



SANDY SPRINGS

GEORGIA

CITY COUNCIL

Rusty Paul, Mayor

John Paulson – District 1

Steve Soteres – District 2

Chris Burnett – District 3

Jody Reichel – District 4

Tibby DeJulio – District 5

Andy Bauman – District 6

Tuesday, October 19, 2021

Regular Meeting

Following Work Session

The October 19, 2021 City Council Meetings will be held in the Studio Theatre at Sandy Springs City Hall (1 Galambos Way, Sandy Springs, GA 30328).

Live-stream: Public Meeting Portal (CivicClerk): <https://sandyspringsga.civiclek.com>

Zoom Webinar: <http://spr.gs/2021mcc3>

Teleconference: Phone: (646) 558-8656 Webinar ID: 818 0837 1065

Public Comment: <http://spr.gs/publiccomment>

I. Call to Order - Mayor Rusty Paul

II. Roll Call and General Announcements - City Clerk

III. Pledge of Allegiance - Mayor Rusty Paul

IV. Public Comment

V. Approval of Meeting Agenda

VI. Consent Agenda

A. **2021-273** Meeting Minutes

October 5, 2021 Work Session

October 5, 2021 Regular Meeting

B. **2021-274** Request for Mayor and City Council Consideration of Acceptance of a Purchase & Sale Agreement and a Permanent Drainage Easement on Property Located at 8845 North River Parkway Unit 2 in Land Lot 367 of the 6th District, City of Sandy Springs, Fulton County, Georgia (Tax ID# 06-0367-0005-002-5)

(Presented by William H. Martin, Jr., Public Works Director)

C. **2021-275** Request for Mayor and City Council Consideration of Acceptance of a Permanent Drainage Easement on Property Located at 260 Drumm Court in Land Lot 74 of the 17th District, City of Sandy Springs, Fulton County, Georgia (Tax ID# 17-074-0003-017-6)

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance. The City will make reasonable accommodations for those persons.

1 Galambos Way, Sandy Springs, Georgia 30328 • 770-730-5600 • SandySpringsGA.gov



SANDY SPRINGS

GEORGIA

(Presented by William H. Martin, Jr., Public Works Director)

- D. **2021-276** Request for Mayor and City Council Consideration of Acceptance of a Permanent Drainage Easement and a Temporary Construction Easement on Property Located at 270 Drummen Court in Land Lot 74 of the 17th District, City of Sandy Springs, Fulton County, Georgia (Tax ID# 17-074-0003-018-4)
(Presented by William H. Martin, Jr., Public Works Director)
- E. **2021-277** Request for Mayor and City Council Consideration of Acceptance of an Agreement to Purchase a Permanent Drainage Easement on Property Located at 7355 Dunraven Place in Land Lot 85 of the 17th District, City of Sandy Springs (Tax ID# 17-0085-0005-001-5)
(Presented by William H. Martin, Jr., AIA, Public Works Director)
- F. **2021-278** Request for Mayor and City Council Consideration of Acceptance of an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement on Property Located at 410 Dalrymple Road in Land Lot 75 of the 17th District, City of Sandy Springs (Tax ID# 17-0075- LL-037-7)
(Presented by William H. Martin, Jr., AIA, Public Works Director)
- G. **2021-279** Request for Mayor and City Council Consideration of a Resolution to Adopt the City of Sandy Springs 2022 City Council Meeting Schedule
(Presented by Raquel González, City Clerk)
- H. **2021-280** Request for Mayor and City Council Consideration of a Resolution to Adopt the City of Sandy Springs 2022 Planning and Zoning Schedules
(Presented by Michele McIntosh-Ross, Planning & Zoning Manager)

VII. Presentations

VIII. Public Hearing

- A. **2021-281** Request for Mayor and City Council Consideration of a Resolution to Adopt the Annual Capital Improvements Element
(Presented by Michele McIntosh-Ross, Planning & Zoning Manager)
- B. **2021-282** Request for Mayor and City Council Consideration of CA21-0001 (6669 Peachtree Dunwoody Road), Request for a Comprehensive Plan Character Area Map Amendment from Protected Neighborhood to Perimeter Center
(Presented by Michele McIntosh-Ross, Planning & Zoning Manager)
- C. **2021-283** Request for Mayor and City Council Consideration of TA21-0004, an Ordinance to Amend the Following Development Code Division and Section: Div. 7.2. Allowed Use Table, Sec. 7.4.1. Civic.
(Presented by Michele McIntosh-Ross, Planning & Zoning Manager)

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SANDY SPRINGS

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- D. **2021-284** ABL # 76484, an Alcoholic Beverage License Application for La Cosecha Sandy Springs, LLC D/B/A La Parrilla Mexican Restaurant – 6600 Alastair Drive, Ste. 700, Sandy Springs, GA 30328. Applicant is La Cosecha Sandy Springs, LLC D/B/A La Parrilla Mexican Restaurant; Martin Hernan Velasquez Benavides for Consumption on the Premises of Wine, Malt Beverages, and Distilled Spirits.

(Presented by Toni Jo Howard, Finance Director)

IX. New Business

- A. **2021-285** Request for Mayor and City Council Consideration of a Resolution to Authorize a Change Order to Amend the Existing Contract for Construction Services with Vertical Earth, Inc., for the Sandy Springs Circle Streetscape Project – Mount Vernon Highway to Hammond Drive, CC-10 Project; to Provide for Changes to Project Scope and Increased Costs Due to Delays Caused by Utility Relocations; and to Authorize the City Manager to Execute the Change Order

(Presented by William H. Martin, Jr., AIA, Public Works Director)

- B. **2021-286** Request for Mayor and City Council Consideration of a Resolution to Adopt the Sandy Springs and Dunwoody Transit Signal Priority Implementation Plan

(Presented by William H. Martin, Jr., AIA, Public Works Director)

- C. **2021-287** Request for Mayor and City Council Consideration of an Ordinance to Amend the City of Sandy Springs FY 2022 Budget to Authorize the Additional Funding for a Project and Consideration of a Resolution to Award the FY 2022 CIP and Local Maintenance Improvement Grant Paving Contract with Blount Construction, Inc.

(Presented by William H. Martin, Jr., AIA Public Works Director)

- D. **2021-288** Request for Mayor and City Council Consideration of an Ordinance to Amend the City of Sandy Springs FY 2022 Budget to Authorize a Transfer Between Funds for the T0064 Peachtree Dunwoody at Telford Place Roadway Safety Project

(Presented by William H. Martin, Jr., AIA, Public Works Director)

- E. **2021-289** Request for Mayor and City Council Consideration of a Resolution to Appoint Members to the Board of Ethics

(Presented by Mayor Rusty Paul)

X. Reports

- A. **2021-290** Mayor and Council Report

- B. **2021-291** Staff Reports

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SANDY SPRINGS

GEORGIA

1. August 2021 Unaudited Financials

(Presented by Toni Jo Howard, Finance Director)

2. COVID-19 Staff Update

(Presented by Imani White, Executive Officer of Emergency Preparedness, Fire Department)

XI. Executive Session - Real Estate & Litigation

XII. Adjournment

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SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager
FROM: William H. Martin, Jr., Public Works Director
DATE: September 20, 2021 Submission for the October 19, 2021 Meeting
ITEM: Request for Mayor and City Council Consideration of Acceptance of a Purchase & Sale Agreement and a Permanent Drainage Easement on Property Located at 8845 North River Parkway Unit 2 in Land Lot 367 of the 6th District, City of Sandy Springs, Fulton County, Georgia (Tax ID# 06-0367-0005-002-5)

Recommendation:

Staff recommends that the Mayor and City Council accept a Purchase and Sale Agreement and a Permanent Drainage Easement on that tract of land lying and located in Land Lot 367 of the 6th District, Fulton County, Georgia. The property owner is David Andrew Evans, as Trustee of the David Andrew Evans Revocable Living Trust under Agreement dates October 20, 2010 located at 8845 North River Parkway Unit 2, as shown in the attached exhibits.

Background:

The acquisition of 2,882 square feet of Permanent Drainage Easement on this property is necessary in order to construct the North River Parkway Stormwater Project. The property owner has accepted the City's offer for the necessary easement rights required to construct the proposed project.

Discussion:

The staff were able to negotiate a reasonable compensation amount for the required land rights with the property owner. The City's contracted appraiser, Craig Hammond, MAI, determined fair market value for the permanent easement area in the amount of \$1,800.

Financial Impact:

The property owner agreed to sell their land interests in the sum of \$1,800 to the City. The permanent drainage easement is a 2,882 square foot area and the appraised value was determined at \$2.96/SF and the easement was 20% of fee simple interest. The formula is $2,882 \text{ sf} \times \$2.96/\text{sf} \times 20\%$, rounded up to \$1,800.00 for the land interests required for the project. Staff concurs that the compensation amount is reasonable and recommends payment to the owner for these land interests. Sufficient funds are available in Stormwater Capital Maintenance and Improvements for this acquisition.

Alternatives:

The acquisition reflects the minimum amount of permanent easement required in order to deliver the desired project. The City can decline to execute the Purchase and Sale Agreement and not execute the project as planned.

Attachments:

1. Fulton Aerial Profile - 8845-2 North River Pkwy
2. Signed PDE.8845-2 N River Pkwy - Evans Trustee
3. Signed Purchase Sale Agmt.8845-2 N River Pkwy - Evans Trustee
4. RESOLUTION



PARID: 06 036700050025

DAVID ANDREW EVANS REVOC LIVING TRUST

8845 NORTH RIVER PKWY

Parcel

Parcel ID:	06 036700050025
Property Location:	8845 NORTH RIVER PKWY
Unit:	2
City:	SANDY SPRINGS
Neighborhood:	06524
Improvement Strata:	R1
Property Class:	R3
Land Use Code:	101-Residential 1 family
Living Units:	1
Acres:	.5439
Zoning:	TRC-
Location	6
Fronting:	9 - 9
Parking Type:	3-ON AND OFF STREET
Parking Quantity:	2
Street 1/Street 2:	1-Paved/-
Topo 1/Topo2/Topo3:	1-LEVEL/-/-
Util1/Util2/Util3:	1-ALL PUBLIC/-/-

Legal

Tax District	59
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Owners

Owners:	DAVID ANDREW EVANS REVOC LIVING TRUST
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Mailing Address

Address	FUL Exmp Code	ATL Exmp Code
DAVID ANDREW EVANS REVOC LIVING TRUST 8895 HUNTCLIFF LAKE CT SANDY SPRINGS GA 30350		

Sales

Sale Date:	Sale Price:
17-DEC-14	\$166,000
30-APR-04	\$176,000
29-SEP-99	\$172,500
03-FEB-98	\$105,000
30-APR-87	\$0

Sale Details

1 of 5

Grantor:	BARFOOT SUSAN T & ANDREW C
Grantee:	DAVID ANDREW EVANS REVOC LIVING TRUST
Sales Date:	17-DEC-14
Sale Price Sale Validity:	0 : Valid Sale
Sale Source:	6 : PT61
Sales Type:	2 : LAND & BUILDING

Sale Flag:
Deed Book: 54505
Deed Page: 0271
Deed Type: WD

Residential

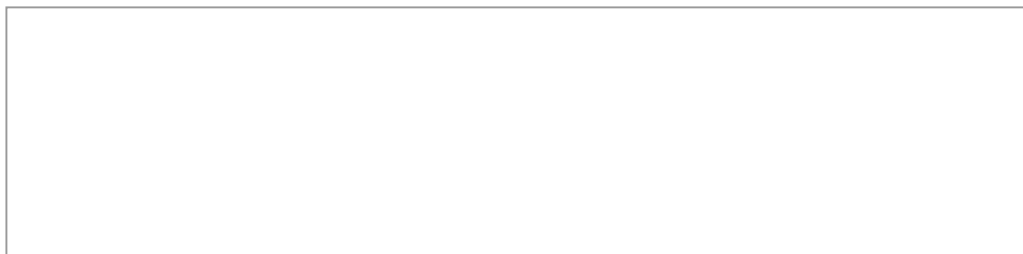
Card: 1
Stories: 2
Year Built: 1986
Effective Year Built:
Remodeled Year:
Living Area: 1,440
Total Living Area: 1,440
Total Rooms: 4
Bedrooms: 2
Family Rooms: 0
Attic: 1-NONE
Basement LA:
Basement Rec Area:
Full Baths: 1
Half Baths: 1
Additional Fixtures: 2
Total Fixtures: 7
Pre Fab Fireplace:
Masonry Fireplaces: 1
Grade: C
CDU: GD
% Complete

Additions

Addition Number:	Description:	Area
0	---	691
1	WDDCK WOOD DECKS-FROVR FRAME OVERHANG--	52
2	-FR UT FRAME UTILITY BUILDING--	16
3	WDDCK WOOD DECKS-FR UT FRAME UTILITY BUILDING--	16
4	-WDDCK WOOD DECKS--	160
5	-FROVR FRAME OVERHANG--	6
6	-STOOP STOOP--	25

Land

Line Number: 1
Land Type: S - SQUARE FOOT
Land Code: 1
Square Feet: 23,693
Acres: .5439



AFTER RECORDING, PLEASE RETURN TO:
City of Sandy Springs
City Clerk's Office
1 Galambos Way
Sandy Springs, GA 30328

Cross reference:
Deed Book 54505 Page 271
Parcel No: 06 0367-0005-002-5

PERMANENT DRAINAGE EASEMENT

STATE OF GEORGIA

FULTON COUNTY

THIS AGREEMENT is entered into the 8 day of September 2021, between DAVID ANDREWS EVANS, TRUSTEE herein referred to as the "Grantor", and the CITY OF SANDY SPRINGS, GEORGIA, hereinafter called the "Grantee".

THAT WHEREAS, Grantee is desirous of obtaining **2,882 square foot Permanent Drainage Easement** upon and across the property of Grantor, located in Land Lot 367 of Land District 6 of Fulton County, GA, as is more particularly described in Exhibits "A" AND "B" attached hereto and incorporated herein by reference, and:

WHEREAS, Grantor desires to convey said Permanent Drainage Easement and any and all improvements located within said permanent drainage easement in and to the said described property as is further shown on the drawing attached as Exhibits "A" and "B", incorporated herein by reference.

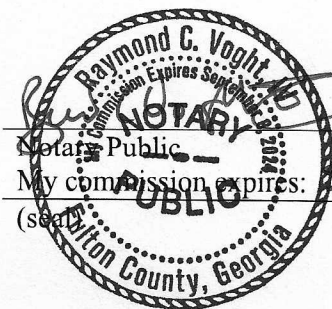
NOW, THEREFORE, in consideration of the foregoing recitals and ONE DOLLAR (\$1.00), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby sell and convey to the Grantee, a Permanent Drainage Easement as described on and illustrated on Exhibits "A" and "B", attached hereto and incorporated herein by reference.

The Permanent Drainage Easement herein shall bind the heirs and assigns of the undersigned party, and shall inure to the benefit of the successors in title of Grantee.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written. Signed, sealed and delivered in the presence of:

GRANTOR:

DAVID ANDREWS EVANS, TRUSTEE



Witness

Legal Description
Permanent Drainage Easement

8845 North River Parkway – Unit 2
(Parcel ID: 06 036700050025)

All that tract or parcel of land lying and being in Land Lot 367 of the 6th District, Fulton County, City of Sandy Springs Georgia, and being more particularly described as follows:

Commencing at a 1/2-inch rebar found located at the of the Southwest corner of Lot 1, River Rill subdivision, as recorded in Plat Book 148, page 15, Fulton County records, said point located on the northeasterly right-of-way of North River Parkway (60-foot right-of-way) and having Georgia State Plane coordinate values Northing: 1,455,501.34; Easting: 2,241,803.73, Georgia West Zone; Thence departing said right-of-way North 38 degrees 22 minutes 48 seconds East, a distance of 172.80 feet to a point located at the dividing line between Lots 1 & 2 of said River Rill subdivision, and the **POINT OF BEGINNING**; Thence North 38 degrees 22 minutes 48 seconds East, a distance of 35.98 feet to a point; Thence North 37 degrees 22 minutes 49 seconds East, a distance of 63.47 feet to a point; Thence South 76 degrees 32 minutes 50 seconds East, a distance of 21.37 feet to a point; Thence South 34 degrees 05 minutes 12 seconds West, a distance of 31.72 feet to a point; Thence North 89 degrees 13 minutes 09 seconds East, a distance of 39.46 feet to a point; Thence South 77 degrees 59 minutes 19 seconds West, a distance of 41.31 feet to a point; Thence South 35 degrees 04 minutes 38 seconds West, a distance of 77.68 feet to a point located on said dividing line between Lots 1 & 2 of said River Rill subdivision; Thence continuing with said division line North 37 degrees 01 minutes 55 seconds West, a distance of 30.36 feet to a point, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.066 Acre (2,882 Square Feet).

SURVEY REFERENCES

- 1> FINAL PLAT OF RIVER RILL, AS PREPARED BY HILTON H. HOBBY, JR., RLS #2207, AND RECORDED IN PLAT BOOK 148, PAGE 15, FULTON COUNTY RECORDS, 8/6/1986.
- 2> EXCEPTION PLAT OF RIVER HOLLOW, AS PREPARED BY JOHN E. DIDICHER, RLS #1905, AND RECORDED IN PLAT BOOK 136, PAGE 93, FULTON COUNTY RECORDS, 8/10/1984.
- 3> STORM ASBUILT FOR CITY OF SANDY SPRINGS, PREPARED BY SOUTHEASTERN ENGINEERING, INC., DATED JULY 9, 2014.

EXHIBIT B

**PERMANENT DRAINAGE
EASEMENT "B"**
0.066 Acres
2,882 sf

N/F PROPERTY OF
**WINDING RIVER
VILLAGE CONDOMINIUMS**
370 & 380 NORTH RIVER PKWY
CONDOMINIUM PB 7 / PG 60-61

POC
1/2"RBR FND
GA. STATE PLANE
N: 1,455,501.34
E: 2,241,803.73

N/F PROPERTY OF
PMC SFR BORROWER, LLC
DEED BOOK 60137 / PAGE 689
PID: 06 036700050017
8845 N. RIVER PKWY, UNIT 1
PB 148 / PG 15



Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

N/F PROPERTY OF
**CONSULATE GENERAL OF
THE REPUBLIC OF NIGERIA**

DEED BOOK 50398 / PAGE 28
PID: 06 0367 LL0575
9650 ROBERTS DR

N/F PROPERTY OF
**DAVID ANDREW
EVANS, TRUSTEE**

DEED BOOK 50365 / PAGE 50
PID: 06 036700050033
8845 N. RIVER PKWY, UNIT 2A

PB 148 / PG 15

PB 148 / PG 15

LINE	BEARING	DISTANCE
L1	N38°22'48"E	172.80'
L2	N38°22'48"E	35.98'
L3	N37°22'49"E	63.47'
L4	S76°32'50"E	21.37'
L5	S34°05'12"W	31.72'
L6	N89°13'09"E	39.46'
L7	S77°59'19"W	41.31'
L8	S35°04'38"W	77.68'
L9	N37°01'55"W	30.36'

GRAPHIC SCALE 1" = 40'



EASEMENT EXHIBIT

City of Sandy Springs, GA.

JOB NO: 20216885	DRAWING SCALE: 1" = 40'
FIELD WORK: ML	CITY: SANDY SPRINGS STATE:
PROJ MGR: GEE	COUNTY: FULTON DISTRICT: 6TH
REVIEWED: DLH	LAND LOT: 367
DWG FILE: 20216885-2.dwg	SURVEY DATE: 2-23-2021 LAST REVISED: 6-25-2021



SANDY SPRINGS

GEORGIA

SALE AND PURCHASE AGREEMENT

PROJECT: North River Parkway Stormwater
 OWNER: David Andrew Evans as Trustee of the David Andrew Evans
Revocable Living Trust under Agreement dated October 20, 2010
 ADDRESS: 8845 North River Parkway, Unit 2, Sandy Springs, GA

PROJECT: NORTH RIVER PKWY
 PARCEL # 8845-Unit 2
 TAX ID: 06-0367-0005-002-5

STATE OF GEORGIA COUNTY OF FULTON

For and in consideration of the sum of **ONE THOUSAND EIGHT HUNDRED 00/100 DOLLARS (\$1,800.00)**, the undersigned agrees to execute and deliver to the City of Sandy Springs, Georgia a permanent easement to the following described real estate:

Easement rights upon and through that tract or parcel of land located in Land Lot 367 of the 6TH District, of Fulton County, Georgia, and being more particularly described on Exhibits "A" and "B" attached hereto and made a part hereof by reference.

The consideration recited is full payment for the rights conveyed as follows:

\$N/A		Square Feet of Fee Simple Right of Way
\$1,800.00	2,882.00	Square Feet of Permanent Construction and Maintenance Easement
\$N/A	N/A	Square Feet of Temporary Construction Easement
\$N/A		Cost to cure includes:
\$N/A		Consequential damages for impacts to:
\$N/A		Other:

The undersigned shall obtain all quit claim deeds or releases from any tenant and other parties now in possession and having a claim or interest in the property described above.

Any and all applicable Temporary Easements will terminate upon completion and acceptance of the Project by the City.

This Agreement shall not be binding until approved by the Mayor and City Council for the City of Sandy Springs, Georgia.

☐ If checked Special Provisions listed on Exhibit "C" attached hereto and incorporated herein by reference shall be additional conditions imposed upon the grant of this Agreement.

WITNESS my hand and seal this 8th day of September, 2021.

OWNER:

DAVID ANDREWS EVANS, TRUSTEE

CITY OF SANDY SPRINGS, GEORGIA:

By:

Name:

Title:

Legal Description
Permanent Drainage Easement

8845 North River Parkway – Unit 2
(Parcel ID: 06 036700050025)

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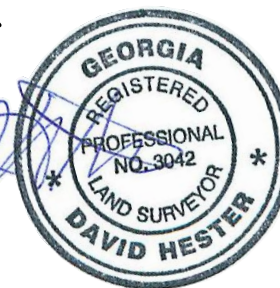
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EASEMENT "B"**
0.066 Acres
2,882 sf

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370 & 380 NORTH RIVER PKWY
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1660 Barnes Mill Road
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Certificate of Authorization #LSF-000621

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THE REPUBLIC OF NIGERIA**

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9650 ROBERTS DR

N/F PROPERTY OF
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EVANS, TRUSTEE**
DEED BOOK 54505 / PAGE 271
PID: 06 036700050025
8845 N. RIVER PKWY, UNIT 2
PB 148 / PG 15

N/F PROPERTY OF
**DAVID ANDREW
EVANS, TRUSTEE**
DEED BOOK 50365 / PAGE 50
PID: 06 036700050033
8845 N. RIVER PKWY, UNIT 2A
PB 148 / PG 15

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L5	S34°05'12"W	31.72'
L6	N89°13'09"E	39.46'
L7	S77°59'19"W	41.31'
L8	S35°04'38"W	77.68'
L9	N37°01'55"W	30.36'

GRAPHIC SCALE 1" = 40'



EASEMENT EXHIBIT

City of Sandy Springs, GA.

JOB NO: 20216885	DRAWING SCALE: 1" = 40'
FIELD WORK: ML	CITY: SANDY SPRINGS STATE:
PROJ MGR: GEE	COUNTY: FULTON DISTRICT: 6TH
REVIEWED: DLH	LAND LOT: 367
DWG FILE: 20216885-2.dwg	SURVEY DATE: 2-23-2021 LAST REVISED: 6-25-2021

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT A PURCHASE AND SALE AGREEMENT
AND PERMANENT DRAINAGE EASEMENT ON PROPERTY
LOCATED IN LAND LOT 367 OF THE 6th DISTRICT,
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, it is necessary, from time to time, to establish policies, procedures and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal, Georgia's State Constitution, and the Charter for the City of Sandy Springs, and

WHEREAS, the City Manager directed the Department of Public Works to develop standard policies for recurring matters, to establish appropriate internal controls and legal compliance, and to provide for an efficient and effective means to serve constituents; and

WHEREAS, the Department of Public Works, in response to the guidance provided by the City Manager, has reviewed and approves the acceptance of a Purchase and Sale Agreement and Permanent Drainage Easement by the City of Sandy Springs for property located at the property of the David Andrew Evans Revocable Trust in Land Lot 367 of the 6th District, Fulton County, City of Sandy Springs, Georgia

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA

To facilitate the construction of the North River Parkway Stormwater Project, the City approves the acceptance of the Purchase and Sale Agreement and Permanent Drainage Easement on property located in Land Lot 367 of the 6th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this 19th day of October, 2021.

APPROVED:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager
FROM: William H. Martin, Jr., Public Works Director
DATE: September 20, 2021 Submission for the October 19, 2021 Meeting
ITEM: Request for Mayor and City Council Consideration of Acceptance of a Permanent Drainage Easement on Property Located at 260 Drummen Court in Land Lot 74 of the 17th District, City of Sandy Springs, Fulton County, Georgia (Tax ID# 17-074-0003-017-6)

Recommendation:

Staff recommends that the Mayor and City Council accept a Permanent Drainage Easement on that tract of land lying and located in Land Lot 74 of the 17th District, Fulton County, Georgia. The property owner is Patrick Claude Peon and Debra Mae Lee located on 260 Drummen Court, as shown in the attached exhibits.

Background:

The acquisition of 1,048 square feet of Permanent Drainage Easement on this property is necessary in order to construct the Drummen Court Stormwater Project. The property owner has donated the necessary easement rights required to construct the proposed project

Discussion:

Staff was able to negotiate a reasonable compensation amount for the required land rights with the property owner.

Financial Impact:

As stated, the property owner donated the required land rights to the City.

Alternatives:

The acquisition reflects the minimum amount of permanent easement required in order to deliver the desired project. The City can decline to accept the donation and not execute the project as planned.

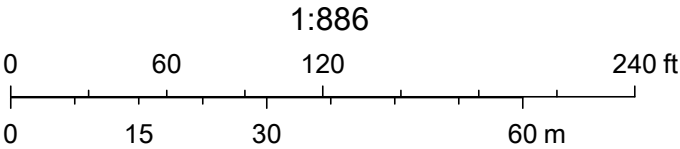
Attachments:

1. Fulton Aerial Profile ID - 260 Drummen
2. Signed PDE-260 Drummen.Peon.Lee
3. RESOLUTION

17 007400030176, 260 DRUMMEN CT, SANDY SPRINGS



May 24, 2021



Tyler_Transportation, Tyler_TaxParcels

Parcel

Parcel ID:	17 007400030176
Property Location:	260 DRUMMEN CT
Unit:	
City:	SANDY SPRINGS
Neighborhood:	17194
Improvement Strata:	R1
Property Class:	R3
Land Use Code:	101-Residential 1 family
Living Units:	1
Acres:	.415
Zoning:	CUP-
Location	6
Fronting:	9 - 9
Parking Type:	3-ON AND OFF STREET
Parking Quantity:	2
Street 1/Street 2:	1-Paved/-
Topo 1/Topo2/Topo3:	1-LEVEL/-/-
Util1/Util2/Util3:	1-ALL PUBLIC/-/-

Legal

Tax District	59
--------------	----

Owners

Owners:	SPINDEL JENNIFER K & SPINDEL KEVIN M
---------	--------------------------------------

Mailing Address

Address	FUL Exmp Code	ATL Exmp Code
PEON PATRICK CLAUDE & LEE DEBRA MAE		
260 DRUMMEN CT		
ATLANTA GA 30328		

AFTER RECORDING, PLEASE RETURN TO:
City of Sandy Springs
City Clerk's Office
Galambos Way
Sandy Springs, GA 30328

Cross reference:
Deed Book 62433 Page 695
Parcel No: 17007400030176

PERMANENT DRAINAGE EASEMENT

STATE OF GEORGIA

FULTON COUNTY

THIS AGREEMENT is entered into the 4th day of August 2021, between PATRICK CLAUDE PEON AND DEBRA MAE LEE, as Joint Tenants with Right of Survivorship and not as Tenants in Common, herein referred to as the "Grantor", and the CITY OF SANDY SPRINGS, GEORGIA, hereinafter called the "Grantee".

THAT WHEREAS, Grantee is desirous of obtaining **1,048 square foot Permanent Drainage Easement** upon and across the property of Grantor, located in Land Lot 74 of Land District 17 of Fulton County, GA, as is more particularly described in Exhibits "A" AND "B" attached hereto and incorporated herein by reference, and:

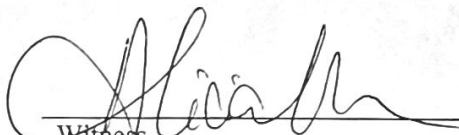
WHEREAS, Grantor desires to convey said Permanent Drainage Easement and any and all improvements located within said permanent drainage easement in and to the said described property as is further shown on the drawing attached as Exhibits "A" and "B", incorporated herein by reference.

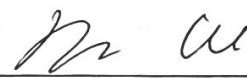
NOW, THEREFORE, in consideration of the foregoing recitals and ONE DOLLAR (\$1.00), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby sell and convey to the Grantee, a Permanent Drainage Easement as described on and illustrated on Exhibits "A" and "B", attached hereto and incorporated herein by reference.

The Permanent Drainage Easement herein shall bind the heirs and assigns of the undersigned party, and shall inure to the benefit of the successors in title of Grantee.

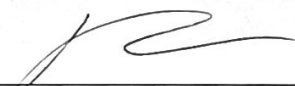
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written. Signed, sealed and delivered in the presence of:

GRANTOR:


Witness


DEBRA MAE LEE


Notary Public
My commission expires: July 7, 2024
(seal)


PATRICK CLAUDE PEON

DEREK PETERS
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires July 7, 2024

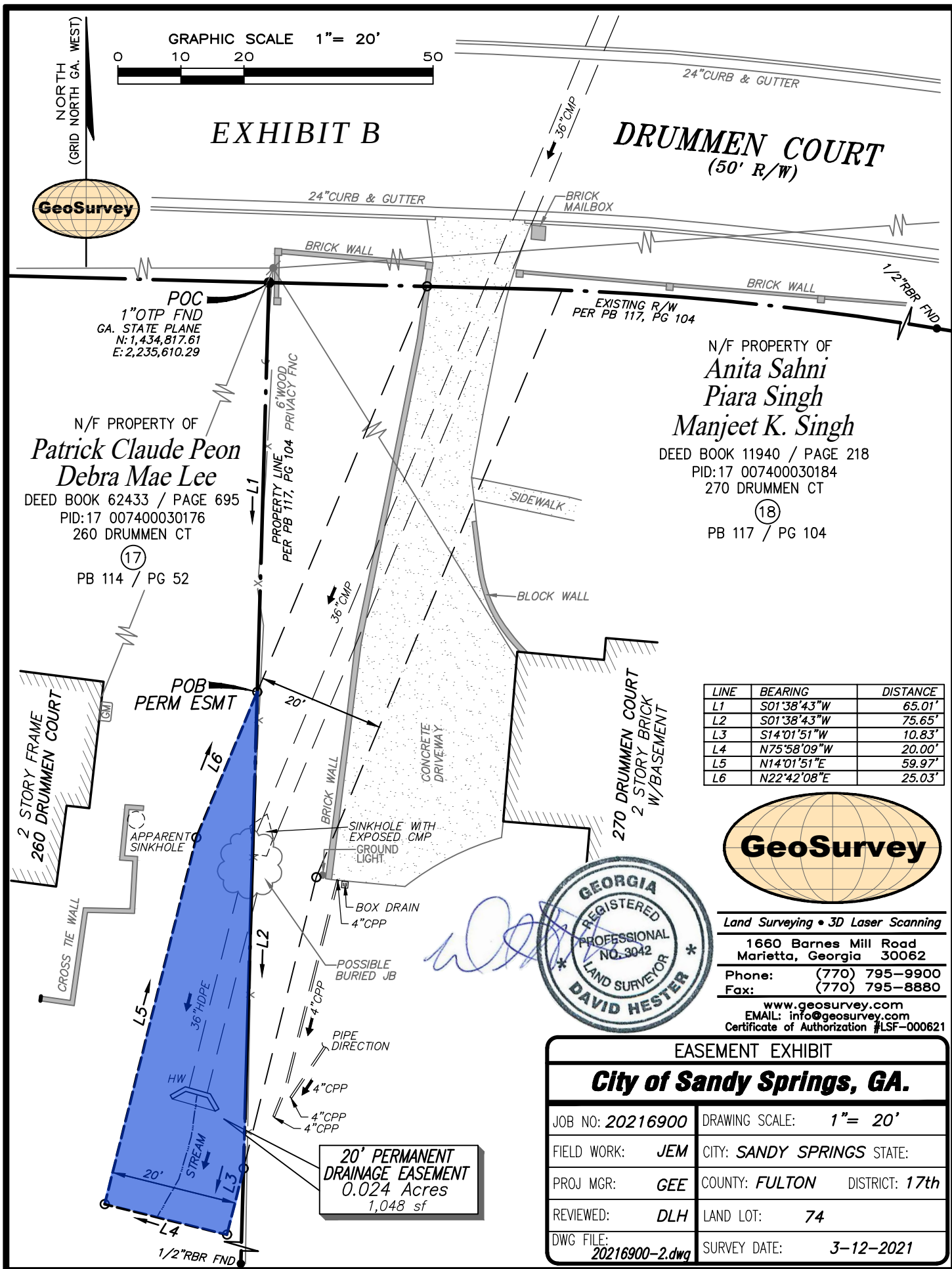
Exhibit A
Legal Description

Permanent Drainage Easement
260 Drummen Court
(Parcel ID: 17 007400030176)

All that tract or parcel of land lying and being in Land Lot 74 of the 17th District, Fulton County, City of Sandy Springs Georgia, and being more particularly described as follows:

Commencing at a 1-inch open top pipe found located on the southerly right-of-way of Drummen Court (50-foot public right-of-way) at the dividing line between lots 17 & 18, Spalding Woods Subdivision – Unit 10, as recorded in Plat Book 114, page 52, Fulton County records, said point having Georgia State Plane coordinate values Northing: 1,434,817.61; Easting: 2,235,610.29, Georgia West Zone; Thence departing said right-of-way South 01 degrees 38 minutes 43 seconds West, a distance of 65.01 feet to the **POINT OF BEGINNING**; Thence South 01 degrees 38 minutes 43 seconds West, a distance of 75.65 feet to a point; Thence South 14 degrees 01 minutes 51 seconds West, a distance of 10.83 feet to a point; Thence North 75 degrees 58 minutes 09 seconds West, a distance of 20.00 feet to a point; Thence North 14 degrees 01 minutes 51 seconds East, a distance of 59.97 feet to a point; Thence North 22 degrees 42 minutes 08 seconds East, a distance of 25.03 feet to a point, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.024 Acre (1,048 Square Feet).



LINE	BEARING	DISTANCE
L1	S01°38'43"W	65.01'
L2	S01°38'43"W	75.65'
L3	S14°01'51"W	10.83'
L4	N75°58'09"W	20.00'
L5	N14°01'51"E	59.97'
L6	N22°42'08"E	25.03'



Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621



EASEMENT EXHIBIT	
City of Sandy Springs, GA.	
JOB NO: 20216900	DRAWING SCALE: 1"= 20'
FIELD WORK: JEM	CITY: SANDY SPRINGS STATE:
PROJ MGR: GEE	COUNTY: FULTON DISTRICT: 17th
REVIEWED: DLH	LAND LOT: 74
DWG FILE: 20216900-2.dwg	SURVEY DATE: 3-12-2021

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT A PERMANENT DRAINAGE EASEMENT ON
PROPERTY LOCATED IN LAND LOT 74 OF THE 17th DISTRICT,
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, it is necessary, from time to time, to establish policies, procedures and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal, Georgia's State Constitution, and the Charter for the City of Sandy Springs, and

WHEREAS, the City Manager directed the Department of Public Works to develop standard policies for recurring matters, to establish appropriate internal controls and legal compliance, and to provide for an efficient and effective means to serve constituents; and

WHEREAS, the Department of Public Works, in response to the guidance provided by the City Manager, has reviewed and approves the acceptance of a Permanent Drainage Easement by the City of Sandy Springs for property located at 260 Drummen Court in Land Lot 74 of the 17th District, Fulton County, City of Sandy Springs, Georgia

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA

To facilitate the construction of the Drummen Court Stormwater Project, the City approves the acceptance of the Permanent Drainage Easement on property located in Land Lot 74 of the 17th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this 19th day of October, 2021.

APPROVED:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager
FROM: William H. Martin, Jr., Public Works Director
DATE: September 20, 2021 Submission for the October 19, 2021 Meeting
ITEM: Request for Mayor and City Council Consideration of Acceptance of a Permanent Drainage Easement and a Temporary Construction Easement on Property Located at 270 Drummen Court in Land Lot 74 of the 17th District, City of Sandy Springs, Fulton County, Georgia (Tax ID# 17-074-0003-018-4)

Recommendation:

Staff recommends that the Mayor and City Council accept a Permanent Drainage Easement on that tract of land lying and located in Land Lot 74 of the 17th District, Fulton County, Georgia. The property owner is Anita Sahni and Tejinder Singh Sahni located on 270 Drummen Court, as shown in the attached exhibits.

Background:

The acquisition of 2,095 square feet of Permanent Drainage Easement and 1,563 square feet of Temporary Construction Easement on this property is necessary in order to construct the Drummen Court Stormwater Project. The property owner has donated the necessary easement rights required to construct the proposed project.

Discussion:

Staff was able to negotiate a reasonable compensation amount for the required land rights with the property owner.

Financial Impact:

As stated, the property owner donated the required land rights to the City.

Alternatives:

The acquisition reflects the minimum amount of permanent easement and Temporary Construction Easement required in order to deliver the desired project. The City can decline to accept the donation and not execute the project as planned.

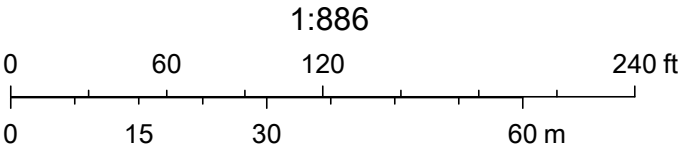
Attachments:

1. Fulton Aerial Profile ID - 270 Drummen.Sahni
2. Signed PDE.270 Drummen - Sahni
3. Signed TCE.270 Drummen - Sahni
4. RESOLUTION

17 007400030184, 270 DRUMMEN CT, SANDY SPRINGS



May 24, 2021



Tyler_Transportation, Tyler_TaxParcels

PARID: 17 007400030184
SAHNI ANITA S & TEJINDER S

270 DRUMMEN CT NE

Parcel

Parcel ID:	17 007400030184
Property Location:	270 DRUMMEN CT
Unit:	
City:	SANDY SPRINGS
Neighborhood:	17194
Improvement Strata:	R1
Property Class:	R3
Land Use Code:	101-Residential 1 family
Living Units:	1
Acres:	.4457
Zoning:	CUP-
Location	6
Fronting:	9 - 9
Parking Type:	3-ON AND OFF STREET
Parking Quantity:	2
Street 1/Street 2:	1-Paved/-
Topo 1/Topo2/Topo3:	1-LEVEL/-/-
Util1/Util2/Util3:	1-ALL PUBLIC/-/-

Legal

Tax District	59
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Owners

Owners:	SAHNI ANITA S & TEJINDER S
---------	----------------------------

Mailing Address

Address	FUL Exmp Code	ATL Exmp Code
SAHNI ANITA S & TEJINDER S	HF01S	
270 DRUMMEN CT NE		
SANDY SPRINGS GA 30328		

AFTER RECORDING, PLEASE RETURN TO:
City of Sandy Springs
City Clerk's Office
Galambos Way
Sandy Springs, GA 30328

Cross reference:
Deed Book 14757 Page 22
Parcel #: 17007400030184

PERMANENT DRAINAGE EASEMENT

STATE OF GEORGIA

FULTON COUNTY

THIS AGREEMENT is entered into the 14th day of September 2021, between ANITA SAHNI AND TEJINDER SINGH SAHNI, herein referred to as the "Grantor", and the CITY OF SANDY SPRINGS, GEORGIA, hereinafter called the "Grantee".

THAT WHEREAS, Grantee is desirous of obtaining **2,095 square foot Permanent Drainage Easement** upon and across the property of Grantor, located in Land Lot 74 of Land District 17 of Fulton County, GA, as is more particularly described in Exhibits "A" AND "B" attached hereto and incorporated herein by reference, and:

WHEREAS, Grantor desires to convey said Permanent Drainage Easement and any and all improvements located within said Permanent Drainage Easement in and to the said described property as is further shown on the drawing attached as Exhibits "A" and "B", incorporated herein by reference.

NOW, THEREFORE, in consideration of the foregoing recitals and ONE DOLLAR (\$1.00), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby sell and convey to the Grantee, a Permanent Drainage Easement as described on and illustrated on Exhibits "A" and "B", attached hereto and incorporated herein by reference.

The Permanent Drainage Easement herein shall bind the heirs and assigns of the undersigned party, and shall inure to the benefit of the successors in title of Grantee.

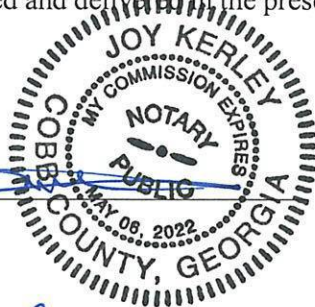
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written. Signed, sealed and delivered in the presence of:

Witness

Notary Public

My commission expires:

(seal)



GRANTOR:

ANITA SAHNI

TEJINDER SINGH SAHNI

EXHIBIT "A"

Permanent Drainage Easement

270 Drummen Court

Parcel ID: 17 007400030184

ANITA SAHNI AND TEJINDER SINGH SAHNI

All that tract or parcel of land lying and being in Land Lot 74 of the 17th District, Fulton County, City of Sandy Springs Georgia, and being more particularly described as follows:

Commencing at a 1-inch open top pipe found located on the southerly right-of-way of Drummen Court (50-foot public right-of-way) at the dividing line between lots 17 & 18, Spalding Woods Subdivision – Unit 10, as recorded in Plat Book 117, page 104, Fulton County records, said point having Georgia State Plane coordinate values Northing: 1,434,817.61; Easting: 2,235,610.29, Georgia West Zone; Thence continuing with said right-of-way South 88 degrees 33 minutes 25 seconds East, a distance of 25.06 feet to the **POINT OF BEGINNING**; Thence continuing with said right-of-way South 88 degrees 33 minutes 25 seconds East, a distance of 19.24 feet to a point; Thence along a curve to the right having an arc length of 2.21 feet, with a radius of 483.35 feet, being subtended by a chord bearing of South 87 degrees 49 minutes 45 seconds East, for a distance of 2.21 feet to a point; Thence departing said right-of-way South 22 degrees 42 minutes 08 seconds West, a distance of 36.30 feet to a point; Thence South 22 degrees 42 minutes 08 seconds West, a distance of 64.73 feet to a point; Thence South 14 degrees 01 minutes 51 seconds West, a distance of 31.58 feet to a point; Thence South 14 degrees 01 minutes 51 seconds West, a distance of 16.05 feet to a point; Thence North 01 degrees 38 minutes 43 seconds East, a distance of 75.65 feet to a point; Thence North 22 degrees 42 minutes 08 seconds East, a distance of 69.76 feet to a point, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.048 Acre (2,095 Square Feet).

Please return to:
Daniel W. Lee, City Attorney
City of Sandy Springs
1 Galambos Way
Sandy Springs, GA 30328
770-730-5600

Cross-Reference:
Deed Book 14757, Page 22

TEMPORARY EASEMENT
(270 Drummen Court)

STATE OF GEORGIA
COUNTY OF FULTON

THIS TEMPORARY EASEMENT AGREEMENT is made and entered into this 14th day of September, 2021, between ANITA SAHNI AND TEJINDER SINGH SAHNI as GRANTOR, and CITY OF SANDY SPRINGS, GEORGIA, a Georgia Municipal Corporation, as GRANTEE.

WITNESSETH:

WHEREAS, GRANTORS are the owners of that certain tract or parcel of land lying and being in Land Lot 74 of 17TH District of Fulton County, Georgia, having a street address of 270 Drummen Court, Parcel No: 17-0074-0003-018-4 in the City of Sandy Springs and being more particularly described on Exhibit "A" and as illustrated on the plat attached hereto as Exhibit "B" all of which are attached hereto and made part hereof by reference; and,

WHEREAS, The City of Sandy Springs is coordinating with the GRANTOR and the City of Sandy Springs, Georgia for the improvement of certain public stormwater infrastructure and roadway along Drummen Court (the "Project"); and,

WHEREAS, the Project as proposed includes certain portions of GRANTOR'S Property and the GRANTEE desires that GRANTOR grant to the GRANTEE a temporary construction easement as more particularly described herein on and across GRANTOR'S Property in furtherance of the Project; and,

WHEREAS, GRANTOR is amenable to granting such easement only subject to the terms and provisions of this Agreement,

NOW, THEREFORE, for and in consideration of the sum of one dollar and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, GRANTOR and GRANTEE hereby agree as follows:

- 1) GRANTOR hereby grants and conveys to GRANTEE the right and privilege of a Temporary Easement (the "Temporary Easement") across that portion of GRANTOR'S Property more particularly described on Exhibit "A" for Stormwater Improvements as illustrated on the plat attached hereto as Exhibit "B" all of which are attached hereto and made part hereof by reference.

- 2) The purpose of the Temporary Easement is to allow GRANTEE and/or its contractors, construction vehicles, and equipment access to the Property for the purpose of use in the (i) construction and installment of improvements and other purposes reasonable related to the Project and (ii) the removal construction debris related to the Project located on the property of GRANTOR.
- 3) The Temporary Easement granted herein shall commence upon use of this Easement for construction of the Drummen Stormwater Project, and it shall terminate two years from commencement or upon the completion and final acceptance of the Drummen Stormwater Project, whichever date shall first occur.
- 4) If any alterations or additions to the stormwater drainage system serving GRANTOR's remaining property are required as part of the construction to be made by GRANTEE, then GRANTEE shall perform such alterations and improvements as part of such work by GRANTEE and pursuant to the Temporary Easement.

GRANTOR reserves for itself, its successors, assigns and invitees the right at all times to access the remainder of GRANTOR's Property by way of ingress and egress on the designated driveway as shown on Exhibit "B" over and across the Temporary Easement. During the construction of the Project, GRANTOR and GRANTEE shall work cooperatively in good faith and with commercial reasonableness regarding the completion of such construction with the minimum necessary interference with or disruption of GRANTOR's continued use and enjoyment of the remainder of GRANTOR's Property.

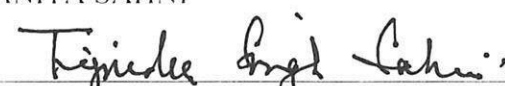
IN WITNESS WHEREOF GRANTOR and GRANTEE have hereunto set their hands and seals as of the day and year above written.



Signed, sealed and delivered in the presence of:


Notary Public
My Commission Expires: 5/6/2022

GRANTOR:


ANITA SAHNI

TEJINDER SINGH SAHNI


Unofficial Witness

NORTH
(GRID NORTH GA. WEST)



EXHIBIT B



POC
1"OTP FND
GA. STATE PLANE
N: 1,434,817.61
E: 2,235,610.29

N/F PROPERTY OF
Patrick Claude Peon
Debra Mae Lee
DEED BOOK 62433 / PAGE 695
PID:17 007400030176
260 DRUMMEN CT

(17)
PB 114 / PG 52

DRUMMEN COURT
(50' R/W)

24"CURB & GUTTER

BRICK MAILBOX

BRICK WALL

POB
PERM ESMT

EXISTING R/W
PER PB 117, PG 104

20' PERMANENT
DRAINAGE EASEMENT
0.048 Acres
2,095 sf

N/F PROPERTY OF
Anita Sahni &
Tejinder Singh Sahni

DEED BOOK 14757 / PAGE 22
PID:17 007400030184
270 DRUMMEN CT

(18)
PB 117 / PG 104

CURVE	CHORD L	CHORD BRG	RADIUS	ARC LEN
C1	2.21'	S87°49'45"E	483.35'	2.21'

LINE	BEARING	DISTANCE
L1	S88°33'25"E	25.06'
L2	S88°33'25"E	19.24'
L3	S22°42'08"W	36.30'
L4	S22°42'08"W	64.73'
L5	S14°01'51"W	31.58'
L6	S14°01'51"W	16.05'
L7	N01°38'43"E	75.65'
L8	N22°42'08"E	69.76'
L9	S08°26'01"W	4.97'
L10	S09°17'16"E	11.04'
L11	S25°01'58"E	7.04'
L12	S04°44'42"W	33.09'
L13	S20°43'51"W	39.60'
L14	N84°39'59"W	20.00'



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

TEMPORARY CONSTRUCTION
EASEMENT
0.036 Acres
1,563 sf

EASEMENT EXHIBIT

City of Sandy Springs, GA.

JOB NO: 20216900	DRAWING SCALE: 1"= 20'
FIELD WORK: JEM	CITY: SANDY SPRINGS STATE:
PROJ MGR: GEE	COUNTY: FULTON DISTRICT: 17th
REVIEWED: DLH	LAND LOT: 74
DWG FILE: 20216900-2.dwg	SURVEY DATE: 3-12-2021



1/2"RBR FND

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT A PERMANENT DRAINAGE EASEMENT AND
TEMPORARY CONSTRUCTION EASEMENT ON
PROPERTY LOCATED IN LAND LOT 74 OF THE 17th DISTRICT,
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, it is necessary, from time to time, to establish policies, procedures and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal, Georgia's State Constitution, and the Charter for the City of Sandy Springs, and

WHEREAS, the City Manager directed the Department of Public Works to develop standard policies for recurring matters, to establish appropriate internal controls and legal compliance, and to provide for an efficient and effective means to serve constituents; and

WHEREAS, the Department of Public Works, in response to the guidance provided by the City Manager, has reviewed and approves the acceptance of a Permanent Drainage Easement and a Temporary Construction Easement by the City of Sandy Springs for property located at 270 Drummen Court in Land Lot 74 of the 17th District, Fulton County, City of Sandy Springs, Georgia

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA

To facilitate the construction of the Drummen Court Stormwater Project, the City approves the acceptance of the Permanent Drainage Easement on property located in Land Lot 74 of the 17th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this 19th day of October, 2021.

APPROVED:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager
FROM: William H. Martin, Jr., AIA, Public Works Director
DATE: September 21, 2021 Submission for the October 19, 2021 Meeting
ITEM: Request for Mayor and City Council Consideration of Acceptance of an Agreement to Purchase a Permanent Drainage Easement on Property Located at 7355 Dunraven Place in Land Lot 85 of the 17th District, City of Sandy Springs (Tax ID# 17-0085-0005-001-5)

Recommendation:

Staff recommends that the Mayor and City Council accept an Agreement to Purchase Permanent Drainage Easement on that tract of land lying and located in Land Lot 85 of the 17th District, Fulton County, Georgia. The property owners are Himmler and Nadege Louissaint and is located at 7355 Dunraven Place, Sandy Springs, Georgia, as shown in the attached exhibits.

Background:

The acquisition of 1,181.52 square feet of Permanent Drainage Easement on the subject property is necessary in order to construct the TS-168 Dalrymple Road Sidewalk Project.

Discussion:

The property owners agreed to accept the City's Appraised Fair Market Value offer of \$3,200.00 for the required Permanent Drainage Easement rights needed to construct the project.

Financial Impact:

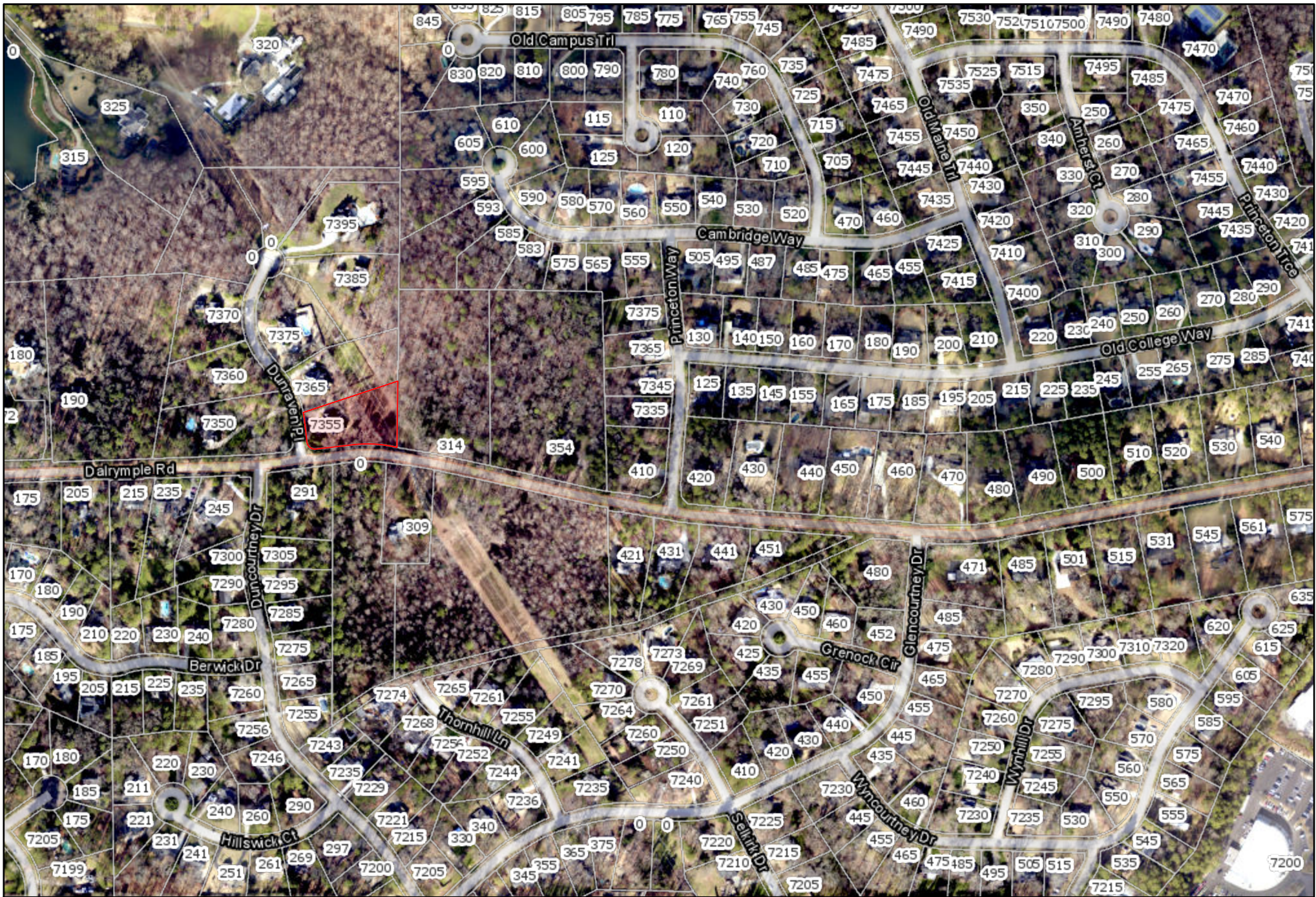
Sufficient funds are available in Project TS-168 Dalrymple Road Sidewalk Project for this acquisition.

Alternatives:

The acquisition reflects the minimum amount of Permanent Drainage Easement required in order to deliver the desired project. The City can decline to execute the Agreement and not execute the project as designed.

Attachments:

1. Aerial Map
2. GIS Map
3. P#2 Louissaint Agreement to Purchase PDE
4. RESOLUTION



0 0 0 0 mi

Date: 9/20/2021
Map Size: 8.5x11 (LETTER)

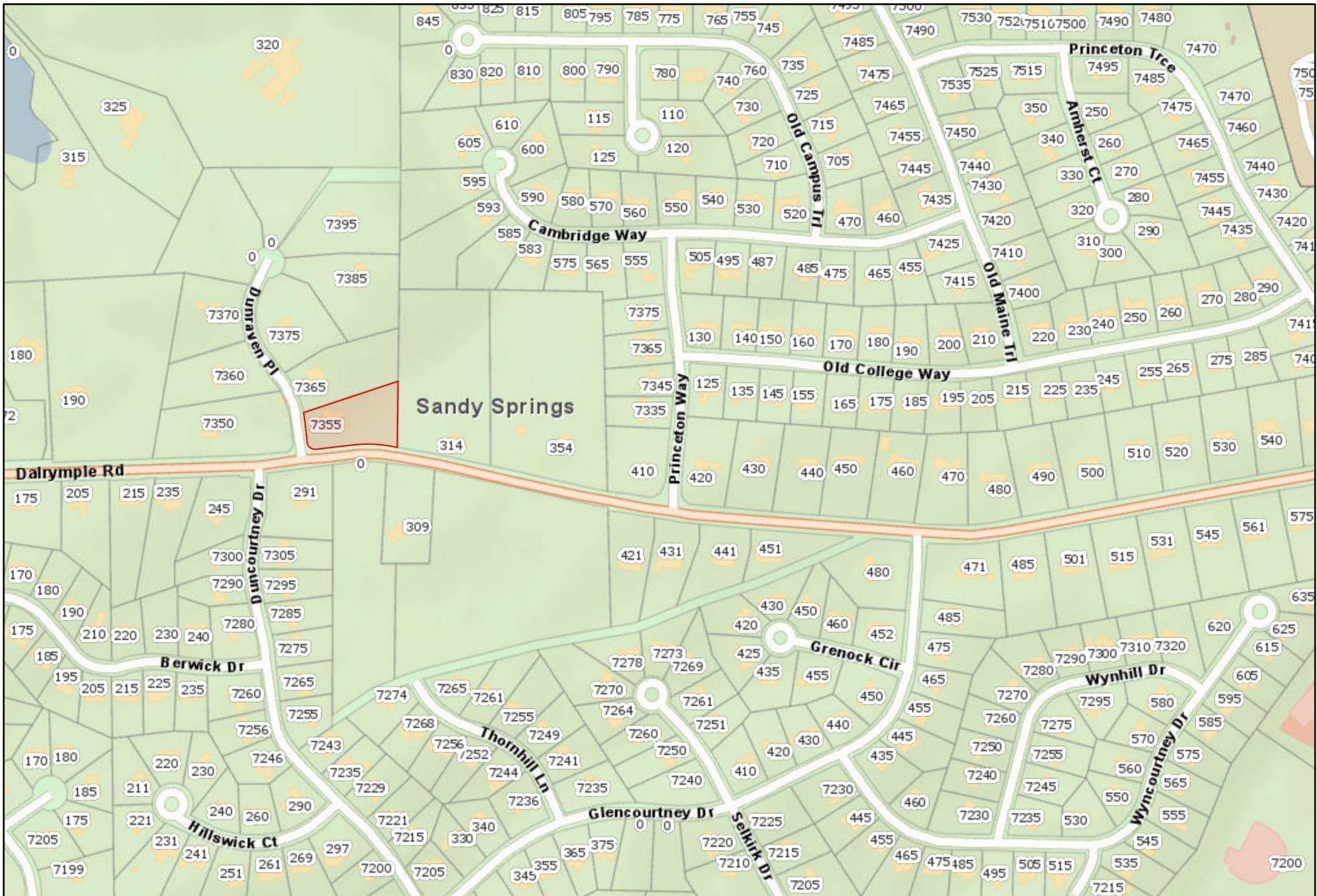


7355 Dunraven Place. Louissaint Agreement

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses.



FULTON
COUNTY



7355 Dunraven Place. Louissaint Agreement

Date: 9/20/2021
Map Size: 8.5x11 (LETTER)



Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses.



FULTON
COUNTY

AGREEMENT TO PURCHASE PERMANENT DRAINAGE EASEMENT

STATE OF GEORGIA, FULTON COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned hereby agrees to grant the City of Sandy Springs an option to acquire, Permanent Drainage Easement rights on and over the following described real estate:

Those specified rights through that tract or parcel of land located in Land Lot 85 of the 17th District, of Fulton County, Georgia, and being more particularly described on Exhibit "A" and "B", attached hereto and made a part hereof by reference.

The undersigned agrees to deliver Permanent Drainage Easement rights on the lands owned by the undersigned as reflected on the attached Exhibits "A" and "B" to the City of Sandy Springs. This deliverance has an appraised fair market value of \$3,200.00.

* * * * *

The following conditions are imposed upon the grant of this option:

- 1) This option shall extend for 90 days from this date.
- 2) The consideration recited is full payment for all of the rights granted.

1,181.52 sf

Permanent Drainage Easement

- 3) Any and all applicable Temporary Easements will expire upon the sooner of two (2) years from the date of granting such easements or completion of and final acceptance of said project by the City of Sandy Springs Public Works Department.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) This Agreement shall not be binding until approved by the City Council of Sandy Springs, Georgia
- 6) Special Provisions, if any, are listed on Exhibit "C", which will be attached hereto and incorporated herein by reference.

Witness my hand and seal this 18th day of August, 2021.

Signed, Sealed and Delivered in the presence of:

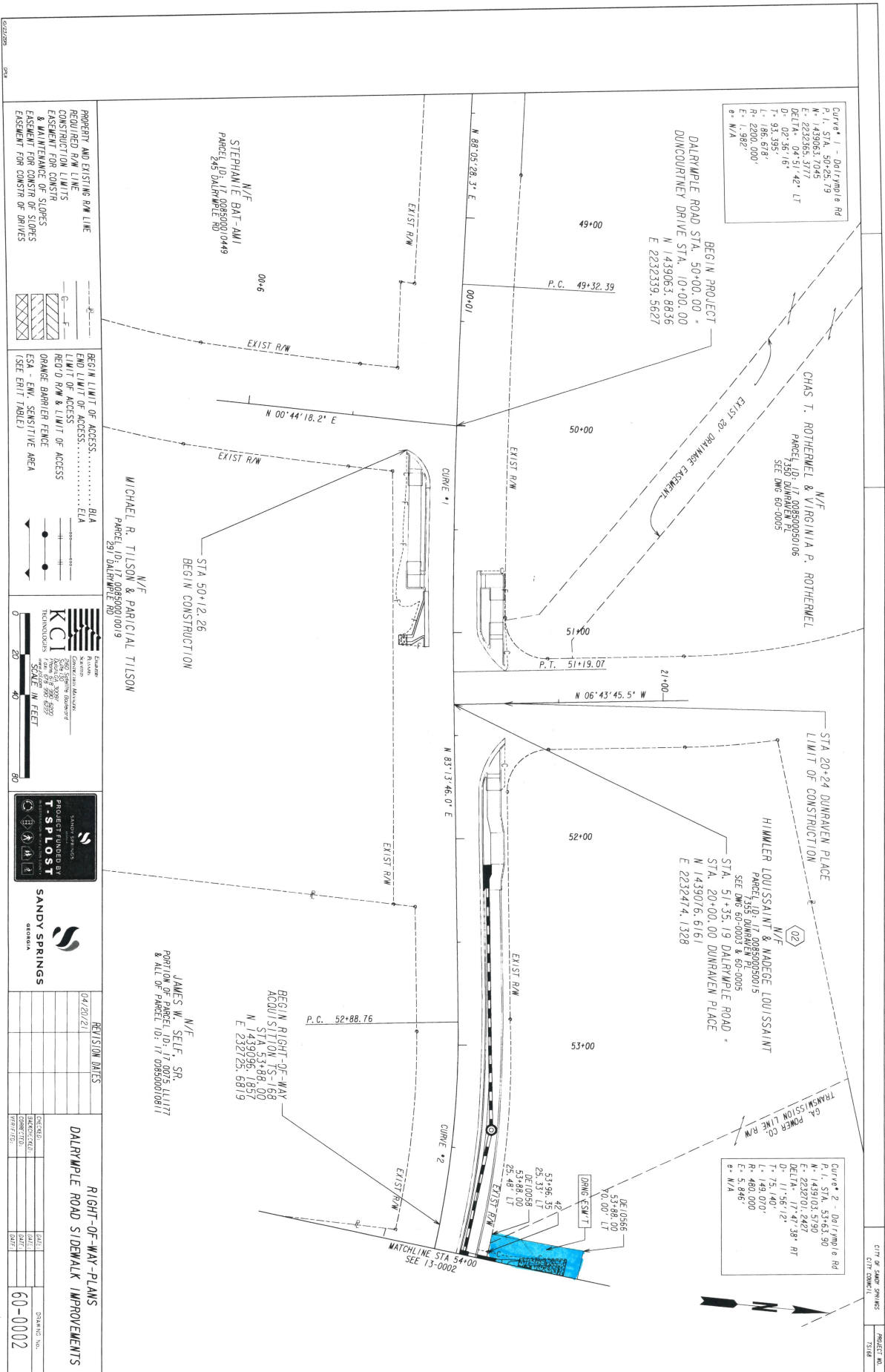
Deborah
Witness

Himmler Louissaint
Himmler Louissaint

Jamie Lyn Fazio
Notary Public

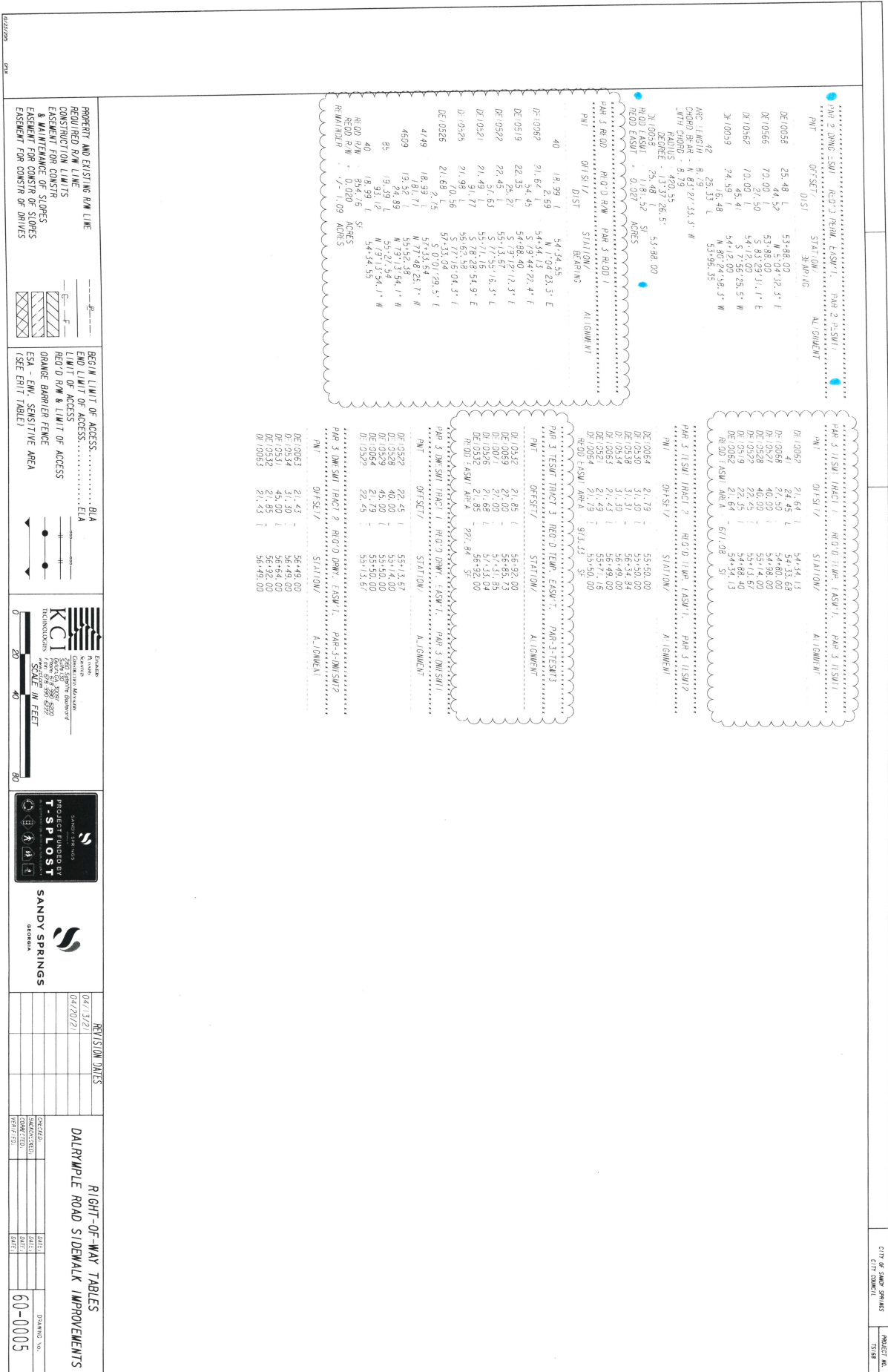
Nadege Louissaint
Nadege Louissaint





02/23/2015 CNU





STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT AN AGREEMENT TO PURCHASE PERMANENT DRAINAGE
EASEMENT ON THAT TRACT OF LAND LOCATED AT 7355 DUNRAVEN PLACE (TAX ID# 17-
0085-0005-001-5), LYING IN LAND LOT 85 OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS,
FULTON COUNTY, GEORGIA**

WHEREAS, it is necessary, from time to time, to establish policies, procedures and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal, Georgia's State Constitution, and the Charter for the City of Sandy Springs, and

WHEREAS, the City Manager directed the Department of Public Works to develop standard policies for recurring matters, to establish appropriate internal controls and legal compliance, and to provide for an efficient and effective means to serve constituents; and

WHEREAS, the Department of Public Works, in response to the guidance provided by the City Manager, has reviewed and approves the acceptance of an Agreement to Purchase Permanent Drainage Easement in the amount of \$3,200.00 by the City of Sandy Springs for property located at 7355 Dunraven Place owned by Himmler and Nadege Louissaint in Land Lot 85 of the 17th District, Fulton County, City of Sandy Springs, Georgia

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA

To facilitate the construction of the TS-168 Dalrymple Road Sidewalk Project, the City approves the acceptance of an Agreement to Purchase Permanent Drainage Easement on property located in Land Lot 85 of the 17th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this 19st day of October, 2021.

