about 200 acres of this property that is being discussed tonight. The 200 acres of land was bordered on the west by Roswell Road, on the north by Roberts Drive and on the south by Dunwoody Place and connected all the way over to Georgia 400 and connected back to Dunwoody Place, all of it was zoned R-2, one house per acre. Mr. Chatham wanted to rezone that property, part of it to commercial and part of it to apartments. Fulton County approved the zoning request in 1968. Mr. Chatham had the vision to leave the property on the south side of Roberts Drive at R-2, one house per acre. His application for zoning provides for that property to be R-2. Forty years later this is being discussed and not one property owner has stood up and requested this petition. He believes that this petition is in response to the lawsuit that was filed by the previous applicant last year when they were denied the 12 units per acre, modified it to eight (8) units per acre and again the final modification was at six (6) units to the acre which Council denied. The applicant, at that time stated that less than six (6) units per acre were not feasible. At that time, the staff recommended approval of eight (8) units to the acre. Staff is now recommending approval of two (2) units per acre. Since that time, nothing has happened with this property. It appears to him that these two units per acre are preempting negotiation with the previous applicant to settle this lawsuit. Should the City lose the lawsuit, Council will have to rezone this property at a higher density. The Comprehensive Land Use Plan provides for development to be consistent with the adjoining property. If the City loses in court and has to rezone to the three (3) or four (4) units an acre, it will not be consistent with the neighboring property. The properties to the east and across the street are one house per acre. Mr. Griffith strongly opposes this rezoning of subject petition.

Donald Huffner, 9643 Roberts Drive, spoke in support of applicant's petition. Mr. Griffith pointed out that the current zoning is valid and does not cause a detriment to the property owners. The surrounding property is zoned R-2. Based on value, use or occupancy this is suitable for single family homes. The City staff believes it to be economically viable as is. The Comprehensive Plan that was in place at the time calls for protecting the existing neighborhoods. Any zoning above two units per acre is an inappropriate transition to the current neighborhood. As he sees it, Council has three options and two choices: option one, go with the legal basis and leave the existing zoning intact. The majority of his neighborhood would be happy to leave everything the way it is. Option two and choice two, go with staff, Planning Commission and Council of Neighborhoods recommendation and include the conditions set forth by Gary Post. Staff considered all the residential zoning possibilities for this request. At the first hearing, the Planning Commission voted unanimously to keep it zoned as is, which is two per acre. The majority of his neighborhood feels that Mr. Griffith is right about the legal issues. The third option would be to do something arbitrary and capricious in nature, whatever, sets aside the staff recommends and set aside the Planning Commission's recommendations. That is an option but, does not believe it is a choice. Council should approve as recommended by staff and Planning Commission and include the conditions set forth by Gary Post. He requested that the City Attorney opine on the legality of defensibility of both alternatives prior to Council's vote.

Mayor Galambos closed the public hearing.

Councilmember MacGinnitie stated that the staff recommendation fits the Land Use Plan recently adopted by Council. Staff has spent a lot of time going back over this and has done an economic analysis of the neighborhood. Council's decision should be based on that.

Motion: Councilmember MacGinnitie moved to approve RZ07-042 - 9670, 9680, & 9710 Roberts Drive, Applicant: City of Sandy Springs to rezone to the R-3 zoning classification with a total of six (6) units at a density of two (2) units per acre subject to the following Planning Commission conditions.

1. Six (6) single family residential lots at a density of 1.88 units per acre.
2. The minimum heated floor area per dwelling unit shall be 4,000 square feet.
3. To the site plan proposed by the Department of Community Development dated December 13, 2007. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
4. The owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of Roberts Drive Road along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
5. All six (6) single family residences should appear as only two (2) stories high from Roberts Drive.
6. All six (6) single family residences shall be oriented with their fronts facing Roberts Drive.
7. The owner/developer shall provide buffered, irrigated, landscape strips along Roberts Drive, the east property boundary and the south property boundary. Said landscape strips shall be subject to the approval of the Sandy Springs Arborist.
8. Subject to the approval of the Sandy Springs Arborist, the owner/developer shall attempt to maintain as much of the existing tree canopy as possible.
9. All utilities shall be installed underground. Placement of said utilities shall be subject to the approval of the Department of Public Works at the time of application for a Land Disturbance Permit.
10. Should a retention structure be required, no exposed steel, untreated, or unpainted concrete shall be permitted.
11. No access from North River Parkway shall be permitted.

Second and Vote: Councilmember Fries seconded the motion. The motion carried unanimously.

Zoning Modification

ZM07-010 - 1100 Johnson Ferry Road, Applicant: Duke Realty Corporation
To modify conditions 1.a., 2.a., and 3.e. of Z83-0185 to change the permitted net leasable floor area to gross floor area, to substitute the approved site plan, and to delete the impervious surface requirement.

Planner Ruffin stated that this is a zoning modification to the conditions of Fulton County zoning case Z83-0185. The applicant is requesting to modify condition 1.a. to change the permitted net leasable floor area to gross floor, to modify condition 2.a. to substitute the plan originally approved with the site plan submitted as part of this request and to modify condition 3.e. to delete the impervious surface requirement. The applicant intends to convert 170,000 gross square feet of the existing 381,000 gross square feet from general office space to medical space. The staff is proposing that condition 3.f. be modified to delete the requirement for signalization of the entrance into the project. This requirement was approved by Fulton County but was never enforced. Upon review by Public Works, it is no longer required. The staff recommends approval conditional of the request by the applicant including staff's recommendation regarding condition 3.f.

Michael Prochaska, 3950 Shackeford Road, Duluth, Development Services Manager with Duke Realty Corp., stated that Duke Realty Corporation purchased this property at the end of June 2007. This project is adjacent to St. Joseph's hospital. In response to the market conditions and the need for additional medical office space near the hospital, they proposed to convert 170,000 square feet of general office to medical office. In order to accomplish this, they will need to add 79 additional spaces to comply with the code.

Mayor Galambos called for public comment in opposition.

Bryan Kovacs, 31 Johnson Ferry Parkway, President of Johnson Ferry Homeowner's Association, stated Glenridge Creek was not notified about this zoning and questioned why. The applicant has a sign up for this medical center, as if it has already been approved. Johnson Ferry Homeowner's Association is opposed to the General Office to Medical Office space zoning modification request due to traffic safety issues. He explained that it is already difficult to get out of Johnson Ferry Park Townhomes on to Johnson Ferry. Adding additional medical office traffic volume is only going to make it worse. As a condition of zoning, a traffic signal should be put in and the developer should pay for it. If no traffic lights are installed, Johnson Ferry Homeowners Association is opposed to applicants request to modify zoning. If the zoning modification is approved without the condition of a traffic light being installed, there will be fatalities and there, and it will all be on the Mayor and Councils shoulders when it happens. All this can be avoided with a traffic light.

