

**Regular Meeting of the Sandy Springs City Council was held on Tuesday, December 16, 2014, at 6:00 p.m., Mayor Rusty Paul presiding.**

**INVOCATION**

Reverend Danny Gulden, Sandy Springs Christian Church, offered the invocation.

Councilman Andy Bauman lit the Menorah and said a prayer.

**CALL TO ORDER**

Mayor Paul called the meeting to order at 6:02 p.m.

**ROLL CALL AND GENERAL ANNOUNCEMENTS**

**City Clerk Michael Casey** reminded everyone to silence all electronic devices at this time. Additionally, those wishing to provide public comment during either a Public Hearing or the Public Comment segment of the meeting are required to complete a public comment card. The cards are located at the back counter and need to be turned in to the City Clerk.

City Clerk Casey called the roll.

**Mayor:** Mayor Paul present

**Councilmembers:** Councilman John Paulson, Councilman Ken Dishman, Councilman Graham McDonald, Councilman Gabriel Sterling, Councilman Tibby DeJulio, and Councilman Andy Bauman were present.

**PLEDGE OF ALLEGIANCE**

Mayor Rusty Paul led the Pledge of Allegiance

**APPROVAL OF MEETING AGENDA**

**Motion and Vote:** Councilman Sterling moved to approve the Regular Meeting Agenda for December 16, 2014, with a change moving the Executive Session to the first order of business. Councilman Paulson seconded the motion. The motion carried unanimously.

**EXECUTIVE SESSION** – Litigation and Real Estate

**Motion and Vote:** Councilman Sterling moved to enter into Executive Session to discuss litigation and real estate matters with the Director of Community Development and Fire Chief included. Councilman Paulson seconded the motion. The motion carried unanimously, with Councilman Paulson, Councilman Dishman, Councilman McDonald, Councilman Sterling, Councilman DeJulio, and Councilman Bauman voting in favor of the motion. Executive Session began at 6:04 p.m.

**Motion and Vote:** Councilman Sterling moved to adjourn Executive Session. Councilman Dishman seconded the motion. The motion carried unanimously, with Councilman Paulson, Councilman Dishman, Councilman McDonald, Councilman Sterling, Councilman DeJulio, and Councilman Bauman voting in favor of the motion. Executive session adjourned at 7:03 p.m.

**CONSENT AGENDA**

**(Agenda Item No. 14-287)**

1. Meeting Minutes:
  - a) December 2, 2014 Regular Meeting
  - b) December 2, 2014 Work Session*(Michael Casey, City Clerk)*

**(Agenda Item No. 14-288)**

2. Acceptance of the Agreement to Purchase Permanent Stormwater and Temporary Construction Easements on the Glenforest Road Stormwater Improvement Project  
*(Garrin Coleman, Director of Public Works)*  
**Resolution No. 2014-12-118**

**(Agenda Item No. 14-289)**

3. Report and Resolution for the Bicycle, Pedestrian and Trail Plan  
*(Garrin Coleman, Director of Public Works)*  
**Resolution No. 2014-12-119**

**Motion and Vote:** Councilman Sterling moved to approve the Consent Agenda for December 16, 2014. Councilman Paulson seconded the motion. The motion carried unanimously.

**H) PRESENTATIONS**

1. 2014 Annual Financial Audit Report - Mauldin & Jenkins, LLC

**Adam Fraley, Partner of Mauldin & Jenkins**, stated James Bence, the Director in charge of the audit is also in attendance this evening. Each Councilmember should have the Comprehensive Annual Financial Report (CAFR) as well as the annual audit agenda. He presented mainly from the annual audit agenda, which includes the results of the audit for the year end of 2014. On page 2 of the audit agenda is information about the Mauldin & Jenkins firm as well as other cities and counties that are served by the firm. On page 3 is a list of other industries served and other services provided. On page 4 is the summary. The responsibility of the auditors is to audit the financial statements. The auditors rendered an unmodified opinion, which is a clean opinion. The auditors believe the financial statements are fairly presented in all material respects for the year ended June 30, 2014. Pages 5 and 6 discuss that a local government in Georgia is required to create an annual financial report and submit it to the State within six months of the year end. Since the City's incorporation, the City has gone above and beyond the legal requirement in preparing a CAFR, which is not required. The CAFR is submitted to the Government Finance Officers Association (GFOA) and seeks the award each year for excellence in financial reporting. The City received the award last year and is seeking it again this year. The City and Finance Department should be recognized for what they do in creating such a great document. The report contains statistical information all the way back to the City's incorporation. On page 7 is the overview of the financial statements. The general fund is the main operating fund of the City. The general fund revenues this year were about \$87.8 million compared to last year of \$83.6 million. The City expenditures were \$65.4 million versus \$61.8 million last year. On page 10 those revenues and expenditures resulted in an ending fund balance of \$33.9 million, which is about a \$330,000 increase from last year. Pages 11 through 13 contain the cliff notes version of the footnotes to the financial statements. One thing included in the financial statement is the management discussion and analysis. This is located in the CAFR behind the audit opinion. This discusses the numbers and reasons behind some of the variances between the prior fiscal year and current fiscal year. Page 15 states the required communications and the items the standards require the auditors to communicate to Council. The communications discuss if there were any audit adjustments or disagreements with management. There were small adjustments that were proposed to management which they reviewed, agreed upon, and then posted the adjustments to the records of the City, which are reflected in the annual report. There were no disagreements with management. They

were completely cooperative through the audit process. Page 18 includes the audit findings. These are items that standards require to be cited. There were a couple of findings associated with federal awards and noncompliance. One of the items was related to a journal entry adjustment made to the financial statements of \$731,000 related to capital asset recognition.

**Councilman Gabriel Sterling** asked if that adjustment is related to where an individual donated land to the City.

Mr. Fraley responded yes. As part of the audit there are other things that are noted such as internal controls, but they are not cited as findings. These are also called management points, which start at the bottom of page 19. All of the findings have been discussed and reviewed with management and they are in the process of corrective actions related to those. Page 21 discusses governmental accounting standards and page 22 discusses the statement 68 standard. Currently, the City does not have a defined benefit pension plan like that affecting many other cities. If Sandy Springs decides to have a pension plan, then the pension liability is required to be reported and statement 68 explains how it will impact the audit report.

**Councilman John Paulson** stated on page 19 it mentions monthly reporting that is not being done when it should be. He asked if this is due to the City financial system.

**Finance Director Karen Ellis** stated that reporting is related to a grant from GDOT. Part of the recommendation is to have monthly reporting, but GDOT did not require it, so the City did not provide it. Staff is making this correction in case this is something that is required in the contract.

**Councilman Sterling** stated on page 20 there is discussion about the emergency 9-1-1 revenues which are subsidized already. There is a large difference between what the City had and what is being received now. He asked if staff is investigating the 40% differential.

**Finance Director Ellis** responded yes. This is a part of the active revenue audit staff is working on and staff is in the process of enlisting companies. An RFQ or RFP will be placed out in order to receive bids.

## **PUBLIC HEARINGS**

**City Clerk Michael Casey** read the rules for the Public Hearings segment of the meeting.

### **Zoning Modifications**

#### **(Agenda Item No. 14-290)**

1. **201403130** - 5900 Peachtree-Dunwoody Road, *Applicant: Regent Partners*, to modify conditions 1.d., 1.e., 1.f., 2.a., 4.c., 5.l., 5.n., and 6 of Z05-0079/U05-0016/CV05-0168 to allow for development of a mixed use project

**Community Development Director Angela Parker** stated this is a zoning modification for the Concourse property. The applicant is seeking to modify the zoning conditions to remove the condition that requires condominium units, to reduce the minimum size of the units, and a number of other changes related to the DRI traffic impact study and conditions related to stormwater detention. The applicant has indicated they will be requesting deferral of the case.

**Carl Westmoreland, representative of the applicant**, stated this is a modification that is not required to be heard by the Planning Commission. The purpose is to change the entitlement for the last undeveloped parcel in the Concourse development. There are several issues that have come up recently. The applicant is requesting a thirty day deferral which will give time to respond to those issues.

**Mayor Rusty Paul** called for public comments in support of or in opposition to the application. There were no public comments. Mayor Paul closed the public hearing.

**Motion and Second:** Councilman DeJulio moved to defer Agenda Item No. 14-290, 201403130 - 5900 Peachtree-Dunwoody Road, *Applicant: Regent Partners*, to modify conditions 1.d., 1.e., 1.f., 2.a., 4.c., 5.l., 5.n., and 6 of Z05-0079/U05-0016/CV05-0168 to allow for development of a mixed use project, to the January 20, 2015, City Council meeting. Councilman Paulson seconded the motion.

**Councilman Gabriel Sterling** stated he is in favor of deferral, but he wonders if thirty days will be enough time with the upcoming Christmas and New Year's holidays.

Mr. Westmoreland stated he hopes the issues can be addressed in thirty days.

Community Development Director Parker stated staff prefers a sixty days deferral because staff's deadline to get the documents to the City Clerk is two weeks prior to the City Council meeting.

**Substitute Motion and Vote:** Councilman Sterling moved to defer Agenda Item No. 14-290, 201403130 - 5900 Peachtree-Dunwoody Road, *Applicant: Regent Partners*, to modify conditions 1.d., 1.e., 1.f., 2.a., 4.c., 5.l., 5.n., and 6 of Z05-0079/U05-0016/CV05-0168 to allow for development of a mixed use project, to the February 17, 2015, City Council meeting. Councilman Paulson seconded the motion. The motion carried unanimously.

**(Agenda Item No. 14-291)**

2. **201401133** - 305 Carpenter Drive, *Applicant: Masoud Zahedi*, to delete all conditions related to senior living in Sandy Springs zoning case RZ08-012

**Community Development Director Angela Parker** stated this item is a request to delete a condition for senior housing. The applicant submitted several different plans to the City with the most recent being a townhome plan. Staff met with Public Works and there were comments given to the applicant. The applicant is looking to make modifications to the plan to address those comments. For that reason, staff is recommending deferral for sixty days.

**Masoud Zahedi, 5801 Roswell Road**, stated he agrees with a sixty day deferral and that he has nothing to do with the delay.

**Mayor Rusty Paul** called for public comments in support of or in opposition to the application. There were no public comments. Mayor Paul closed the public hearing.

**Motion and Vote:** Councilman DeJulio moved to defer Agenda Item No. 14-291, 201401133 - 305 Carpenter Drive, *Applicant: Masoud Zahedi*, to delete all conditions related to senior living in Sandy Springs zoning case RZ08-012, to the February 17, 2015 City Council meeting. Councilman Dishman seconded the motion. There was no Council discussion. The motion carried unanimously.

**(Agenda Item No. 14-292)**

3. **201403259** - 135 Foxridge Road, *Applicant: Robert Crewdson*, to modify conditions 1 and 2 of Z72-0096 to amend the letter of intent to allow for an existing garage to remain, with concurrent variances

**Community Development Director Angela Parker** stated this is a zoning case where the setbacks were established as part of the conditions of zoning. As part of the sale of the property, it was discovered during the survey there is a small portion of the house that is in the setback. This item is a modification to allow the encroachment to continue and staff recommends approval.

**Robert Crewdson, 135 Foxridge Road**, stated this was a 2006 zoning variance to get a thirty foot setback on this cul-de-sac property. Two months ago when the sale process occurred, the property was surveyed and it was identified that a corner of the garage extends 2.4 feet into the thirty foot setback. In the process of selling the home, he wants to make sure there is clear title for the purchaser and future purchasers. He is requesting a 3X3 square foot area of dirt be added to the variance to allow for the corner of the garage extending into the setback area.

**Mayor Rusty Paul** called for public comments in support of or in opposition to the application. There were no public comments. Mayor Paul closed the public hearing.

**Motion and Second:** Councilman Bauman moved to approve Agenda Item No. 14-292, 201403259 - 135 Foxridge Road, *Applicant: Robert Crewdson*, to modify conditions 1 and 2 of Z72-0096 to amend the letter of intent to allow for an existing garage to remain, with concurrent variances. Councilman Sterling seconded the motion.

Staff Conditions:

1. The petitioner's Letter of Intent received by the Zoning Department May, 24, 1979, with the exception that the language prohibiting garages from facing the street shall not apply to the property considered under the subject application.
2. The subject property shall be limited to the site plan received by the Department of Community Development ~~dated received March 7, 2006~~ **dated received October 21, 2014**. 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. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. The owner/developer shall provide landscape planting along the rear property line to screen and buffer the detached guest house addition from adjoining properties, to be approved by the City of Sandy Springs Arborist and Landscape Architect.
4. To the owner's agreement to provide the following site development standards:
  - a. To allow a proposed garage to be setback 30' from the front property line where a 60' setback is required (CV06-005) **with an encroachment limited to the site plan received by the Department of Community Development dated October 21, 2014**
  - b. To allow a proposed detached guest house addition to be setback 20' from the rear property line where a 40' setback is required (CV06-005).

**Vote on the Motion:** The motion carried unanimously.  
**Ordinance No. 2014-12-45**

**Rezoning**

- (Agenda Item No. 14-293)**
4. **201401682** - 6079 Boylston Road, *Applicant: Southtech Homes, LLC*, to rezone from R-4 (Single Family Dwelling District) to A (Medium Density Apartment District) for the development of a 15-lot townhome development, with concurrent variances

**Community Development Director Angela Parker** stated this item was deferred by Council at the last meeting with instructions to the applicant to look at how the site plan can be modified to have the units rear loaded and not have a dual road with one being Boylston and the other being a driveway on the front of the property. The applicant has made a change to the site plan that resulted in a reduction of curb cuts to two. Staff recommends approval of the zoning case and all the variances except for #4, for which staff recommends withdrawal. This variance is to not have on street parking on Bolyston Road.

**Mark Shaw, representative of the applicant,** stated the property is north of Hammond Drive, south of Johnson Ferry Road and on the east side of Bolyston Road, bounded on three sides by commercial zoned property. To the east of the subject property is Glenridge Forest, which is a single family subdivision zoned R-3. When originally looking at this property, it was determined that some type of townhome zoning would be a nice transition from the heavy commercial to the west and transitioning to single family to the east. The applicant originally submitted a site plan that was 22 units with 22 individual driveways. Feedback was given and the number of units was reduced to seventeen along with a reduction of driveways. At the last City Council meeting the applicant was instructed to consider a rear entry loaded product, which was done and the curb cuts were reduced to two. This is a challenging two acre parcel of property due to the depth and severe topography. With the variances, the units will be closer to Bolyston Road, accessing the units from the rear and still maintaining a majority of the fifty foot buffer that will include replanting of the berm with additional landscaping. There were plenty of negotiations, but not everything was agreed upon. The applicant is requesting removal of the variance for parallel parking. The applicant has been able to provide additional right-of-way to meet the requirement of the additional seventeen feet that will be needed in order to have the parallel parking, multi-use path, sidewalk, and landscape buffer. The applicant and neighbors have come a long way in the last six months with negotiations. This is a product and plan that is commiserate with the area and will be quite successful.

**Mayor Rusty Paul** called for public comments in support of the application. There were no public comments.

Mayor Paul called for public comments in opposition to the application.

**David Osborn, 6090 Harleston Drive,** stated he owns a home behind the proposed development. He has been working with Mr. Shaw and the neighbors to help craft something that all can agree on. A meeting was held on a Monday and many items were agreed upon, but there was nothing presented to the neighborhood until the day after the deadline. The neighbors were not able to review that plan and submit comments. He stated he has a list of six items he would like changed on the conditions. It is unclear what the height of the buildings will be. The document states "three stories from finished floor". The intent was three floors total including the basement. The second condition states the townhomes should be constructed of either brick or stone or a combination thereof. No other siding materials will be allowed. Mr. Shaw has requested to place cedar shake on the rear of the buildings. The neighbors are not in favor of this.

Mayor Paul asked if the reference to "we" means that Mr. Osborn represents a group of individuals.

Mr. Osborn stated he is representing the neighbors of Harleston. Since this project will be visible from the neighbor's backyards, they would prefer to see brick on the whole development and not cedar shake. For condition 3.d.i.i., the neighbors are requesting the berm be six foot behind units 1-4 and unit 5 would have a six foot high berm. For condition 3.d.i.i.i. the berm should be six foot in height for units 5 and 8-15. The reason for this suggestion is because the topography changes in the middle of the property. He would like the language to state, "For units 6 and 7 the berm will be six foot in height above the new turnaround drive grade with a four foot bench for plantings". The center of the berm can be as far as thirty foot from the rear of the property line so that the berm can be behind the drive. For condition 3.d.4., the wording should be removed that states as shown on attached landscape plan. There is no

landscape plan, but only details of plantings. He asked to have the conditions changed and then he believes the neighborhood will be in agreement with the development.

Mr. Shaw stated there will be a mix of different materials to give the homes a neotraditional look. The front elevations will have brick, cedar shake, copper and different materials. The applicant would like to place cedar shake near the bay areas that will be limited to 25% on the rear of the townhomes. He prefers to stay with the current condition as it reads. The applicant met with the neighbors the Monday night before the Thanksgiving holiday discussing the latest plan. The berm elevations are a minimum and they could be greater than that. The applicant is willing to commit to the three foot berms behind units 1-4 and the six foot berm behind units 5-15. There is a letter of conditions that the applicant has worked extremely hard to get to. The project will be successful and extremely nice looking. He would like to stay with the conditions that were submitted and approved by staff. The berm will be increased to include lot #5. There was originally two long buildings. There was feedback to split the buildings to place the driveway in the middle. The applicant split the buildings and put the driveway behind the building. In the spirit of negotiations, the applicants agreed to include the six foot berm behind building #5.

Mayor Paul closed the public hearing.

**Motion and Second:** Councilman McDonald moved to defer Agenda Item No. 14-293, 201401682 - 6079 Boylston Road, *Applicant: Southtech Homes, LLC*, to rezone from R-4 (Single Family Dwelling District) to A (Medium Density Apartment District) for the development of a 15-lot townhome development, with concurrent variances, to the January 20, 2015 City Council meeting. Councilman DeJulio seconded the motion.

**Councilman Graham McDonald** complimented Mr. Shaw on moving the driveways and vehicular access behind the townhomes. He is concerned because the notes from the November 18<sup>th</sup> Council meeting stated a deferral was given to allow the applicant to continue working with the community. It seems like the hard part was resolved for the driveways, but he heard complaints about it being past the deadline for making additional changes when the neighborhood saw the plans. He was not able to follow the six conditions regarding what Mr. Osborn stated. He asked if the conditions are something Mr. Shaw and the neighborhood are not able to come to an agreement on. He asked about the timing reaching out to the residents and the assessment on the six conditions.

Mr. Shaw stated he and the applicant have been in constant dialogue with the residents since the deferral. A meeting was held the Monday before Thanksgiving. There was originally no brick on the back of the homes, but there is now seventy-five percent, because there is a limit to twenty-five percent cedar shake. There are items the applicant has made great progress on. All of the conditions are not completely agreed upon, but that is just part of negotiations. The site plan is different than what was originally planned. The applicant has been flexible in providing a redeveloped berm, extra plantings, and a rear entry. The opposition may have about 90% of what they requested. To be able to get to the rear entry, two additional units were lost, which is a significant economic impact. This project with the way it is and the way the conditions read now will be successful. The townhomes will cost in excess of \$400,000 and be much more appealing to the eye than what is there now. He asked that Council reconsider a deferral. This is an extremely difficult piece of property on which to make a plan work, but it has been done.

**Councilman Gabriel Sterling** asked about the forty-three foot height and where does staff interpret that measurement being from.

Community Development Director Parker stated the height would be the average of all the sides of the building and that average cannot exceed forty-three feet.

Mr. Shaw stated the sides of the buildings will be predominately brick with accents of different materials such as cedar shake and bat board. The materials will give the building character and a neotraditional look so it does not look as institutional as an all brick building. There will be windows on the side units.

Councilman Sterling stated on condition 3.d. there is a landscape plan that is referenced. He asked if this is in the agenda package.

Community Development Director Parker responded no. These are conditions that the applicant submitted to staff that show landscaping of the berm.

Councilman Sterling asked if the City arborist has approved the plantings already.

Community Development Director Parker responded ultimately, yes.

Councilman Sterling stated it looks like the only thing that may need to potentially be amended would be the 1-4 units versus 5-15 conditions. He asked if the percentage of the cedar shake on the rear has to be twenty-five.

Mr. Shaw stated the percentage may not be that high.

Councilman Sterling stated both parties have negotiated and come close in agreement. This is important to the City Center and will allow the on street parking and be pedestrian friendly.

**Substitute Motion and Second:** Councilman Sterling moved to approve Agenda Item No. 14-293, 201401682 - 6079 Boylston Road, *Applicant: Southtech Homes, LLC*, to rezone from R-4 (Single Family Dwelling District) to A (Medium Density Apartment District) for the development of a 15-lot townhome development, with concurrent variances, and with the exception of withdrawal of variance request #4, and an amendment to condition 3.d.2. for a three foot berm to be behind units 1-4 and a six foot berm to be behind units 5-15. This action amends 3.d.2. and 3.d.3. Councilman Dishman seconded the motion.