APPROVED:

Russell K. Paul, Mayor

Attest:

Raquel D. Gonzalez, City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager
FROM: William H. Martin, Jr., AIA, Public Works Director
DATE: September 21, 2021 Submission for the October 19, 2021 Meeting
ITEM: Request for Mayor and City Council Consideration of Acceptance of an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement on Property Located at 410 Dalrymple Road in Land Lot 75 of the 17th District, City of Sandy Springs (Tax ID# 17-0075- LL-037-7)

Recommendation:

Staff recommends that the Mayor and City Council accept an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement on that tract of land lying and located in Land Lot 75 of the 17th District, Fulton County, Georgia. The property owners are Shane and Michelle Westerhold and is located at 410 Dalrymple Road, Sandy Springs, Georgia, as shown in the attached exhibits

Background:

The acquisition of 44.00 square feet of Fee Simple Right of Way and 103.51 square feet of Temporary Construction Easement on the subject property is necessary in order to construct the TS-168 Dalrymple Road Sidewalk Project.

Discussion:

The property owners agreed to accept the City's Appraised Fair Market Value offer of \$500.00 for the required rights of way needed to construct the project.

Financial Impact:

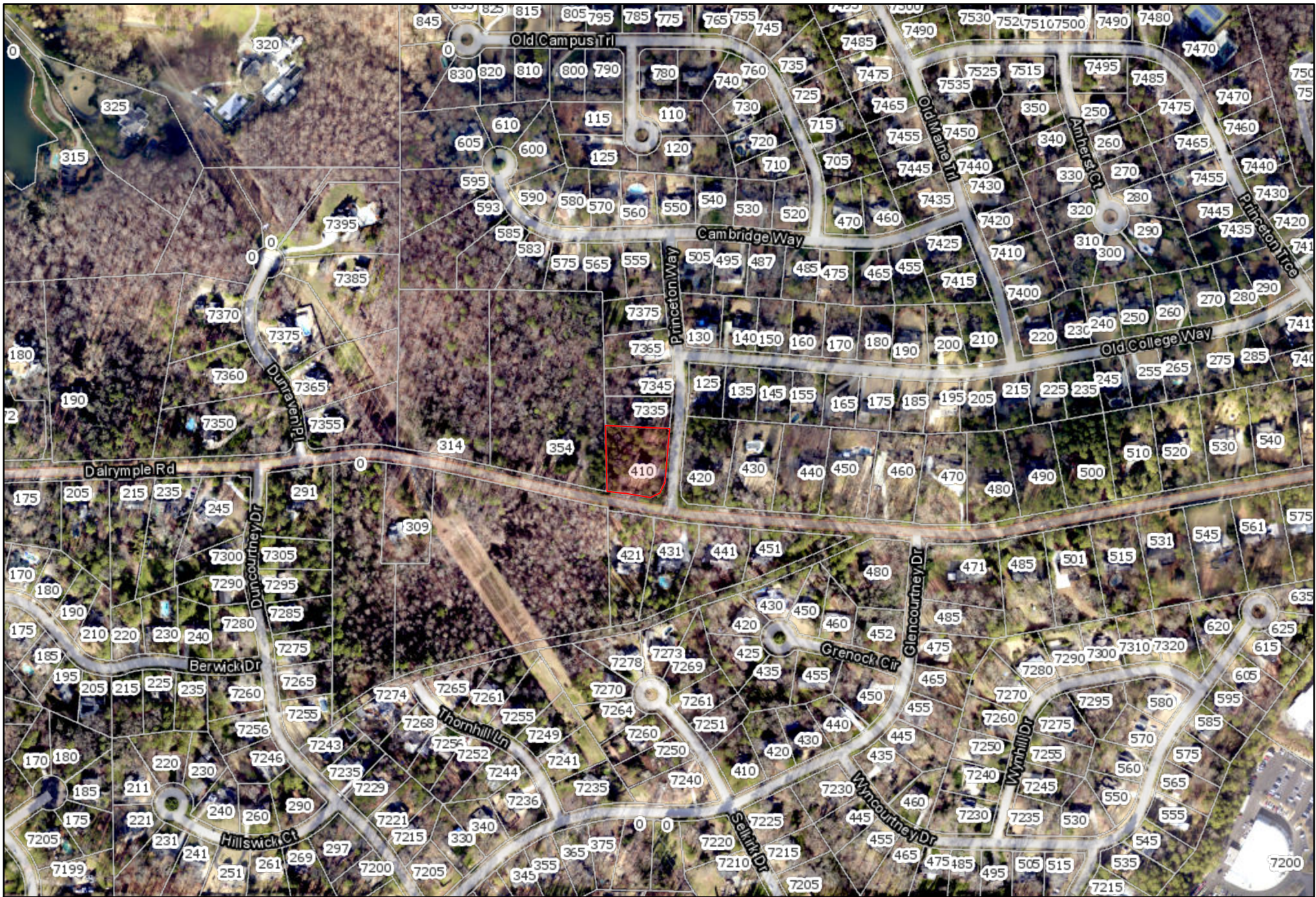
Sufficient funds are available in Project TS-168 Dalrymple Road Sidewalk Project for this acquisition.

Alternatives:

The acquisition reflects the minimum amount of right-of-way required in order to deliver the desired project. The City can decline to execute the ROW Agreement and not execute the project as designed.

Attachments:

1. Aerial Map
2. GIS Map
3. P#5 Westerhold Executed Agreement w A and B
4. RESOLUTION



410 Dalrymple Road/ Westerhold Agreement

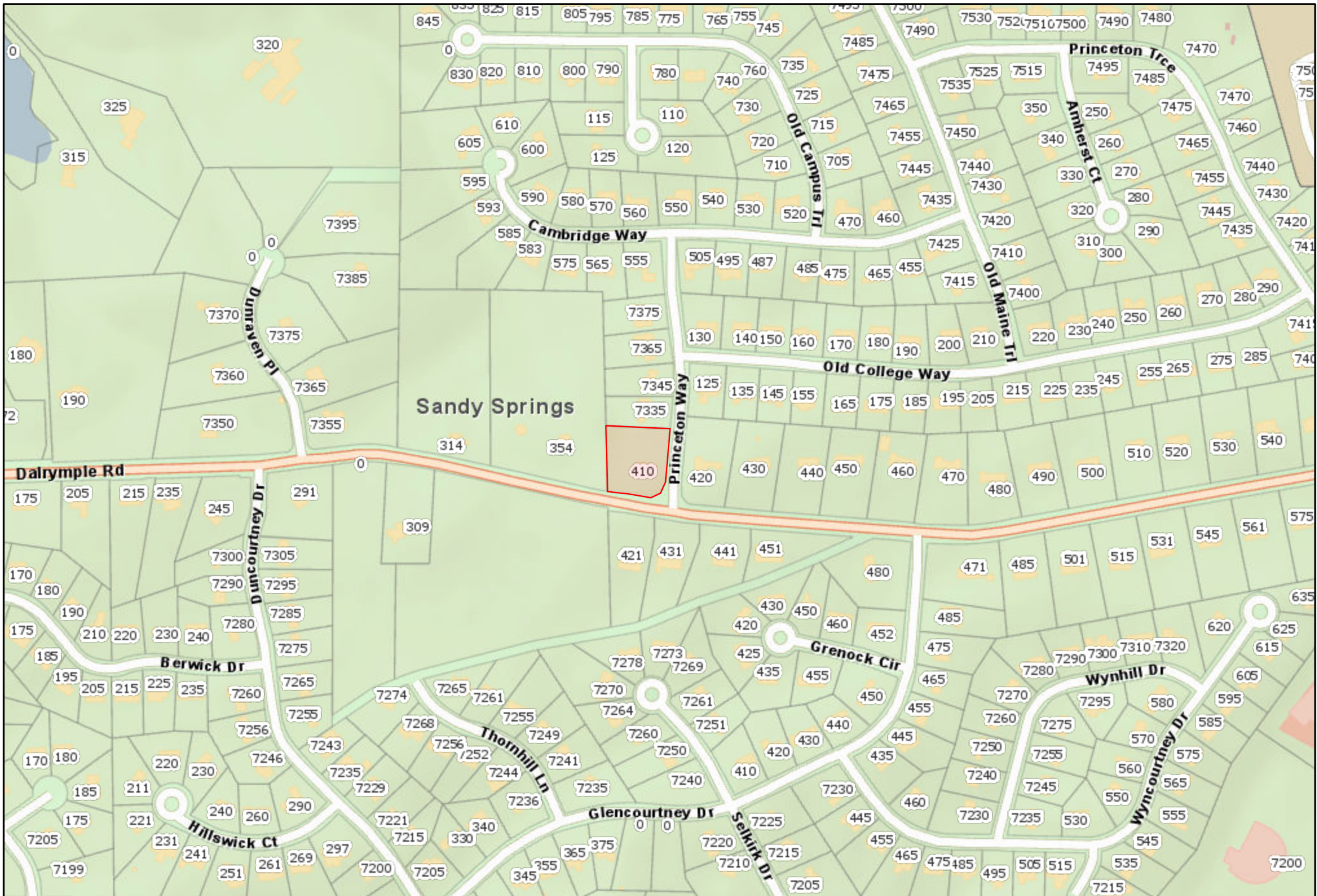
Date: 9/20/2021
Map Size: 8.5x11 (LETTER)



Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses.



FULTON
COUNTY



410 Dalrymple Road/ Westerhold Agreement

Date: 9/20/2021
Map Size: 8.5x11 (LETTER)



Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses.



FULTON COUNTY

**AGREEMENT TO PURCHASE FEE SIMPLE RIGHT OF WAY AND TEMPORARY CONSTRUCTION
EASEMENT**

STATE OF GEORGIA, FULTON COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned hereby agrees to convey and grant to the City of Sandy Springs an option to acquire, Fee Simple Right of Way and Temporary Construction Easement rights on and over the following described real estate:

Those specified rights through that tract or parcel of land located in Land Lot 75 of the 17th District, of Fulton County, Georgia, and being more particularly described on Exhibit "A" and "B", attached hereto and made a part hereof by reference.

The undersigned agrees to deliver Fee Simple Right of Way and Temporary Construction Easement rights on the lands owned by the undersigned as reflected on the attached Exhibits "A" and "B" to the City of Sandy Springs. This Donation has an appraised fair market value of \$500.00.

* * * * *

The following conditions are imposed upon the grant of this option:

- 1) This option shall extend for 90 days from this date.
- 2) The consideration recited is full payment for all of the rights granted.

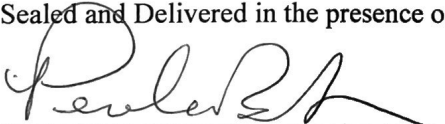
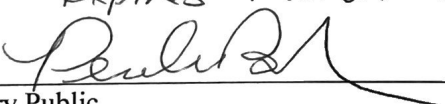
44.00 sf
103.51 sf

**Fee Simple Right of Way
Temporary Construction Easement**

- 3) Any and all Temporary Construction and/or Driveway Easement(s) granted herein shall commence upon the City's use of these Easements for construction of the TS-168 Project, and shall terminate two years from the commencement of the City's use of these Easements; or upon the completion and City's final acceptance of the TS-168 Project, whichever date shall first occur.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) This Agreement shall not be binding until approved by the City Council of Sandy Springs, Georgia
- 6) Special Provisions, if any, are listed on Exhibit "C", which will be attached hereto and incorporated herein by reference.

Witness my hand and seal this 15 day of September, 2021.

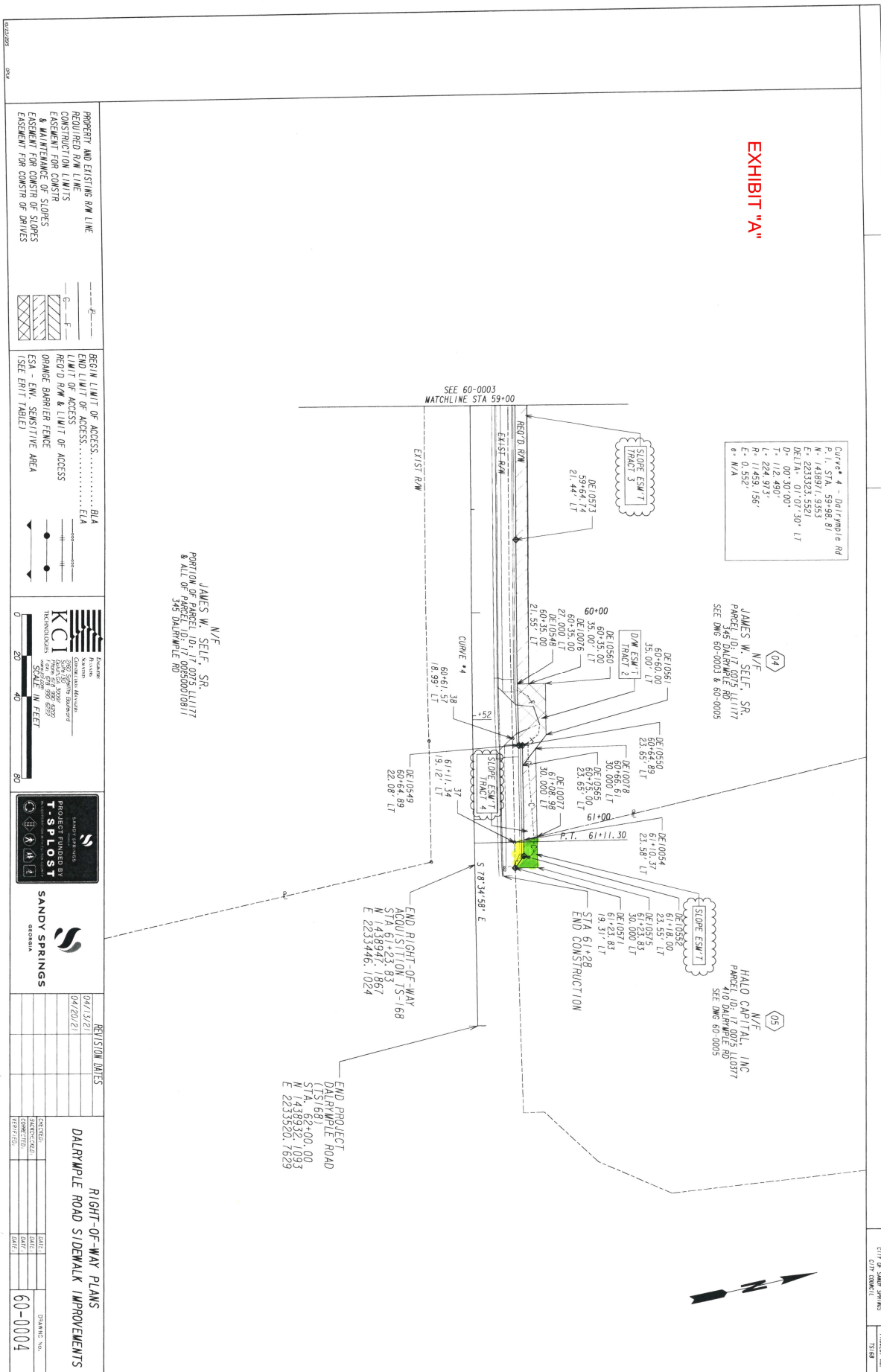
Signed, Sealed and Delivered in the presence of:


Witness Expires: March 21, 2025

Notary Public


Michelle Westerhold

Shane Westerhold





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STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT AN AGREEMENT TO PURCHASE FEE SIMPLE
RIGHT OF WAY AND TEMPORARY CONSTRUCTION EASEMENT ON THAT TRACT OF LAND
LOCATED AT 410 DALRYMPLE ROAD (TAX ID# 17-0075- LL-037-7), LYING IN LAND LOT 75
OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, it is necessary, from time to time, to establish policies, procedures and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal, Georgia's State Constitution, and the Charter for the City of Sandy Springs, and

WHEREAS, the City Manager directed the Department of Public Works to develop standard policies for recurring matters, to establish appropriate internal controls and legal compliance, and to provide for an efficient and effective means to serve constituents; and

WHEREAS, the Department of Public Works, in response to the guidance provided by the City Manager, has reviewed and approves the acceptance of an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement in the amount of \$500.00 by the City of Sandy Springs for property located at 410 Dalrymple Road owned by Shane and Michelle Westerhold in Land Lot 75 of the 17th District, Fulton County, City of Sandy Springs, Georgia

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA

To facilitate the construction of the TS-168 Dalrymple Road Sidewalk Project, the City approves the acceptance of an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement on property located in Land Lot 75 of the 17th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this 19st day of October, 2021.

APPROVED:

Russell K. Paul, Mayor

Attest:

Raquel D. Gonzalez, City Clerk
(Seal)



SANDY SPRINGS

GEORGIA

To: Andrea Surratt, City Manager

From: Raquel D. González, City Clerk

Date: October 7, 2021 Submission for the October 19, 2021 City Council Consent Agenda

Item: Proposed 2022 City Council Meeting Dates

Background and Discussion:

Attached is a listing of the proposed 2022 City Council Meeting dates. This list is based on holding Work Sessions and Regular City Council meetings on the first and third Tuesday of every month, with the exception of Tuesday, July 5 to allow for a summer break. All meetings will begin at 6:00 p.m.

Two of the meeting dates immediately follow a City observed holiday:

- Tuesday, January 18 follows the Monday, January 17 Martin Luther King Day holiday
- Tuesday, September 6 follows the Monday, September 5 Labor Day holiday

Attachments:

Proposed 2022 City Council Meeting Dates
Resolution



SANDY SPRINGS™
GEORGIA

2022 City Council Meeting Schedule

Work Session and Regular Meetings

Meetings begin at 6:00 p.m.

(Tuesday)

January 4
January 18
February 1
February 15
March 1
March 15
April 5
April 19
May 3
May 17
June 7
June 21
July 5
July 19
August 2
August 16
September 6
September 20
October 4
October 18
November 1
November 15
December 6
December 20

No Meeting - Summer Break

STATE OF GEORGIA
COUNTY OF FULTON

A RESOLUTION TO ADOPT THE CITY OF SANDY SPRINGS
2022 CITY COUNCIL MEETING SCHEDULE

WHEREAS, the Mayor and City Council find that it is necessary to provide a meeting schedule for the orderly, planned and legal provision of City services; and

WHEREAS, the Mayor and City Council find that the City Council Meeting Schedule for the 2022 calendar year must be established and published in a timely manner to provide for informed citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA

That the City Council of the City of Sandy Springs does hereby adopt the 2022 City Council Meeting Schedule attached hereto.

RESOLVED this the 19th day of October, 2021.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, City Clerk

(SEAL)



SANDY SPRINGS

GEORGIA

To: Andrea Surratt, City Manager

From: Ginger Sottile, Community Development Director

Date: August 31, 2021 Submission for the October 19, 2021 City Council Consent Agenda

Item: A Resolution to Adopt the 2022 Planning and Zoning Hearing Schedules

Department of Community Development Recommendation:

Staff recommends **APPROVAL** of the resolution to adopt the 2022 Hearing Schedules for the Board of Appeals and the Planning Commission.

Background:

In order to conduct the Planning and Zoning processes of the City and coordinate compliance with required legal deadlines, Planning and Zoning Staff developed and amended the attached Schedules.

Attachments:

- Resolution
- 2022 Board of Appeals Schedule
- 2022 Rezoning, Conditional Use Permit, and Character Area Map Schedule

STATE OF GEORGIA
COUNTY OF FULTON

A RESOLUTION TO ADOPT THE CITY OF SANDY SPRINGS
2022 PLANNING AND ZONING SCHEDULES

WHEREAS, the Mayor and City Council find that it is necessary to provide Planning and Zoning Schedules for the orderly, planned and legal provision of City services; and

WHEREAS, the Mayor and City Council find that Planning and Zoning Schedules for the 2022 calendar year must be established and published in a timely manner to provide for informed residential and business communities:

NOW, THEREFORE, to accomplish the foregoing, the Mayor and City Council of the City of Sandy Springs, Georgia, pursuant to their authority, do hereby adopt the following Resolution:

1.

The Mayor and City Council of the City of Sandy Springs do hereby adopt the 2022 Board of Appeals Schedule and the 2022 Rezoning, Conditional Use Permit, and Character Area Map Amendment Schedule, included herewith as attachments.

RESOLVED this the 19th day of October 2021.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, City Clerk
(Seal)

2022 BOARD OF APPEALS SCHEDULE

Pre-App Meeting Deadline	Application Filing Deadline	Sign Posting Deadline (15 days prior to BOA Meeting)	Board of Appeals Meeting
11/10/2021	11/24/2021	12/21/2021	01/05/2022
12/15/2021	12/29/2021	01/18/2022	02/02/2022
01/11/2022	01/25/2022	02/15/2022	03/02/2022
02/08/2022	02/22/2022	03/22/2022	04/06/2022
03/15/2022	03/29/2022	04/19/2022	05/04/2022
04/12/2022	04/26/2022	05/24/2022	06/08/2022
N/A	N/A	N/A	N/A*
06/14/2022	06/28/2022	07/19/2022	08/03/2022
07/12/2022	07/26/2022	08/23/2022	09/07/2022
08/16/2022	08/30/2022	09/20/2022	10/05/2022
09/13/2022	09/27/2022	10/18/2022	11/02/2022
10/11/2022	10/25/2022	11/22/2022	12/07/2022
11/15/2022	11/29/2022	TBD	TBD

*No meeting due to the week of the Independence Day holiday.

NOTE: All meetings will have a virtual option available for attendees, if necessary, due to any continuance of a pandemic.

The deadlines for the Pre-Application Meetings are flexible at the discretion of the Director.



2022 REZONING, CONDITIONAL USE PERMIT, AND CHARACTER AREA MAP AMENDMENT SCHEDULE

Pre-Application Meeting Deadline	Initial Community Meeting (CM1) Deadline	Application Filing Deadline (Typ. 1 ST Tuesday)	Second Community Meeting (CM2) Deadline	Planning Commission Meeting Sign Posting Deadline	Planning Commission Meeting (Typ. 3 rd Wednesday)	Mayor and City Council Meeting (3 RD Tuesday)
08/31/2021	09/28/2021	10/05/2021	11/02/2021	12/07/2021	12/22/2021	01/18/2022
09/28/2021	10/26/2021	11/02/2021	11/30/2021	01/04/2022	01/19/2022	02/15/2022
11/02/2021	11/30/2021	12/07/2021	01/01/2022	02/01/2022	02/16/2022	03/15/2022
12/01/2021	12/29/2021	01/04/2022	02/01/2022	03/01/2022	03/16/2022	*04/19/2022
12/29/2021	01/25/2022	02/01/2022	03/01/2022	04/05/2022	04/20/2022	05/17/2022
01/25/2022	02/22/2022	03/01/2022	04/01/2022	05/03/2022	05/18/2022	06/21/2022
03/01/2022	03/29/2022	04/05/2022	05/01/2022	06/07/2022	06/22/2022	07/19/2022
03/29/2022	04/26/2022	05/03/2022	06/01/2022	07/05/2022	07/20/2022	08/16/2022
05/03/2022	05/31/2022	06/07/2022	07/01/2022	08/02/2022	08/17/2022	09/20/2022
05/31/2022	06/28/2022	07/05/2022	08/01/2022	09/06/2022	09/21/2022	*10/18/2022
06/28/2022	07/26/2022	08/02/2022	09/01/2022	10/04/2022	10/19/2022	11/15/2022
08/02/2022	08/30/2022	09/06/2022	10/01/2022	11/01/2022	11/16/2022	12/20/2022
08/30/2022	09/27/2022	10/04/2022	11/01/2022	12/06/2022	12/21/2022	TBD
09/27/2022	10/25/2022	11/01/2022	12/01/2022	TBD	TBD	TBD
11/01/2022	11/29/2022	12/01/2022	01/01/2023	TBD	TBD	TBD

NOTE: All meetings will have a virtual option available for attendees, if necessary, due to any continuance of a Pandemic.

***Character Area Map Amendment requests will be placed on the April and October MCC Agendas only; bold cell used to indicate two (2) available sequences.**

The deadlines for the Pre-Application and Community Meetings are flexible at the discretion of the Director.

“Blackout Dates” for Community Meetings:

- Mayor & City Council Meetings (typically 1st and 3rd Tuesdays of the month)
- Board of Appeals Meetings (typically 1st Wednesday (after MCC Meeting) of the month)
- Federal, State, and City Observed Holidays
- Holiday Season:
 - First (full) week of January (Jan. 1-7, 2022)
 - Week of Thanksgiving (Nov. 21-25, 2022)
 - Last two (2) weeks of December (Dec. 19-23 & 26-30, 2022)
- Major Jewish Holidays:
 - Purim (Mar. 16-17, 2022)
 - Passover (Apr. 15-Apr. 22, 2022)
 - Rosh Hashanah (Sep. 25-27, 2022)
 - Yom Kippur (Oct. 4-5, 2022)
 - Sukkot (Oct. 9-11, 2022)
 - Simchat Torah (Oct. 16-18, 2022)
 - Hanukkah (Dec. 18-Dec. 26, 2022)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager
FROM: Michele McIntosh-Ross, Planning & Zoning Manager
DATE: September 14, 2021 Submission for the October 19, 2021 Meeting
ITEM: Request for Mayor and City Council Consideration of a Resolution to Adopt the Annual Capital Improvements Element

Recommendation:

Staff recommends approval of the Resolution to Adopt the Annual Capital Improvements Element (CIE) Update.

Background:

The Annual Financial Report has been adjusted to reflect the 2021-2022 beginning balances, impact fees collected and accrued interest for each public facility type.

All local governments that utilize an impact fee system under the Georgia Development Impact Fee Act (GDIFA) must include a Capital Improvements Element (CIE) in their Comprehensive Plans and update the Capital Improvements Element (CIE) portion of their plan annually.

Discussion:

The draft has been submitted to and reviewed by both the Atlanta Regional Commission (ARC) and the Department of Community Affairs (DCA), both agencies have found the City of Sandy Springs has adequately addressed applicable requirements. Renewal of Qualified Local Government (QLG) status is contingent upon official adoption of the Capital Improvement Element Annual Update and as an amendment to the City's Comprehensive Plan. Upon receiving notification that the Capital Improvement Element Annual Update has been adopted, the Department of Community Affairs (DCA) will renew the City's Qualified Local Government (QLG) status.

Financial Impact:

Failure to adopt an Annual Capital Improvements Element could jeopardize the City's standing as a Qualified Local Government, and the ability to utilize Impact Fees.

Alternatives:

Council could choose to not adopt the resolution.

Attachments:

1. Resolution

2. 2021 Financial Report and Work Program
3. ARC CIE Approval Email

Reading: October 19, 2021

STATE OF GEORGIA
COUNTY OF FULTON

RESOLUTION FOR THE ADOPTION OF THE CAPITAL IMPROVEMENTS ELEMENT (CIE)

WHEREAS, the City of Sandy Springs has prepared an Annual Update to a Capital Improvements Element and Work Program; and

WHEREAS, the Annual Update of the Capital Improvements Element and Work Program was prepared in accordance with the Development Impact Fees Compliance Requirement and the Minimum Planning Standard and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a public hearing was held on August 17, 2021 at City Hall; and

WHEREAS, the Annual Update of the Capital Improvements Element and Work Program was approved by the Atlanta Regional Commission Regional Development Center on September 29 of 2021.

BE IT THEREFORE RESOLVED, that the Mayor and City Council of the City of Sandy Springs does hereby adopt the annual update of the Capital Improvements Element and Work Program covering the five-year period 2018-2022, as per the requirements of the Georgia Planning Act of 1989.

1.

The Mayor and City Council of the City of Sandy Springs do hereby approve the Resolution for the Adoption of the 2018-2022 Capital Improvements Element (CIE).

2.

This Resolution is effective October 19, 2021; and

RESOLVED this the 19th day of October, 2021.

Approved:

Rusty Paul, Mayor

Attest:

Raquel D. Gonzalez, City Clerk
(Seal)

CITY OF SANDY SPRINGS

ANNUAL FINANCIAL REPORT FOR 2021

Public Facility Type	Total Impact Fee Fund	Transportation	Parks & Recreation	Public Safety
Service Area	City Wide	City Wide	City Wide	City Wide
Beginning Impact Fee Fund Balance	\$4,850,412.67	\$1,022,285.98	\$3,799,003.62	\$29,123.07
Impact Fees Collected	\$676,095.63	\$350,317.17	\$281,418.06	\$44,360.40
Interest Income Current and Prior Years	\$74,707.43	\$12,889.00	\$57,754.15	\$4,064.28
Project Expenditures	\$277,437.52	\$12,940.10	\$264,497.42	\$0.00
Administrative Costs	\$0.00	\$0.00	\$0.00	\$0.00
Impact Fee Refund	\$0.00	\$0.00	\$0.00	\$0.00
Ending Impact Fee Fund Balance	\$5,323,778.21	\$1,372,552.05	\$3,873,678.41	\$77,547.75
Impact Fees Encumbered	\$0.00	\$0.00	\$0.00	\$0.00

5-YEAR WORK PROGRAM ADDENDUM: IMPACT FEE ELIGIBLE PROJECTS

Project Description	2022	2023	2024	2025	2026	Responsible Party (City Dept.)	Estimated Cost	Funding Source	Notes/ Explanation
Parks and Recreation									
4 new tennis courts at Sandy Springs Tennis Center	x	x	x	x		Recreation and Parks	\$424,320	58.32% impact fees; General Fund	Capital Project #P0006
Old Riverside Drive Park Improvements							\$721,276	Impact fees and General Fund:	Capital Project #P0019
1 new playground	x	x	x	x		Recreation and Parks	\$116,388	96.24% impact fees; General Fund	
1 new grassed playfield	x	x	x	x			\$155,074	42.77% impact fees; General Fund	
2 new picnic shelters	x	x	x	x			\$139,568	92.67% impact fees; General Fund	
1 new restroom building	x	x	x	x			\$310,246	85.54% impact fees; General Fund	
1 new park walking trail at Crooked Creek Park	x					Recreation and Parks	\$600,000	96.24% impact fees; General Fund	Capital Project #P0020
Roswell Road bike/ped bridge (over Chattahoochee River)	x					Public Works	\$850,000	27.74% impact fees; General Fund	Capital Project #T0035
Glenridge Drive sidewalks (High Point to Roswell Rd.)						Public Works	\$402,300	27.74% impact fees; General Fund	COMPLETE
Glenridge Drive Sidepath, Hammond to south of Wellington Trace	x	x	x	x		Public Works	\$2,750,000	27.74% impact fees; General Fund	TSPLOST II List
Lake Forrest Sidewalk	x	x	x	x		Public Works	\$1,500,000	27.74% impact fees; General Fund	TSPLOST II List
Johnson Ferry Rd Sidepath, Glenridge Dr to Peachtree Dunwoody Rd			x	x		Public Works	\$4,010,000	27.74% impact fees; General Fund	TSPLOST II, Tier 2, list
Roberts Drive Sidepath, Roswell Rd to Dunwoody Pl			x	x		Public Works	\$10,950,000	27.74% impact fees; General Fund	TSPLOST II, Tier 2, list
SR 400 Multi-Use Trail	x	x	x			Public Works	\$4,400,000	27.74% impact fees; General Fund	TSPLOST II List

5-YEAR WORK PROGRAM ADDENDUM: IMPACT FEE ELIGIBLE PROJECTS

Project Description	2022	2023	2024	2025	2026	Responsible Party (City Dept.)	Estimated Cost	Funding Source	Notes/ Explanation
Park Land Acquisition	x					Recreation and Parks	\$4,242,375	100.00% impact fees	Capital Project #P0031

5-YEAR WORK PROGRAM ADDENDUM: IMPACT FEE ELIGIBLE PROJECTS

Project Description	2022	2023	2024	2025	2026	Responsible Party (City Dept.)	Estimated Cost	Funding Source	Notes/ Explanation
Public Safety									
Construct Panhandle Fire Station	x	x	x	x		Fire / Administration	\$4,050,400	100% impact fees	
Purchase ladder fire truck	x					Fire Rescue	\$1,400,000	100% impact fees	
Construct Public Safety Complex	x					Fire / Police / Administration	\$38,634,728	27.74% impact fees; General Fund	Capital Project #F0009
Road Improvements									
Boylston Rd. Connector						Public Works	\$5,860,659	28.7% impact fees; General Fund	COMPLETE
Boylston Road at Hammond Drive Intersection and Streetscape (Phase 2)	x	x				Public Works	\$4,400,000	28.7% impact fees; General Fund	Capital Project #T0058-1; TSPLOST II List
Expansion of Advanced Traffic Management System (ATMS)						Public Works	\$3,492,671	28.7% impact fees; General Fund	COMPLETE
Johnson Ferry Rd. widening and intersection improvements	x					Public Works	\$18,973,000	28.7% impact fees; General Fund	In conjunction with Capital Project TS- 191
Abernathy Rd. road and intersection improvements						Public Works	\$1,027,000	28.7% impact fees; General Fund	Short term improvements already GDOT funded. REMOVE
Roswell Road North Boulevard Project	x	x	x			Public Works	\$9,680,000	28.7% impact fees; General Fund	TSPLOST II List
Roswell Road at Glenridge Intersection Improvement						Public Works	\$4,292,850	28.7% impact fees; General Fund	REMOVE because no more \$ needed
Holcomb Bridge/River Exchange @ Spalding Dr Intersection						Public Works	\$3,000,000	28.7% impact fees; General Fund	REMOVE - GDOT is funding construction
Intersection - Roswell Rd. @ Roberts Dr.						Public Works	\$5,500,000	28.7% impact fees; General Fund	REMOVE- incorporated into Roswell Road North Boulevard Project

5-YEAR WORK PROGRAM ADDENDUM: IMPACT FEE ELIGIBLE PROJECTS

Project Description	2022	2023	2024	2025	2026	Responsible Party (City Dept.)	Estimated Cost	Funding Source	Notes/ Explanation
Intersection - Roswell Rd. @ North River Pkwy.						Public Works	\$1,000,000	28.7% impact fees; General Fund	REMOVE - incorporated into Roswell Road North Boulevard Project
Intersection - Roswell Rd. @ Morgan Falls Rd.						Public Works	\$1,000,000	28.7% impact fees; General Fund	REMOVE - not in current TMP
Intersection - Roswell Rd. @ Dalrymple Rd.	x					Public Works	\$1,700,000	28.7% impact fees; General Fund	Capital Project TS-108
Intersection - Colquitt Rd. @ Pitts Rd.						Public Works	\$500,000	28.7% impact fees; General Fund	Impacted by 400 Express Lanes. REMOVE.
Intersection - Peachtree Dunwoody Rd. @ Crestline						Public Works	\$1,000,000	28.7% impact fees; General Fund	Not in current TMP, but PCID priority. REMOVE.
Intersection - Johnson Ferry Rd. @ Peachtree Dunwoody Rd.	x	x				Public Works	\$3,300,000	28.7% impact fees; General Fund	TSPLOST II List
Intersection - Roswell Rd. @ Lake Placid						Public Works	\$500,000	28.7% impact fees; General Fund	Not capacity adding - REMOVE
Intersection - Dunwoody Pl @ Roswell Rd			x	x		Public Works	\$2,000,000	28.7% impact fees; General Fund	TMP 5 year
Intersection - Northridge Rd @ Roswell Rd			x	x		Public Works	\$2,200,000	28.7% impact fees; General Fund	TMP 5 year
Peachtree Dunwoody Road @ Lake Hearn Multimodal Intersection Improvements	x	x				Public Works	\$5,225,000	28.7% impact fees; General Fund, PCID	5 year CIP

Anspach, Matthew

From: Andrew Smith <ASmith@atlantaregional.org>
Sent: Wednesday, September 29, 2021 11:46 AM
To: Anspach, Matthew
Cc: Donald Shockey
Subject: Sandy Springs CIE Update: DCA Approval

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Matthew,

ARC has completed the regional review and comment period for the 2021 City of Sandy Springs CIE Annual Update. Per the below, we're pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the Update conforms to the Development Impact Fee Requirements.

Renewal of Qualified Local Government (QLG) status is contingent upon local adoption of the Update, which may now take place at any time. Once adopted, please send ARC digital copies of the adoption resolution and the final, "as adopted" Update itself, so that we may forward them to DCA. Upon receiving notice of local adoption, DCA will renew the City's QLG status.

I commend the City's leadership and staff for your commitment to the comprehensive planning process. Please contact me if you have any questions or if we can provide further assistance.

Best,

Andrew Smith

Principal Planner, Community Development

Atlanta Regional Commission

P | 470.378.1645

asmith@atlantaregional.org

From: Jon West <jon.west@dca.ga.gov>
Sent: Tuesday, September 28, 2021 4:12 PM
To: Jared Lombard <JLombard@atlantaregional.org>
Cc: PEMD OPQG Administration <pemd.opqga@dca.ga.gov>; Andrew Smith <ASmith@atlantaregional.org>; Donald Shockey <DShockey@atlantaregional.org>; Elizabeth Smith <elizabeth.smith@dca.ga.gov>
Subject: Sandy Springs CIE Update: Approved

Jared,

Our staff has reviewed the Annual Capital Improvement Element (CIE) Update for the City of Sandy Springs and finds that it adequately addresses applicable requirements. The next step is for the local government to adopt the CIE Update. As soon as your office provides written notice that the CIE Update has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the local government that its Qualified Local Government status has been extended. If you have any questions, please contact us at 404-679-5279.

Thanks,



Learn more about our commitment to [fair housing](#).



Jon West

Principal Planner| Manager, Community & Regional Planning
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Direct 404-327-6872
Fax 770-302-9703
jon.west@dca.ga.gov



P&Z STAFF REPORT

Mayor & City Council Meeting, October 19, 2021

Case: **CA21-0001 – 6669 Peachtree Dunwoody Road (Parcel # 17 0020 LL0175)**
Staff Contact: Matthew Anspach (MAnspach@SandySpringsga.gov)
Report Date: October 5, 2021

REQUEST

Request for a Comprehensive Plan Character Area Map Amendment from Protected Neighborhood to Perimeter Center.

APPLICANT

Property Owner: Michael T. Austin	Petitioner: Gary R. Hammond, Jr. (Landbridge Development)	Representative: Gary R. Hammond Jr.
--------------------------------------	---	--

SUMMARY

The Applicant requests a Comprehensive Plan Character Area Map Amendment of **6669 Peachtree Dunwoody Road (Parcel # 17 0020 LL0175)** from the Protected Neighborhood Character Area to the Perimeter Center Character Area.

RECOMMENDATION

Department of Community Development

Staff recommends **Denial** of **Comprehensive Plan Character Area Map Amendment** CA21-0001.

Planning Commission (Meeting on September 22, 2021)

The Planning Commission recommended **Denial** of **Comprehensive Plan Character Area Map Amendment** CA21-0001.

Following Staff's presentation on CA21-0001, the applicant, Gary Hammond gave a presentation on his request to amend the character area. Following his presentation, the current property owner, Michael Austin, spoke briefly on his support of the Character Area Map Amendment.

There were several adjacent property owners who spoke in opposition. Main concerns from those in opposition were the potential impacts of going from Protected Neighborhood to Perimeter Center; and the potential for five (5) story rental housing, versus single unit housing as a transition for the neighborhoods to the north and northeast, from the commercial and multi-unit to the south and southeast.

Commissioner Settles motioned to recommend denial of CA21-0001. Commissioner Kelly seconded the motion. The motion to recommend denial of the application carried 5-0.

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. “PURCHASE AND SALE AGREEMENT,” received July 19, 2021
2. Application, received July 19, 2021

Plans:

1. “REFERENCE SURVEY FOR: NORTH PARK ASSOCIATES II, LTD,” prepared by Georgia Land Surveying Co. Inc. Land Surveyors, signed and sealed by David A. Burre, R.L.S., dated February 22, 1994, received July 19, 2021

PROPERTY INFORMATION

Location:	6669 Peachtree Dunwoody Road (Parcel # 17 0020 LL0175)
Council District:	4 – Jody Reichel
Road frontage:	Approximately 200 feet of frontage on Peachtree Dunwoody Road
Acreage:	Approximately 1.27 acres
Current Zoning: Existing Land Uses:	RE-1 (Protected Neighborhood) Single Unit Residential
Previous Zoning Cases:	N/A
Character Area:	Protected Neighborhood

PROCESS

Initial Community Meeting (CMI): June 21, 2021	Second Community Meeting (CMII): July 29, 2021	Planning Commission Hearing: September 22, 2021	Mayor and City Council Hearing: October 19, 2021
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PROPOSED DEVELOPMENT

No site plan is required for a Character Area Map Amendment. The goal with Character Area Map Amendments is to consider the proposed Character Area and land use change, rather than the specifics of a future development.

The following images show the existing conditions of 6669 Peachtree Dunwoody Road (Parcel # 17 0020 LL0175):



Front of parcel from Peachtree Dunwoody Road, facing east



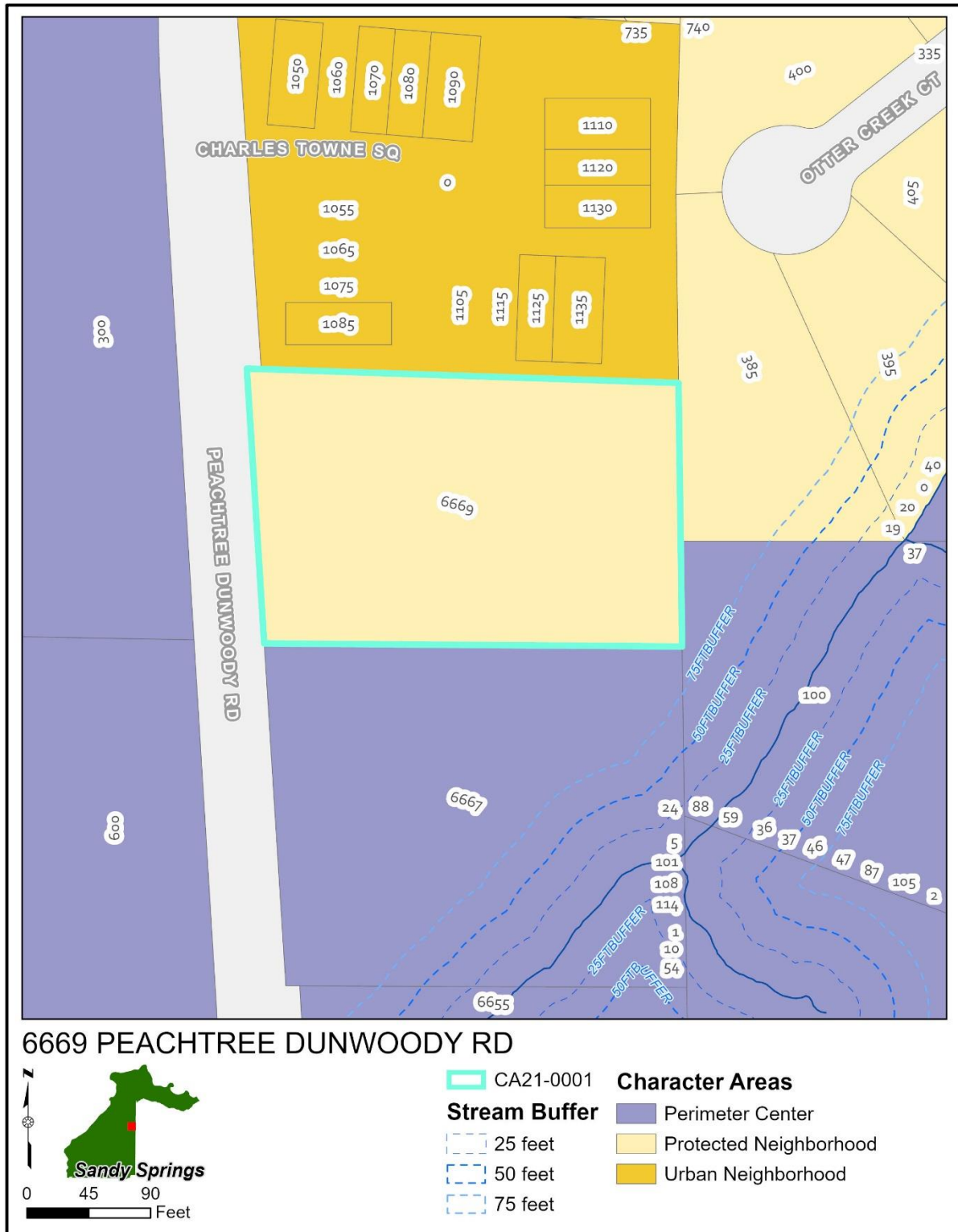
(All photographs by Matthew Anspach, September 14, 2021)

EXISTING CHARACTER AREAS, ZONING, AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Character Area / Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	Urban Neighborhood / RT-3 / Single unit attached residences	Drayton Hall Subdivision	1.90
Northeast	Protected Neighborhood / RD-12 / Single unit detached residence	385 Otter Creek Ct	0.62
Northeast	Neighborhood Village / RD-12 / Single unit detached residences	Glen Meadow Subdivision	Appx. 17
Southeast	Perimeter Residential / PR-3 / Multi Unit	100 Preston Woods Trl. MAA Mount Vernon (Preston Woods)	Appx. 11
South	Perimeter Mixed Use / PX-5 / Office	6655/6667 Peachtree Dunwoody Road (Newell Rubbermaid)	3.91
Southwest / West	Perimeter Mixed Use / PX-10/12	300/600 Embassy Row (Embassy Row)	12.83
PROPOSED DEVELOPMENT			
--	Perimeter Center / TBD / Multi-Unit	6669 Peachtree Dunwoody Road (Parcel # 17 0020 LL0175)	1.27

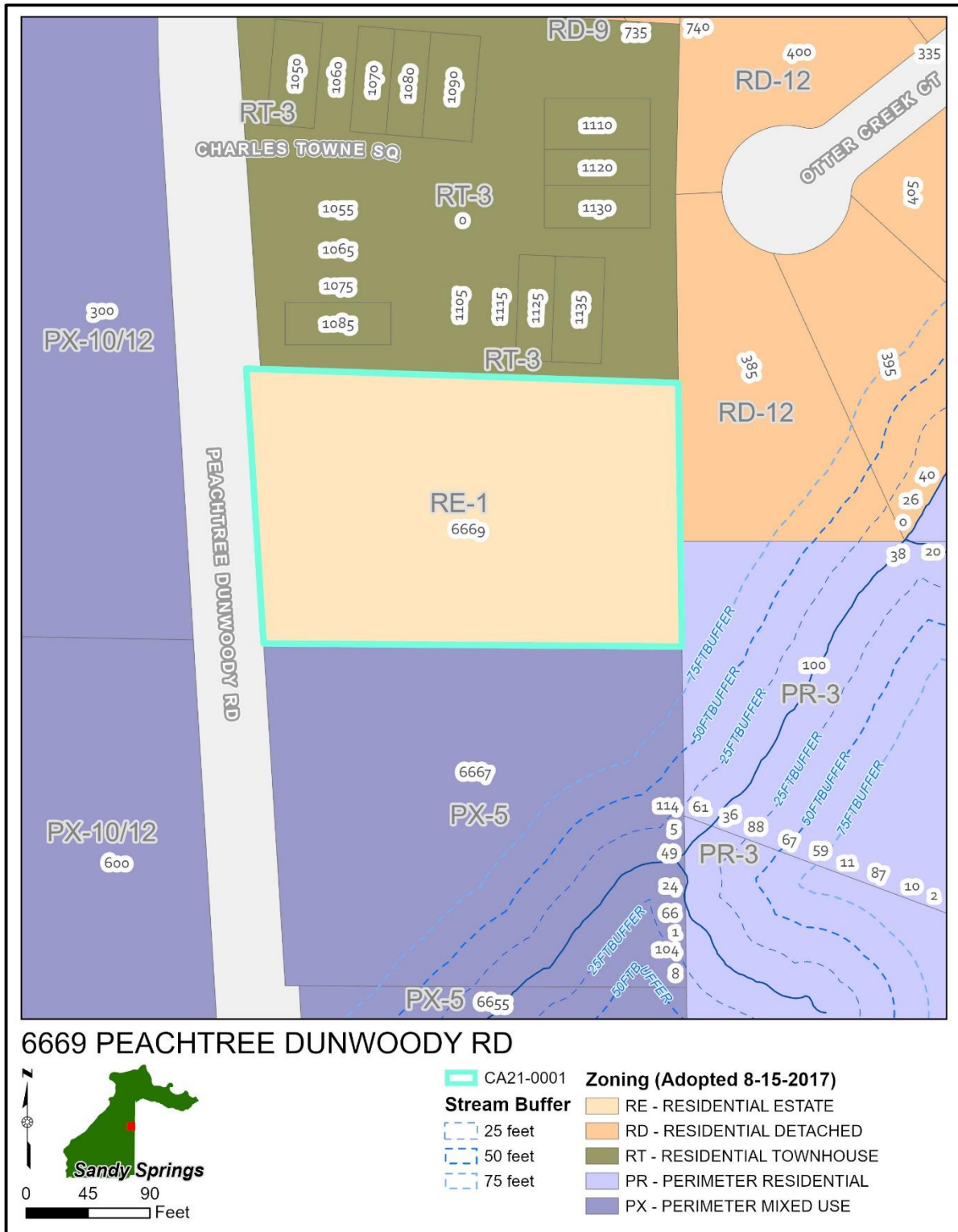
AERIAL IMAGE



CHARACTER AREA MAP



ZONING MAP



CHARACTER AREA MAP AMENDMENT CONSIDERATIONS

Per Sec. 11.3.6.B. of the Development Code, the following list of approval criteria for a Character Area Map Amendment provides guidance for making decisions on approval:

1. *The Character Area Map Amendment corrects an error or meets the challenge of some changing condition, trend or fact.*

Finding: The proposed Amendment would not correct an error, but to some degree, would meet the challenge of the trend that is a more densely developed Peachtree Dunwoody Road in the general Perimeter area of Sandy Springs. It is Staff's belief that single unit residential at the property in question is not a future land use that would constitute a highest and best use.

2. *The Character Area Map Amendment substantially conforms with the remainder of the Comprehensive Plan.*

Finding: There are multiple properties under the Perimeter Center Character Area that abut the subject property. There are also multiple adjacent properties that fall under Urban and Protected Neighborhood Character Areas. The Next Ten Comprehensive Plan has initially recognized this property as under the Protected Neighborhood Character Area.

Even when considering the abundance of Perimeter Center in neighboring proximity to the property, this proposal would go from the least intense to the most intense character area in the City---in terms of intensity and variety of permitted, limited, and conditional uses within its varying zoning districts. For this reason, in Staff's view, the Amendment would not constitute substantial conformance with the remainder of the Next Ten. Staff does believe there are gentler land use transition options available.

3. *The Character Area Map Amendment will reinforce the existing or planned character of the area.*

Finding: As alluded to already, the property is bordered by multiple properties with the same character area as what is being requested. For this reason, Staff does concur that the Amendment would reinforce the existing character of the area, even if there may be more appropriate alternatives available to consider.

4. *The Character Area Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.*

Finding: The parcel is in a very natural state as is, despite being developed with a single unit detached residence and the typical apparatus that is involved, as well as a tennis court to the very rear. Almost any proposal for redevelopment on the property would have a significant impact on the natural character of the very densely wooded property.

5. *The Character Area Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property.*

Finding: As alluded to above, the significance in dissimilarity between the character of the property now and the potential character of the proposed request could certainly generate a significant adverse impact on some of the properties in the vicinity. With that said, at this stage in the zoning and development process, it would be hard to know the true impact(s) and its limits. Staff would simply reiterate that it is

our view that there are more sensible and compatible land use transition options available, based on the variety of adjacent properties' character areas and their varying development concentrations.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

No comment provided.

Sandy Springs Transportation Engineer:

No comment provided.

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

No comment provided.

Sandy Springs Sustainability Manager:

The Perimeter Center designation would allow for a mix of uses and a higher density, which are in line with sustainability strategies.

Sandy Springs Building Official:

No comment provided.

Sandy Springs Fire Marshal:

No comment provided.

Sandy Springs Economic Development:

No comment provided.

Sandy Springs Recreation & Parks:

No comment provided.

Fulton County Schools:

No comment provided.

Fulton County Public Services and Utilities:

No comment provided.

PUBLIC PARTICIPATION

Community Meeting I

There were approximately 32 in-person and virtual attendees, including the Applicant team, the President of the Sandy Springs Council of Neighborhoods (SSCN), at the Initial Community Meeting on June 21, 2021, held both in person and virtually. Topics discussed included what the height of the eventual development would be, what the applicants company, Landbridge Development typically develops, that the applicant does not develop townhomes, what the buffers required consisted of, whether there were other more appropriate Character Areas to pursue, tree protection, whether the development would include a parking deck, stormwater, flooding mitigation, next steps in the planning process with the City, how to comment on the case as a citizen, whether the applicant works with the government for low income housing, any relationships with members of Council, what rents would go for, and what size units would be proposed. The applicant offered his company's website as a way for the attendees to learn more about the type of developments they generally are involved in.

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Correspondence Received

55 comments were received via the Zoning Cases Map and email. One was in support.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Denial** of **Comprehensive Plan Character Area Map Amendment CA21-0001**, request for a Comprehensive Plan Character Area Map Amendment from Protected Neighborhood to Perimeter Center.



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Mayor & City Council Meeting, October 19, 2021

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Staff Contact: Matthew Anspach (MAnspach@SandySpringsga.gov)
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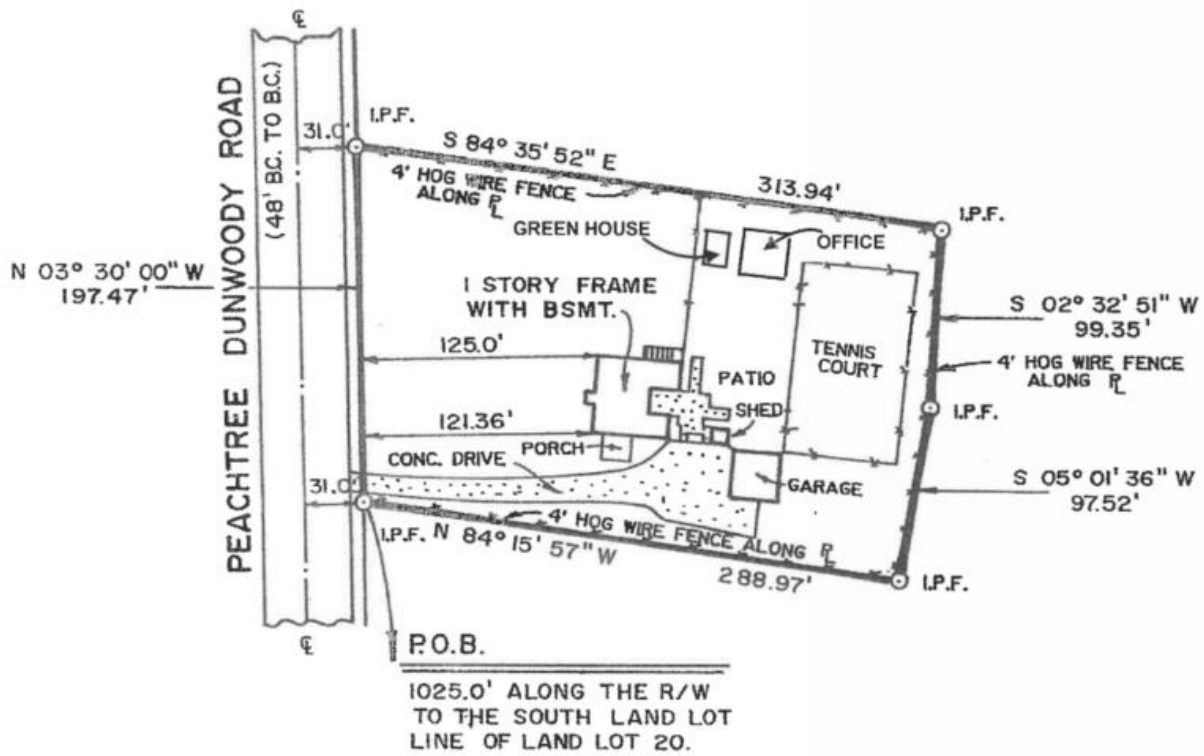
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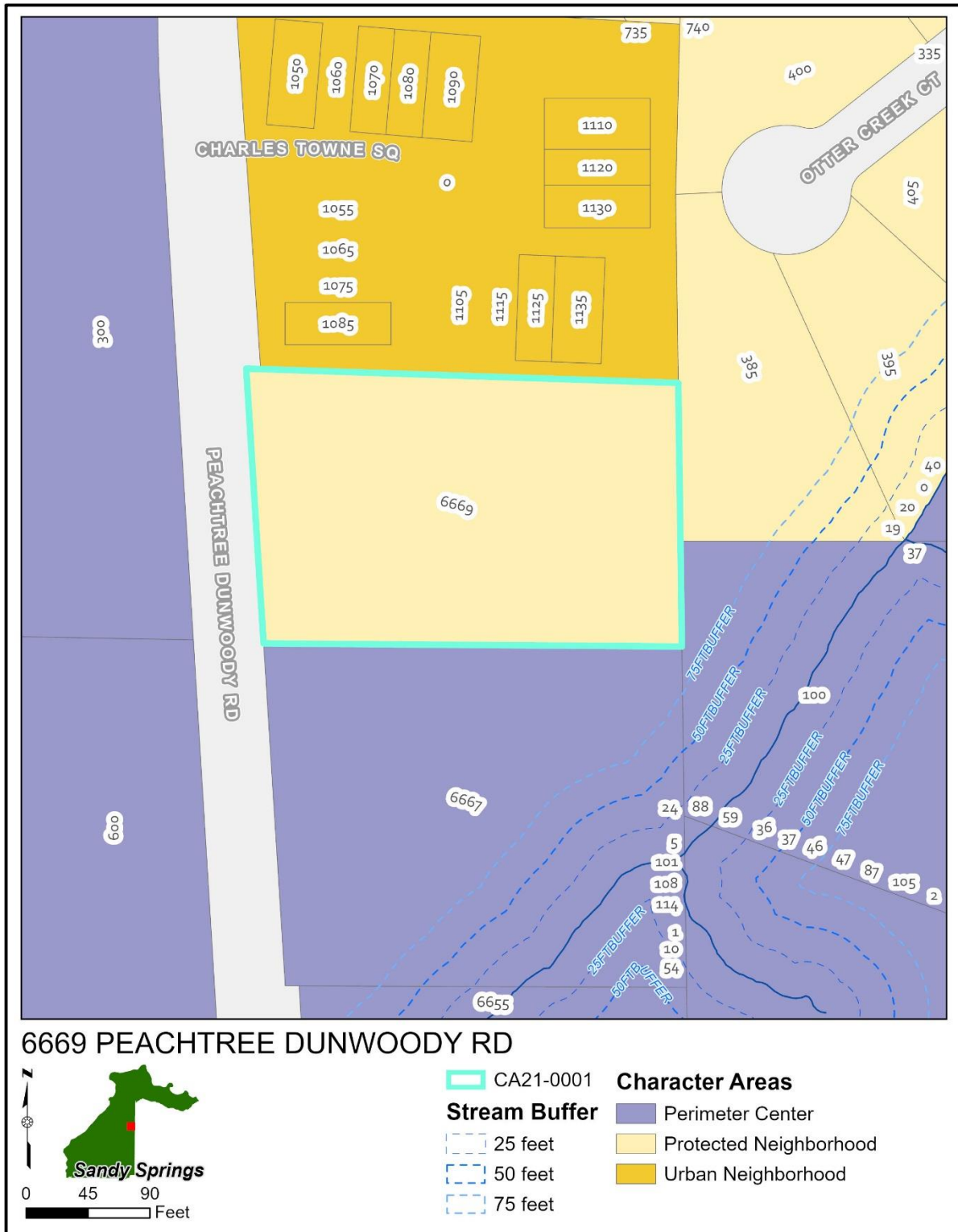
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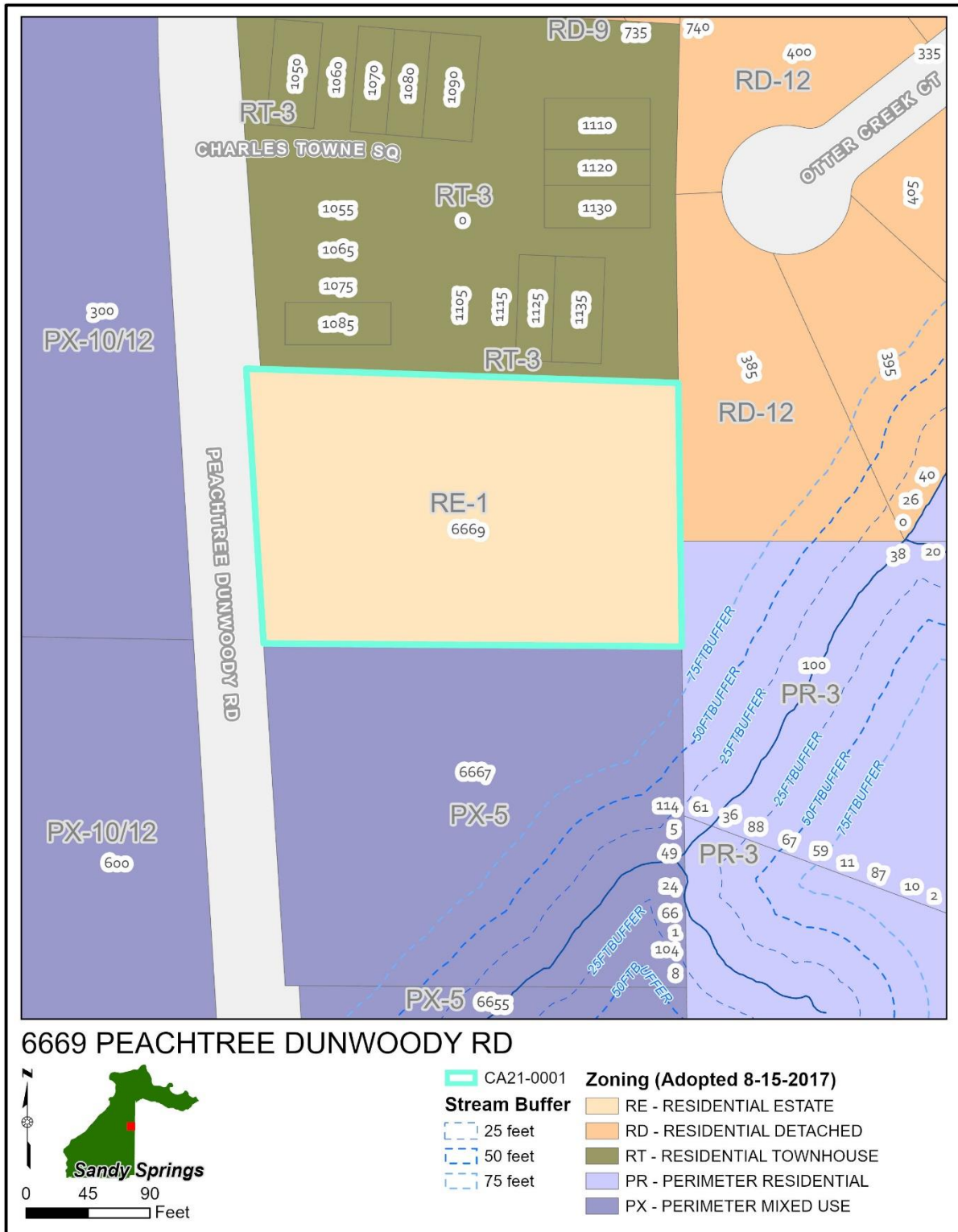
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No comment provided.