Trisha Thompson, 145 River North Drive, Zoning Chairman of the Sandy Springs Council of Neighborhoods, questioned how many trips per day would there be coming out of Johnson's Ferry Park.

Mr. Prochaska stated that there are currently three access points into the site; two (2) on Johnson's Ferry and a third access point at Peachtree Dunwoody, additionally there is an interparcel access through the Marriott site. He understands the residents concerns but, most of the issues raised is the traffic coming up and down the road, which creates a problem for them to come in and out and not necessarily their medical space. Duke Realty has been at the building for six months now and has not received any complaints from tenants saying about the ingress and egress.

Councilmember Paul questioned if he would mind closing one of the access points to the medical office. Mr. Prochaska stated that he could not give an answer at this time. Councilmember Paul advised him that it would either be closed or put in a traffic light.

Transportation Manager Moore stated Community Development sent him a list of the neighbors' concerns and that they wished to have a signal conditional to this rezoning. Staff went out and looked at the location. The entrance drive is approximately 900 feet from Johnson Ferry at Peachtree Dunwoody. It is barely over 600 feet from the new intersection to the east of it. The guidelines used by the City are shared at the state and national levels for signal spacing, which is a minimum of 1,000 feet. It is simply not a matter of timing signals but, also a matter of being able to queue the cars and stacking and length. Staff has not done any studies on this area and does not have the information on the average daily at this time. He can give trip generated numbers and address some of the medical office in general terms. It does produce slightly higher overall average trips on a 1,000 per square foot basis compared to a 1,000 square feet of general office. It is not a huge increase; general office tends to get all of its trips in very peak periods in the morning and in the afternoon, which typically increases a need for a signal. Medical office tends to take that same high number of trips and spreads it out more throughout the day. In many ways it would be less of an issue for peak time than it would right now for general office.

Councilmember Fries question the possibility of having a right in/right out and eliminating the left hand turns. **Transportation Planner Moore** stated that since they have multiple access points he is not sure that would be an issue. He explained that if someone were going west bound out of the townhouses then whoever is making the right turn would have the right-of-way. If a right in/right out is put there as opposed to full access, he does not see a significant disadvantage. The question to staff was, should there be a signal at this intersection and given what is already on the ground now in the amount of traffic being generated, he would not recommend a signal at this time. If there are concerns with this, he would be happy to meet with the applicant and address all the concerns the City has received. Council may want to defer this item for 30 days in order for staff to work with the applicant to see if there is a way to modify the site that would address the neighborhoods concerns.

Mayor Galambos questioned the applicant if he posted a sign before getting approval for his zoning.

Jason Hinkel, 370 Shall Crossing, stated that they are in the business of leasing space but does not know how the signs were advertised.

Mayor Galambos explained that he has the right to change space anyway he wants, as long as it does not change the zoning. Once it changes the zoning, it becomes a little different. Given that is a bit of a problem, she questioned if they would be willing to work with staff in finding a traffic solution that will facilitate the traffic as it comes out against the development across the street. Mr. Hinkel stated they could meet with staff.

Motion and Vote: Councilmember Paul moved to defer ZM07-010 - 1100 Johnson Ferry Road, Applicant: Duke Realty Corporation for 30 days. Councilmember DeJulio seconded the motion. There was no Council discussion. The motion carried unanimously.

ZM07-011 - 370 Kelson Drive, Applicant: Chad & Sonja Holder

To modify item #5 of the Letter of Intent of Z78-0046 to reduce the required side yard setback from twenty (20) feet to fifteen (15) feet.

Ordinance No. 2008-01-04

Planner Ruffin stated that the applicant is requesting a zoning modification to the conditions of Fulton County zoning case Z78-0046, to modify item #5 of the original Letter of Intent to reduce the required side yard setback from 20 feet to 15 feet. The applicant intends to add a garage to the existing residence. The staff recommends approval conditional of the request.

Matt Stanford, Representative for applicant, stated that the owners of this property would like to add a garage to the existing residence which needs to reach within 15' of the side property line. This would deviate from the conditioned site building line of 20' as filed with the property in 1978.

Mayor Galambos called for public comment.

Sandy Hill, 595 Kingsport Drive, questioned if there would be any impact on any of the trees. Mr. Stanford stated that none of the trees would be impacted.

Councilmember Fries questioned if he had received any comments from the neighbors. Mr. Holder stated that the neighbors do not oppose this modification.

Mayor Galambos called for public comment. There were no public comments.

Motion: Councilmember Meinzen McEnery moved to approve ZM07-011 - 370 Kelson Drive, Applicant: Chad & Sonja Holder, to modify item #5 of the Letter of Intent of Z78-0046 to reduce the required side yard setback from twenty (20) feet to fifteen (15) feet subject to the following staff conditions.

1. The petitioner's original Letter of Intent received by the Zoning department June 6, 1978, signed by Tom Bleick in which he agreed to submit a detailed grading plan and hydrological study prior to grading, as well as to provide soil sedimentation and erosion control during construction and water retention after construction; to dedicate at no cost to Fulton County 40 feet of right-of way from the existing centerline of Northside Drive as well as to provide necessary construction easements; to pay for the materials necessary for the construction of sidewalks along the property frontage; to allow no exposed concrete block as an exterior building material; to allow the Fulton County Archeologist the opportunity to survey the property; to pay his pro-rated share of the cost of sewer extension, front footage assessment and tap-on fees; and to comply with Fulton County regulations relating to street light requirements.
2. The petitioner's Site Plan received by the Zoning Department June 6, 1978, which includes the 4.5 acres located the intersection of Old Powers Ferry Road and Northside Drive. It should be noted that approval of this Site Plan does not negate the requirement for the property to be submitted through the Subdivision Review process.
3. The undersigned agrees to submit a detailed Site Plan and Grading Plan prior to defoliation.