**Staff Conditions:**

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Townhouses at a density of 7.01 units per acre or 15 units, whichever is less.
2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development dated December 2, 2014. 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. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
  - a. Townhomes to be limited to 43' in height measured from the finished lower level grade to the roof peak. Townhomes to be limited to three (3) stories.
  - b. The rear of the townhomes shall be constructed of either brick or stone, or a combination thereof. Accents of cedar shake siding may be used only for bay windows, fireplace chases, and gables

- where brick or stone is not feasible, but no more than 25% of the rear facade may be cedar shake siding.
- c. A continuous six foot high black (wrought iron style) ornamental aluminum fence shall be placed along the east property line of property.
  - d. A continuous earthen berm shall be constructed at the rear of units 1-15 within the 50' buffer, as shown on site plan per the following:
    - i) The center of the berm shall be no further than 20 feet from the property line.
    - ii) Units 1-4 berm shall be a minimum of 3 feet in height, with 4' bench top for plantings
    - iii) Units 5-15 berm shall be a minimum of 6 feet in height, with 4' bench top for plantings
    - iv) Detention Pond berm shall be a minimum of 5 feet in height, with 4' bench top for plantings. Berm to be constructed to allow water from detention pond to pass through
    - v) A 2:1 slope for the berm shall be permitted and shall be mulched with pine straw or equivalent. Additional plantings such as junipers to be utilized for stability.
    - vi) The berm to be planted with two (2) staggered rows of a mix of cryptomeria, magnolia and hollies to be a minimum of 10 feet in height (each row plantings shall be spaced a maximum of 14 feet on center) as shown on attached landscape plan.
    - vii) All planting on berm shall be subject to approval of City Arborist
    - viii) All plantings shall be installed prior to the issuance of the first building permit.
    - ix) The remaining areas of the buffer which are disturbed during the construction of the berm and development of property shall be stabilized with a combination of either sod, mulch and/or junipers
  - e. There shall be no decks or balconies allowed above the second floor.
  - f. Subject to the building codes and ordinances and approval of the building department, there shall be no exterior lights above the second floor. Any spotlights shall be pointed down at an angle not to exceed 45 degrees.
  - g. The covenants shall also state the homeowners' association, for as long as it is in existence, shall be responsible for the maintenance of the berm, landscaping, fencing and detention pond.
  - h. Detention pond to be located as shown on the site plan. There shall be no off-site detention facilities for the site.
  - i. Front stairs shall be allowed to connect with sidewalk along the property frontage.
  - j. To reduce the required front yard landscape strip from forty (40) feet to ten (10) feet to allow encroachments as shown on the site plan dated received December 2, 2014. (CV201401682 #1)
  - k. To reduce the fifty (50) foot rear buffer and ten (10) foot improvement setback to allow the encroachment of the driveways, detention pond, grading and replanting as shown on the site plan dated received December 2, 2014. (CV201401682 #2)
  - l. To reduce the front yard setback from forty (40) feet to ten (10) feet to allow encroachments as shown on the site plan dated received December 2, 2014. (CV201401682 #3)
  - m. To allow more than three (3) houses to be accessed from one (1) common driveway encroachments as shown on the site plan dated received December 2, 2014. (CV 201401682 #5)

Councilman McDonald asked if Councilman Sterling has clarity on the remaining sticking points with the opposition.

Councilman Sterling stated the main sticking points he saw were the twenty-five percent cedar shake and the forty-three foot height. That is now understood to be interpreted from the base of the building.

Councilman McDonald stated he would be interested in hearing from the opposition if there are any more concerns regarding the conditions.

Mayor Paul stated the public hearing has been closed. There would need to be a tertiary motion and this is getting into the parliamentary procedure to go to a tertiary motion at this point. He will allow Councilman McDonald to ask a question of Mr. Osborn.

Councilman McDonald asked if there are any outstanding items that still exist.

Mr. Osborn stated the intent of condition 3.a. is so that the building will be no more than three stories. He was trying to modify the condition to clarify that three stories is from the basement floor and not finished floor.

Mayor Paul stated that issue has been resolved.

Mr. Osborn stated the neighborhood could agree to five or ten percent cedar shake on the back exterior of the homes. Twenty-five percent cedar shake seems like a lot. The neighborhood would appreciate no more than ten percent cedar shake as accent. The berm at a height of six foot will only bring the trees to about the same height as the drive behind units six and seven.  
Councilman Sterling stated he made a motion to change that.

Mr. Osborn stated the condition was units 5-15 before. Between units six and seven there is a weird grade change. If the berms are where they are on the rest of the property, there is a huge hill that goes upward.

**Vote on the Motion:** The motion carried 5-1, with Councilman McDonald voting in opposition.  
**Ordinance No. 2014-12-46**

Councilman Ken Dishman left the meeting at this time.

**(Agenda Item No. 14-294)**

5. **201403165** - 5737 Long Island Drive, *Applicant: Rockhaven Homes, LLC*, to rezone from CUP (Community Unit Plan District) conditional to R-2A (Single Family Dwelling District) for the development of a 2-lot subdivision

**Community Development Director Angela Parker** stated this item is a lot division located south of I-285. The applicant is seeking a rezoning to divide the property into two lots and staff recommends approval.

**Nathan Hendricks, representative of the applicant**, stated the property is zoned as CUP district at 3.11 acres. The request was originally for three lots, but has been reduced to two lots. There is recommendation of approval by staff and the Planning Commission and community spokespersons Chuck Burk and Ed Lynch. He requested approval of the application.

**Mayor Rusty Paul** called for public comments in support of or in opposition to the application. There were no public comments. Mayor Paul closed the public hearing.

**Motion and Second:** Councilman Bauman moved to approve Agenda Item No. 14-294, 201403165 - 5737 Long Island Drive, *Applicant: Rockhaven Homes, LLC*, to rezone from CUP (Community Unit Plan

District) conditional to R-2A (Single Family Dwelling District) for the development of a 2-lot subdivision. Councilman DeJulio seconded the motion.

**Staff Conditions:**

1. To the owner's agreement to restrict the use of the subject property as follows:
  - b. Residential units at a density of 0.643 units per acre or 2 units, whichever is less.
2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development dated October 22, 2014. 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. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.

**Councilman Andy Bauman** stated he heard from the adjacent neighbors who have worked for quite some time with the applicant and they have expressed support. He asked if this development will be on septic or sewer.

**Christopher Harris, 665 Mount Paran Road,** stated the plan is to have septic.

Community Development Director Parker stated ultimately the decision will be that of the Fulton County Health Department. If the applicant meets the low size and the extension of sewer is a significant cost or distance away, then Fulton County will allow septic.

Councilman Bauman asked if Mr. Harris plans on connecting to Springmont's septic system.

Mr. Harris stated the applicant worked with the school across the street for several months to obtain an easement and has tried several different avenues in order to make everyone happy. According to his research, the property will meet the minimum lot size.

Community Development Director Parker stated all of that gets presented to the health department and staff requires that approval by the Health Department prior to issuing a building permit.

**Vote on the Motion:** The motion carried unanimously.  
**Ordinance No. 2014-12-47**

**(Agenda Item No. 14-295)**

6. **201403227** - 6337 Roswell Road, *Applicant: Quintus Development*, to rezone from C-1 (Community Business District), R-3 (Single Family Dwelling District), and R-4 (Single Family Dwelling District) to MIX (Mixed Use District) for the development of a mixed use project, with a use permit to exceed the maximum district height and concurrent variances

**Community Development Director Angela Parker** stated this is a request for 329 apartment units on Roswell Road associated with 16,000 square feet of new retail while leaving the Hudson Grille and BB&T Bank. The applicant requested withdrawal at the Planning Commission meeting. The Commission recommends withdrawal and staff recommends withdrawal of this application.

**Mayor Rusty Paul** called for public comments in support of the application. There were no public comments. Mayor Paul called for public comments in opposition to the application.

**Dana Grantham, 375 Ridgeview Trail**, stated she is the President of the Mt. Vernon Woods Homeowners Association, which is located east of the proposed project. There were extensive negotiations with the developer, but there has been no agreement and she strongly opposes their petition in all aspects. The neighborhood does not oppose the withdrawal.

Mayor Paul closed the public hearing.

**Motion and Vote:** Councilman Sterling moved to approve withdrawal of Agenda Item No. 14-295, 201403227 - 6337 Roswell Road, *Applicant: Quintus Development*, to rezone from C-1 (Community Business District), R-3 (Single Family Dwelling District), and R-4 (Single Family Dwelling District) to MIX (Mixed Use District) for the development of a mixed use project, with a use permit to exceed the maximum district height and concurrent variances. Councilman Paulson seconded the motion. There was no Council discussion. The motion carried unanimously.

### UNFINISHED BUSINESS

There was no unfinished business.

### NEW BUSINESS

#### (Agenda Item No. 14-296)

1. A Resolution to Amend the City Fee Schedules

**Community Development Director Angela Parker** stated this resolution covers the items that were presented during the Work Session on December 2<sup>nd</sup>. There will be changes to the building permit and land disturbance permit fee calculations as well as a new fee for reviews by the Fire Marshall. Staff recommends approval.

**Motion and Vote:** Councilman DeJulio moved to approve Agenda Item No. 14-296, A Resolution to Amend the City Fee Schedules. Councilman McDonald seconded the motion. There was no Council discussion. The motion carried unanimously.

#### **Resolution No. 2014-12-120**

#### (Agenda Item No. 14-297)

2. A Resolution to Adopt the City of Sandy Springs 2015 Planning and Zoning Schedules

**Community Development Director Angela Parker** stated this item is a recommendation of a resolution covering the five different schedules for zoning and use permits, developments of regional impact (DRI), zoning modification schedule, variance schedule, and the design review board schedule. There has been concern expressed about the DRI schedule which adds sixty days to the calendar. Staff will work with the Economic Development department to come up with a way to address this for incentive style projects. Staff recommends all the other schedules be approved.

**Mayor Rusty Paul** stated the motion would be to adopt the resolution with the new Planning and Zoning schedules with a caveat that Council defers the DRI portion to a future meeting.

**Motion and Second:** Councilman Sterling moved to approve Agenda Item No. 14-297, A Resolution to Adopt the City of Sandy Springs 2015 Planning and Zoning Schedules, with the deferral of the DRI schedule to a future City Council meeting. Councilman Paulson seconded the motion.

Mayor Paul stated one thing that came up in the discussion and the reason for deferral is there was a realization that there may be certain rare instances where an expedited hearing should be allowed. The

DRI portion can be modified to give Council that opportunity if there is a project of significance that needs to be approved.

Community Development Director Angela Parker stated staff should have this schedule ready by the second meeting in January.

**Vote on the Motion:** The motion carried unanimously.

**Resolution No. 2014-12-121**

**(Agenda Item No. 14-298)**

3. Consideration of Approval of Nonprofit Funding Awards

The Mayor recused himself from this agenda item.

**Finance Director Karen Ellis** stated this item is for consideration of the nonprofit funding awards. During the fiscal year 2015 budget process Council approved the appropriation of \$50,000 for the Serving Sandy Springs program, which is the same amount awarded in fiscal year 2014.

**Councilman Andy Bauman** stated he looked at the award list and his wife serves on the Board of Act 3 in a voluntary position.

**City Attorney Wendell Willard** stated it is not required for Councilman Bauman to recuse himself, but he can exercise conscience as to whether he should consider the matter.

Councilman Bauman stated he feels he can be fair and impartial regarding this agenda item.

Finance Director Ellis stated the solicitation for the applications was released on September 19, 2014 and a training session was held at City Hall on September 30, 2014. On October 20, 2014 the applications were received by the City requesting approximately \$99,970 for the available \$50,000 program. The applications were evaluated by the evaluation committee and a recommendation for funding is attached to the agenda memo this evening. Staff recommends approval of the nine awardees in the amounts provided.

**Councilman Gabriel Sterling** asked about the background information for the scoring of the items.

Finance Director Ellis stated the background information was handled internally and the scoring was not done as it has been in previous years. In looking at the City's nonprofit policy, there are criteria involved in four different categories carrying a twenty-five percent weight. All the of the notes from the evaluation committee are available for Council to review at any time. All of the organizations were weighted based on the criteria to make sure the organizations met the policy criteria in order to be awarded the funding.

Councilman Bauman asked if in the past the evaluations were shown.

Finance Director Ellis stated the same documents were provided last year. If this is something Council would like to see, staff can do this going forward.

Councilman Sterling stated he has a vague recollection that Council did previously see the scoring.

Finance Director Ellis responded no, because this is a new process.

**City Manager John McDonough** stated staff can certainly provide the backup documents. This item can be deferred to the first meeting in January, if Council would prefer to see the documents first.

**Councilman John Paulson** stated the amount the organization requested is listed on the nonprofit award recommendation sheet along with the amount that is to be awarded. In some cases those numbers are not the same. He asked how those numbers were adjusted.

Finance Director Ellis stated the goal is to provide as much funding to as many groups as possible. When reviewing each application, there may have been some items within the application that might not have met the criteria.

**Mayor Pro tempore Tibby DeJulio** asked if the organizations submitted individual items of what they would like to spend the money on.

Finance Director Ellis responded yes. An example of funding that would not be approved by the evaluation committee was salary, benefits, or administrative expenses.

**Motion and Second:** Councilman Paulson moved to approve Agenda Item No. 14-298, Approval of Nonprofit Funding Awards. Councilman Bauman seconded the motion.

Councilman Paulson stated this is a well thought out process and he does not question any of the details.

Councilman Bauman stated when he saw the agenda package it was the first time he saw the list of applicants or the amount of the awards and he had no participation in the evaluation process. It is important to make available for public consumption the details of what the organizations are doing with the money. Subsequent to the work being done, he asked that Council receive a report after the funds are distributed. He requested post approval or denial of transparency that would allow those that are interested to see where the funds are being spent.

Councilman Paulson asked if any of the organizations will be impacted if the decision is delayed for two weeks.

Finance Director Ellis stated the use of the funds will begin in January, 2015.

Councilman Bauman stated he is willing to move forward with this item now if the information can be made available to the public.

City Manager McDonough stated the applications, staff write-ups, and documentation can be placed on the City website.

**Councilman Graham McDonald** asked about Horizons Atlanta and Am Yisreal Chai.

Finance Director Ellis stated Horizons is based out of the Holy Innocent Episcopal School and they requested funds for their summer program. The funds that Am Yisreal Chai requested will be used for a remembrance event for the Holocaust.

**Vote on the Motion:** The motion carried 3-1, with Councilman Sterling voting in opposition.

**(Agenda Item No. 14-299)**

4. Consideration of Issuance of Task Order to Groslimond Tennis Services, Inc. for the Operation of the Sandy Springs Tennis Center

**Director Recreation and Parks Ronnie Young** stated this is the second year of a contract with Groslimond Tennis Services as the vendor at the Sandy Springs Tennis Center. The vendor has done an excellent job in the last two years. The City has a three year contract with Groslimond and he is asking Council to approve the third year task order. What Groslimond has done in support of programs that are offered in the City has been tremendous. They also have offered free courts for the Sandy Springs Tennis

Association KidsLuvTennis program that lasts about nine months with over 200 children involved. They have offered special tennis services for the special needs children. The Golden Games is for seniors in North Fulton County and Groslimond donates the courts for that. Groslimond has also constructed an \$8,500 backboard addition to the Tennis Center.

**Councilman Gabriel Sterling** asked about the gross number of citizens the Tennis Center serves and the gross number of Sandy Springs residents the Tennis Center serves.

Director Recreation and Parks Young stated Council should find percentages in the annual report, but he will have to go through Groslimond's monthly report to get that actual number. There were over 4,000 registered players that were a part of the overall program. The tennis center facility is the one asset in the City that is able to attract citizens to tournaments through the U.S.T.A. and A.L.T.A.

Councilman Sterling stated this task order is not approved during the same time the other task orders for the City are. He asked if staff has thought about getting it back on the same schedule as all the others.

**City Manager John McDonough** stated this task order is an outlier because there was some delay during the conception of the contract. Council can approve the task order for eighteen months this evening at a cost of \$90,000.

**Councilman John Paulson** stated if the contract is renegotiated for July 1, it will be during the middle of the tennis season. That could be a potential problem if there is a switching of management companies.

Director Recreation and Parks Young stated the reason the contract was done like this is because there is a lull in tennis during the winter time and the previous vendor was given an extra year to close out the contract.

Councilman Paulson stated he is interested in the Sandy Springs residents versus nonresidents participating at the tennis center.

**Motion and Second:** Councilman Sterling moved to approve Agenda Item No. 14-299, Issuance of a Task Order to Groslimond Tennis Services, Inc. for the Operation of the Sandy Springs Tennis Center. Councilman Paulson seconded the motion.

**Councilman Tibby DeJulio** stated the photograph that is being displayed is different than the photograph that is in the agenda package supposedly showing the same tennis center.

Director Recreation and Parks Young stated the difference is one photograph shows the projected cover over four of the tennis courts. In FY14, Council dedicated \$240,000 to the cover for the tennis center. Mr. Groslimond has been working with the U.S.T.A. to get the rendering of the photograph. There are currently pledges of \$65,000 for the tennis center cover project. He will give a report to Council regarding the tennis center project in spring 2015.

**Vote on the Motion:** The motion carried unanimously.

**(Agenda Item No. 14-300)**

5. A Memorandum of Agreement (MOA) Regarding Financing of the Windsor Parkway Realignment Project

**City Manager John McDonough** stated in July of 2013 Council received an application from the JLB Partners to rezone property on the west side of Roswell Road. At the same meeting Council adopted a resolution approving a proposal to realign the Windsor Parkway/Roswell Road intersection and a

proposed budget for the project. Staff continues to work toward the final plans for that project. The budget sources for the project were outlined by priority in amounts necessary to fund the project. There was a proposed consideration of using impact fees and the issuance of bonds for the Gateway project for the benefit of JLB/Chastain Phase I and Phase II. This would be contingent upon the approval of the Sandy Springs Development Authority. The third source was the capital contingency project fund and the fourth source was the reallocation of funds from the T-0019 Roswell Road streetscape project. Another source of funding was the possibility of using funds from the Morgan Falls Road project. In August 2014, the Development Authority approved taxable revenue bond financing for this project up to \$169 million. This resulted in a tax savings of approximately \$300,000 over ten years of the agreement. This project will be in a couple phases, one being the apartments being built in Phase I and the commercial component. Phase II is expected to begin about eighteen to twenty-four months from now. The agreements need to be approved by Council and the Development Authority with each of the Gateway project companies in order for this project to move forward. What is proposed in the first year is an amount of 57 ½ % for the JLB Phase I and II projects and 41 ½% for the Gateway Owner project. For the second and third years an amount equal to 100% of the savings amount for each year; and for the fourth through tenth years the City would receive 66 2/3% of that savings amount from the three different partners associated with this project. Upon receipt of each contract payment the Authority shall pay an equal amount of such payment to the City for purposes of building the Windsor Parkway realignment project. The agreement is estimated to result in an allocation of approximately \$4.7 million towards the realignment project and other infrastructure improvements in the vicinity of the Gateway project. Staff recommends approval.

**Motion and Second:** Councilman Sterling moved to approve a Memorandum of Agreement (MOA) Regarding Financing of the Windsor Parkway Realignment Project. Councilman DeJulio seconded the motion.

**Councilman Gabriel Sterling** stated on the resolution there is a number of \$39 million. He asked if this is only for the commercial phase and if there are three separate agreements that need to be voted on.

**Attorney Jim Woodward** stated he assisted City Attorney Wendell Willard with creating the three separate agreements. The Sandy Springs Gateway project is made up of three phases and each phase is a separate company. The first contract will be with the Sandy Springs Gateway Owner, which will be the commercial phase, at a cost of \$39 million to the company. The second contract is with JLB Chastain LLC, which is the first residential phase. The third contract is with JLB Chastain Phase II. Each of the residential phases are \$65 million.

Councilman Sterling asked if one motion could be made or does there need to be three motions.

**City Attorney Wendell Willard** stated each agreement should be voted on separately.

**Amendment to Motion and Second:** Councilman Sterling moved to approve a Memorandum of Agreement (MOA) Regarding Financing of the Windsor Parkway Realignment Project, with Sandy Springs Gateway Owner LLC. Councilman DeJulio seconded the motion.

**Councilman John Paulson** asked how far the \$4.7 million goes to paying the intersection realignment cost.

City Manager McDonough stated staff feels those funds will go a long ways. Until the project is bid out, there is no way to know the actual cost. This is the cost estimate.

**Vote on the Motion:** The motion carried unanimously.

**Motion and Vote:** Councilman Sterling moved to approve a Memorandum of Agreement (MOA) Regarding Financing of the Windsor Parkway Realignment Project, with JLB Chastain LLC. Councilman DeJulio seconded the motion. The motion carried unanimously.

**Motion and Vote:** Councilman Sterling moved to approve a Memorandum of Agreement (MOA) Regarding Financing of the Windsor Parkway Realignment Project, with JLB Chastain Phase II LLC. Councilman DeJulio seconded the motion. The motion carried unanimously.

**(Agenda Item No. 14-301)**

6. Consideration of Acceptance of the Conservation Easement of Three (3) Acres along Powers Ferry Road

**City Attorney Wendell Willard** stated the subject property is adjacent to 6400 Powers Ferry Road. The land is currently undeveloped property. The owner is HSSW Powers Ferry Parcel LLC that wishes to continue to maintain and protect the existing tree canopy, wetlands, water, and other natural resources on the property. In order to accomplish this, the owner approached the City about granting the City a conservation easement. The owner has also agreed to pay up to \$5,000 to erect mutually agreed upon signage on the property naming the City as holder of the conservation easement. There is no cost to the City for accepting the easement. The ongoing costs for ensuring the property remains in its natural condition are minimal. Staff recommends approval of this proposal.

**Motion and Second:** Councilman Bauman moved to approve Agenda Item No. 14-301, Acceptance of the Conservation Easement of Three (3) Acres along Powers Ferry Road. Councilman Sterling seconded the motion.

**Councilman Andy Bauman** stated this is a good program that will benefit the City and in particular residents that live up the hill from this location. There has been removal of many trees along the I-285 Powers Ferry corridor. This conservation easement will improve the tree canopy.