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Sandy Springs City Engineer:

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Sandy Springs Economic Development:

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DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Denial** of **Comprehensive Plan Character Area Map Amendment CA21-0001**, request for a Comprehensive Plan Character Area Map Amendment from Protected Neighborhood to Perimeter Center.

Received

July 19, 2021 12:39 PM



7000 Peachtree Dunwoody Road
Suite 4-100
Atlanta, GA 30328
Phone: (770) 481-0853
Fax: (770) 481-0854

July 19, 2021

HAND DELIVERED

Ms. Ginger Sottile
Community Development Director
City of Sandy Springs
1 Galambos Way
Sandy Springs, GA 30328

RE: Letter of Intent
Character Area Map Amendment Request
Case CA21-0001

Dear Ms. Sottile:

Please find enclosed our Character Area Map Amendment request for property located at 6669 Peachtree Dunwoody Road, Sandy Springs, GA 30328 from Protected Neighborhood to Perimeter Center. As such, we do not have any requested zoning designation, use, or a conceptual site plan at this time. Because the Character Area Map Amendment process is independent of the zoning process, we respectfully request you consider our application on its own merits and, if approved, allow us to convey specificity in the future when a zoning designation is selected and applied for. We are not intending to be vague or evasive in any way. Rather, we are following the process as intended in the Sandy Springs Development Code.

The Subject Property is an approximate 1.3-acre lot with a house and accessory building zoned RE-1 and located in the Protected Neighborhood Character Area. The Character Areas surrounding the property are listed as:

- East (portion) - Perimeter Center (MAA Apartment Homes, frontage on Mount Vernon Highway)
- East (portion) - Protected Neighborhood (Glen Meadow Subdivision, frontage along Otter Creek Court, leading to Peachtree Dunwoody Road)
- West - Perimeter Center (frontage along Peachtree Dunwoody Road)
- South - Perimeter Center (frontage along Peachtree Dunwoody Road)
- North - Urban Neighborhood (frontage along Peachtree Dunwoody Road)

It is our understanding the Subject Property was zoned RE-1 and designated Protected Neighborhood during a previous city-wide future land use amendment process due to its existing use as single-unit residential lot adjacent to the Glen Meadow Subdivision. However, the Subject Property was included as part of the boundaries of the Perimeter Center Small Area Plan, indicating a change to Perimeter Center was contemplated for this parcel. Based on Sandy Springs Character

Ms. Ginger Sottile
July 19, 2021
Page Two

Areas and surrounding land uses, the change to Perimeter Center is appropriate and reasonable.
Please see attached Character Area Analysis.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Hammond, Jr.", with a large, stylized loop at the end.

Gary R. Hammond, Jr.

enclosure(s) Character Area Map Amendment Application



SANDY SPRINGS™
GEORGIA

Case No.: CA21-0001

Planner's initials: *[Signature]*

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 6669 Peachtree Dunwoody Road, Sandy Springs, GA 30328	
	Parcel Tax ID(s): 170020 LL0175	
	Total acreage: 1.2672	Council District: 4
	Current zoning: RE-1	Current use: Single Unit Detached
	Character Area: Protected Neighborhood	

APPLICATION	Purpose of the Application: Character Area Map Amendment	
	Detailed request: We request the current Protected Neighborhood Character Area be changed to Perimeter Center Character Area.	
	Petitioner: Gary R. Hammond, Jr.	
	Petitioner's address: 7000 Peachtree Dunwoody Road, Suite 4-100, Atlanta, GA 30328	
	Phone: [REDACTED]	Email: [REDACTED]

OWNER	Property owner: Michael T. Austin <i>Michael T. Austin (owner)</i>	
	Owner's address: [REDACTED]	
	Phone: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process): <i>[Signature]</i>	
If the property is under contract, provide a copy of the contract		Gary Hammond Agent for Property Owner 2021.05.06 11:29:55 -04'00'

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date:	Anticipated Application date: 7/2/2021
CMI date, time, and location: 6/21/2021, Embassy Suites by Hilton, 1030 Crown Pointe Parkway, Sandy Springs 30328	
ADDITIONAL INFORMATION NEEDED:	
SUBMITTAL ITEMS WAIVED BY DIRECTOR:	



SANDY SPRINGS™
GEORGIA

Case No.: CA21-0001

Planner's initials: JS

APPLICATION FORM

APPLICATION	Purpose of the Application: Character Area Map Amendment
	Detailed request: We request the current Protected Neighborhood Character Area to be changed to Perimeter Center Character Area.

COMMUNITY MEETING I REPORT	Date and location of CMI: June 21, 2021 Embassy Suites Georgian Room (1030 Crown Pointe Pkwy)	
	Beginning time: 6:00 PM	End time: 7:00 PM
	Summary of concerns discussed: See attached.	
	Does the Application address the concerns discussed at the CMI? ☒ Yes ☐ No	
	Explain: Because this is a CAMA it is not possible to address questions raised specific to site plan or zoning. One attendee asked about whether townhome use was considered, would likely result in an Urban Neighborhood Character Area selection. However, for reasons stated in this application, the applicant is requesting a change to Perimeter Center Character Area.	

- TO BE FILLED OUT BY P&Z STAFF -

Application date: 6/30/2021	Tentative Planning Commission date: 9/22/2021
CMII date and time: 7/29/2021	Tentative Mayor and City Council date: 10/19/2021
OFFICIAL REQUEST (FOR PUBLICATION):	



SANDY SPRINGS™
GEORGIA

AUTHORIZATION FORM – PART I

A- The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the Authorization Form.

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: Michael T. Austin	Sworn and subscribed before me this 29 th day of June 2021 Notary public: Seal: Wendy A Whittington NOTARY PUBLIC DEKALB COUNTY, GEORGIA My Commission Expires 03/16/2024 Commission expires:
Address: [REDACTED]	
City, State, Zip Code: Atlanta, GA 30328	
Email address: [REDACTED]	
Phone number: [REDACTED]	
Owner's signature:	

B- If the Applicant is *not* the owner of the subject property:

Fill out the following section, check the appropriate statement and have it notarized.

Applicant states under oath that:	
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or ☒ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or Previously submitted under separate cover. ☐ He/she has an estate of years which permits the Applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name: Gary R. Hammond, Jr.	Sworn and subscribed before me this 29 th day of June 2021 Notary public: Seal: Wendy A Whittington NOTARY PUBLIC DEKALB COUNTY, GEORGIA My Commission Expires 03/16/2024 Commission expires:
Company name: Landbridge Development, LLC	
Address: 7000 Peachtree Dunwoody Road Suite 4-100	
City, State, Zip Code: Atlanta, GA 30328	
Email address: [REDACTED]	
Applicant's signature:	



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GEORGIA

DISCLOSURE OF CONTRIBUTION FORM

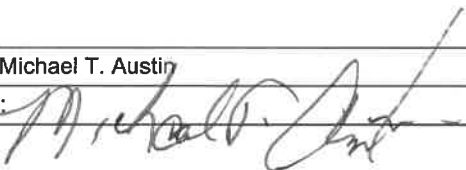
Within the two (2) years immediately preceding the filing of this Application, have you made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of the City Council? ☐ Yes ☒ No

List all individuals or business entities which have an ownership interest in the property which is the subject of this Application:

Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name: Michael T. Austin	
Signature: 	Date: 6/29/2021

Note: Each party involved in the Application must sign an individual copy of this form.



SANDY SPRINGS™
GEORGIA

DISCLOSURE OF CONTRIBUTION FORM

Within the two (2) years immediately preceding the filing of this Application, have you made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of the City Council? ☐ Yes ☒ No

List all individuals or business entities which have an ownership interest in the property which is the subject of this Application:

Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name: Gary R. Hammond, Jr.

Signature:

Date:

6/29/2021

Note: Each party involved in the Application must sign an individual copy of this form.

ADDITIONAL REQUIREMENTS

Letter of Intent		Enclosed
Address the following in detail, on a separate sheet: 1. Requested Character Area Map Amendment 2. Factual information about the property		
Character Area Analysis (Sec. 11.3.6.B.)		Enclosed
Provide a written analysis of the impact of the proposed Character Area Map change with respect to each of the approval criteria in Sec. 11.3.6. Address the following in detail, on a separate sheet: 1. The Character Area Map Amendment corrects an error or meets the challenge of some changing condition, trend or fact. 2. The Character Area Map Amendment substantially conforms with the remainder of the Comprehensive Plan. 3. The Character Area Map Amendment will reinforce the existing or planned character of the area. 4. The Character Area Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation. 5. The Character Area Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property.		
Chattahoochee River Corridor Certificate		Not Applicable
Required for properties located within the Chattahoochee River Corridor (within 2,000' of the Chattahoochee River)		
Contact Lindsay Walker, City Arborist, at (770) 206-1568 or lwalker@sandyspringsga.gov		
Survey		**See attached survey and approval for Character Area Map Amendment**
Provide one (1) copy printed on 11" x 17" paper and two (2) copies printed to scale no larger than 30" x 42"; also include in the electronic package. Note: the 8.5x11" is to scale The survey must include, at a minimum, the following:		
Basic Information	☐ Legal description (metes and bounds; should also be submitted as a separate document) ☐ Key and/or legend, site location map with North arrow, and scale ☐ Boundary survey of the subject property, which includes dimensions along property lines that match the metes and bounds of the subject property's written legal description, and clearly indicate the point of beginning ☐ Acreage of the subject property ☐ Location of the subject property's land lot lines and identification of land lots ☐ Current zoning district of the subject and adjacent properties ☐ Topography on the subject and adjacent properties within 200' to assess runoff effects ☐ Location of overhead and underground electrical and pipeline transmission/conveyance lines ☐ Building setback lines and build-to zones, transitions, buffers, etc.	
Roads	☐ Existing dedicated and reserved rights-of-way of all streets on and adjacent to the subject property ☐ Posted speed of existing streets	

Existing Improvements	☐ Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property ☐ Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on adjacent properties within 400' of the subject property ☐ Development Statistics Summary Chart with % of total site coverage: ○ Total area of site (acres and sq. ft.) ○ Building footprints (sq. ft. and %) ○ Parking spaces (number and %) ○ Lot coverage (sq. ft. and %)
Environmental	☐ 100-year floodplain horizontal limits and flood zone designations as shown on survey or Federal Emergency Management Agency Flood Insurance Rate Maps ☐ State waters and associated buffers ☐ Stormwater management facilities ☐ Community wastewater facilities, including preliminary areas reserved for septic drain fields and points of access ☐ Availability of water and sanitary sewer system ☐ Trees and open space on the subject property ☐ Wetlands

Note: No site plan is required for a Comprehensive Plan Character Area Map Amendment. Proposed future development or specific use of the property should not be discussed in detail during this process. However, intent based on what is permitted in the zoning districts in the requested Character Area should be discussed, as well as general appropriateness for the general area.

The Director reserves the right to request additional information deemed necessary to analyze the request.

6669 Peachtree Dunwoody Road
Character Area Map Amendment Application

Character Area Analysis:

1. The Character Area Map Amendment corrects an error or meets the challenge of some changing condition, trend or fact.

The Subject Property is designated Protected Neighborhood Character Area, which was likely an interim designation assigned to the Subject Property in the past due to its current use as single unit detached home and location adjacent to the Glen Meadows Subdivision. However, the parcel was also included in the boundaries of the Perimeter Center Small Area Plan. A Protected Neighborhood Character Area does not reflect the current situation of adjacent properties and property along Peachtree Dunwoody Road (North - Urban Neighborhood; South - Perimeter Center; West - Perimeter Center; East - Protected Neighborhood and Perimeter Center). This parcel is surrounded primarily by high density uses on its sides, making it unsuitable for future single-unit detached residential development. Updating the Character Area to Perimeter Center will allow the property to apply for a zoning designation that matches the current trends in the market and immediate vicinity and fulfill the expectation that it would one day be developed as similarly situated property, in accordance with the Perimeter Center Small Area Plan.

2. The Character Area Map Amendment substantially conforms with the remainder of the Comprehensive Plan.

The Character Area Map Amendment request to change from Protected Neighborhood to Perimeter Center will allow for land uses that are consistent with the Perimeter Center Study Area and Perimeter Center Small Area Plan. The Subject Property is located in the Perimeter Center Study Area and is identified on the map for future residential use between two and five stories, and a use, such as housing, that will be able to utilize the infrastructure that has been put into place in the Perimeter Center District. This site is situated along frontage that has sidewalks that connect to Sandy Springs Employment Centers, Transportation (MARTA Stations along Peachtree Dunwoody Road), and Community Amenities. This allows the Subject Property to be developed comparably to the neighborhood.

According to the Perimeter Center Character Area Description, “the area will remain a thriving and diversified employment center while transitioning over time to include a greater mix of land uses, more housing options, and a connected multimodal transportation network that maximizes opportunities to travel by transit, walking, and bicycling.” The Subject Property is ideally situated to take advantage of existing infrastructure and proximity to nearby employment, shopping, and public transportation. Compatible land uses are identified as mixed, multi-family, retail, office, and hotel.

3. The Character Area Map Amendment will reinforce the existing or planned character of the area.

The Subject Property touches the Perimeter Center Character Area on three sides and was part of the boundaries for the study for the Perimeter Center Small Area Plan. Amending the Character Area to Perimeter Center will allow for a future use consistent with neighboring properties. Peachtree Dunwoody Road has been trending towards different and more intense uses for two decades. Between Abernathy Road and Spalding Drive, the subject is one of few stand-alone, single-unit lots remaining; and, it is at the southern end of this stretch of road where

Character Area Analysis (Continued):

surrounding uses are the most intense. Along Peachtree Dunwoody Road within view of the subject are several five to 17 story office buildings. About one-half mile north of the subject are newly constructed four- and five-story apartment and condominium buildings.

4. The Character Area Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.

The Subject Property is an approximate 1.3-acre lot with a single unit detached home. A change to the Perimeter Center Character Area will not significantly impact the natural environment. Any development will be required to follow the Sandy Springs Development Codes to ensure that any impacts to the natural environment comply with all laws and ordinances.

5. The Character Area Map Amendment will not have a significant adverse impact on property in the vicinity of the Subject Property.

The Subject Property, as a single-unit detached home, is out of character for the area. High density commercial and residential development are adjacent on all sides. The property was zoned RE-1 at the time of a major land use study in Sandy Springs and was expected to trend to high density development in the future. Although the Subject Property shares a portion of its rear property line with the Glen Meadows subdivision and its north property line with the Drayton Hall townhomes, Sandy Springs Ordinances provide for protecting adjoining neighborhoods with buffers, walls, restricted zones, and compatible zones.

Protected Neighborhoods are protected with Neighborhood Transition Zones. For Glen Meadows, the Transition Zone will be 85 feet with the first 30 feet being a vegetative buffer and a six-foot high wall set at the 30-foot line, followed by a 25-foot Restricted Use Zone (only accessory uses), followed by a 30-foot Compatible Massing Zone (no principal uses above two stories in height).

In addition, Drayton Hall will be protected by a District Boundary Buffer if the Perimeter Center Character Area is placed on the Subject Property (which will not be the case if Urban Neighborhood Character Area is selected). The District Boundary consists of a 20-foot wide vegetative buffer with a six-foot wall placed three feet off the common boundary line.

Case CA21-0001 Community Meeting 1

June 21, 2021, 6:00pm – Embassy Suites (1030 Crown Pointe Parkway)

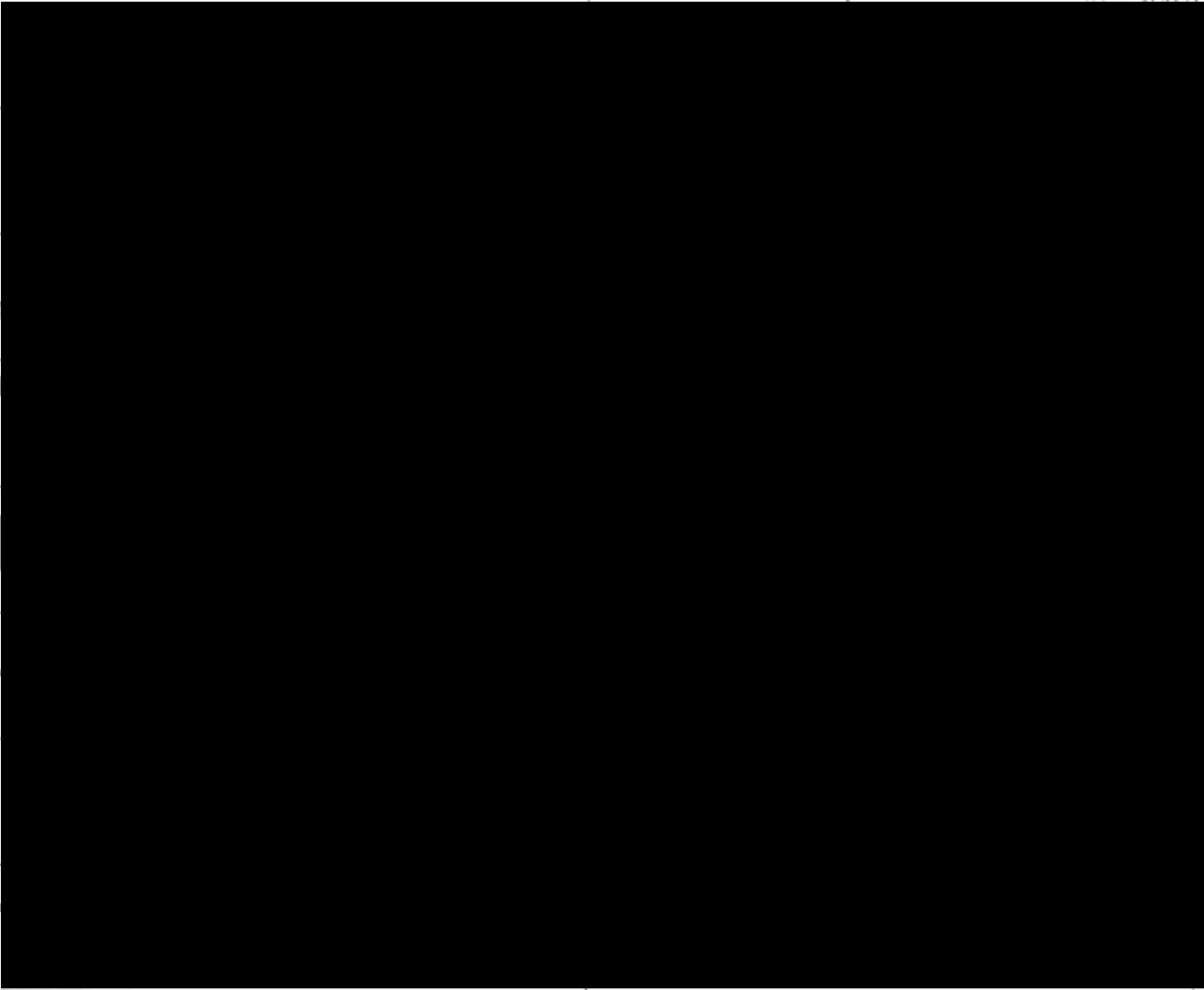
SUMMARY OF ATTENDANCE

Participants:

In Person	23
Virtual	15
LB Staff	<u>4</u>
Total:	42

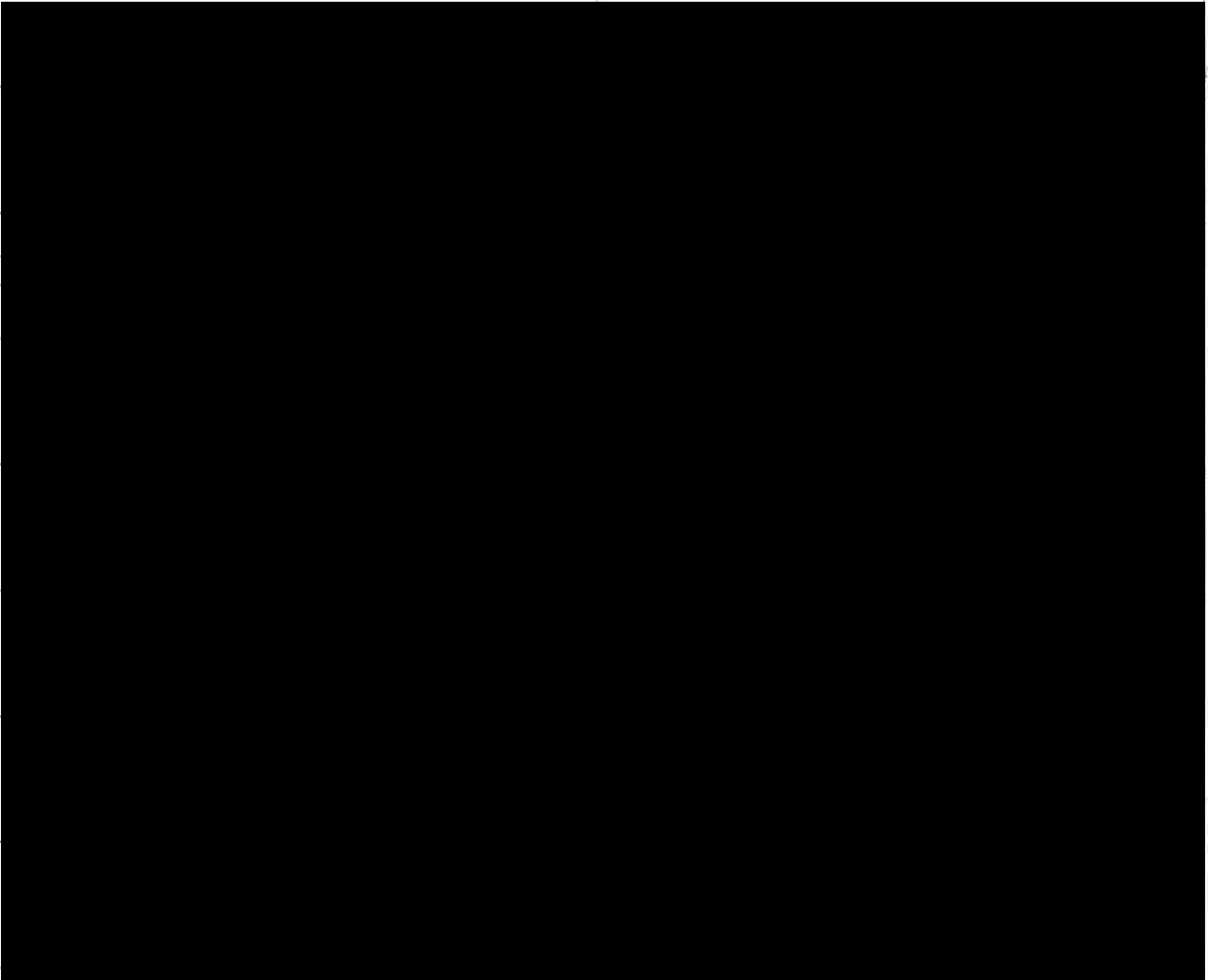
Case CA21-0001 Community Meeting 1

June 21, 2021, 6:00pm – Embassy Suites (1030 Crown Pointe Parkway)

<u>Name</u>	<u>Address</u>	<u>Email / Phone #</u>
Don Abernathy		
RAY MOSS		
Richard Golke		
MARIA V. SCHENOTTE		
Kellie Lowe		
Mitch Rolnick		
Mary Varus		
Ken & Kathy Kloster		

Case CA21-0001 Community Meeting 1

June 21, 2021, 6:00pm – Embassy Suites (1030 Crown Pointe Parkway)

Name	Address	Email / Phone #
Charles Palefsky		
Wayle Moss		
May Ann Brennan		
Matthew Anzack		
DEREK LANG		
Richard & Deborah Washington Amoroso		
Pat Smith		
William Clothier		

Case CA21-0001 Community Meeting 1

June 21, 2021, 6:00pm – Embassy Suites (1030 Crown Pointe Parkway)

<u>Name</u>	<u>Address</u>	<u>Email / Phone #</u>
Robert & Margaret Bugher		
Melissa Smith-Rooks		
Megan Hicks		
FUNDA SMITH		

Zoom Meeting - 6/21/2021 6:00
Virtual Attendance List

First Name	Last Name	Email	Registration Time	Approval S	Address	City	Zip/Postal Co	State/Provi	Phone
suzanne	Joly		6/21/2021 18:07	approved		Atlanta	30328	GA	
Chrissa	Hammond		6/21/2021 18:03	approved		Dunwoody	30338	GA	
Gary	Hammond		6/21/2021 17:41	approved	Suite 4-100	Atlanta	30328	GA	
Michael	Austin		6/21/2021 17:47	approved		Sandy Springs	30328	GA	
D'Anne	Hilsmier		6/21/2021 17:48	approved		Atlanta	30360	GA	
Natasha	Molina		6/21/2021 18:02	approved		Atlanta	30328	GA	
Susanna	Rohm		6/21/2021 17:59	approved		Atlanta	30328	GA	
Farina	Rabbi		6/21/2021 17:59	approved		Atlanta	30328-5705	GA	
Susanna	Rohm		6/21/2021 17:59	approved		Sandy springs	30328		
Miguel	Molina		6/21/2021 18:05	approved		Atlanta	30328	GA	
REBECCA	APTER		6/21/2021 17:56	approved		ATLANTA	30338	GA	
Robert	Nepute		6/21/2021 18:21	approved		Sandy Springs	30328-1207	GA	
Megan	Harris		6/21/2021 18:11	approved		Atlanta	30338	GA	
Jordan	Loyd		6/21/2021 18:01	approved		Atlanta	30328	GA	
Vicky	Sand		6/21/2021 17:59	approved		Sandy Springs	30328	GA	
Tochie	Blad		6/21/2021 18:03	approved		Sandy springs	30328	GA	
Charles	Kontz		6/21/2021 16:22	approved		Sandy Springs	30342	GA	
Andrea	Loyd		6/21/2021 18:06	approved		Atlanta	30328	GA	

Summary of Meeting Questions and Answer Session

6669 Peachtree Dunwoody Road
Character Area Map Amendment Application
Community Meeting 1
June 21, 2021

Meeting Commenced at 6:30pm

Gary introduces and let everyone know it is being held both in person and virtually.

Matthew with Sandy Springs opened giving synopsis of meeting and what the purpose is.

- Character Map Amendment and not a specific project use. Other questions should be directed to his office directly. 1st Community Amendment.
- Project is at 6669 Peachtree Dunwoody Road and this is a Character Map Amendment from Protected Neighborhood to Perimeter Center Character Area.
- Purpose of this meeting is to engage community and to get feedback.
- Can go to the Sandy Springs website to see petitions under consideration for additional information. Only here to observe.

Gary gave presentation and then opened it up for Q&A for at least 30 minutes.

Keep in mind we are not at stage of what the project will be. Just deciding if 1st this is a reasonable use of the property given location and 2nd knowing that we will repeat process if the Character Map changes then we have to come back through and gather comments for specific project use and site plan approval.

Question: What will height be and what is the maximum height?

Answer: We don't know. Just setting character area and then will restart process with specific building height.

Comment: Would like you disclose use, you must know the use.

Answer: Not supposed to discuss use at this time and should only be looking at the character area and the three zoning areas and subcategories to determine if reasonable use. Having said that, any information you want about Gary personally or Landbridge as a company can be found on our website. We are housing developers and very seldom develop anything different. Planning documents suggest that height should be 2-5 stories and should be residential. Anyone bringing forward a use should be residential and not more than five stories in height.

Comment: If not more detail than cannot support the CM Amendment.

Answer: Sandy Springs is not the only jurisdiction that requires a land use change before a zoning change, but this is their process. Although it is unusual, and in other jurisdictions it is handled simultaneously, this is Sandy Springs process and we have to follow it.

Question: Was consideration given to Urban Townhouse?

Answer: We do not develop townhouses, so no specific consideration was given to doing a townhouse development. When I looked, I looked at land use planning documents to see if a case could be made for Perimeter Center, as we don't develop townhouses. There is a multifamily zoning in Urban Neighborhood as well, but I'm not a townhouse developer.

Question: Is the 85' from the frontage only or all sides?

Answer: It is from the rear property line. Not from side property lines.

Question: What are considered the sides?

Answer: Two sides, one is the Drayton Hall Townhomes and the other is the Newell Brands office building/parking garage.

Question: How far from sides?

Answer: We would follow Sandy Springs development code and I don't recall what that is but whatever the current ordinance says. Gary stopped and Matthew stepped in and answered that the Code is 20' buffer and setback from Drayton Townhomes and wall, but not the transitional zone that is required from the protected neighborhood.

Question: Are there other appropriate character areas to pursue?

Answer: Based on our review of the planning documents, Urban Neighborhood and Perimeter Center are the two that are in, nearby or adjacent in the area. Urban Neighborhood also has a multifamily designation, a townhome designation and other zoning designations that would be possibilities.

Question: There is a big difference between 2 stories vs 5. Do you have a five-story development near your house?

Answer: No.

Question: What about protection of specific trees. What does Sandy Spring do to protect the trees?

Answer: My reading and interpretation of the documents is that there is a planted vegetative buffer. May have to defer to SS. Matthew responded that they could contact the Sandy Springs arborist directly.

Comment/Question: Concerns regarding diminished value of their property and whether that is taken into consideration. In creating the Perimeter Center designation, where does that developer stop, when does it end if you don't put your foot down? Homes are a major investment and their retirement plan.

Agree it will be developed but the townhouses were expensive and they are going to be hit hard by this. Just want consideration for their issues and maybe we just argue that when we come to the city. Question to you is – did you buy the property or do you have it under contract pending the zoning designation?

Answer: Have the property under contract pending the zoning designation. Have not bought the property.

Question: Explain the buffer. Where is the 85' from?

Answer: Not entirely a buffer, part of it is a transition zone and the other is a massing or compatibility zone. From rear property line, the first 30' is a vegetative buffer with a minimum 6' wall set at the 30' mark. The next 25' would only allow an accessory building or parking but no principal use building. From there is a compatibility transition that limits the height to two stories. So, within the first 55' no principal building and then the next 30' is limited to two stories before you could go up to whatever the zoning allows.

Question: *NOTE: Couldn't hear specific question and it wasn't repeated for the audience, but it was regarding buffer and building height.*

Answer: To be sure there is no misstatement, there is permitted two stories from the 55' to 85' mark. You cannot go vertical to the full permissibility of the building until you are beyond 55'

Question: Between the 55' and 85' would a parking deck be permitted?

Answer: Not sure if that is considered an accessory use. It does say parking is permitted outside the 30' vegetative buffer, but am not sure about a deck.

Question: Will there be a parking deck? How does this impact the traffic?

Answer: Cannot answer those as we do not have a specific site plan yet.

Question: Can you give names of some of the developments that you have completed?

Answer: Go to our website. www.landbridgedevelopment.com There is an inside page which has all of the properties I currently have an ownership in. It is not complete list of everything I have done, but will give you an idea of where I have done development. Also welcome to call me or e-mail me and I can provide a more complete list.

Comments: Talked about the fact that this area is overdeveloped, traffic is bad, can't get out onto Peachtree-Dunwoody Road. Indicated that renters have a different mentality than homeowners and have seen that in their own condominium community where some of the homeowners rent out their units and the renters have less adherence to rules and there are enough renters. Enough renters...where does it stop?

If they want to do something good in Sandy Springs why can't development be focused on a grocery store going where the old Michael's or Stein Mart used to be. No close grocery store where she lives.

Answer: Cannot comment on what SS is or isn't doing. Here to discuss one property.

Question: Asked about how many renters are there going to be and how much traffic?

Answer: These are all valid questions, but cannot be answered until there is a specific use. Condo's, apartments, number of units, square footages, etc., cannot be answered at this stage but will naturally come about after the Character Map Amendment process is complete.

Question/Comment: Encouraged neighbors to drive by 6890 Peachtree Dunwoody Road. Very close to LB office. New five story building with parking underneath and four stories of condominiums. Seeing that would give all on idea of the easement or setback, give an idea of the plantings. Give a perspective

of the perspective from a single family home or a two-three story condo to understand how people will be looking down into your home from their windows at 20-30 feet. It will have a major impact on our homes, our family, our safety and the city of Sandy Springs. Encourage everyone to drive by and look. To put it another way, the property they are looking to develop is just at 1.2 acres and 6890 is 9/10th of one acre. That will give you an idea of what this “gentleman” wishes to do to degrade our neighborhood.

Answer: No response. Asked if anyone had any other questions.

Question: What will be done to mitigate flood?

Answer: Property would be developed under current development codes and engineering standards. No more release of water beyond what exists today.

Question: What are the next steps? Just beginning process, are we just being told what is happening or do we get to act?

Answer: There are two communities meetings, one of which is this one today. All of your questions, comments and concerns are being listened to and taken down and will be considered by your city council persons and commissioners. Ultimately it will go to a vote at planning commission after there is another community meeting of which that planning commission will make a recommendation to the mayor and city council and the mayor and city council will hold another public meeting. You will have the opportunity to attend and voice any concerns before they vote on the action. This is a very important process and people are listening. That is the purpose of this meeting.

Side Note: Another person from the audience spoke up and talked about the Sandy Springs website and that anyone could go to that website and find the Zoning Cases Map and this case would be on that map. She encouraged audience members to go to that page and review and send in their comments and questions and that those would be directly reviewed by Sandy Springs.

Question: When you develop a property in a neighborhood do you work with government support for low income housing?

Answer: Yes, that is a significant part of my experience.

Question: Talked about and asked questions about the highlighted dates on when the process and when it would be complete.

Answer: Have to fill in some of the dates, but if you look at the red star with an 11/02/2021 date and you follow that across there are obviously to-be-determined dates but they are roughly one month apart so if you fill in that table the guess is that it would conclude in March 2022 with a mayor and city council vote.

Question: What past or present business or personal relationships do you have with City Council?

Answer: One friendship with one member a family friend as our sons went to school together. Have no other personal relationships or friendships with any other council members or the mayor and have no other business or casual relationships. I don't do business past or present with the family friend.

Question: What will the average rent be?

Answer: Rent is based on the location and based on AMI. Because it is based on Atlanta, suspect a 1 bedroom would rent at \$800/month and a 2 bedroom at \$900/month.

Question: What size units are you proposing?

Answer: No proposed use whatsoever right now.

Q&A Concluded. GRH thanked everyone for attending and invited them to reach out personally.

Case CA21-0001 Community Meeting 2

July 29, 2021, 6:00pm – Sandy Springs City Hall (1 Galambos Way)

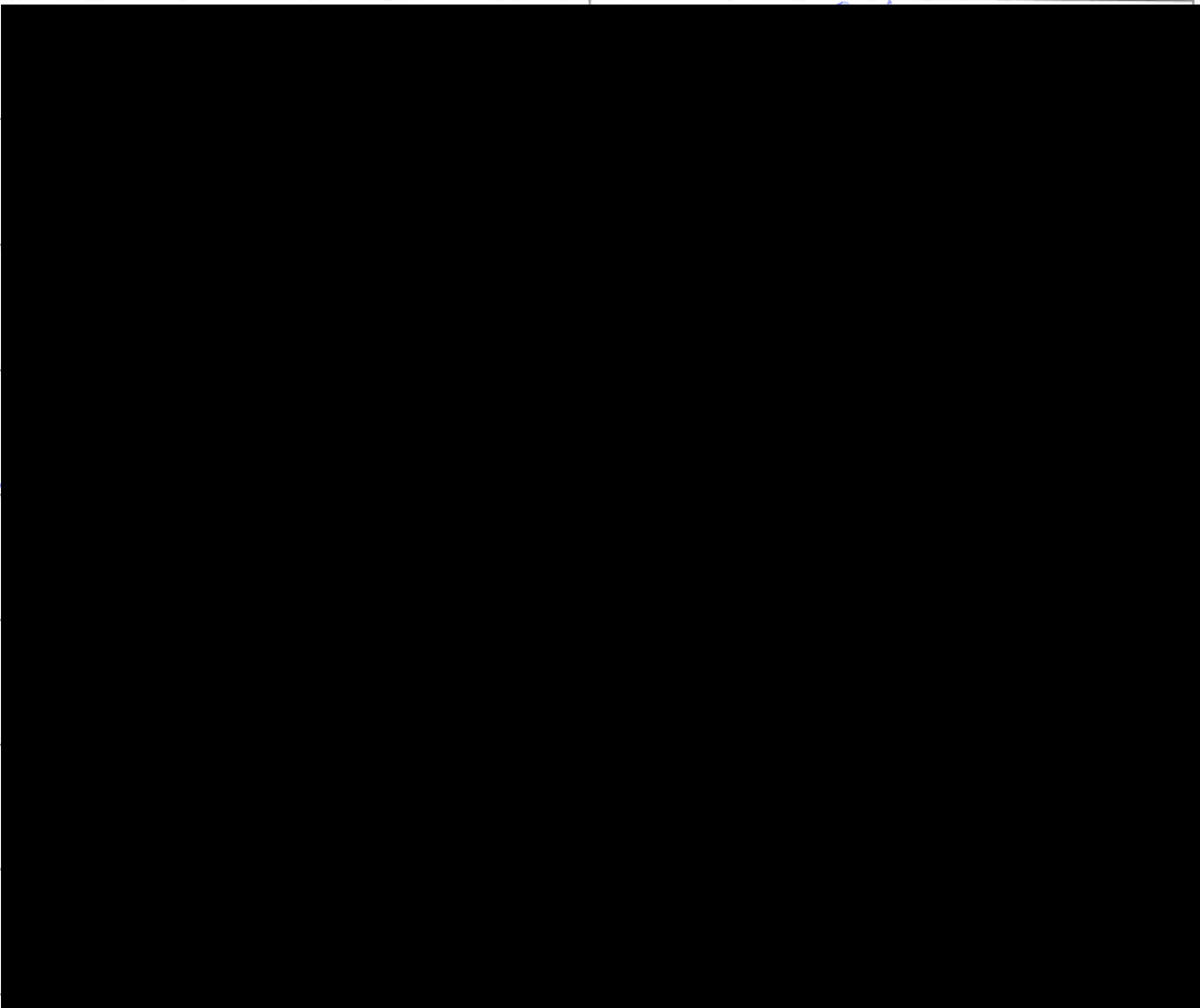
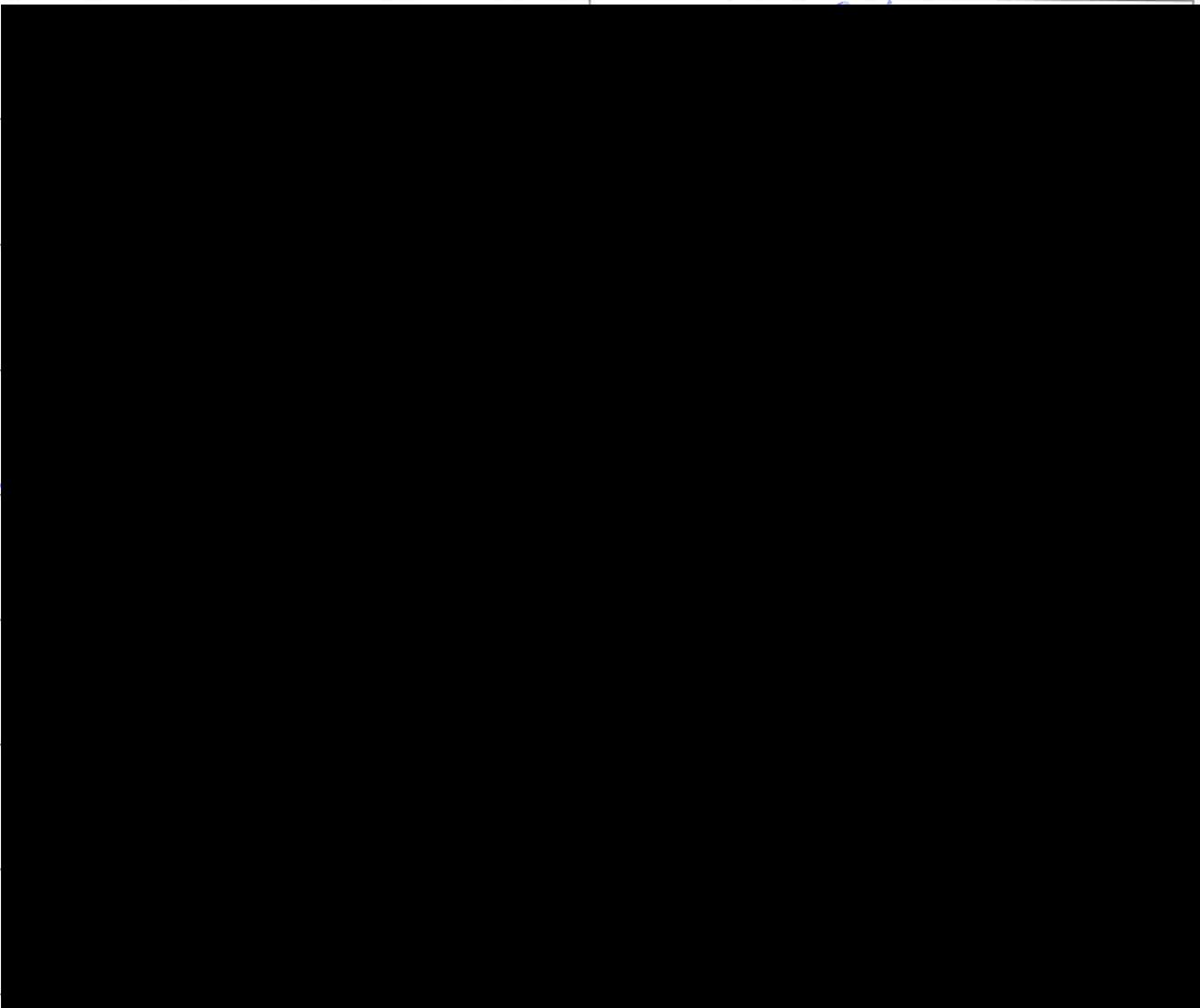
SUMMARY OF ATTENDANCE

Participants:

In Person	18
Virtual	10
LB Staff	<u>4</u>
Total:	32

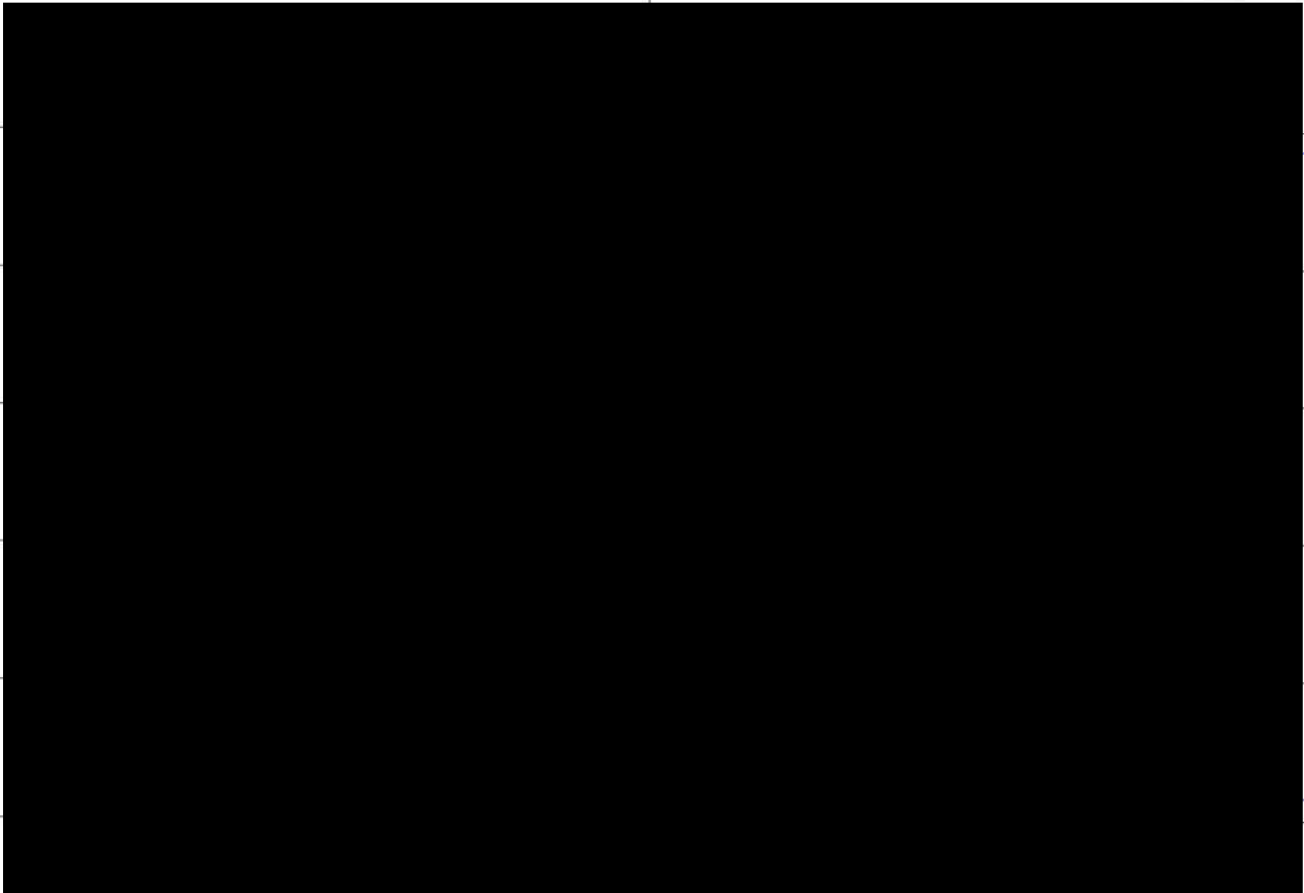
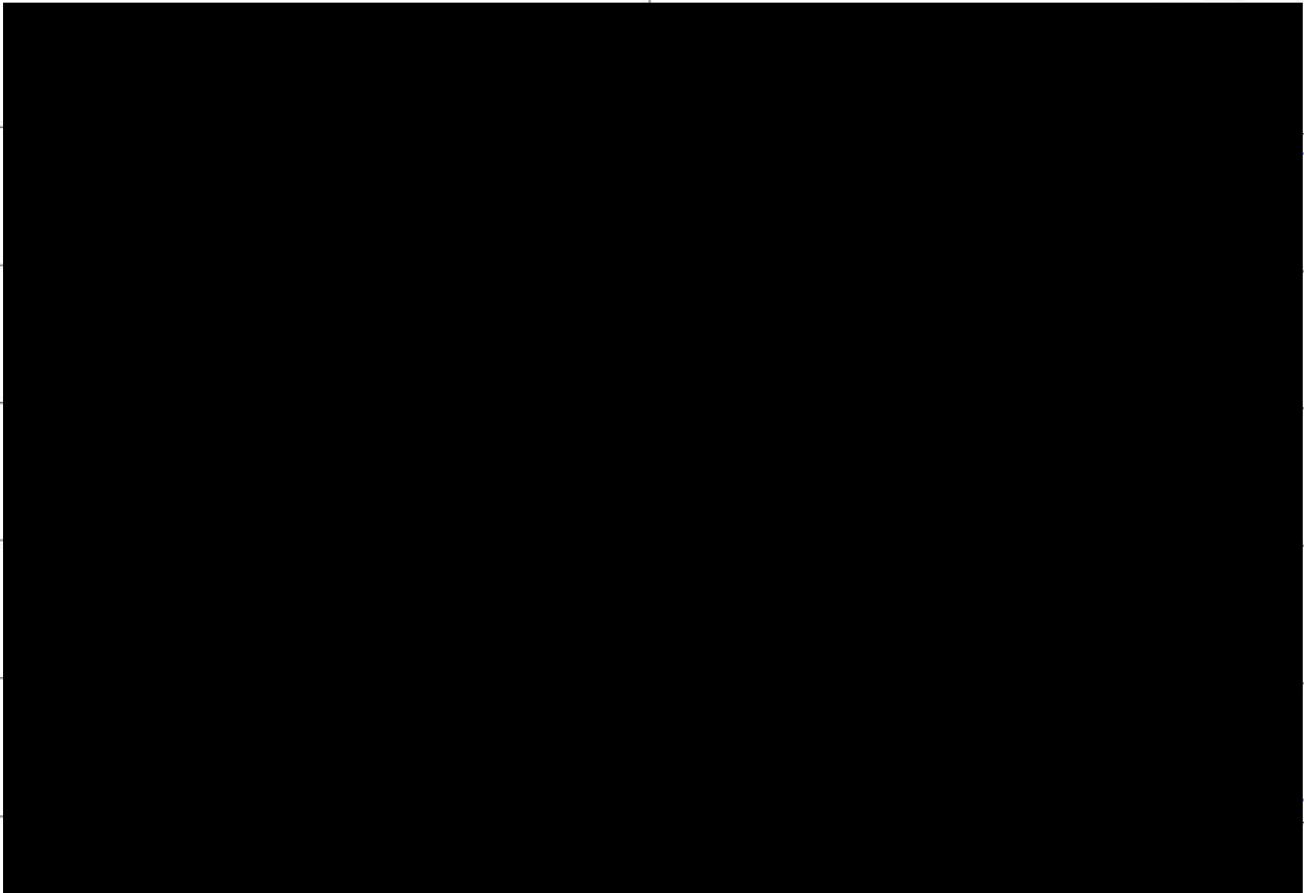
Case CA21-0001 Community Meeting 2

July 29, 2021, 6:00pm – Sandy Springs City Hall (1 Galambos Way)

<u>Name</u>	<u>Address</u>	<u>Email / Phone #</u>
Gayle Moss		
Ray Moss		
Don Abernethy		
David Schild		
Nancy Trusty		
Ronda Smith		
Michael Goltze		
Ken & Kathy Klatt		

Case CA21-0001 Community Meeting 2

July 29, 2021, 6:00pm – Sandy Springs City Hall (1 Galambos Way)

<u>Name</u>	<u>Address</u>	<u>Email / Phone #</u>
CHERYL JOSS		
DAVID JOSS		
Sharon Griswold		
DEREK LANG		
JORGE BERGALLO		
Chuck Palefsky		

Case CA21-0001 Community Meeting 2

July 29, 2021, 6:00pm – Sandy Springs City Hall (1 Galambos Way)

<u>Name</u>	<u>Address</u>	<u>Email / Phone #</u>
Mary Voris		
Larry Palefsky		
Margaret Bugbee		

Virtual Participants 7/29/2021

Name (Original Name)	User Email	Address
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Michael T Austin		
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Tom Dell		
----------	--	--

Virginia Sykes		
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Michele McIntosh-Ross		
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Farina Rabbi		
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Andrea Loyd		
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ssmith		
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Terry Freedman		
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Jan's Phone		
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Praful		
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Summary of Meeting Questions and Answer Session

6669 Peachtree Dunwoody Road
Character Area Map Amendment Application
Community Meeting 2
July 29, 2021

Meeting Commenced at 6:02pm

Matthew with Sandy Springs opened giving synopsis of meeting and what the purpose is.

- Character Map Amendment and not a specific project use. Other questions should be directed to his office directly. 2nd Meeting regarding Community Amendment.
- Project is at 6669 Peachtree Dunwoody Road and this is a Character Map Amendment from Protected Neighborhood to Perimeter Center Character Area.
- Purpose of this meeting is to engage community and to get feedback.
- Can go to the Sandy Springs website to see petitions under consideration for additional information. Only here to observe.

Gary introduces and let everyone know it is being held both in person and virtually. The presentation will be much like the first with the exception that he has tried to include/address some of the questions from the prior meeting. Reminder that we are not at stage of what the project will be. Just deciding if first, this is a reasonable Character Area for the property given location and second, knowing that we will repeat process if the Character Map changes then we have to come back through and gather comments for specific project use and site plan approval.

Gary gave presentation and then opened it up for Q&A for at least 30 minutes.

Question: What is purpose of the rezoning request?

Answer: This is not a rezoning, this is a Character Area Map Amendment and the purpose is to change it to a character area that will allow it to reach its highest and best use.

Question: How many trees are you keeping?

Answer: I have no idea as the site plan has not been developed. I can say that as much sense as it makes when there is a vegetative buffer to leave it alone, that is not always possible as the civil engineer needs that area for grading and the better solution is to re-establish the buffer rather than leave it in place.

Question: How will this affect the traffic in the area?

Answer: A traffic study has not been done but if it is required by the City of Sandy Springs then it will be. I can speculate that this should not be a development that would typically require a traffic study because it is usually based on the number of trips per day and it would all depend on the scope of the property and whether it became residential, for sale condominiums, or office building, also the height and square footage, all factor in but we just don't know at this time.

Question: Will there be a period of construction, how long will we have to deal with it? We only just ended our last major project on the street.

Answer: Again, I have no idea as that would depend on the intended use, scope and square footage and on how complex the construction will be.

Question: If you are building a new building what are you doing to mitigate the increased effect the construction will have on the urban heat island?

Answer: I have no idea and I cannot answer that question.

Question: 30' buffer, are you going to leave trees in place or plant new ones?

Answer: I don't know, I can tell you that the vegetative buffer will have to meet Sandy Springs Development code. So, if the existing trees are left in place they can count towards the requirements of the vegetative buffer, depending on the type of tree and the amount of screening, but until a tree conservation plan is done and there is a use and a site plan, it is not possible to answer that question.

Question: Why should we approve your request if you don't even know what you want to make?

Answer: That is a great question and unfortunately, this is the Sandy Springs process. We have to first deal with changing the land use plan and you as neighbors/property owners have to decide whether you believe it should remain a single-family residence or if it is to become something different. If it is to become something different then a character area has to be chosen after which you would then choose the zoning. In my opinion all of the evidence supports that Perimeter Center is a reasonable character area to place on this property and I have given reasons why Urban Neighborhood may be less favorable.

Question: What is the proposed building and how many stories?

Answer: There is no proposed building and no idea on stories.

Question: What do you plan/hope to build?

Answer: I have no idea.

Comment: We have all been called here to express our concern about the issues, but every time we have a concern your answer is that you don't know. So, what is the purpose of us being here other than this format of going through your tables? Personally, if you cannot answer most of these questions then my vote is against it. It's a no from my point because I am getting no information.

Matt stepped in to address:

Answer: He is correct that this is the City's process. This level of change is a very broad level and is not meant to go into detail. More or less what he has done is walk you through the table. He has done his part to his credit.

Question: Then, why are we here just listening to this and getting no answers? I'm relatively new to Sandy Springs, just moved here and am not sure of this process. Were there other bids on that property or a fee process or sole source?

Matt Answered: I have no idea of the specifics of that.

Question: Did the City put an RFP out for the contractors?

Audience Member Answered: It's private property. It's not public property, it is private property.

NOTE: Some discussion continued about public versus private among audience and that we just offered to purchase the property from a private owner and the understanding is that is conditional based upon the Character Map Amendment change.

Gary Answered: It is conditional upon a lot of things. I am a contract purchaser, the property was not listed for sale and I approached the property owner. I have been in the neighborhood for a long time and have driven by that property for many, many years. I saw that it hadn't been developed and I asked if I could buy the property and he is really a co-applicant in the sense that he has to approve me changing any use or zoning and these details were worked out with him. I have legal control of the property and it is subject to zoning, the first process of which is the character area map amendment.

Question: Do you know what zoning you would go for then?

Answer: I don't, and I know that sounds evasive, but there is a significant amount of due diligence that has to go into developing a property and with the Sandy Springs process, to do this first, it doesn't make sense to spend ten-to-thousands of dollars doing market studies and land use studies and stuff until you first put a character area in place. I have said before that it is no secret who I am or what I do and what my biases are for. There is a residential multifamily district and urban neighborhood that can go up to eight stories, there are perimeter residential zonings that could be three, five or more stories and at this point in time, I understand your frustration, but the process is to get through the character area map amendment first.

Question: So, do you actually care about how we feel about how it is being redefined as a character area map?

Answer: Yes, to the extent that you have comments about the appropriateness of a character area and the broad land use that fits within the development code of Sandy Springs I care. Once that is done, when it is time to go to zoning, I care because I would love to select a zoning that you guys are in agreement with and that you are advocates and supporters of a project and not opponents, but it just doesn't make sense until we get to November to start talking about that.

Question: You say you care about how we feel about what you are going to build or that someone's going to build and that it has weight?

Answer: Yes sir, within the broad context of Perimeter Center which has three zoning designations, do you have any feedback about the appropriateness given the land use documents? I'm not putting you on the spot right now, but what I presented and your research about whether or not that is appropriate as that is the purpose of this community meeting.

Question: *[Mic didn't pick this up well, hard to hear question]* So as far as the process of this meeting, is it only a decision on yes or no or can it change?

Answer: I believe it can change. Obviously, I have applied asking for Perimeter Center but if you have a different character area that you think is more appropriate for that specific site then I would like to hear about it and your reasons why.

Comment from Ronda Smith: To provide clarity, there are only two designations as it relates to height under Perimeter Residential and they are three stories or five stories. There are only three designations under Urban Neighborhood and they are RU3 which are 3,000 sq.ft. lots, RU4 which is 4,000 sq.ft. lots and RT3 which is three stories with maximum 40' in height. With respect to the buffers and the adjacencies, they would be adjacent to something that is compatible with what they already have as opposed to potentially a five story building. That concern with the thought process of a transition buffer doesn't necessarily provide a lot of comfort. If it's a five-story building, it's not going to matter. If it's a three-story townhouse and it is within less than 20' I don't think Drayton Hall would be too unhappy about that.

GRH Answer: Thank you. May I ask if there is an RM Designation?

Ronda Smith: There is an RM Designation. Residential only is RM3 or RM3-8.

GRH Question: And the RM3-8 would allow up to 8 stories under certain conditions?

Ronda Smith: Correct, but that is under your neighborhood designation and once a character area is changed, it can be any of those districts under the Perimeter Center Character area the RPX or PM. But if we pull out that is one of the great unknowns.

GRH Answer: Yes, and with timing, if you get through Character Area Map Amendment, there is no zoning in place and if I pull out for whatever reason, the current property owner has the right to go through the effort between planning commission and city council and if zoning was actually put in place such as PR5 and for whatever reason I fail to go through with it then, as Ronda is saying, then there is a zoning designation that some other person, the property owner or some other purchaser, could follow.

Question: Wait I'm confused. So, if we go through the Character Area Map Amendment to Perimeter Center or whatever then someone could come in and ask for PX, which is what?

Ronda Smith Answer: Perimeter mixed use. Which would require some other type of mixed use aside from residential.

Question: So, then he if pulls out then it is just open game on that property?

GRH Answer: But that doesn't really change the fact that whoever that is, the current property owner, me, somebody else, they have to do exactly what we are doing today.

Audience Answer: They would have to go through a rezoning.

Question/Comment: *[NOTE: Gentleman commenting referenced our application and the statement that the subject property in its current designation as a Protected Neighborhood Status was an interim designation.]* My question is how do you know, and can you prove that the Protected Neighborhood Status was an interim designation and not a permanent one?

Answer: I have no facts to rely on, it is my judgement as I have been driving by that property for over 20 years and have seen all of the land use changes that have occurred on Peachtree Dunwoody Road. Every time there has been a single-family home and to the best of my knowledge, there is one left up near Spalding Drive. The property owner has every right to achieve the highest and best use of that property and to sell it to the highest bidder, the highest contract purchaser and it, in my opinion, makes perfect sense for that property to become something other than a single-family home. In talking to Sandy Springs, I got the impression that there was a comprehensive land use map amendment that happened years in

the past. They put the character areas in place, they put the protected neighborhood ordinance in place and because there was not a use for the subject property, other than its use as a single-family home, nobody speculated on what it could become. Nobody chose a character area for it, so it is truly an interim use, that's obvious, but I speculated...

Audience interruptions with several people saying "it's not obvious"...

GRH Continues: I'm not trying to define a term. I'm trying to give you an opinion as a real estate professional that....

Audience Interruption: You are making up a term that doesn't exist.

Ronda Smith Comment: That particular piece of property could not legally have its designation changed, based on its existing Fulton County zoning when the maps were converted. I personally worked on the zoning maps and the character area map and that property could not legally be recharacterized or rezoned by the City of Sandy Springs without a process or without specific express permission or request by the property owner. That's why it's a protected neighborhood and yes, it's the last one left and anyone can speculate all they want about what it should be, could be, what the City, what everybody thought it would be, but it was made that way because it legally had to be. It appeared to be an active home with someone residing in it. Whether or not we knew someone was actively living there at the time when the map was made, that was the Fulton County designation at the time the map was made.

Question/Comment: You have made reference to the fact that you have driven by this property because your office was in the neighborhood. That's a misleading statement, in that you are in a zoned area that is not neighborhood. You reference that you have been in the neighborhood office for 20 years, so I'll reference my knowledge of the neighborhood since I have been here for 40 years. So, with that in mind, in Section 1 of your application you stated that the property and I quote "Is surrounded primarily by high density uses on its sides, making it unsuitable for future single-family development." End quote. That's your quote.

This property is not surrounded by high density uses on all sides and you just shared with this group that it is bordered by Glen Meadows neighborhood to the east, by Drayton Hall neighborhood to the north, by Peachtree Dunwoody Road to the west and the only possible high density area is the Newell Brands parking deck and that property is only used during business hours. Given these facts, how is this a high density area?

Answer: That statement "on all sides" took into account the MAA Apartment Homes. You're absolutely correct that a portion of the common east boundary line is shared with Glen Meadows but also a portion of the property line is shared with an apartment complex. To the south is office. I don't consider Peachtree Dunwoody Road, I look across to the neighbor, Embassy Row, and to the north is Drayton Hall which is a townhome development that was developed with some density. That is the basis for me making that statement.

Question: Alright then, you have clarified a portion. Earlier you were talking about the 80' buffer and specifically about the trees that you would be required to have and the 6' wall. In regards to the trees on the property line that adjoins Glen Meadows, that property line is 115' and along that 115' for the property at 6669 Peachtree Dunwoody Road there is a tennis court, so obviously there are no trees. The second point I would make is does it make sense to build a 6' wall when there is already an 8' wall on that

entire length of 115'? What good is a 6' wall? The other point I would make is that you referenced a few minutes ago that you were referring to an old plan for the City, I believe it was 2014 am I correct?

Answer: Perimeter Center CID Plan. It was finished in 2014 per the exhibit.

Question: 2014 per the exhibit? Are you aware of the consolidated perimeter update in 2020? And are you aware of the Sandy Springs plan of 2017? We expect someone who works with us to have a complete knowledge, as we do, and do their research. Your interests are not in our best interests.

Answer: I will take any feedback that you give me. I believe that I have considered appropriate planning documents, but if you have any that you feel I have not considered, then please bring it to my attention.

Comment: And I have.

Question: Have you looked into making your project affordable housing? The housing in this area is stupidly expensive. That is one of the few things that I could support.

Answer: I have no plan for that at this point in time. There is no use proposed, there is no site plan.

Question: Would you buy Mike Austin's property if you didn't know the price of it?

Answer: Can you say that again, please?

Question: Would you buy Mike Austin's property if you didn't know the price of it?

Answer: I know the price of it. I put it under contract.

Question: No, I'm asking...would you buy a car if you didn't know the price of it?

Answer: I don't understand your point ma'am.

Question: Just answer the question yes, or no, would you buy a car if you didn't know the price of it?

Answer: No, of course I wouldn't.

Question/Comment: Ok, then put yourself in our seat right now. It's very difficult for us to support this change when we don't know, like you not knowing the price of the car, I don't know how you expect us sitting here to support this change you're asking, because we don't know anything. So, like you not buying the car, I'm not buying this. I think that's a very fair statement.

Answer: I absolutely appreciate it and unfortunately, I am playing the hand of cards that I've been dealt. I'm following the Sandy Springs process and there is nothing I can do about that.

Question: Well then, let me ask Matthew the same question. Would you buy a car if you didn't know the price of it?

Matthew: Depends on how rich I was maybe?

Comment: No...answer the question.

Matthew: That's my answer.

Comment: Ok well...I think everyone in this audience would not buy a car if they didn't know the price of it.

Question: In the last meeting it was the consensus that you do build Low Income Housing Apartments.

Answer: I do.

Question: And, is that what you are building here? *[Recording was breaking up so hard to understand, but this is the gist].*

Answer: It would be inappropriate for me to comment to that sir. I can speculate on what I think is appropriate. I think, for sale condominiums is appropriate, I think some kind of senior living, assisted living, independent living would be appropriate. Apartments would be appropriate. Office would be appropriate. At this point in time, I just I can't specify.

Question: How many families do you expect will live at this property. Is it only one family or dozens of families?

Answer: I don't have any idea.

Comment/Question: My name is David and I've lived here about 40 years. When a development is about to change the character of the property and it's adjacent to a house that's on my street, it gets my attention. You advised and provided documentation in the first community meeting that the property in question was located within the Perimeter Center Improvement District Priority Redevelopment area and drew an arrow to the property which I believe you also showed tonight. But this property is not and I don't understand why you are indicating that it is. That arrow is an approximation and did not show that this property is within that area.

Answer: It's not in that area. It was included in a study area in past years, within the boundaries of a study area, but it is in RE1 Protected Neighborhood adjacent to Perimeter Center.

Comment/Question: OK. In Section 3 of your Character Map Application you advise about a ½ a mile or more from the subject area a newly constructed 4 & 5 story apartment and condominium buildings and I'm very familiar with them because we take walks around the area and we have seen all of the development going up and you are correct, but these buildings are of a different zoning and are adjacent to and within close proximity of the Marta Station so that's a high density area, completely different from the property in question. Neither of these sites are in the Perimeter Area district so why are you putting this property within the same grouping as those properties that have an entirely different zoning and in my mind, they have that zoning because of their proximity and actually shared property line with the MARTA property?

Answer: I was merely trying to paint a picture of recent development and those are two of the most recent developments that have occurred, but I would agree with you that what's most important is what's immediately adjacent to the subject property.