4. The undersigned agrees to provide a hydrological study prior to grading.
5. The undersigned agrees to provide soil sedimentation and erosion control during and after construction, to provide water retention as required, and to indicate the method of continued maintenance of these structures.
6. The total property site is 7.5 acres.
7. The total number of units will approximately be 14 lots overall; the price range would vary upwards from \$65,000; the minimum square footage would be 1,700 for a one-story, and 1,800 for a two-story; the minimum lot size would be 27,000 square feet; building corner setback line would be 60 feet, height not to exceed two and one-half stories or 35 feet with front, side, and rear yards of 60 foot, 15 foot, and 40 foot, respectively; and the development will not include mandatory attachment of garages, but will include mandatory attachment of carports.
8. Maximum height of all structures shall not exceed 35 feet.
9. We agree to dedicate at no cost to Fulton County necessary right-of-way for the future widening of County roads; to provide any necessary construction easements while the right-of-way being improved; and to provide acceleration and deceleration lanes where requested by the Public Works Department.
10. We agree to pay for materials used in the construction of sidewalks where the development is within a mile and a half of any existing or proposed public school site or commercial development.
11. We do not plan any recreational areas or other property for use in common by the residents, at this time.
12. We hereby state that exposed concrete block will not be used as an exterior building material.
13. We hereby agree to allow the Fulton County Archeologist to examine the property for possible historical significance.
14. There is no square footage or percent of the area within the 100 year floodplain.
15. No part of the tract is within a floodplain.
16. We agree to pay tie pro-rated share of the cost of extension of sewer lines, front footage assessment for water lines and/or street improvements, and sewer tap-on fees, where these are applicable.
17. We agree to comply with the Fulton County regulations pertaining to street light requirements.
18. This land site is not applicable to the MARTA Corridor or the Chattahoochee River Corridor.
19. This application is made for land between R-2A Conditional Zoning and adjacent to a shopping center, and it would be good planning and use, to place it in an R-2A Residential Single-Family dwelling district.

Second and Vote: Councilmember Paul seconded the motion. The motion carried unanimously.

New Business:

**Consideration of approval of an Ordinance amending Chapter 9, Building Codes regarding sub-metering.
Ordinance No. 2008-01-05**

Assistant Director of Building and Permitting Wesslering stated that this revision to the Building Codes will require separate water metering for multi-unit residential properties. This will require apartment buildings to independently meter each unit. It would also require each independent unit to be billed separately.

Councilmember DeJulio questioned if this would include complexes. Mr. Wesserling stated that it would.

Motion and Second: Councilmember Jenkins moved to amend the City of Sandy Springs City Ordinance, Chapter 9 to require separate metering for new construction. Councilmember Paul seconded the motion.

Substitute Motion and Vote: Councilmember Fries moved to amend motion, Section 2: Other Standards to read; The owner or operator of a building containing residential units shall install equipment to determine the quantity of water that is provided to the tenants and used in the common areas of such a building; and the owner of such building may charge tenants separately for water and waste –water services based on usage as determined through the use of such equipment or allocation methodology. Councilmember Jenkins seconded the motion. The motion failed 4-2, with Councilmember MacGinnitie, Councilmember Paul, Councilmember Jenkins and Councilmember Meinzen McEnery voting in opposition.

Discussion on Substitute Motion: Mayor Galambos explained that would be against water conservation and, the only way to get people to save water is to have them pay the bill for the water that they use.

Councilmember DeJulio stated that he owns a senior living facility. In senior living facilities, the water and utilities are included for senior citizens. If the language was changed to “may” rather than “shall” for the senior citizens, they would be able to do that and keep it simple. Councilmember Jenkins stated that is happening to the seniors in the apartment in town. They are billed now on allocation. If they live in a two bedroom apartment beside a family of four, they will get the same exact billing and would hurt the seniors more.

Vote on Main Motion: The motion passed 4-2, with Councilmember Fries and Councilmember DeJulio voting in opposition.

Reports and Presentations:

Mayor Galambos announced the names of the members she has appointed to the City’s Stormwater Advisory Team... Members are: Robert Donner, Lonnie Mimms, Brad Hicks , Patrick Dennis, Lawrence Frank, Jim Lynch, Toni Simon, and Michael Toner. There are two other names to add, she is waiting to hear back from them.

Councilmember Meinzen McEnery stated that she finds the elimination of Patty Berkovitz from the list, to be a significant oversight. She believes Ms. Berkovitz is one of the most qualified individuals in this community on Stormwater Management issues. She was also a member of the Fulton County Stormwater Utility for over seven years. Ms. Berkovitz is very active in this community. She protects the watershed and attends all the BZA meetings. Councilmember Meinzen McEnery stated if there is a vacancy on the committee, Ms. Berkovitz should be added to the list.

Councilmember Fries announced that the Martin Luther King Celebration will be held on Monday, January 21, 2008 at 9:00 a.m. at City Hall. Commissioner Thurman will be the speaker and refreshments will be served after that. She invited everyone to attend.

Director of Community Development Leathers introduced the new Deputy Director of Community Development, Chris Miller. Mr. Miller worked on the redevelopment of the town center for the City of Smyrna, as well as a number of other activities.

City Manager McDonough introduced Noah Reiter, the new Assistant City Manager. Mr. Reiter will be helping with the start up of E-911 and in the City’s transition in ambulance service from Fulton County.

Public Comment

Patty Berkovitz, 800 Crest Valley Drive, stated that she would like to be on the Stormwater Advisory Team. She explain how she became president of the Long Island Creek Watershed Preservation and served for four years. The Watershed would like to be represented and someone from the Watershed should be a member of the advisory team. She would like to be reconsidered as a member of the Stormwater Advisory Team

Executive Session - Pending Litigation

Motion and Vote: Councilmember Paul moved to enter into Executive Session to discuss pending litigation matters. Councilmember Meinzen McEnery seconded the motion. There was no Council discussion. There was no Council discussion. The motion carried unanimously with Councilmember MacGinnitie, Councilmember Fries, Councilmember Jenkins, Councilmember DeJulio, and Councilmember Meinzen McEnery voting in favor of the motion. Executive session began at 8:15 p.m.

Motion and Vote: Councilmember Paul moved to adjourn Executive Session. Councilmember Meinzen McEnery seconded the motion. There was no Council discussion. The motion carried unanimously with Councilmember MacGinnitie, Councilmember Fries, Councilmember Jenkins, Councilmember DeJulio, and Councilmember Meinzen McEnery voting in favor of the motion. Executive session adjourned at 8:35 p.m.