**Vote on the Motion:** The motion carried unanimously.  
**Resolution No. 2014-12-122**

**(Agenda Item No. 14-302)**

7. Consideration of Approval of the Purchase and Sale Agreement with the Sherwin-Williams Company

**City Attorney Wendell Willard** stated this item is a purchase and sales agreement that has been negotiated with the owners at 245 Johnson Ferry Road for the Sherwin-Williams property as part of the City Center project. After initial negotiations to acquire the property were unsuccessful, the City initiated a condemnation proceeding primarily to inspect and acquire the subject property. Discussions and negotiations continued with the owners. The owners have agreed to sell the subject property to the City. The purchase price of the subject property is \$2 million. The price includes acquisition of all the property including land and buildings along with a settlement of any and all possible claims as to any business loss, relocation costs, and other fixtures that were contained in the building.

**Motion and Second:** Councilman Paulson moved to approve Agenda Item No. 14-302, the Purchase and Sale Agreement with the Sherwin-Williams Company. Councilman Sterling seconded the motion.

**Councilman John Paulson** asked about the Phase I environmental assessment.

City Attorney Willard stated that assessment has been done and there was no recommendation to do a Phase II assessment on the property due to the history and use.

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**Vote on the Motion:** The motion carried unanimously.

**Resolution No. 2014-12-123**

## **REPORTS**

### 1. Mayor and Council Reports

**Mayor Rusty Paul** stated each year his family works with the Department of Family and Children Services (DFACS) and the WSB Clark Howard's Christmas Kids Toy Drive. This year the drive was for 5,200 children. He successfully challenged the Mayors of Dunwoody, Alpharetta, and Milton to purchase toys during the toy drive and they accepted the challenge and did so. Many people in Sandy Springs have been helpful in the process, including City employees. He thanked everyone who participated in this event. The DFACS workers will begin collecting the toys on Friday that will be distributed to 124 counties. Many of the toys will be delivered to the rural counties. His own children have been involved with the toy drive since they were eleven, twelve, and thirteen years old. This has been an amazingly meaningful thing to teach his family and children that giving back is the most important thing you can do at the holiday season. When the toy drive began about eleven years ago there were seventy-five participating counties and 2,500 children that were being served.

**Councilman Graham McDonald** stated he heard about a project that he would like to update everyone on. Some neighbors in the Johnson Ferry corridor from the river to near the Abernathy Greenway park have identified a desire to see more trees along the side of the road and realized the City's financial constraints. The residents have begun a project to get this done. They are partnering with the Sandy Springs Conservancy to collect donations for this. The neighborhoods have already pledged several thousands of dollars to the tree project and the goal is to collect about \$16,000.

### 2. Staff Reports

**City Attorney Wendell Willard** stated he was just told by Assistant City Manager Bryant Poole that there will be a Phase II environmental assessment of the property located at 245 Johnson Ferry Road.

#### a) City Center Master Plan Update – City Manager John McDonough

**City Manager John McDonough** stated Council approved a shortlist of Construction Manager at Risk firms about one month ago. Staff has been conducting interviews and this process will be completed this week. A selection recommendation will be made to Council at the January 6<sup>th</sup> meeting for the company that will construct the City Center project. Staff has been working with the Carter development team on a development agreement. Staff is close to bringing recommendations forward to Council and the goal is to have this ready for the January 6<sup>th</sup> Council meeting as well. In addition, staff is trying to finalize Rosser's professional services agreement. Staff found in this process that given the complicated nature of the project due to multiple phases, underground work, and private components, that staff should wait until the construction manager is on board in order to help with the number of construction packages, because that influences the cost that Rosser is proposing. Staff should be in a position to know within a couple weeks about the phasing and number of packages that will allow Rosser to finalize the pricing with the subconsultants for professional services for the project. He stated that staff plans to be back to Council to finalize this portion in February.

**George Bushey, Rosser International**, gave a PowerPoint presentation on the City Center Master Plan Design activity. (see attachment 1)

**Councilman Gabriel Sterling** asked if when you walk into the lobby at the ground floor, from the park level, you will be on the same floor as the second floor above market square.

Mr. Bushey responded no, you will have to go up one floor. When walking into the lobby Community Development will be on the lobby floor and on the mezzanine there will be Community Development and Public Works.

Councilman Sterling asked if this is still the B+ concept. He asked if 1,150 seats will still be able to fit in the performing arts center space within the current budget.

Mr. Bushey stated the 1,150 seats are within what has been programed for the building.

Councilman Sterling stated there will be restaurant retail on the market square section. Offices being located directly over restaurants will require dealing with ventilation and such.

Mr. Bushey stated he will be working on that part this week.

b) Update on Fire Department Facility Needs – City Manager John McDonough

**City Manager John McDonough** stated the Fire Department administrative staff is currently located at the Morgan Falls leased space. When going through the City Center planning, the Fire Department Headquarters has not been included in the new facility. It has been anticipated that the Fire Department Headquarters will be relocated when the rest of the administrative functions of the City are moved with the exception of municipal court and that will remain at the Morgan Falls facility. When Sandy Springs became a City we received a transfer of the fire station facilities from Fulton County that were quite old, in poor condition and past their useful life, with the expectation of the Heard's Ferry Station, which is Fire Station #2. In speaking with the Fire Chief and department leadership, it makes sense to collocate the Fire Department Headquarters with one of the existing fire stations to take advantage as the stations are repurposed and upgraded. The new fire station should accommodate the equipment in the bay, administrative and community areas, a training area, and residential areas for the Fire Department personnel. These are considerations in looking at various locations to place a new facility. The ease of access of the transportation network is important. The City has maps that show coverage areas and response times for the fire stations. The goal is to try to provide the best possible coverages and that requires thinking about where the facilities are located geographically. The goal in this process is to enhance response times. The other consideration is the purchase cost of land in the City.

**Fire Chief Keith Sanders** gave a PowerPoint presentation on the Fire Headquarters Site Selection. (see attachment 2)

City Manager McDonough stated staff is looking at a number of different options. One option that staff is not considering is a new fire station located at Abernathy and Wright Road. Staff will continue to look at other options for a new fire station in and around the current location of Fire Station #2. In order to improve response times, the City is looking to relocate Fire Station #2 to the north or northeast of its current location.

**Councilman Andy Bauman** thanked City Manager McDonough for addressing this concern. His primary concern is the public safety impact. When the fire station is relocated, he would like to be able to understand at that time, in order to share with the southern council districts, the diagram of coverage. This will be important to explain to the community.

**PUBLIC COMMENT**

**Ronda Smith, 76 Long Island Place**, stated she came to speak in opposition to moving Fire Station #2 and she still is. She lives .4 miles from Fire Station #2 and has peace of mind because the station is located so close to her home. Items will need to be addressed such as consideration of coverage and

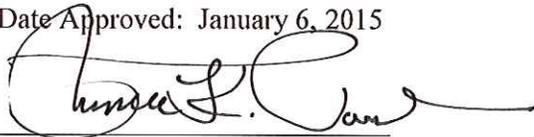
response times, which includes the future of the Roswell Road corridor and redevelopment. Apartments and high density are not a desired growth in this area. There have been two apartment fires in the City within the last thirty days. It is her understanding that one of the fires required assistance from a neighboring municipality. If lack of manpower and equipment necessitated this, there is a need to evaluate the safety the fire department can provide with the existing size and structure. If a new fire station is not feasible, she asked the City to direct the funds to one of the following: improving existing Fire Station #2, obtaining updated and/or additional equipment as needed, and hiring more manpower for the department. These items will improve public safety.

Tom Sommer, 6716 Wright Road, submitted public comments that are on file in the City Clerk's office.

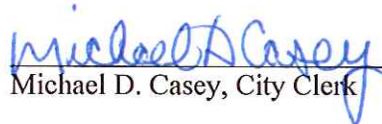
**ADJOURNMENT**

**Motion and Vote:** Councilman DeJulio moved to adjourn the meeting. Councilman Paulson seconded the motion. The motion carried unanimously. The meeting adjourned at 9:24 p.m.