Comment: My last comment, and I know this is not a zoning it is a character area amendment. We're realists and perhaps that would remain a single-family house but if we are to agree to this change taking place, the possibility of the property becoming inappropriate in our mind as it relates to height and density and that's why we have to oppose this character area amendment.

Answer: OK.

Question: Is it in your best interest to maximize the height of the building?

Answer: That's a great question. I can tell you that I am paying a price that is not for townhomes. And that the property owner is trying to get a price that is not for townhomes.

Audience Statement: Drayton Hall owner read a statement that she is going to file with the case. Basically she stated that they as a community appreciate the interest. They enjoy their neighborhood, their accessibility to community transit but they want to ensure the appropriate alignment of this property. Additional greenspace, improved pedestrian and bike paths and access to mixed use growth of Perimeter Center but while preserving our single-family home neighborhood.

She read a direct quote from 2017 Sandy Springs comprehensive plan: "Sandy Springs established single family neighborhoods define the character of much of our city and are valued by the residents for the quality of life they offer. City policy must insure the protection of these residential assets by maintaining the character of our existing residential neighborhoods and prohibiting the development of higher density housing within our protected neighborhoods. At the same time higher density housing can and should be accommodated... *[breaks up can't understand]* ...where appropriate as part of mixed use and residential redevelopment in targeted redevelopment areas".

We just don't believe this is the area, so while we appreciate the change, we don't believe it should be from protected neighborhood to Perimeter Center. We want this area to remain single-family residential and owner occupied. So, we recognize the need for our community to grow and evolve but we visualize this area, if it must change, to become Urban Neighborhood, not Perimeter Center for several reasons.

- 1) Greenspace - This multi-occupancy building is going to limit the amount of trees and landscaping that we have.
- 2) Visual Effect – a 3-5 story building is going to block all of the surrounding neighborhoods and is an affront to our current transition into this neighborhood.
- 3) Traffic has already been raised and it's going to burden our already overwhelmed road system.
- 4) Property taxes/income. Already see a large growth of apartments on our street and surrounding neighborhood. We need to maintain a balance between rentals and homeownership that enables the appropriate income structure.

Thank you for your time.

Answer: Thank you.

Comment/Question: Are you aware of the four townhome neighborhoods zoned RT3 and RM3? The Oaks of Dunwoody is approximately 50 yards from the subject property, Prescott Walk is approximately 500 yards from the subject property, Peachtree Hollow *[Recording broke up but I believe Hollow is correct]* is approximately 250 yards and Drayton Hall is zero yards away from the subject property. Of importance, these four neighborhoods are not in the Perimeter Center District. Are you aware that those four properties are not in the district?

Answer: Yes.

Statement: The communication must improve to the requests made of neighborhoods just mentioned. We aren't getting feedback on a timely basis. Need improvement so that the City acknowledges their concerns on a timely basis.

Question: What zoning are you hoping for?

Answer: I cannot answer that at this time.

Q&A Concluded. GRH thanked everyone for attending and invited them to reach out personally.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 20 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, KNOWN AS 6669 PEACHTREE DUNWOODY ROAD, ACCORDING TO THE PRESENT NUMBERING SYSTEM OF SAID COUNTY, AS SHOWN ON THAT CERTAIN PLAT OF SURVEY FOR NORTHPARK ASSOCIATES II, LTD., DATED JANUARY 5, 1988, PREPARED BY GEORGIA LAND SURVEYING CO. INC., AND BEARING THE SEAL OF JOSH L. LEWIS, III, GEORGIA REGISTERED LAND SURVEYOR NO. 1751, AND BEING MORE RECENTLY SHOWN ON SURVEY FOR MICHAEL T. AUSTIN, DATED FEBRUARY 22, 1994, PREPARED BY DAVID A. BURRE, GEORGIA REGISTERED LAND SURVEYOR NO. 1965, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

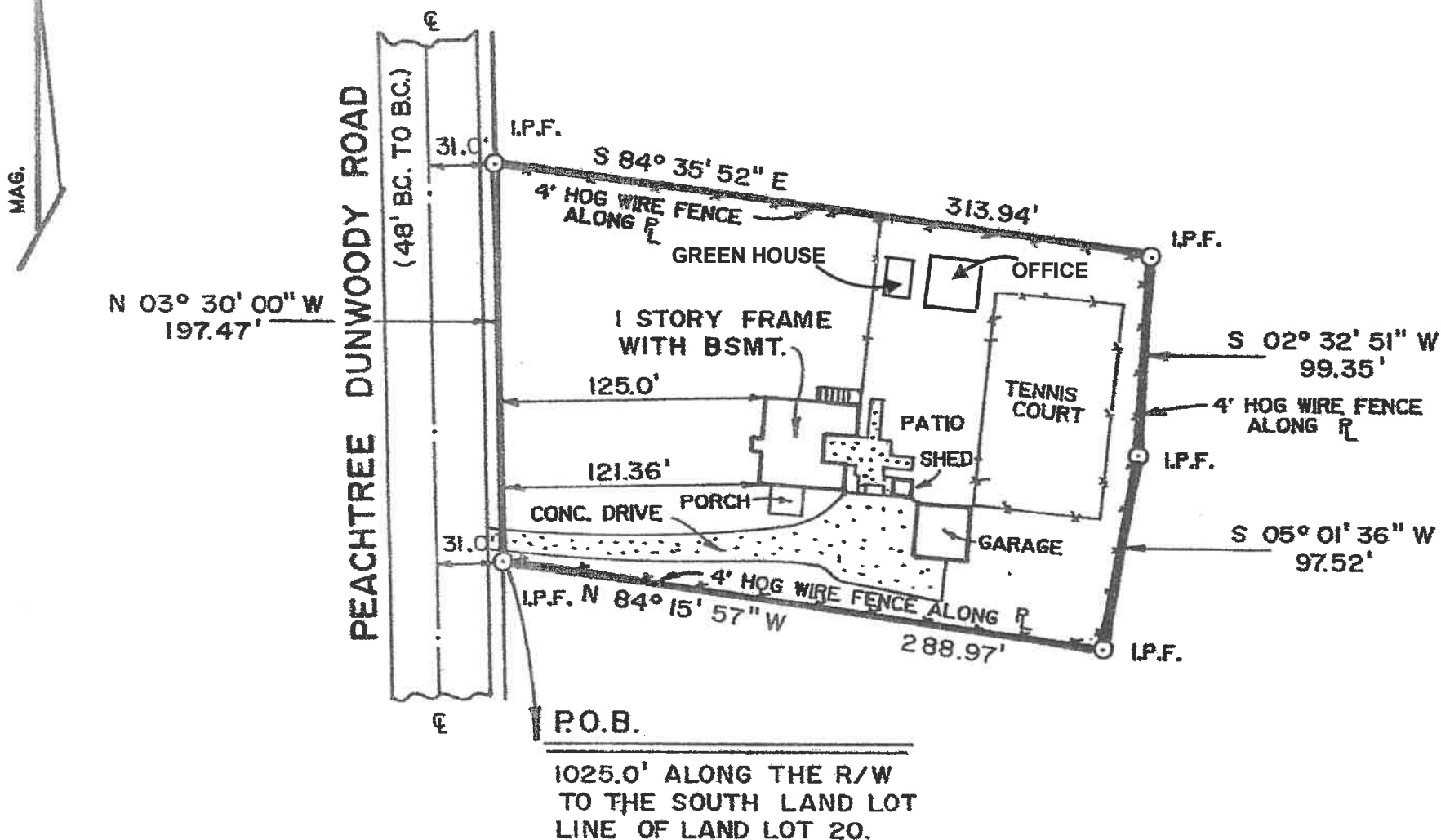
BEGINNING AT AN IRON PIN ON THE EASTERLY RIGHT OF-WAY LINE OF PEACHTREE DUNWOODY ROAD 1,025.0 FEET IN A NORTHERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE FROM THE SOUTHERLY LAND LOT LINE OF LAND LOT 20 OF THE AFORESAID DISTRICT AND COUNTY; RUN THENCE NORTH 03 DEGREES 30 MINUTES WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 197.47 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN SOUTH 84 DEGREES 35 MINUTES 52 SECONDS EAST A DISTANCE OF 313.94 FEET TO AN IRON PIN; RUN THENCE SOUTH 02 DEGREES 32 MINUTES 51 SECONDS WEST A DISTANCE OF 99.35 FEET TO AN IRON PIN; RUN THENCE SOUTH 05 DEGREES 01 MINUTES 36 SECONDS WEST A DISTANCE OF 97.52 FEET TO AN IRON PIN; RUN THENCE NORTH 84 DEGREES 15 MINUTES 57 SECONDS WEST A DISTANCE OF 288.97 FEET TO AN IRON PIN AND THE POINT OF BEGINNING, SAID TRACT OR PARCEL BEING IMPROVED PROPERTY CONTAINING 1.360 ACRES, ACCORDING TO AFORESAID PLAT OF SURVEY.

FLOOD HAZARD NOTE:

THIS PROPERTY IS NOT CONTAINED WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF UNINCORPORATED FULTON CO. GEORGIA; COMMUNITY-PANEL NUMBER 135160 0075, MOST RECENTLY REVISED AUGUST 19, 1983.

REFERENCE SURVEY:

SURVEY FOR: NORTHPARK ASSOCIATES II. LTD. PREPARED BY GEORGIA LAND SURVEYING CO. INC. DATED 1-5-88.



STREET ADDRESS 6669 PEACHTREE DUNWOODY RD.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

David A. Burre



SURVEY FOR:

MICHAEL T. AUSTIN

LAND LOT 20 17th DISTRICT FULTON CO., GEORGIA

DRAWN BY: B J K
DATE: 2-22-94
SCALE: 1" = 100'
PROJECT: 94-1823

DAVID A. BURRE
ENGINEERS & SURVEYORS, INC.

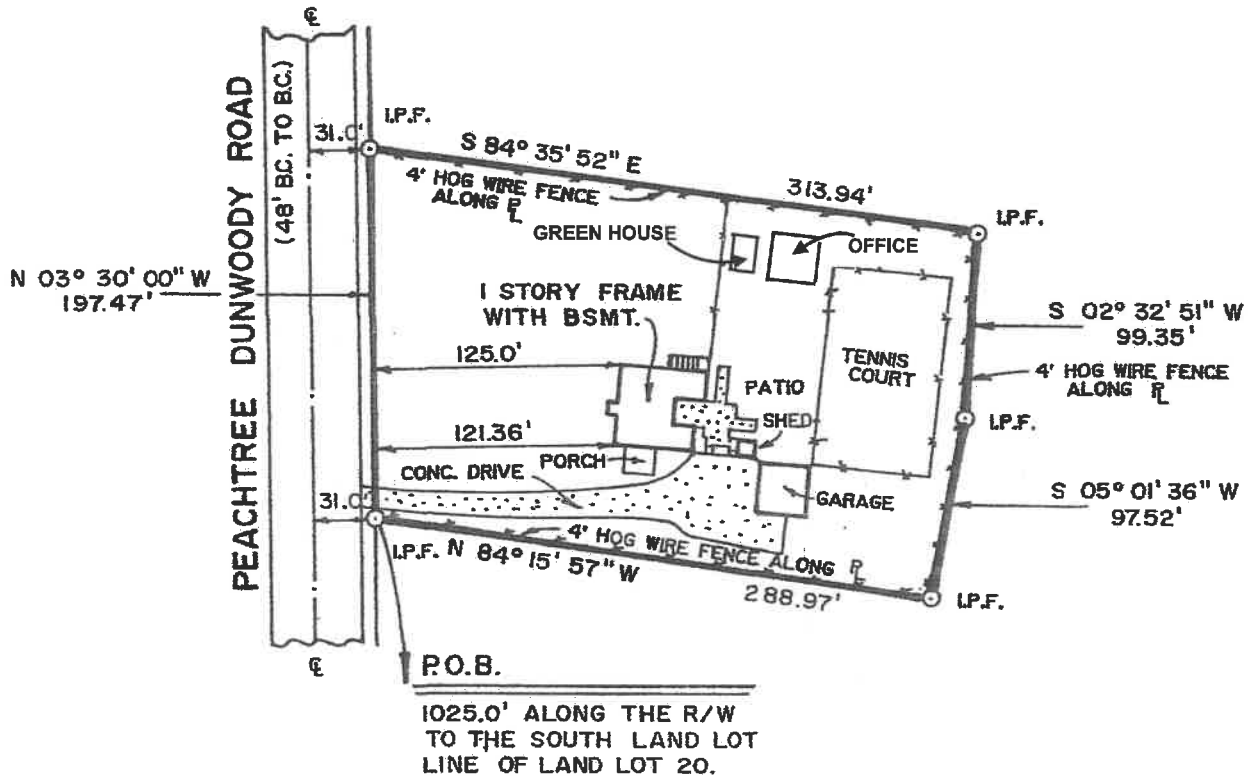
11660 ALPHARETTA HWY. SUITE 100
ROSWELL, GEORGIA 30076
PHONE (404) 442-0500

FLOOD HAZARD NOTE:

THIS PROPERTY IS NOT CONTAINED WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF UNINCORPORATED FULTON CO. GEORGIA; COMMUNITY-PANEL NUMBER 133160 0075, MOST RECENTLY REVISED AUGUST 19, 1985.

REFERENCE SURVEY:

SURVEY FOR: NORTHPARK ASSOCIATES II, LTD. PREPARED BY GEORGIA LAND SURVEYING CO. INC. DATED 1-5-88.



STREET ADDRESS 6669 PEACHTREE DUNWOODY RD.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

David A. Burre



SURVEY FOR:

MICHAEL T. AUSTIN

LAND LOT 20 17th DISTRICT FULTON CO., GEORGIA

DRAWN BY: BJK

DATE: 2-22-94

SCALE: 1" = 100'

PROJECT: 94-1823

DAVID A. BURRE
ENGINEERS & SURVEYORS, INC.

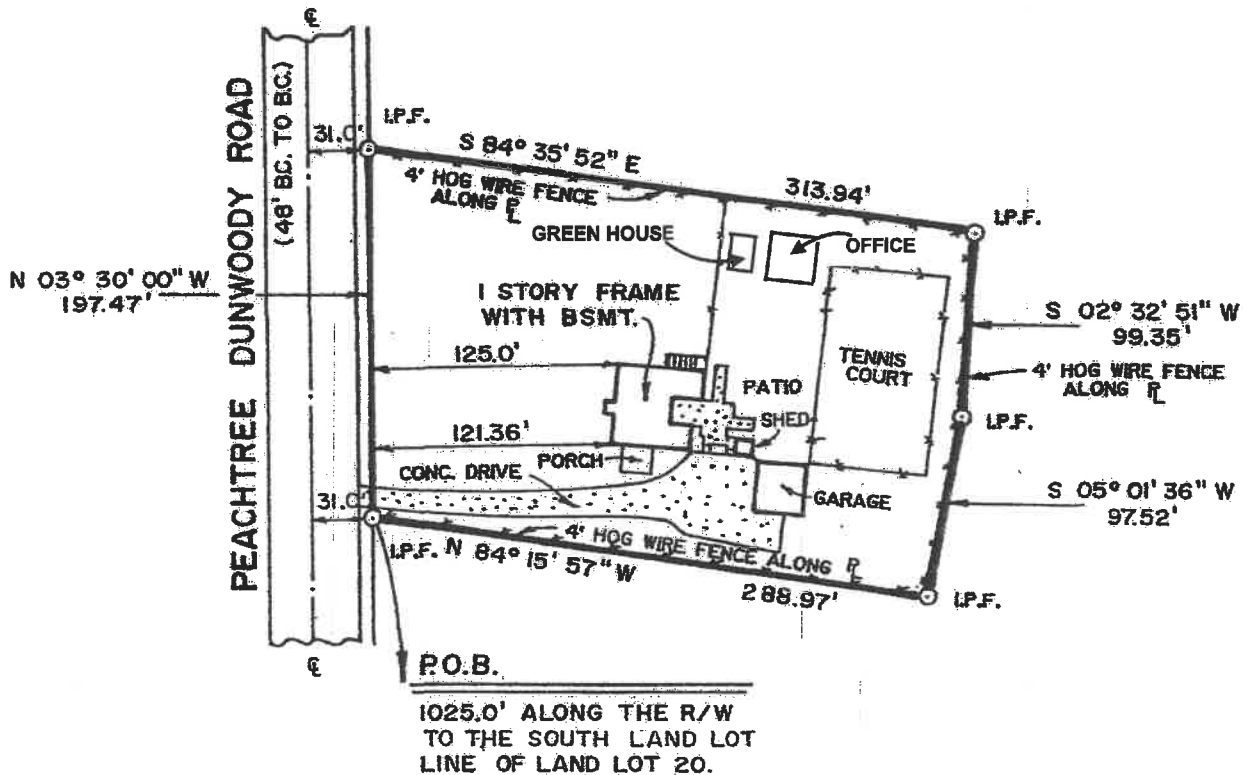
11660 ALPHARETTA HWY. SUITE 100
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PHONE (404) 442-0500

FLOOD HAZARD NOTE:

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REFERENCE SURVEY:

SURVEY FOR: NORTH PARK ASSOCIATES II, LTD. PREPARED BY GEORGIA LAND SURVEYING CO., INC. DATED 1-5-88.



STREET ADDRESS 6669 PEACHTREE DUNWOODY RD.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



SURVEY FOR:

MICHAEL T. AUSTIN

LAND LOT 20 17th DISTRICT FULTON CO., GEORGIA

DRAWN BY: B J K

DATE: 2-22-94

SCALE: 1" = 100'

PROJECT: 94-1823

DAVID A. BURRE
ENGINEERS & SURVEYORS, INC.

11660 ALPHARETTA HWY. SUITE 100
ROSWELL, GEORGIA 30076
PHONE (404) 442-0500

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "Agreement") is made and entered into effective 4/20/2021 (the "Effective Date"), by and between MICHAEL T. AUSTIN, an individual, ("Seller"), and LANDBRIDGE ACQUISITIONS, LLC, a Georgia limited liability company, its successors and assigns ("Purchaser"). (The words/terms "Purchaser" and "Seller" shall include their respective successors, heirs, devisees, and assigns where the context requires or permits, and shall include the singular and plural, and the masculine, feminine, and neuter, as the context requires.)

RECITALS:

WHEREAS, Seller is the owner of the Property (as defined herein); and

WHEREAS, Seller agrees to sell, and Purchaser agrees to purchase, the Property (as defined herein) upon the terms and conditions herein set forth.

NOW THEREFORE, in consideration of the premises, the mutual covenants and agreements set forth herein and for other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound hereby, agree as follows:

1. **Certain Definitions.** When used in this Agreement, the following terms shall have the respective meanings as set forth opposite each such term:

(a) **Application:** Shall mean an application to the State Credit Agency for an allocation Tax Credits and/or HOME Investment Partnership Program funds under the 2020 application round for financing the development of the Project which is due by the Application Deadline.

(b) **Application Deadline:** Shall mean May 27, 2022, or such later date published by the State Credit Agency for an Application.

(c) **Award Date:** Shall mean the later of November 30, 2022 and the date on which the State Credit Agency officially announces a final award of Tax Credits for the Project.

(d) **Closing:** Shall have the meaning set forth in Section 7 of this Agreement.

(e) **Closing Date:** Shall have the meaning set forth in Section 7 of this Agreement.

(f) **Deed:** Shall have the meaning set forth in Section 7(a) of this Agreement.

(g) **Due Diligence Investigations:** Shall have the meaning set forth in Section 4 of this Agreement.

(h) **Due Diligence Period:** Shall have the meaning set forth in Section 4 of this Agreement.

(i) **Earnest Money Deposits:** Shall have the meaning set forth in Section 3(a) of this Agreement.

(j) **Escrow Agent:** Old Republic National Title Company, 1125 Sanctuary Parkway, Suite 140, Alpharetta, GA 30009, Attn: Robbie J. Dimon.



(k) **Improvements**: Shall mean all buildings, fixtures, structures, parking areas, landscaping and other improvements located in or on the Land as of the Effective Date, including all replacements or additions thereto between the Effective Date and the Closing Date.

(l) **Land**: Shall mean the land used for the Project and further described on Exhibit A attached hereto and made a part hereof, together with any and all right, title and interest of Seller in and to any land lying in the bed of any street, road, alley or avenue, open or proposed, in front of or adjoining such land, as well as any riparian or water rights, any mineral rights, air rights, all rights of way or use, servitudes, licenses, easements, tenements, hereditaments and appurtenances now or hereafter belonging to or benefiting such land.

(m) **Laws**: Shall mean all laws, statutes, codes, acts, ordinances, orders, judgments, decrees, injunctions, rules, regulations, directions, and requirements of all governmental authorities having jurisdiction over the Property or the use or operation thereof.

(n) **Permitted Exceptions**: (i) General real estate taxes and special assessments related to the period after the Closing Date which are a lien but are not yet due and payable at the Closing Date; (ii) easements, covenants, conditions, reservations and restrictions of record as disclosed in the Title Commitment, unless objected to by Purchaser prior to the Due Diligence Period;; and (iii) any matters disclosed by the Survey, unless objected to by Purchaser prior to the Due Diligence Period.

(o) **Permitted Termination**. Shall have the meaning set forth in Section 6 of this Agreement.

(p) **Planned Use**: Shall mean the development and construction of the Property as set forth in the Application.

(q) **Project**: Shall mean that certain multi-family development as set forth in the Application and to be constructed in accordance with the Purchaser's plans and specifications on the Land, together with all related utilities, roads and other off-site improvements, if any, along with the Land.

(r) **Property**: Collectively, the Land and the Improvements.

(s) **Property Agreements**: All service contracts, equipment leases and any lease with respect to the Property to which Seller or Seller's agent is a party.

(t) **Purchase Price**: Shall have the meaning set forth in Section 3 of this Agreement.

(u) **State Credit Agency**: Shall mean the Georgia Department of Community Affairs.

(v) **Survey**: Shall mean a survey of the Land prepared by a surveyor duly licensed in the jurisdiction in which the Land is located and certified to Purchaser and the Title Company as (i) having been prepared in accordance with ALTA/NSPS Minimum Standard Detail Requirements (2016) and (ii) otherwise meeting the requirements of Purchaser, its lender(s) and investor(s).

(w) **Title Commitment**: Shall mean a commitment for an ALTA Title Insurance Policy for the Property issued by the Title Company in an amount satisfactory to Purchaser.

(x) **Title Company**: Shall mean Old Republic National Title Insurance Company, or any other title insurance agency selected by Purchaser.

(y) **Title Policy**: Shall have the meaning set forth in Section 7 of this Agreement.

2. **Agreement to Purchase and Sell.** Upon the terms and subject to the conditions set forth in this Agreement, Seller agrees to sell and convey to Purchaser at the Closing, and Purchaser agrees to purchase and take from Seller at the Closing, all of Seller's right(s), title, estate and interest(s) in and to the Property.

3. **Consideration and Payment.** In exchange for fee simple title to the Property, Purchaser agrees to pay to Seller the sum of [REDACTED] (the "Purchase Price"), payable as follows:

(a) **Earnest Money:** Purchaser shall deliver earnest money deposits to the Escrow Agent (collectively the "Earnest Money Deposits") as follows, within Ten (10) business days after:

(i) The Effective Date of this Agreement, the sum of [REDACTED] and [REDACTED]

(ii) The Application Deadline of this Agreement, the sum of [REDACTED] (\$ [REDACTED]).

(b) **Entitlement to Earnest Money Deposits.** Subject to the Disbursement of Earnest Money paragraph below:

(i) Notwithstanding anything in this Agreement to the contrary, the full amount of the Earnest Money Deposits shall be immediately refundable to Purchaser upon the request by Purchaser to the Escrow Agent: (A) any time prior to the expiration of the Due Diligence Period; (B) in the event that Purchaser does not submit an Application; (C) in the event of any Permitted Termination (as defined in Section 6(a)); (D) in the event that all of the Closing Conditions have not been met or waived in writing by Purchaser prior to the Closing Date; (E) in the event of any material breach of this Agreement by Seller; or (F) as may otherwise be specifically set forth in this Agreement. In the event of any of the foregoing all Earnest Money Deposits and any other monies held in escrow by Escrow Agent shall be refunded to Purchaser upon demand.

(ii) Seller shall be entitled to the Earnest Money Deposits, provided the Closing Conditions have been satisfied or expressly waived in writing: (A) at Closing, which shall be credited against the Purchase Price, or (B) if the event of a default by Purchaser which results in its failure to purchase the Property.

1. Notwithstanding anything in this Agreement to the contrary, One Hundred and No/100 Dollars (\$100.00) of the Earnest Money Deposits shall be non-refundable, and Seller shall be entitled to said amount if this Agreement terminated for any reason, other than an event of default or breach by Seller, as independent consideration for entering into this Agreement.

(iii) **Nonrefundable Upon receipt of Award:** Ten (10) business days after the Award Date, the Earnest Money Deposits (including any subsequent additions thereto) shall become non-refundable to Purchaser except in the event of a Permitted Termination, or as otherwise set forth in the Agreement.

(c) **Disbursement of Earnest Money.** Escrow Agent shall disburse the Earnest Money Deposits upon: i) Closing; ii) a subsequent written agreement of Purchaser and Seller; iii) an order of a court having jurisdiction over any dispute involving the Earnest Money Deposits; or iv) the receipt of written notice from Purchaser that one of the events set forth in Section 3(b)(i) have occurred. In addition, Escrow Agent may disburse the Earnest Money Deposits upon a reasonable interpretation of the Agreement, provided that Escrow Agent first gives all parties fifteen (15) days notice stating to whom and why the

disbursement will be made. Any party may object to the proposed disbursement by giving written notice of the same to Escrow Agent within the fifteen (15) day notice period. Objections not timely made in writing shall be deemed waived. If Escrow Agent receives an objection and, after considering it, decides to disburse the Earnest Money Deposits as originally proposed, Escrow Agent may do so and send notice to the parties of Escrow Agent's action. If Escrow Agent decides to modify its proposed disbursement, Escrow Agent shall first send a new fifteen (15) day notice to the parties stating the rationale for the modification and to whom the disbursement will now be made.

(d) **Interpleader.** If there is a dispute over the Earnest Money Deposits which the parties cannot resolve after a reasonable period of time, and where Escrow Agent has a bona fide question as to who is entitled to the Earnest Money Deposits, Escrow Agent shall be entitled to, but not obligated to interplead the Earnest Money into a court of competent jurisdiction in Fulton County, Georgia. Escrow Agent shall be reimbursed for and may deduct from any funds interpleaded, its costs and expenses, including reasonable attorney's fees actually incurred. The prevailing defendant in the interpleader lawsuit shall be entitled to collect its attorney's fees and court costs and the amount deducted by Escrow Agent from the non-prevailing defendant.

(e) **Hold Harmless.** All parties hereby agree to indemnify and hold Escrow Agent harmless from and against all claims, causes of action, suits and damages arising out of or related to the performance by Escrow Agent of its duties hereunder, except to the extent any such claims, causes of action, suits and damages arise from or are incurred as the result of the gross negligence or willful default of Escrow Agent. All parties further covenant and agree not to sue Escrow Agent for damages relating to any decision of Escrow Agent to disburse Earnest Money Deposits made in accordance with the requirements of this Agreement.

(f) **Balance of Purchase Price.** The balance of the Purchase Price, less the Earnest Money Deposits, subject to the prorations and adjustments specifically provided for in this Agreement, shall be paid by the Purchaser at Closing in immediately available certified funds.

4. **Due Diligence.**

(a) **Due Diligence Period.** For a period beginning on the Effective Date and ending five (5) business days after the Award Date (the "**Due Diligence Period**"), Purchaser shall have the right upon reasonable notice to Seller, to enter upon the Property for the purpose of inspecting the condition of the Property as well as the use and operation thereof and conducting its due diligence investigation to determine the suitability of the Property for Purchaser's intended uses thereof ("**Due Diligence Investigations**").

(i) The right to conduct Due Diligence Investigations includes, but is not limited to, the right to review any matters disclosed in the Title Commitment and Survey, the right of Purchaser and Purchaser's agents and representatives to enter upon any portion of the Property to take measurements, make non-destructive inspections, make boundary and topographical survey maps, perform appraisals, conduct non-destructive geotechnical, environmental, groundwater, wetland and other studies required by Purchaser in its sole discretion, to determine the adequacy of utilities serving the Property, zoning matters and compliance with Laws.

(ii) Purchaser hereby agrees to protect, defend, indemnify and hold Seller harmless from and against any physical damage to property or injury to persons caused by Purchaser as a result of Purchaser's Due Diligence Investigations.

(iii) Within ten (10) days after the Effective Date, Seller shall deliver to Purchaser the following items (each to the extent available or reasonably obtainable by Seller):

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6669 Peachtree Dunwoody Road – Execution Version – 2021_04_14

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(A) Any and all surveys, plats, site plans, topographical maps and/or engineering reports, maps and/or studies related to the Property, its parent parcel and/or neighboring/adjacent parcels;

(B) Any and all information regarding the zoning of the Property;

(C) Any and all environmental, geotechnical, soil boring, land study, wetland and/or flood plain reports, maps and/or studies related to the Property, its parent parcel and/or neighboring/adjacent parcels;

(D) Any and all market information, feasibility, demand, capture rate, traffic, economic, income and/or special reports and/or studies related to the Property, its parent parcel and/or neighboring/adjacent parcels;

(E) Any and all utility information (including without limitation providers and average monthly unit costs) related to the Property, its parent parcel and/or neighboring/adjacent parcels;

(F) A copy of the Seller's vesting deed for the Property; and

(G) Any and all title insurance policies and title exception documents for the Property and/or its parent parcel.

(b) **Application.** If Purchaser elects not to submit an Application, then Purchaser shall immediately notify Seller of such by written notice following the Application Deadline and this Agreement shall automatically terminate, the Earnest Money Deposits shall be returned to Purchaser, and no party shall have any further rights, duties, liabilities or obligations under this Agreement except as specifically set forth herein. Purchaser's notice under this paragraph shall serve as evidence of a termination under Section 3(b)(i) of this Agreement.

(i) Seller agrees to fully cooperate with Purchaser, in all reasonable respects relating to Purchaser's Application, including, but not be limited to, signing any applications for approvals and/or permits, answering questionnaires, or other actions; provided, Seller shall not assume any financial responsibility therefor, and Purchaser shall indemnify Seller against any commitments made in the approval process.

(ii) Purchaser may notify the Seller in writing of the Award Date.

(iii) As part of the Application, Purchaser may apply for HOME Investment Partnership Program or other federal funds, in which case the acquisition of the Property is subject to 49 CFR 24.101, and Seller acknowledges that:

(A) The Purchaser does not have the power of eminent domain and, therefore, will not acquire the Property if negotiations fail to result in an amicable agreement.

(B) Purchaser estimates the fair market value of the Property to be the Purchase Price.

(iv) **Notwithstanding any provision of this Agreement, if U.S. Department of Housing and Urban Development (HUD) funds are used, including, but not limited to HOME funds, the parties agree and acknowledge that this Agreement does not constitute a commitment of funds**

or site approval, and that such commitment of funds or approval may occur only upon satisfactory completion of an environmental review and receipt of a release of funds notice from the U.S. Dept of HUD under 24 CFR Part 58. The parties further agree that the provision of any federal funds to the project is conditioned on the determination to proceed with, modify or cancel the project based on the results of a subsequent environmental review. If no HUD funds are utilized in regard to this property, this provision shall be considered null and void.

(c) **Title.** Purchaser shall have the right to obtain a Title Commitment covering the Property along with legible and complete copies of all documents listed as exceptions therein. Purchaser shall also have the right to cause the Survey to be prepared, at Purchaser's expense, and Seller shall grant to Purchaser and its agents access to the Property to perform the Survey. Purchaser shall have until 45 days from the end of the Due Diligence Period (the "Initial Examination Date") to review the Title Commitment and the Survey and to give written notice to Seller of such objections as Purchaser may have to any matters set forth in Title Commitment or Survey. If Purchaser delivers such written notice to Seller, then for a period of ten (10) business days after receiving the written notice of objection from Purchaser, Seller shall have the right to have such matters cured at Seller's expense, either by (i) the removal of such exceptions, (ii) the procurement of title insurance endorsements, or (iii) other resolution reasonably satisfactory to Purchaser providing coverage against loss or damage as a result of such exceptions. If Seller does not, or is unwilling to, cure the matters set forth in Purchaser's objection letter to Purchaser's satisfaction within such ten (10) business day period, Purchaser may elect, in its sole discretion (to be exercised by written notice from Purchaser to Seller), to terminate this Agreement, in which event neither party shall thereafter have any further rights, duties, liabilities or obligations under this Agreement except as expressly set forth herein and the Earnest Money Deposits shall be returned to Purchaser. The Purchaser reserves the right to object, in the same manner specified above, to any new matters of title or survey that arise subsequent to the end of the Initial Examination Date and prior to the date of Closing if such matters were caused by the Seller and are unacceptable to the Purchaser.

(d) **Right to Terminate.** By written notice to Seller on or before the expiration of the Due Diligence Period, Purchaser may elect not to proceed with the purchase of the Property. Purchaser may make such election in its sole discretion for any reason. If Purchaser elects not to proceed with the purchase of the Property, then the Earnest Money Deposits shall be returned to Purchaser, and no party shall have any further rights, duties, liabilities or obligations under this Agreement except as specifically set forth herein.

5. Representations and Warranties.

(a) **Seller.** Seller represents, warrants and covenants to Purchaser and the Title Company, as of the Effective Date (with such representations and warranties to be re-made as of Closing) that:

(i) Seller has the right, power and authority to enter into this Agreement and to sell the Property in accordance with the terms hereof, and Seller has granted no option to any other person or entity to purchase the Property. The undersigned person executing this Agreement, whether individually or on behalf of an entity, is duly authorized to do so. This Agreement and the consummation of the transaction hereunder by, or on behalf of, Seller have been duly and validly authorized by all necessary parties including, without limitation, members, officers, shareholders, partnerships, corporations or limited liability companies.

(ii) To the best of Seller's knowledge with due inquiry, the Property complies with, conforms to and obeys all Laws existing on the date of Closing of all governmental authorities or agencies having jurisdiction over the Property, and any requirement contained in any hazard insurance policy covering the Property or board of fire underwriters or other body exercising similar functions which are

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applicable to the Property or to any part thereof or which are applicable to the use or manner of use, occupancy, possession or operation of the Property.

(iii) To the best of Seller's knowledge, but without additional inquiry, neither the Property nor any portion thereof violates any zoning, building, fire, health, pollution, subdivision, environmental protection or waste disposal ordinance, code, law or regulation or any requirement contained in any hazard insurance policy covering the Property; and Seller shall give prompt notice to Purchaser of any such violation which shall be received by Seller prior to Closing.

(iv) Seller has not received notice of and has no knowledge of any suits, judgments, or violations relating to or at the Property of any zoning, building, fire, health, pollution, environmental protection, or waste disposal ordinance, code, law or regulation which has not been heretofore corrected; that there is no suit or judgment presently pending or, to the best of Seller's knowledge with due inquiry of Seller, threatened which would create a lien upon the Property in the hands of Purchaser after Closing; and Seller shall give prompt notice to Purchaser of any such suit or judgment filed, entered or threatened prior to Closing of which Seller obtains actual knowledge.

(v) To the best of Seller's knowledge with due inquiry there are no known pending, threatened or contemplated eminent domain proceedings affecting the Property or any part thereof; and Seller shall give prompt notice to Purchaser of any such proceedings which occur or are threatened prior to Closing of which Seller obtains knowledge.

(vi) Seller has not received notice of and has no knowledge of pending or contemplated changes in the present status of zoning of the Property, and Seller shall give prompt notice to Purchaser of any such proposed changes of which Seller is aware prior to the Closing.

(vii) The Seller is not involved in any bankruptcy, reorganization or insolvency proceeding.

(viii) All taxes, assessments, water charges and sewer charges affecting the Property or any part thereof due and payable at the time of the Closing shall have been, or will be at Closing, paid in full. All current special assessments which are or will become a lien known to the Seller at the time of Closing on the Property shall also have been paid and discharged at Closing (in pro rata shares between Seller and Purchaser), whether or not payable in installments.

(ix) There are no leases affecting the Property, no parties in possession of the Property nor any parties entitled to possession thereof.

(x) All service contracts, if any, (except those specifically approved by Purchaser which shall be assigned to Purchaser at Closing) shall be terminated and paid in full as of the Closing Date.

(xi) The Property is or will be at Closing, subdivided as an independent and conveyable parcel in accordance with all applicable rules, regulations, zoning and ordinances.

(xii) The Property has or will have prior to Closing, a unique tax parcel number separate from other property owned by Seller.

(xiii) The Property has or will have prior to Closing vehicular and pedestrian access to a public right-of-way, specifically Peachtree Dunwoody Road.

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(xiv) Hazardous Materials. To the best of Seller's knowledge with due inquiry: (i) the Property has not in the past been used and is not presently being used for the handling, storage, manufacturing, refining, transportation or disposal of "toxic material", "hazardous substances" or "hazardous waste"; (ii) there has not been and is not presently leeching or drainage of waste materials or hazardous substances into the groundwater beneath or adjacent to the Property; (iii) no buried, semi-buried or otherwise placed tanks, storage vessels, drums, or containers of any kind located on the Property used for the storage of hazardous waste, hazardous substances or toxic material; (iv) there are no asbestos containing materials located on the Property; (v) no construction material used in any improvements located at the Property contains any substance or material presently known to be a hazardous substance or toxic material; (vi) Seller has not disposed upon the Property any hazardous substances on or below the surface of the Property or within two thousand (2,000) feet of the boundary thereof including, without limitation, contamination of the soil, subsoil or groundwater; and (vii) the Property is not in violation of any law, rule or regulation of any government entity having jurisdiction thereof or which exposes Purchaser to liability to third parties. The terms "hazardous waste", "hazardous substances" and "toxic material" include, without limitation, any flammable explosives, radioactive materials, hazardous materials, hazardous wastes, hazardous or toxic substances or related materials defined in the Comprehensive Environmental Response Compensation, and Liability Act of 1980, as amended (42 U.S.C. Sect. 9601 et seq.), the Hazardous Materials Transportation Act, as amended (49 U.S.C. Sect. 5101 et seq.), the Resource Conservation and Recovery Act, as amended (42 U.S.C. Sect. 6901 et seq.), the regulations adopted and publications promulgated pursuant to the foregoing and any other federal, state or local environmental law, ordinance, rule or regulation. Furthermore, Seller has not received a summons, citation, directive, letter or other communication, written or oral, from any governmental authority as to any of the above environmental concerns.

(A) Without limiting the other provisions of this Agreement, Seller shall cooperate, at no cost to Seller, with Purchaser's investigation of matters relating to the foregoing provisions of this Section and provide access to and copies of all data and/or documents in Seller's or Seller's agent's possession dealing with potentially hazardous materials used at the Property and any disposal practices followed. Seller agrees that Purchaser may make inquiries of governmental agencies regarding such matters, without liability to Purchaser for the outcome of such discussions.

(xv) Seller has provided Purchaser true and complete copies of all surveys, appraisals, engineering reports and other related documentation available to Seller and all amounts due for the services performed for the same have been paid in full.

(xvi) While this Agreement is in effect, Seller shall not solicit, accept or negotiate other offers with respect to the Property or execute any deeds, easements, rights-of-way affecting the Property or subject the Property to any additional covenant, easement, restriction or encumbrance.

(xvii) Nondisclosure of Information. In consideration of, and as a material inducement to, Purchaser entering into this Agreement, Seller agrees not to disclose or permit disclosure of this Agreement, the parties involved in the Project, or any Information to third parties or to employees of Seller other than attorneys, consultants and agents who are required to have the information in order to carry out the discussions regarding this Agreement and have entered into similar confidentiality agreements. The Seller agrees that it shall take all necessary measures to protect the secrecy of and avoid disclosure or use of Information of Purchaser in order to prevent such Information from falling into the public domain or the possession of persons other than those persons authorized under this Agreement to have any such information. The provisions of this Section shall survive the Closings or any expiration or termination of this Agreement. "Information" includes, without limitation, plans, specifications, drawings, designs, financial information, reports, contracts, emails, names of parties involved, and all record-bearing media (electronic or otherwise) containing or disclosing such information.

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(b) **Purchaser.** Purchaser represents and warrants to Seller as of the Effective Date (which such representations and warranties to be re-made as of Closing) that:

(i) Purchaser has the capacity and authority to execute this Agreement and perform the obligations of Purchaser under this Agreement. All action necessary to authorize the execution, delivery and performance of this Agreement by Purchaser has been taken and such action has not been rescinded or modified.

(ii) Purchaser is not subject to any judgment or decree of a court of competent jurisdiction or governmental agency that would limit or restrict Purchaser's right to enter into and carry out this Agreement.

(iii) Neither the execution of this Agreement nor the consummation of the transactions contemplated herein will constitute a breach under any contract or agreement to which Purchaser is a party or by which Purchaser is bound or affected.

(c) **Continued Accuracy of Representations and Warranties.** The matters set forth in Section 5(a) constitute representations and warranties by Seller which are now, and shall at the Closing, be true and correct. The continued accuracy in all material respects of such representations and warranties is a condition precedent to Purchaser's obligation to close. If, during the period between the Effective Date and the Closing Date, Seller learns of, or has a reason to believe that any of its representations and warranties may cease to be true in any material adverse respect, Seller shall give prompt written notice to Purchaser (the "Seller Notice"). In the event that (i) Seller delivers the Seller Notice, or (ii) Purchaser otherwise becomes aware that any such representation or warranty has ceased to be true in any material adverse respect prior to Closing, Purchaser shall have the right, in its sole discretion, to terminate this Agreement, in which event the Earnest Money Deposits shall be returned to Purchaser, and no party shall have any further rights, duties, obligations or liabilities under this Agreement except as specially set forth herein. Purchaser shall exercise the foregoing election by written notice to Seller on or before the Closing Date. Seller's representations and warranties shall survive the Closing, and Purchaser shall not be deemed to have waived any such representation or warranty unless Purchaser executes an express, written waiver.

6. **Conditions to Closing.**

(a) Notwithstanding anything to the contrary, all of Purchaser's obligations under this Agreement, including without limitation to acquire the Property and pay the Purchase Price, are subject to the fulfillment of each of the following conditions at or prior to the Closing Date, or the express written waiver thereof by Purchaser (the "Closing Conditions").

(i) Seller shall have performed in all material respects its obligations contained in this Agreement required to be performed on or prior to the Closing Date.

(ii) The Title Company is obligated to and will in fact issue to Purchaser and its lender(s) the Title Policy in accordance with the provisions of Section 7 hereof.

(iii) The receipt of the award or allocation of Tax Credits as set forth in the Application.

(iv) Each and every representation and warranty made by Seller in this Agreement shall be true and correct in every material respect.

(v) The Property is zoned as required for the Purchaser's desired use of the Property.

(vi) Purchaser's receipt of an acceptable appraisal, in Purchaser's sole and absolute discretion, of the Property in an amount equal to or greater than the Purchase Price.

(vii) Seller and/or Purchaser having received all necessary permitting and other approvals for Purchaser's desired use of the Property. Seller and Purchaser will fully cooperate to obtain all necessary permitting and other approvals.

(viii) All utilities (including, without limitation, water, sewer, electricity, service) being available for use at the boundary of the Property as of the Closing Date.

(ix) If applicable, Seller's cure of the matters set forth in Purchaser's title objection letter to Purchaser's satisfaction.

Seller shall fully cooperate with Purchaser in accomplishing the foregoing. If any condition specified in this Section 6(a) is not timely satisfied or waived in writing by Purchaser, Purchaser shall have the right to terminate this Agreement (a "Permitted Termination"), in which event, the Earnest Money Deposits shall be returned to Purchaser and no party shall have any further rights, duties, obligations or liabilities under this Agreement except as specifically set forth in this Agreement. Notwithstanding anything to the contrary, the Closing Conditions are each an express condition precedent to Purchaser's obligations hereunder. In no event shall Purchaser be in default under this Agreement unless and until all of the Closing Conditions have been met.

(b) Seller's obligation under this Agreement to sell the Property is subject to the fulfillment at or prior to the Closing Date of each of the following conditions (or the express, written waiver thereof by Seller):

(i) Purchaser shall have performed in all material respects its obligations contained in this Agreement required to be performed on or prior to the Closing Date.

(ii) Each and every representation and warranty made by Purchaser in this Agreement shall be true and correct in every material respect.

If any condition specified in this Section 6(b) is not timely satisfied or waived by Seller, Seller shall have the right to terminate this Agreement, in which event, the Earnest Money Deposits shall be paid to Seller and no party shall have any further rights, duties, obligations or liabilities under this Agreement except as specifically set forth in this Agreement.

7. **Closing.** If all Closing Conditions are satisfied or expressly waived in writing, the closing of the transactions described in this Agreement (the "Closing") shall be held on or before **December 30, 2022**, at the offices of Purchaser's attorney in Atlanta, Georgia (or by overnight delivery service), by giving Seller at least five (5) business days' prior written notice of the time and date thereof, or, if no such notice is given, at 2:00 p.m. on such date (the "Closing Date"). If the Closing does not occur by said date, then Purchaser may extend the Closing Date for up to three (3) consecutive sixty (60) day periods (each a "Closing Extension Period") by delivering [REDACTED] in additional Earnest Money Deposits to the Escrow Agent for each Closing Extension Period, which amount shall be non-refundable to the Purchaser, to extend the Closing Date as provided hereunder. Except as set forth herein, if all Closing Conditions are satisfied or expressly waived in writing and the Closing does not occur by said date unless otherwise extended, neither party shall thereafter have any further rights, duties, liabilities or obligations under this Agreement except as expressly set forth herein and the Earnest Money Deposits shall be released to Seller. If all Closing Conditions have not been satisfied or expressly waived in writing by the Closing Date (as extended by agreement), then full amount of Earnest Money Deposits

shall be refundable to Purchaser on demand to Escrow Agent at any time after the Closing Date (as extended by agreement).

(a) **Conveyance.** At Closing, Seller shall deposit in escrow a good and sufficient limited warranty deed in form acceptable to Purchaser, its counsel and the Title Company, conveying to Purchaser all of Seller's rights and interest in and to the Property, free and clear of all encumbrances, except for the Permitted Exceptions, duly executed by Seller (the "Deed"). Seller shall also execute and deliver the other documents and instruments described in Section 7(e) to convey its other rights, title, and interests in the Property.

(b) **Title Policy.** On the Closing Date, the Title Company shall furnish Purchaser with an ALTA Title Policy issued by the Title Company in the amount of the Purchase Price in its customary form, with all standard exceptions removed ("Title Policy"), which shall insure title to the Property to be good in Purchaser subject only to the Permitted Exceptions. Seller shall obtain, execute and/or deliver such documents and instruments as necessary to satisfy requirements of the Title Company, to delete or remove exceptions, conditions or stipulations to the Title Policy, including but not limited to owner's affidavits, resolutions, releases, and opinions of counsel as may be required by the Title Company.

(c) **Prorations.** Property, ad valorem, and any similar taxes and assessments and rents shall be prorated as of the Closing Date with Seller being responsible for any amounts attributed to the Closing Date. Purchaser and Seller agree to re-prorate taxes and assessments after the Closing upon the receipt of the actual tax bill(s). This provision shall survive the Closing of the transaction contemplated by this Agreement. Any prorations to which Purchaser may be entitled by reason of the foregoing shall be credited against the balance of the Purchase Price to be paid at Closing.

(d) **Charges.**

(i) Seller shall be charged the following amounts at Closing: (a) one-half of any transfer tax payable upon the recording of the Deed and (b) any monetary encumbrances on the Property and recording costs for any associated releases.

(ii) Purchaser shall be charged the following amounts at Closing: (a) the cost of the Title Policy; (b) all preparation and recording costs for the Deed; (c) the cost of the Survey, and (d) one-half of the transfer tax payable upon recording of the Deed.

(iii) Each party shall pay its own attorneys' fees, except as otherwise specifically set forth herein.

(iv) If the Property is or was being taxed under an abatement or exemption that will or does result in the assessment of "rollback" taxes at or after Closing, Seller, at Seller's sole expense, shall be responsible for paying the amount of such rollback taxes whenever the same shall be assessed. This covenant shall survive Closing. Seller shall protect, indemnify, hold harmless and defend the Purchaser against any and all liabilities, claims, demands, damages, costs and expenses, including, without limitation, attorneys' fees, costs and expenses, in connection with claims for any such other commissions, finders' fees, brokerage fees or other similar compensation that may be asserted by any person with respect to this transaction. This indemnification shall extend to any and all claims, liabilities, costs and expenses (including attorneys' fees and litigation costs) arising as a result of such claims and shall survive the Closing and the recording of the Deed.

(e) **Deliveries.**

(i) Seller shall deliver the following to Purchaser (duly executed where applicable) through escrow at or prior to the Closing, each of which shall be in form and substance acceptable to Purchaser in its judgment reasonably exercised:

(A) The Deed.

(B) A quitclaim deed from Seller in recordable form conveying to Purchaser title to the Survey description of the Property.

(C) Such other documents and instruments, including easements, as may be required by any other provision of this Agreement or as may reasonably be required to give effect to the terms and intent of this Agreement.

(D) An affidavit in form and substance reasonably satisfactory to the Title Company for the purpose of permitting the Title Company to delete the standard exceptions from the Title Policy and such other documents reasonably required by the Title Company in connection with the issuance of the Title Policy.

(E) A FIRPTA Affidavit (Certificate of Non-foreign Status) acceptable to the Title Company.

(F) A closing statement identifying the prorations required hereunder and a proration agreement if requested by Purchaser.

(G) A "drop down" certificate, updating the truth and accuracy of Seller's representations and warranties contained herein and indicating any changes which may be required to make those representations and warranties remain true and accurate; provided, however, that if any changes are indicated, then Purchaser shall have the rights as set forth in Section 5(c) above.

(H) Incumbency certificate executed by a duly authorized officer/member/partner of Seller, including the following:

- (i) Address and EIN of Seller.
- (ii) Name of the Officer(s) authorized to sign all of the closing documents.
- (iii) Whether the Seller will affix its corporate seal or have the documents attested by a second Officer.
- (iv) Current Articles of Incorporation/Organization or Certificate of Limited Partnership, together with any amendments;
- (v) Current Bylaws/Operating Agreement/Partnership Agreement, together with any amendments;
- (vi) Certificate of Good Standing dated within 30 days of closing;
- (vii) Resolutions adopted by Seller's governing body authorizing the execution and delivery of this Agreement by Seller, the performance by Seller of its obligations hereunder, the person or Officer(s) executing all closing documents on Seller's behalf to do so, and the consummation of the transactions contemplated hereby.

(ii) Purchaser shall deliver the following to Seller (duly executed where applicable) through escrow at or prior to Closing:

(A) The Purchase Price in available funds.

(B) Resolutions adopted by Purchaser authorizing the execution and delivery of this Agreement by Purchaser, the performance by Purchaser of its obligations hereunder and the consummation of the transactions contemplated hereby.

(C) Such other documents and instruments as may be required by any other provision of this Agreement or as may reasonably be required to give effect to the terms and intent of this Agreement.

8. **Damage or Condemnation; Risk of Loss.**

(a) Commencing upon the Effective Date and extending through Closing hereunder, the Property shall remain in the same condition as on the date hereof, except, however, for natural wear and tear, condemnation, acts of God and occurrences over which Seller has no control. Seller shall not in any manner disturb, cut or remove any trees, shrubs or bushes from the Property during said period except as may be required by governmental authorities or in the reasonable judgment of Seller to prevent damage or injury or property damage, and the risk of loss for any casualty to said Property shall remain upon Seller. Seller shall maintain the current insurance for the Property against fire and other casualties normally covered by an insurance policy with extended coverage. Pending the Closing, Seller shall maintain the Property, the buildings and improvements thereon, and the mechanical equipment, and personal property of every kind used in the operation thereof in good condition and repair, and deliver the same at Closing in the same condition as presently existing, normal wear and tear excepted. Seller shall not remove any item of monetary value from the Property prior to the Closing, except for the purpose of repair or replacement, and any such repaired item or replacement item shall be included in this transaction.

(b) In the event of the institution of any proceedings, judicial, administrative or otherwise, which shall relate to the proposed taking of any substantial portion of the Property by eminent domain prior to Closing, or should a substantial portion of the Property be damaged by fire or other casualty prior to Closing, Purchaser shall have the right and option to terminate this Agreement at any time prior to Closing by giving Seller notice to such effect at any time after Purchaser's receipt of notice of any such occurrence or occurrences. Seller hereby agrees to furnish Purchaser written notification in respect thereof within forty-eight (48) hours from the Seller's receipt of any such notification. Should Purchaser so terminate this Agreement, then all Earnest Money Deposits shall immediately be returned to Purchaser and, thereupon, the parties hereto shall be released from their respective obligations and liabilities hereunder. In the event Purchaser does not elect to terminate this Agreement because of such taking or casualty, at the Closing hereof, Seller shall assign to Purchaser all of Seller's right, title and interest in any award arising out of such taking, or any insurance proceeds arising out of such fire damage or other casualty, as the case may be. For the purposes of this section, a "substantial" part of the Property shall be such a part which makes the remainder of the Property unsuitable for those uses contemplated by Purchaser.

9. **Notices.** Any notice required or permitted to be given hereunder by the parties shall be delivered personally or served by certified or registered mail or by a nationally recognized overnight carrier or by e-mail to the parties at the mailing addresses and email address set forth below, unless different addresses or email addresses are given by one party to the other:



Michael T. Artying

As to Seller:

[REDACTED]
Sandy Springs, GA 30328

E-mail Address:

2 [REDACTED]


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As to Purchaser:

Landbridge Acquisitions, LLC
7000 Peachtree Dunwoody Road NE
Suite 4-100
Atlanta, Georgia 30328
Attn: Gary R. Hammond, Jr.
Email Address: [REDACTED]

With Copy to:

Mary Margaret Williams
[REDACTED]
Valdosta, GA 31601
Email Address: [REDACTED]

As provided in this Section, any notice shall, for all purposes, be deemed given and received: (a) if given by email, when the email is transmitted to the party's email address specified above; (b) if hand delivered to a party, upon delivery to the party specified above; (c) if given by a nationally recognized and reputable overnight delivery service, the day on which delivery is made or attempted by such delivery service; or (d) if given by certified mail, return receipt requested, postage prepaid, upon delivery to the party specified above. Unless directed otherwise by prior written notice, counsel for Purchaser and Seller may send written notices required or permitted by this Agreement directly to the other party so long as they simultaneously provide such party's counsel with a copy of any such direct communication, such communications being expressly permitted by Purchaser, Seller and their respective counsel.

10. Remedies.

(a) In the event that Purchaser defaults in its obligation to proceed to the Closing of the transaction contemplated by this Agreement, Seller shall be entitled to terminate this Agreement and receive the Earnest Money Deposits as liquidated damages, in lieu of all other remedies available to Seller at law or in equity for such default. Seller and Purchaser agree that the damages resulting to Seller as a result of such default by Purchaser as of the date of this Agreement are difficult or impossible to ascertain and the liquidated damages set forth in the preceding sentence constitute Seller's and Purchaser's reasonable estimate of such damages.

(b) In the event Seller shall default in the performance of any of its covenants, agreements, warranties or obligations hereunder, Purchaser shall elect, as its sole remedy for failure to Close (except as provided below), either: (i) waive the obligations of Seller in writing; (ii) extend the time for performance by such period of time as may be mutually agreed upon in writing by the parties hereto; (iii) terminate this Agreement and recover the Earnest Money Deposits and Purchaser's actual out-of-pocket costs and expenses incurred by Purchaser in connection with this Agreement and Purchaser's Due Diligence Investigation of the Property (including, without limitation, actual and reasonable legal fees and expenses and court and other costs and expenses of negotiating and enforcing this Agreement), in which event Purchaser and Seller shall have no further obligations hereunder except under provisions of this Agreement which expressly survive the expiration or termination hereof; or (iv) take any and all legal actions necessary to compel Seller's specific performance hereunder (it being acknowledged that damages at law alone would be an inadequate remedy) to consummate the transaction contemplated by this Agreement in accordance with the provisions of this Agreement together with recovery of damages in connection therewith and costs and expense of seeking to enforce specific performance, including without limitation, court costs and actual

[3847591/2]

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and reasonable legal fees. If any action at law or in equity is brought to enforce or interpret the provisions of this agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees, costs and expenses actually incurred in connection therewith, which fees, costs and expenses may be set by the court in the trial or appeal of such action or may be enforced in a separate action brought for that purpose and which fees shall be in addition to any other relief which may be awarded.

11. Miscellaneous.

(a) Tests, Borings and Examinations. Seller will permit representatives of Purchaser to enter upon the Property to conduct soil tests, borings, and any other tests, surveys, inspections, or examinations that Purchaser desires in connection with its potential purchase of the Property. Purchaser shall hold Seller harmless from any and all costs, expenses, liabilities and damages resulting from the performance of such tests, surveys, inspections, or examinations.

(b) Broker's Commission. Purchaser represents and warrants that it has neither consulted with nor used any broker in connection with this Agreement for which it shall owe a commission. Purchaser shall be responsible for and pay any commissions due any broker in connection with the purchase and sale of the Property arising through or resulting from agreement or action of Purchaser. Purchaser shall protect, indemnify, hold harmless and defend the Seller against any and all liabilities, claims, demands, damages, costs and expenses, including, without limitation, attorneys' fees, costs and expenses, in connection with claims for any such other commissions, finders' fees, brokerage fees or other similar compensation that may be asserted by any person with respect to this transaction arising through or resulting from agreement or action of Purchaser. Seller shall be responsible for and pay any commissions due any broker in connection with the purchase and sale of the Property arising through or resulting from agreement or action of Seller. Seller shall protect, indemnify, hold harmless and defend the Purchaser against any and all liabilities, claims, demands, damages, costs and expenses, including, without limitation, attorneys' fees, costs and expenses, in connection with claims for any such other commissions, finders' fees, brokerage fees or other similar compensation that may be asserted by any person with respect to this transaction arising through or resulting from agreement or action of Seller. The indemnifications set forth above shall extend to any and all claims, liabilities, costs and expenses (including attorneys' fees and litigation costs) arising as a result of such claims and shall survive the Closing and the recording of the Deed or the termination of this Agreement, as the case may be.

(c) Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, heirs, estates, and assigns.

(d) Assignment of Agreement by Purchaser. Purchaser shall not have the right to assign its rights and to delegate its duties under this Agreement without notice to or consent from Seller except to any party in which an affiliate of Purchaser has a 49% ownership interest. Any other assignment shall be with Seller's written consent.

(e) Unenforceability. If any provisions of this Agreement or the application thereof to any part or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

(f) Section Headings. The section headings contained in this Agreement are for reference purposes only, and shall not affect in any way the meaning or interpretation of this Agreement.

(g) Time. Time is of the essence of this Agreement and in the performance of the covenants and provisions hereof.

[3847591/2]

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Wednesday, September 8, 2021 10:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210908135739.242000

Citizen Name: Aron Charles Palefsky

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: Strongly oppose the proposed change/development. It will significantly devalue our home as well as increasing the already increased traffic volume.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Wednesday, September 8, 2021 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210908045339.511000

Citizen Name: Avner Swerdlow

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: I am opposed to this development.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Thursday, September 9, 2021 3:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210909191537.706000

Citizen Name: Carmen Kavali

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: I live in and own a business in Sandy Springs, after moving here in 2002. I have lived in Glen Meadow subdivision since 2003. I have seen our neighborhood area grow with the addition of apartments and townhomes along Peachtree Dunwoody Road. I am strongly opposed to the development of adjacent land for anything other than single family housing. We do not need more density here. In addition, a high-rise subsidized housing development flies in the face of our neighborhood structure. Please oppose the developer's plans for this property.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Wednesday, September 8, 2021 4:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210908193731.083000

Citizen Name: Cathy Mendel

Citizen Email:

Citizen Phone:

Citizen Address:

Comment: Our neighborhood (Glen Meadow) will be affected by this development in a negative way. This part of Peachtree Dunwoody has had many apartments, condos, and townhomes built in the past several years. The traffic is very congested and it is difficult to get out of our neighborhood. Adding another building will contribute to more traffic on this 2 lane road. In addition, the residential communities are already subject to too many commercial buildings which has taken away from the beauty of the street, the neighborhoods noise level, and the great location which makes this area appeal to so many. The congestion and chaos on Peachtree Dunwoody will definitely lower the appeal to those wanting to live in this specific character area.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Thursday, September 9, 2021 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210909020450.460000

Citizen Name: Dan Traurig

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: I oppose the idea of this development. Glen Meadow (and the immediate surrounding area) is NOT a dense urban area and is NOT part of the Perimeter Center Character area. The area needs to remain single family homes to preserve the continuity of the surrounding neighborhoods including Glen Meadow. NO high rise apartment should be developed at this site. I'm open to single family homes.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Sunday, September 5, 2021 4:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210905195245.649000

Citizen Name: David & Cheryl Joss

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED] 328

Comment: This proposed “character area change” would open the door to a potentially inappropriate, high density development which would be TOTALLY out of character with our Glen Meadow single family subdivision which it adjoins! This property is ideal for Townhouses, similar to the ones next to it which would not require this radical area change. As a retired, 40 year resident in Glen Meadow my wife and I therefore join the many people around this property in opposing the proposed character area change. Please protect the area by NOT allowing this harmful change.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Wednesday, September 8, 2021 10:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210908140219.518000

Citizen Name: Deborah Amoroso

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED] Sandy Springs, GA 30328

Comment: I have 3 points opposing this change of the Character Map for this location: 1. Our neighborhood is not a dense urban area or part of the Perimeter center. In order to preserve continuity of surrounding area of single family homes or urban neighborhood would propose the character map be changed to no more dense than urban neighborhood like our own. This is in line with policy LU-A1. 2. Also this will dramatically change our view which is currently trees only. This is in opposition to Sandy Springs priority to "Transform Peachtree-Dunwoody into "greenway". Already Atlanta has more acres of Parkland per 1000 residents than Sandy Springs 11.5 to our 9.3. We should be looking at more parkland and less development. 3. Peachtree-Dunwoody is a 2 lane road with already too much traffic often going 20 mph over the speed limit. It is often unsafe to leave our neighborhood by car or foot. An additional dense urban building traffic would make this area more unsafe than it already is. Please do not vote to pass this request and ask the developer to change request to urban neighborhood character map change. Thank you for seriously considering our opposition.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Wednesday, September 8, 2021 3:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210908191334.567000

Citizen Name: Derek Christopher Lang

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED] gs, GA

Comment: I think it is inappropriate to build low income housing next to current reasonably higher end developments like Drayton Hall & Glen Wood. This will / may admit or enable the spawning of additional teenage gangs in a reasonably well to do area occupied by highly paid professionals and retirees and contribute to the overall lowering of surrounding property values. Also, eats up green space and Atlanta is supposed or has advertised itself to be a "city of trees".

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Tuesday, June 22, 2021 12:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210622154409.473000

Citizen Name: Derek Christopher Lang

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED] pgs, Ga

Comment: My take from June 21, 2021 mtg with Landbridge at Embassy Suites by Hilton. Cat got out of the bag at the mtg. Drayton Hall Residents attending thoroughly believe now that Landbridge wants to get property re-zoned for low-income housing complex of yet to be determined unknown floors. Residents are not pleased. Landbridge Rep (name?) tried his best to answer questions without giving too much information on what would be built, but that actually didn't quite work.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Wednesday, September 8, 2021 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210907234851.832000

Citizen Name: Don Abernathy

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: I am absolutely opposed to the proposed Character Area change for the property at 6669 Peachtree Dunwoody Road, for the following reasons: This property is NOT located within an urban area, despite the inaccurate info presented by the applicant in its application. This property is surrounded by single family homes and needs to remain that way. I support the building of single family townhomes on this property, but not the proposed character area change to Perimeter Center and subsequent construction of a four story apartment complex development. The current Character Area for this part of Sandy Springs is broken down by 75.2% apartment homes, and only 24.8% single family homes. There are 13 neighborhoods in the defined Character Area, and there are 6 apartment complexes in the defined character area. Apartment density is abnormally high and is perhaps one of the highest in Sandy Springs. Let me repeat, in the 2.2 mile by 0.5 mile area of Peachtree Dunwoody between Abernathy Road and Spalding Drive, 75.2% of housing units are apartments, as compared to 53% in the greater Sandy Springs area. The 2017 Sandy Springs Comprehensive Plan states that "there is a need to accommodate members of the Sandy Springs workforce and potential residents, who cannot afford to live in the city, with smaller lot single-family housing options and townhomes". Glen Meadow HOA agrees, smaller lot single family homes and townhomes are a viable option for this Character Area. And this would be in accordance with the Sandy Springs Comprehensive Plan. Glen Meadow HOA's decision is to OPPOSE the Landbridge Development proposal for a change from Protected Neighborhood Character Area to Perimeter Center Character Area for subject property at 6669 Peachtree Dunwoody Road. Many of our residents have worked with fellow Sandy Springs residents, led by Eva Galambos, and fought for 40 years to obtain their own government and become a city in June 2005. We will work fervently to protect the aforementioned character on Peachtree Dunwoody Road. Let me repeat, we OPPOSE the Landbridge Development request Case CA21-0001 for Character Area change. In the past two years, the number of apartments within our defined area has increased by almost 16%! In an article in the Atlanta Journal & Constitution, titled "Lower-cost housing must wait" dated 8/16/21, Mayor Rusty Paul stated "we have to make sure we're getting the kind of development that everyone wants. We need more homeownership opportunities for middle class families." Townhomes would provide that opportunity.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Tuesday, September 7, 2021 7:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210907225929.646000

Citizen Name: Dwayne Hassler

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: I have lived in the Glen Meadow subdivision for over 20 years and I know that our homes are not in a Urban area but is made up of single family homes. Additionally right next door to the development are additional single family townhomes. To add a multi story building will disrupt the current character of both those developments mentioned . I am asking you to NOT approve this high rise project

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Sunday, September 5, 2021 2:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210905182921.514000

Citizen Name: Edward Vartanian

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: We object to a 4 story subsidized apartment facility in our suburban neighborhood! It will reduce our property values, cause more crime in the area, and increase the traffic on Peachtree Dunwoody which is already a mess. You are ruining our city!!