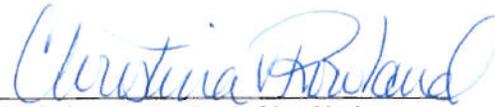
Adjournment

Motion and Vote: Councilmember Paul moved to adjourn the meeting. Councilmember Meinzen McEnery seconded the motion. After no further discussion, the meeting adjourned at 8:40 p.m.

Date Approved: February 5, 2008



Eva Galambos, Mayor



Christina V. Rowland, City Clerk

5619 LAKE FORREST DRIVE

ZONING APPLICATION RZ10-011

PLANNING COMMISSION SUPPLEMENTAL PRESENTATION MATERIAL

TRAFFIC ISSUES:

Like all of Atlanta, Sandy Springs has traffic issues. The immediate area has existing traffic issues at the Lake Forrest and Northwood intersection and at Lake Forrest and Allen Road Intersection. Regardless of this zoning application, these areas will need to be addressed.

Existing Issues with area:

- Northwood Queuing and Storage Issue
- Lake Forrest and Allen Right all way stop – storage issues that back up past Northwood Drive on Lake Forrest compounding Northwood issue.
- Level of Service past these intersections on Lake Forrest is A.

Looking from the site north to the Allen Road and Lake Forrest Intersection.
(Picture taken at 5:00 PM on January 28, 2011)



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City of Sandy Springs
Community Development

5619 LAKE FORREST DRIVE

ZONING APPLICATION RZ10-011

Near Term Issues with Lake Forrest at Northwood Drive:

- Lifetime Fitness (**357,000 square feet**) approved in August 2010. To open in 2011 and generate more than 11,000 trips per day. Mostly in peak PM hours.
- The opening of this facility will create additional congestion at Lake Forrest and Northwood.



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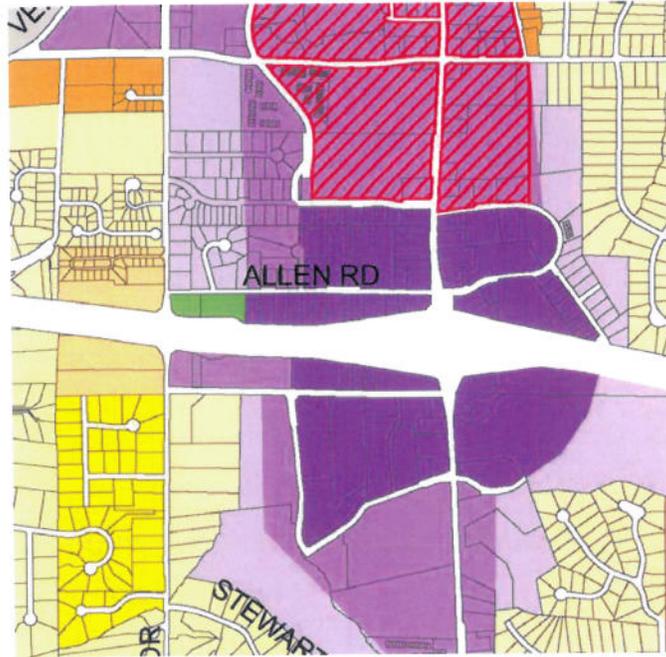
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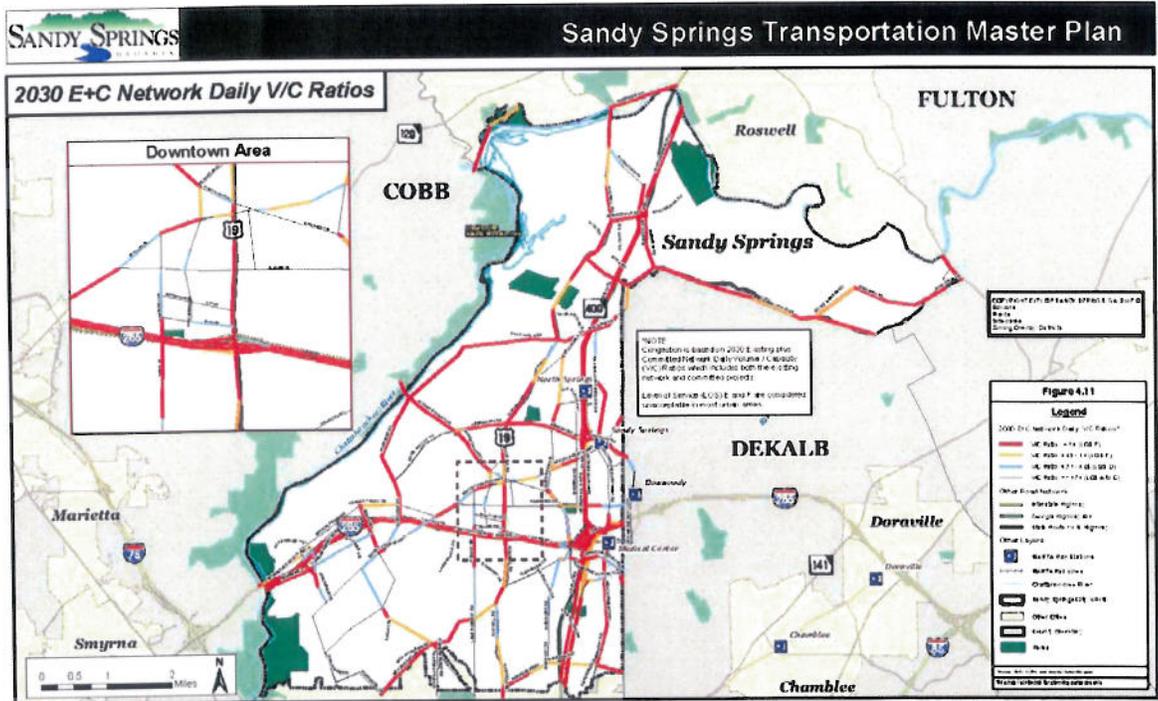
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ZONING APPLICATION RZ10-011

Longer term Issues:

- Existing Sandy Spring Comprehensive Plan for area (**extremely high density**)



- Sandy Springs 2030 Transportation Plan predicts traffic issues on Lake Forrest.