Date Approved: January 6, 2015

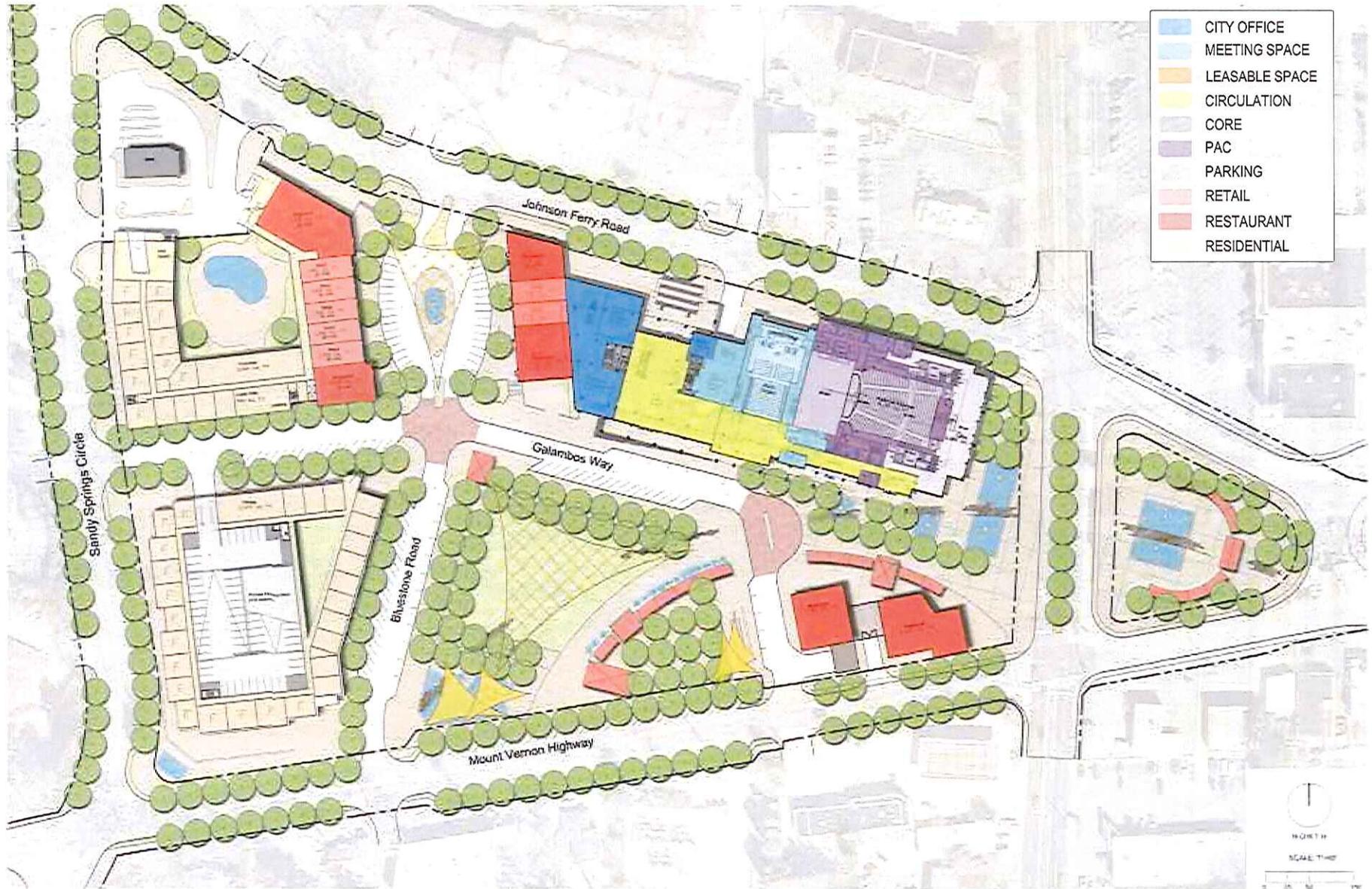


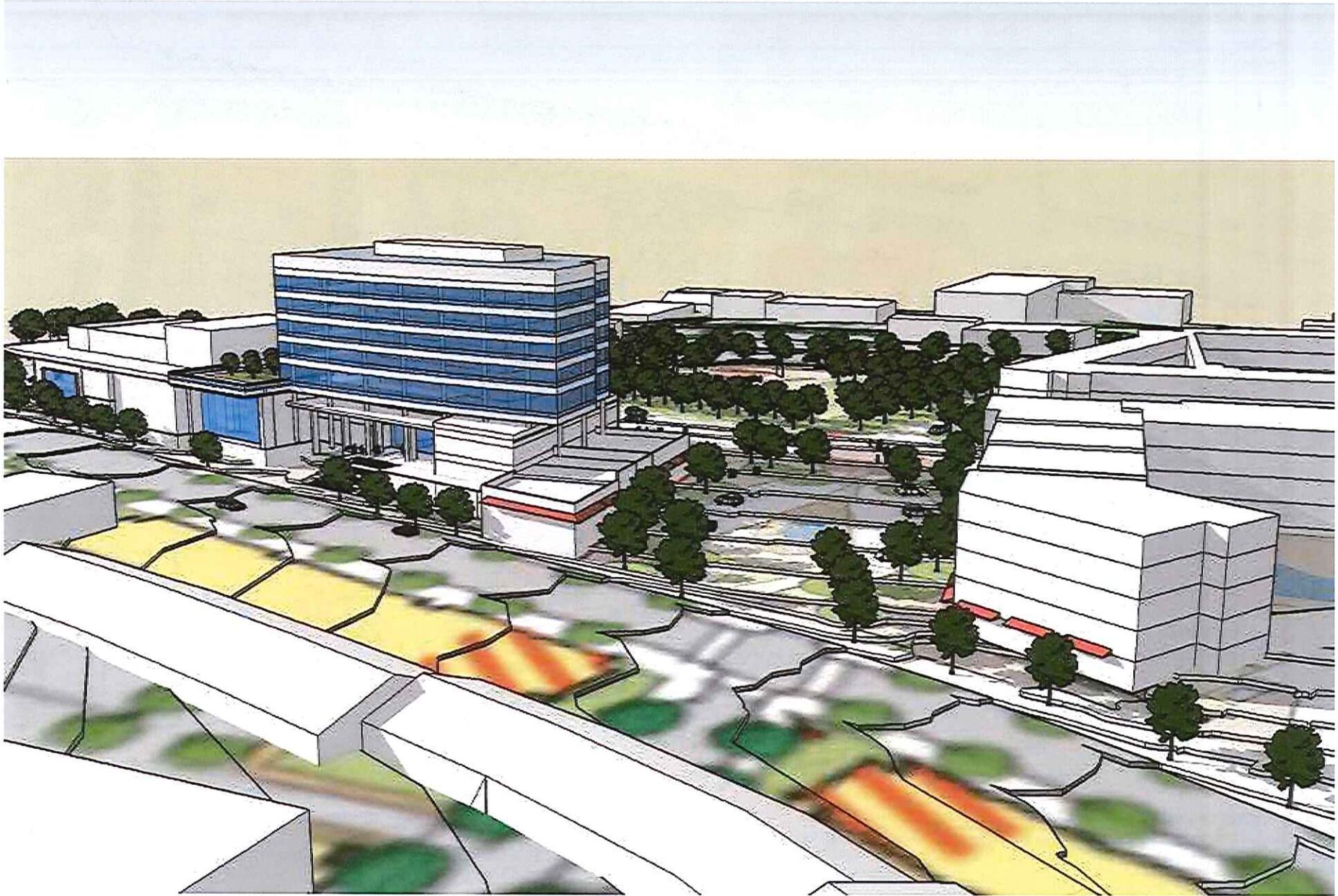
Russell K. Paul, Mayor

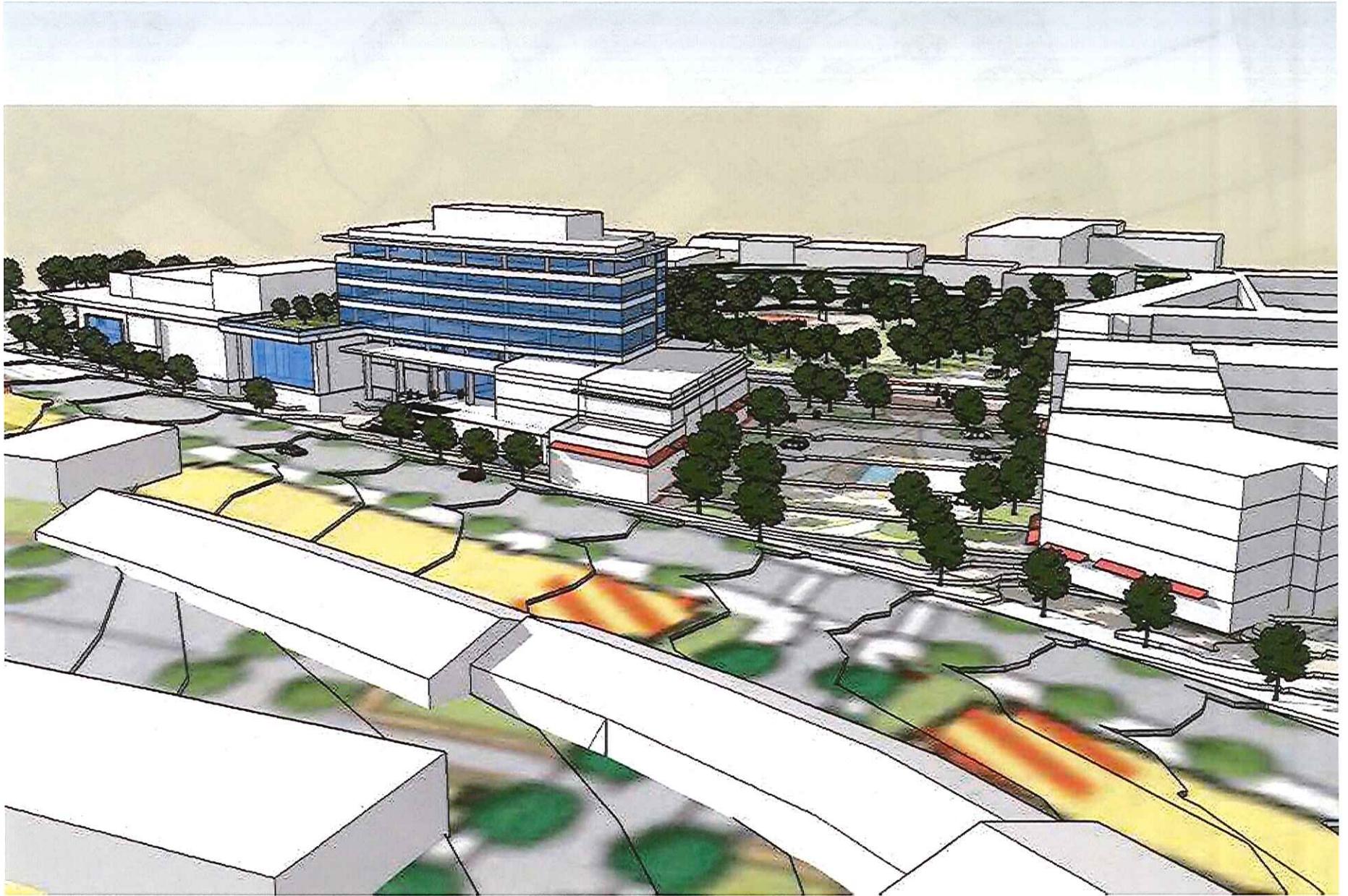


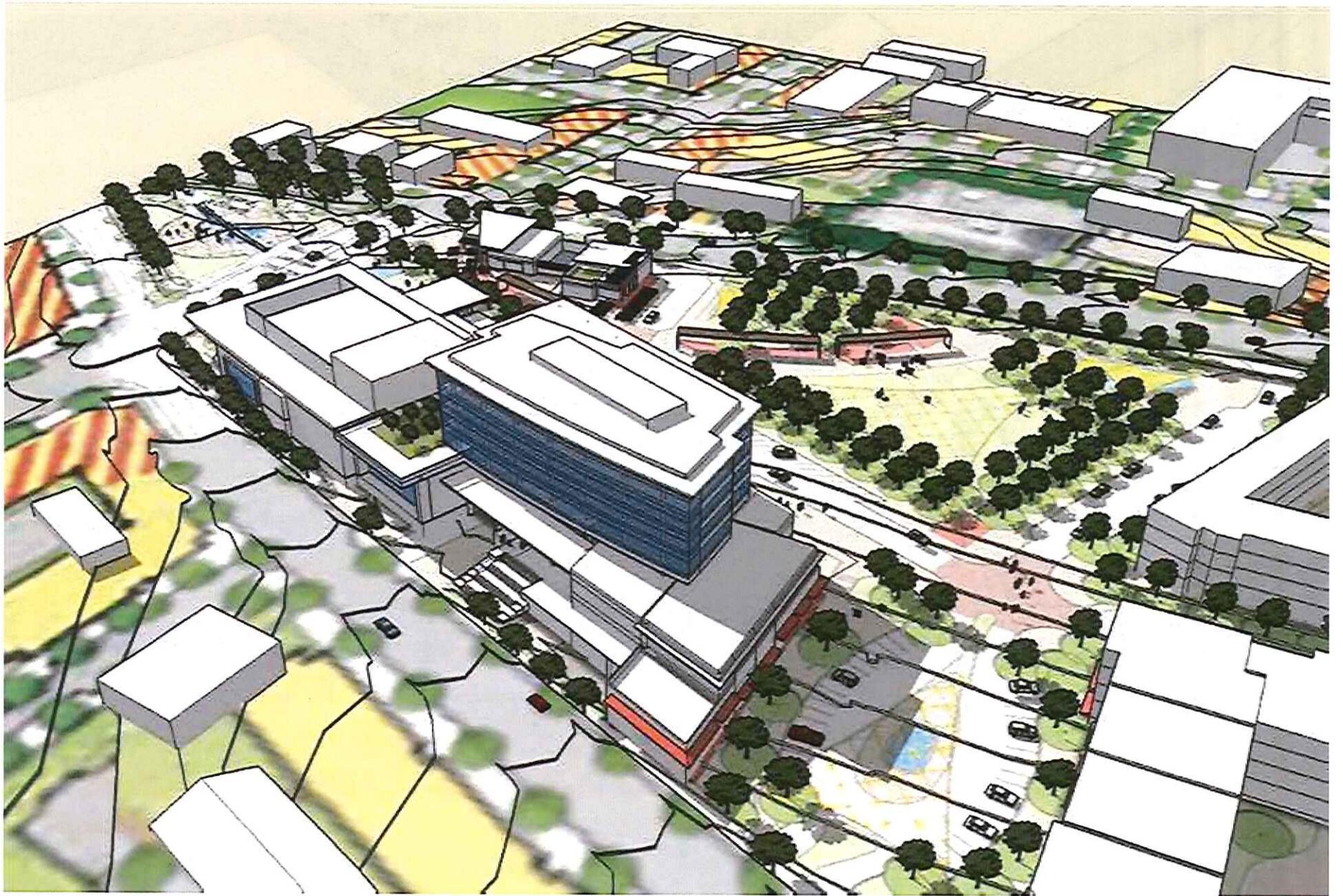
Michael D. Casey, City Clerk

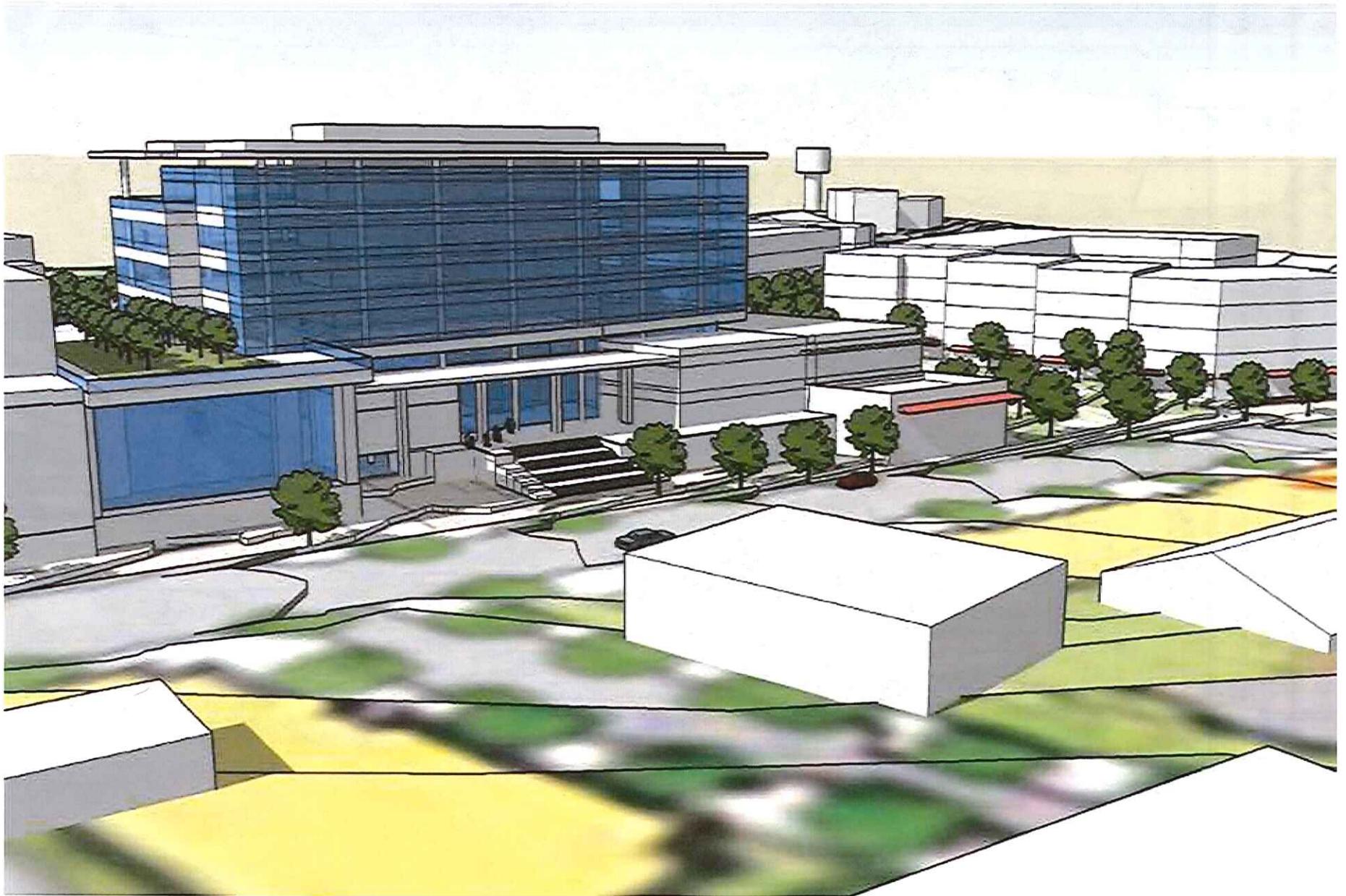
# Attachment 1









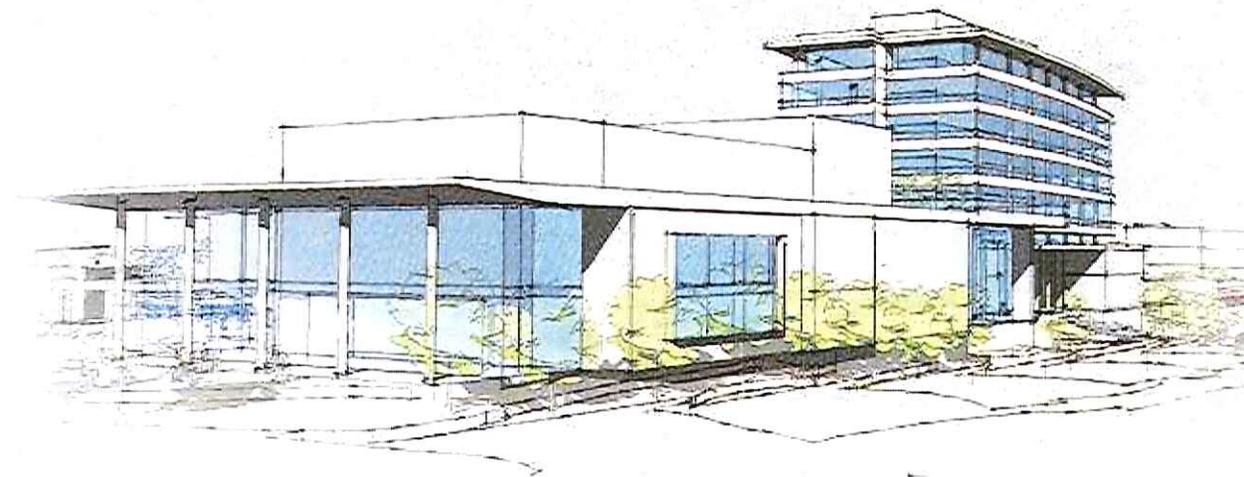




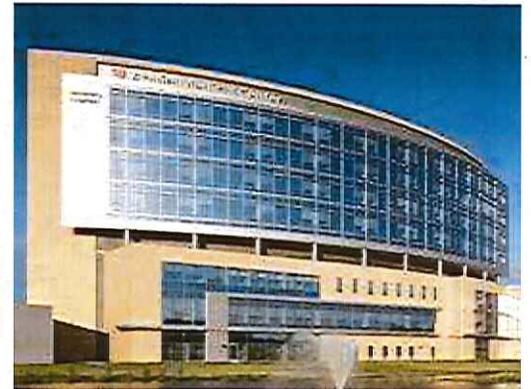




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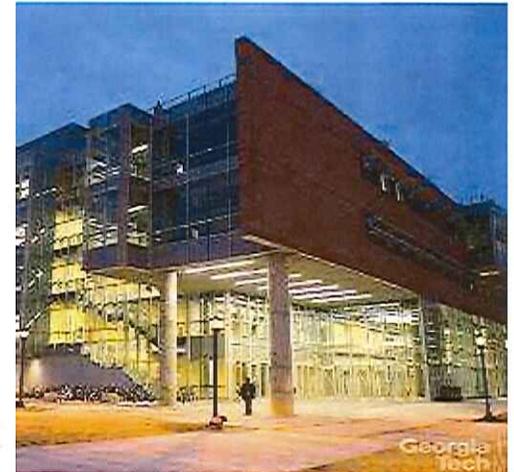
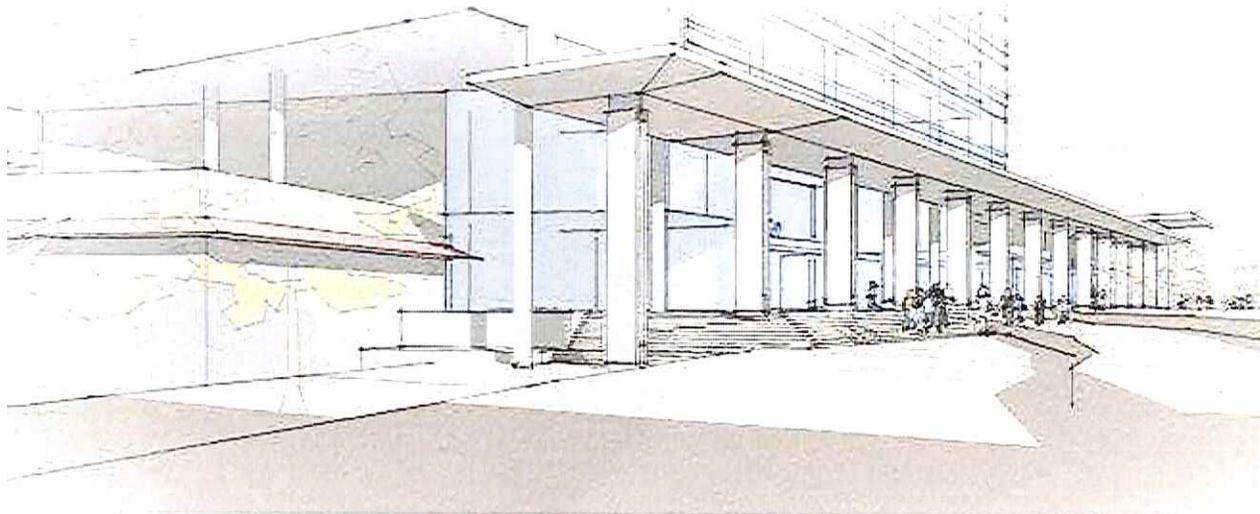


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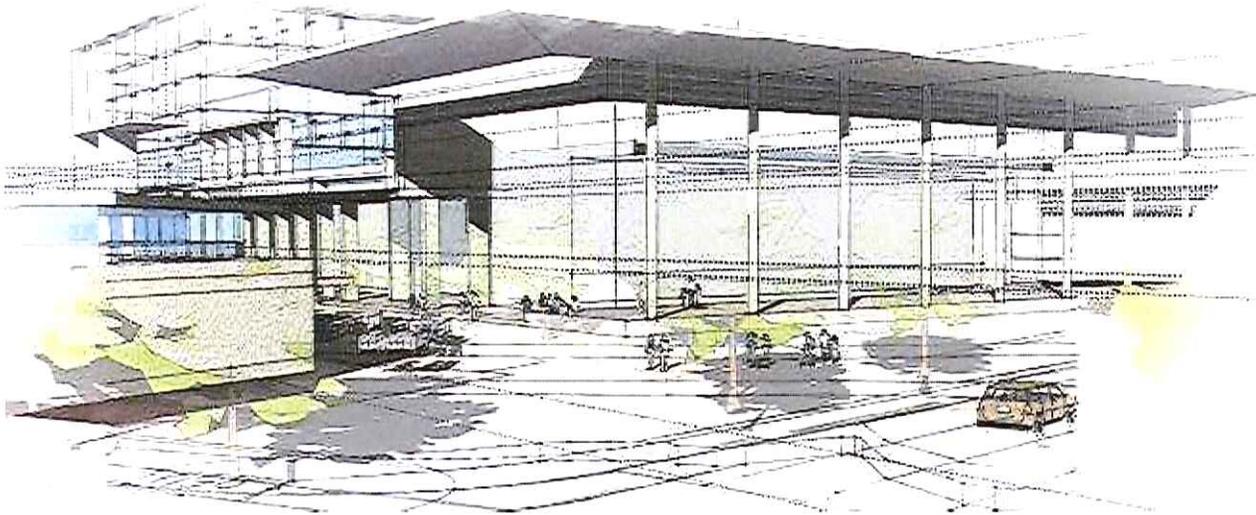




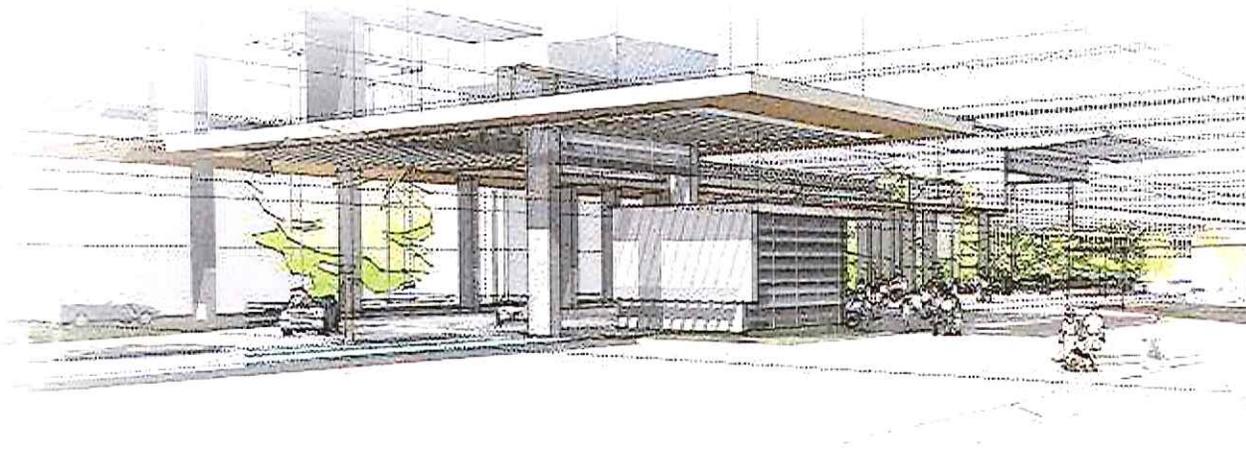
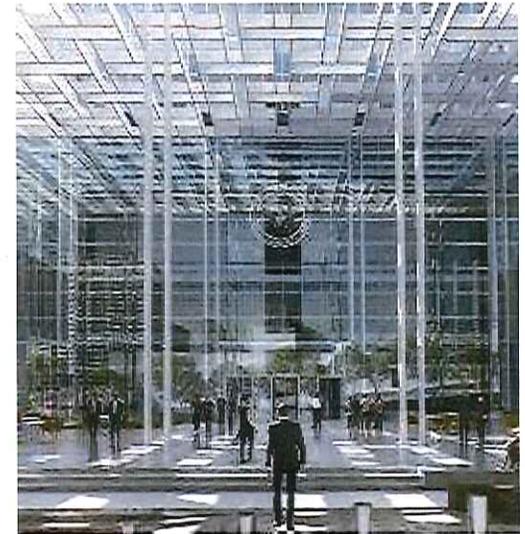
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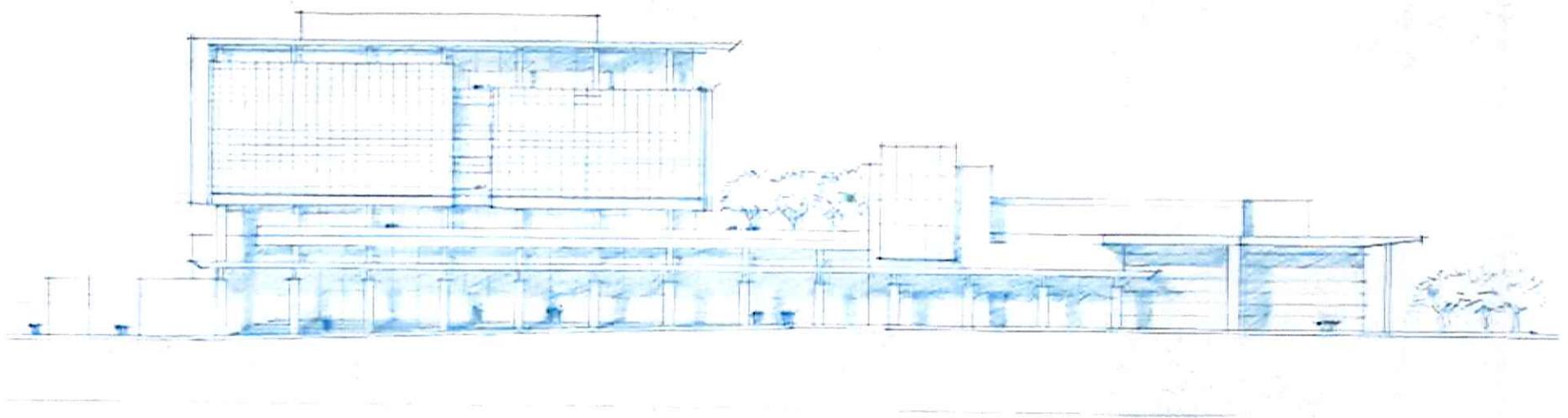


PAC High Loggia Study – Perspective View

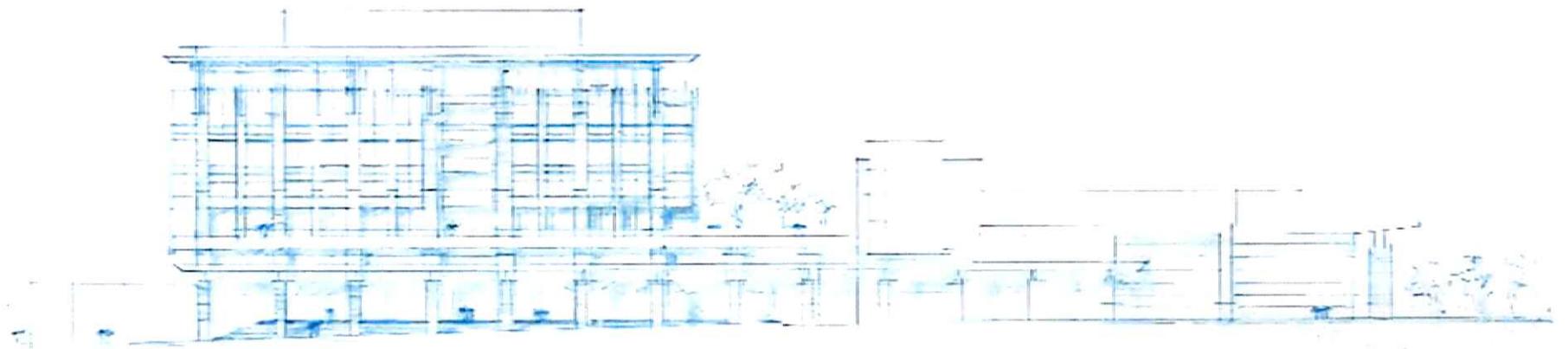


Porte Cochere – Perspective View

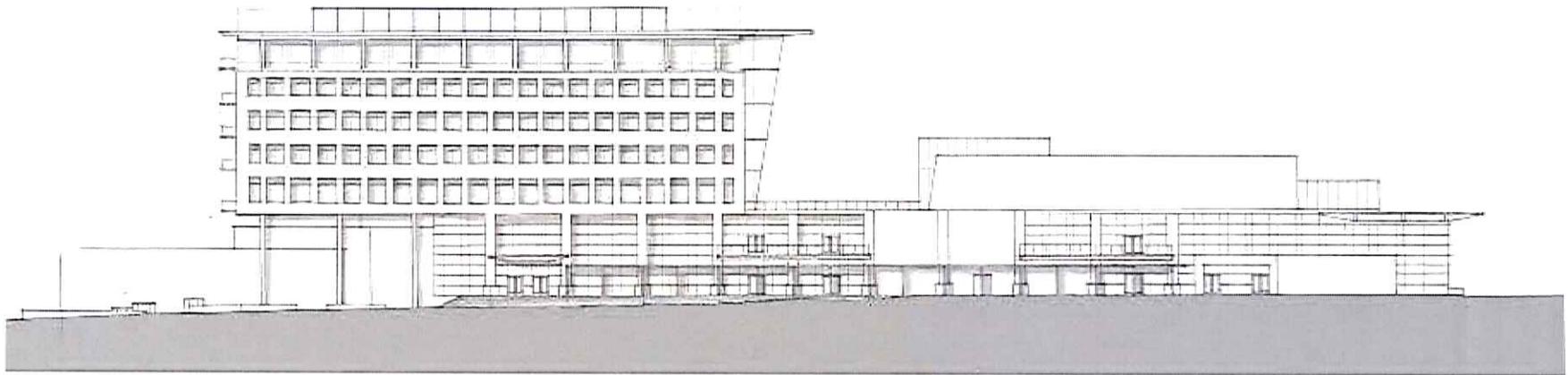




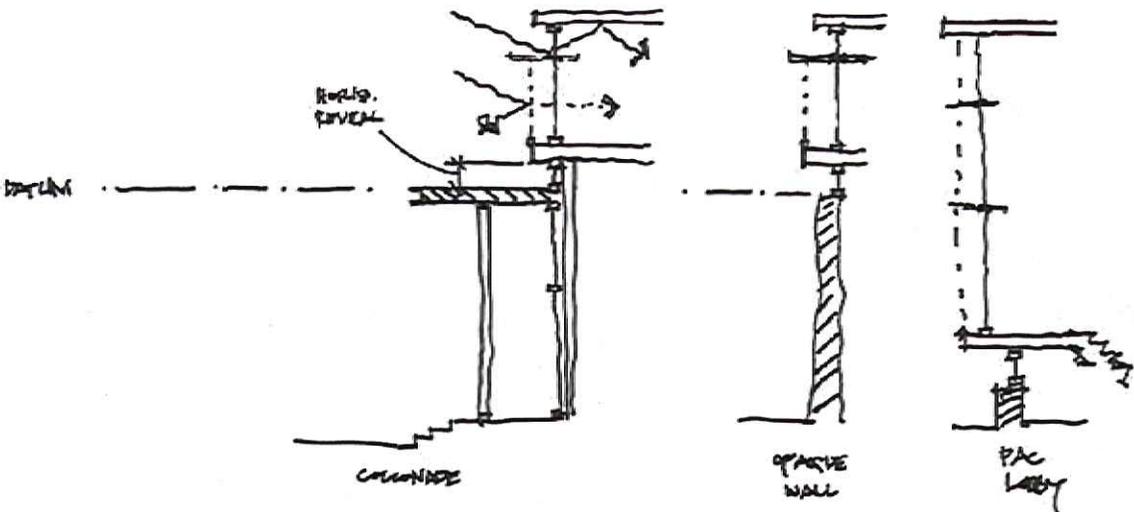
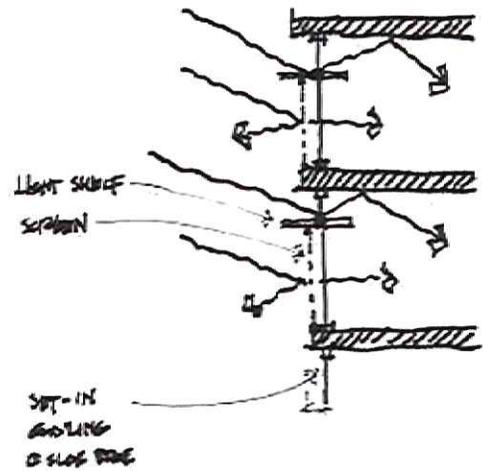
Scheme IV - South Elevation