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Tuesday, September 7, 2021 5:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210907205303.012000

Citizen Name: Ellen Freedman

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: I oppose rezoning this property in order to preserve the continuity of the surrounding neighborhoods.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Thursday, September 9, 2021 3:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210909190609.023000

Citizen Name: Erik Van Name

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: Hello, I have owned a home and lived in the Glen Meadow neighborhood since 2003. We are upset to learn that the property in question is being considered for zoning that is inappropriate for the area. The density and property use does not align with the make up of surrounding homes. We had hoped the patch work of commercial developments in residential would stop once we were made a Protected Neighborhood by Sandy Springs. We ask that you hold to that promise and deny this rezoning. Erik Van Name

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Wednesday, September 8, 2021 3:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210908183256.906000

Citizen Name: Farina Rabbi

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED] gs, GA 30328

Comment: As a resident whose property shares a border with the subject parcel, I am strongly opposed to changing the character area map for 6669 Peachtree Dunwoody Road from Protected Neighborhood to Perimeter Center. Such a drastic change would significantly weaken the sense of community and neighborhood that we have built along the Peachtree Dunwoody corridor starting at 6669 Peachtree Dunwoody Road. Peachtree Dunwoody is already a very busy road, and permitting this site to be a part of the Perimeter Center designation would lead to substantially more congestion. Residents in the area today have a difficult time turning onto Peachtree Dunwoody Road due to heavy traffic, even more so during the morning and evening commutes. Allowing the construction of a large complex, whether it is commercial or multi-family residential, would lead to additional traffic, noise and safety risks. I am also concerned that such a change to the character area map would negatively impact property values in the surrounding vicinity. Because the amendment of the character area map as requested by applicant would diminish the character and continuity of the neighborhood without any foreseeable benefits, I respectfully submit that the Planning Commission deny such application.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Tuesday, September 7, 2021 2:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210907175841.561000

Citizen Name: Gayle Moss

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: My husband and I purchased our home in the Glen Meadow Subdivision in June, 1981; so we have been at this location for 40 years. In those 40 years we raised our three children; and they all graduated from North Springs High School. Two of our children purchased homes in Fulton County and our other son lives in Florida. Our children, I think, had a happy childhood in this home and this community. And now, our grandchildren like to visit and take walks or ride their bikes in the neighborhood or play in the creek behind our home. When we first purchased our home, we would turn north from Abernathy Road onto Peachtree Dunwoody Road. It was like going down a country lane. There was an abundance of trees, and their branches actually met over the street. This area of Peachtree Dunwoody Road mainly consisted of single family homes; and there was even a horse farm! But, early in the 1980's, things began to change with new zoning requests from developers who wanted to develop along Peachtree Dunwoody, north of Abernathy Road and up to Spalding Drive. Our Glen Meadow Homeowners Association has negotiated with a number of developers in an effort to protect our neighborhood from encroaching office buildings, apartment units, condos and townhomes. Our HOA negotiated in an effort to lessen density and provide adequate buffers to keep our neighborhood a nice place to live. Fulton County was anxious to make this area a "live-work-play" corridor and they allowed the zonings to be approved to make it such an area. I hope that Sandy Springs will help us to keep our neighborhood protected from further encroachments. If you ride up and down Peachtree Dunwoody Road now, from Abernathy to Spalding, you will see that most of the single family homes have disappeared. Some entire neighborhoods sold out to developers who put in office complexes, condos, apartments, and townhomes. This area now has a very high density of these types of developments. Along with all of the new developments of high density buildings, there has, of course, been a monumental increase in the traffic on Peachtree Dunwoody. At some times, it is impossible to get out of our neighborhood unless some driver who is waiting in the line of traffic will let you out. I ask you to vote "NO" to the Landbridge Development request to change the Character Area of 6669 Peachtree Dunwoody Road to Perimeter Center Character Area. Please keep a Protected Neighborhood Character Area for this piece of property. This property is adjacent to our neighborhood on its eastern boundary line. If the Character Area is changed to Perimeter Center, then the developer would have the option to build up to a 5-story building that could possibly contain 70 to 100 apartment units. If the developer is allowed this change, then we would see this building from our neighborhood; it would be adjacent to a home in our neighborhood; and it would be impossible to adequately buffer it. Again, I ask you to protect our neighborhood by denying the Landbridge Development request to change the Character Area on this property. Thank you for your consideration.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Thursday, September 9, 2021 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210909011634.023000

Citizen Name: Grace Griswold

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: Please do not approve this Character Area Map change request. It is not in keeping with the surrounding area and would be much better suited near high density development....which this area is not as it is surrounded by townhomes and single family homes.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Wednesday, September 8, 2021 7:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210908224247.075000

Citizen Name: Jan Rowell

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: There are multiple points for consideration regarding this petition, each of which demonstrate that the petition should be denied based upon the criteria set forth to evaluate change to the Comprehensive Plan Character Area Map Amendment in the Sandy Springs, Georgia Development Code, version July 30, 2021: 1. The criteria set out in section 11.3.6.b.1 for a Character Area Map Amendment (CAMA) requires that, "The CAMA corrects an error or meets the challenge of some changing condition, trend or fact". No error, changing condition, trend or fact is present in this case. The only change in condition is the owner's request 2. The criteria set out in section 11.3.6.b.2 for a CAMA requires that, "The CAMA substantially conforms with the remainder of the Comprehensive Plan". The existing map currently conforms to the Comprehensive Plan. There has been no development that justifies a more dense land use designation. 3. The criteria set out in section 11.3.6.b.3 for a CAMA requires that, "The CAMA will reinforce the existing or planned character of the area". The proposed amendment does not reinforce the existing character of the area. It proposes to change the existing character of the area from the existing 2 story single family residence character to a multi-family, multi-story character. 4. The criteria set out in section 11.3.6.b.4 requires that, "The CAMA will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation". The additional density proposed in the amendment as infill adjacent to a single family neighborhood will affect the building setbacks and create additional runoff in an area prone to flooding with Otter Creek immediately south of the site of the subject property. 5. The criteria set out in section 11.3.6.b.5 requires that, "The CAMA will not have a significant adverse impact on property in the vicinity of the subject property". The proposed amendment would have a significant adverse impact on the adjacent single family neighborhood and townhome neighborhood. Any proposed structure would be higher than the neighborhood homes, and adversely impact not only the immediately adjacent property, but also the entirety of the single family neighborhoods on and off of Peachtree Dunwoody Road.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Sunday, September 5, 2021 7:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210905230228.581000

Citizen Name: Jason Rabinowitz

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED] 8

Comment: As a Glen Meadow subdivision home owner My family, my Hime values, and I will be negatively affected by this change. we strongly petition Jody and the rest of the city council to oppose this amendment to existing code.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Sunday, September 12, 2021 12:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210912153205.726000

Citizen Name: Jeffrey Jacobson

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED] 328

Comment: We have lived in the Glen Meadow Community for 17 years and love our neighborhood! There has been a tremendous amount of construction and development during those years. The Glen Meadow subdivision is NOT a part of the Perimeter Center Character Area. And should remain that way!! Please do NOT change the zoning and allow high rise apartment buildings, etc. to be built here. Thankyou!

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Thursday, September 9, 2021 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210909011451.484000

Citizen Name: Jim Griswold

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: I am opposed to the proposed Character Map Changes because it is not in keeping with the surrounding townhome/single family home area. This property was not included in the Perimeter Center Character Map in order to protect (we are a protected neighborhood) from any high density. This property is ideal for townhomes and would be in keeping with the surrounding development. Please deny this application!

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Friday, July 30, 2021 1:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210730163837.727000

Citizen Name: Jordan Loyd

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: We Chose the Drayton Hall neighborhood in Sandy Springs because of the rules regarding building multi-family and low income housing nearby. We should not allow any zoning changes to accommodate Landbridge when we don't know What will be built but we Do know that it will negatively affect our property values!! Landbridge is Not answering any specific questions that would disclose their intent, Therefore we are Against this development being approved!! It's a Definite NO for any changes or rezoning to accommodate this developer!!

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Monday, September 6, 2021 12:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210906162331.015000

Citizen Name: Jorge Bergallo

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED] ngs, GA 30328.

Comment: Dear Sir/Madam, I have concerns about changes in our community. We enjoy living here; we appreciate our walks through beautiful neighborhoods and landscaping. Our location enables us to easily commute via mass transit or our growing road system and the evolving Perimeter Center. We want to ensure the appropriate alignment to this growth by focusing the values of additional green space, improved pedestrian and bicycle pathways, and access to the mixed use growth at Perimeter Center while preserving our single family neighborhoods. As a direct quote from the 2017 Sandy Springs Comprehensive Plan: "Sandy Springs' established single-family neighborhoods define the character of much of the city and are valued by residents for the quality of life they offer. City housing policy must ensure the protection of these residential assets by maintaining the character of existing residential neighborhoods and prohibiting the development of higher-density housing within protected neighborhoods. At the same time, higher-density housing can and should be accommodated and incentivized where it is most appropriate, as part of mixed-use and residential redevelopment in target redevelopment areas." I have serious concerns that changing the Character Area Map for 6669 Peachtree Dunwoody Rd from 'Protective Neighborhood' to 'Perimeter Center' character. We would like this area to remain as residential with owner occupied; not as multiple occupancy rental units. I have several reasons to deny a Perimeter Center Character request: • Green Space: a multiple occupancy building will limit the trees and landscaping. • Visual effect: a 3 to 5 story building will block the surrounding neighborhoods and be an affront to our current transition into the neighborhoods. • Traffic: additional multi-family occupants will burden a road system that already requires additional traffic cops during rush hours. • Property Tax / Income: we are seeing a large growth of apartments in our street and the surrounding Perimeter Mall area. We need to maintain a balance of Rental vs Homeownership to enable the appropriate income structure for Sandy Springs. • Property value: I have concerns about the proposed changes having an adverse effect on my property value. • Security: The increasing Sandy Springs' population brings concern regarding possible crime increase associated to highly populated cities. Sincerely. Jorge Bergallo

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Friday, September 10, 2021 2:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210910175911.813000

Citizen Name: Kellye Lowe

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: This development is NOT for this area. Please vote no. This is a residential area. There are available lots in the Perimeter Center for developments such as this. Why not develop this project there? Just because they got a "deal" on this property doesn't mean they should come in and devalue ours. This seems very opportunistic by Landbridge at our expense. This should remain single-family or townhomes. No dense apartments! No more traffic to the P'tree DunwoodyAbernathy. Can the person who has a connection to this developer or Landbridge please excuse him/herself from the vote.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Thursday, September 9, 2021 2:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210909182522.876000

Citizen Name: Kenneth Klatt

Citizen Email:

Citizen Phone:

Citizen Address:

Comment: The proposed character designation change is not appropriate for the transitional nature of the property. It abuts several owner-occupied neighborhoods. It would be better designated as urban neighborhood with townhomes.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Tuesday, September 7, 2021 10:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210907142030.863000

Citizen Name: Kristen George

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: We are 100% against a federally subsidized rental development in our neighborhood. People are moving out of Buckhead to Sandy Springs / Dunwoody due to crime. This complex will bring the value of our real estate down. It seems your company could make more money building condos.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Wednesday, September 8, 2021 5:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210908203757.888000

Citizen Name: Kristen Rowland

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED] 328

Comment: I am writing in opposition to requested change of current protected neighborhood character area. This area should continue to be preserved for the use of single family homes or townhomes. A significant change as requested will negatively impact our Glen Meadow subdivision, traffic patterns and the surrounding areas.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Tuesday, September 7, 2021 11:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210907144818.034000

Citizen Name: Lisa McGuire

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: I live on Otter Creek Ct. that ends near the proposed development CA21-0001. I oppose this rezoning proposal as it does not fit in with the single family home character of the adjacent properties. This property is surrounded by 3 single family neighborhoods today and should not be changed to fit in the Perimeter Center Character. The proposed height would create an eyesore for the existing neighborhoods and will hurt our property value.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Thursday, September 9, 2021 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210909005318.626000

Citizen Name: Margaret Bugbee

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: We strongly oppose the character map change request . The character map change proposed would negatively impact property values and the character of the adjacent residential neighborhoods. Furthermore, while this is not a rezoning request, the developer has already stated he intends to develop the parcel with high density low income housing. The type of development he is proposing will likely not be approved as it does not provide the proper diversity equity and inclusion which is considered best practice in the affordable housing space. The current models of affordable housing include mixed income developments which have appropriate amenities such as outdoor spaces, playgrounds, community meeting spaces etc. Low income families and individuals desire and deserve the same types of housing as their higher income counterparts. This type of concentrated low income housing is demeaning to its residents and also disincentivizes proper upkeep and maintenance since there is a steady stream of available tenants needing subsidized housing. On the other hand, mixed income housing developments with some subsidized units and also some market rate units provide tenants with dignity, allows them to live in a more diverse, inclusive environment and also requires management to maintain the development to retain their market rate tenants. Since his proposed development is not a best practice, and would surely not fit with the City of Sandy Springs affordable housing master plan, the character map change would leave the parcel vulnerable to other types of development incongruent with the current neighborhoods bordering the lot. The only appropriate character map for this parcel is residential.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Monday, September 6, 2021 12:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210906162535.053000

Citizen Name: MARIA V. SCHENONE

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED] gs, GA 30328

Comment: Dear Sir/Madam, I have concerns about changes in our community. We enjoy living here; we appreciate our walks through beautiful neighborhoods and landscaping. Our location enables us to easily commute via mass transit or our growing road system and the evolving Perimeter Center. We want to ensure the appropriate alignment to this growth by focusing the values of additional green space, improved pedestrian and bicycle pathways, and access to the mixed use growth at Perimeter Center while preserving our single family neighborhoods. As a direct quote from the 2017 Sandy Springs Comprehensive Plan: "Sandy Springs' established single-family neighborhoods define the character of much of the city and are valued by residents for the quality of life they offer. City housing policy must ensure the protection of these residential assets by maintaining the character of existing residential neighborhoods and prohibiting the development of higher-density housing within protected neighborhoods. At the same time, higher-density housing can and should be accommodated and incentivized where it is most appropriate, as part of mixed-use and residential redevelopment in target redevelopment areas." I have serious concerns that changing the Character Area Map for 6669 Peachtree Dunwoody Rd from 'Protective Neighborhood' to 'Perimeter Center' character. We would like this area to remain as residential with owner occupied; not as multiple occupancy rental units. I have several reasons to deny a Perimeter Center Character request: • Green Space: a multiple occupancy building will limit the trees and landscaping. • Visual effect: a 3 to 5 story building will block the surrounding neighborhoods and be an affront to our current transition into the neighborhoods. • Traffic: additional multi-family occupants will burden a road system that already requires additional traffic cops during rush hours. • Property Tax / Income: we are seeing a large growth of apartments in our street and the surrounding Perimeter Mall area. We need to maintain a balance of Rental vs Homeownership to enable the appropriate income structure for Sandy Springs. • Property value: I have concerns about the proposed changes having an adverse effect on my property value. • Security: The increasing Sandy Springs' population brings concern regarding possible crime increase associated to highly populated cities. Sincerely. Maria V. Schenone

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Tuesday, September 7, 2021 11:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210907144003.062000

Citizen Name: Mark McGuire

Citizen Email:

Citizen Phone:

Citizen Address: 0328

Comment: I live in the Glen Meadow neighborhood adjacent to the proposed development CA21-0001. I am against the rezoning proposal that would allow apartments to be built next to homes in Glen Meadow, Drayton Hall, and Preston Woods. There are already many apartments north of this area surrounding the Marta Station, and that is where they are zoned and they should be contained there. This plan would disrupt the single family home character of the area and its height would be an eyesore to the existing homes.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Monday, September 6, 2021 1:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210906172642.287000

Citizen Name: Mary Ann Brennan

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED] A 30328

Comment: The Landbridge Development plan for 6669 Peachtree Dunwoody Road (Case CA21-0001). The eastern boundary is 200 feet in width and two-thirds of that boundary adjoins my property. The proposed change and subsequent development will devastate my quality of life and destroy the property value of my home of 40+ years. The reasoning for the Fulton County's Character Area Plan Designation has not changed. In addition, the Protected Neighborhood Designation existed when the current owner of 6669 Peachtree Dunwoody Road purchased the property. Character Area Plans and zoning are a property owner's most basic protection. That protection should not be changed or removed as soon as a developer swoops in to make money at the homeowner's expense.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Friday, July 30, 2021 10:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210730142842.837000

Citizen Name: Mary Vorus

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: As a community, Drayton Hall appreciates Landbridge Development's interest in the land adjacent to our neighborhood. We all share common concerns about changes in our community. We enjoy living here; we appreciate our walks through beautiful neighborhoods and landscaping. Our location enables us to easily commute via mass transit or our growing road system and the evolving Perimeter Center. We want to ensure the appropriate alignment to this growth by focusing the values of additional green space, improved pedestrian and bicycle pathways, and access to the mixed use growth at Perimeter Center while preserving our single family neighborhoods. As a direct quote from the 2017 Sandy Springs Comprehensive Plan: "Sandy Springs' established single-family neighborhoods define the character of much of the city and are valued by residents for the quality of life they offer. City housing policy must ensure the protection of these residential assets by maintaining the character of existing residential neighborhoods and prohibiting the development of higher-density housing within protected neighborhoods. At the same time, higher-density housing can and should be accommodated and incentivized where it is most appropriate, as part of mixed-use and residential redevelopment in target redevelopment areas." We have serious concerns that changing the Character Area Map for 6669 Peachtree Dunwoody Rd from 'Protective Neighborhood' to 'Perimeter Center' character. We would like this area to remain as residential with owner occupied; not as multiple occupancy rental units. We acknowledge the need for change as our community continues to grow and evolve. If new building is to occur in this space; we request this area to become Urban Neighborhood as our Drayton Hall neighborhood is currently characterized. We have several reasons to deny a Perimeter Center Character request to Mixed Use: • Green Space: a multiple occupancy building will limit the trees and landscaping. • Visual effect: a 3 to 5 story building will block the surrounding neighborhoods and be an affront to our current transition into the neighborhoods. • Traffic: additional multi-family occupants will burden a road system that already requires additional traffic cops during rush hours. • Property Tax / Income: we are seeing a large growth of apartments in our street and the surrounding Perimeter Mall area. We need to maintain a balance of Rental vs Homeownership to enable the appropriate income structure for Sandy Springs. We understand that our Sandy Springs 10 year Character Area Map will be undergoing review soon as part of the normal year 5 review. We are very interested in understanding how the Planning Commission and City Council are envisioning our future growth.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Sunday, September 5, 2021 3:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210905183551.220000

Citizen Name: Melissa Runyan

Citizen Email:

Citizen Phone:

Citizen Address:

Comment: I object to a 4 story subsidized apartment complex erected on this property. You are trying to ruin our suburbs per the Biden administration and we will fight you every step of the way. This will increase crime, traffic and reduce our property values. Find another use for this property.

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From: Michael T. Austin
6669 Peachtree Dunwoody Road
Sandy Springs Ga.

To: Members of the Sandy Springs Planning and Zoning Department

Re: Pending Petition # CA21-0001 for Amendment to The Comprehensive Plan Area Map for my land parcel at 6669 Peachtree Dunwoody Rd. (Parcel #17 0020 LL0175) from Protected Neighborhood to Perimeter Center.

I purchased this parcel 30+years ago. At the time, it was the northern most parcel on Peachtree Dunwoody Road, that Mr. John Portman and Mr. Hal Berry acquired for the anticipated future "Growth and Development of the Perimeter Center Corridor".

At the time the North Park Office Tower Buildings were approved in the 1980's, my parcel was designated as mid-rise office use with consideration towards "step down" planning for future development proposals. It continued to be referenced as such in the Perimeter Community Improvements Districts 2018 Consolidated Plan.

Recognizing each participating local municipality, The City's of Dunwoody, Brookhaven and Sandy Springs has its own "Future Land Use Planning and Zoning," guidelines and procedures, the Perimeter CID's next 5 to 10 year published planning was to have included elected officials and key planning staff members from each jurisdictions to its related area planning.

The Sandy Springs Comprehensive Plan update "The Next Ten" adopted 2017 established "Character Area" designations in accordance with a property's use as well as "Small Area Planning" corridors. My property, being a residential home built in 1945 is reflected as such and is identified as a "Protected Neighborhood" parcel. It remains the last single unit residential property on Peachtree Dunwoody between the Medical Center Marta Station and the North Springs Marta Station and should be "text book" planning for "step down" use consideration to the corridors existing development.

The Perimeter Center Character Area once in place offers zoning designations consistent with historical and current planning documents for how my property was intended to develop. Only one half of the rear property line of my property is located adjacent to a protected neighborhood. It is the parcel's back yard, and

the property owner has long expected my property to be redeveloped. Sandy Springs has ordinances in place to buffer future development of my property.

In 1999 when the 5 story office building and 4 level parking deck to the south of the parcel was in the design stages the developers approached me with an offer to purchase my property with the intent to construct a second office building with the parking deck in between two buildings. At that time, there was support for mid-rise office on my property.

However, I could not participate in that design and development project because of a 20 year Deed Restriction placed on the parcel in 1983 by and between NorthPark Associates, LTD developers of the NorthPark office towers and Glen Meadow Homeowners Association limiting the property's use to cluster detached residential use. Much has changed over the last 20 years and this deed restriction has run its course! Now is the time to permit the property to achieve a Character Area change consistent with the majority of the surrounding properties and Sandy Springs planning documents.

The "City Of Sandy Springs, 2027 Comprehensive Plan" was updated in 2017, as is required for all municipalities to existing Comprehensive Plans by the Georgia Department of Community Affairs. The Next Ten update, references "Small Area Plans," with specific design standards and guidelines that are more detailed than the Comprehensive Plan and procedures for development in a "Character Area".

This petition for a "Character Area" amendment, being a step in the development process is the basis for this application. An application for a site specific development project and use petition will be reviewed according to adopted ordinance design standards

Therefore, this petition seeks the City's consideration, to amend 6669 Peachtree Dunwoody Road's "Character Area" designation from "Protected Neighborhood" to Perimeter Center. I look forward to presenting a development project that supports the City of Sandy Springs "Comprehensive Planning" for future growth and development.

I thank the members of the planning staff and the Planning Commission for their time and attention to the matter.

With Kindest Regards I Remain

A handwritten signature in blue ink that reads "Michael P. Austin". The signature is written in a cursive, flowing style.

October 15-21, 2004

PERIMETER

Market Report



Perimeter's retail explosion

Two projects are breathing life into the area's already vibrant retail sector.

2D

Section D



Walkability: Planners say a pedestrian-friendly district appeals to developers, employers and residents.



All aboard for change



Anne Williams:
President of the Perimeter Community Improvement Districts.

Perimeter Community Improvement District focuses on increasing livability around the Sandy Springs MARTA station

By Erin Findlay
CONTRIBUTING WRITER

It's amazing what a difference a sidewalk can make. When John Sullivan, a vice president at Equity Office Properties Trust, moved to Atlanta from Boston, he was surprised at how everybody at his Perimeter office park jumped into cars to grab lunch.

"When I came here in 1996, very few people walked around this area, but now with sidewalks and crosswalks, you can see people walking all over the place at lunchtime," said Sullivan, chairman of the Fulton Perimeter Community Improvement District (PCID).

Pedestrian improvements are just part of a

study that the PCID recently requested to help make the Sandy Springs MARTA station area into a more livable community. The Atlanta Regional Commission helped fund the study.

Planners say there was a compelling need for the study because of continual pressure to build commercial and retail developments in the attractive Perimeter submarket. As this type of development continues, the area suffers from a worsening imbalance of jobs to housing — and this results in heavy traffic congestion.

"It's very important because we have

► See SANDY SPRINGS, 9D



Blueprint for success:

John Sullivan is chairman of the Fulton Perimeter Community Improvement District.

Change movements

of Ashford-bridge to decrease madness.

Hard times over?

Hotels trot out new marketing campaigns and strategies to increase business.

6D



Lunch bunch

Smorgasbord of restaurants on the horizon for central Perimeter area.

8D

Office space optimism

Tenant activity slowly on the rise following multiyear space glut.

12D



No place like home

Mixed-use developments on the rise as single-family homes taper off.

14D

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is an official statement of the City's vision for its future. It expresses the Sandy Springs community's aspirations and goals for the City's future, while articulating a corresponding set of policies and recommendations to guide future decisions regarding land use, development and capital improvements.

WHY UPDATE THE COMPREHENSIVE PLAN?

Sandy Springs is a dynamic and growing city that has experienced substantial changes since the City's first Comprehensive Plan was adopted in 2007. Moreover, as required by Georgia state planning rules, local governments must update their comprehensive plans every five years. Updating the Comprehensive Plan presents an opportunity to account for these changes and to respond to continued growth pressures. It is also an opportunity to celebrate and reflect on Sandy Springs' first ten years, while confirming and refining our aspirations for the coming decade and beyond. While this plan looks 20 years into the future, it emphasizes The Next Ten.



PLAN BACKGROUND

We are a pioneering city.

In its first ten years, the City adopted an accomplished and internationally-noted public-private partnership model of government that has led to an efficient and effective delivery system for municipal services. In *The Next Ten*, the focus turns to the physical and social fabric of our city, further defining who we are—and will be—as a physical place and a community while positioning our city so that we can continue to thrive in the future. It is time now to transition from older models of legacy growth and development to a more transformative approach that emphasizes managed, quality growth. This includes building a sense of place that is “distinctly Sandy Springs” while also preserving what we value and addressing our transportation challenges.

Our challenge is finding the right balance.

We are a city of contrasts. Anchored by the largest employment center in the southeast, corporate headquarters, world-class medical facilities, three MARTA stations and, very soon, a dynamic city center, Sandy Springs continues to evolve along with the region. At the same time, our neighborhoods offer the best of suburban living, while our river corridor, parks, rolling hills and lush tree canopy beckon us outdoors and provide a strong connection to nature. In the future, we must find the right balance:

- How do we sustain economic progress and continue to grow, while retaining our city’s green character, preserving existing neighborhoods, and maintaining our quality of life?
- How do we use our land and our transportation infrastructure efficiently, while providing high-quality housing options that meet future needs and enhance our city?
- How do we address traffic congestion, while recognizing that any comprehensive solution requires providing options for alternative modes of transportation and making the physical form of our city more connected?
- How do we manage the impacts of growth and change over time, ensuring that future development is more predictable and orderly, that legacy zoning inherited from Fulton County is appropriately downsized, and that any new growth occurs in the right places and according to the highest construction standards?
- How do we balance future growth with infrastructure capacity and ensure that any increases in density are accompanied by significant increases in green space, citywide beautification, and high-quality landscapes?

The Next Ten is the culmination of a citywide dialogue to answer these important questions. In addition to updating the City’s 2007 Comprehensive Plan, the City’s guiding policy framework for growth and development, *The Next Ten* initiative also includes the preparation of more-detailed, geographically-specific small area plans for four areas of the city: the Roswell Road corridor, the Perimeter Center, Powers Ferry, and two MARTA station areas (North Springs MARTA station and a proposed new MARTA station).

Simultaneously, the City has embarked on an effort to update its zoning and subdivision regulations through the preparation of a Sandy Springs Development Code, which combines zoning with subdivision and other related development regulations into a single document to enable high-quality standards for managing change. The outcomes of the concurrent efforts inform, and are reflected in, the citywide policy recommendations set forth in this document, and the associated small area plans and preparation of a Sandy Springs Development Code provide the tools for implementing the citywide vision.

The Next Ten therefore constitutes a rare opportunity for Sandy Springs to define its vision for the future while simultaneously identifying and implementing the tools to make that vision a reality. It is a comprehensive and coordinated effort to update, advance, and establish consistency between the City’s policies and regulations, while ensuring that the future of Sandy Springs can fulfill the City founders’ dreams and visions.

To provide context for the core components of the plan, the “Sandy Springs Today” chapter presents a succinct snapshot of current conditions, trends, and opportunities and challenges related to demographics and each of the five plan elements. More detailed analyses of transportation and market conditions are included as appendices to this document.

Moreover, several documents are included by reference as part of the Comprehensive Plan and are appended to this document. These include four associated **Small Area Plans** (Roswell Road, Perimeter Center, North Springs MARTA station and the future Northridge MARTA station, and Powers Ferry), which provide more-detailed and site-specific recommendations for key geographical areas of the city, and a **Capital Improvements Element**, which supports the City's impact fee program (covering public safety, recreation and parks, and roads).

Finally, following the main body of this document, a glossary provides explanations of common planning terminology used throughout this document.

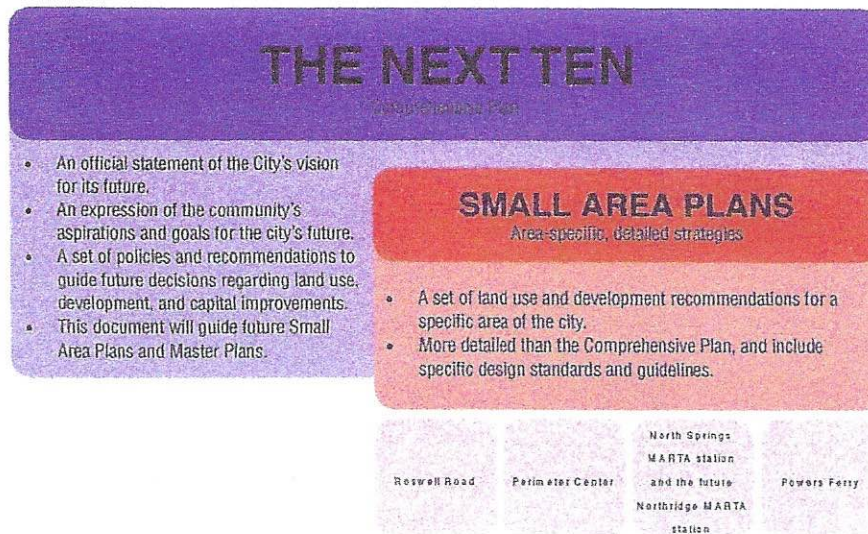




Diagram illustrating land use transitions, from multifamily to townhomes to single family homes.

POLICY LU-A3 MANAGE LAND USE TRANSITIONS:

Encourage sensitive and compatible transitions between single-family residential neighborhoods and adjacent non-residential properties.

ACTIONS

- Establish transitions between land uses that, where feasible, follow a general hierarchy of land uses, scale and intensity—with land uses transitioning from commercial uses to multifamily residential to townhomes or small-lot-single-family residences, before finally transitioning to traditional suburban single-family residences.
- Establish the application of height transitions between sites, when height differences between adjacent parcels are greater than two stories.
- Require the creation of landscape buffers between different land uses. Landscape buffer treatment should relate to parcel depth, with the most intensely landscaped buffers applied to shallow commercial properties.
- Where limited land area is available to create a landscape buffer, encourage the construction of a wall between parcels (Note: fences are discouraged as a buffering element, due to their short lifespans and visual impacts, such as glare, deterioration over time, and incompatible materials). Walls should be visually attractive, utilizing quality and context-sensitive materials. Wall heights should be limited to the extent possible, while still addressing visual impacts, so that the walls do not create their own visual impacts.
- Promote the preservation of existing trees and wooded buffers to enhance screening and buffering. Where existing vegetation includes canopy trees, these areas should remain undisturbed along with the required buffer setback.
- Manage the locations of exterior elements of buildings—such as loading, service, and trash pickup and receptacles—to prevent visual and noise impacts on nearby residences.
- Minimize the intrusion of light, sound, traffic and night-time activity associated with non-residential uses on single-family residential neighborhoods.

* 20 YEAR Restricted Use Agreement, In Behalf of GLEN MEADOW HOMEOWNERS ASSOC. November-1983 -

STATE OF GEORGIA
COUNTY OF FULTON

Fulton County, Georgia
Real Estate Transfer Tax
Paid \$ 275.00
Date Nov 31 1983
SARAH A. FULTON
Clerk, Superior Court
By [Signature]
Deputy Clerk

LIMITED WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of November, 1983 by and between GLEN MEADOW HOMEOWNERS ASSOCIATION, INC., a Georgia non-profit corporation, (hereinafter referred to as "Grantor"), and NORTH PARK ASSOCIATES, LTD., a Georgia limited partnership (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors, legal representatives and assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, the real property described on Exhibit "A" attached hereto and by this reference made a part hereof;

TO HAVE AND TO HOLD said real property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever IN FEE SIMPLE;

SUBJECT TO those certain matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

Grantor hereby imposes the following restrictions on the real property conveyed hereby for the benefit of Grantor, its successors and assigns:

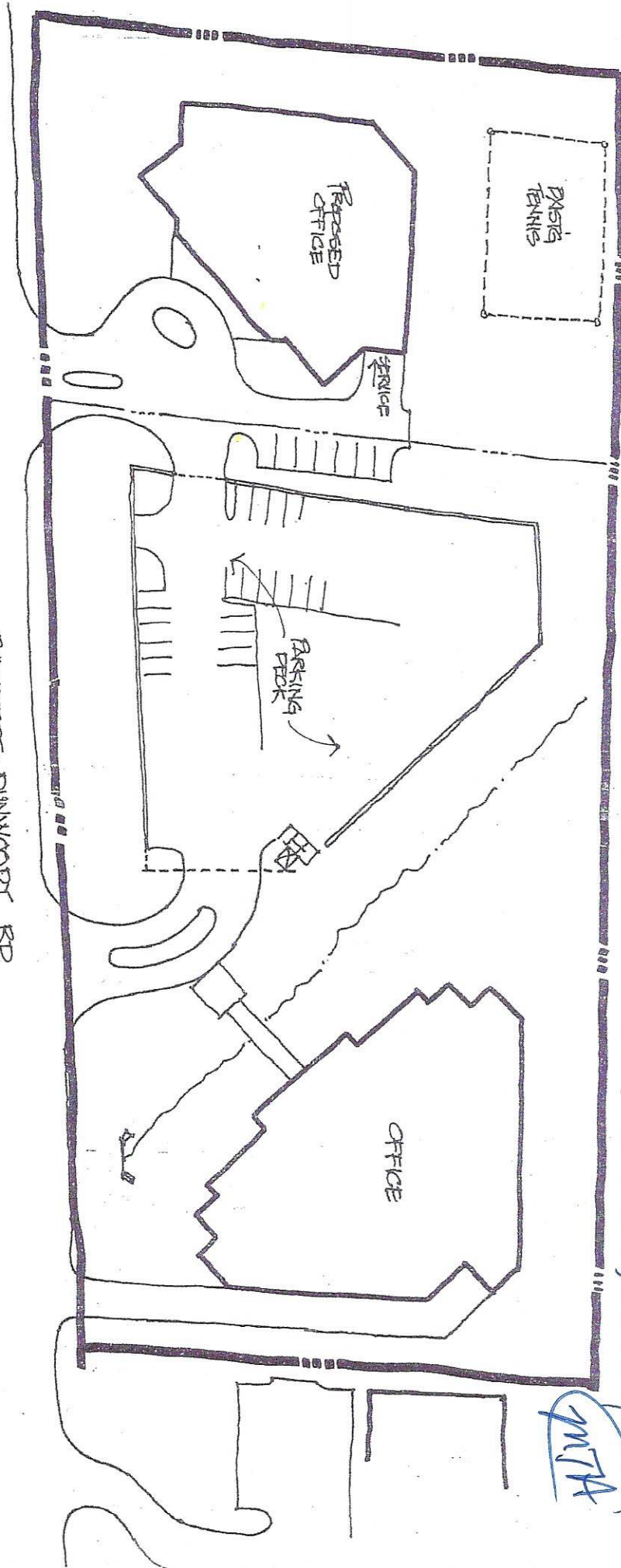
1. Said real property shall not be used for any purpose other than a residential use, provided, however, that such use shall be deemed to include the construction on a portion of said real property of recreational facilities accessory to residential units including, without limitation, tennis courts and swimming pools.
2. Said real property shall be limited to a density of not greater than 4 residential units per acre.
3. Any residential units constructed on said real property shall be of comparable quality and not incompatible with previously constructed residential units of similar density bordering on Glen Meadow Subdivision.

All of the foregoing restrictions shall expire twenty (20) years from the date and year first above written.

And the said Grantor does warrant and will forever defend the right and title to the aforescribed real property unto Grantee only against the claims of persons claiming by, through, or under Grantor, except as expressly set forth hereinabove.

* Proposed -
 Two-Five Story Office Buildings
 * Lost opportunity for Development - Per Deed Restriction 3/99

pm74



BROOKTREE DUNWOODY RD.

PROPOSED OFFICE
 FOR
 MICHAEL T. AUSTIN
 3/18/99

EMERALD RD.

Anspach, Matthew

From: Sandy Springs GIS
Sent: Saturday, July 31, 2021 11:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210731152233.734000

Citizen Name: Mitch Rolnick

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: in 2017, Sandy Springs wisely published the following guidance for community development: "Sandy Springs' established single-family neighborhoods define the character of much of the city and are valued by residents for the quality of life they offer. City housing policy must ensure the protection of these residential assets by maintaining the character of existing residential neighborhoods and prohibiting the development of higher-density housing within protected neighborhoods. At the same time, higher-density housing can and should be accommodated and incentivized where it is most appropriate, as part of mixed-use and residential redevelopment in target redevelopment areas." I am concerned about the proposal to change the Character Area Map for 6669 Peachtree Dunwoody Rd from 'Protective Neighborhood' to 'Perimeter Center' character is not consistent with these values. I believe this area to remaining as residential with owner occupied (not as multiple occupancy rental units) will be more consistent with the city's own guidance. However, if a new building is to occur in this space, "Urban Neighborhood" (similar to Drayton Hall neighborhood) is more consistent with the surrounding characterization. There are several reasons to deny a Perimeter Center Character request to Mixed Use: 1. Green Space: a multiple occupancy building will limit the trees and landscaping. 2. Visual effect: a 3 to 5 story building will block the surrounding neighborhoods and be an affront to our current transition into the neighborhoods. 3. Traffic: additional multi-family occupants will burden a road system that already requires additional traffic cops during rush hours. 4. Property Tax / Income: we are seeing a large growth of apartments in our street and the surrounding Perimeter Mall area. We need to maintain a balance of Rental vs Homeownership to enable the appropriate income structure for Sandy Springs. Thank you, and please help to protect our current aesthetic and quality of living to the extent possible.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Sunday, September 5, 2021 5:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210905205407.222000

Citizen Name: Nancy Trusty

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: I own a home in Glen Meadow subdivision and have lived in this neighborhood for 38 years. I OPPOSE Landbridge Development's Character Area Map Amendment request for the 1.3 acre property located at 6669 Peachtree Dunwoody Road to be changed from RE-1 Protected Neighborhood to Perimeter Center. Our neighborhood is NOT currently located in a dense urban area. The Character Area Map Amendment WILL SIGNIFICANTLY impact the natural environment (especially wildlife and vegetation) and WILL have a significant adverse impact on property in the vicinity of the subject property. A 20-30 foot vegetative buffer and a six foot high wall will NOT blunt the impact of a MULTI-STORY building to single family home residents who live adjacent to the property. No vegetative buffer is tall enough to screen a tall building. A development of this size and scale on a 1.3 acre parcel will impact nearby residents' quality of life and the value of their homes. This property needs to remain RE-1 for single family homes or townhomes, NOT changed to Perimeter Center for the development of a high rise apartment home. The immediate area on the eastern side of Peachtree Dunwoody Road to the north and the east of the 6669 Peachtree Dunwoody parcel is NOT currently a dense urban area. Thank you for your consideration. Nancy Trusty

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Thursday, August 26, 2021 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210826111412.535000

Citizen Name: Ray Moss

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: August 25, 2021 Reference: Case No.: CA21-0001 Landbridge Development representative, Gary R. Hammond, letter to Ms. Ginger Sottile dated July 19, 2021 stated that “It is our understanding the Subject Property was zoned RE-1 and designated Protected Neighborhood during a previous city-wide future land use amendment process due to its existing use as single-unit residential lot adjacent to the Glen Meadow Subdivision. However, the Subject Property was included as part of the boundaries of the Perimeter Center Small Area Plan, indicating a change to Perimeter Center was contemplated for this parcel”. This statement is NOT confirmed in The Next Ten Comprehensive Plan Sandy Springs, Georgia. As stated in this plan on page 102, “As part of the small area planning component of the Next Ten planning process, a series of parcels, or conglomeration of parcels, with significant redevelopment potential were identified as Priority Redevelopment Areas, defined with red borders on the Character Area Map”. Please note that 6669 Peachtree Dunwoody Road is NOT defined within a red border. Gary R. Hammond statement is incorrect.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Wednesday, September 1, 2021 11:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210901145453.940000

Citizen Name: Ray Moss

Citizen Email:

Citizen Phone:

Citizen Address:

Comment: Case CA21-0001 6669 Peachtree Dunwoody Road Character Area Map Amendment Application Character Area Analysis as presented by Petitioner: Gary Hammond, Jr 1. The Character Area Map Amendment corrects an error or meets the challenge of some changing condition, trend, or fact. The Subject Property is designated Protected Neighborhood Character Area, which was likely an interim designation assigned to the Subject Property in the past due to its current use as single unit detached home and location adjacent to the Glen Meadows Subdivision. However, the parcel was also included in the boundaries of the Perimeter Center Small Area Plan. A Protected Neighborhood Character Area does not reflect the current situation of adjacent properties and property along Peachtree Dunwoody Road (North - Urban Neighborhood; South - Perimeter Center; West - Perimeter Center; East - Protected Neighborhood and Perimeter Center). This parcel is surrounded primarily by high density uses on its sides, making it unsuitable for future single-unit detached residential development. Updating the Character Area to Perimeter Center will allow the property to apply for a zoning designation that matches the current trends in the market and immediate vicinity and fulfill the expectation that it would one day be developed as similarly situated property, in accordance with the Perimeter Center Small Area Plan. My Response: The statement made is an assumption made by Gary Hammond. Surely the city administration would have made corrections in the NEXT TEN and Perimeter Center Small Area Plan during the past 4 year. The Subject Property Site IS NOT primarily surrounded by high density on its sides. 130 feet of the site's 200-foot Eastern border is shared by 385 Otter Creek Ct in the Glen Meadow neighborhood. ALL of the site's 300-foot North border is shared with Drayton Hall. 300 feet of the site's South border is shared with a 3-story parking deck. The site's 200-foot west border is Peachtree Dunwoody Road. The current trend is single owner Town Homes like 7 Town Homes built in Glen Meadow in 2003, and the 16 Town Homes built in Drayton Hall in 2003. Lot size average for these Town Homes is .14 acre. 2. The Character Area Map Amendment substantially conforms with the remainder of the Comprehensive Plan. The Character Area Map Amendment request to change from Protected Neighborhood to Perimeter Center will allow for land uses that are consistent with the Perimeter Center Study Area and Perimeter Center Small Area Plan. The Subject Property is located in the Perimeter Center Study Area and is identified on the map for future residential use between two and five stories, and a use, such as housing, that will be able to utilize the infrastructure that has been put into place in the Perimeter Center District. This site is situated along frontage that has sidewalks that connect to Sandy springs Employment Centers, Transportation (MARTA Stations along Peachtree Dunwoody Road), and Community Amenities. This allows the Subject Property to be developed comparably to the neighborhood. According to the Perimeter Center Character Area Description, "the area will remain a thriving and diversified employment center while transitioning over time to include a greater mix of land uses, more housing options, and a connected multimodal transportation network that maximizes opportunities to travel by transit, walking, and bicycling." The Subject Property is ideally situated to take advantage of existing infrastructure and proximity to nearby employment, shopping, and public transportation. Compatible land uses are identified as mixed, multi-family, retail, office, and hotel. My Response: It is questionable that the Subject

Property Site is in the Perimeter Center Study Area. The distance length from Abernathy Road north to Spalding Drive is 2.1 mile and the distance width from GA400 to the Sandy Springs/Dunwoody city border is ½ mile. This area is only ONE Square Mile. Simply stated: There is only one site for development, and it is located across the street from North Springs MARTA station. As Gary Hammond has previously stated, “6669 is the only residential lot available in this area of Peachtree Dunwoody Road”. There is no other land available in this defined area. 3. The Character Area Map Amendment will reinforce the existing or planned character of the area. The Subject Property touches the Perimeter Center Character Area on three sides and was part of the boundaries for the study for the Perimeter Center Small Area Plan. Amending the Character Area to Perimeter Center will allow for a future use consistent with neighboring properties. Peachtree Dunwoody Road has been trending towards different and more intense uses for two decades. Between Abernathy Road and Spalding Drive, the subject is one of few stand-alone, single-unit lots remaining; and, it is at the southern end of this stretch of road where surrounding uses are the most intense. Along Peachtree Dunwoody Road within view of the subject are several five to 17 story office buildings. About one-half mile north of the subject are newly constructed four and five story apartment and condominium buildings. My Response: Gary Hammond’s statement is FALSE. The Subject Property Site borders Perimeter Center Character Area only on the south side. Glen Meadow borders the Subject Property Site on the East side, Drayton Hall borders the Subject Property Site on the North side and Peachtree Dunwoody Road borders the property on the West side. The two seventeen story buildings are on Abernathy Rd., Northpark was built in 1986 by John Portman. Embassy Row buildings bordering Northpark and located at 6600 Peachtree Dunwoody Road range from three to five stories and were built during 1983, 1984 and 1985. The closest building in Embassy Row to The Subject Property, has a 100-foot Set Back Undisturbed Buffer and a 140-foot Ground Level Parking Lot and is 240-feet from Peachtree Dunwoody Road, the building is 8 feet below the surface level of Peachtree Dunwoody Rd. Even in winter you can not see Embassy Row buildings from 6669 Peachtree Dunwoody Rd. 4. The Character Area Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation. The Subject Property is an approximate 1.3-acre lot with a single unit detached home. A change to the Perimeter Center Character Area will not significantly impact the natural environment. Any development will be required to follow the Sandy Springs Development Codes to ensure that any impacts to the natural environment comply with all laws and ordinances. 5. The Character Area Map Amendment will not have a significant adverse impact on property in the vicinity of the Subject Property. The Subject Property, as a single unit detached home, is out of character for the area. High density commercial and residential development are adjacent on all sides. The property was zoned RE-1 at the time of a major land use study in Sandy Springs and was expected to trend to high density development in the future. Although the Subject Property shares a portion of its rear property line with the Glen Meadows subdivision and its north property line with the Drayton Hall townhomes, Sandy Springs Ordinances provide for protecting adjoining neighborhoods with buffers, walls, restricted zones, and compatible zones. Protected Neighborhoods are protected with Neighborhood Transition Zones. For Glen Meadows, the Transition Zone will be 85 feet with the first 30 feet being a vegetative buffer and a six-foot high wall set at the 30-foot line, followed by a 25-foot Restricted Use Zone (only accessory uses), followed by a 30-foot Compatible Massing Zone (no principal uses above two stories in height). In addition, Drayton Hall will be protected by a District Boundary Buffer if the Perimeter Center Character Area is placed on the Subject Property (which will not be the case if Urban Neighborhood Character Area is selected). The District Boundary consists of a 20-foot-wide vegetative buffer with a six-foot wall placed three feet off the common boundary line. The Subject Property is an approximate 1.3-acre lot with a single unit detached home. A change to the Perimeter Center Character Area will not significantly impact the natural environment. Any development will be required to follow the Sandy Springs Development Codes to ensure that any impacts to the natural environment comply with all laws and ordinances. My Response: The Subject Property is in character for the area. The three-level parking deck on the site’s South side border is a good transition from the five story building adjacent to it. As mentioned, Drayton Town Homes are on the sites North border and Glen Meadow is on the sites East border. Buffers and a 6’ wall 35 feet from the window of a home in Glen Meadow is not a wise decision. A six-foot fence offers no privacy irrespective of distance of setback. A wise and acceptable alternative would be a transition from the five-story building at 6655 Peachtree Dunwoody Rd to the three-level parking deck to 5 - 8 three story Town Homes.

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Anspach, Matthew

From: [REDACTED]
Sent: Tuesday, September 7, 2021 6:51 PM
To: COSS Planning and Zoning; Anspach, Matthew; Jody Reichel
Subject: CA21-0001 Planning Commission meeting September 22, 2021
Attachments: Case CA21-0001 Sandy Springs P&Z.pdf; Case CA21-0001 6669 Peachtree Dunwoody aerial.pdf; Case CA21-0001 6669 Peachtree Dunwoody Road diagram.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Greeting,

As the portal on Zoning Cases did not allow a PDF of my research, photo graphic/s and comments, please accept them in this e-mail.

I request that this e-mail along with attached PDF files be sent to Planning Commission members Reed Haggard, Andy Porter, Andrea Settles, Elizabeth Kelly, Dave Nickles and Karen Trylovich.

Jody Reichel has walked the perimeters of the property at 6669 Peachtree Dunwoody with me along with HOA representatives of Glen Meadow neighborhood and Drayton Hall neighborhood; therefore, she has an in-depth understanding of the common shared property boundaries of the three sites. Should other Council Members, Planning Commission Members or PZ staff wish to do so, please advise. It is important that each of you and your associates have an accurate knowledge of the developer's proposal and neighborhoods in order for you to make an informed and wise decision.

Should you desire, additional data is readily available and will be provided promptly.

Ray Moss

[REDACTED]

Anspach, Matthew

From: Sandy Springs GIS
Sent: Wednesday, September 8, 2021 5:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210908205639.329000

Citizen Name: Ray Moss

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: Case CA21-0001 Development Code Sec. 11.3.6. - Approval Criteria For a Character Area Map Amendment 16.3.6.b 1. The Character Area Map Amendment corrects an error or meets the challenge of some changing condition, trend or fact. • Response: Landbridge Development request for Character Area Map Amendment does not correct an error in the Next Ten Comprehensive Plan. Also the trend in this defined area in Town Home neighborhood development, Condominium neighborhoods and traditional single detached home neighborhoods. 2. The Character Area Map Amendment substantially conforms with the remainder of the Comprehensive Plan. • Response: Landbridge Development request for Character Area Map Amendment does not substantially conform with the remainder of the Comprehensive Plan. Placement of rental property bordering two property lines of single-family neighborhoods does not conform to policy stated in the Sandy Springs Comprehensive Plan which states: “Protect single-family neighborhoods from the encroachment of non-residential land uses and high-density residential uses.” 3. The Character Area Map Amendment will reinforce the existing or planned character of the area. • Response: Landbridge Development request for Character Area Map Amendment DOES NOT reinforce the existing or planned character of the area. The request seeks to destroy the area. 4. The Character Area Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation. • Response: Landbridge Development request for Character Area Map Amendment will most likely result in the significantly reducing the tree canopy and building and parking will increase water runoff. Wildlife and vegetation will be significantly impacted. 5. The Character Area Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property. • Response: Landbridge Development request of Character Area Map Amendment will have a significant adverse impact on the 6 neighborhoods all within 1000 feet. Property values will diminish, traffic will increase, safety/crime if rental units, and privacy will be significantly impacted if multi-story building.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Thursday, September 9, 2021 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210909002719.474000

Citizen Name: Ray Moss

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: This input supersedes earlier input this afternoon. Case CA21-0001 Development Code Sec. 11.3.6. - Approval Criteria For a Character Area Map Amendment 16.3.6.b 1. The Character Area Map Amendment corrects an error or meets the challenge of some changing condition, trend or fact. • Response: Landbridge Development request for Character Area Map Amendment does not correct an error in the Next Ten Comprehensive Plan. Also the trend in this defined area is for Town Home neighborhood development, Condominium neighborhoods and traditional single detached home neighborhoods. 2. The Character Area Map Amendment substantially conforms with the remainder of the Comprehensive Plan. • Response: Landbridge Development request for Character Area Map Amendment does not substantially conform with the remainder of the Comprehensive Plan. Placement of rental property bordering two property lines of single-family neighborhoods does not conform to policy stated in the Sandy Springs Comprehensive Plan which states: “Protect single-family neighborhoods from the encroachment of non-residential land uses and high-density residential uses.” 3. The Character Area Map Amendment will reinforce the existing or planned character of the area. • Response: Landbridge Development request for Character Area Map Amendment DOES NOT reinforce the existing or planned character of the area. The request seeks to destroy the area. 4. The Character Area Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation. • Response: Landbridge Development request for Character Area Map Amendment will most likely result in significantly reducing the tree canopy and building pad & parking lot area will significantly increase water runoff. Wildlife and vegetation will be significantly impacted as well. 5. The Character Area Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property. • Response: Landbridge Development request of Character Area Map Amendment will have a significant adverse impact on the 6 neighborhoods all within 1000 feet. Property values will diminish, traffic will increase, safety/crime will most likely increase if federally subsidized rental apartments, and privacy will be significantly impacted if multi-story building.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Thursday, September 9, 2021 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210909014318.364000

Citizen Name: Richard Lowe

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: I am a resident of Drayton Hall and love our area. Our neighborhood and the surrounding area is not part of the dense urban area and it's not part of the Perimeter Center Character Area. It needs to remain single family homes so there is consistency with the rest of the surrounding area.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Thursday, September 9, 2021 8:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210909113627.888000

Citizen Name: Roger Spinnato

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: I object to the construction of this project as it will change the character of the area.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Monday, September 6, 2021 9:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210906131431.221000

Citizen Name: Sandra Ottinger

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: I strongly oppose the proposed development at 6669 Peachtree Dunwoody Rd. and the move to recharacterize our neighborhood to part of the Perimeter Center Character area. Our community is one of single-family homes and is NOT a dense urban center. We want this to remain to continue the character of our neighborhood

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Thursday, September 9, 2021 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210909011055.658000

Citizen Name: Sharon Griswold

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: I am opposed to the proposed change to the Character Area Map for many reasons. First and foremost the proposed site is not in a dense area and my neighborhood, Glen Meadow is a protected neighborhood. How would allowing this inappropriate, square peg in a round hole development protect our neighborhood and keeping the continuity of the surrounding single family homes and townhomes?. A much more suitable and supported option would be the development of townhomes which would be in keeping with the surrounding neighborhoods and in keeping with the current zoning map. As a community, it is not our responsibility to allow certain changes/zonings because that is what the price tag of the property warrants. It is not our job, or your job to allow this type of change because that is all the potential developer can afford. Please do not allow the Character Area Map Change for this property, which instead would be much better suited in an urban, high density area...which this side of the street is not. Thank you!

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Thursday, September 9, 2021 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210909030306.402000

Citizen Name: Susan vasigh

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: I strongly objection to this development because it's adjoins The Glen Meadow neighborhood at the south east of cul-de-sac of otter creek court & also strongly opposed to it Because it destroys the privacy of our neighborhood &also Bring more cars and traffic to peachtree Dunwoody.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Tuesday, September 7, 2021 3:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210907191340.901000

Citizen Name: Terry D Saturday

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED] GA 30328

Comment: Brenda and Terry Saturday OPPOSE and CHALLENGE the alleged reasonableness of the proposed changes by LandBridge Development. We are 25 year residents of Glen Meadow and are active participants in the Glen Meadow Homeowners Association that has historically opposed plans that seek changes to our CUP. Especially, UNREASONBLE changes. We have challenged to the end each process for changes that were NOT reasonable, and, in this case, we again challenge a change in zoning initiated by an amendment to the Perimeter Character Area Map that is seeking and will next seek changes to our PROTECTED NEIGHBORHOOD. We have worked with dozens of builders and the City Commissioners in the past to a reasonable solution. This proposal is unreasonable because it substantially impacts and challenges the Glen Meadow CUP-Protections status. Additionally, as active long-term investors in our neighborhood we have historically strived to maintain at our 32 homes values making improvements. The Glen Meadow homeowners have detrimentally relied on the Sandy Springs City Council and collaborative efforts by Perimeter City protections set forth in the Sandy Springs Comprehensive Plans to KEEP our neighborhood as a PROTECTED NEIGHBORHOOD status. Glen Meadow has on record worked with the City Council and REASONABLE developers and that can happen again - if reasonable. The proposal is unreasonable because of its impact to the established investments of single-family homes adjacent to the subject property. Property value is one very important challenge, and we ask that it remain a high priority for Perimeter Center and City Council to recognize that the placement of low-income housing's impacts our CUP investments. Perimeter Center should and must value the homeowners' views and resentment to changes to our PROTECTED NEIGHBORHOOD status. We respectfully suggest the City of Sandy Springs REJECT the Landbridge Development proposal. Another developer will be more reasonable, and they will come to work collaboratively with Glen Meadow Homeowners. Regards, Terry & Brenda Saturday

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Monday, September 6, 2021 8:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210906113832.533000

Citizen Name: Terry S Freedman

Citizen Email:

Citizen Phone:

Citizen Address:

Comment: What is the point of have protected zones if it is this easy to get the property reclassified? That said, if it is reclassified there should be some restrictions on use Building height should not exceed that of any adjacent property and sight buffers should be a minimum standard.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Thursday, July 15, 2021 3:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210715191511.426000

Citizen Name: Victor Raymond Moss

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: Request for copy of the Application filing by Petitioner Gary R. Hammond, Jr. for meeting scheduled for Thursday, July 29, 2021, 6:00pm.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Monday, September 6, 2021 12:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210906153303.472000

Citizen Name: William F. Ottinger

Citizen Email:

Citizen Phone:

Citizen Address:

Comment: This proposed development is entirely out of character with the surrounding single-family homes on the east side of Peachtree-Dunwoody Road. Opening the door to rental housing benefits only commercial developers, while lowering the neighborhood's integrity. Atlanta already suffers from far too much random mixture that benefits no one except commercial real estate companies. Every tax payer in our neighborhood opposes this proposal. Please vote it down.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Tuesday, October 5, 2021 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20211005102936.872000

Citizen Name: Michael Goltze

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: I oppose the proposed Character Area Map Amendment application. Our subdivision borders on quiet, low-density neighborhoods on all sides. Among other reasons, our homeowners invested into their properties based on this environment. If the application were to be approved it would for the first time bring Perimeter Center right to our doorstep. The applicant has already excluded the possibility of a townhouse project during the community meetings. Furthermore, Landbridge has a long track record of developing high-density apartment properties, in particular low-income housing. Such a development would have a significant negative impact on our neighborhood. In a worst-case scenario we would be faced with a 5-story rental property. We had no expectation for such a dramatic change. I believe the planned development is overambitious, shows no concern for impact on current residents, and is not a good fit for this location. Therefore, I ask the City Council deny the application. In addition, I want to comment on the developers request for deferral. Landbridge has forced this process upon us for the last four months. We have spent significant time and effort to prepare our arguments against this application. During community meetings the developer had steadfastly refused to provide details of the planned development, and was unwilling to make any concessions to homeowners. Faced with a recommendation for denial by city staff and the Planning Commission, their sudden willingness to modify the proposal is disingenuous. I ask the City Council to reach a decision on October 19. This would give all parties time to step back, and think about what kind of development would be suitable in this location. Hopefully it will then result in more constructive discussions with this or another developer down the road.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Sunday, September 19, 2021 9:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210919130332.884000

Citizen Name: Gadiel Rosario

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: We, as a community (The Meadows at Orchard Ct.), and I as HOA President, are opposed to the proposed Comprehensive Plan Character Area Map Amendment. We strive for our community to maintain its main characteristics of being single family homes, conserve and increase our immediate green space, control the alarming increase in traffic in our main two lane road (Peachtree-Dunwoody Rd.) which is our ONLY means of getting to and from our homes. We cannot accept that this type of proposed development affect our property values, visual impact of the area, and quality of life. The proposed amendment and construction will have no relation to the immediate surrounding housing/communities and will deteriorate and lessen the overall attractiveness of the area for new, existing, and potential future residents. Therefore, we very respectfully request for the proposed amendment to be denied.

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Anspach, Matthew

From: Sandy Springs GIS
Sent: Tuesday, September 21, 2021 10:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210921134415.425000

Citizen Name: Amy Siegel

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: As a homeowner 2 blocks from this property, I am strongly in support of amending the character area map to perimeter center. The current proposal of building apartment homes on this property will have a significant negative impact to this area including safety and security, traffic congestion, property value in the surrounding area, and overall area attractiveness. The building of single family homes is very strongly preferred by all current community members. Please consider rezoning to perimeter residential for the overall long term benefits to the community and its residents.

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

Anspach, Matthew

From: Sandy Springs GIS
Sent: Thursday, September 23, 2021 5:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20210923205957.888000

Citizen Name: Matthews

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: That section of Peachtree Dunwoody would be unable to sustain the additional traffic that would ensue from the project. Also the lot is not large enough to sustain a project of that magnitude.

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STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO AMEND THE COMPREHENSIVE CHARACTER AREA MAP FROM
PROTECTED NEIGHBORHOOD TO PERIMETER CENTER FOR PROPERTY LOCATED AT
6669 PEACHTREE DUNWOODY ROAD**

WHEREAS, The Mayor and City Council for the City of Sandy Springs (“City”) adopted the Next Ten Comprehensive Plan (“Next Ten”) on February 21, 2017; and

WHEREAS, the Next Ten Comprehensive Plan is an official statement of the City’s vision for its future. Its expresses the Sandy Springs’ community aspirations and goals for the City’s future, while articulating a corresponding set of policies and recommendations to guide future decisions regarding land use, development and capital improvements; and

WHEREAS, the Character Area Map serves as the City’s future development map and summarizes the land use and community form patterns envisioned by the plan for specific areas of the city; and

WHEREAS, pursuant to Section 11.3.2.B. of the City’s Development Code, the landowner has initiated an application for a Character Area Map Amendment; and

WHEREAS, a public hearing on the application at issue was held at the October 19, 2021 regular meeting of the City Council.

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on Tuesday October 19, 2021 at 6:00 p.m. as follows:

SECTION 1. That the Official Character Area Map, incorporated into and part of the Next Ten Comprehensive Plan, be amended so the Character Area for property located at **6669 Peachtree Dunwoody Road**, consisting of a total of approximately 1.27 acres, be changed from Protected Neighborhood to Perimeter Center.

ALL THAT TRACT or parcel of land lying and being in Land Lot 20 of the 17th District, City of Sandy Springs, Fulton County, Georgia by the attached site description; and

SECTION 2. That all Ordinances or part of Ordinances in conflict with the terms of this Ordinance are hereby repealed; and

SECTION 3. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 19th day of October, 2021.

Attest:

Approved:

Raquel D. Gonzalez, City Clerk

Russell K. Paul, Mayor

(Seal)

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 20 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, KNOWN AS 6669 PEACHTREE DUNWOODY ROAD, ACCORDING TO THE PRESENT NUMBERING SYSTEM OF SAID COUNTY, AS SHOWN ON THAT CERTAIN PLAT OF SURVEY FOR NORTHPARK ASSOCIATES II, LTD., DATED JANUARY 5, 1988, PREPARED BY GEORGIA LAND SURVEYING CO. INC., AND BEARING THE SEAL OF JOSH L. LEWIS, III, GEORGIA REGISTERED LAND SURVEYOR NO. 1751, AND BEING MORE RECENTLY SHOWN ON SURVEY FOR MICHAEL T. AUSTIN, DATED FEBRUARY 22, 1994, PREPARED BY DAVID A. BURRE, GEORGIA REGISTERED LAND SURVEYOR NO. 1965, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EASTERLY RIGHT OF-WAY LINE OF PEACHTREE DUNWOODY ROAD 1,025.0 FEET IN A NORTHERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE FROM THE SOUTHERLY LAND LOT LINE OF LAND LOT 20 OF THE AFORESAID DISTRICT AND COUNTY; RUN THENCE NORTH 03 DEGREES 30 MINUTES WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 197.47 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN SOUTH 84 DEGREES 35 MINUTES 52 SECONDS EAST A DISTANCE OF 313.94 FEET TO AN IRON PIN; RUN THENCE SOUTH 02 DEGREES 32 MINUTES 51 SECONDS WEST A DISTANCE OF 99.35 FEET TO AN IRON PIN; RUN THENCE SOUTH 05 DEGREES 01 MINUTES 36 SECONDS WEST A DISTANCE OF 97.52 FEET TO AN IRON PIN; RUN THENCE NORTH 84 DEGREES 15 MINUTES 57 SECONDS WEST A DISTANCE OF 288.97 FEET TO AN IRON PIN AND THE POINT OF BEGINNING, SAID TRACT OR PARCEL BEING IMPROVED PROPERTY CONTAINING 1.360 ACRES, ACCORDING TO AFORESAID PLAT OF SURVEY.