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ZONING APPLICATION RZ10-011

Lake Forrest Traffic Study Summary

Table 7 2020 Proposed Development Intersection Level of Service (LOS) and Delay, sec with V/C ratio						
Full Access provided on Lake Forrest Dr						
Intersection	Traffic Control	Approach	AM Peak Hour		PM Peak Hour	
			LOS (Delay)	V/C	LOS (Delay)	V/C
Lake Forrest Drive and Northwood Dr	Un-Signalized	Southbound LT	A (8.3)	.11	A (9.1)	.16
		Westbound LT	C (24.7)	.19	D (33.9)	.22
Northwood Drive and Site Access	Un-Signalized	Southbound LT	B (10.7)	.05	B (11.7)	.08
		Eastbound LT	A (7.7)	.01	A (7.8)	.04
Lake Forrest Dr and Site Access (Full)	Un-Signalized	Southbound LT	A (8.4)	.04	A (9.1)	.19
		Westbound LT	C (16.8)	.15	C (23.2)	.28
RI/RO Access provided on Lake Forrest Dr						
Lake Forrest Drive and Northwood Dr	Un-Signalized	Southbound LT	A (8.5)	.15	A (9.3)	.19
		Westbound LT	D (32.8)	.34	F (52.1)	.50
Northwood Drive and Site Access	Un-Signalized	Southbound LT	B (10.8)	.09	B (11.8)	.13
		Eastbound LT	A (7.8)	.04	A (7.9)	.04
Lake Forrest Dr and Site Access (RI/RO)	Un-Signalized	Southbound LT	n/a	0	n/a	0
		Westbound LT	B (11.4)	.05	B (13.7)	.10
No Access provided on Lake Forrest Dr						
Lake Forrest Drive and Northwood Dr	Un-Signalized	Southbound LT	A (8.5)	.15	A (9.3)	.19
		Westbound LT	D (32.8)	.34	F (52.7)	.50
Northwood Drive and Site Access	Un-Signalized	Southbound LT	B (11.0)	.13	B (12.0)	.09
		Eastbound LT	A (7.9)	.06	A (8.0)	.06

Based on these numbers, an access point at Lake Forrest is required to avoid creating further impact on the Northwood Intersection

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City of Sandy Springs
Community Development

5619 LAKE FORREST DRIVE

ZONING APPLICATION RZ10-011

PROPOSED ZONING TRAFFIC

Zoning Uses	Allowable Use	Area	Expected Daily Trips
Existing Zoning	Office (Medical)	22,000 sf	795
or			
Existing Zoning	Office (Medical)	19,800 sf	715
	Accessory Use – Daycare	2,200 sf	174
	Total Existing	22,000 sf	889
Proposed Zoning	Child Center (245 children)	13,000 sf	1,030
	Office (including medical)	8,000 sf	289
		21,000 sf	1,319
Land Use Plan	Commercial Uses*	32,000 sf	> 3,000
	Additional Residential Uses	25,000 sf	168
		57,000 sf	>3,000

Potential commercial uses allowable within 2007 Sandy Springs Land Plan to compare uses:

Description/ITE Code	Units	Expected Units	Expected
			Daily Trips
General Office 710 (Equation)	KSF2	32	555
Nursery (Garden Center) 817	KSF2	32	1,155
Medical Dental Office 720	KSF2	32	1,156
Hardware/Paint Store 816	KSF2	32	1,641
Daycare Center 565	KSF2	32	2,536
Pharmacy/Drugstore w/ Drive-thru 881	KSF2	32	2,821
Quality Restaurant 931	KSF2	32	2,878
Shopping Center 820 (Equation)	KSF2	32	3,238
Supermarket 850	KSF2	32	3,272
High Turnover/Sit Down Rest. 932	KSF2	32	4,069
Drive Thru Only 935	KSF2	32	4,923
Walk-In Bank 911	KSF2	32	5,007
Serv.Station w/ Conven.Mkt 945	Fuel Position	32	5,209
Service Station 944	Fuel Position	32	5,394
Drive-In Bank 912	Drive-In Lanes	32	13,157
Fast Food with Drive Thru 934	KSF2	32	15,876
Fast Food w/o Drive Thru 933	KSF2	32	22,912
Convenien. Mkt (Open 24 hrs) 851	KSF2	32	23,616
Convenien. Mkt w/ Gas Pumps 853	KSF2	32	27,059

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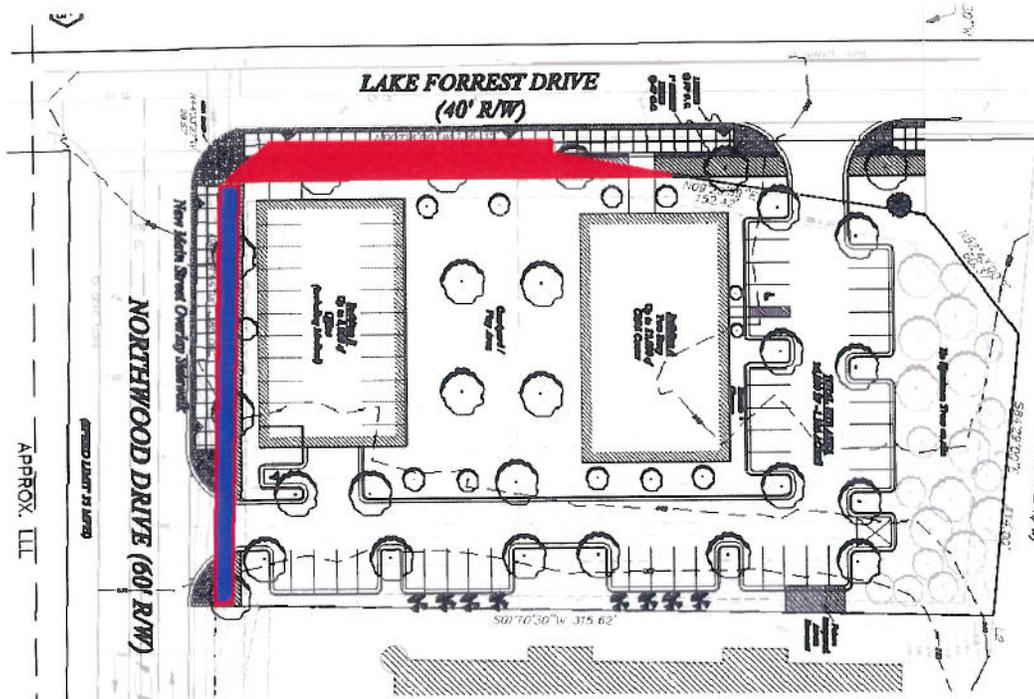
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City of Sandy Springs
Community Development

5619 LAKE FORREST DRIVE
 ZONING APPLICATION RZ10-011

POTENTIAL SOLUTIONS:

- Limit to Right in and right out.
- Right of way dedication for future left turn storage.
 - 20' of land along Lake Forrest for traffic improvement
 - Potential for dedication along Northwood
- Possible deceleration land on Lake Forrest



- Possible limitation on use and enrollment

Zoning Uses	Allowable Use	Area	Expected Daily Trips
Existing Zoning	Total Existing	22,000 sf	889
Revised Zoning	Child Center (200 children limit)	13,000 sf	840
	Office (limit to non-medical)	8,000 sf	88
		21,000 sf	928

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City of Sandy Springs
 Community Development

5619 LAKE FORREST DRIVE
 ZONING APPLICATION RZ10-011

SERVICE TO AREA:

THE PROPOSED PROJECT WOULD BE A SERVICE TO LOCAL COMMUNITY CHILDREN AND PARENTS OWNED AND OPERATED BY A LOCAL BUSINESS.