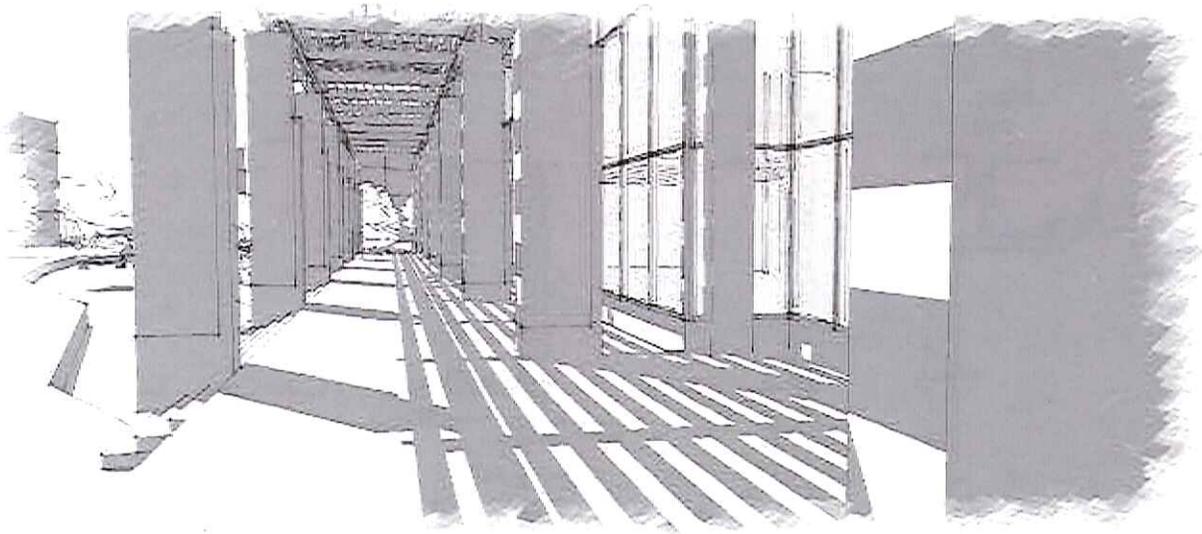
Scheme V - South Elevation



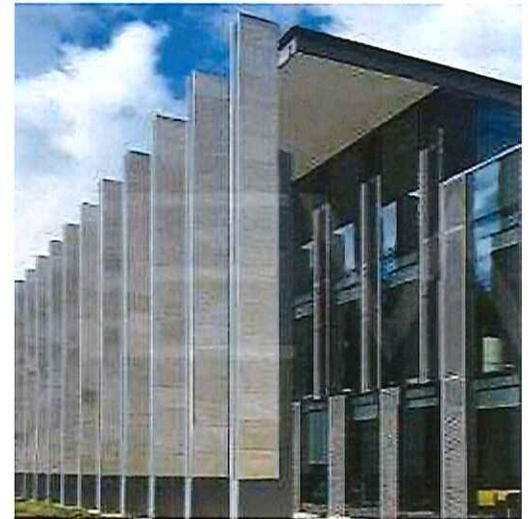
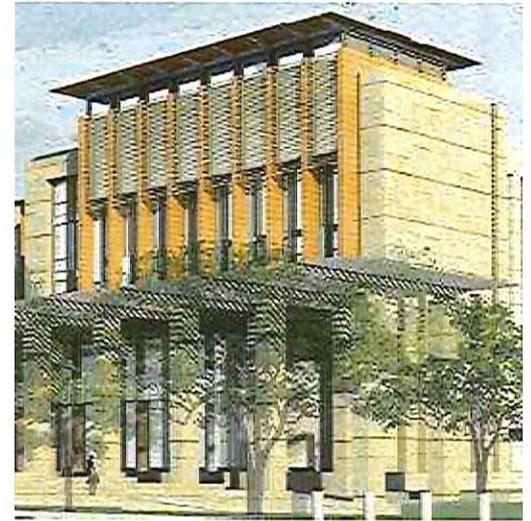
Scheme VI – South Elevation

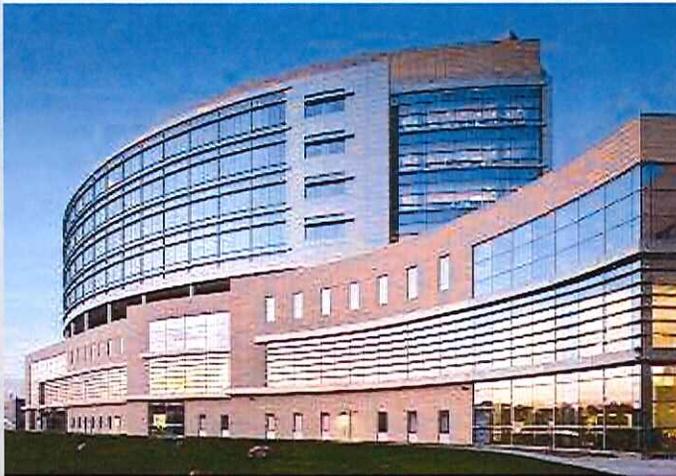
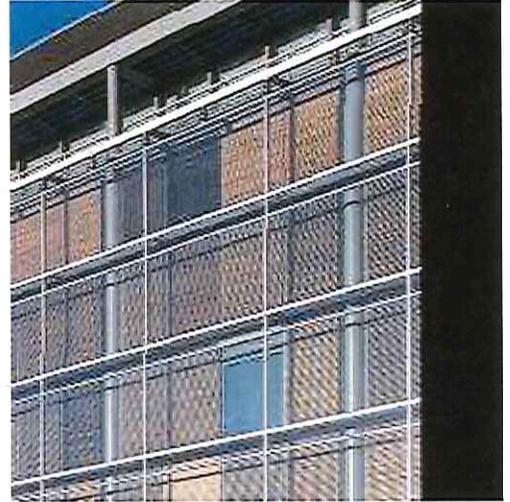
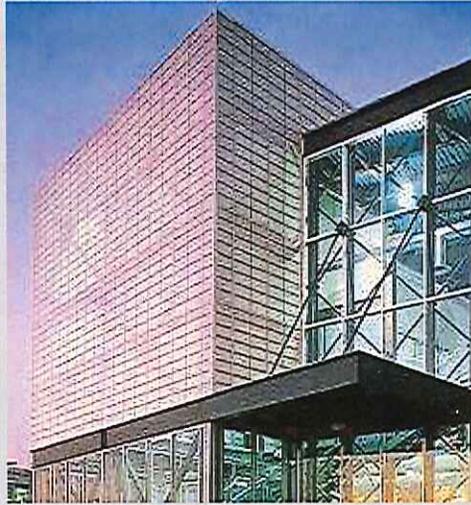


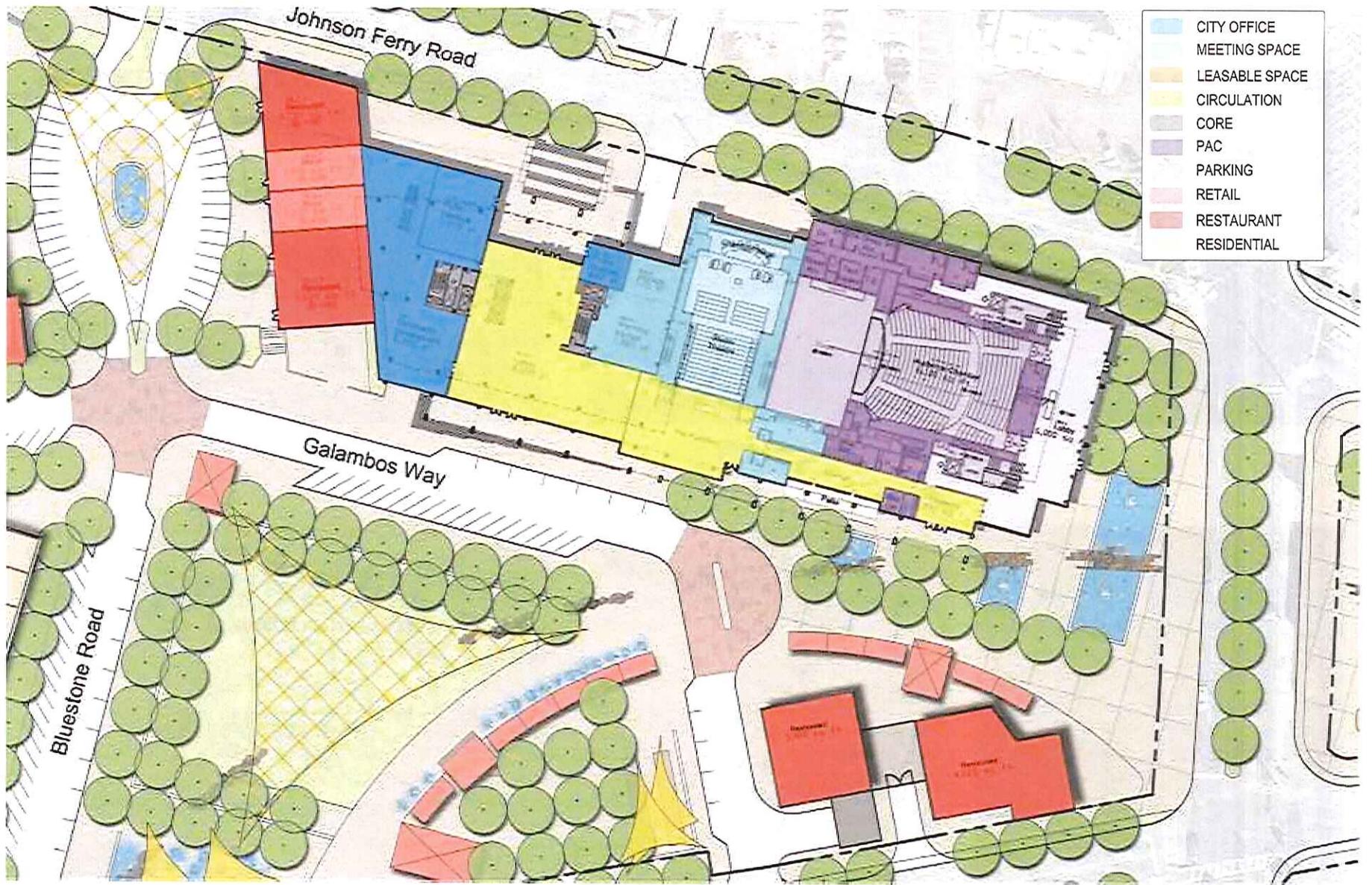
Solar Study



Colonnade – Perspective View







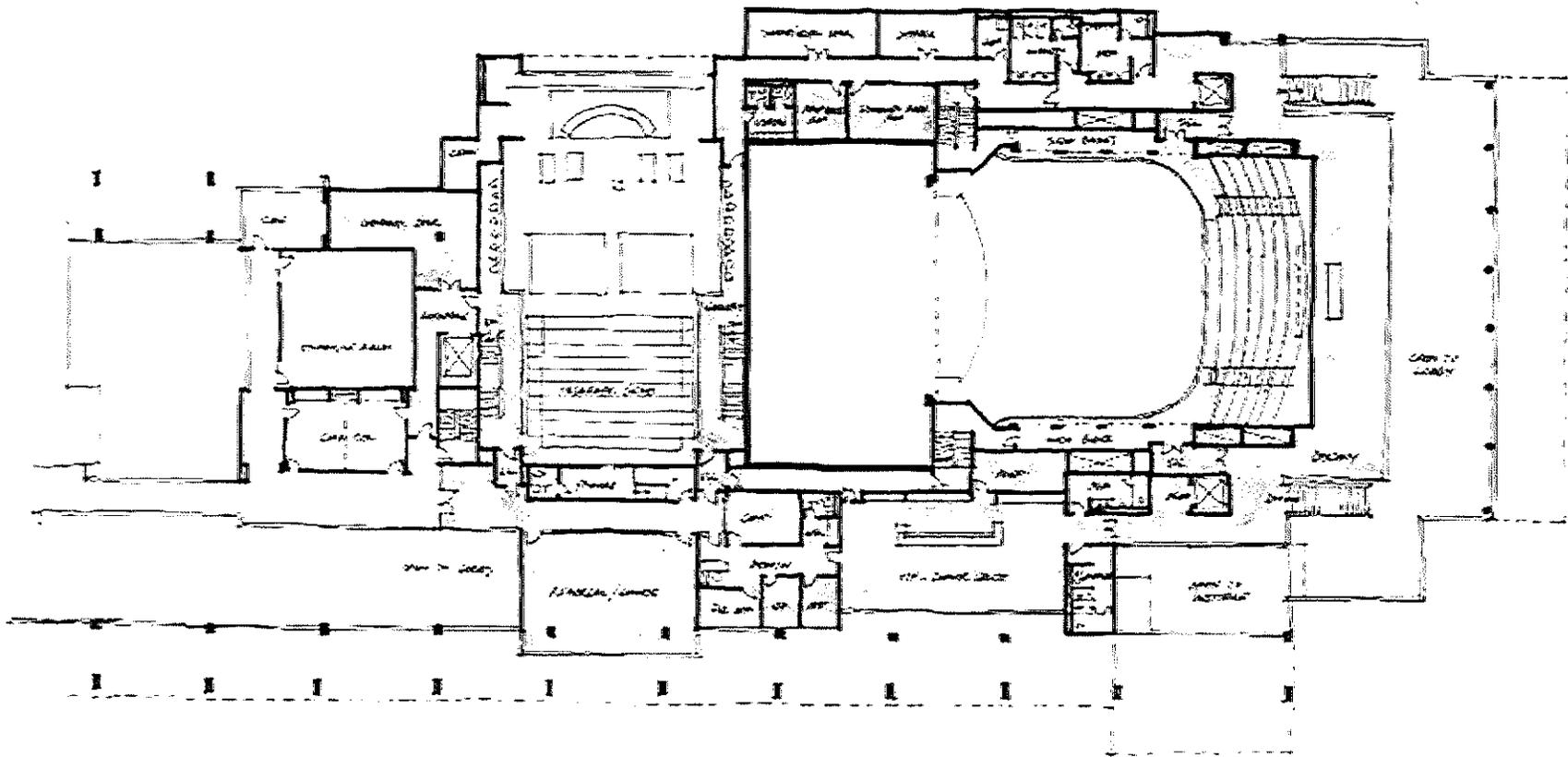
- CITY OFFICE
- MEETING SPACE
- LEASABLE SPACE
- CIRCULATION
- CORE
- PAC
- PARKING
- RETAIL
- RESTAURANT
- RESIDENTIAL