Mayor & City Council

October 19, 2021



SANDY SPRINGS™
GEORGIA

CA21-0001

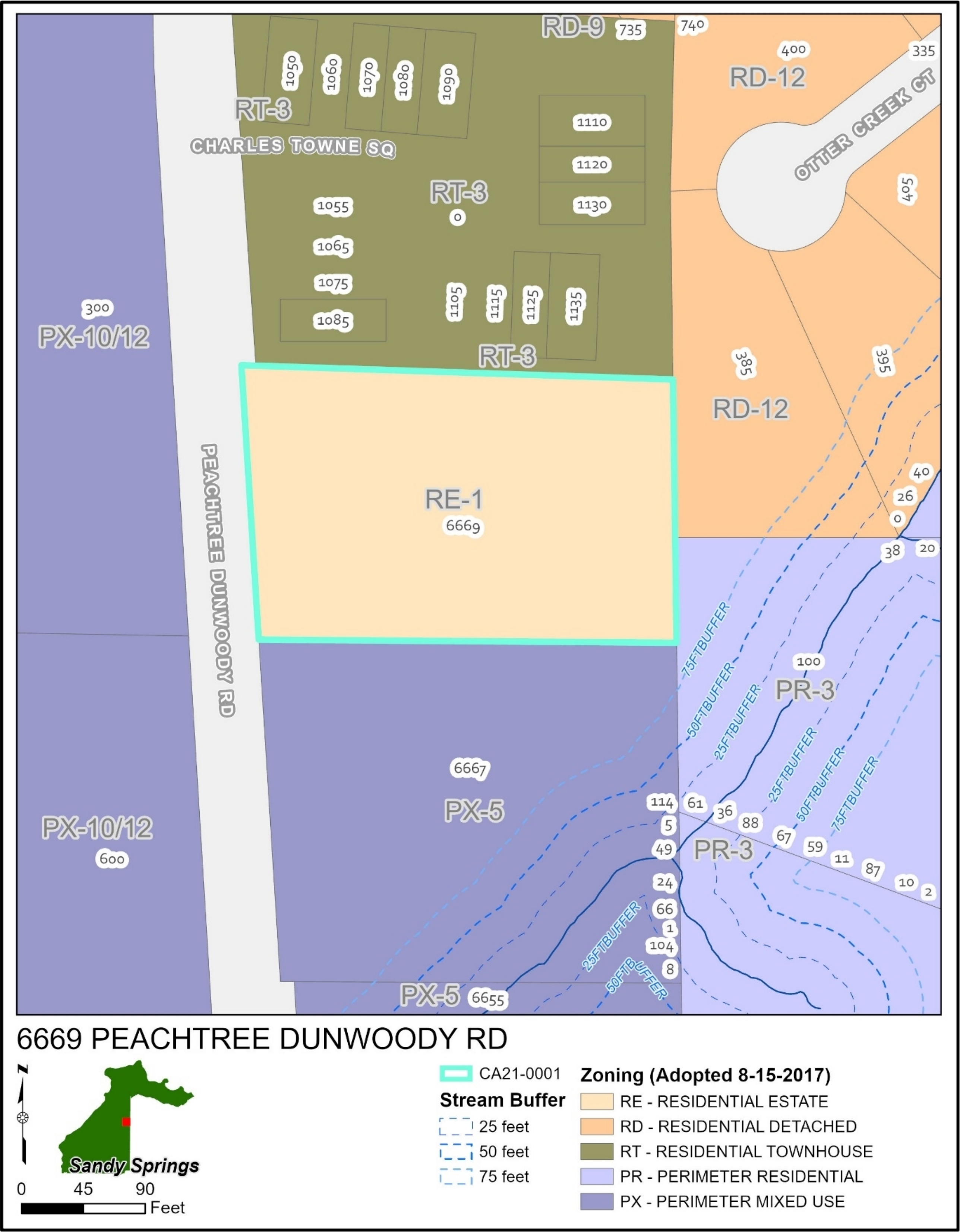
6669 Peachtree Dunwoody Road

**Comprehensive Plan Character Area Map Amendment from
Protected Neighborhood to Perimeter Center**

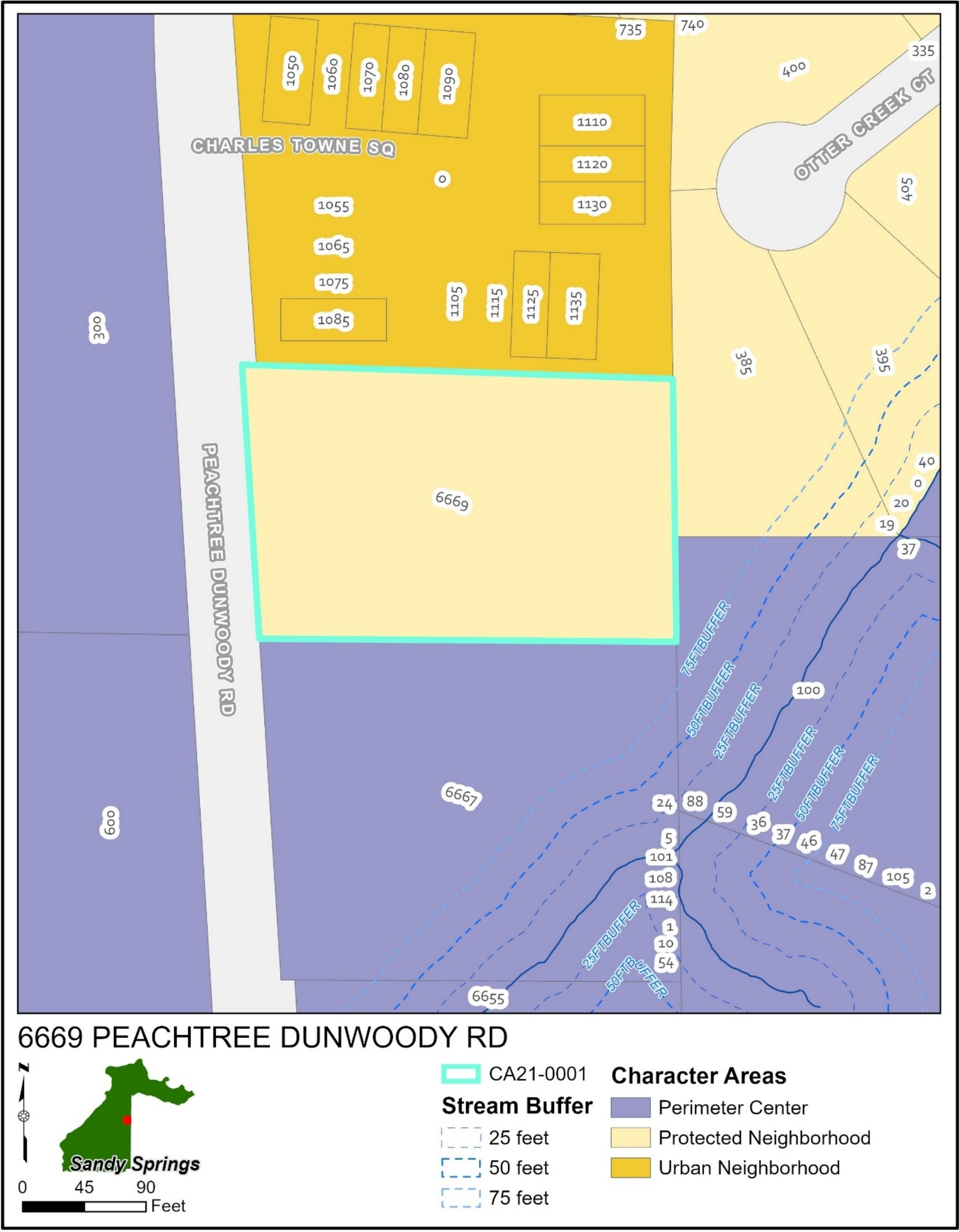
Staff Recommendation: Denial

Planning Commission Recommendation: Denial

Zoning Map



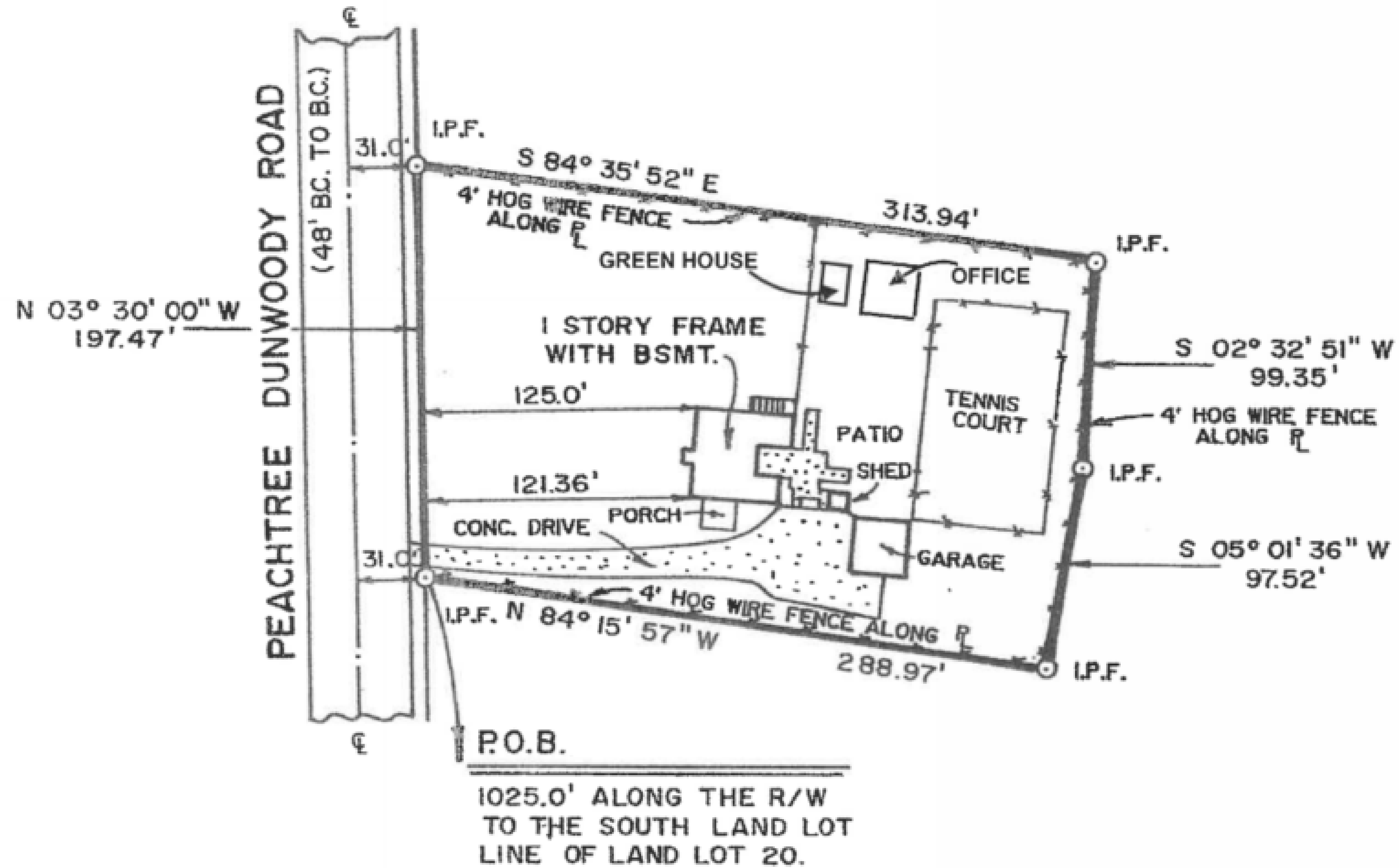
Character Area Map







Survey



Proposed Development

- For the Character Area Map Amendment stage of the zoning process, a proposed development is not considered
- Evaluating the proposed change in regards to character, one can assume a very distinct change from the current single unit residential development under Protected Neighborhood character (the least intense use character area) to Perimeter Center (the most intense use character area).

Staff Considerations

- Existing property maintains similar zoning as it did prior to 2017
- Development under Protected Neighborhood and Perimeter Center will inherently accomplish vastly different types and scale of developments
- Proposal would incur a District Boundary Buffer to the north and a Protected Neighborhood Transition Buffer to the east
- Staff does not see the current Character Area as appropriate for the future of the property in its context to PDR; however Staff does not believe that Perimeter Center Character Area would provide the most appropriate land use transition with the properties to the north and east in particular

Character Area Zoning Districts

- Zoning districts permitted in Protected Neighborhood:
 - RE- (Residential Estate) Up to 3 Stories
 - RD- (Residential Detached) Up to 3 Stories
 - PK- (Parks) Up to 35' in Height
 - CON- (Conservation) Up to 15' in Height
- Zoning districts permitted in Perimeter Center:
 - PR- (Perimeter Residential) Up to 5 Stories
 - PX- (Perimeter Mixed Use) Up to 35 Stories
 - PM- (Perimeter Medical) Up to 35 Stories

Recommendation

- Staff recommends denial of CA21-0001 to amend the Character Area of the proposed parcel from Protected Neighborhood to Perimeter Center.
- The Planning Commission recommended denial at the September 22 meeting.



P&Z STAFF REPORT

Mayor & City Council Meeting, October 19, 2021

Case: **TA21-0004 – (School, Private (K-12) and Library, Museum in ON-)**
Staff Contact: Matthew Anspach (MAnspach@sandyspringsga.gov)
Report Date: October 7, 2021

PURPOSE

An Ordinance to amend the following Development Code Division and Section:

Div. 7.2. Allowed Use Table
Sec. 7.4.1. Public and Civic Uses

RECOMMENDATION

Department of Community Development

Staff recommends **Approval** of **Text Amendment** TA21-0004.

Planning Commission (Meeting on September 22, 2021)

The Planning Commission recommended **Denial** of **Text Amendment** TA21-0004.

Following Staff's presentation on TA21-0004, several citizens spoke in support and opposition.

Citizens who spoke in support had various suggested modifications which included changing the proposed "limited use" designations to "conditional use"; a smaller enrollment cap; applying any enrollment cap to the site size; ensuring that unaffiliated daycares continue to be prohibited; and for affiliated daycare numbers to be included in any enrollment cap.

There were also citizens who spoke in opposition with general concerns including increased traffic, density and intensity of use.

Commissioner Porter motioned to recommend denial of TA21-0004. Commissioner Kelly seconded the motion. The motion to recommend denial of the application carried 5-0.

PROCESS

Planning Commission Hearing: September 22, 2021	Mayor and City Council Hearing: October 19, 2021
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PROPOSED AMENDMENT																				
Div. 7.2. Allowed Use Table																				
Allowed Use Table	Protected Neighborhood				Urban Neighborhood				Corridors & Nodes								Perimeter Center			
Use Category: Specific Use	R E	R D	P K	CO N	R U	R T	R M	R X	ON -	OX -	CX -	SX -	TX -	CS -	IX -	CC -	PR -	PX -	P M-	Definitio n/ Standar ds
Public and Civic Uses																				
Civic																				Sec. 7.4.1
College/univers ity	—	—	—	—	—	—	—	—	P	P	—	P	P	P	P	—	P	P		Sec. 7.4.1.B
Government facility	C	C	P	—	C	C	C	C	—	P	P	P	P	P	P	P	C	P	P	Sec. 7.4.1.D
Library/museu m	—	—	—	—	—	—	—	—	L	P	P	P	P	P	P	P	—	P	P	Sec. 7.4.1.E
Place of assembly	—	—	—	—	—	—	—	—	P	P	P	—	P	P	P	P	—	P	P	Sec. 7.4.1.C
Place of worship	C	C	—	—	C	C	C	C	P	P	P	—	P	P	P	P	C	P	P	Sec. 7.4.1.F
Prison/correcti onal facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	Sec. 7.4.1.G
School, private (K-12)	C	C	—	—	C	C	C	C	L	L	L	-	P	P	L	L	C	P	P	Sec. 7.4.1.H

School, public (K-12)	P	P	—	—	P	P	P	P	—	P	P	-	P	P	P	P	P	P	P	Sec. 7.4.1.I
Sec. 7.4.1.E. Library, Museum																				
E. Library, Museum Defined A facility having public significance by reason of its architecture or former use or occupancy, or a building serving as a repository for a collection of books, natural, scientific, literary curiosities or objects of interest, or works of art, and arranged, intended, and designed to be viewed by members of the public, with or without an admission fee, and which may include as an accessory use the sale of goods to the public as gifts or for their own use. Additional Use Standards - In the ON- District, the following Additional Use Standards apply - Lot area shall be a minimum of one (1) acre and a maximum of three (3) acres. - Access shall be from an arterial street. - The maximum lot coverage and maximum building height shall not exceed those in the ON- District.																				
Sec. 7.1.4.H. School, Private (K-12)																				
H. School, Private (K-12) Defined An educational use having a curriculum at least equal to a public school, but not operated by the Fulton County Board of Education. Basic Use Standards - Day care facilities (see Sec. 7.5.5) in association with the school do not require a separate conditional use permit. - No buildings and refuse area may be located within 100 feet of a Protected Neighborhood district used for residential purposes. - No active outdoor recreation area may be located within 100 feet of a Protected Neighborhood district used for residential purposes. - No parking areas may be located within 50 feet of any Protected Neighborhood district used for residential [purposes]. - Student drop-off and vehicular turn-around facilities must be provided on-site so that vehicles may re-enter the street in a forward manner. - Off-site stadium: - Vehicular access is prohibited from a local street. - A minimum 200-foot buffer and minimum 10-foot improvement setback must be provided along all common lot lines adjacent to a Protected Neighborhood or Urban Neighborhood district. - The hours of operation are limited to 6:00 AM and 11:00 PM adjacent to a street right-of-way or residential district. Additional Use Standards - Minimum lot area is 1 acre. - Permitted curb cut access must not be from a local street.																				

- c. The maximum lot coverage and maximum building height beyond those of the underlying zoning district are determined through the Conditional Use Permit process.
- d. In the ON- District, the following Additional Use Standards apply
 - i. Lot area shall be a minimum of one (1) acre and a maximum of three (3) acres.
 - ii. Access shall be from an arterial street.
 - iii. The maximum lot coverage and maximum building height shall not exceed those in the ON- District.
 - iv. There shall be no more than 250 students.
 - v. There shall be no athletic facilities on site. Any requirement for student recreation areas shall be permitted, as is required by the appropriate regulating State Authority.

BACKGROUND

Currently, School, Private (K-12) and Library, Museum are not permitted in the Office Neighborhood (ON-) District (Div. 7.2.). The ON- District is found in south Sandy Springs, south of I-285, primarily along Roswell Road and Glenridge Drive.

In the residential Protected Neighborhood (RE-, RD-) and the Urban Neighborhood (RU-, RT-, RM-, RX-) Districts, as well as in the Perimeter Residential (PR-) District, School, Private (K-12) is permitted with the approval of a Conditional Use Permit.

In most of the Corridors & Nodes Districts (OX-, CX-, IX-, CC-), School, Private (K-12) is permitted as a limited use.

In the TX-, CX-, and two other Perimeter Center (PM-, PX-) Districts, School, Private (K-12) is permitted as of right.

In all but the primary residential districts, Library, Museum is permitted as of right.

The ON- District is intended for office and related commercial uses and allows for civic, open space, and park uses (Sec. 4.1.1.). School, Private (K-12) and Library, Museum are types of civic uses. Place of Assembly is a civic use that is permitted in ON-, and Place of Worship is a civic use that is a limited use in ON-. College/University, Government Facility, Prison/Correctional Facility, and School, Public (K-12) are all civic uses that are not permitted in ON-, and would remain as such under the proposed text amendment.

For these reasons, Staff recommends that Div. 7.2. be amended, such that School, Private (K-12) and Library Museum be permitted as limited uses in ON- as is consistent with how School, Private (K-12) is currently regulated in most Corridors & Nodes Districts, and since a limited use requires compliance with Additional Use Standards (Sec. 7.1.5.).

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, Staff recommends **Approval** of **Text Amendment** TA21-0004, An Ordinance to amend the following Development Code Division and Section:

Div. 7.2. Allowed Use Table
Sec. 7.4.1. Public and Civic Uses

TA21-0004 Text Edits

(Div. 7.2.) Allowed Use Table

Allowed Use Table	Protected Neighborhood				Urban Neighborhood				Corridors & Nodes								Perimeter Center			
Use Category: Specific Use	R E	R D	P K	CO N	R U	R T	R M	R X	ON -	OX -	CX -	SX -	TX -	CS -	IX -	CC -	PR -	PX -	P M-	Definitio n/ Standar ds
Public and Civic Uses																				
Civic																				Sec. 7.4.1
College/univers ity	—	—	—	—	—	—	—	—	P	P	—	P	P	P	P	P	—	P	P	Sec. 7.4.1.B
Government facility	C	C	P	—	C	C	C	C	—	P	P	P	P	P	P	P	C	P	P	Sec. 7.4.1.D
Library/museu m	—	—	—	—	—	—	—	L	P	P	P	P	P	P	P	P	—	P	P	Sec. 7.4.1.E
Place of assembly	—	—	—	—	—	—	—	P	P	P	—	P	P	P	P	P	—	P	P	Sec. 7.4.1.C
Place of worship	C	C	—	—	C	C	C	C	P	P	P	—	P	P	P	P	C	P	P	Sec. 7.4.1.F
Prison/correcti onal facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	Sec. 7.4.1.G
School, private (K-12)	C	C	—	—	C	C	C	C	L	L	L	-	P	P	L	L	C	P	P	Sec. 7.4.1.H
School, public (K-12)	P	P	—	—	P	P	P	P	—	P	P	-	P	P	P	P	P	P	P	Sec. 7.4.1.I

(Sec. 7.4.1.) Civic

E. Library, Museum

1. **Defined** A facility having public significance by reason of its architecture or former use or occupancy, or a building serving as a repository for a collection of books, natural, scientific, literary curiosities or objects of interest, or works of art, and arranged, intended, and designed to be viewed by members of the public, with or without an admission fee, and which may include as an accessory use the sale of goods to the public as gifts or for their own use.
2. **Additional Use Standards**
 - a. In the ON- District, the following Additional Use Standards apply
 - i. Lot area shall be a minimum of one (1) acre and a maximum of three (3) acres.
 - ii. Access shall be from an arterial street.
 - iii. The maximum lot coverage and maximum building height shall not exceed those in the ON- District.

H. School, Private (K-12)

1. **Defined** An educational use having a curriculum at least equal to a public school, but not operated by the Fulton County Board of Education.

2. Basic Use Standards

- a. Day care facilities (see Sec. 7.5.5) in association with the school do not require a separate conditional use permit.
- b. No buildings and refuse area may be located within 100 feet of a Protected Neighborhood district used for residential purposes.
- c. No active outdoor recreation area may be located within 100 feet of a Protected Neighborhood district used for residential purposes.
- d. No parking areas may be located within 50 feet of any Protected Neighborhood district used for residential [purposes].
- e. Student drop-off and vehicular turn-around facilities must be provided on-site so that vehicles may re-enter the street in a forward manner.
- f. Off-site stadium:
 - i. Vehicular access is prohibited from a local street.
 - ii. A minimum 200-foot buffer and minimum 10-foot improvement setback must be provided along all common lot lines adjacent to a Protected Neighborhood or Urban Neighborhood district.
 - iii. The hours of operation are limited to 6:00 AM and 11:00 PM adjacent to a street right-of-way or residential district.

3. Additional Use Standards

- a. Minimum lot area is 1 acre.
- b. Permitted curb cut access must not be from a local street.
- c. The maximum lot coverage and maximum building height beyond those of the underlying zoning district are determined through the Conditional Use Permit process.
- d. In the ON- District, the following Additional Use Standards apply
 - i. Lot area shall be a minimum of one (1) acre and a maximum of three (3) acres.
 - ii. Access shall be from an arterial street.
 - iii. The maximum lot coverage and maximum building height shall not exceed those in the ON- District.
 - iv. There shall be no more than 250 students.
 - v. There shall be no athletic facilities on site. Any requirement for student recreation areas shall be permitted, as is required by the appropriate regulating State Authority.

STATE OF GEORGIA
CITY OF SANDY SPRINGS

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA TO AMEND DIV. 7.2. ALLOWED USE TABLE AND SEC. 7.4.1. PUBLIC AND CIVIC USES OF THE SANDY SPRINGS DEVELOPMENT CODE AS FURTHER DESCRIBED BELOW; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the City of Sandy Springs is charged with providing for the health, safety and welfare of the citizens of the City; and

WHEREAS, the City of Sandy Springs previously adopted and amended the Development Code and has identified text amendments necessary to the proper implementation of The Next Ten Comprehensive Plan; and

WHEREAS, the Mayor and City Council have conducted a properly-advertised Public Hearing prior to adoption of this Ordinance in accordance with the Zoning Procedures Act.

NOW THEREFORE, THE MAYOR AND COUNCIL FOR THE CITY OF SANDY SPRINGS HEREBY ORDAIN AS FOLLOWS:

SECTION I: The City of Sandy Springs Development Code is hereby amended by revising certain sections as follows:

Section	Text to be Adopted																				
Div. 7.2. Allowed Use Table	Div. 7.2. Allowed Use Table																				
	Allowed Use Table	Protected Neighborhood				Urban Neighborhood				Corridors & Nodes								Perimeter Center			
	Use Category: Specific Use	RE	RD	PK	CON	RU	RT	RM	RX	ON	OX	CX	SX	TX	CS	IX	CC	PR	PX	PM	Definition/Standard s
	Public and Civic Uses																				
	Civic																				Sec. 7.4.1
	College/university	—	—	—	—	—	—	—	—	—	P	P	—	P	P	P	P	—	P	P	Sec. 7.4.1.B

Government facility	C	C	P	—	C	C	C	C	—	P	P	P	P	P	P	P	C	P	P	Sec. 7.4.1.D
Library/museum	—	—	—	—	—	—	—	—	L	P	P	P	P	P	P	P	—	P	P	Sec. 7.4.1.E
Place of assembly	—	—	—	—	—	—	—	—	P	P	P	—	P	P	P	P	—	P	P	Sec. 7.4.1.C
Place of worship	C	C	—	—	C	C	C	C	P	P	P	—	P	P	P	P	C	P	P	Sec. 7.4.1.F
Prison/correctional facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	Sec. 7.4.1.G
School, private (K-12)	C	C	—	—	C	C	C	C	L	L	L	—	P	P	L	L	C	P	P	Sec. 7.4.1.H
School, public (K-12)	P	P	—	—	P	P	P	P	—	P	P	—	P	P	P	P	P	P	P	Sec. 7.4.1.I

Sec.
7.4.1.E.
Library,
Museum

E. Library, Museum

1. **Defined** A facility having public significance by reason of its architecture or former use or occupancy, or a building serving as a repository for a collection of books, natural, scientific, literary curiosities or objects of interest, or works of art, and arranged, intended, and designed to be viewed by members of the public, with or without an admission fee, and which may include as an accessory use the sale of goods to the public as gifts or for their own use.

2. Additional Use Standards

a. In the ON- District, the following Additional Use Standards apply

- i. Lot area shall be a minimum of one (1) acre and a maximum of three (3) acres.
- ii. Access shall be from an arterial street.
- iii. The maximum lot coverage and maximum building height shall not exceed those in the ON- District.

Sec.
7.1.4.H
School,
Private
(K-12)

H. School, Private (K-12)

1. **Defined** An educational use having a curriculum at least equal to a public school, but not operated by the Fulton County Board of Education.
2. **Basic Use Standards**
 - a. Day care facilities (see Sec. 7.5.5) in association with the school do not require a separate conditional use permit.
 - b. No buildings and refuse area may be located within 100 feet of a Protected Neighborhood district used for residential purposes.
 - c. No active outdoor recreation area may be located within 100 feet of a Protected Neighborhood district used for residential purposes.

	d. No parking areas may be located within 50 feet of any Protected Neighborhood district used for residential [purposes]. e. Student drop-off and vehicular turn-around facilities must be provided on-site so that vehicles may re-enter the street in a forward manner. f. Off-site stadium: i. Vehicular access is prohibited from a local street. ii. A minimum 200-foot buffer and minimum 10-foot improvement setback must be provided along all common lot lines adjacent to a Protected Neighborhood or Urban Neighborhood district. iii. The hours of operation are limited to 6:00 AM and 11:00 PM adjacent to a street right-of-way or residential district. 3. Additional Use Standards a. Minimum lot area is 1 acre. b. Permitted curb cut access must not be from a local street. c. The maximum lot coverage and maximum building height beyond those of the underlying zoning district are determined through the Conditional Use Permit process. d. In the ON- District, the following Additional Use Standards apply i. Lot area shall be a minimum of one (1) acre and a maximum of three (3) acres. ii. Access shall be from an arterial street. iii. The maximum lot coverage and maximum building height shall not exceed those in the ON- District. iv. There shall be no more than 250 students. v. There shall be no athletic facilities on site. Any requirement for student recreation areas shall be permitted, as is required by the appropriate regulating State Authority.
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SECTION II: It is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of the City of Sandy Springs Development Code, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

SECTION IV: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION V: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

SECTION VI: This Ordinance shall become effective immediately upon adoption.

APPROVED AND ADOPTED this the 19th day of October, 2021.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk

(Seal)

Mayor & City Council

October 19, 2021



SANDY SPRINGS™
GEORGIA

TA21-0004

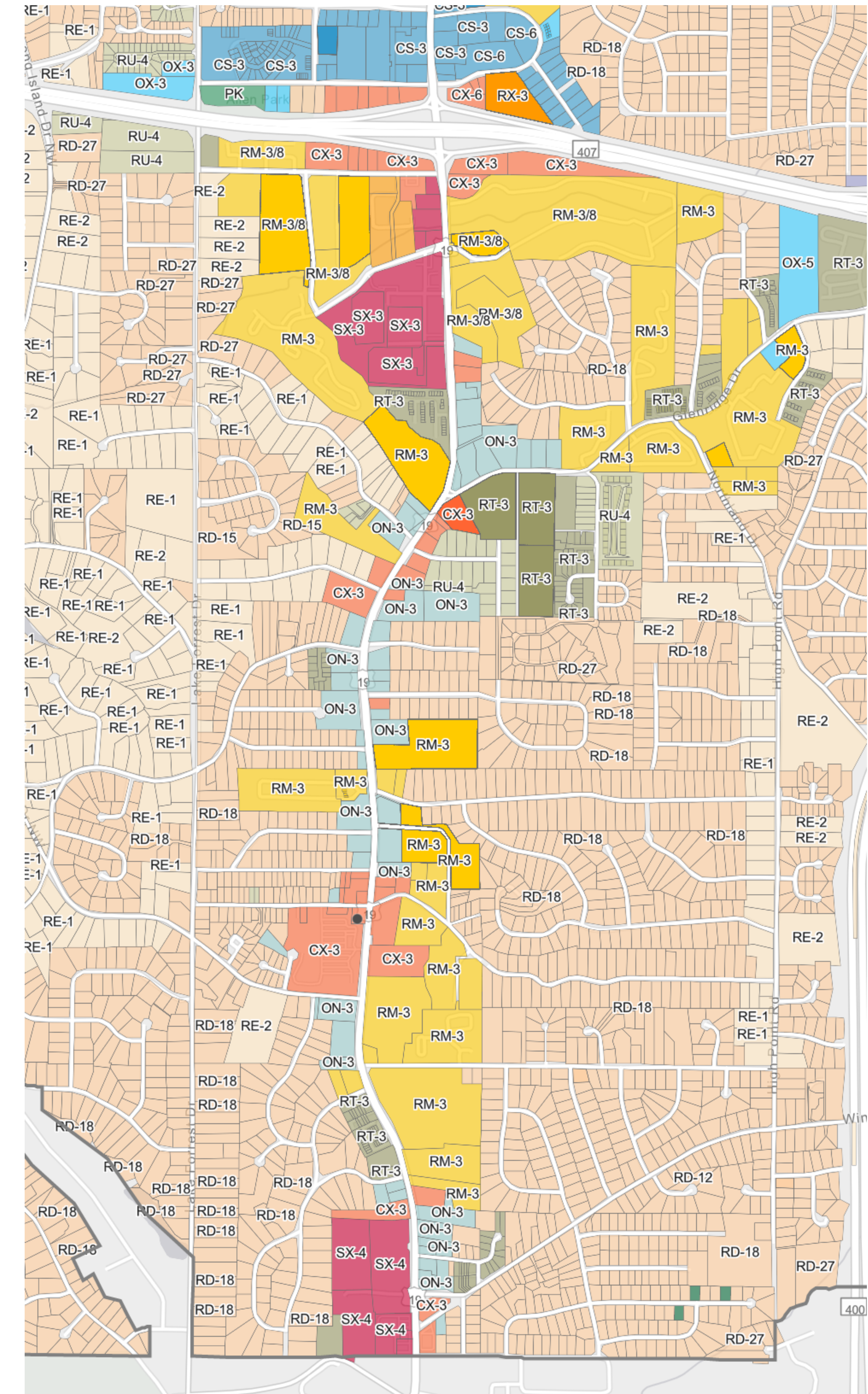
**Regarding School, Private (K-12),
and Museum in ON-**

Purpose

- An Ordinance to amend the following Development Code Article and Division:
 - Div. 7.2. Allowed Use Table
 - Sec. 7.4.1. Civic

ON- District and Uses

- ON- is south of I-285, primarily along Roswell Road and Glenridge Drive
- It is intended for office and commercial uses and allows for civic, open space, and park uses
- School, Private (K-12) (a type of civic use) IS NOT PERMITTED
- Place of Assembly (another type of civic use) IS PERMITTED
- Place of Worship (another type of civic use) is a LIMITED USE



ON- Use Recommendations

- Staff recommends that School, Private (K-12) be re-designated as a **LIMITED USE**, consistent with how it is currently regulated in most Corridors & Nodes Districts
 - A limited use requires compliance with additional use standards
- The same change to **LIMITED USE** is also recommended for Library/Museum

Allowed Use Table	Protected Neighborhood				Urban Neighborhood				Corridors & Nodes								Perimeter Center			
Use Category: Specific Use	RE	RD	PK	CON	RU	RT	RM	RX	ON-	OX-	CX-	SX-	TX-	CS-	IX-	CC-	PR-	PX-	PM-	Definition/ Standards
Public and Civic Uses																				
Civic																				Sec. 7.4.1
College/university	—	—	—	—	—	—	—	—	—	P	P	—	P	P	P	P	—	P	P	Sec. 7.4.1.B
Government facility	C	C	P	—	C	C	C	C	—	P	P	P	P	P	P	P	C	P	P	Sec. 7.4.1.D
Library/museum	—	—	—	—	—	—	—	—	L	P	P	P	P	P	P	P	—	P	P	Sec. 7.4.1.E
Place of assembly	—	—	—	—	—	—	—	—	P	P	P	—	P	P	P	P	—	P	P	Sec. 7.4.1.C
Place of worship	C	C	—	—	C	C	C	C	L	L	L	—	P	P	L	L	C	P	P	Sec. 7.4.1.F
Prison/correctional facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	Sec. 7.4.1.G
School, private (K-12)	C	C	—	—	C	C	C	C	L	L	L	-	P	P	L	L	C	P	P	Sec. 7.4.1.H
School, public (K-12)	P	P	—	—	P	P	P	P	—	P	P	-	P	P	P	P	P	P	P	Sec. 7.4.1.I

Additional Use Standards Recommendations

- Staff recommends that School, Private (K-12) Additional Use Standards be revised to require that schools be small-moderate in size, as per 3.d.

(Sec. 7.4.1.) Civic

E. Library, Museum

1. **Defined** A facility having public significance, of its architecture or former use or occupancy, or standing serving as a repository for a collection of books, natural, scientific, literary curiosities or objects of interest, or works of art, and arranged, intended, and designed to be viewed by members of the public, with or without an admission fee, and which may include as an accessory use the sale of goods to the public as gifts or for their own use.

2. Additional Use Standards

- a. In the ON- District, the following Additional Use Standards apply
 - i. Lot area shall be a minimum of one (1) acre and a maximum of three (3) acres.
 - ii. Access shall be from an arterial street.
 - iii. The maximum lot coverage and maximum building height shall not exceed those in the ON- District.

H. School, Private (K-12)

1. **Defined** An educational use having a curriculum at least equal to a public school, but not operated by the Fulton County Board of Education.
2. **Basic Use Standards**
 - a. Day care facilities (see Sec. 7.5.5) in association with the school do not require a separate conditional use permit.
 - b. No buildings and refuse area may be located within 100 feet of a Protected Neighborhood district used for residential purposes.
 - c. No active outdoor recreation area may be located within 100 feet of a Protected Neighborhood district used for residential purposes.
 - d. No parking areas may be located within 50 feet of any Protected Neighborhood district used for residential [purposes].
 - e. Student drop-off and vehicular turn-around facilities must be provided on-site so that vehicles may re-enter the street in a forward manner.
 - f. Off-site stadium:
 - i. Vehicular access is prohibited from a local street.
 - ii. A minimum 200-foot buffer and minimum 10-foot improvement setback must be provided along all common lot lines adjacent to a Protected Neighborhood or Urban Neighborhood district.
 - iii. The hours of operation are limited to 6:00 AM and 11:00 PM adjacent to a street right-of-way or residential district.

3. Additional Use Standards

- a. Minimum lot area is 1 acre.
- b. Permitted curb cut access must not be from a local street.
- c. The maximum lot coverage and maximum building height beyond those of the underlying zoning district are determined through the Conditional Use Permit process.
- d. In the ON- District, the following Additional Use Standards apply
 - i. Lot area shall be a minimum of one (1) acre and a maximum of three (3) acres.
 - ii. Access shall be from an arterial street.
 - iii. The maximum lot coverage and maximum building height shall not exceed those in the ON- District.
 - iv. There shall be no more than 250 students.
 - v. There shall be no athletic facilities on site. Any requirement for student recreation areas shall be permitted, as is required by the appropriate regulating State Authority.

Recommendation

- Staff recommends **Approval** of **Text Amendment** TA21-0004.
- The Planning Commission recommended **Denial** of **Text Amendment** TA21-0004 at their September 22, 2021 Public Hearing.



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: Nesa Thompson, Revenue Technician

DATE: September 27, 2021 Submission for the October 19, 2021 Meeting

ITEM: ABL # 76484, an Alcoholic Beverage License Application for La Cosecha Sandy Springs, LLC D/B/A La Parrilla Mexican Restaurant – 6600 Alastair Drive, Ste. 700, Sandy Springs, GA 30328. Applicant is La Cosecha Sandy Springs, LLC D/B/A La Parilla Mexican Restaurant; Martin Hernan Velasquez Benavides for Consumption on the Premises of Wine, Malt Beverages, and Distilled Spirits.

Recommendation:

Approve the application for Consumption on the Premises of Wine, Malt Beverages, and Distilled Spirits for La Cosecha Sandy Springs, LLC dba La Parilla Mexican Restaurant – 6600 Alastair Drive, Ste. 700, Sandy Springs, GA 30328

Background:

Applicant submitted a completed application on March 17, 2021. Applicant has passed the background investigation.

Discussion:

This is a New Ownership for Consumption on the Premises of Wine, Malt Beverages, and Distilled Spirits. The business is located at the intersection of Aria Boulevard and Aria Village Drive.

Staff has reviewed this application and recommends approval.

Financial Impact:

Revenue - \$6,700

Alternatives:

None

Attachments:

1. public hearing letter - La Parilla Mexican Restaurant
2. final hearing letter- La Parilla Mexican Restaurant



SANDY SPRINGS

GEORGIA

**CITY OF SANDY SPRINGS
PUBLIC NOTICE
21-76484**

PLACE: City of Sandy Springs City Hall
1 Galambos Way
Sandy Springs, GA 30328

DATE & TIME: October 19, 2021
6:00 P.M.

PURPOSE: Alcoholic Beverage License Application
Consumption on the Premises
Wine, Malt and Distilled Spirits

APPLICANT: La Cosecha Sandy Springs, LLC
dba La Parilla Mexican Restaurant
6600 Alastair Drive, Ste. 700
Sandy Springs, GA 30328



SANDY SPRINGS

GEORGIA

To: Andrea Surratt, City Manager

From: Toni Jo Howard, Finance Director

Date: September 27, 2021 for Submission onto the October 19, 2021 City Council Meeting

Agenda Item: 76484 - Approval of Alcoholic Beverage License Application for La Cosecha Sandy Springs, LLC dba La Parilla Mexican Restaurant – 6600 Alastair Drive, Ste. 700, Sandy Springs, GA 30328

Applicant is La Cosecha Sandy Springs, LLC dba La Parilla Mexican Restaurant; Martin Hernan Velasquez Benavides for Consumption on the Premises of Wine, Malt Beverages, and Distilled Spirits.

CMO (City Manager's Office) Recommendation:

Approve the application for Consumption on the Premises of Wine, Malt Beverages, and Distilled Spirits for La Cosecha Sandy Springs, LLC dba La Parilla Mexican Restaurant – 6600 Alastair Drive, Ste. 700, Sandy Springs, GA 30328

Background:

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Discussion:

This is a New Ownership for Consumption on the Premises of Wine, Malt Beverages, and Distilled Spirits. The business is located at the intersection of Aria Boulevard and Aria Village Drive.

Staff has reviewed this application and recommends approval.

Alternatives:

None

Financial Impact:

Revenue - \$6,700



SANDY SPRINGS

GEORGIA

Concurrent Review:

Nesa Thompson, Revenue Specialist



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: William H. Martin, Jr., AIA, Public Works Director

DATE: September 22, 2021 Submission for the October 19, 2021 Meeting

ITEM: Request for Mayor and City Council Consideration of a Resolution to Authorize a Change Order to Amend the Existing Contract for Construction Services with Vertical Earth, Inc., for the Sandy Springs Circle Streetscape Project – Mount Vernon Highway to Hammond Drive, CC-10 Project; to Provide for Changes to Project Scope and Increased Costs Due to Delays Caused by Utility Relocations; and to Authorize the City Manager to Execute the Change Order

Recommendation:

Staff recommends that Council authorize the City Manager to execute Change Order 4, increasing the Contract for Construction Services with Vertical Earth, Inc. in the amount of \$201,238.86 for the Project, within the City of Sandy Springs, Fulton County, Georgia ("City").

Background:

The Contract for this federally funded (80/20 match) Project was advertised for bids on May 15, 2019 with bids received on June 19, 2019. On July 16, 2019, the Contract was awarded to Vertical Earth, the lowest most responsive and responsible bidder, in the amount of \$2,531,053.19 with a Contract performance period of two-hundred (200) days. As part of this Project, the overhead utilities (Georgia Power, Comcast, and AT&T) were required to relocate to an underground joint utility trench. This work was planned to be completed prior to the Project construction start.

The City entered into an agreement with Georgia Power on March 12, 2018, and provided payment to it for the relocation work. Agreements and/or payments were also made to AT&T (January 17, 2018) and Comcast (October 26, 2018) for the relocation work. The Project received Utility Certification by GDOT on December 17, 2018.

The City anticipated that utility work would commence shortly after certification was received. Georgia Power was to lead the effort on the overhead to underground relocation and needed to begin prior to the other utilities; however, due to reported delays in Georgia Power obtaining their easements and scheduling issues, Georgia Power did not begin their work until October 29, 2019. As a result of the Georgia Power delays, all other utility relocations were delayed. The utility work delays resulted in a delayed start to Vertical Earth; therefore, Vertical Earth could not be given Notice to Proceed (NTP) for construction until June 22, 2020. Due to the still ongoing utility work, Vertical Earth did not have full access to the Project site at the time of NTP. Project revisions plus accommodation for the still ongoing utility relocations increased the required Project performance period.

A previous change order, Change Order 3, increased the performance period by two-hundred eighty-six (286) days, for a total of four-hundred eighty six (486) days. The Project is planned to reach substantial completion by the end of October 2021.

Discussion:

Per the executed contract with Vertical Earth, the submitted bid price was good until November 16, 2019 (one hundred and fifty (150) days from the date of bid opening), with an original performance period of two hundred (200) days. Due to the delayed start and the performance period extension, Vertical Earth is requesting additional funds to complete the Project. In addition to Project design changes that have affected the cost, Vertical Earth has documented increases in material and shipping costs and requests additional funds to cover those increases. Vertical Earth has requested an additional \$260,343.76 to cover those increased costs. In response to Project scope and design changes, items totaling \$59,104.90 have been removed from the Project, resulting in a total request of \$201,238.86 for the Project by Vertical Earth.

Financial Impact:

The total proposed fee for Change Order 4 is \$201,238.86 and is reasonable per staff review of Contract item pricing and material cost increase documentation. The original contract fee was \$2,531,053.19. With Change Order 4, the total Contract amount would increase to \$2,732,292.05. Sufficient funds are available in Project CC-10 to cover these additional expenses.

Alternatives:

N/A

Attachments:

1. Vicinity Map
2. Resolution

CC-10-7 Sandy Springs Circle Streetscape Project Vicinity Map



STATE OF GEORGIA
COUNTY OF FULTON

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS TO AUTHORIZE A CHANGE ORDER TO AMEND THE EXISTING CONTRACT FOR CONSTRUCTION SERVICES WITH VERTICAL EARTH, INC., FOR THE SANDY SPRINGS CIRCLE STREETScape PROJECT – MOUNT VERNON HIGHWAY TO HAMMOND DRIVE, CC-10 PROJECT; TO PROVIDE FOR CHANGES TO PROJECT SCOPE AND INCREASED COSTS DUE TO DELAYS CAUSED BY UTILITY RELOCATIONS; AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE CHANGE ORDER

WHEREAS, pursuant to competitive procurement, the City of Sandy Springs (“City”) currently is a party to a contract (“Contract”) with Vertical Earth, Inc. (“Vertical Earth”) for the Sandy Springs Circle Streetscape Project – Mount Vernon Highway to Hammond Drive, CC-10 (“Project”); and

WHEREAS, the Contract was previously amended by Change Orders 1 and 2 for administrative and scope changes; and

WHEREAS, the Project has encountered delay due to utility relocation issues; and

WHEREAS, the Contract was further amended by Change Order 3 to extend the performance date due to utility relocation delays to the Project; and

WHEREAS, due to the delayed start of the Project and the performance period extension, the Project has experienced an increase in costs for materials and shipping; and

WHEREAS, there have also been design changes that have impacted the cost of the Project; and

WHEREAS, to cover the increased costs of the Project due to delays, increased scope and costs in materials and shipping, Vertical Earth is requesting an amendment to the Contract in the amount of \$201,238.86 with the approval and execution of Change Order 4; and

WHEREAS, the total proposed increase covered by Change Order 4 is reasonable per staff review of Contract item pricing; and

WHEREAS, sufficient funds are available in the Project to cover these additional expenses; and

WHEREAS, the City desires to so amend the Contract by executing Change Order 4;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA:

1. That a change order in the amount of \$201,238.86, amending the existing Contract with Vertical Earth, is hereby authorized for the described additional expenses for the Project; and
2. That the City Manager is authorized to execute said Change Order 4; and

3. That the City Manager and the City Attorney are hereby authorized to take such further actions as may be deemed necessary to effectuate the intent of this resolution.

RESOLVED this the _____ day of _____ 2021.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk

(SEAL)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager
FROM: William H. Martin, Jr., AIA, Public Works Director
DATE: September 23, 2021 Submission for the October 19, 2021 Meeting
ITEM: Request for Mayor and City Council Consideration of a Resolution to Adopt the Sandy Springs and Dunwoody Transit Signal Priority Implementation Plan

Recommendation:

Staff recommends the adoption of the Sandy Springs and Dunwoody Transit Signal Priority Implementation Plan.

Background:

The Georgia Smart Communities Challenge (Georgia Smart) is a competitive one year program that supports local governments within the State of Georgia by providing grant funding and access to technical assistance, expert advice, and a network of peers. Successful participants leverage these resources to explore, study, and plan for the use, deployment, and/or integration of smart community technologies into their jurisdictions and operations. The City of Sandy Springs was selected by Georgia Tech to participate in the Georgia Smart Communities Challenge Class of 2020-2021 in September 2020 for a Streamlining Suburban Transit project that deployed a pilot test of transit signal priority technology. This project was a true partnership between the City of Sandy Springs, City of Dunwoody, MARTA, Georgia Tech, and the Atlanta Regional Commission.

The Streamlining Suburban Transit project was completed in September 2021. This proof of concept pilot study successfully tested the functionality of the technology and identified impacts based on before and after data. The Sandy Springs and Dunwoody Transit Signal Priority Implementation Plan takes into consideration the findings from the pilot study, national and regional best practices, and stakeholder input to develop next steps to move forward with transit improvements in the Cities.

Discussion:

The Streamlining Suburban Transit project allowed Sandy Springs to leverage existing infrastructure to test a new method of transit signal priority (TSP) in order to improve transit reliability and reduce transit trip times. TSP typically extends a green signal for approaching buses that are running behind schedule, or will shorten the amount of time the bus will have to wait at a red signal. It does not override the system like an emergency vehicle preemption call would do. TSP has been deployed within the Atlanta Metropolitan region, but only through methods where there was infrastructure on the transit vehicles communicating with the traffic signal system. This pilot project was innovative in that it did not require on-board units for communication; rather the signal system was able to access the bus information it needed from an application programming interface (API). Transit agencies, such as MARTA, were particularly interested in this project because there are maintenance and operational challenges to having

the equipment on the bus so an API solves some of these issues.

The Sandy Springs and Dunwoody Transit Signal Priority Implementation Plan documents the findings from the pilot study, provides a review of national and regional best practices, and summarizes feedback from agency stakeholders and the public. All of these pieces were taken into consideration when developing recommendations that ultimately became organized into next steps in the implementation plan.

The national and regional best practices section focused on key deployments across the United States and within the region. These deployments did not use the innovative API approach, but did help identify some critical lessons learned for future deployment in Sandy Springs, such as the importance of timing parameters for TSP effectiveness.

Interviews were also conducted with transit agencies to learn their perspective on TSP and how they foresee their agency moving forward with TSP in the future. Staff from MARTA Planning, MARTA Operations, MARTA Technology and Customer Experience, Atlanta Transit-Link Authority (ATL)/Xpress Bus, CobbLinc, and Gwinnett Transit were engaged in these interviews. The City of Sandy Springs also hosted a TSP Workshop for transit agencies and other interested jurisdictions to share the pilot findings and also included a panel discussion from key agencies on TSP. This regional discussion and the agency interviews informed how and who the City could partner with to improve transit in Sandy Springs.

The public was also engaged in the process. An online survey was distributed to residents and commuters in Sandy Springs to better understand why they do not use transit frequently and whether or not improvements to reliability and reduced travel time would make a difference. To reduce carbon emissions and reduce the amount of vehicles on the roadway, encouraging travelers to take transit instead of drive alone, is very important. The survey was revealing in that travelers are open to taking transit more often, but the magnitude of the reduction in travel time and increase in reliability must be sufficient.

The pilot test proved successful, and the project was able to demonstrate that TSP can be provided using an API instead of onboard equipment. There needs to be additional study on TSP's impact to transit and other travelers. The before and after study did not demonstrate a change in on-time performance (reliability), which was likely to the fact that during the testing period, on-time performance for the route was already excellent. When the pilot study was envisioned in early 2020, the on-time performance was much lower. The better on-time performance is likely due to factors like COVID-19's impact (which reduced MARTA ridership and decreased the congestion on the roadways) and a concurrent training of bus operators on ways to stay on time. The impact will be need to be reassessed after travel patterns are normalized post-COVID-19. Georgia Tech research partners are in the process of analyzing the impacts to other travelers and those results are forthcoming.

The study did demonstrate what is feasible, but there is a need for monitoring and further study prior to a full deployment of TSP in Sandy Springs. There are several next steps that agency partners must take in

order to maximize the effectiveness of the TSP system such as updating the CAD/AVL system for more frequent data updates and retiming the corridor based on TSP time improvements. These steps and dependencies are documented in the TSP Implementation Plan.

Financial Impact:

The approval of the Transit Signal Priority Implementation Plan does not have any direct financial impacts. The plan is intended to provide next steps for implementing transit signal priority and complementary improvements, but the City is not beholden to the plan recommendations. As part of the City's five-year Capital Improvement Program, \$250,000 was included in FY23 to implement transit signal priority within the City.

Alternatives:

The City may choose not to approve the Plan.

Attachments:

1. Transit Signal Priority Implementation Plan & Appendix
2. Resolution

Transit Signal Priority Implementation Plan

October 19, 2021



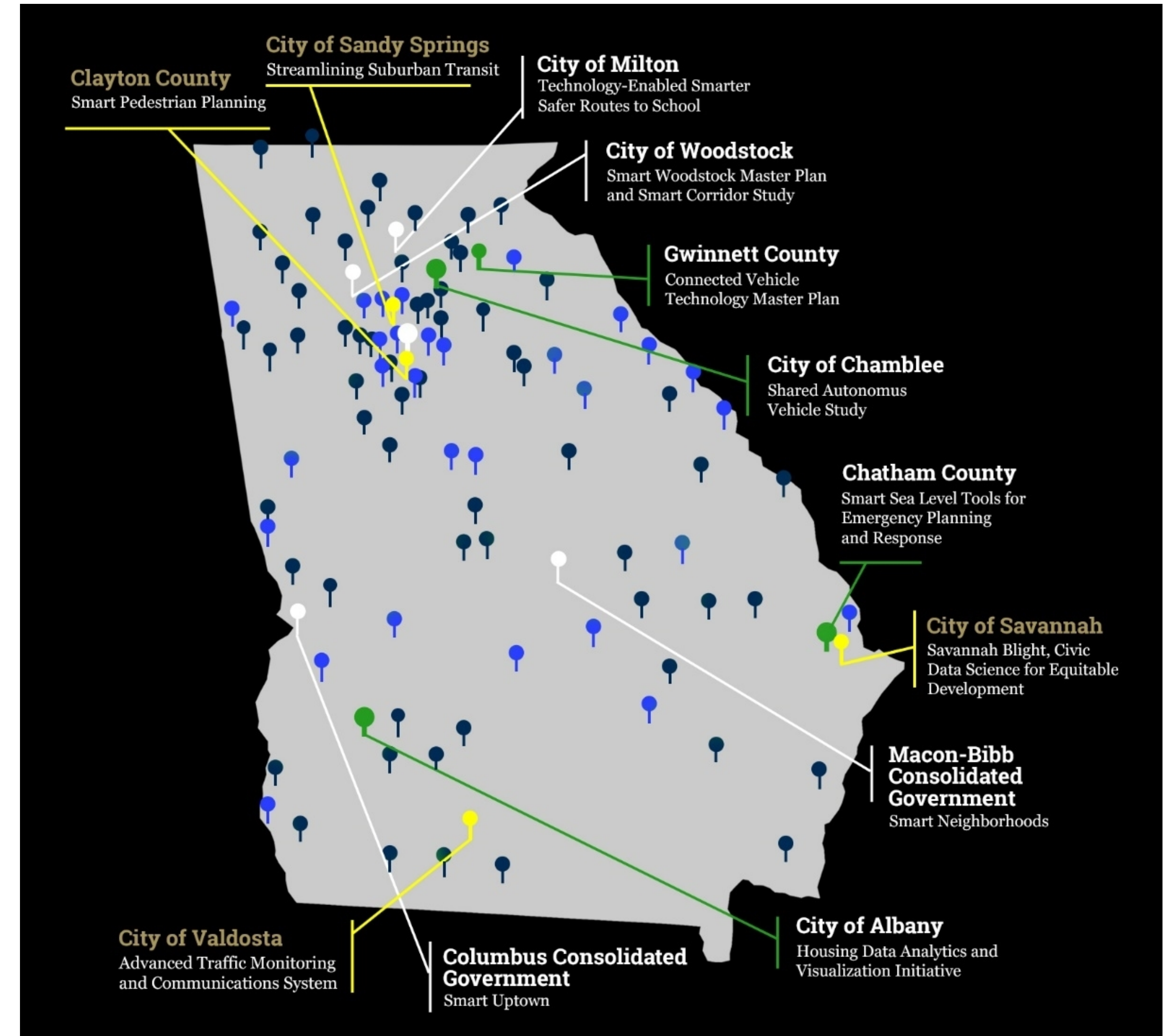
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GEORGIA

Georgia Smart Communities Challenge Class of 2020–2021

City of Sandy Springs was selected in September 2020 as one of only four communities across the state of Georgia to participate in the 3rd Georgia Smart Communities Challenge cohort.

Project Timeline

September 2020 – September 2021



Georgia Smart Communities Challenge Class of 2020–2021

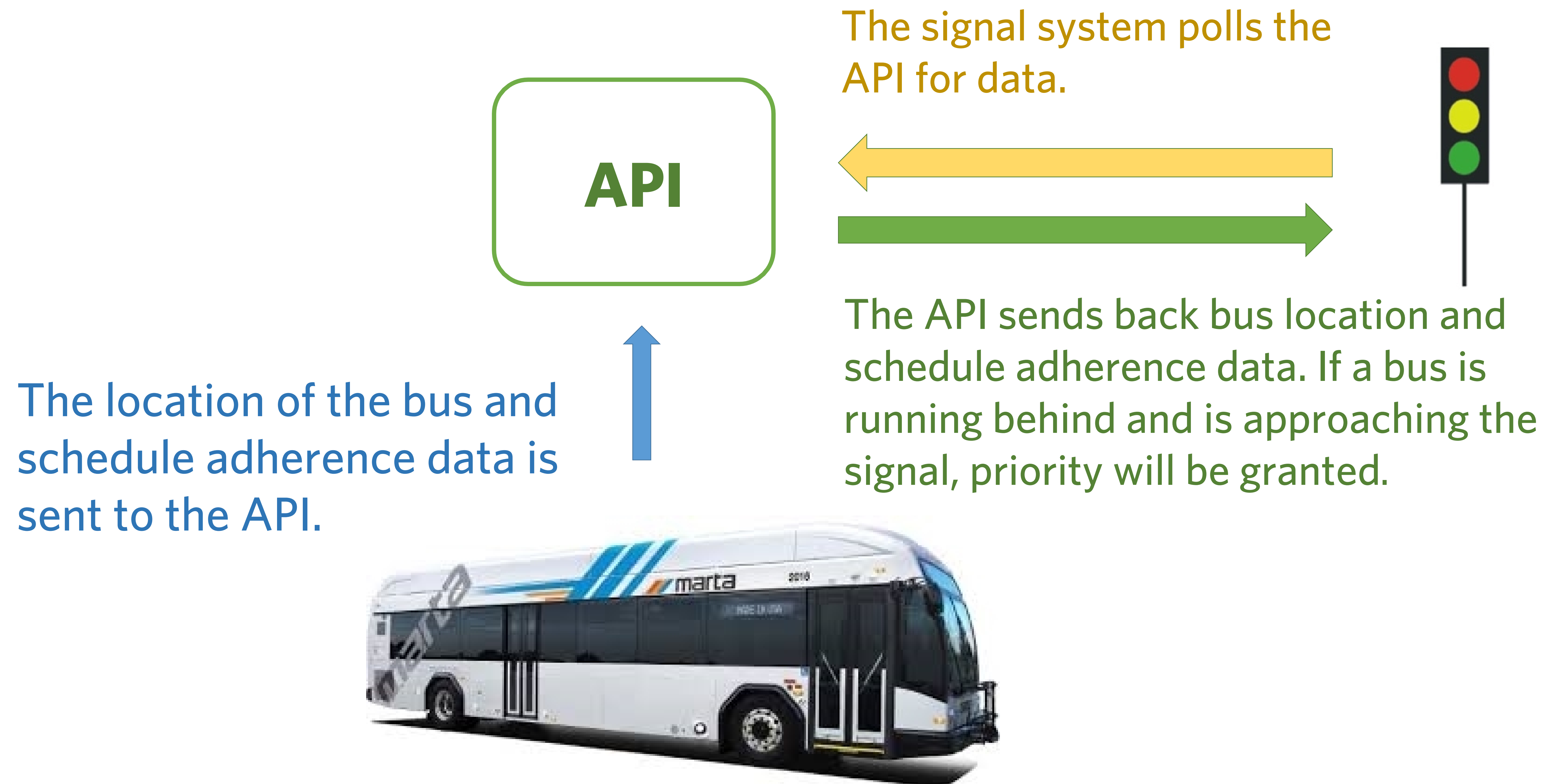
Project Scope of Work

- Transit Signal Technology Pilot Study
 - Leveraged existing signal technology for Emergency Vehicle Preemption
 - Partnership between MARTA, City of Dunwoody, Georgia Tech, and the Atlanta Regional Commission
- Transit Signal Priority Implementation Plan

Technical Support

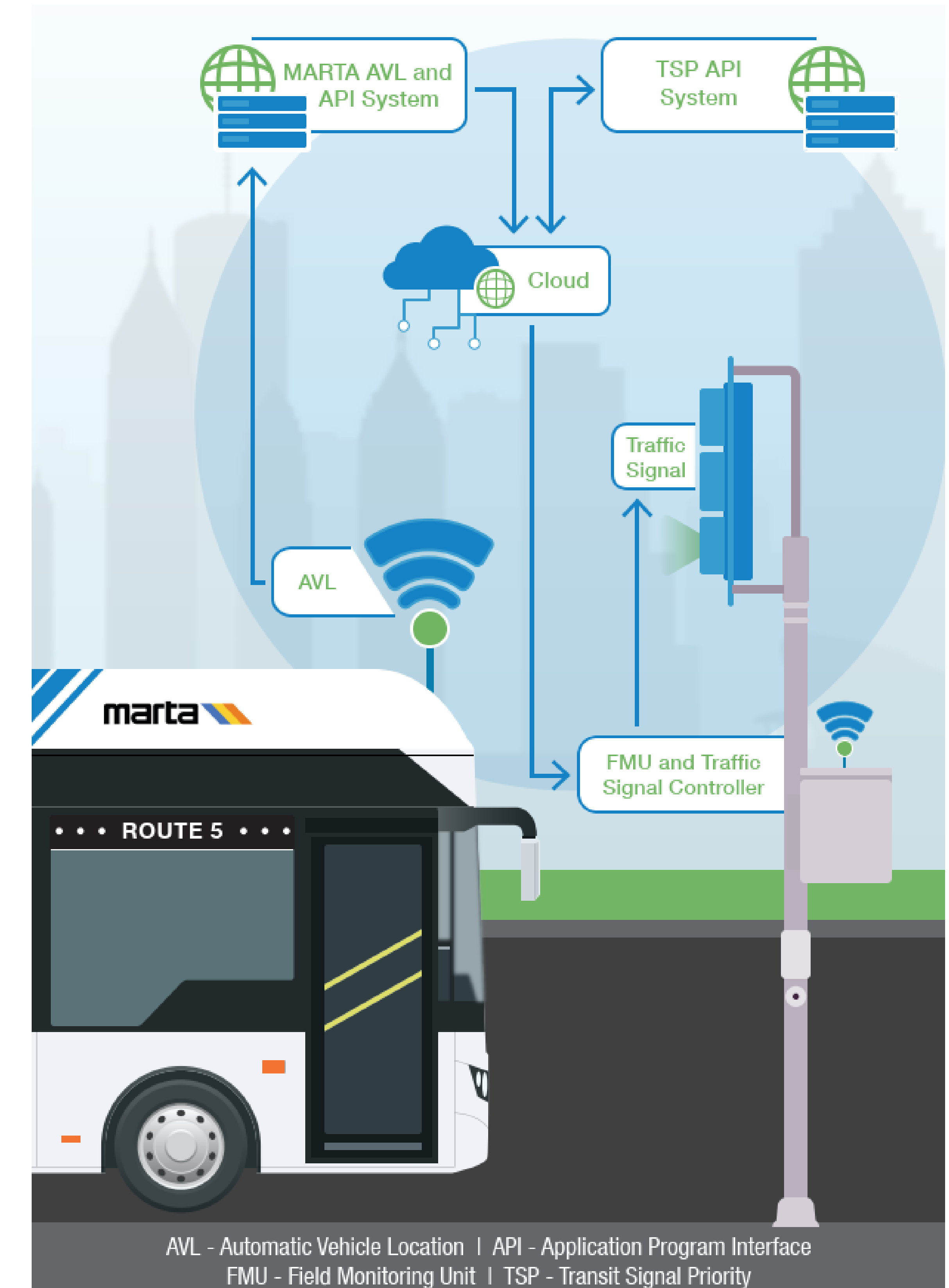
- Research assistance from Georgia Tech Research Professors
- Two Summer Interns

TSP Pilot Study



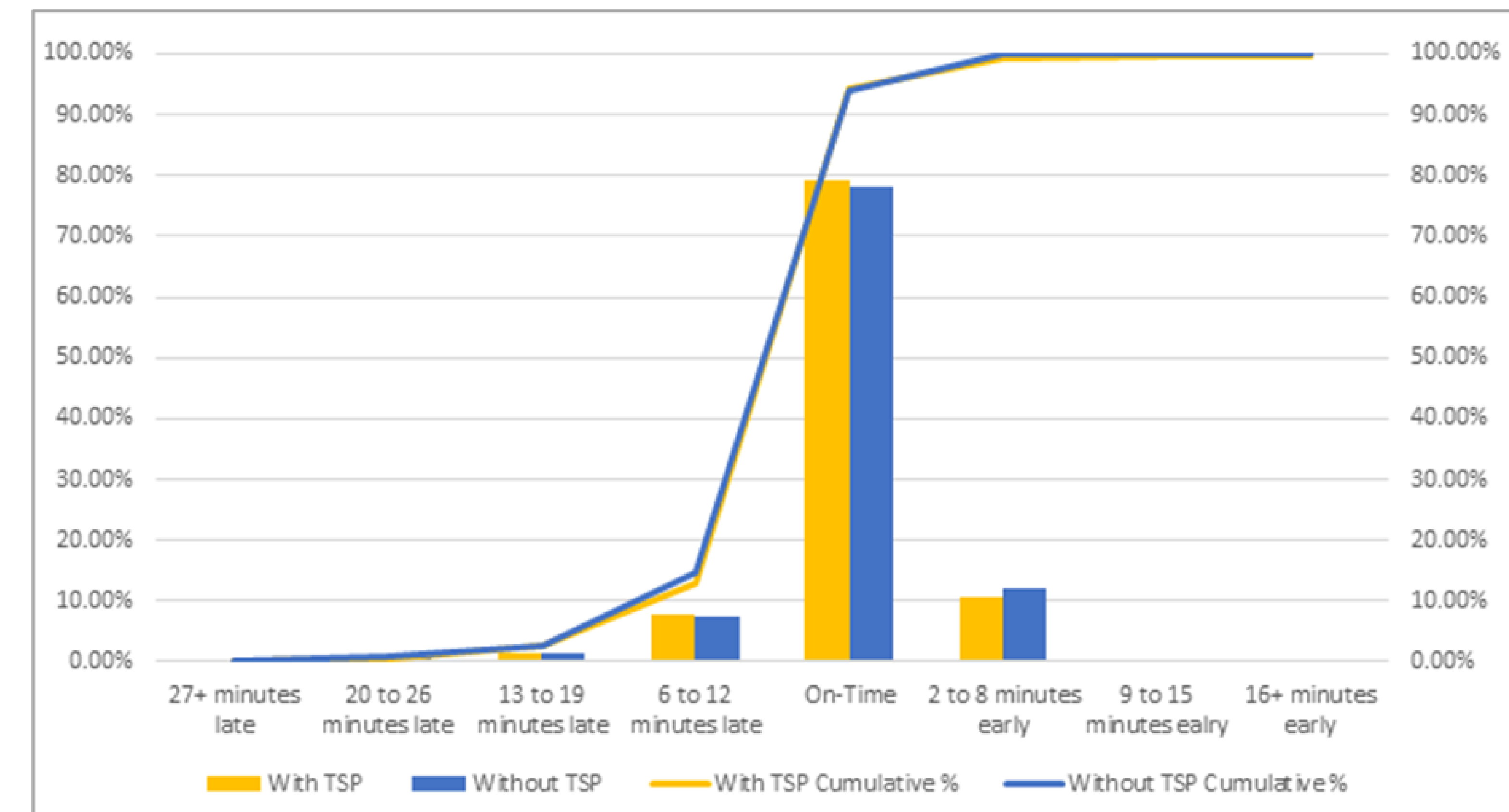
TSP Pilot Findings / Lessons Learned

- **MAIN FINDING – TSP Pilot Deployment Works**
 - The Glance and SCOOT signal system successfully read the API data and provided priority when conditions were met
- **Other Findings**
 - No impact to Emergency Vehicle Preemption (EVP)
 - SCOOT traffic signal system recovers within one cycle



TSP Pilot Findings / Lessons Learned

- Buy in from all partners is essential
- Efficient TSP deployment requires optimized system parameters, including:
 - Glance
 - SCOOT
 - Transit schedule optimization
- Schedule adherence needs to be updated more frequently than every 2 minutes



TSP Pilot On-Time Performance (OTP)

Stakeholder Engagement Website and Fact Sheet

GA Smart Communities Transit R

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https://www.sandyspringsga.gov/ga-smart-communities-transit-research-project

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SANDY SPRINGS

government

residents

recreation

business

development

public safety

🔍

Georgia Smart Communities Transit Research Project – Streamlining Suburban Transit

In partnership with Metropolitan Atlanta Rapid Transit Authority (MARTA), Georgia Tech, and the City of Dunwoody, the City of Sandy Springs is studying the use of innovative Transit Signal Priority (TSP) technologies along MARTA Bus Route 5. Transit Signal Priority (TSP) is an operational strategy in which the transit vehicle communicates with the traffic signals along its route to request minor signal timing modifications.