Children in area	3 mile radius	5 mile radius	7 mile radius
Ages 0-4	3,871	12,056	28,135
Ages 5-9	3,453	10,785	24,152
Totals:	7,324	22,841	52,287
Daytime Population	99,411	281,716	433,325
Residence Population	65,795	211,611	462,294

PROJECTED THAT MORE THAN 72% OF CHILDREN WILL COME FROM 3 MILE RADIUS.

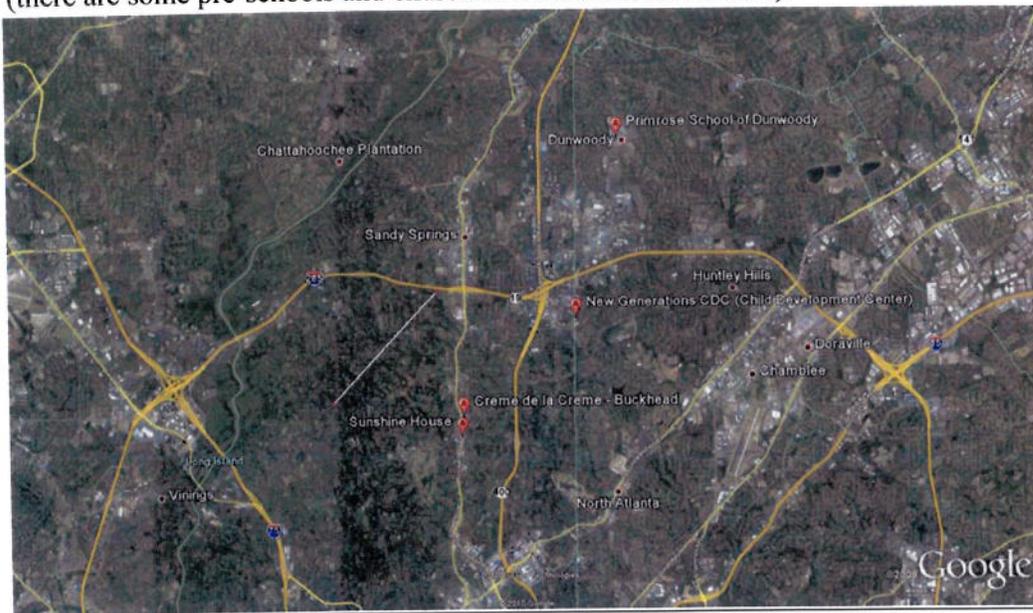
PROJECTED THAT MORE THAN 63% ARE ALREADY ON LAKE FORREST OR ON AN ADJACENT STREET.

TYPICALLY MORE THAN 39% OF CARS HAVE MULTIPLE CHILDREN.

BASED ON THESE NUMBERS A STUDENT ENROLLMENT OF 200 CHILDREN WOULD HAVE MINIMAL IMPACT ON TRAFFIC

COMPETITION IS LIMITED:

No Child Centers located with 2.5 miles of site
 (there are some pre-schools and church or denomination schools).



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**City of Sandy Springs
 Community Development**

5619 LAKE FORREST DRIVE
ZONING APPLICATION RZ10-011

PARKING & CIRCULATION

Sandy Spring Zoning Ordinance (Page 192 of 351)

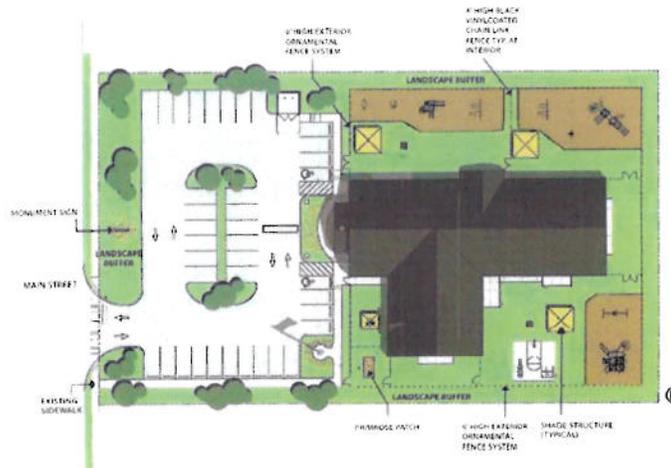
USE GROUP	EXAMPLE OF TYPES OF USE	MINIMUM REQUIREMENT
Child Care	day care centers	1.7 per 1000 sq. ft. + one per 4 employees on the largest shift
Kindergarten	pre-school	

All areas are expressed in spaces per GROSS SQUARE FEET OF BUILDING AREA unless GROUND AREA or some other measure is specified.