Johnson Ferry Road

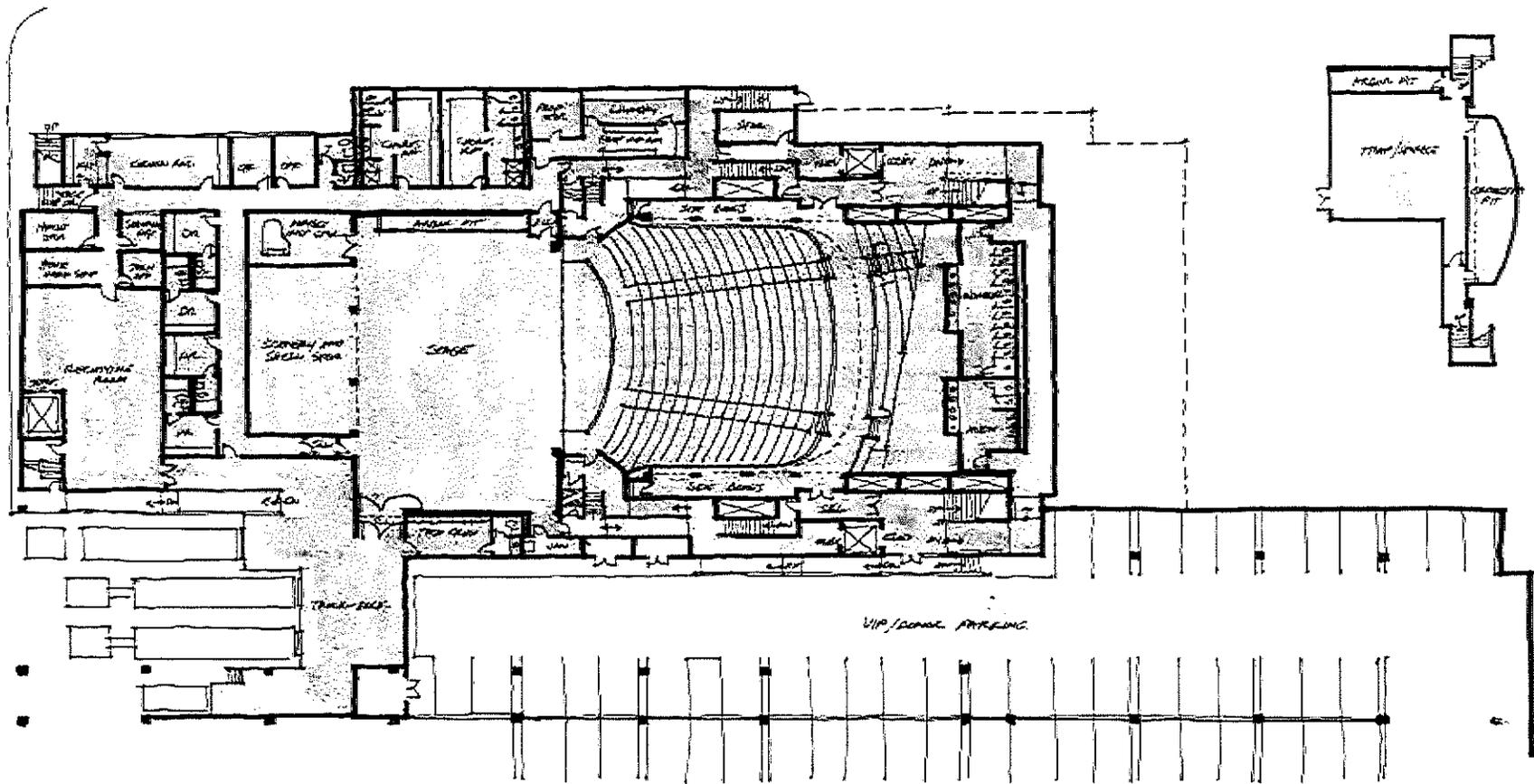
Galambos Way

Bluestone Road

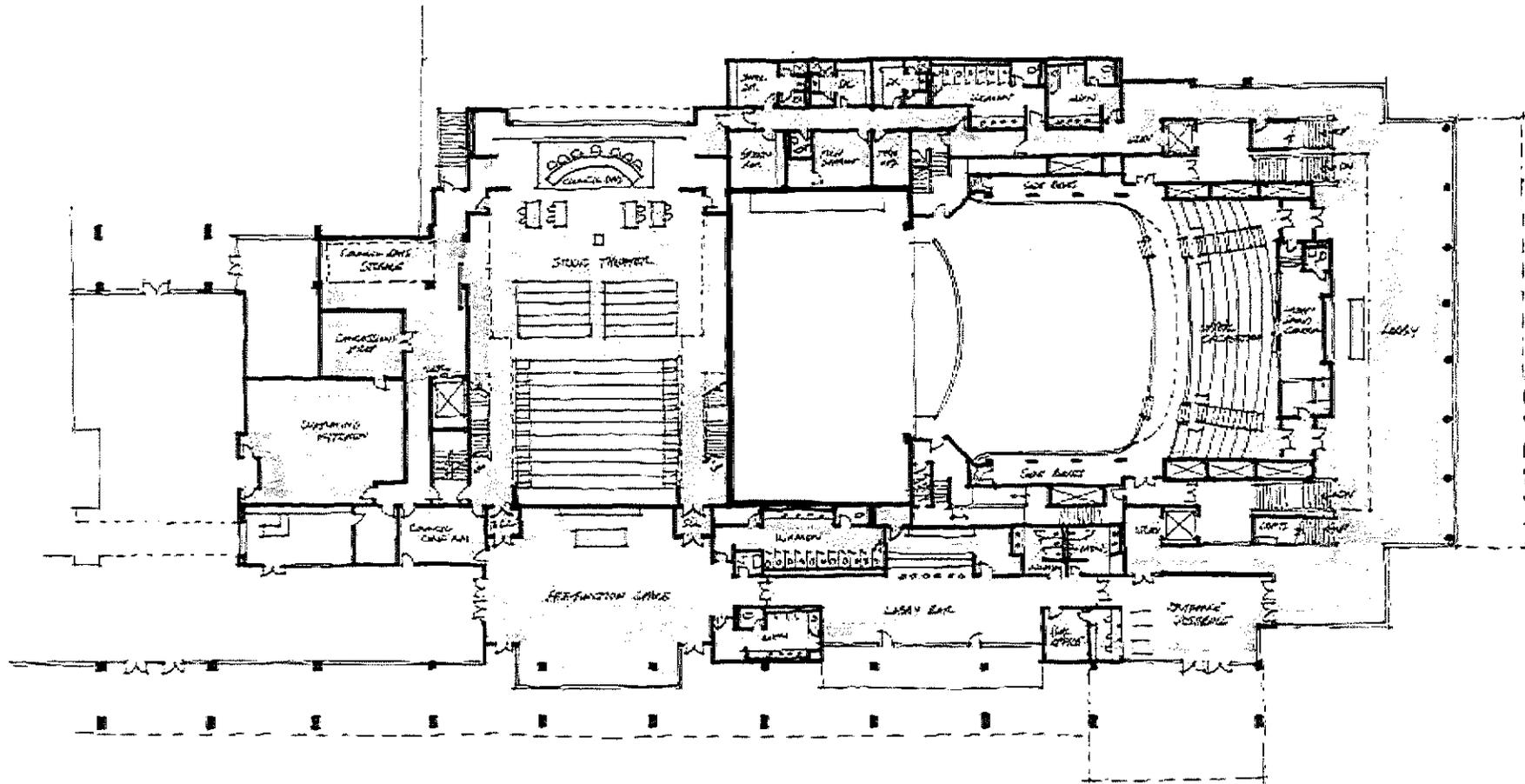




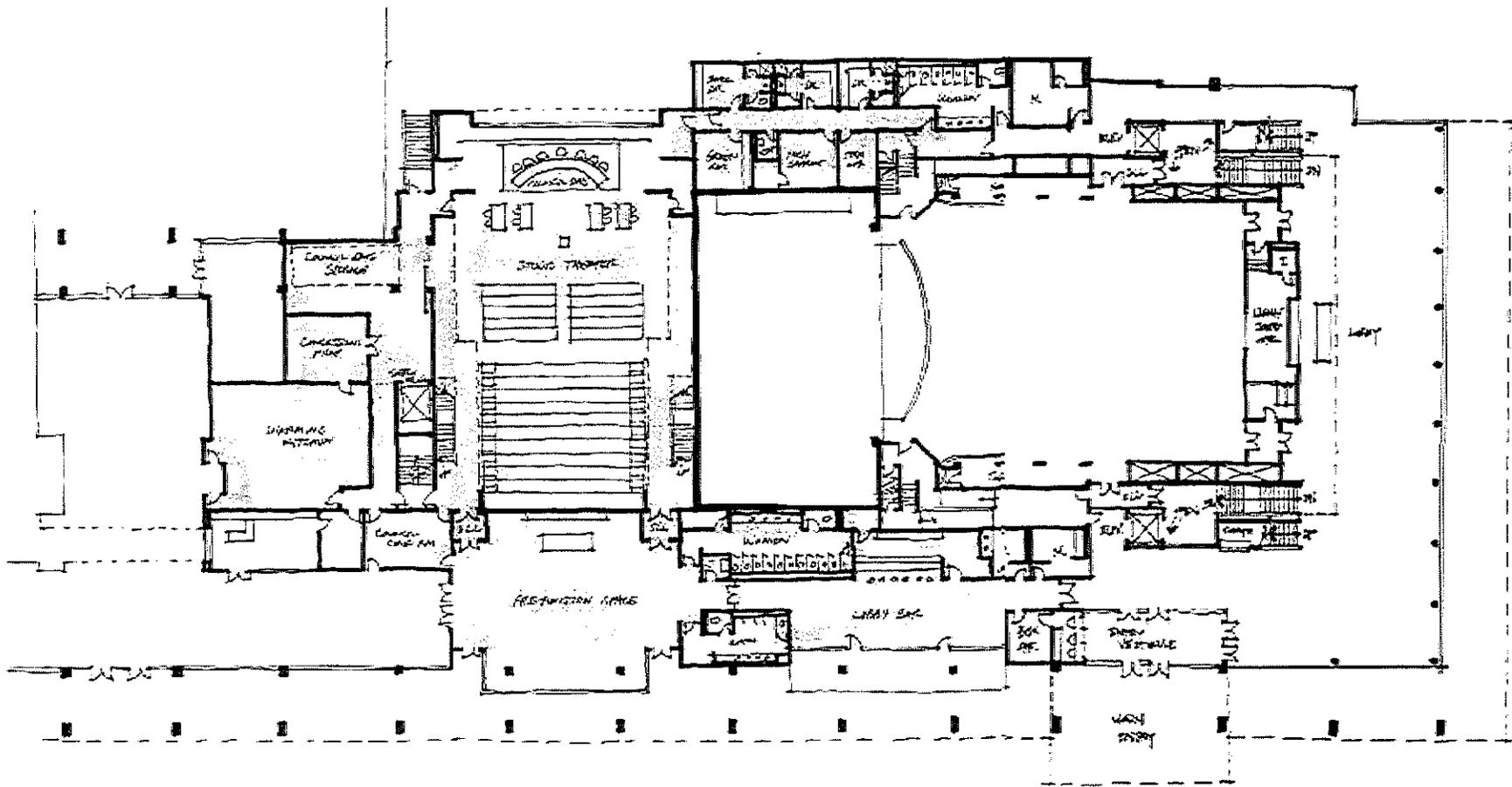
PAC Floor Plan – Balcony Level



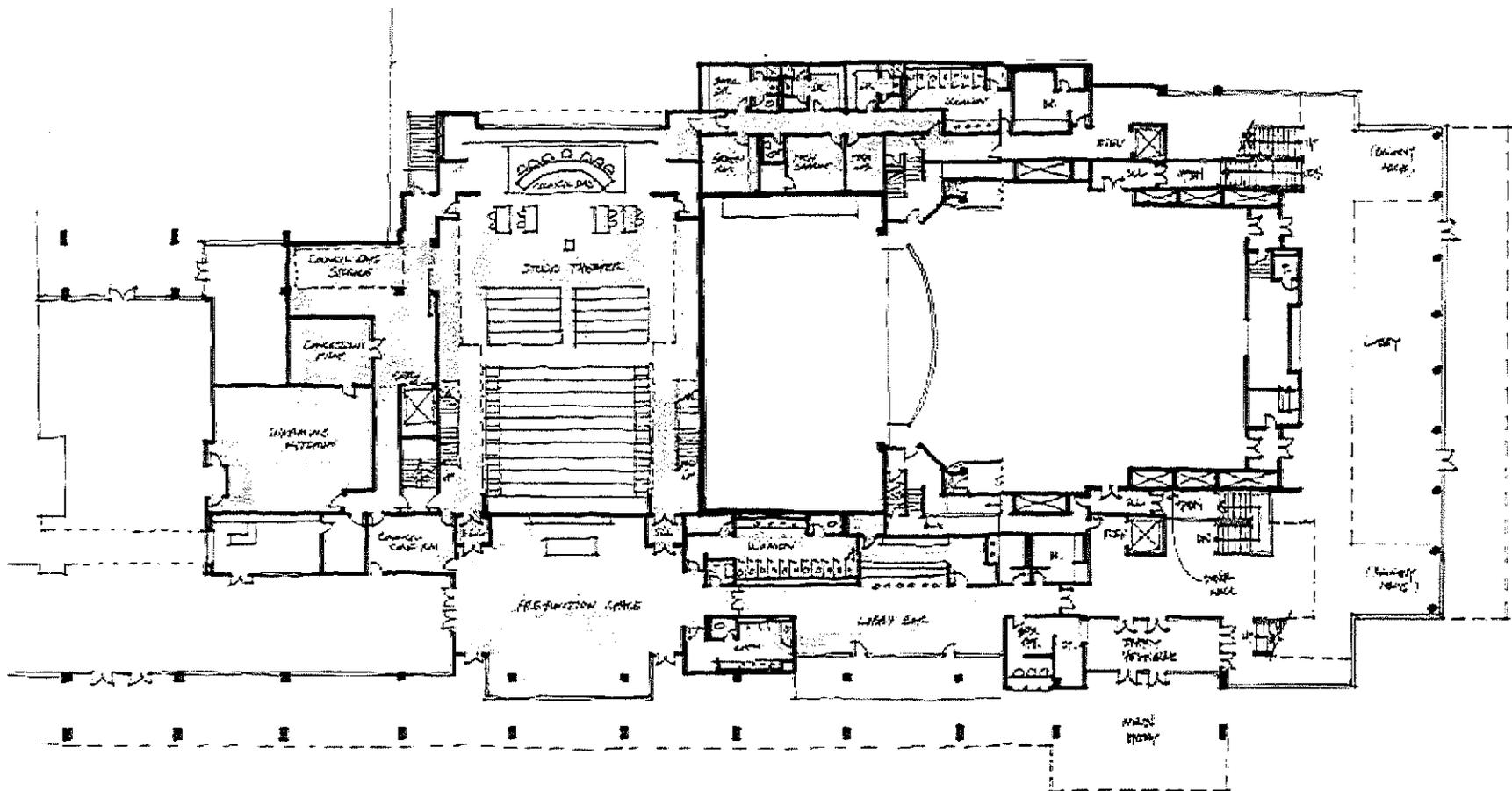
PAC Floor Plan – Stage Level



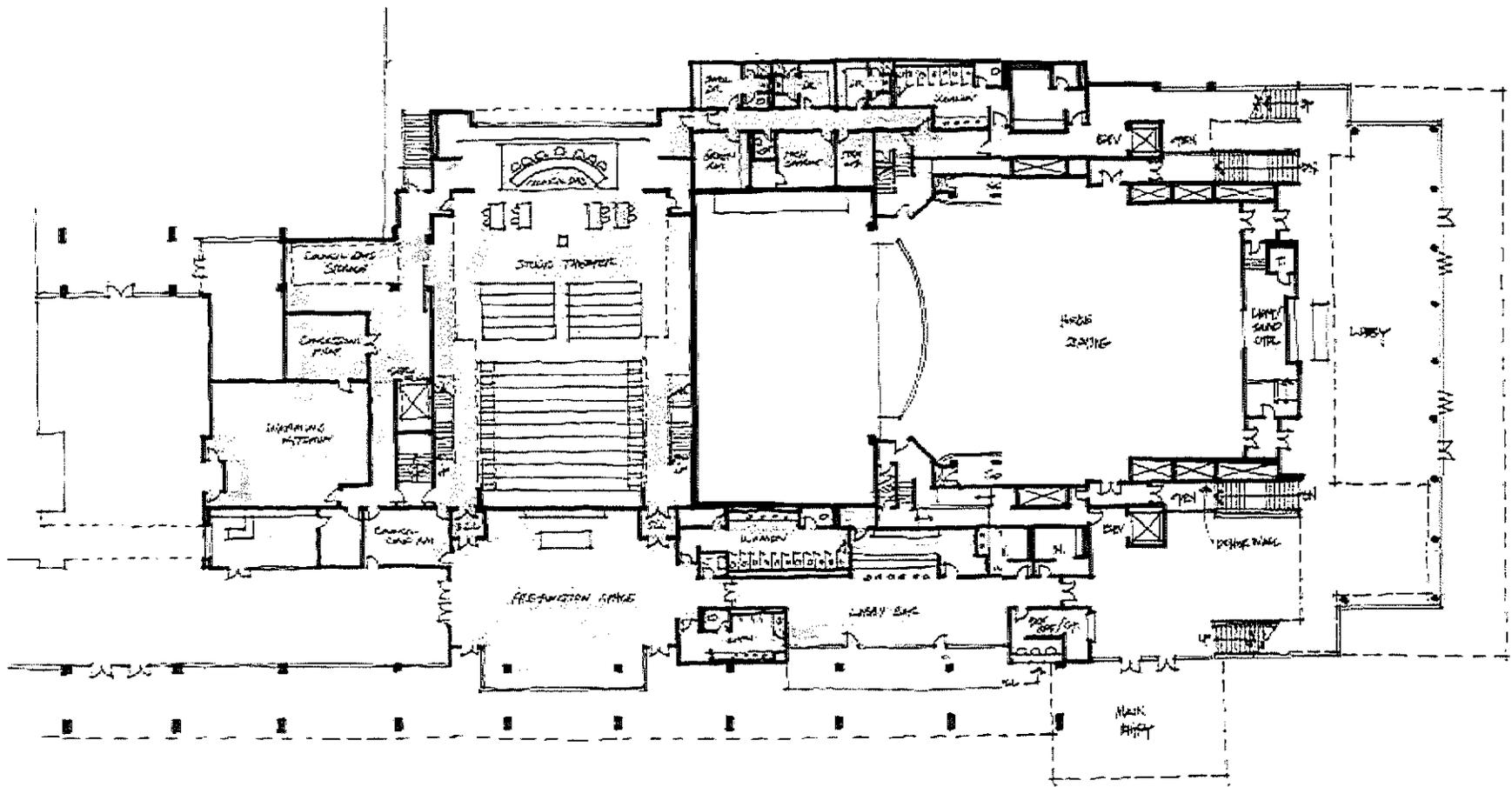
PAC Floor Plan – Lobby Level: Scheme 1A



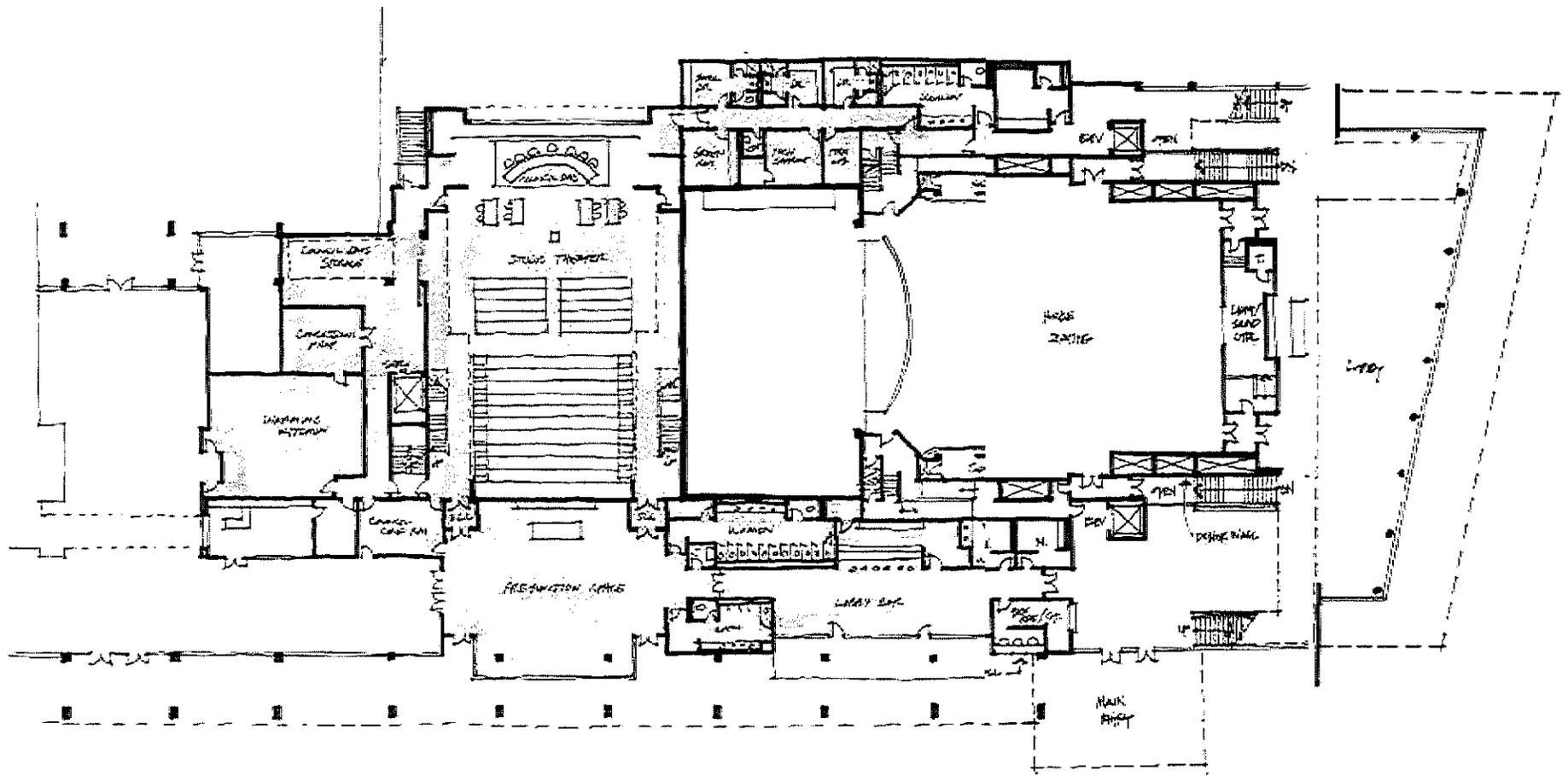
PAC Floor Plan – Lobby Study: Scheme 1B



PAC Floor Plan – Lobby Study: Scheme 2A

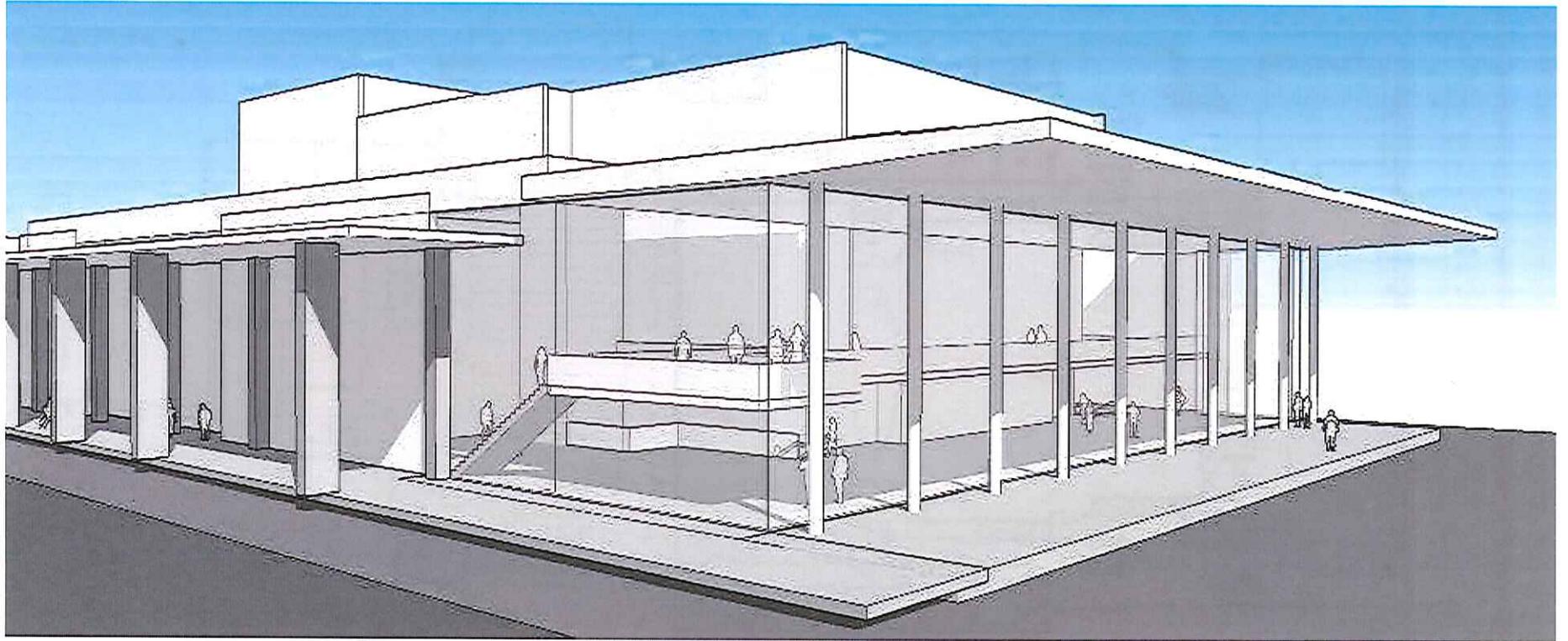


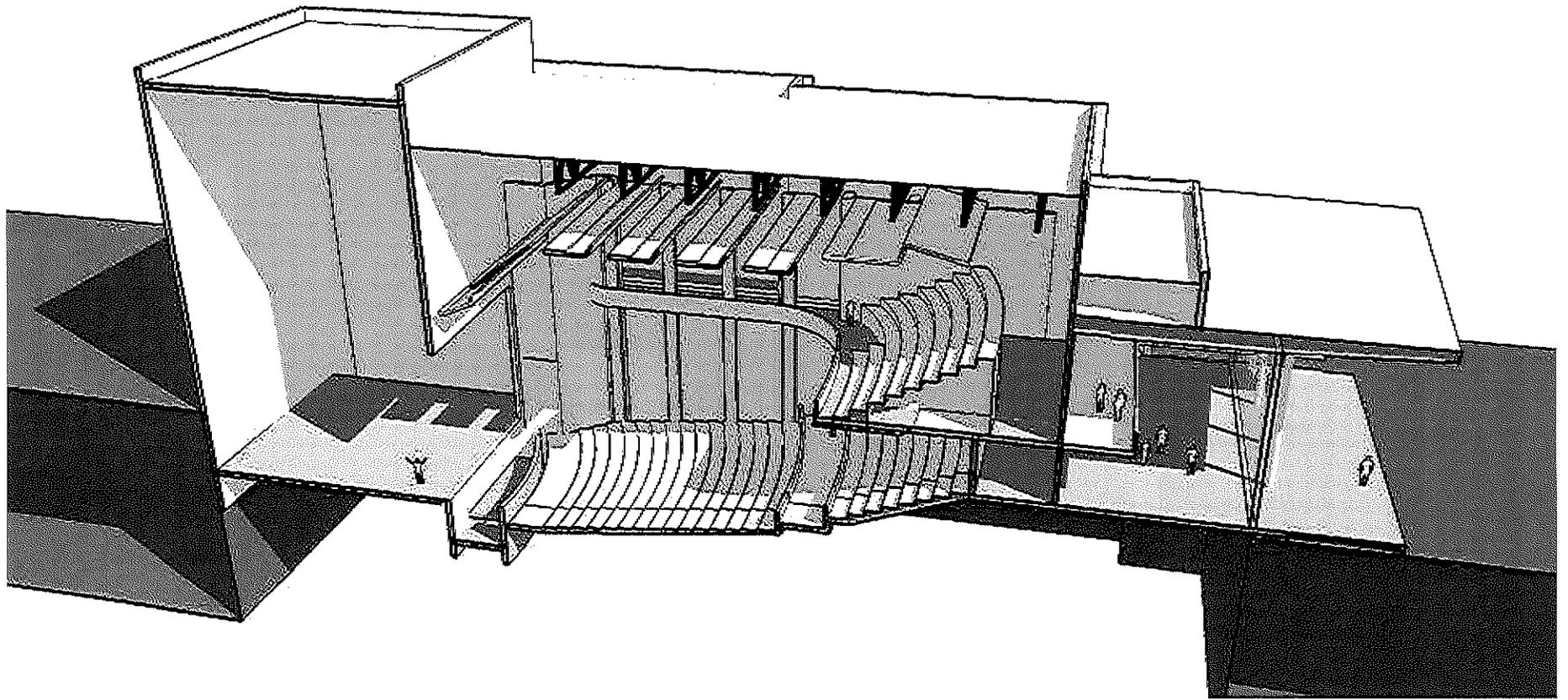
PAC Floor Plan – Lobby Study: Scheme 4A

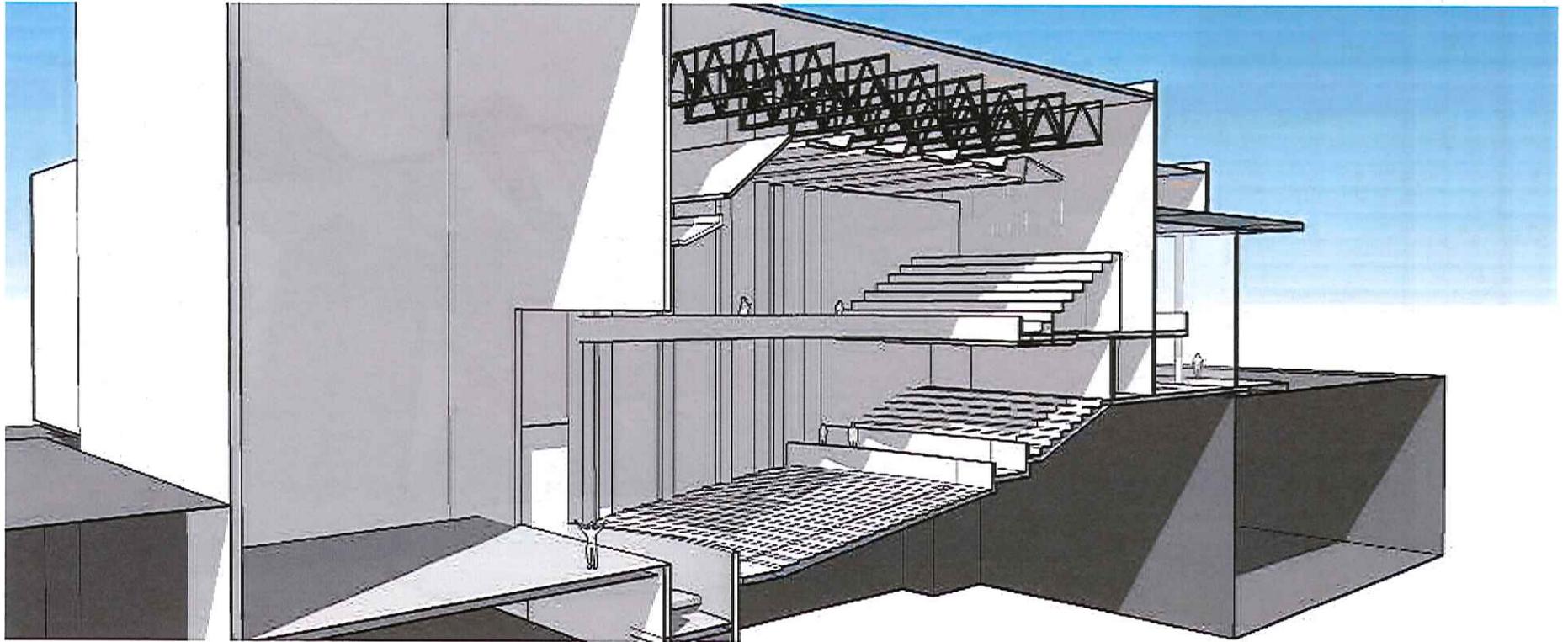


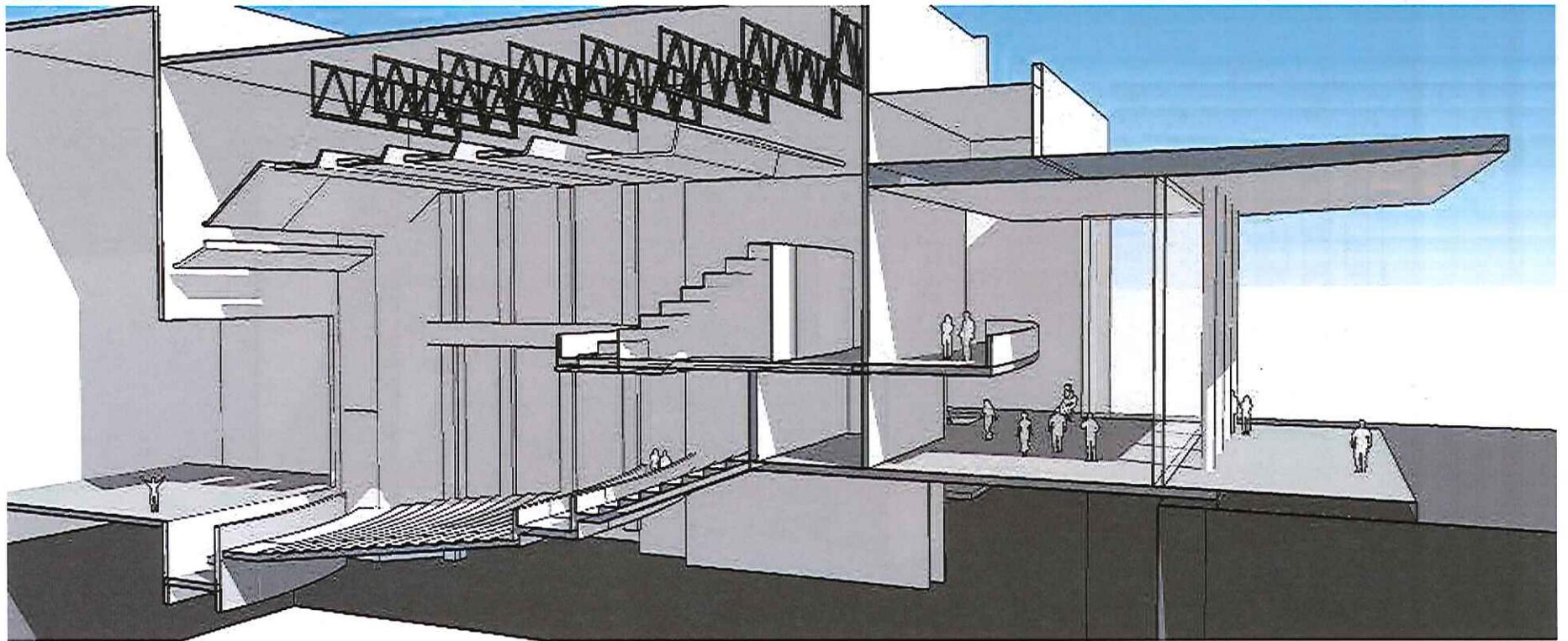
PAC Floor Plan – Lobby Study: Scheme 4B

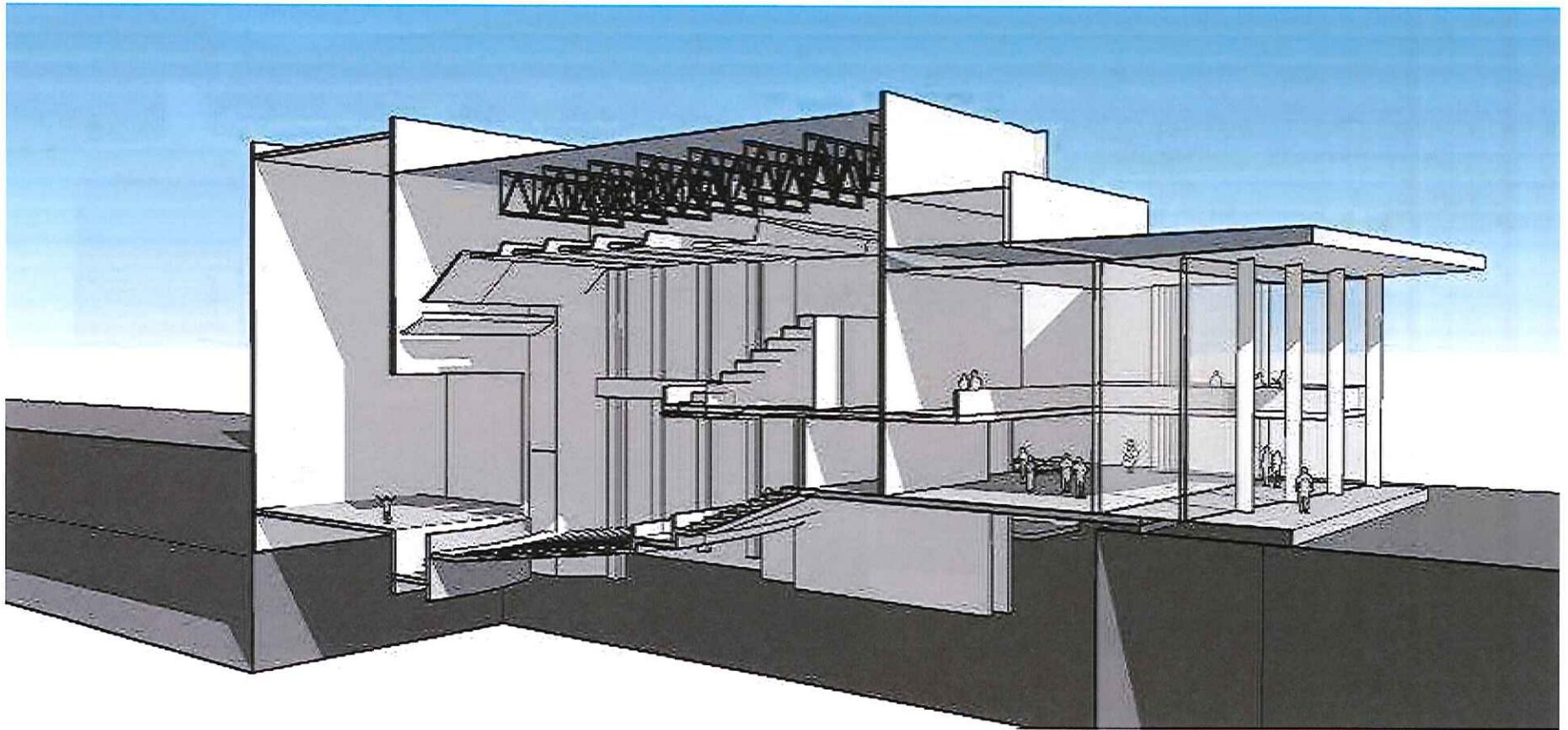


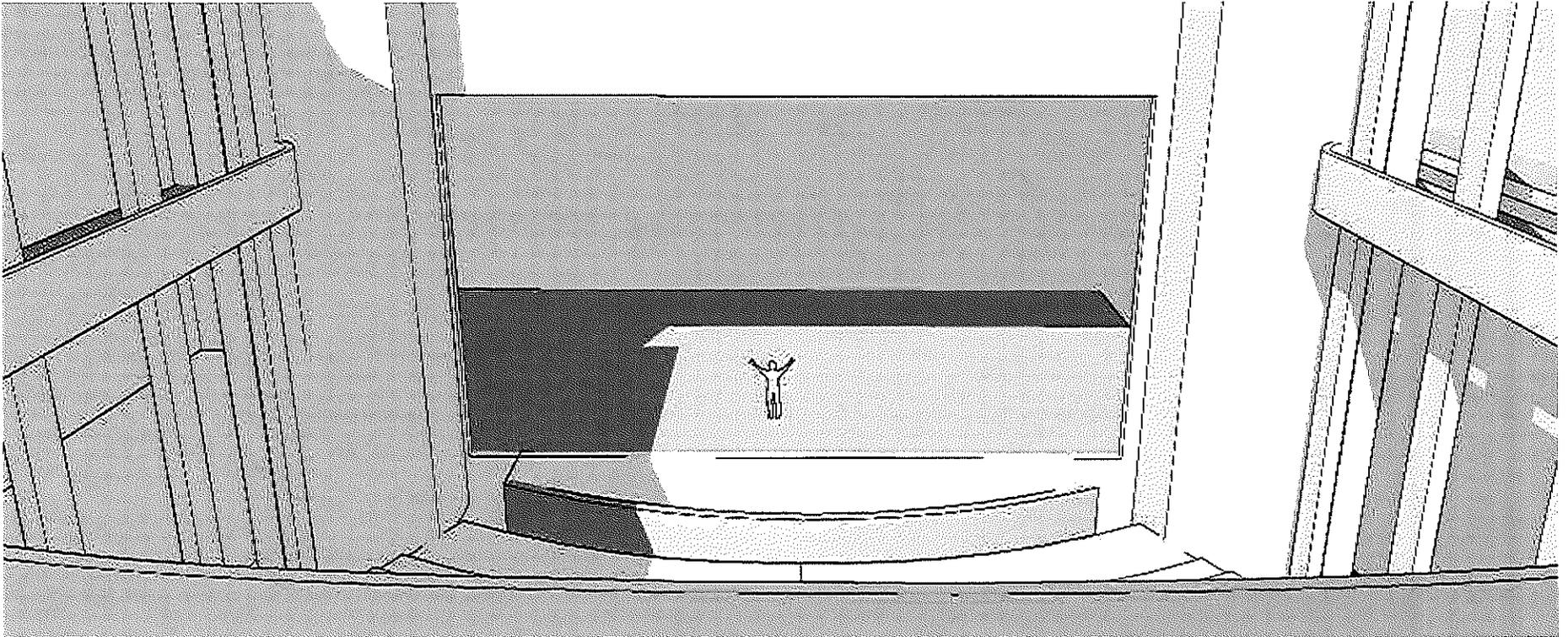






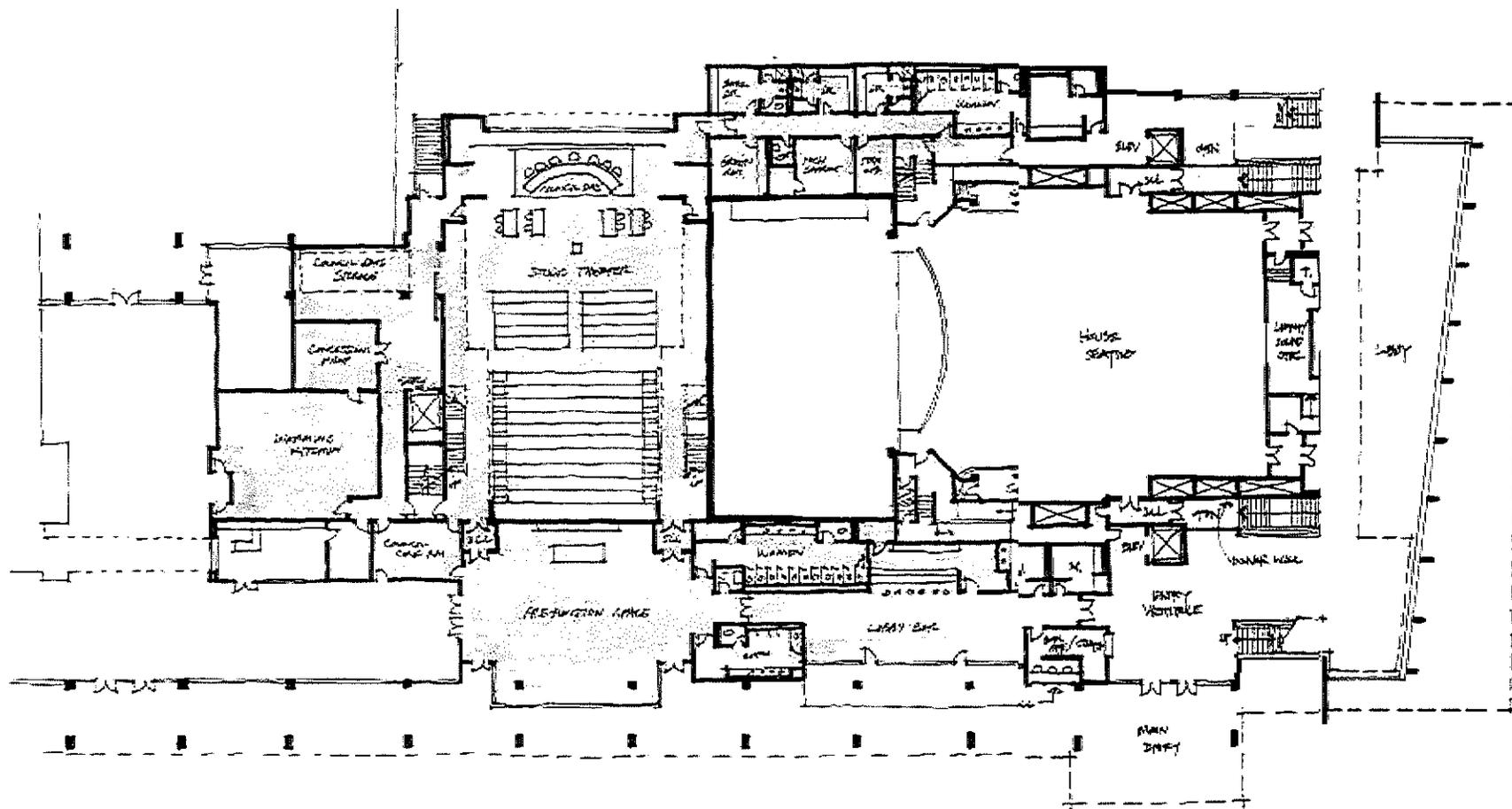




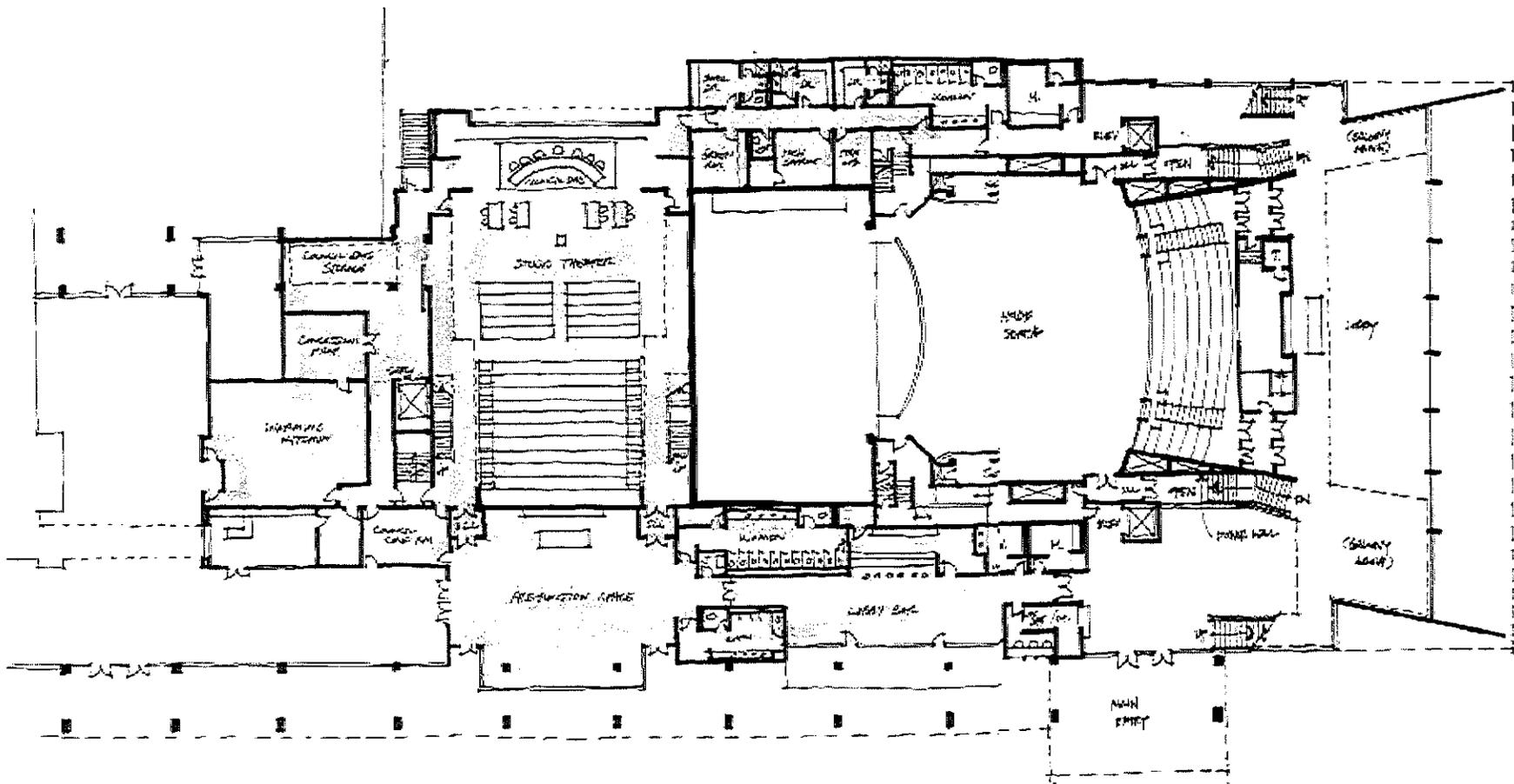




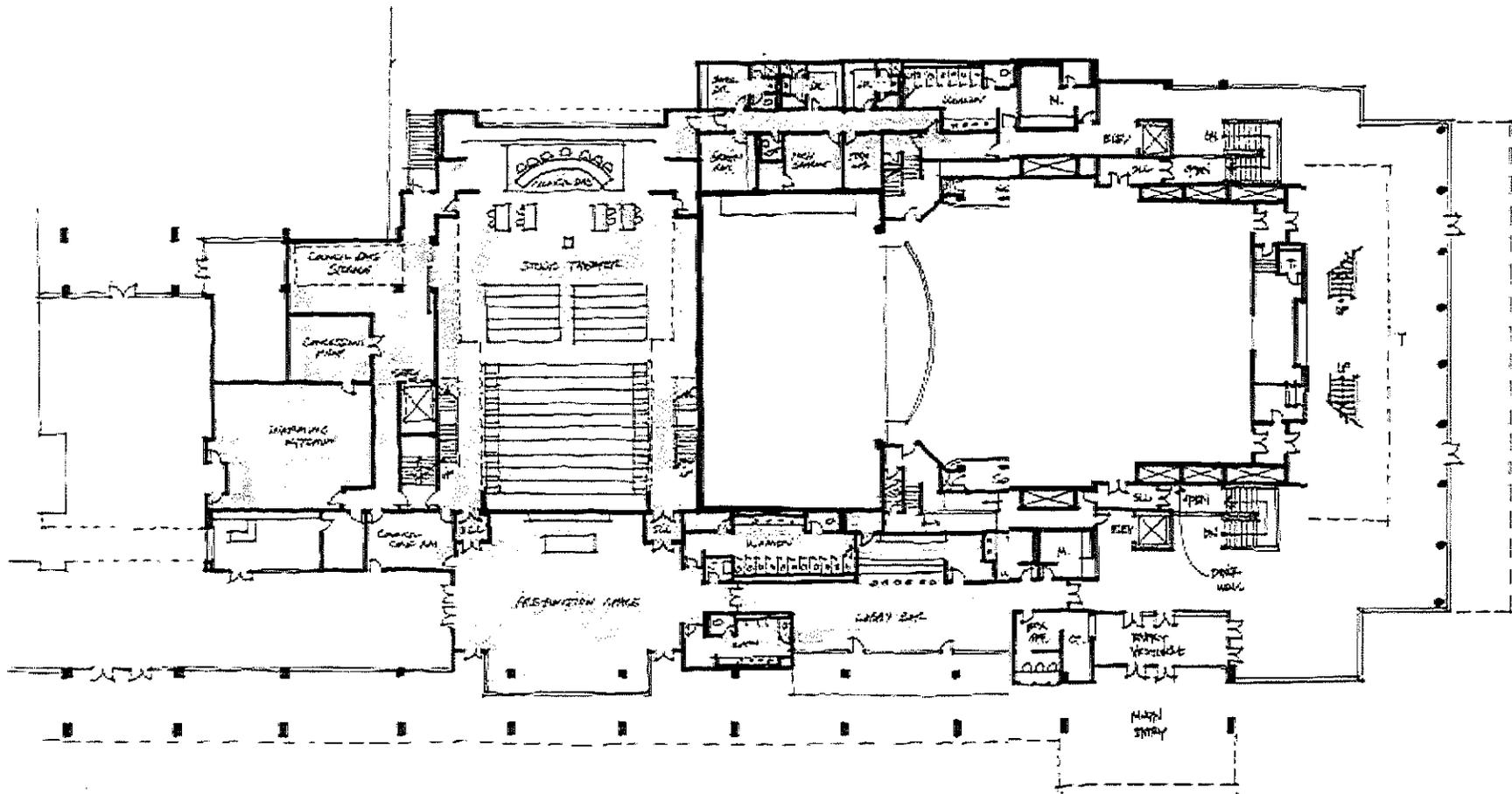




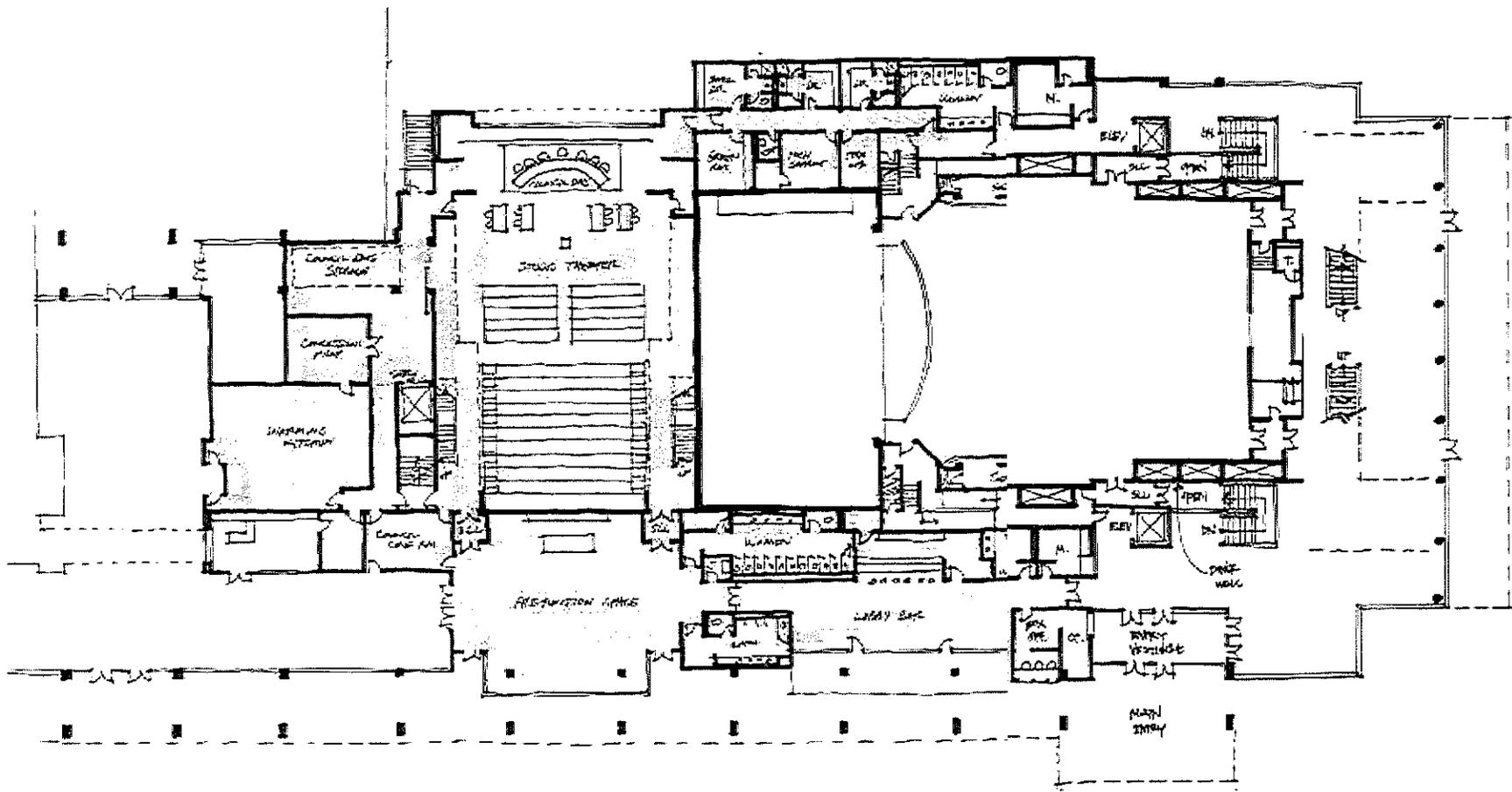
PAC Floor Plan – Lobby Study: Scheme 5B



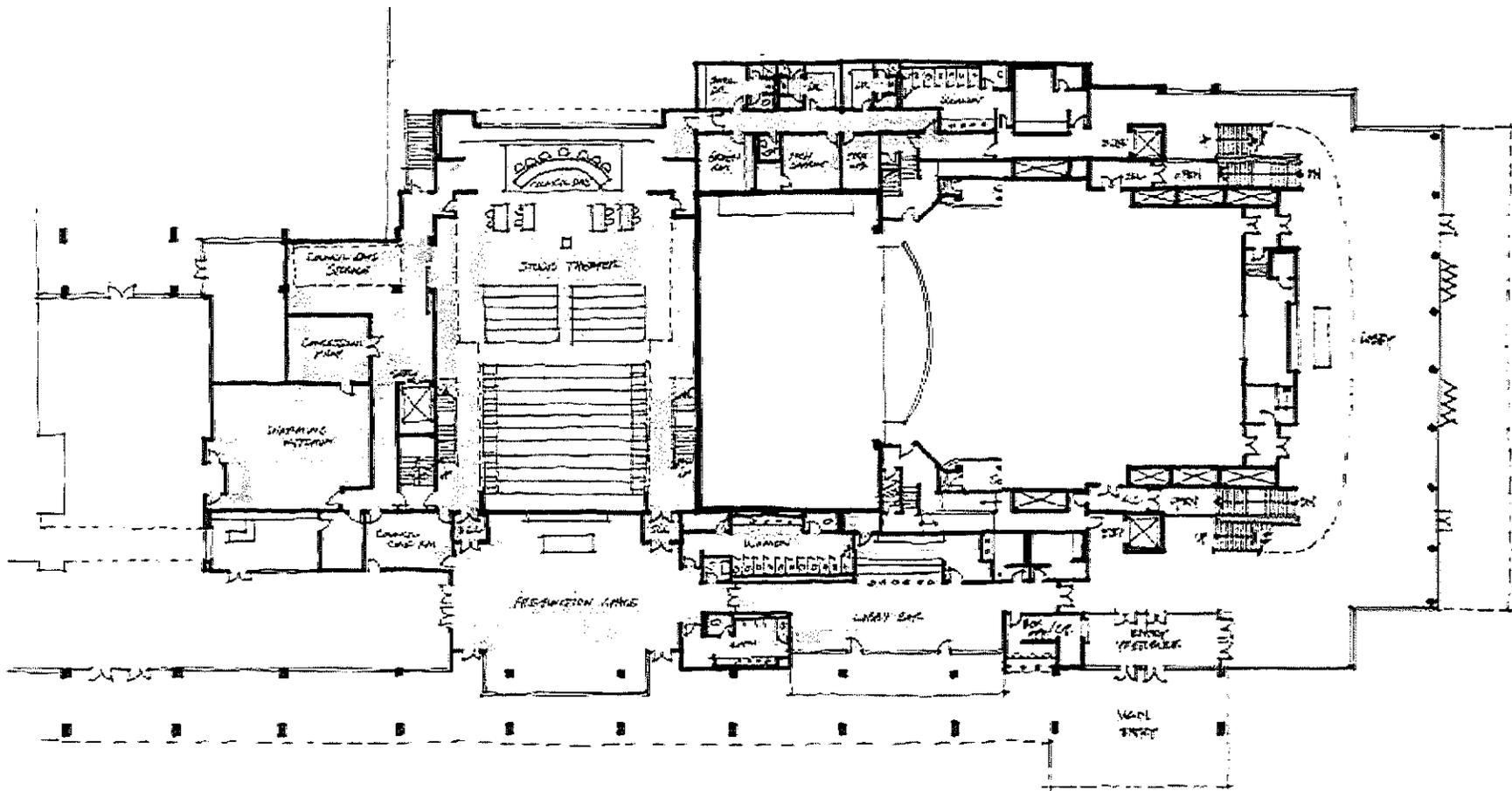
PAC Floor Plan – Lobby Study: Scheme 7



PAC Floor Plan – Lobby Study: Scheme 2B



PAC Floor Plan – Lobby Study: Scheme 2C



PAC Floor Plan – Lobby Study: Scheme 3

	CITY OFFICE
	MEETING SPACE
	LEASABLE SPACE
	CIRCULATION
	CORE
	PAC
	PARKING
	RETAIL
	RESTAURANT
	RESIDENTIAL

# FIRE HEADQUARTERS SITE SELECTION CRITERIA

December 16, 2014



# Background

2

- Fire headquarters currently located in City Hall
- City Center planning has included from the start, relocation of Fire Department headquarters