The Sandy Springs TSP Pilot Project is using bus location data published through an application program interface (API) which gives access to MARTA tracking information. This is different than other currently deployed methodologies which require additional hardware on board the bus. The TSP functionality and interoperability across jurisdictions will be tested. Transit on-time performance and travel times along this route will be evaluated as well as any additional operational impacts to the transportation network.

The Sandy Springs and Dunwoody TSP Pilot Project will inform communities throughout the metro region and has the opportunity to shape how communities throughout the State will implement TSP to support better transit ridership, reliability, and efficiency.

More Information about the Project can be found on the [Project Fact Sheet](#).

GEORGIA SMART COMMUNITIES CHALLENGE

TRANSIT SIGNAL PRIORITY PILOT

The Cities of Sandy Springs and Dunwoody have embraced the challenge of improving the transportation system by integrating technology to better manage, operate, and enhance the travel experience. In partnership with Metropolitan Atlanta Rapid Transit Authority (MARTA), Georgia Tech, and the Atlanta Regional Commission (ARC), the Cities are studying the use of innovative Transit Signal Priority (TSP) technologies along MARTA Route 5.

Transit Signal Priority
Transit Signal Priority (TSP) is an operational strategy in which the transit vehicle communicates with the traffic signals along its route to request signal timing tweaks. When requests are made, the traffic signals can provide additional green time for transit vehicles to progress through the signal without having to stop.

TSP benefits can include:

- increased adherence to transit schedules
- reduced transit delay at traffic signals
- increased ridership
- reduced operating costs
- reduced vehicle emissions

These systems can be configured such that priority is only given when the transit vehicle is behind schedule or has a lot of passengers. TSP can be deployed in various ways depending on characteristics of the existing transit and traffic signal infrastructure, policies and procedures of the transit agency, and resources available for implementation.

Sandy Springs TSP Pilot Project
The Sandy Springs TSP Pilot Project is using bus location data published through an application program interface (API). This is different than other currently deployed methodologies which require additional hardware on board the bus. The pilot project will test TSP on a segment of MARTA bus route 5 which connects the Dunwoody and Lindbergh MARTA rail stations and operates with 15-minute headways. The TSP functionality and interoperability across jurisdictions will be tested. Transit on-time performance and travel times along this route will be evaluated as well as any additional operational impacts to the transportation network.

Georgia Smart Communities Challenge
The Georgia Smart Program provides support for local governments to explore, plan, and implement “smart” technologies to achieve their community’s goals. Communities throughout the State of Georgia are eligible to apply for funding. Selected communities are provided resources, a partnership with a Georgia Tech research team, networking opportunities, and access to additional, unique partnerships to execute their projects over the course of the year. The city of Sandy Springs was one of four communities awarded this opportunity in 2020. The Sandy Springs and Dunwoody TSP Pilot Project will inform communities throughout the metro region and has the opportunity to shape how communities throughout the State will implement TSP to support better transit ridership, reliability, and efficiency.

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partnership for inclusive innovation

Georgia Tech

CREATING THE NEXT

City of Dunwoody

Georgia

ARC

SANDY SPRINGS

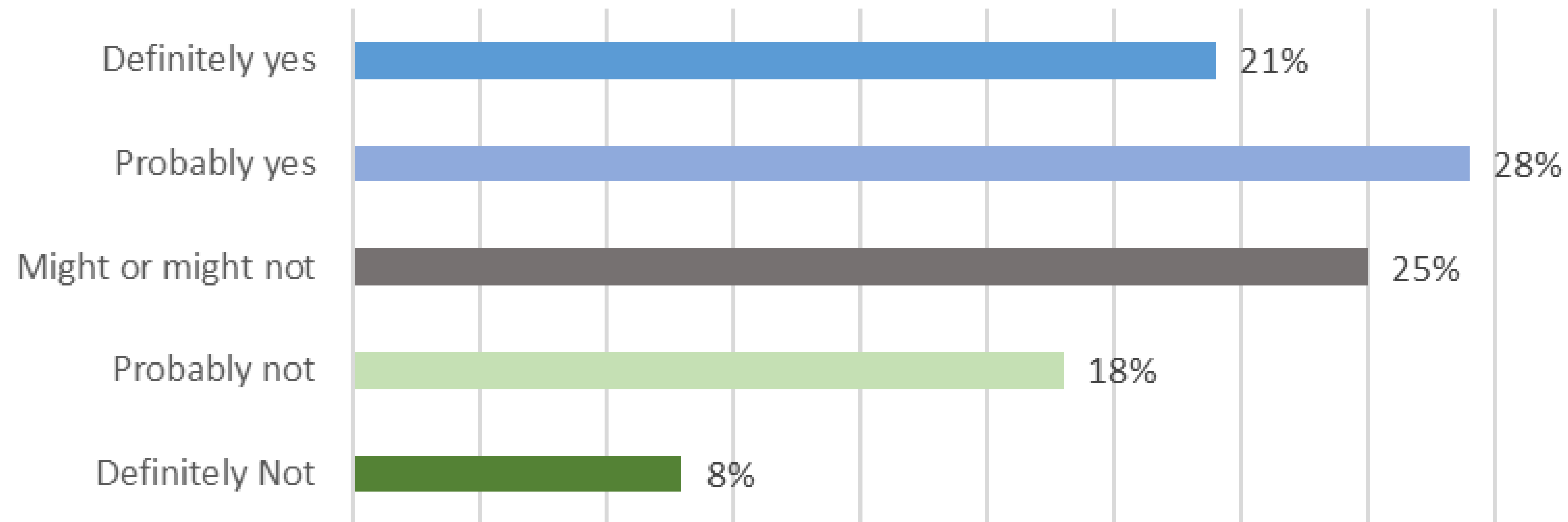
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[GA Smart Communities Transit Research Project | City of Sandy Springs \(sandyspringsga.gov\)](#)

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Stakeholder Engagement – Survey

How likely would respondents use MARTA if there were improvements to reliability and on-time performance?

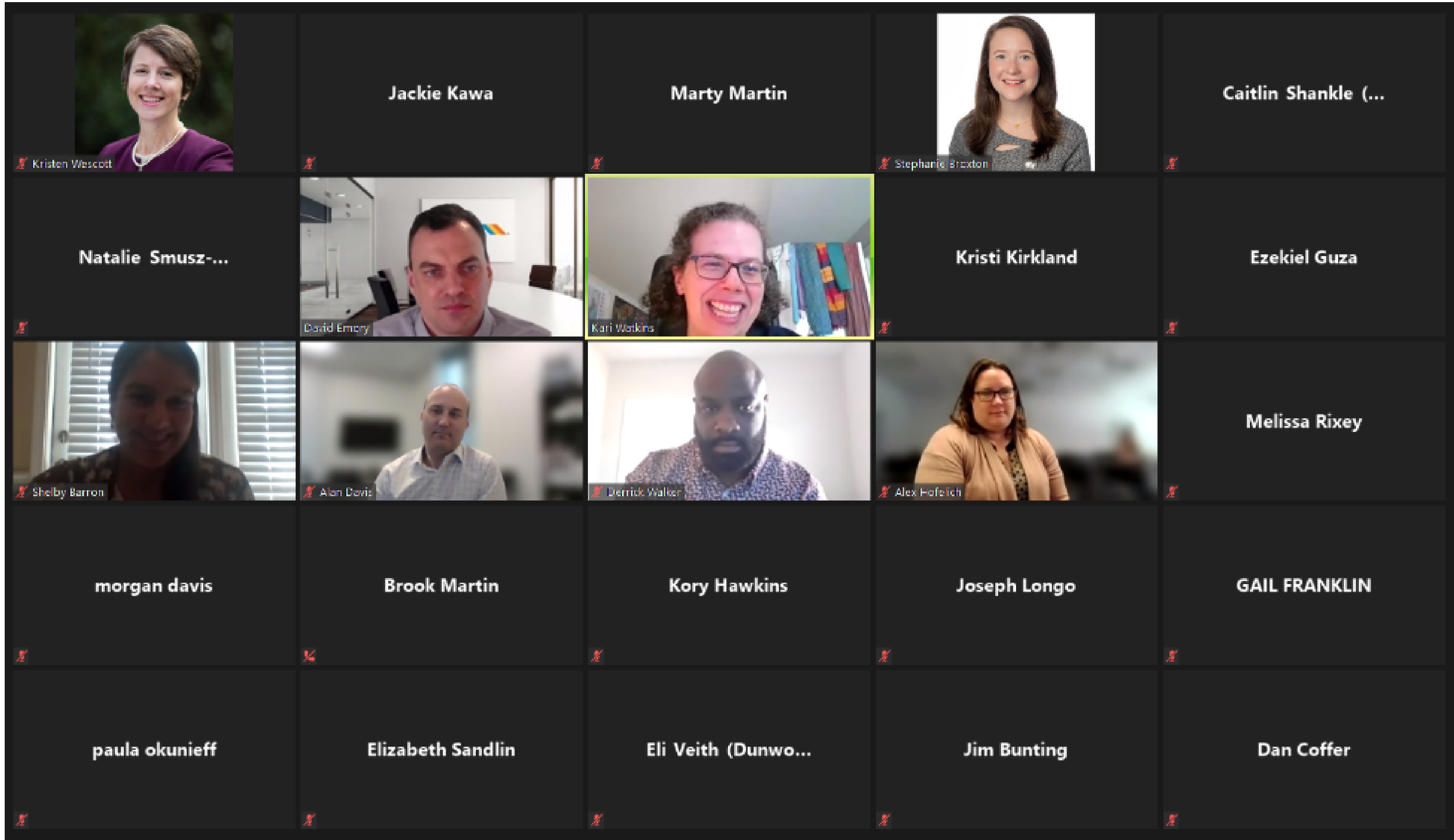


Stakeholder Engagement – Partner Agency Interviews and Workshop

Partner Agency Interviews



TSP Workshop



TSP Best Practices Review – National

- Simple deployment and increase complexity over time
- Far-side bus stops
- Accurate vehicle location data
- Communicate system changes with transit operators
- Measure performance to support system optimization
- Optimize transit schedules to reduce travel times

Agency	Vendor/Technology	Architecture	Scale	Priority Timings	Measures of Effectiveness	Lessons Learned
King County Metro	Custom using V2I	Distributed Conditional	200 intersections 9 routes	Green Extension Early Green	Speed Travel Time Delay Headway Adherence Reliability	Ongoing System Optimization Standardized Evaluation
Pace/Chicago Transit Authority	Novax	Distributed Conditional	200+ intersections 14 routes	Green Extension Early Green	Travel Time	High-resolution AVL Data
Toronto Transit Commission	Novax	Distributed Unconditional	200 intersections 4 routes	Green Extension Early Green	Speed Reliability	Choosing proper TSP parameters
San Francisco Municipal Transportation Agency	Opticom GPS	Distributed Unconditional	450 intersections 11 routes	Green Extension Early Green	Travel Time Reliability Delay	Impact of Operator Behavior Baseline Data Collection
San Diego Metropolitan Transit System	Infrared Detection	Distributed Unconditional	50 intersections 4 routes	Green Extension Early Green Phase Insertion Phase Rotation Phase Skipping	Travel Time Schedule Adherence Headway Adherence Reliability Delay	Importance of Responsive and Proactive System Maintenance
TriMet	Opticom	Distributed Conditional	370 intersections 8+ routes	Green Extension Early Green Queue Jump	Recover Time Reliability	Adjusting Schedules after TSP Implementation

TSP Regional Deployments

- Need for regional agencies continued coordination to ensure interoperability and leverage opportunities
- TSP deployments planned throughout the region
- Varied TSP architectures and vendors

Existing or Future Programs/Projects	Agency	Vendor	Architecture	Scale
Sandy Springs TSP Pilot	CoSS, MARTA	Applied Information	Hybrid Pilot	Route 5 – Pilot
Atlanta StreetCar	MARTA	Opticom	Distributed	28 signals
Midtown TSP Pilot	GDOT, ATL	Cohda (DSRC)	Distributed – CV	27 signals
Downtown Bus Corridor Study	ATL, Central Atlanta Progress (CAP)	TBD	Distributed – Smart Bus	Downtown Atlanta
Summerhill BRT	MARTA, COA, GDOT	TBD	Distributed – TBD	28 signals
Campbellton Corridor	MARTA, COA	TBD	TBD	13-18 signals
Marietta TSP	Marietta, Cobb County	Applied Information	Distributed – CV	52 signals
CobbLinc	Cobb County	TBD	Distributed – CV	TBD
Gwinnett County Transit	Gwinnett County Transit	Danlaw RSU Kapsch OBU	Distributed – CV	Countywide
CV1K	GDOT, ARC	Danlaw RSU Kapsch OBU	Distributed – CV	Regional

TSP Implementation Plan – Recommendations

Partner Transit Agency Dependencies (PTAD)

Application Programming Interface (API) Refinement, System Upgrades, Route Optimizations

System Recommendations

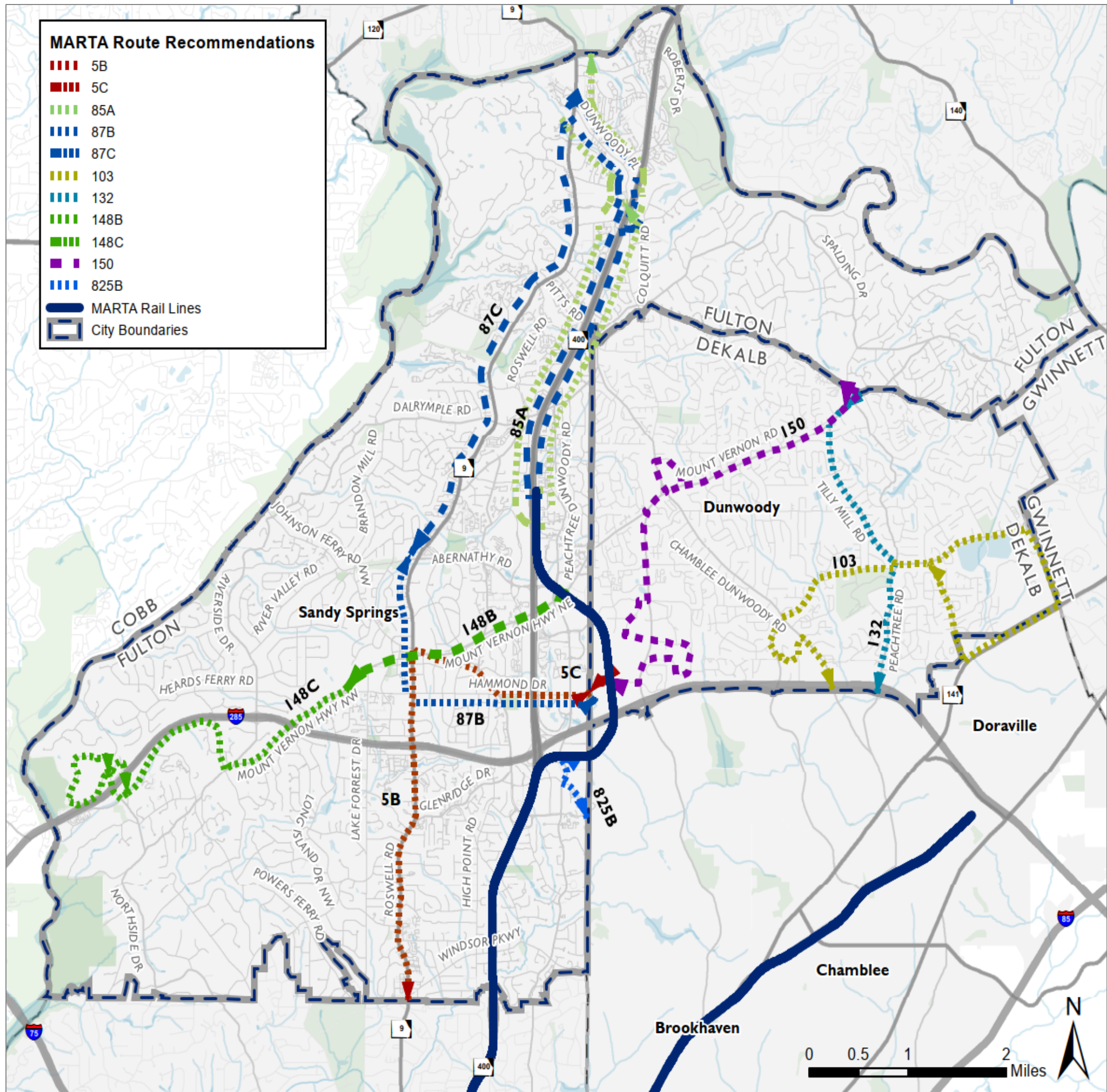
Partner Agreements, Further Study, Performance Measuring/Monitoring, Supporting Resources

Route Recommendations

TSP Deployment, Transit Stop Re-locations, ADA Upgrades

TSP Implementation Plan

- Recommendations
- Estimated Costs
- Priorities
- Dependencies



Route Recommendations

Project ID	Priority	Project Name	Lead	Estimated Cost	Dependencies
System-5	5	Route 5 TSP Parameter Traffic Signal Adjustments	CoSS/CoD	\$ 10,000	System-1, System-2, System-3
Route-5A	6	Route 5 - Bus Stop Upgrades Short Team	CoSS	\$ 10,000	None
Route-5B	7	Route 5 - Modification to Existing TSP and Full TSP Deployment (CoSS)	CoSS	\$ 48,000	System-1, System-2, System-3, System-4, System-5
Route-5C	8	Route 5 - Modification to Existing TSP (CoD)	CoD	\$ 7,000	System-1, System-2, System-3, System-4, System-5
System-6	9	Route 5 Deployment Evaluation	CoSS	\$ 30,000	Route-5A, Route-5B, Route-5C
System-9	10	Additional Transit Priority Treatment Study	CoSS	\$ 60,000	System-1, System-2, System-3, System-4, System-5, System-6
System-7	11	Route 87 TSP Parameter Traffic Signal Adjustments	CoSS	\$ 8,000	System-1, System-2, System-3, System-5, System-6
Route-87A	12	Route 87 - Bus Stop Upgrades	CoSS	\$ 33,000	System-3
Route-87B	13	Route 87 - Initial TSP Deployment	CoSS	\$ 16,000	System-1, System-2, System-3
System-8	14	Route 87 Deployment Evaluation	CoSS	\$ 30,000	Route-87A, Route-87B

Subset of Implementation Plan Recommendations

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ADOPT THE SANDY SPRINGS AND DUNWOODY TRANSIT SIGNAL
PRIORITY IMPLEMENTATION PLAN**

WHEREAS, the City of Sandy Springs Public Works Department (“Public Works”) is charged with developing transportation plans;

WHEREAS, the City of Sandy Springs (the “City”) desires to improve transit service for existing and potential riders in the City;

WHEREAS, the City’s adopted Last Mile Connectivity Plan and Next Ten Plan have recommended transit signal priority as a means to improve transit service;

WHEREAS, the City was selected as a participant in the Georgia Smart Communities Challenge Class of 2020-2021 and conducted a transit signal priority pilot study;

WHEREAS, there is a need to identify concrete next steps for implementing transit signal priority technology based on findings from the pilot study and stakeholder feedback.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE
CITY OF SANDY SPRINGS, GEORGIA**

That the City of Sandy Springs receive, accept and adopt the Sandy Springs and Dunwoody Transit Signal Priority Implementation presented on October 19, 2021.

RESOLVED this the 19th day of October, 2021.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk
(Seal)



SANDY SPRINGS

GEORGIA

TO: Andrea Surratt, City Manager

FROM: William H. Martin, Jr., AIA, Public Works Director

DATE: October 12, 2021 for Submission onto the Agenda of the October 19, 2021 City Council Meeting

ITEM: Consideration of Award of the FY 2022 CIP and Local Maintenance Improvement Grant (LMIG) Paving Contract to Blount Construction Company, Inc. and Request for Budget Amendment

Recommendation:

City of Sandy Springs ("City") staff recommends that Council approve the award of the FY 2022 CIP and Local Maintenance Improvement Grant (LMIG) Paving Contract ("Contract") to Blount Construction Company, Inc. ("Blount") in the amount of \$6,856,872.19 for continuation of the City's Pavement Management Program ("Operation Pave On"). Staff also requests a budget amendment increase in the amount of \$2,500,000 to Project T2201 LMIG CIP ("Project").

Background:

At the June 15, 2021 City Council meeting, the City's consultant, MDS Technologies, Inc., presented its findings for the FY2021 pavement condition index ("PCI") study performed on all City-owned streets and recommended a list of streets for resurfacing based on these findings. PCI scores for these streets ranged from 11 to 42, and were identified to be the next priority for resurfacing in the continuation of Operation Pave On.

Pursuant to the proposed Contract, Blount will perform all of the subsurface, resurfacing, striping, and related work on the approved streets, as well as the streets that were deferred from the FY2020 and FY2021 resurfacing contracts (Additive Alternate #1). Material testing is planned to be provided by a separately contracted consultant to help ensure a high level of quality assurance and consistent materials through an independent reviewing authority.

Discussion:

The City issued an Invitation to Bid for the Project on August 25, 2021. A pre-bid conference was held on September 2, 2021. Four (4) bids were received on September 23, 2021, as follows:

Firm	Base Bid	Additive Alternate 1	Total Bid
Blount Construction, Inc.	\$4,782,023.11	\$2,074,849.08	\$6,856,872.19
NWGP, Inc.	\$4,989,210.00	\$2,019,715.00	\$7,008,925.00
E.R. Snell Contractor, Inc.	\$6,128,761.00	\$2,575,735.00	\$8,704,496.00
Stewart Bros., Inc.	\$6,602,201.00	\$2,625,050.00	\$9,227,251.00

The bids received were evaluated by staff and based on review and analysis, staff recommends that the City award the Contract to the low, most responsive and responsible bidder, Blount Construction, Inc., in the amount of \$6,856,872.19. The staff prepared estimate for this work was \$6,550,000.00.

Alternatives:

The City may choose to apply the LMIG grant funds toward another approved use such as intersection improvements, replacing storm drain pipes or culverts, bridge repair or replacement, and/or signal installation and not award to Blount.

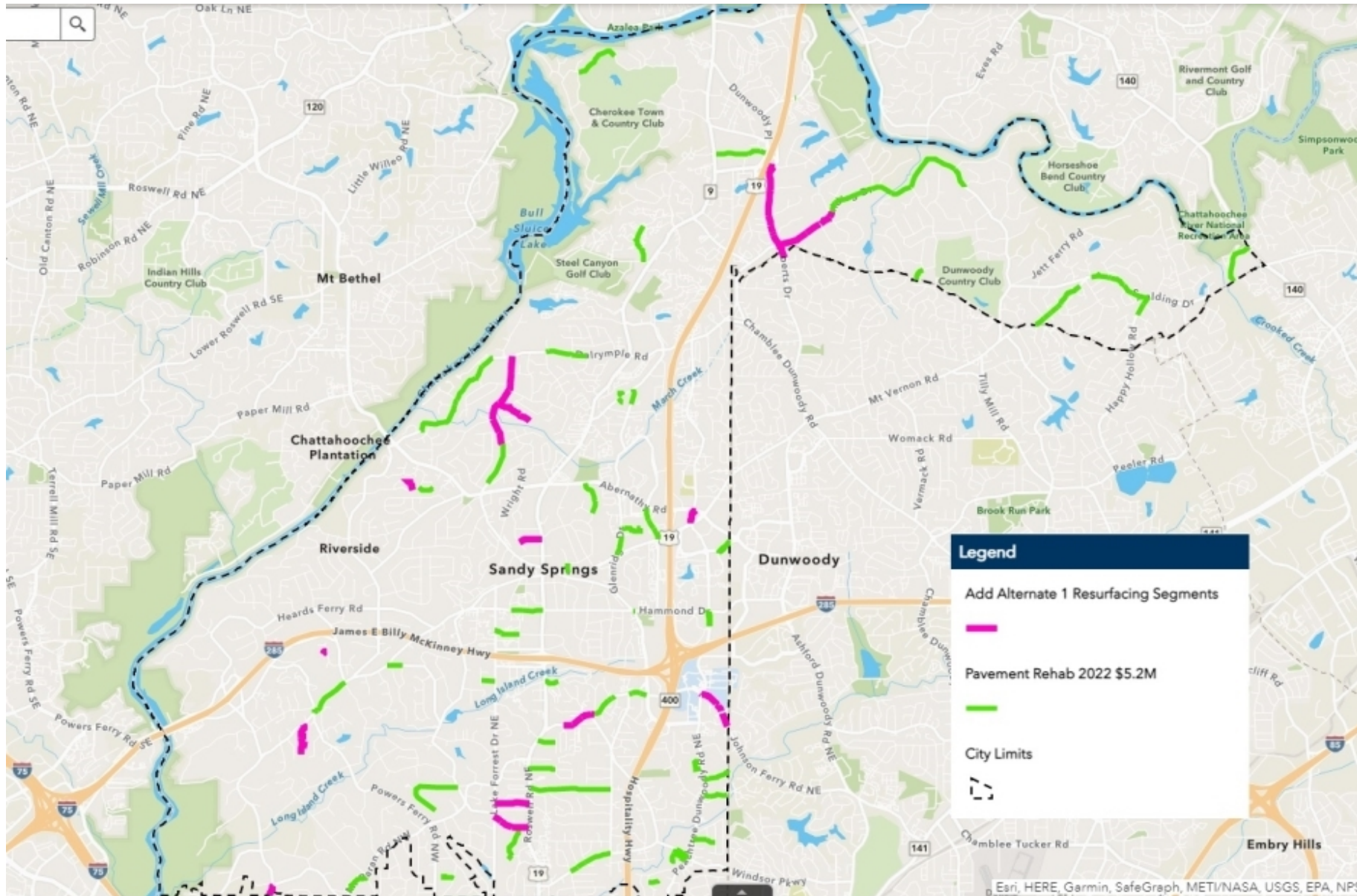
Financial Impact:

The City will be responsible for all work associated with the resurfacing of these streets. Currently there is \$4,754,755.00 in the Project account. A budget amendment in the amount of \$2,500,000 is requested to fully fund the Project at \$7,300,000. Also requested is award of the Contract to Blount in the amount of \$6,856,872.19 for the Project.

Attachments:

- I. Vicinity Maps
- II. Budget Amendment Ordinance
- III. Resolution

FY22 LMIG CIP Resurfacing Map of Streets



STATE OF GEORGIA
COUNTY OF FULTON

A RESOLUTION TO APPROVE CONTRACT AWARD OF FY2022 CIP AND LOCAL MAINTENANCE IMPROVEMENT GRANT (LMIG) PAVING CONTRACT TO BLOUNT CONSTRUCTION COMPANY, INC. FOR CONTINUATION OF PAVEMENT MANAGEMENT PROGRAM AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE CONTRACT

WHEREAS, the City of Sandy Springs ("City") issued an Invitation to Bid ("Solicitation") on August 25, 2021 to solicit bids from qualified firms to perform all of the subsurface, resurfacing, striping, and related work to approved streets within the City in continuation of the City's Pavement Management Program ("Project"); and

WHEREAS, on September 2, 2021, the City received four (4) bids in response to the Solicitation, including a bid from Blount Construction Company, Inc. ("Blount") in the amount of \$6,856,872.19; and

WHEREAS, an evaluation team reviewed the bids received and determined that the lowest responsive and responsible bid was submitted by Blount to perform the Project; and

WHEREAS, the City desires to make contract award to Blount;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA:

1. That contract award for the Project shall be made to Blount Construction Company, Inc.
2. That the City Manager is authorized to execute a contract in the amount of \$6,856,872.19 with Blount to perform the Project, subject to approval of the City Attorney and the City Finance Director.
3. That the City Manager and appropriate City staff take such actions as may be deemed necessary to effectuate the intent of this Resolution.

RESOLVED this the _____ day of _____, 2021.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk

(Seal)

**STATE OF GEORGIA
COUNTY OF FULTON**

**ORDINANCE TO AUTHORIZE AMENDING THE CITY OF SANDY SPRINGS FY 2022
BUDGET TO AUTHORIZE ADDITIONAL FUNDING FOR A PROJECT**

WHEREAS, the City of Sandy Springs (“City”) issued an invitation to bid for paving on August 25, 2021;

WHEREAS, the scope included additional work to complete the staff recommended paving list;

WHEREAS, project T2201 requires additional funding to cover the additional cost;

WHEREAS, the City will need to transfer \$2,500,000 from fund balance to T2201 to allow for sufficient funding;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA, that the FY 2022 budget is hereby amended to reallocate budget funding from the fund balance to T2201 in the amount of \$2,500,000, as detailed on the attached Budget Amendment schedule.

APPROVED AND ADOPTED this the 19th day of October, 2021.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk

(Seal)



Finance Department
Budget Adjustment Entry

Purpose: Paving

Effective Date: 10/19/2021

Period: 4

Posting Date: _____

Fiscal Year: 2022

Description	Org	Object	Project	Increase Exp/ Decrease Rev	Decrease Exp/ Increase Rev
Pavement Management	3514221	541400	T2201	2,500,000	
Transfer in from General Fund	35190	391100			2,500,000
Transfer Out to Capital Projects	1009000	611351		2,500,000	
Use of Fund Balance	10090	399999			2,500,000
			Totals	<u>5,000,000</u>	<u>5,000,000</u>



SANDY SPRINGS

GEORGIA

TO: Andrea Surratt, City Manager

FROM: William H. Martin, Jr., AIA, Public Works Director

DATE: September 29, 2021 for Submission onto the Agenda of the October 19, 2021 City Council Meeting

ITEM: Request for Mayor and City Council Consideration of an Ordinance to Amend the City of Sandy Springs FY 2022 Budget to Authorize a Transfer between Funds for the T0064 Peachtree Dunwoody at Telford Place Roadway Safety Project

Recommendation:

Staff recommends that Council authorize the Budget Amendment for T0064 for the Peachtree Dunwoody at Telford Place Safety Improvement Project (T0064) within the City of Sandy Springs, Fulton County, Georgia.

Background:

The City has redesigned the existing roadway and drainage in order to reduce the number of motor vehicle accidents along Peachtree Dunwoody Road near Telford Place and has a construction contractor under contract to proceed with the work. The project is currently requires support services for project delivery requiring a project budget increase of \$100,000.00.

Discussion:

Budget Amendment Request

1. Total Requested Amount: \$100,000.

- Currently an available balance of \$41,133.00 in the account. The two tasks below total \$139,482.50 leaving the need for \$98,349.50 plus a small contingency.

2. Construction Management Services

- Columbia Engineering, the project design consultant, submitted a proposal for Construction Phase Services during the 300 day construction period in the amount of \$74,982.50. Columbia will assist the contractor in coordinating utilities, attend monthly meetings, assist with project inspection, visit the site at consistent intervals and provide survey as required to verify installation. The proposed contract change order amount with Columbia Engineering is within the City Manager's approval authority.

3. Materials Testing

- A Request for Quote was sent to a qualified geotechnical engineer to provide materials testing support during construction. The recommend quote was received for \$64,500, also within the City Manager's award approval authority.

Financial Impact:

This amount is proposed to be transferred from Capital Contingency.

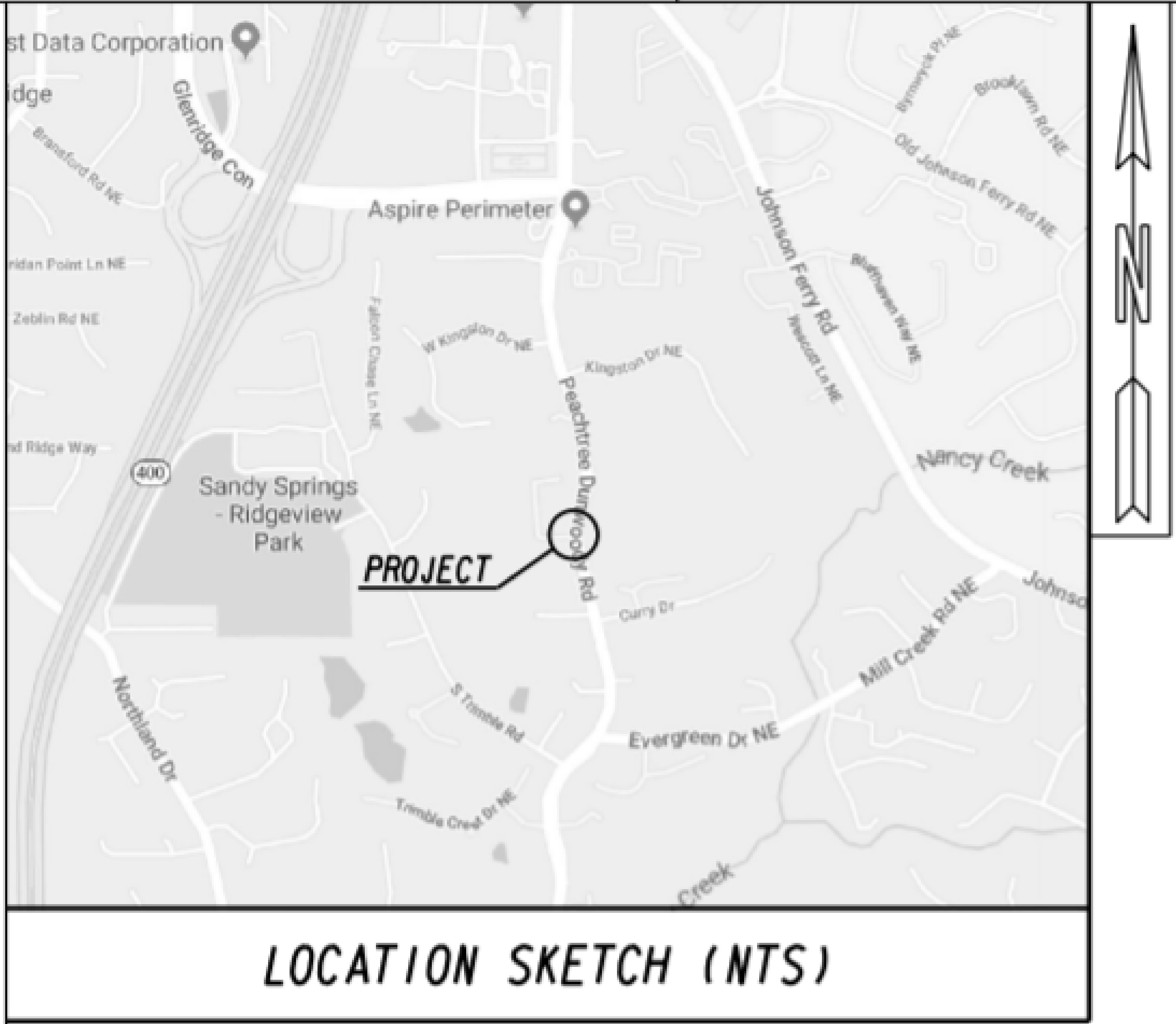
Alternatives:

The City could decide not to fund these support services at this time.

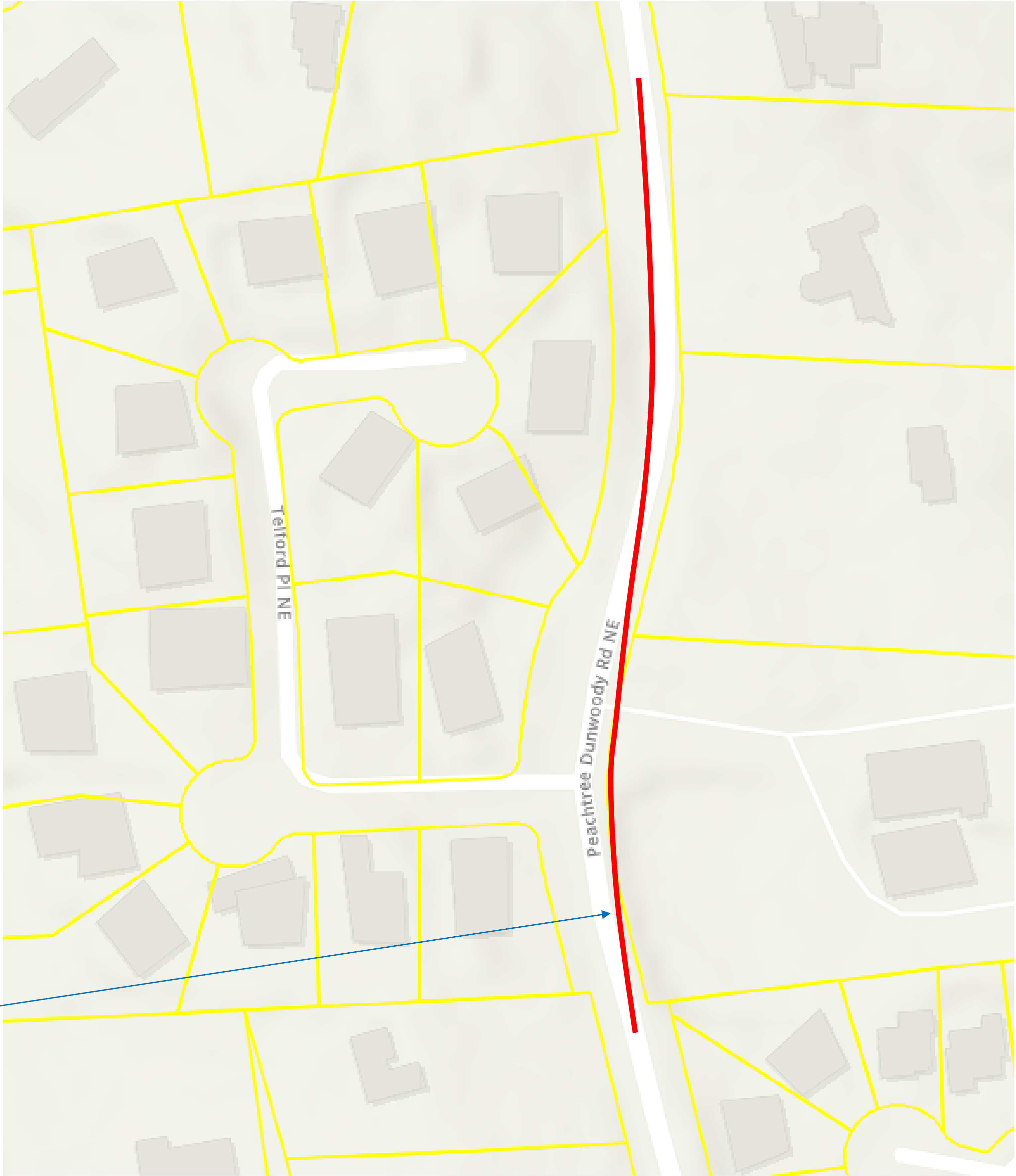
Attachment:

- I. Vicinity Map
- II. Budget Amendment Ordinance

Peachtree Dunwoody at Telford Place Roadway Safety Project



Realign Peachtree Dunwoody Road with approximately 2,010 LF of sidewalk, 1380 LF of drainage systems and associate improvements.



STATE OF GEORGIA
COUNTY OF FULTON

**ORDINANCE TO AUTHORIZE AMENDING THE CITY OF SANDY SPRINGS FY 2022
BUDGET TO AUTHORIZE A TRANSFER BETWEEN TWO PROJECTS**

WHEREAS, the City of Sandy Springs ("City") requires support services for delivery of the Peachtree Dunwoody at Telford Place Safety Improvement Project T0064 (the "Project");

WHEREAS, the support services require additional funding;

WHEREAS, the City will need to transfer \$100,000 from Project C9999 to Project T0064 to ensure sufficient funding;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA, that the FY 2022 budget is hereby amended to reallocate budget funding by transferring from Project C9999 to T0064 an amount equal to \$100,000, as detailed on the attached Budget Adjustment Entry.

APPROVED AND ADOPTED this the 19th day of October, 2021.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk

(Seal)



Finance Department
Budget Adjustment Entry

Purpose: _____ T0064 _____

Effective Date: 10/19/2021 _____

Period: 4 _____

Posting Date: _____

Fiscal Year: 2022 _____

Description	Org	Object	Project	Increase Exp/ Decrease Rev	Decrease Exp/ Increase Rev
Peachtree @ Telford	3514100	541400	T0064	100,000	
Transfer in from General Fund	3519000	579000	C9999		100,000
			Totals	100,000	100,000

STATE OF GEORGIA
CITY OF SANDY SPRINGS

**A RESOLUTION APPOINTING MEMBERS TO THE
SANDY SPRINGS BOARD OF ETHICS**

BE IT RESOLVED by the City Council of the City of Sandy Springs, Georgia (“City”) while in regular session on October 5, 2021 at 6:00 p.m. as follows:

SECTION 1. That Evan Barron is appointed to the Board of Ethics as a member for a first term of three (3) years commencing on October 20, 2021 and ending on October 20, 2024; and

SECTION 2. That Julie C. Smith is appointed to the Board of Ethics as the first alternate member for a first term of three (3) years commencing on October 20, 2021 and ending on October 20, 2024; and

SECTION 3. That members and alternates of the Board of Ethics shall be eligible for reappointment upon nomination by the Mayor and confirmation by the City Council and shall not serve for more than two (2) consecutive terms when serving as a member, or two (2) consecutive terms when serving as an alternate; and

SECTION 3. That this Resolution shall become effective upon its adoption.

RESOLVED this the 19th day of October, 2021.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, City Clerk

(Seal)



SANDY SPRINGS
GEORGIA

FINANCIAL HIGHLIGHTS FY 2022
AUGUST 31, 2021

UNAUDITED

**NOTES TO THE FINANCIAL STATEMENTS
AUGUST 31, 2021**

Financial Overview / Highlights

- ▶ General Fund Revenues for the fiscal year approximate 4.89% compared to the Adopted Budget. We are at 16.67% of the year. Most revenues received in July are recognized in June. Revenues such as Electric Franchise and Ins Premium Tax occur once a year.
- ▶ General Fund Expenditures for the fiscal year approximate 12.93% compared to the Adopted Budget. We are at 16.67% of the year.

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Comments
Revenues - Fund 100				
Property Taxes	\$113,476	\$38,336,745	0.30%	
Motor Vehicle Tax	\$6,811	\$50,000	13.62%	<--These two will be adjusted as the rate at which the <-- old MVT phases out and the new TAVT increases
Motor Vehicle TAVT	\$367,888	\$2,500,000	14.72%	
Local Option Sales Tax	\$2,582,424	\$25,000,000	10.33%	
Business Occupational Tax	\$453,893	\$8,250,000	5.50%	
Insurance Premium Tax	\$0	\$7,500,000	0.00%	Payment normally received October of each year
Building Permits	\$291,482	\$1,450,000	20.10%	
Expenditures - Fund 100				
<u>All Departments</u>				
Workers Comp Insurance	\$269,300	\$598,836	44.97%	Includes all departments and is semi-annual

**CASH AND INVESTMENTS
THROUGH PERIOD 02, AUGUST FY 2022**

UNAUDITED

SUNTRUST

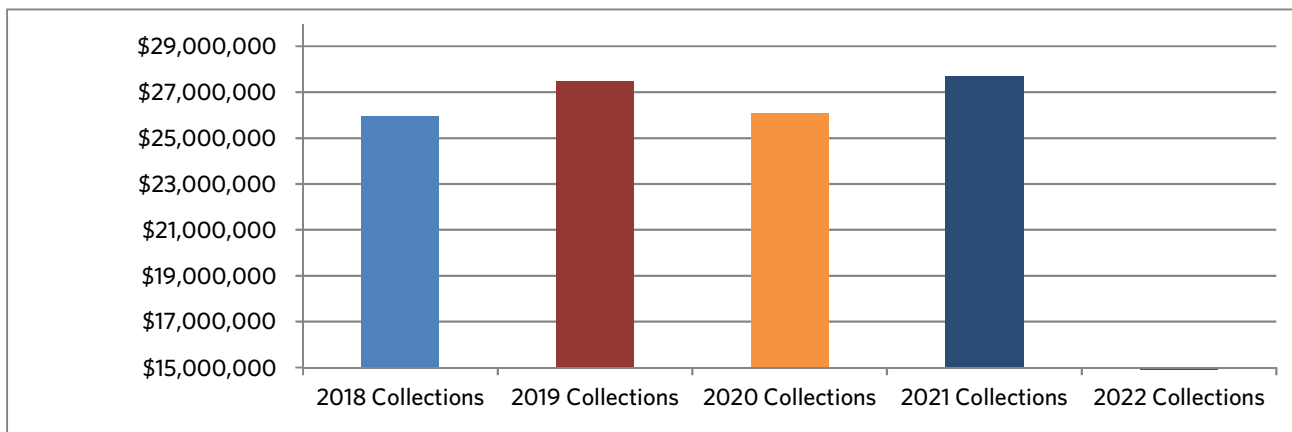
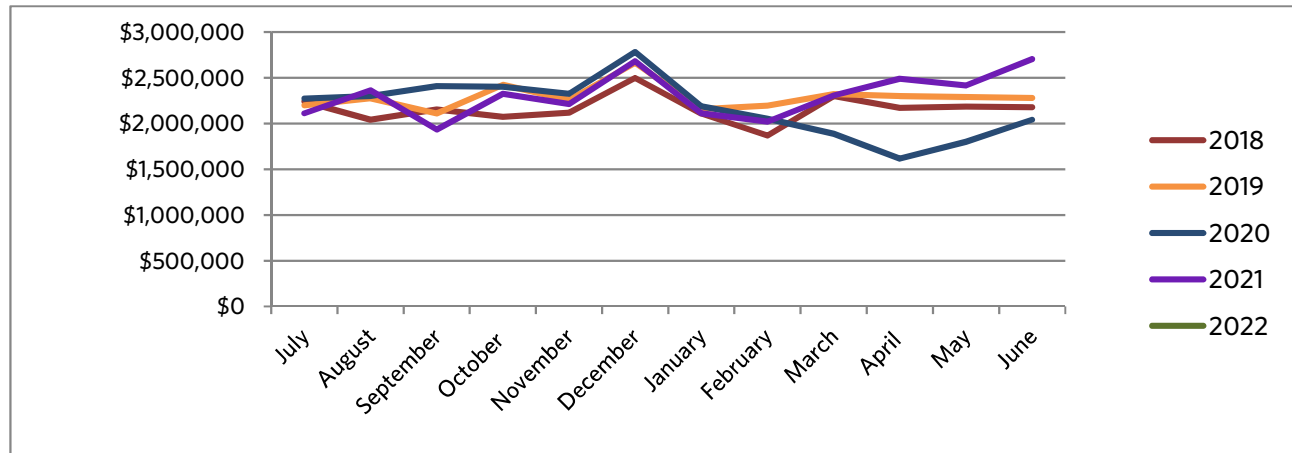
OPERATING ACCOUNT	\$16,545,604
COMMUNITY DEVELOPMENT ESCROW	3,381,447
POLICE - CUSTODIAL ESCROW	16,917
POLICE - FEDERAL FORFEITURE	135,285
POLICE - STATE SEIZED RESTRICTED	328,166
POLICE - STATE SEIZED UNRESTRICTED	211,346
POLICE - FEDERAL SEIZED TREASURY FUND	68,564
POLICE - FEDERAL SEIZED FUNDS US POSTAL SERVICES	75,600
HOTEL / MOTEL TAX ACCOUNT	434,897
COURT SERVICES	492,853
IMPACT FEE ACCOUNT	5,719,314
TREE FUND ACCOUNT	807,804
HOSPITALITY BOARD	1,226,745
TSPLOST FUND	51,710,908
DEVELOPMENT AUTHORITY MONEY MARKET ACCT	92,998
PUBLIC FACILITIES AUTHORITY-MONEY MARKET ACCT	1,519,236
PAC OPERATING & EVENTS ACCOUNT	2,311,007
TOTAL SUNTRUST	\$85,078,690

GEORGIA FUND ONE	\$87,377,506
FIRST HORIZON	1,250,000
US BANK - SINKING FUND	242
TOTAL INVESTMENT ACCOUNTS	\$88,627,748

TOTAL CASH AND CASH EQUIVALENTS **\$173,706,438**

**LOCAL OPTION SALES TAX COLLECTIONS
THROUGH PERIOD 02, AUGUST FY 2022**

	2018 Collections	2019 Collections	2020 Collections	2021 Collections	2022 Collections	% Change from Prior Year
July	\$2,240,290	\$2,199,602	\$2,271,667	\$2,112,938	\$2,582,424	22.22%
August	2,041,079	2,275,504	2,300,996	2,364,510		
September	2,154,073	2,109,943	2,407,613	1,934,144		
October	2,074,045	2,423,979	2,401,716	2,325,366		
November	2,117,845	2,259,523	2,326,390	2,214,592		
December	2,497,910	2,663,619	2,782,971	2,681,846		
January	2,106,942	2,155,711	2,188,945	2,111,802		
February	1,868,609	2,197,080	2,051,568	2,020,770		
March	2,301,871	2,321,849	1,886,719	2,308,276		
April	2,170,864	2,299,086	1,615,942	2,489,800		
May	2,186,481	2,290,253	1,800,673	2,417,257		
June	2,178,187	2,279,757	2,040,463	2,705,025		
	\$25,938,196	\$27,475,907	\$26,075,662	\$27,686,326	\$2,582,424	-90.67%



**GENERAL FUND REVENUES & EXPENDITURES
THROUGH PERIOD 02, AUGUST FY 2022**

10/05/2021

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
100-0000-90-311100	CURRENT YEAR PROPERTY TAXES	77,761	113,476	38,336,745	0.30 %
100-0000-90-311310	MOTOR VEHICLE	6,811	6,811	50,000	13.62 %
100-0000-90-311315	MOTOR VEHICLE TAVT FEE	367,888	367,888	2,500,000	14.72 %
100-0000-90-311340	INTANGIBLES	143,620	143,620	750,000	19.15 %
100-0000-90-311600	REAL ESTATE TRANSFER TAX	55,889	55,889	300,000	18.63 %
100-0000-90-311710	ELECTRIC FRANCHISE TAX	-	-	5,800,000	- %
100-0000-90-311730	GAS FRANCHISE TAX	-	-	700,000	- %
100-0000-90-311750	CABLE TV FRANCHISE TAX	-	-	1,300,000	- %
100-0000-90-311760	TELEPHONE FRANCHISE TAX	6,354	6,354	200,000	3.18 %
100-0000-90-311790	SOLID WASTE FRANCHISE TAX	23,465	23,465	400,000	5.87 %
100-0000-90-313100	LOCAL OPTION SALES TAX	2,582,424	2,582,424	25,000,000	10.33 %
100-0000-90-314200	ALCOHOLIC BEVERAGE EXCISE	100,541	116,608	1,100,000	10.60 %
100-0000-90-314300	EXCISE MIXED DRINK TAX	55,517	55,517	300,000	18.51 %
100-0000-90-316100	BUSINESS & OCCUPATION TAX	246,251	453,893	8,250,000	5.50 %
100-0000-90-316110	BUSINESS AUDIT REVENUE	-	-	50,000	- %
100-0000-90-316200	INSURANCE PREMIUM TAX	-	-	7,500,000	- %
	TOTAL TAXES	3,666,520	3,925,945	92,536,745	4.24 %
100-0000-90-321100	ALCOHOLIC BEVERAGE LIC	8,500	25,275	700,000	3.61 %
100-0000-90-321910	OTHER LICENSES AND PERMITS	9,198	17,763	90,000	19.74 %
100-0000-60-322210	PLANNING/ZONING FEES	8,191	18,602	80,000	23.25 %
100-0000-60-322215	DEVELOPMENT REVIEW FEE	33,521	69,178	100,000	69.18 %
100-0000-60-323120	BUILDING PERMITS	130,461	291,482	1,450,000	20.10 %
100-0000-60-323130	PLUMBING PERMITS	-	-	5,000	- %
100-0000-60-323140	ELECTRICAL PERMITS	5,954	73,066	10,000	730.66 %
100-0000-60-323160	HVAC PERMITS	8,885	14,973	40,000	37.43 %
100-0000-60-323920	BLDG REINSPECTION FEE	825	875	5,000	17.50 %
	TOTAL LICENSES & PERMITS	205,535	511,213	2,480,000	20.61 %
100-0000-60-341320	DEVELOPMENT IMPACT FEES	10,803	10,803	-	- %
100-0000-90-341910	ELECTION QUALIFYING FEE	10,500	10,500	5,000	210.00 %
100-0000-30-342900	FALSE ALARM FEES	-	-	100,000	- %
100-0000-40-343300	STATE ROAD MAINTENANCE FEES	-	-	141,120	- %
100-0000-10-346900	SPECIAL EVENT FEES	100	850	-	- %
100-0000-50-347500	RECREATION PRG FEES-GYMNASTICS	2,097	5,645	200,000	2.82 %
100-0000-50-347501	RECREATION PRG FEES-ATHL LEIS	3,290	8,096	100,000	8.10 %
100-0000-50-347900	SSTC CONTRACT	10,000	10,000	100,000	10.00 %
100-0000-50-347910	FACILITY RENTALS	25,295	33,028	75,000	44.04 %
	TOTAL CHARGES & FEES	62,085	78,922	721,120	10.94 %
100-0000-20-351170	MUNICIPAL COURT	220,909	438,650	2,200,000	19.94 %
	TOTAL FINES & FORFEITURES	220,909	438,650	2,200,000	19.94 %
100-0000-90-361000	INTEREST REVENUE	5,898	6,371	100,000	6.37 %
	TOTAL INVESTMENT INCOME	5,898	6,371	100,000	6.37 %
100-0000-90-349900	OTHER CHGS FOR SERVICES	7,629	16,704	-	- %
100-0000-40-381000	RENTAL REVENUE	10,030	15,030	-	- %
100-0000-40-381010	MARTA ADVERTISING CONTRAC	39,932	64,675	-	- %
100-0000-90-381100	ROYALTIES-GAS SOUTH	-	-	200,000	- %
100-0000-90-389000	MISCELLANEOUS REVENUE	6,775	9,319	50,000	18.64 %
100-0000-60-389100	PERMIT TECHNOLOGY FEE	4,256	8,921	40,000	22.30 %
100-0000-90-389200	INSURANCE REIMBURSEMENTS	-	27,776	50,000	55.55 %
	TOTAL MISCELLANEOUS	68,622	142,426	340,000	41.89 %