Provided as shown on plan: 32 parking spaces with **room for additional parking if needed.**
(1.7 x 13 = 22 plus 28 peak / 4 = 7 therefore 31 required)

This is consistent with standards set from largest franchise in nation:
 Typical 2.5 hours drop off time (150 minutes) at 140 cars = One car per 1.1 minute.
 Average drop off 3 minutes equates to 3 cars in lot
 Peak of 18 cars during rush time

Typical Prototype: Approximately 38 spaces



Local example – Primrose Dunwoody (highest volume in Georgia) – 22 spaces



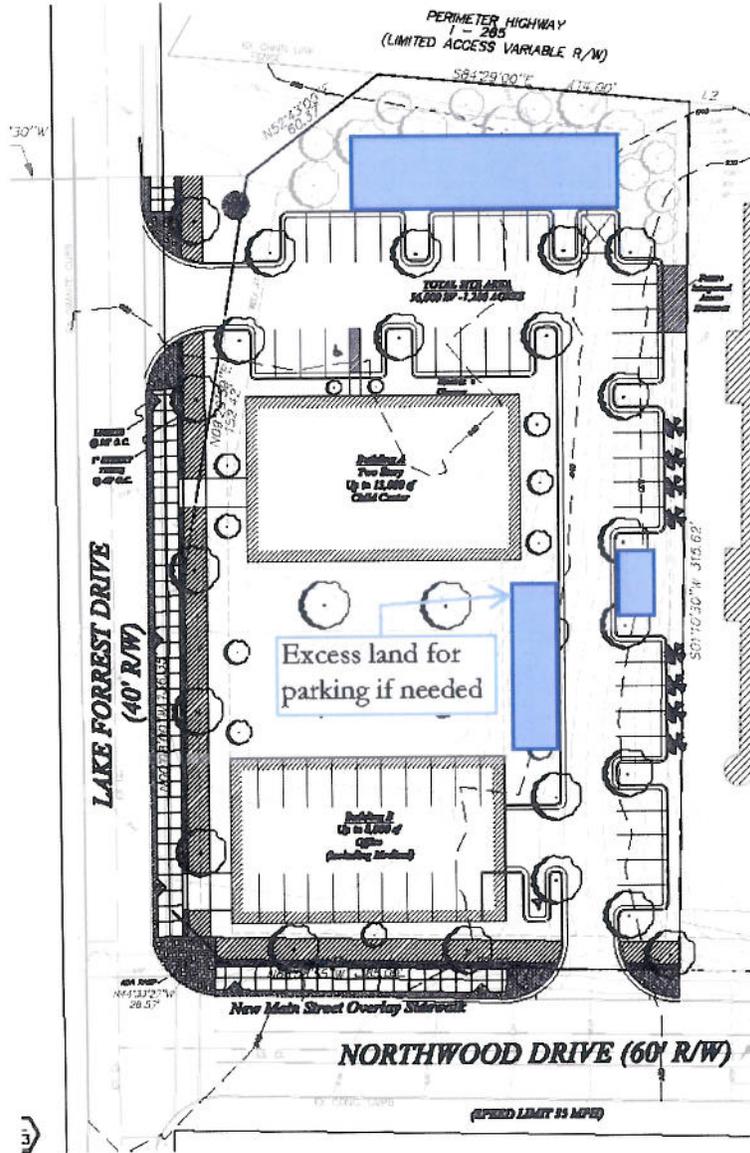
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Additional Parking Areas Available if needed:



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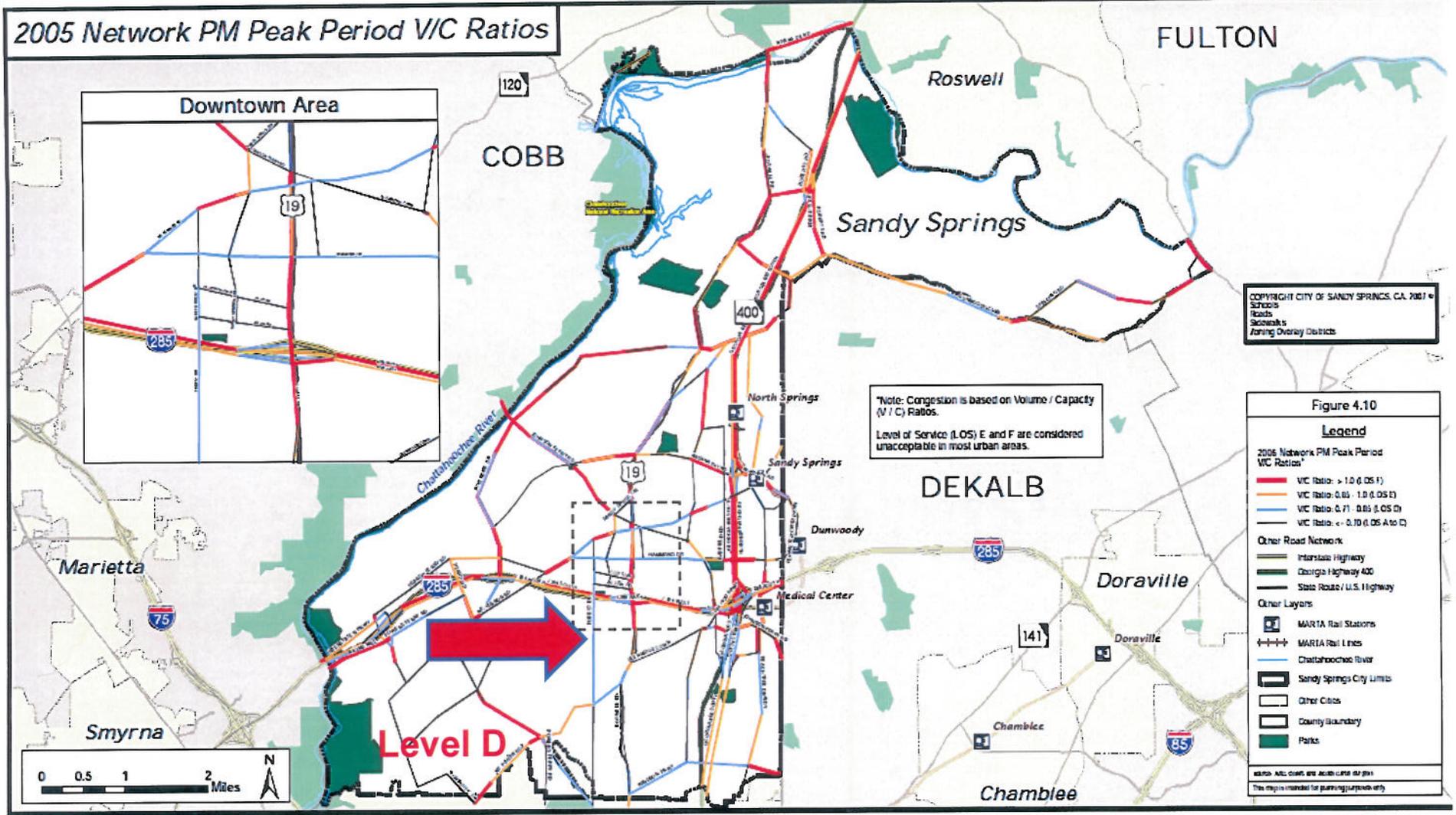
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City of Sandy Springs
Community Development