- The average age of stations is 45
  - FS1 - 1969
  - FS2 - 1968
  - FS3 - 2002
  - FS4 - 1975
- Strategic positioning of response locations is critical in the provision of both fire and emergency medical services

# Considerations

3

- New / renovated station should accommodate diverse functions, including apparatus bay, administrative and community areas, training area and residential areas for fire personnel
- Ease of access to transportation network
- Expand coverage area
- Enhance response times
- Cost

# Needs: Apparatus Bay & Vehicle Maintenance Areas

4

- Three bay facility approximately 7,200 sf
- Industrial space where apparatus are cleaned, maintained and stored
- Special ventilation systems to reduce carbon monoxide build-up
- Ventilated storage room for supplies
- Commercial laundry area for turn-out gear and equipment decontamination and cleaning
- SCBA filling station and maintenance room
- Bay used for training
- Non-slip floor coating in station bay
- Energy efficient, LEED Compliant, back-up generator
- Refueling site

# Needs: Administrative, Training and Residential

5

- HQ: Administrative offices, Fire Marshal's office, Conference Rooms, Storage Area, Break Room
    - Approximately 8,300 sf
  - Residential: co-ed dorm rooms, day room / kitchen, bathrooms, fitness area, station administrative area
    - Approximately 8,800 sf
  - Parking needs: approximately 45-50 spaces
- Total Estimated need: 24,600 sf

# Acreeage of Existing Stations

6

- Station 1: 1.37 Acres
- Station 2: 1.26 Acres
- Station 3: 2.78 Acres
- Station 4: 1.37 Acres

Source: Sandy Springs GIS