5619 Lake Forrest Drive



2005 Network PM Peak Period VIC Ratios



Current Zoning

<u>SF</u>	<u>ADT</u>	<u>AM</u>	<u>PM</u>
22,000 General Office 710 Equation	416	56	103
22,000 Medical Dental Office 720 KSF2	795	51	76
19,800 Medical Dental Office 720 KSF2	715	46	69
2,200 Day Care – Accessory Use 565 KSF2	174	27	27

Proposed Zoning

<u>SF</u>	<u>ADT</u>	<u>AM</u>	<u>PM</u>
13,000 Day Care 565 KSF2	1030	159	162
8,000 Medical Clinic/Office 720 KSF2	289	18	28
TOTAL	1319	177	190

Source: ITE Trip Generation Rates – 8th Edition

Rezoning Threshold

- This property has not been held to a zoning classification for many years; therefore, prohibiting the owner from EVER developing it.
- The existing zoning is not unreasonably burdensome.

HOA and Community Association Opposition

1. Cameron Hall
2. HARC (Homeowners Adjacent to the Roswell Road Corridor)
3. Lake Forrest Summit
4. Lancaster
5. Sandy Springs Cove

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Source: ITE Trip Generation Rates – 8th Edition

Trettin, Doug

From: Moore, Mark
Sent: Wednesday, February 23, 2011 2:15 PM
To: Susan Baldwin Yeosock
Cc: Trettin, Doug; Hofelich, Alex; Ruffin, Patrice
Subject: RE: Traffic Data for a Day Care

That is incorrect. Each is an independent variable against which anticipated trips can be calculated. In the case of day cares, I can calculate the anticipated trips if I know:

- A) number of employees; **OR**
- B) number of students; **OR**
- C) gross floor area in square feet.

The submitted studies are based on empirical data. The trips generated are therefore all inclusive. In the case of day care, this would mean employees coming/going to work, parents picking up and dropping off, service deliveries, mail carrier, etc. In this case, 200 students would have an anticipated ADT of 896, while based on 30 employees (which is not a number I have verification of from the applicant) it would anticipate an ADT of 844. You can see that those are both very close, within less than 6%.

Please let me know if you have any additional questions.

From: Susan Baldwin Yeosock [mailto:syeosock@hotmail.com]
Sent: Wednesday, February 23, 2011 11:55 AM
To: Moore, Mark
Subject: RE: Traffic Data for a Day Care

Hi Mark,

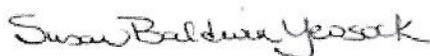
Thanks for the thorough response. I understand the issue with calculating the students at 200 vs. 13000 SF.

When you apply the student number you would also need to apply the employee number as well. This is my understanding.

The focus has been on student traffic generated but none has been given to employees. If you use the latest ITE manual for 30 employees it is 844 ADT with and AM 147 and PM 144.

If I am understanding this correctly if you do not apply the gross square footage then you use the number of students AND the number of employees. Do you agree with this?

Thanks,



Susan Baldwin Yeosock
404-255-1509 (home)
770-867-1795 (cell)
404-255-0763 (FAX)

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From: Moore, Mark [mailto:mark.moore@sandyspringsga.org]
Sent: Wednesday, February 23, 2011 11:09 AM
To: Susan Baldwin Yeosock
Cc: Trettin, Doug; Ruffin, Patrice; Hofelich, Alex
Subject: RE: Traffic Data for a Day Care

Sorry for the slow reply. I wanted to look at the ITE Trip Generation Manual so I could answer in specific, not general, terms. I apologize if this answer is a bit pedantic, but I want to be thorough. The purpose of trip generation in general is to anticipate vehicular traffic based on a variable that can be known prior to construction or development of the property in question. It is important to know that the trip generation manual is based on thousands of independent studies that all follow a rigorous methodology performed by various sources around the country and submitted to ITE for inclusion in the manual. Assuming they pass muster, they are aggregated into the land use in the manual. Each study represents a single data point from which an overall trend is derived. Therefore, the more studies, the more data each use is based on, and the more statistically significant the results. For uses like single family residential that have thousands of studies based on them so there is a very low standard deviation, meaning that the results are highly reliable. Health Clubs, for example, are on the other end of the spectrum. With only 3 studies, it has a large standard deviation and a relatively low certainty.

Specific to Day Care, there are three independent variable in use by the Manual: employees, students and 1000 square feet of gross floor area. If all variables are known, you would want to use the one with the most studies and/or the lowest standard deviation. This would give the most reliable results. A low standard deviation with a low number of studies may not be as truly predictive as a higher standard deviation with a large study basis, so there is some judgment required. For day cares, the number of students has the largest study basis and the lowest standard deviation, so I would expect it to be the best predictor. 1000 square feet has almost as many studies, but a much larger standard deviation. This would imply that there is a greater variance in space usage across the spectrum of day cares.

Specific to the Lake Forrest site, the number of students was not a known variable at first. The applicant was looking for a total area of day care. If you will recall, the original number of students was 245, which I believe was the maximum allowed based on the space per Georgia state law. The original trip generation was based on the 13, 000 square foot day care center requested by the applicant. Artificially lowering the student total to 200 will produce less traffic. The full traffic for the 13,000 square foot trip generation was used in all operational analysis. I have not seen any material from the applicant that revises the trip generation number.

Again I apologize for a very long answer. In a nutshell, there is no reason not to use the number of students to calculate trip generation. In fact, it is likely to be the most accurate predictor. However, the current number being used in the applicant's material show a greater traffic generation than the number that would come from 200 students, so you may or may not want to dispute it.

Please let me know if you have any additional questions.

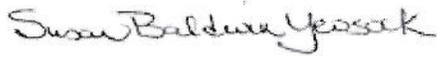
From: Susan Baldwin Yeosock [mailto:syeosock@hotmail.com]
Sent: Thursday, February 17, 2011 10:43 PM
To: Moore, Mark
Subject: Traffic Data for a Day Care

Hi Mark,

I see in the ITE manual 8th edition that you can calculate the day care usage by either KSF2 or by the number of students and employees.

Is there a specific reason why you would never calculate a day care using the student and employee numbers? Why is the KSF2 number more applicable to 5619 Lake Forrest Drive as opposed to the number of students and employees?

Thanks,



Susan Baldwin Yeosock
404-255-1509 (home)
770-867-1795 (cell)
404-255-0763 (FAX)

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