# Square Footage of Existing Stations

7

- Station 1: 9,000
- Station 2: 16,900
- Station 3: 9,000
- Station 4: 19,000 (including basement area)

# Existing Stations Current Conditions

8

- The stations lack amenities such as community rooms, training rooms, individual bunk quarters for firefighters, hazardous materials rooms and more
- The current facilities are not conducive to modern fire service methodologies
  - The exception: Fire Station #3 on Heards Road, which is a newer facility
- None of the City's existing fire stations contain physical property large enough to adequately enable expansion

# Fire Station #2 Current Conditions

9

- Built in 1968, nearing life expectancy
- Previous rodent infestation undermined foundation
- Water standing on aprons
- Bay heaters beyond service life
- Single pane windows
- Water runoff slopes to building
- Poor ventilation
- No accessible public toilet (parties, etc.)

# Fire Station #2 – Current Site

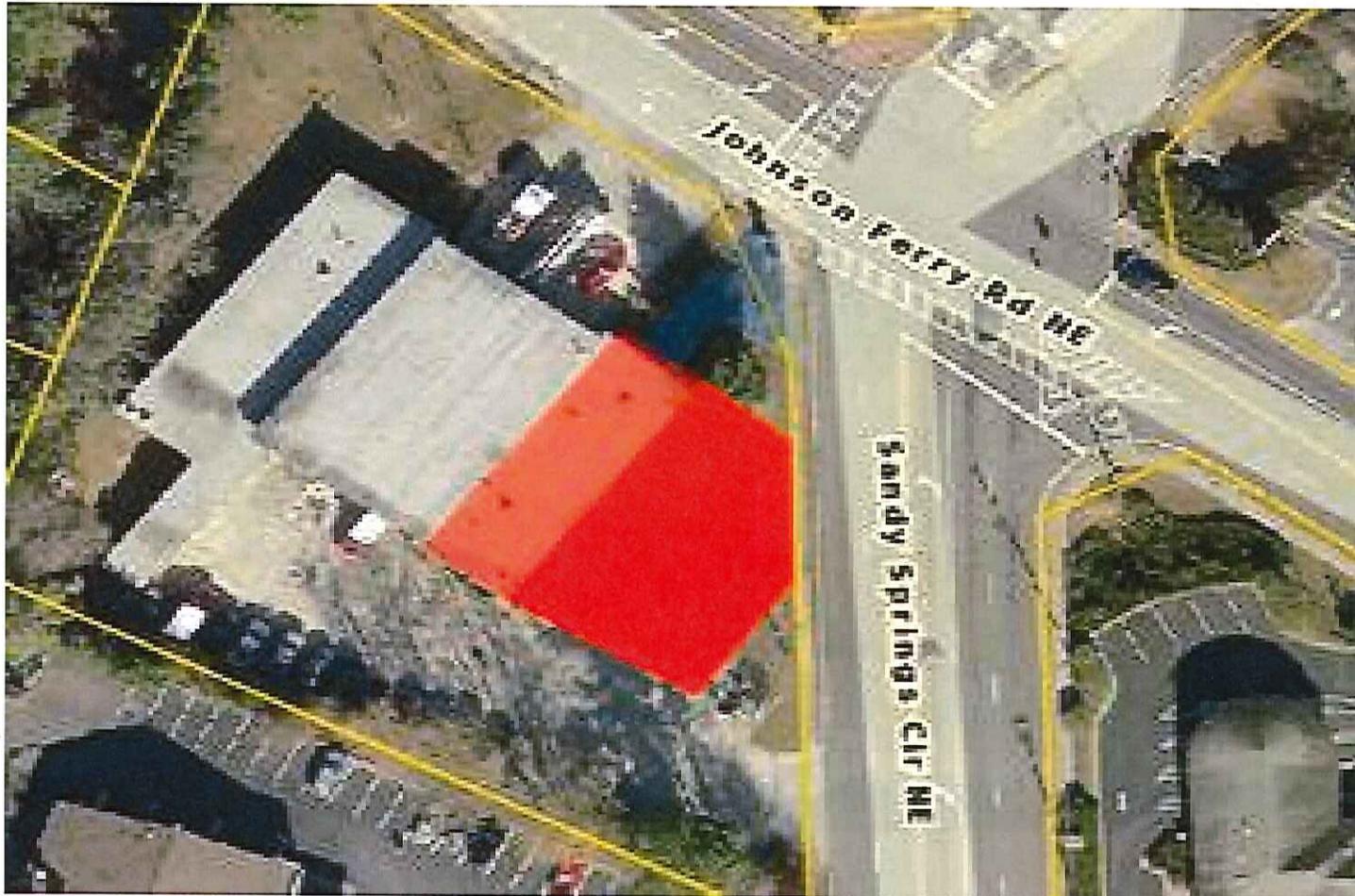
10

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# Proposed New Headquarters Addition at Existing Station 2 Site

11



Requires  
demolition of  
existing hose  
room, to create  
parking along  
north side of  
building

# Fire Station #2 – Site Issues

12

- Ingress issues for Quint
- Egress is frequently blocked by traffic at intersection
- Public entrance in rear is not accessible from the sidewalk / City Center
- Limited Parking with 27 existing spaces

# Next Steps

13

- Staff to continue to refine program needs
- Staff to provide City Council with site location evaluations and options