**GENERAL FUND REVENUES & EXPENDITURES
THROUGH PERIOD 02, AUGUST FY 2022**

10/05/2021

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
100-0000-90-391225	TRANSFER IN FROM IMPACT FEE	(7,409)	-	-	- %
100-0000-90-391275	TRANSFER IN FROM HOTEL MOTEL	130,004	130,004	450,000	28.89 %
100-0000-90-391280	TRANSFER IN FROM MVRET FUND	7,062	7,094	70,000	10.13 %
100-0000-90-391840	TRANSFER IN FROM DEV AUTH	-	-	600,000	- %
100-0000-90-392100	SALE OF ASSETS	18,998	25,012	10,000	250.12 %
100-0000-90-399999	USE OF FUND BALANCE	-	-	1,212,505	- %
TOTAL OTHER FINANCING SOURCES		148,655	162,109	2,342,505	6.92 %
100-0000-40-331100	FEDERAL MATCHING GRANTS	-	-	6,934,152	- %
100-0000-40-334110 SAP	GDOT L.A.R.P. GRANTS	-	-	100,000	- %
TOTAL OTHER REVENUES		-	-	7,034,152	- %
TOTAL REVENUES		\$4,378,223	\$5,265,636	\$107,754,522	4.89 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
CITY COUNCIL EXPENDITURES					
100-1310-10-511100	REGULAR SALARIES	12,333	12,333	148,000	8.33 %
100-1310-10-512200	SOCIAL SECURITY	765	765	9,176	8.33 %
100-1310-10-512300	MEDICARE	179	179	2,146	8.33 %
100-1310-10-512600	UNEMPLOYMENT TAX	-	-	665	- %
100-1310-10-512700	WORKERS' COMPENSATION	46	123	240	51.06 %
Salaries & Benefits		13,323	13,399	160,227	8.36 %
100-1310-10-523200	COMMUNICATIONS	266	266	4,400	6.05 %
100-1310-10-523500	TRAVEL	-	-	10,000	- %
100-1310-10-523600	DUES & FEES	-	-	38,000	- %
100-1310-10-523700	EDUCATION/TRAINING	-	-	2,000	- %
100-1310-10-531100	GENERAL OPERATING SUPPLIES	-	-	3,000	- %
100-1310-10-531300	HOSPITALITY	26	26	13,600	0.19 %
Operations & Capital		292	292	71,000	0.41 %
TOTAL CITY COUNCIL		13,615	13,692	231,227	5.92 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
CITY MANAGER EXPENDITURES					
100-1320-10-511100	REGULAR SALARIES	42,565	73,068	891,170	8.20 %
100-1320-10-512101	HEALTH INSURANCE	3,575	6,590	88,644	7.43 %
100-1320-10-512102	DISABILITY INSURANCE	154	305	2,710	11.26 %
100-1320-10-512103	DENTAL INSURANCE	258	479	4,194	11.42 %
100-1320-10-512104	LIFE INSURANCE	326	646	5,359	12.05 %
100-1320-10-512200	SOCIAL SECURITY	1,448	3,282	55,253	5.94 %
100-1320-10-512300	MEDICARE	618	1,061	12,922	8.21 %
100-1320-10-512401	RETIREMENT 401A	6,431	10,796	106,940	10.10 %
100-1320-10-512402	401A RETIREMENT-457 MATCH	2,067	2,525	44,558	5.67 %
100-1320-10-512600	UNEMPLOYMENT TAX	-	-	570	- %
100-1320-10-512700	WORKERS' COMPENSATION	200	561	1,057	53.06 %
Salaries & Benefits		57,641	99,313	1,213,377	8.18 %
100-1320-10-523200	COMMUNICATIONS	441	441	4,200	10.50 %
100-1320-10-523500	TRAVEL	-	-	2,250	- %
100-1320-10-523600	DUES & FEES	56	6,784	8,475	80.05 %
100-1320-10-523700	EDUCATION/TRAINING	-	5,400	3,775	143.05 %
100-1320-10-531100	GENERAL OPERATING SUPPLIES	599	599	3,500	17.11 %
100-1320-10-531300	HOSPITALITY	65	267	4,000	6.66 %
Operations & Capital		1,160	13,491	26,200	51.49 %
TOTAL CITY MANAGER		58,801	112,804	1,239,577	9.10 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
CITY CLERK EXPENDITURES					
100-1330-10-511100	REGULAR SALARIES	12,023	21,041	211,080	9.97 %
100-1330-10-512101	HEALTH INSURANCE	2,107	3,680	20,308	18.12 %
100-1330-10-512102	DISABILITY INSURANCE	44	74	507	14.60 %
100-1330-10-512103	DENTAL INSURANCE	110	196	846	23.17 %
100-1330-10-512104	LIFE INSURANCE	100	178	991	17.93 %
100-1330-10-512200	SOCIAL SECURITY	697	1,220	13,087	9.32 %
100-1330-10-512300	MEDICARE	163	285	3,061	9.32 %
100-1330-10-512401	RETIREMENT 401A	1,443	2,525	25,330	9.97 %
100-1330-10-512402	401A RETIREMENT-457 MATCH	601	1,052	10,554	9.97 %
100-1330-10-512600	UNEMPLOYMENT TAX	-	-	285	- %
100-1330-10-512700	WORKERS' COMPENSATION	138	204	538	37.96 %
Salaries & Benefits		17,427	30,455	286,587	10.63 %
100-1330-10-521300	TECHNICAL SERVICES	155	37,870	67,600	56.02 %
100-1330-10-522230	REP & MAINT-VEHICLES	-	-	2,500	- %
100-1330-10-523200	COMMUNICATIONS	86	86	1,500	5.73 %
100-1330-10-523300	ADVERTISING	150	150	2,000	7.50 %
100-1330-10-523400	PRINTING & BINDING	292	292	10,000	2.92 %
100-1330-10-523500	TRAVEL	-	-	3,000	- %
100-1330-10-523600	DUES & FEES	283	833	3,500	23.80 %
100-1330-10-523700	EDUCATION/TRAINING	31	31	2,000	1.55 %
100-1330-10-523900	CONTRACTUAL SERVICES	228,601	230,917	430,000	53.70 %
100-1330-10-531100	GENERAL OPERATING SUPPLIES	57	57	1,500	3.81 %
100-1330-10-531270	GASOLINE	-	-	500	- %
100-1330-10-531300	HOSPITALITY	-	62	500	12.47 %
Operations & Capital		229,656	270,299	524,600	51.52 %
TOTAL CITY CLERK		247,082	300,754	811,187	37.08 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
FINANCE EXPENDITURES					
100-1500-10-511100	REGULAR SALARIES	91,268	156,765	1,401,887	11.18 %
100-1500-10-512101	HEALTH INSURANCE	12,562	24,177	154,344	15.66 %
100-1500-10-512102	DISABILITY INSURANCE	345	690	4,982	13.86 %
100-1500-10-512103	DENTAL INSURANCE	611	1,222	7,497	16.29 %
100-1500-10-512104	LIFE INSURANCE	776	1,551	10,346	14.99 %
100-1500-10-512200	SOCIAL SECURITY	5,463	9,368	86,917	10.78 %
100-1500-10-512300	MEDICARE	1,278	2,191	20,327	10.78 %
100-1500-10-512401	RETIREMENT 401A	10,538	18,502	168,226	11.00 %
100-1500-10-512402	401A RETIREMENT-457 MATCH	4,024	7,049	70,094	10.06 %
100-1500-10-512600	UNEMPLOYMENT TAX	34	42	1,900	2.22 %
100-1500-10-512700	WORKERS' COMPENSATION	1,461	1,144	4,624	24.74 %
Salaries & Benefits		128,358	222,701	1,931,144	11.53 %
100-1500-10-521200	PROFESSIONAL SERVICES	-	-	10,000	- %
100-1500-10-521210	PROF SVCS-AUDIT	-	-	50,000	- %
100-1500-10-521300	TECHNICAL SERVICES	198	92,137	160,000	57.59 %
100-1500-10-523200	COMMUNICATIONS	208	208	2,000	10.38 %
100-1500-10-523300	ADVERTISING	3,600	3,600	10,000	36.00 %
100-1500-10-523400	PRINTING & BINDING	-	-	2,000	- %
100-1500-10-523500	TRAVEL	-	-	7,000	- %
100-1500-10-523600	DUES & FEES	428	1,270	5,000	25.40 %
100-1500-10-523700	EDUCATION/TRAINING	594	3,262	10,000	32.62 %
100-1500-10-523900	CONTRACTUAL SERVICES	1,863	2,726	11,000	24.79 %
100-1500-10-523950	MERCHANT SVCS CHARGES	-	-	1,000	- %
100-1500-10-531100	GENERAL OPERATING SUPPLIES	531	531	5,000	10.63 %
100-1500-10-531300	HOSPITALITY	61	61	500	12.17 %
100-1500-10-531750	UNIFORMS	-	-	500	- %
100-1500-10-542400	COMPUTER EQUIPMENT	-	-	10,000	- %
Operations & Capital		7,483	103,795	284,000	36.55 %
TOTAL FINANCE		135,842	326,496	2,215,144	14.74 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
LEGAL SERVICES EXPENDITURES					
100-1530-10-511100	SALARIES	17,016	34,032	304,400	11.18 %
100-1530-10-512101	HEALTH INSURANCE	1,439	2,877	22,000	13.08 %
100-1530-10-512102	DISABILITY INSURANCE	65	130	1,000	12.95 %
100-1530-10-512103	DENTAL INSURANCE	111	221	1,200	18.45 %
100-1530-10-512104	LIFE INSURANCE	146	291	1,400	20.79 %
100-1530-10-512200	SOCIAL SECURITY	1,014	2,029	18,873	10.75 %
100-1530-10-512300	MEDICARE	237	356	4,414	8.06 %
100-1530-10-512401	401A RETIREMENT	2,042	2,042	36,528	5.59 %
100-1530-10-512402	401A RETIREMENT-457 MATCH	851	851	15,220	5.59 %
100-1530-10-512600	UNEMPLOYMENT TAX	-	-	285	- %
100-1530-10-512700	WORKERS' COMPENSATION	-	-	450	- %
Salaries & Benefits		22,920	42,829	405,770	10.55 %
100-1530-10-521250	PROF SVCS-LEGAL	39,353	53,657	450,000	11.92 %
100-1530-10-521255	PROF SVCS-LITIGATION	26,132	26,132	450,000	5.81 %
Operations & Capital		65,486	79,789	900,000	8.87 %
TOTAL LEGAL SERVICES		88,406	122,618	1,305,770	9.39 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
INFORMATION SERVICES EXPENDITURES					
100-1535-10-511100	SALARIES	90,658	158,415	1,234,286	12.83 %
100-1535-10-512101	HEALTH INSURANCE	16,357	28,050	175,802	15.96 %
100-1535-10-512102	DISABILITY INSURANCE	336	673	4,898	13.74 %
100-1535-10-512103	DENTAL INSURANCE	817	1,484	9,256	16.04 %
100-1535-10-512104	LIFE INSURANCE	756	1,512	10,160	14.88 %
100-1535-10-512200	SOCIAL SECURITY	5,308	9,274	76,526	12.12 %
100-1535-10-512300	MEDICARE	1,241	2,169	17,897	12.12 %
100-1535-10-512401	401A RETIREMENT	10,805	18,916	148,114	12.77 %
100-1535-10-512402	401A RETIREMENT-457 MATCH	4,502	7,882	61,714	12.77 %
100-1535-10-512600	UNEMPLOYMENT TAX	-	-	1,615	- %
100-1535-10-512700	WORKERS' COMPENSATION	1,199	1,021	3,883	26.30 %
Salaries & Benefits		131,980	229,397	1,744,151	13.15 %
100-1535-10-521300	TECHNICAL SERVICES	44,442	429,941	630,107	68.23 %
100-1535-10-521310	TECHNICAL SERVICES-SECURITY	55,851	71,785	165,600	43.35 %
100-1535-10-522320	EQUIPMENT OPERATING LEASE	6,975	12,420	100,000	12.42 %
100-1535-10-523200	COMMUNICATIONS	814	814	11,600	7.02 %
100-1535-10-523500	TRAVEL	-	-	5,000	- %
100-1535-10-523600	DUES & FEES	190	190	6,000	3.17 %
100-1535-10-523700	EDUCATION/TRAINING	5,741	5,741	14,000	41.01 %
100-1535-10-523900	CONTRACTUAL SERVICES	-	-	15,000	- %
100-1535-10-531100	GENERAL SUPPLIES & MATLS	136	222	7,000	3.17 %
100-1535-10-531600	SMALL TOOLS & EQUIPMENT	2,234	2,851	22,022	12.95 %
100-1535-10-542400	COMPUTER EQUIPMENT	1,017	1,017	143,330	0.71 %
Operations & Capital		117,399	524,981	1,119,659	46.89 %
TOTAL INFORMATION SERVICES		249,379	754,378	2,863,810	26.34 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
HUMAN RESOURCES EXPENDITURES					
100-1540-10-511100	SALARIES	13,021	25,020	295,245	8.47 %
100-1540-10-512101	HEALTH INSURANCE	4,190	7,828	43,057	18.18 %
100-1540-10-512102	DISABILITY INSURANCE	8	89	1,177	7.58 %
100-1540-10-512103	DENTAL INSURANCE	156	312	1,488	21.00 %
100-1540-10-512104	LIFE INSURANCE	18	200	2,644	7.58 %
100-1540-10-512200	SOCIAL SECURITY	747	1,452	17,715	8.20 %
100-1540-10-512300	MEDICARE	175	458	4,281	10.70 %
100-1540-10-512401	401A RETIREMENT	1,561	3,001	35,429	8.47 %
100-1540-10-512402	401A RETIREMENT-457 MATCH	399	918	14,762	6.22 %
100-1540-10-512600	UNEMPLOYMENT TAX	-	-	380	- %
100-1540-10-512700	WORKERS' COMPENSATION	108	245	510	48.06 %
Salaries & Benefits		20,383	39,524	416,688	9.49 %
100-1540-10-521200	PROFESSIONAL SERVICES	12,771	26,438	177,000	14.94 %
100-1540-10-523200	COMMUNICATIONS	148	148	1,500	9.90 %
100-1540-10-523300	ADVERTISING	-	99	5,000	1.98 %
100-1540-10-523500	TRAVEL	-	-	5,000	- %
100-1540-10-523600	DUES & FEES	15	15	2,500	0.60 %
100-1540-10-523700	EDUCATION/TRAINING	824	1,259	7,000	17.99 %
100-1540-10-531100	GENERAL SUPPLIES & MATLS	-	361	2,000	18.05 %
100-1540-10-531300	HOSPITALITY	78	78	2,000	3.92 %
Operations & Capital		13,836	28,399	202,000	14.06 %
TOTAL HUMAN RESOURCES		34,219	67,923	618,688	10.98 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
FACILITIES MANAGEMENT EXPENDITURES					
100-1565-10-511100	SALARIES	68,765	125,501	1,043,811	12.02 %
100-1565-10-512101	HEALTH INSURANCE	12,678	24,092	162,340	14.84 %
100-1565-10-512102	DISABILITY INSURANCE	242	519	5,449	9.52 %
100-1565-10-512103	DENTAL INSURANCE	547	1,095	9,410	11.63 %
100-1565-10-512104	LIFE INSURANCE	544	1,166	9,706	12.01 %
100-1565-10-512200	SOCIAL SECURITY	4,107	7,498	64,716	11.59 %
100-1565-10-512300	MEDICARE	961	1,754	15,135	11.59 %
100-1565-10-512401	401A RETIREMENT	8,245	15,541	125,257	12.41 %
100-1565-10-512402	401A RETIREMENT-457 MATCH	3,100	8,386	52,191	16.07 %
100-1565-10-512600	UNEMPLOYMENT TAX	-	-	1,710	- %
100-1565-10-512700	WORKERS' COMPENSATION	3,674	654	9,299	7.03 %
Salaries & Benefits		102,864	186,204	1,499,024	12.42 %
100-1565-10-521200	PROFESSIONAL SERVICES	31,419	42,614	323,500	13.17 %
100-1565-10-521300	TECHNICAL SERVICES	765	60,593	69,747	86.88 %
100-1565-10-522100	CLEANING SERVICES	45,375	45,375	243,800	18.61 %
100-1565-10-522110	GARBAGE DISPOSAL	4,956	4,956	83,000	5.97 %
100-1565-10-522210	REP & MAINT-EQUIPMENT	8,049	57,611	331,425	17.38 %
100-1565-10-522220	REP & MAINT-BUILDINGS	61,332	100,182	960,634	10.43 %
100-1565-10-522310	BUILDING OPERATING LEASE	25,555	51,109	325,000	15.73 %
100-1565-10-522320	EQUIPMENT OPERATING LEASE	-	-	34,000	- %
100-1565-10-523200	COMMUNICATIONS	912	912	5,998	15.20 %
100-1565-10-523250	POSTAGE	1,650	2,164	49,000	4.42 %
100-1565-10-523700	EDUCATION/TRAINING	-	514	12,500	4.11 %
100-1565-10-531100	GENERAL OPERATING SUPPLIES	6,319	14,587	150,000	9.72 %
100-1565-10-531210	WATER	36,911	47,362	321,200	14.75 %
100-1565-10-531220	NATURAL GAS	6,638	6,638	100,400	6.61 %
100-1565-10-531230	ELECTRICITY	53,608	53,608	781,200	6.86 %
100-1565-10-531600	SMALL TOOLS & EQUIPMENT	3,404	3,719	15,000	24.79 %
100-1565-10-531750	UNIFORMS	495	495	12,000	4.13 %
100-1565-10-542400	COMPUTER EQUIPMENT	-	-	10,090	- %
100-1565-10-579000	CONTINGENCIES	-	-	25,000	- %
Operations & Capital		287,388	492,438	3,853,494	12.78 %
TOTAL FACILITIES MANAGEMENT		390,252	678,642	5,352,518	12.68 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
COMMUNICATIONS EXPENDITURES					
100-1570-10-511100	SALARIES	46,392	76,261	580,386	13.14 %
100-1570-10-512101	HEALTH INSURANCE	10,008	15,143	55,446	27.31 %
100-1570-10-512102	DISABILITY INSURANCE	167	297	2,248	13.23 %
100-1570-10-512103	DENTAL INSURANCE	662	980	4,008	24.45 %
100-1570-10-512104	LIFE INSURANCE	375	668	5,048	13.24 %
100-1570-10-512200	SOCIAL SECURITY	2,797	4,587	35,984	12.75 %
100-1570-10-512300	MEDICARE	654	1,073	8,416	12.75 %
100-1570-10-512401	401A RETIREMENT	4,779	7,893	69,646	11.33 %
100-1570-10-512402	401A RETIREMENT-457 MATCH	1,826	3,000	29,019	10.34 %
100-1570-10-512600	UNEMPLOYMENT TAX	66	66	665	9.87 %
100-1570-10-512700	WORKERS' COMPENSATION	646	449	1,986	22.63 %
Salaries & Benefits		68,369	110,417	792,852	13.93 %
100-1570-10-521201	PROF SVCS-GOVERNMENT SERVICES	47,165	47,165	566,000	8.33 %
100-1570-10-522230	REP & MAINT-VEHICLES	-	-	500	- %
100-1570-10-523200	COMMUNICATIONS	446	446	3,700	12.05 %
100-1570-10-523300	ADVERTISING	3,902	4,210	25,000	16.84 %
100-1570-10-523400	PRINTING & BINDING	-	50	10,000	0.50 %
100-1570-10-523500	TRAVEL	-	-	2,250	- %
100-1570-10-523600	DUES & FEES	15	15	2,250	0.67 %
100-1570-10-523700	EDUCATION/TRAINING	-	-	5,250	- %
100-1570-10-523900	CONTRACTUAL SERVICES	7,396	25,687	19,130	134.28 %
100-1570-10-523905	WEBSITE ENHANCEMENTS	5,250	5,250	198,000	2.65 %
100-1570-10-531100	GENERAL SUPPLIES & MATLS	279	489	10,000	4.89 %
100-1570-10-531270	GASOLINE	-	-	500	- %
100-1570-10-531300	HOSPITALITY	795	795	5,000	15.90 %
100-1570-10-542400	COMPUTER EQUIPMENT	-	-	16,800	- %
Operations & Capital		65,248	84,108	864,380	9.73 %
TOTAL COMMUNICATIONS		133,617	194,525	1,657,232	11.74 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
GENERAL ADMINISTRATION EXPENDITURES					
100-1595-10-511200	PART-TIME/TEMP EMPLOYEES	-	-	45,000	- %
100-1595-10-512200	SOCIAL SECURITY	-	-	2,790	- %
100-1595-10-512300	MEDICARE	-	-	652	- %
100-1595-10-512500	TUITION REIMBURSEMENT	-	-	100,000	- %
100-1595-10-512600	UNEMPLOYMENT TAX	-	-	100	- %
Salaries & Benefits		-	-	148,542	- %
100-1595-10-521200	PROFESSIONAL SERVICES	-	1,481	230,000	0.64 %
100-1595-10-521240	PROF SVCS-NON-PROFITS	25,625	36,250	787,500	4.60 %
100-1595-10-521300	TECHNICAL SERVICES	-	57,643	-	- %
100-1595-10-523100	PROPERTY & LIABILITY INS	50,346	1,408,369	1,354,000	104.02 %
100-1595-10-523200	COMMUNICATIONS	5,901	14,745	100,000	14.74 %
100-1595-10-531100	GENERAL SUPPLIES & MATLS	-	-	75,000	- %
100-1595-10-579000	CONTINGENCIES	-	-	300,000	- %
100-1595-10-579010	CITY MANAGER CONTINGENCIES	-	-	140,000	- %
Operations & Capital		81,872	1,518,487	2,986,500	50.85 %
TOTAL GENERAL ADMINISTRATION		81,872	1,518,487	3,135,042	48.44 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
MUNICIPAL COURT EXPENDITURES					
100-2650-20-511100	REGULAR SALARIES	37,736	61,355	529,491	11.59 %
100-2650-20-512101	HEALTH INSURANCE	6,567	10,592	92,590	11.44 %
100-2650-20-512102	DISABILITY INSURANCE	76	199	2,720	7.33 %
100-2650-20-512103	DENTAL INSURANCE	307	515	5,048	10.20 %
100-2650-20-512104	LIFE INSURANCE	171	449	5,273	8.51 %
100-2650-20-512200	SOCIAL SECURITY	2,249	3,660	32,828	11.15 %
100-2650-20-512300	MEDICARE	526	856	7,678	11.15 %
100-2650-20-512401	RETIREMENT 401A	3,139	5,495	63,539	8.65 %
100-2650-20-512402	401A RETIREMENT-457 MATCH	857	1,500	26,475	5.66 %
100-2650-20-512600	UNEMPLOYMENT TAX	112	169	950	17.83 %
100-2650-20-512700	WORKERS' COMPENSATION	1,799	409	5,292	7.72 %
Salaries & Benefits		53,539	85,199	771,884	11.04 %
100-2650-20-521260	PROF SVCS-COURT	16,663	17,324	326,600	5.30 %
100-2650-20-521300	TECHNICAL SERVICES	3,179	3,194	120,000	2.66 %
100-2650-20-523200	COMMUNICATIONS	250	250	6,240	4.01 %
100-2650-20-523300	ADVERTISING	-	-	1,000	- %
100-2650-20-523400	PRINTING & BINDING	-	507	1,000	50.68 %
100-2650-20-523600	DUES & FEES	-	265	1,000	26.50 %
100-2650-20-523700	EDUCATION/TRAINING	-	-	10,000	- %
100-2650-20-523950	MERCHANT SVCS CHARGES	-	-	1,500	- %
100-2650-20-531100	GENERAL OPERATING SUPPLIES	458	458	4,000	11.46 %
100-2650-20-531300	HOSPITALITY	-	-	1,500	- %
100-2650-20-531600	SMALL TOOLS & EQUIPMENT	-	-	3,000	- %
Operations & Capital		20,551	21,999	475,840	4.62 %
TOTAL MUNICIPAL COURT		74,090	107,197	1,247,724	8.59 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
POLICE EXPENDITURES					
100-3210-30-511100	REGULAR SALARIES	806,302	1,416,088	11,361,086	12.46 %
100-3210-30-511110	BONUSES	22,000	24,000	-	- %
100-3210-30-511200	PART-TIME/TEMP EMPLOYEES	20,817	35,865	380,000	9.44 %
100-3210-30-511300	OVERTIME	76,988	133,073	800,000	16.63 %
100-3210-30-512101	HEALTH INSURANCE	132,409	249,017	1,601,542	15.55 %
100-3210-30-512102	DISABILITY INSURANCE	2,841	6,305	39,766	15.86 %
100-3210-30-512103	DENTAL INSURANCE	6,954	13,931	85,272	16.34 %
100-3210-30-512104	LIFE INSURANCE	6,386	12,523	86,537	14.47 %
100-3210-30-512200	SOCIAL SECURITY	55,162	95,722	704,387	13.59 %
100-3210-30-512300	MEDICARE	12,901	22,387	164,736	13.59 %
100-3210-30-512401	RETIREMENT 401A	93,624	163,913	1,363,330	12.02 %
100-3210-30-512402	401A RETIREMENT-457 MATCH	37,122	65,048	568,054	11.45 %
100-3210-30-512500	TUITION REIMBURSEMENT	-	-	25,000	- %
100-3210-30-512600	UNEMPLOYMENT TAX	197	385	17,575	2.19 %
100-3210-30-512700	WORKERS' COMPENSATION	67,953	173,076	345,476	50.10 %
Salaries & Benefits		1,341,657	2,411,332	17,542,761	13.75 %
100-3210-30-521200	PROFESSIONAL SERVICES	5,967	32,741	175,000	18.71 %
100-3210-30-521270	JAIL SERVICES	1,395	1,395	300,000	0.47 %
100-3210-30-521275	INMATE MEDICAL SERVICES	800	800	150,000	0.53 %
100-3210-30-521300	TECHNICAL SERVICES	55,873	244,752	1,278,000	19.15 %
100-3210-30-522100	CLEANING SERVICES	14,016	14,016	84,100	16.67 %
100-3210-30-522110	GARBAGE DISPOSAL	165	330	2,000	16.48 %
100-3210-30-522210	REP & MAINT-EQUIPMENT	1,219	1,978	40,000	4.95 %
100-3210-30-522220	REP & MAINT-BUILDINGS	670	1,767	17,500	10.10 %
100-3210-30-522230	REP & MAINT-VEHICLES	29,739	35,496	375,000	9.47 %
100-3210-30-522310	BUILDING OPERATING LEASE	62,629	112,460	679,000	16.56 %
100-3210-30-522320	EQUIPMENT OPERATING LEASE	-	-	2,000	- %
100-3210-30-523200	COMMUNICATIONS	15,289	16,944	185,000	9.16 %
100-3210-30-523250	POSTAGE	70	142	3,000	4.74 %
100-3210-30-523300	ADVERTISING	3,182	5,437	14,000	38.84 %
100-3210-30-523400	PRINTING & BINDING	379	923	7,000	13.19 %
100-3210-30-523500	TRAVEL	3,605	6,063	60,000	10.10 %
100-3210-30-523600	DUES & FEES	411	1,012	14,000	7.23 %
100-3210-30-523700	EDUCATION/TRAINING	4,173	11,462	120,000	9.55 %
100-3210-30-523900	CONTRACTUAL SERVICES	7,571	9,727	90,000	10.81 %
100-3210-30-523950	MERCHANT SVCS CHARGES	201	334	1,000	33.39 %
100-3210-30-531100	GENERAL OPERATING SUPPLIES	8,317	10,131	57,884	17.50 %
100-3210-30-531150	UNDERCOVER OPERATIONS	-	-	5,000	- %
100-3210-30-531210	WATER	84	84	2,000	4.18 %
100-3210-30-531220	NATURAL GAS	1,148	1,148	17,000	6.75 %
100-3210-30-531230	ELECTRICITY	5,964	5,964	55,000	10.84 %
100-3210-30-531270	GASOLINE	43,587	43,587	525,000	8.30 %
100-3210-30-531300	HOSPITALITY	5,012	5,381	25,060	21.47 %
100-3210-30-531600	POLICE EQUIPMENT	12,784	18,958	175,000	10.83 %
100-3210-30-531750	UNIFORMS	6,099	7,201	166,000	4.34 %
100-3210-30-542200	VEHICLES	-	-	745,000	- %
100-3210-30-579000	CONTINGENCIES	-	-	50,000	- %
Operations & Capital		290,351	590,232	5,419,544	10.89 %
TOTAL POLICE		1,632,008	3,001,564	22,962,305	13.07 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
FIRE EXPENDITURES					
100-3510-30-511100	REGULAR SALARIES	597,481	1,030,520	7,608,535	13.54 %
100-3510-30-511200	PART-TIME/TEMP EMPLOYEES	9,465	17,093	194,500	8.79 %
100-3510-30-511300	OVERTIME	29,883	57,010	450,000	12.67 %
100-3510-30-512101	HEALTH INSURANCE	113,326	206,704	1,379,297	14.99 %
100-3510-30-512102	DISABILITY INSURANCE	1,946	74,063	154,974	47.79 %
100-3510-30-512103	DENTAL INSURANCE	5,345	10,495	67,462	15.56 %
100-3510-30-512104	LIFE INSURANCE	4,339	8,555	59,273	14.43 %
100-3510-30-512200	SOCIAL SECURITY	37,426	64,869	471,729	13.75 %
100-3510-30-512300	MEDICARE	8,753	15,171	110,324	13.75 %
100-3510-30-512401	RETIREMENT 401A	61,585	108,478	913,024	11.88 %
100-3510-30-512402	401A RETIREMENT-457 MATCH	25,303	44,385	380,427	11.67 %
100-3510-30-512600	UNEMPLOYMENT TAX	216	429	11,685	3.67 %
100-3510-30-512700	WORKERS' COMPENSATION	24,269	64,162	126,184	50.85 %
Salaries & Benefits		919,338	1,701,935	11,927,414	14.27 %
100-3510-30-521200	PROFESSIONAL SERVICES	1,793	1,793	10,000	17.93 %
100-3510-30-521300	TECHNICAL SERVICES	34,038	80,404	123,582	65.06 %
100-3510-30-522210	REP & MAINT-EQUIPMENT	2,267	8,733	66,500	13.13 %
100-3510-30-522220	REP & MAINT-BUILDINGS	8,486	9,342	80,700	11.58 %
100-3510-30-522230	REP & MAINT-VEHICLES	13,797	39,843	279,000	14.28 %
100-3510-30-523200	COMMUNICATIONS	3,744	3,744	48,000	7.80 %
100-3510-30-523400	PRINTING & BINDING	-	210	3,800	5.54 %
100-3510-30-523500	TRAVEL	1,217	1,288	38,000	3.39 %
100-3510-30-523600	DUES & FEES	2,879	3,703	15,000	24.69 %
100-3510-30-523700	EDUCATION/TRAINING	943	4,086	74,220	5.51 %
100-3510-30-523900	CONTRACTUAL SERVICES	5,397	10,553	118,400	8.91 %
100-3510-30-531100	GENERAL OPERATING SUPPLIES	2,971	9,964	81,300	12.26 %
100-3510-30-531160	EMS MEDICAL SUPPLIES	4,114	10,718	117,500	9.12 %
100-3510-30-531210	WATER	1,062	1,062	25,000	4.25 %
100-3510-30-531220	NATURAL GAS	857	857	25,000	3.43 %
100-3510-30-531230	ELECTRICITY	4,182	4,182	52,000	8.04 %
100-3510-30-531270	GASOLINE	15,024	21,082	150,000	14.05 %
100-3510-30-531300	HOSPITALITY	2,578	2,823	19,280	14.64 %
100-3510-30-531600	SMALL TOOLS & EQUIPMENT	3,362	15,546	80,050	19.42 %
100-3510-30-531750	UNIFORMS	4,254	5,197	101,300	5.13 %
100-3510-30-542100	MACHINERY & EQUIPMENT	-	-	30,000	- %
100-3510-30-542300	FURNITURE & FIXTURES	-	1,235	7,500	16.47 %
100-3510-30-542400	COMPUTER EQUIPMENT	-	-	2,500	- %
100-3510-30-579000	CONTINGENCIES	-	-	100,000	- %
100-3510-30-581200	CAPITAL LEASE PRINCIPAL	-	-	1,021,097	- %
100-3510-30-582200	CAPITAL LEASE INTEREST	-	-	121,724	- %
Operations & Capital		112,967	236,366	2,791,453	8.47 %
TOTAL FIRE		1,032,305	1,938,301	14,718,867	13.17 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
EMERGENCY MANAGEMENT EXPENDITURES					
100-3810-30-511100	SALARIES	6,548	13,096	86,353	15.17 %
100-3810-30-512101	HEALTH INSURANCE	527	983	6,328	15.53 %
100-3810-30-512102	DISABILITY INSURANCE	17	34	216	15.87 %
100-3810-30-512103	DENTAL INSURANCE	25	50	313	15.87 %
100-3810-30-512104	LIFE INSURANCE	38	77	484	15.89 %
100-3810-30-512200	SOCIAL SECURITY	400	800	5,354	14.95 %
100-3810-30-512300	MEDICARE	94	187	1,252	14.95 %
100-3810-30-512401	401A RETIREMENT	786	1,572	10,362	15.17 %
100-3810-30-512402	401A RETIREMENT-457 MATCH	327	655	4,318	15.16 %
100-3810-30-512600	UNEMPLOYMENT TAX	-	-	95	- %
100-3810-30-512700	WORKERS' COMPENSATION	46	82	114	71.67 %
Salaries & Benefits		8,809	17,536	115,189	15.22 %
100-3810-30-521200	PROFESSIONAL SERVICES	-	65,000	260,000	25.00 %
100-3810-30-521300	TECHNICAL SERVICES	450	450	8,200	5.49 %
100-3810-30-522210	REP & MAINT-EQUIPMENT	-	-	5,000	- %
100-3810-30-523200	COMMUNICATIONS	175	349	2,000	17.47 %
100-3810-30-523500	TRAVEL	-	-	5,500	- %
100-3810-30-523700	EDUCATION/TRAINING	-	-	1,000	- %
100-3810-30-531100	GENERAL SUPPLIES & MATLS	4,680	4,680	30,000	15.60 %
100-3810-30-531102	EMERGENCY EVENT RESPONSE	-	-	100,000	- %
100-3810-30-531600	SMALL TOOLS & EQUIPMENT	-	-	18,500	- %
100-3810-30-542100	MACHINERY & EQUIPMENT	-	-	43,000	- %
100-3810-30-572000	PAYMENTS TO OTHER AGENCIES	-	210,709	625,000	33.71 %
Operations & Capital		5,305	281,189	1,098,200	25.60 %
TOTAL EMERGENCY MANAGEMENT		14,115	298,725	1,213,389	24.62 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
PUBLIC WORKS EXPENDITURES					
100-4100-40-511100	SALARIES	199,143	339,385	2,744,747	12.36 %
100-4100-40-511300	OVERTIME	-	-	60,000	- %
100-4100-40-512101	HEALTH INSURANCE	29,284	55,692	376,180	14.80 %
100-4100-40-512102	DISABILITY INSURANCE	840	1,642	11,208	14.65 %
100-4100-40-512103	DENTAL INSURANCE	1,530	3,061	20,395	15.01 %
100-4100-40-512104	LIFE INSURANCE	1,835	3,583	24,169	14.82 %
100-4100-40-512200	SOCIAL SECURITY	11,895	20,240	170,174	11.89 %
100-4100-40-512300	MEDICARE	2,782	4,733	39,799	11.89 %
100-4100-40-512401	401A RETIREMENT	21,971	37,875	329,370	11.50 %
100-4100-40-512402	401A RETIREMENT-457 MATCH	8,839	13,622	137,237	9.93 %
100-4100-40-512600	UNEMPLOYMENT TAX	99	134	3,230	4.15 %
100-4100-40-512700	WORKERS' COMPENSATION	15,728	2,135	39,102	5.46 %
Salaries & Benefits		293,947	482,103	3,955,611	12.19 %
100-4100-40-521200	PROFESSIONAL SERVICES	-	-	25,000	- %
100-4100-40-521300	TECHNICAL SERVICES	-	113,717	191,176	59.48 %
100-4100-40-522230	REP & MAINT-VEHICLES	316	1,294	15,000	8.62 %
100-4100-40-522240	STREETLIGHT MAINTENANCE	4,734	4,734	15,000	31.56 %
100-4100-40-522260	GUARDRAIL MAINTENANCE	-	-	25,000	- %
100-4100-40-522270	SIDEWALK MAINTENANCE	-	-	25,000	- %
100-4100-40-522280	FIBER MAINTENANCE	-	-	40,000	- %
100-4100-40-523200	COMMUNICATIONS	2,773	2,773	40,404	6.86 %
100-4100-40-523500	TRAVEL	-	-	12,500	- %
100-4100-40-523600	DUES & FEES	12	178	7,000	2.55 %
100-4100-40-523700	EDUCATION/TRAINING	1,315	1,660	20,000	8.30 %
100-4100-40-523900	CONTRACTUAL SERVICES	103,676	109,606	4,679,637	2.34 %
100-4100-40-523900 REMVL	CONTRACTUAL SERVICES	33,164	44,596	300,000	14.87 %
100-4100-40-523900 SAP	CONTRACTUAL SERVICES	-	-	100,000	- %
100-4100-40-531100	GENERAL OPERATING SUPPLIES	1,776	5,513	75,000	7.35 %
100-4100-40-531235	STREET LIGHTS	120,347	120,412	1,525,000	7.90 %
100-4100-40-531270	GASOLINE	1,936	1,936	25,000	7.74 %
100-4100-40-531600	SMALL TOOLS & EQUIPMENT	46	46	41,000	0.11 %
100-4100-40-531700	OTHER SUPPLIES	9,819	20,718	450,000	4.60 %
100-4100-40-531750	UNIFORMS	990	1,305	7,000	18.64 %
100-4100-40-542200	MOTOR VEHICLES	-	-	66,000	- %
100-4100-40-572000	PAYMENTS TO OTHER AGENCIES	-	-	175,000	- %
100-4100-40-579000	CONTINGENCIES	-	-	100,000	- %
Operations & Capital		280,905	428,487	7,959,717	5.38 %
TOTAL PUBLIC WORKS		574,851	910,590	11,915,328	7.64 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
FLEET MANAGEMENT EXPENDITURES					
100-4900-10-511100	SALARIES	9,303	16,279	122,654	13.27 %
100-4900-10-512101	HEALTH INSURANCE	968	1,865	6,328	29.46 %
100-4900-10-512102	DISABILITY INSURANCE	35	70	279	25.04 %
100-4900-10-512103	DENTAL INSURANCE	41	81	313	25.99 %
100-4900-10-512104	LIFE INSURANCE	79	157	625	25.14 %
100-4900-10-512200	SOCIAL SECURITY	545	953	7,605	12.53 %
100-4900-10-512300	MEDICARE	127	223	1,778	12.54 %
100-4900-10-512401	401A RETIREMENT	1,115	1,953	14,718	13.27 %
100-4900-10-512402	401A RETIREMENT-457 MATCH	465	814	6,133	13.27 %
100-4900-10-512600	UNEMPLOYMENT TAX	-	-	190	- %
100-4900-10-512700	WORKERS' COMPENSATION	31	82	158	51.71 %
Salaries & Benefits		12,709	22,476	160,781	13.98 %
100-4900-10-521200	PROFESSIONAL SERVICES	26,252	46,410	130,000	35.70 %
100-4900-10-521300	TECHNICAL SERVICES	-	-	20,000	- %
100-4900-10-523200	COMMUNICATIONS	78	78	1,000	7.85 %
100-4900-10-523700	EDUCATION/TRAINING	-	-	1,500	- %
100-4900-10-531100	GENERAL SUPPLIES & MATLS	-	-	3,500	- %
100-4900-10-531270	GASOLINE	-	-	3,700	- %
100-4900-10-531750	UNIFORMS	-	-	1,000	- %
Operations & Capital		26,331	46,489	160,700	28.93 %
TOTAL FLEET MANAGEMENT		39,040	68,965	321,481	21.45 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
PARKS & RECREATION EXPENDITURES					
100-6110-50-511100	SALARIES	64,951	104,655	880,851	11.88 %
100-6110-50-511200	PT/TEMP EMPLOYEES - GYM	-	-	260,000	- %
100-6110-50-511201	PT/TEMP EMPLOYEES - ATHLETICS	13,466	37,050	230,000	16.11 %
100-6110-50-511202	PT/TEMP EMPLOYEES - PARK	6,850	14,687	125,000	11.75 %
100-6110-50-511203	PT/TEMP EMPLOYEES-LEISURE	5,056	7,264	85,000	8.55 %
100-6110-50-512101	HEALTH INSURANCE	9,548	17,893	101,109	17.70 %
100-6110-50-512102	DISABILITY INSURANCE	241	482	2,744	17.58 %
100-6110-50-512103	DENTAL INSURANCE	397	794	4,980	15.94 %
100-6110-50-512104	LIFE INSURANCE	521	1,043	6,131	17.01 %
100-6110-50-512200	SOCIAL SECURITY	5,485	9,759	54,613	17.87 %
100-6110-50-512300	MEDICARE	1,283	2,282	12,772	17.87 %
100-6110-50-512401	401A RETIREMENT	7,746	13,245	105,702	12.53 %
100-6110-50-512402	401A RETIREMENT-457 MATCH	3,118	5,328	44,043	12.10 %
100-6110-50-512600	UNEMPLOYMENT TAX	139	313	5,225	6.00 %
100-6110-50-512700	WORKERS' COMPENSATION	5,089	6,413	19,598	32.73 %
Salaries & Benefits		123,890	221,209	1,937,768	11.42 %
100-6110-50-521300	TECHNICAL SERVICES	926	15,038	13,440	111.89 %
100-6110-50-522100	CLEANING SERVICES	11,200	11,200	70,880	15.80 %
100-6110-50-522220	REP & MAINT-BUILDINGS	-	-	10,000	- %
100-6110-50-522230	REP & MAINT-VEHICLES	794	1,000	3,000	33.33 %
100-6110-50-522240	REP & MAINT-PARKS	44,966	71,498	443,000	16.14 %
100-6110-50-523200	COMMUNICATIONS	979	1,174	15,426	7.61 %
100-6110-50-523300	ADVERTISING	912	912	10,000	9.12 %
100-6110-50-523500	TRAVEL	-	265	7,000	3.79 %
100-6110-50-523600	DUES & FEES	-	-	4,200	- %
100-6110-50-523700	EDUCATION/TRAINING	280	875	12,092	7.24 %
100-6110-50-523900	CONTRACTUAL SERVICES	19,871	45,731	814,200	5.62 %
100-6110-50-523950	MERCHANT SVCS CHARGES	570	1,254	12,500	10.04 %
100-6110-50-531100	GENERAL OPERATING SUPPLIES	3,047	3,077	6,000	51.28 %
100-6110-50-531102	PROGRAM SUPPLIES	5,070	8,636	60,000	14.39 %
100-6110-50-531210	WATER	1,916	2,307	66,500	3.47 %
100-6110-50-531220	NATURAL GAS	1,055	1,055	13,500	7.81 %
100-6110-50-531230	ELECTRICITY	11,267	11,267	162,245	6.94 %
100-6110-50-531270	GASOLINE	1,507	1,507	15,000	10.04 %
100-6110-50-531300	HOSPITALITY	109	109	1,000	10.86 %
100-6110-50-531600	SMALL TOOLS & EQUIPMENT	-	-	60,000	- %
100-6110-50-531750	UNIFORMS	-	-	3,500	- %
100-6110-50-542200	MOTOR VEHICLES	-	-	40,000	- %
100-6110-50-579000	CONTINGENCIES	-	-	50,000	- %
Operations & Capital		104,468	176,906	1,893,483	9.34 %
TOTAL PARKS & RECREATION		228,359	398,115	3,831,251	10.39 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
COMMUNITY DEVELOPMENT EXPENDITURES					
100-7450-60-511100	SALARIES	184,147	315,988	2,558,140	12.35 %
100-7450-60-512101	HEALTH INSURANCE	31,646	61,297	385,409	15.90 %
100-7450-60-512102	DISABILITY INSURANCE	668	1,280	8,988	14.24 %
100-7450-60-512103	DENTAL INSURANCE	1,353	2,747	15,260	18.00 %
100-7450-60-512104	LIFE INSURANCE	1,443	2,759	18,612	14.83 %
100-7450-60-512200	SOCIAL SECURITY	10,877	18,705	158,605	11.79 %
100-7450-60-512300	MEDICARE	2,544	4,375	37,093	11.79 %
100-7450-60-512401	401A RETIREMENT	19,727	33,650	306,977	10.96 %
100-7450-60-512402	401A RETIREMENT-457 MATCH	7,765	13,373	127,907	10.45 %
100-7450-60-512600	UNEMPLOYMENT TAX	171	224	3,610	6.21 %
100-7450-60-512700	WORKERS' COMPENSATION	13,299	1,838	32,904	5.59 %
Salaries & Benefits		273,640	456,236	3,653,505	12.49 %
100-7450-60-521300	TECHNICAL SERVICES	4,978	5,018	162,000	3.10 %
100-7450-60-522230	REP & MAINT-VEHICLES	500	768	15,000	5.12 %
100-7450-60-523200	COMMUNICATIONS	2,017	2,017	26,500	7.61 %
100-7450-60-523300	ADVERTISING	1,970	2,320	20,000	11.60 %
100-7450-60-523500	TRAVEL	-	545	13,000	4.19 %
100-7450-60-523600	DUES & FEES	25	647	34,000	1.90 %
100-7450-60-523700	EDUCATION/TRAINING	1,920	2,770	18,000	15.39 %
100-7450-60-523900	CONTRACTUAL SERVICES	2,500	2,500	101,700	2.46 %
100-7450-60-523950	MERCHANT SVCS CHARGES	-	-	100	- %
100-7450-60-531100	GENERAL OPERATING SUPPLIES	1,074	1,495	29,574	5.06 %
100-7450-60-531270	GASOLINE	1,904	1,904	23,000	8.28 %
100-7450-60-531300	HOSPITALITY	988	1,354	10,000	13.54 %
100-7450-60-531750	UNIFORMS	923	923	10,000	9.23 %
Operations & Capital		18,799	22,261	462,874	4.81 %
TOTAL COMMUNITY DEVELOPMENT		292,440	478,497	4,116,379	11.62 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
ECONOMIC DEVELOPMENT EXPENDITURES					
100-7520-60-511100	SALARIES	5,414	9,475	183,759	5.16 %
100-7520-60-512101	HEALTH INSURANCE	527	983	44,399	2.21 %
100-7520-60-512102	DISABILITY INSURANCE	16	32	1,036	3.07 %
100-7520-60-512103	DENTAL INSURANCE	16	32	2,585	1.23 %
100-7520-60-512104	LIFE INSURANCE	36	72	1,902	3.77 %
100-7520-60-512200	SOCIAL SECURITY	325	569	11,393	4.99 %
100-7520-60-512300	MEDICARE	76	133	2,665	4.99 %
100-7520-60-512401	401A RETIREMENT	650	1,137	22,051	5.16 %
100-7520-60-512402	401A RETIREMENT-457 MATCH	271	474	9,188	5.16 %
100-7520-60-512600	UNEMPLOYMENT TAX	-	-	190	- %
100-7520-60-512700	WORKERS' COMPENSATION	338	123	920	13.32 %
Salaries & Benefits		7,669	13,028	280,088	4.65 %
100-7520-60-521205	PROF SVCS-OTHER	-	-	25,000	- %
100-7520-60-523200	COMMUNICATIONS	45	45	1,000	4.55 %
100-7520-60-523300	ADVERTISING	-	-	18,700	- %
100-7520-60-523500	TRAVEL	-	-	3,600	- %
100-7520-60-523600	DUES & FEES	73	577	16,345	3.53 %
100-7520-60-523700	EDUCATION/TRAINING	-	42	3,875	1.09 %
100-7520-60-531100	GENERAL SUPPLIES & MATLS	-	-	500	- %
100-7520-60-531300	HOSPITALITY	533	533	3,000	17.76 %
Operations & Capital		652	1,198	72,020	1.66 %
TOTAL ECONOMIC DEVELOPMENT		8,321	14,226	352,108	4.04 %

**GENERAL FUND REVENUES & EXPENDITURES
THROUGH PERIOD 02, AUGUST FY 2022**

10/05/2021

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
TRANSFERS EXPENDITURES					
100-9000-90-581300	NOTE PRINCIPAL	17,150	34,275	203,678	16.83 %
100-9000-90-582300	NOTE INTEREST EXPENSE	2,461	4,947	31,652	15.63 %
100-9000-90-611110	TRANSFER OUT TO PAC	334,292	334,292	1,337,168	25.00 %
100-9000-90-611351	TRANSFER OUT TO CAPITAL PROJEC	991,047	1,982,093	11,892,558	16.67 %
100-9000-90-611360	TRANSFER OUT TO FAC AUTH	-	-	12,624,640	- %
100-9000-90-611561	XFER OUT TO STORMWATER	143,333	286,667	1,720,000	16.67 %
Operations & Capital		1,488,283	2,642,273	27,809,696	9.50 %
	TOTAL TRANSFERS	1,488,283	2,642,273	27,809,696	9.50 %
	TOTAL EXPENDITURES	\$6,816,896	\$13,948,771	\$107,918,723	12.93 %
GENERAL FUND - 100		(\$2,438,673)	(\$8,683,136)	(\$164,201)	5,288.10 %

**CONFISCATED ASSET FUND REVENUES & EXPENDITURES
THROUGH PERIOD 02, AUGUST FY 2022**

10/05/2021

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
210-0000-30-351320	STATE SEIZED FUNDS REV	(1,057)	(1,289)	75,000	(1.72%)
210-0000-30-351325	FEDERAL SEIZED FUNDS REV	-	56,316	125,000	45.05 %
	TOTAL FINES & FORFEITURES	(1,057)	55,027	200,000	27.51 %
	TOTAL REVENUES	(\$1,057)	\$55,027	\$200,000	27.51 %
POLICE EXPENDITURES					
210-3210-30-531600	SMALL TOOLS & EQUIPMENT	-	-	200,000	- %
	TOTAL POLICE	-	-	200,000	- %
	TOTAL EXPENDITURES	\$-	\$-	\$200,000	- %
CONFISCATED ASSET FUND - 210		(\$1,057)	\$55,027	\$-	- %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
215-0000-30-342500	ALL REVENUE	282,454	282,454	3,000,000	9.42 %
	TOTAL CHARGES & FEES	282,454	282,454	3,000,000	9.42 %
	TOTAL REVENUES	\$282,454	\$282,454	\$3,000,000	9.42 %
EMERGENCY MANAGEMENT EXPENDITURES					
215-3810-30-572000	PAYMENTS TO OTHER AGENCIES	282,454	282,454	3,000,000	9.42 %
	TOTAL EMERGENCY MANAGEMENT	282,454	282,454	3,000,000	9.42 %
	TOTAL EXPENDITURES	\$282,454	\$282,454	\$3,000,000	9.42 %
E911 FUND - 215		\$-	\$-	\$-	- %

**TREE FUND REVENUES & EXPENDITURES
THROUGH PERIOD 02, AUGUST FY 2022**

10/05/2021

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
220-0000-50-341320	DEVELOPMENT IMPACT FEES	27,254	59,164	150,000	39.44 %
	TOTAL CHARGES & FEES	27,254	59,164	150,000	39.44 %
220-0000-50-399999	USE OF FUND BALANCE	-	-	181,000	- %
	TOTAL OTHER FINANCING SOURCES	-	-	181,000	- %
	TOTAL REVENUES	\$27,254	\$59,164	\$331,000	17.87 %
TREE FUND EXPENSE EXPENDITURES					
220-6240-00-541200	SITE IMPROVEMENTS	-	11,242	74,295	15.13 %
	TOTAL TREE FUND EXPENSE	-	11,242	74,295	15.13 %
TRANSFERS OUT EXPENDITURES					
220-9000-90-611351	TRANSFER TO CAPITAL PROJECTS	-	-	331,000	- %
	TOTAL TRANSFERS OUT	-	-	331,000	- %
	TOTAL EXPENDITURES	\$-	\$11,242	\$405,295	2.77 %
TREE FUND - 220		\$27,254	\$47,922	(\$74,295)	(64.50%)

**IMPACT FEE FUND REVENUES & EXPENDITURES
THROUGH PERIOD 02, AUGUST FY 2022**

10/05/2021

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
225-0000-60-341320 PARKS	IMPACT FEES - PARKS	77,242	234,473	200,000	117.24 %
225-0000-60-341320 PUBSA	IMPACT FEES - PUBLIC SAFETY	7,562	23,801	-	- %
225-0000-60-341320 TRANS	IMPACT FEES - TRANSPORTATION	28,334	101,804	-	- %
	TOTAL CHARGES & FEES	113,138	360,079	200,000	180.04 %
	TOTAL REVENUES	\$113,138	\$360,079	\$200,000	180.04 %
TRANSFERS EXPENDITURES					
225-0000-90-611351 TRANS	TRANSFER TO CAPITAL PROJECTS	-	-	200,000	- %
	TOTAL TRANSFERS	-	-	200,000	- %
	TOTAL EXPENDITURES	\$-	\$-	\$200,000	- %
IMPACT FEE FUND - 225		\$113,138	\$360,079	\$-	- %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
245-0000-60-361000	INTEREST REVENUE	112	112	-	- %
	TOTAL INVESTMENT INCOME	112	112	-	- %
245-0000-60-399999	USE OF FUND BALANCE	-	-	684,425	- %
	TOTAL OTHER FINANCING SOURCES	-	-	684,425	- %
245-0000-60-331100	FEDERAL MATCHING GRANTS	-	-	650,000	- %
	TOTAL OTHER REVENUES	-	-	650,000	- %
	TOTAL REVENUES	\$112	\$112	\$1,334,425	0.01 %
COMMUNITY DEVELOPMENT BLOCK GR EXPENDITURES					
245-7450-60-541400 AC181	INFRASTRUCTURE	20,337	20,337	468,543	4.34 %
245-7450-60-541400 CDB21	INFRASTRUCTURE	-	-	600,000	- %
	TOTAL COMMUNITY DEVELOPMENT BLO	20,337	20,337	1,068,543	1.90 %
CDBG FUND DEBT SERVICE EXPENDITURES					
245-8000-00-581300	NOTE PRINCIPAL	-	-	653,208	- %
245-8000-00-581300 ACT19	NOTE PRINCIPAL	-	287,000	-	- %
245-8000-00-582300	NOTE INTEREST EXPENSE	-	-	81,217	- %
245-8000-00-582300 ACT19	NOTE INTEREST EXPENSE	-	40,608	-	- %
	TOTAL CDBG FUND DEBT SERVICE	-	327,608	734,425	44.61 %
	TOTAL EXPENDITURES	\$20,337	\$347,945	\$1,802,968	19.30 %
CDBG FUND - 245		(\$20,225)	(\$347,833)	(\$468,543)	74.24 %

**HOTEL/MOTEL TAX FUND REVENUES & EXPENDITURES
THROUGH PERIOD 02, AUGUST FY 2022**

10/05/2021

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
275-0000-50-314100	HOTEL/MOTEL TAX	455,197	455,197	1,600,000	28.45 %
	TOTAL TAXES	455,197	455,197	1,600,000	28.45 %
	TOTAL REVENUES	\$455,197	\$455,197	\$1,600,000	28.45 %
TRANSFERS EXPENDITURES					
275-9000-90-611100	TRANSFER TO GENERAL FUND	130,004	130,004	450,000	28.89 %
275-9000-90-611555	TRANSFER OUT TO ARTS CENTER	178,892	178,892	600,000	29.82 %
275-9000-90-611850	TRANSFER TO HOSPITALITY	146,300	146,300	550,000	26.60 %
	TOTAL TRANSFERS	455,197	455,197	1,600,000	28.45 %
	TOTAL EXPENDITURES	\$455,197	\$455,197	\$1,600,000	28.45 %
HOTEL/MOTEL TAX FUND - 275		\$-	\$-	\$-	- %

**RENTAL MOTOR VEH EXCISE TAX FD REVENUES & EXPENDITURES
THROUGH PERIOD 02, AUGUST FY 2022**

10/05/2021

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
280-0000-90-314400	EXCISE TAX ON RENTAL MV	7,062	7,062	70,000	10.09 %
	TOTAL TAXES	7,062	7,062	70,000	10.09 %
	TOTAL REVENUES	\$7,062	\$7,062	\$70,000	10.09 %
RMVET EXPENDITURES EXPENDITURES					
280-9000-90-611100	TRANSFER TO GENERAL FUND	7,062	7,062	70,000	10.09 %
	TOTAL RMVET EXPENDITURES	7,062	7,062	70,000	10.09 %
	TOTAL EXPENDITURES	\$7,062	\$7,062	\$70,000	10.09 %
RENTAL MOTOR VEH EXCISE TAX FD - 280		\$-	\$-	\$-	- %

PROJECT DESCRIPTION	PROJ #	AUGUST MTD ACTUAL	2022 YTD ACTUAL	CUMULATIVE ACTUAL	CUMULATIVE BUDGET	AVAILABLE BUDGET
REVENUES						
T-SPLOST TAX		1,824,871	1,824,871	80,343,938	89,465,012	9,121,075
FEDERAL MATCHING GRANTS	TS131	-	-	-	3,050,000	3,050,000
INTEREST REVENUE		-	-	247,459	-	(247,459)
		\$1,824,871	\$1,824,871	\$80,591,396	\$92,515,012	\$11,923,616
TRANSPORTATION						
TEI-Spalding@Dalrymple/Trowbridge	TS103	-	-	2,402,631	2,580,000	177,369
TEI-Roswell@GrogansFerry	TS105	153,594	153,594	4,618,327	4,700,000	81,673
TEI-Riverview@Northside	TS106	5,554	5,554	868,758	2,950,000	2,081,242
TEI-SCOOT Upgrade	TS107	3,330	3,330	1,490,262	1,450,000	(40,262)
TEI-Roswell@Dalrymple	TS108	-	-	228,571	1,840,000	1,611,429
TEI-MountParan@PowersFerry	TS110	-	-	354,329	400,000	45,671
TEI-Spalding@Pitts	TS111	1,780	8,480	306,744	2,718,179	2,411,435
TEI-MountVernon@LongIsland	TS115	-	-	91,937	91,937	-
LMC-PeachtreeDun Bike/Ped Trail	TS131	-	-	-	6,100,000	6,100,000
LMC-Central Parkway Sidewalk	TS136	-	-	15,899	15,899	-
LMC-JohnsonFerry:Glenridge/WellsFar	TS137	-	-	472,581	527,699	55,118
SWP-JohnsonFerry:Harleston/Glenridg	TS161	-	-	415,275	416,417	1,142
SWP-Windsor:PeachtreeDun/CityLimit	TS164	-	-	1,203,514	1,213,603	10,089
SWP-Northwood:Kingsport/Roswell	TS165	-	-	268,968	265,240	(3,728)
SWP-Spalding:SpaldingLake/Publix	TS166	2,173	2,173	784,078	1,763,352	979,274
SWP-BrandonMill:MarshCr/LostForest	TS167	140,740	140,740	2,858,392	1,550,728	(1,307,664)
SWP-Dalrymple:Princeton/Duncourtney	TS168	-	-	195,949	659,155	463,206
SWP-DunwoodyClub:Spalding/Fenimore	TS169	-	-	1,062,343	1,165,000	102,657
SWP-InterstateN:CityLimit/Northside	TS170	285	285	2,535,153	3,050,000	514,847
SWP-Roberts:Northridge/DavisAcademy	TS171	17,955	17,955	503,133	530,304	27,171
SWP-BrandonMill:LostForest/BrandonR	TS172	-	-	191,281	1,465,000	1,273,719
JohnsonFerry/MountVernon Efficiency	TS191	15,458	15,458	2,066,622	25,300,000	23,233,378
MountVernon Multiuse Path	TS192	283,544	283,544	1,406,045	10,414,500	9,008,455
Hammond Phase 1 (ROW/Design)	TS193	1,073,750	1,073,750	12,147,218	12,498,000	350,782
GA-400 Trail System	TS201	2,400	2,400	2,400	-	(2,400)
T-SPLOST ADMIN COSTS	TS999	56,882	98,008	4,001,470	8,850,000	4,848,530
		\$1,757,445	\$1,805,271	\$40,491,878	\$92,515,012	\$52,023,134
T-SPLOST PROJECTS FUND - 335		\$67,426	\$19,599	\$40,099,518	\$-	(\$40,099,518)

PROJECT DESCRIPTION	PROJ #	AUGUST MTD ACTUAL	2022 YTD ACTUAL	CUMULATIVE ACTUAL	CUMULATIVE BUDGET	AVAILABLE BUDGET
CAPITAL CONTINGENCY	C9999	-	-	-	4,939,175	4,939,175
		\$-	\$-	\$-	\$4,939,175	\$4,939,175
FACILITIES						
HERITAGE BLUESTONE BLDG	F0002	-	-	2,187,608	2,189,874	2,265
FIRE STATION	F0004	-	-	1,664,016	1,253,957	(410,059)
TROWBRIDGE FACILITY	F0005	-	-	2,160,961	2,260,000	99,039
BACK-UP E911 CALL CENTER	F0007	-	-	244,443	350,000	105,557
CULTURAL CENTER	F0008	-	-	21,052	2,500,000	2,478,948
PUBLIC SAFETY BUILDING	F0009	-	-	59,250	100,000	40,750
WAYFINDING SIGNAGE	F2101	-	21,571	21,571	1,500,000	1,478,429
CISTERN IMPROVEMENTS	F2102	-	-	263,393	305,000	41,607
CITY CENTER MASTER PLAN UPDATE	F2103	300	15,300	41,800	190,000	148,200
DESIGN FOR VETERANS PARK	F2104	20,745	20,745	649,085	386,000	(263,085)
ELECTRIC VEHICLE CHARGING STATIONS	F2201	-	-	-	75,738	75,738
MT VERNON MULTI PATH CAMERA	F2202	-	-	-	16,000	16,000
HVAC MINI SPLIT FOR IT SERVERS	F2203	-	-	-	30,000	30,000
HVAC CHILLER PLANT MINI SPLIT	F2204	-	-	-	20,000	20,000
FACILITIES MAINTENANCE	F2205	-	-	78,881	500,000	421,119
FIREFIGHTER TURN OUT GEAR	FD221	-	-	-	166,000	166,000
RADIO MCT FIRE TRUCKS	FD222	-	-	16,213	35,800	19,587
FIRE DEPARTMENT STRATEGIC PLAN	FD223	-	-	-	25,000	25,000
		\$21,045	\$57,616	\$7,408,274	\$11,903,369	\$4,495,094
CITY CENTER						
LAND ACQUISITION & DEMOLITION	CC001	-	-	34,086,321	35,240,213	1,153,892
UTILITIES RELOCATION	CC006	-	-	40,000	2,770,000	2,730,000
SANDY SPRINGS CIRCLE PHASE 2	CC010	-	-	6,326,964	8,087,570	1,760,606
FURNITURE FIXTURES & EQUIPMENT	CC011	-	-	7,770,465	7,834,555	64,090
		\$-	\$-	\$48,223,751	\$53,932,338	\$5,708,587
ARTS PROGRAM						
OUTDOOR ART PROGRAM	A0001	-	-	226,913	222,500	(4,413)
INDOOR ART PROGRAM	A0002	-	-	5,000	100,000	95,000
PAY AND COMP STUDY IMPLEMENTATION	A2201	-	-	-	800,000	800,000
		\$-	\$-	\$231,913	\$1,122,500	\$890,587
CIPV						
CAPITAL VEHICLE PURCHASE	CIPV	-	-	-	2,958,011	2,958,011
		\$-	\$-	\$-	\$2,958,011	\$2,958,011
CM221						
ORGANIZATIONAL LEADERSHIP DEV	CM221	-	-	-	37,500	37,500
		\$-	\$-	\$-	\$37,500	\$37,500
I2201						
MULTI FACTOR AUTHENTICATION	I2201	5,137	5,137	5,137	15,000	9,863
		\$5,137	\$5,137	\$5,137	\$15,000	\$9,863
I2202						
NETWORK HARDWARE REPLACEMENT	I2202	-	-	100,561	105,000	4,439
		\$-	\$-	\$100,561	\$105,000	\$4,439
V2201						
FLEET ELECTRIC VEHICLES	V2201	150	150	119,789	240,000	120,211
		\$150	\$150	\$119,789	\$240,000	\$120,211

PROJECT DESCRIPTION	PROJ #	AUGUST MTD ACTUAL	2022 YTD ACTUAL	CUMULATIVE ACTUAL	CUMULATIVE BUDGET	AVAILABLE BUDGET
TRANSPORTATION						
ROSWELL ROAD PHASE I	T0019	45,595	45,595	725,532	8,406,826	7,681,294
CHATTAHOOCHEE RIVER BRIDGE	T0035	-	-	131,168	760,000	628,832
GLENRIDGE @ ROSWELL RD INTERSECTION	T0043	-	-	1,648,993	1,937,354	288,361
CARPENTER DR REALIGNMENT	T0046	-	-	3,385,326	3,436,199	50,872
HAMMOND PD GLENRIDGE ATMS	T0054	-	-	1,699,535	1,721,735	22,201
CITY CENTER TRANSPORTATION NETWORK	T0058	-	-	3,683,243	3,915,000	231,757
BIKE/PED/TRAIL DESIGN & IMPLEM	T0060	65,200	65,200	1,840,447	2,258,919	418,472
CITY SPRINGS STREETSCAPES	T0062	-	-	1,556,642	1,589,063	32,421
NORTH END REVITALIZATION	T0063	-	-	673,477	1,550,000	876,523
PEACHTREE @ TELFORD IMPROVEMENT	T0064	365	94,978	1,960,301	2,010,937	50,636
SIGNAL PREEMPTION EMERG RESPONSE	T0065	-	-	778,504	780,000	1,496
SR140 HOLCOMB @ SPALDING ROW	T0066	-	-	-	450,000	450,000
MT VERNON @ DUPREE SIGNAL	T0067	-	-	73,675	350,000	276,325
TRANSPORTATION MASTER PLAN	T0068	-	-	345,500	350,000	4,500
PEACHTREE-DUNWOODY@WINDSOR	T0069	-	-	204,802	1,200,000	995,198
ACCESS MANAGEMENT PLAN	T0070	-	-	400,558	100,000	(300,558)
NORTH END ROSWELL ROAD BOULEVARD	T0071	-	-	144,730	200,000	55,270
WATER RELIABILITY PROGRAM	T2000	-	-	801,892	1,000,000	198,108
SR400 ENHANCEMENTS	T2001	-	-	-	5,900,940	5,900,940
PAVEMENT MANAGEMENT PROGRAM	T2201	-	-	9,000	4,800,000	4,791,000
CITY BEAUTIFICATION PROGRAM	T2202	-	-	-	200,000	200,000
GUARDRAIL REPLACEMENT PROGRAM	T2203	-	-	-	300,000	300,000
BRIDGE & DAM MAINTENANCE	T2204	-	-	-	900,000	900,000
INTERSECTION & OPERATIONAL IMP	T2205	2,350	2,350	2,350	600,000	597,650
TRAFFIC MANAGEMENT PROGRAM	T2206	47,080	47,080	119,706	625,000	505,294
TRAFFIC CALMING	T2207	-	-	-	25,000	25,000
PTD/LAKE HEARN MULTIMODAL INT IMP	T2208	-	-	-	1,100,000	1,100,000
I285 ROSWELL RD INNOVATIVE INTERSEC	T2209	-	-	-	150,000	150,000
BRT JOINT FEASIBILITY STUDY	T2210	-	-	-	50,000	50,000
ROSWELL RD CHATT PED BRIDGE	T2211	-	-	-	200,000	200,000
PAVEMENT MANAGEMENT PROGRAM	T3000	-	-	54,797,087	53,931,583	(865,504)
CITY BEAUTIFICATION PROGRAM	T4000	4,000	4,000	274,744	402,572	127,829
SIDEWALK PROGRAM	T6000	-	36	10,355,231	10,630,500	275,269
INTERSECTIONS & OPERATIONAL	T7000	6,101	6,101	6,181,709	6,391,048	209,339
GUARDRAIL REPLACEMENT PROGRAM	T7500	-	-	461,288	734,150	272,862
UNDERGROUND UTILITY PROGRAM	T8000	-	-	76,684	500,000	423,316
LAKE FORREST DAM MAINTENANCE	T9000	950	1,300	1,582,551	3,554,882	1,972,331
BRIDGE & DAM MAINTENANCE	T9100	-	-	594,701	450,000	(144,701)
TRAFFIC MANAGEMENT PROGRAM	T9500	-	-	6,035,597	6,536,507	500,910
TRAFFIC CALMING	T9600	-	-	305,906	354,823	48,917
		\$171,641	\$266,639	\$100,850,878	\$130,353,036	\$29,502,158

PROJECT DESCRIPTION	PROJ #	AUGUST MTD ACTUAL	2022 YTD ACTUAL	CUMULATIVE ACTUAL	CUMULATIVE BUDGET	AVAILABLE BUDGET
PARKS						
SS TENNIS CENTER	P0006	-	-	791,774	787,679	(4,095)
HAMMOND PARK IMPROVEMENTS	P0007	-	135,287	4,439,069	4,458,981	19,912
MORGAN FALLS OVERLOOK PARK	P0009	-	-	4,178,589	4,365,033	186,444
MORGAN FALLS ATHLETIC FIELDS	P0010	-	-	5,575,239	5,584,130	8,891
ALLEN ROAD PARK	P0013	28,534	28,534	470,172	440,415	(29,757)
CROOKED CREEK PARK	P0020	-	-	446,878	448,607	1,729
ISON SPRINGS ELEMENTARY (IGA)	P0025	-	-	233,154	250,000	16,846
CITY TRAIL CONSTRUCTION	P0028	-	-	293,250	750,000	456,750
RIVERSHORE FLOODPLAIN	P0029	-	-	24,900	125,000	100,100
TRIANGLE PARK	P0030	-	-	64,989	318,285	253,296
PARKLAND ACQUISITION	P0031	1,157,359	1,157,359	3,300,312	3,350,000	49,688
TRAIL SEGMENT 2A P&E AND CONST	P2201	-	-	-	2,500,000	2,500,000
TRAIL ROW ACQUISITION	P2202	-	-	-	250,000	250,000
SANDY SPRINGS MIDDLE SCHOOL IGA	P2203	-	-	13,500	110,000	96,500
RIDGEVIEW MIDDLE SCHOOL IGA	P2204	-	-	-	75,000	75,000
NANCY CREEK STREAM RESTORATION	P2205	300	300	300	570,000	569,700
SUSTAINABILITY PLAN/POLICY	P2206	-	-	-	75,000	75,000
TREE FUND INVASIVE SPECIES REMOVAL	P2207	-	-	-	30,000	30,000
TREE FUND TREES ATLANTA PARTNERSHIP	P2208	-	-	-	80,000	80,000
TREE FUND CAPITAL PROJECTS	P2209	-	-	-	139,000	139,000
TREE FUND SURVEYS	P2210	-	-	-	30,000	30,000
TREE FUND MAINTENANCE	P2211	-	-	-	52,000	52,000
POLICE EQUIPMENT	PD221	-	-	35,787	195,520	159,733
MOTOROLA RADIO REPLACEMENTS	PD222	-	-	-	130,000	130,000
		\$1,186,193	\$1,321,479	\$19,867,913	\$25,114,650	\$5,246,737
CAPITAL PROJECTS FUND - 351		\$1,384,165	\$1,651,022	\$176,808,215	\$230,720,579	\$53,912,365

**PUBLIC FACILITIES AUTHORITY REVENUES & EXPENDITURES
THROUGH PERIOD 02, AUGUST FY 2022**

10/05/2021

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
360-0000-10-361000	INTEREST REVENUE	13	750,172	750,000	100.02 %
360-0000-10-362000	REALIZED GAIN/LOSS	-	(24,684)	-	- %
360-0000-10-371000	OTHER CONTRIBUTIONS	-	323,369	323,369	100.00 %
360-0000-10-391100	TRANSFER IN FROM GENERAL FUND	-	37,330,600	37,330,600	100.00 %
360-0000-10-391351	TRANSFER IN FROM CAPITAL PROJ	-	21,298,031	21,298,031	100.00 %
360-0000-10-391356	TRANSFER IN FROM IMPACT FEES	-	300,000	300,000	100.00 %
360-0000-10-392100	SALE OF ASSETS	-	9,283,250	9,000,000	103.15 %
360-0000-10-393100	REVENUE BOND PROCEEDS	-	386,340,000	386,340,000	100.00 %
360-0000-10-393400	PREMIUM ON BOND ISSUED	-	5,509,473	5,509,473	100.00 %
TOTAL PUBLIC FACILITIES AUTH REVENU		13	461,110,210	460,851,473	100.06 %
360-9000-90-381100	CONTINGENT PAYMENT	-	1,519,120	-	- %
360-9000-90-391100	TRANSFER IN FROM GENERAL FUND	-	46,964,684	45,111,804	104.11 %
360-9000-90-393100	REVENUE BOND PROCEEDS	-	8,299,542	8,299,542	100.00 %
TOTAL PFA OTHER FINANCING USES		-	56,783,346	53,411,346	106.31 %
TOTAL REVENUES		\$13	\$517,893,556	\$514,262,819	100.71 %
PUBLIC FACILITIES - PUB SAF EXPENDITURES					
360-3100-00-541300 PF002	BUILDINGS	3,200	11,222,174	43,000,000	26.10 %
TOTAL PUBLIC FACILITIES - PUB SAF		3,200	11,222,174	43,000,000	26.10 %
PUBLIC FACILITIES - FIRE EXPENDITURES					
360-3510-00-541300 PF003	BUILDINGS	298,069	1,683,530	10,000,000	16.84 %
360-3510-00-541300 PF004	BUILDINGS	46,255	658,658	5,000,000	13.17 %
TOTAL PUBLIC FACILITIES - FIRE		344,325	2,342,188	15,000,000	15.61 %
PUBLIC FACILITIES AUTH CONSTR EXPENDITURES					
360-6220-00-521200	PROFESSIONAL SERVICES	-	19,296,211	19,323,125	99.86 %
360-6220-00-541400	INFRASTRUCTURE	-	195,517,829	196,882,073	99.31 %
360-6220-00-541405	INFRASTRUCTURE - OTHER	-	648,025	775,000	83.62 %
360-6220-00-541410	INFRASTRUCTURE - SPECIAL	-	10,696,253	10,945,260	97.72 %
360-6220-00-579000	CONTINGENCIES	-	-	1,286,542	- %
TOTAL PUBLIC FACILITIES AUTH CONSTR		-	226,158,319	229,212,000	98.67 %
PUBLIC FACILITIES AUTH DEBT EXPENDITURES					
360-8000-00-581100	PRINCIPAL DEBT RETIREMENT	-	15,305,000	13,150,000	116.39 %
360-8000-00-582100	INTEREST EXPENSE	-	35,966,084	36,348,010	98.95 %
360-8000-00-584000	COSTS OF ISSUANCE	-	2,095,289	2,095,290	100.00 %
360-8000-00-584001	BOND DISCOUNT	-	1,317,628	1,317,628	100.00 %
360-8000-00-584100	REFUNDING ESCROW	-	162,949,891	162,949,891	100.00 %
TOTAL PUBLIC FACILITIES AUTH DEBT		-	217,633,893	215,860,819	100.82 %
PFA OTHER FINANCING USES EXPENDITURES					
360-9000-90-611100	TRANSFER TO GENERAL FUND	-	11,190,000	11,190,000	100.00 %
TOTAL PFA OTHER FINANCING USES		-	11,190,000	11,190,000	100.00 %
TOTAL EXPENDITURES		\$347,525	\$468,546,573	\$514,262,819	91.11 %
PUBLIC FACILITIES AUTHORITY - 360		(\$347,512)	\$49,346,983	\$-	- %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
555-0000-54-347500	EDUCATION PROGRAM	-	-	42,500	- %
555-0000-51-347600	MEMBERSHIPS	-	3,300	98,000	3.37 %
555-0000-56-347900	TICKET REVENUE	-	44,289	1,670,000	2.65 %
555-0000-56-347905	FACILITY/TICKET-HANDLING FEES	(7,490)	10,990	286,000	3.84 %
555-0000-56-347910	FACILITY RENTALS	16,290	61,292	697,000	8.79 %
555-6196-56-347920	F&B REVENUE	21,631	71,492	747,100	9.57 %
	TOTAL CHARGES & FEES	30,431	191,363	3,540,600	5.40 %
555-0000-56-371000	OTHER CONTRIBUTIONS	-	2,623	850,000	0.31 %
555-0000-56-389900	MISCELLANEOUS INCOME	174	6,152	5,500	111.85 %
	TOTAL MISCELLANEOUS	174	8,775	855,500	1.03 %
555-0000-90-391100	TRANSFER IN FROM GENERAL FUND	334,292	334,292	1,337,169	25.00 %
555-0000-50-391275	TRANSFER IN FROM HOTEL MOTEL	178,892	178,892	600,000	29.82 %
	TOTAL OTHER FINANCING SOURCES	513,185	513,185	1,937,169	26.49 %
	TOTAL REVENUES	\$543,790	\$713,323	\$6,333,269	11.26 %
ARTS CENTER - ADMINISTRATION EXPENDITURES					
555-6191-51-511100	SALARIES	114,812	201,502	1,609,390	12.52 %
555-6191-51-511200	PT/TEMP EMPLOYEES	-	-	200,000	- %
555-6191-51-512101	HEALTH INSURANCE	16,412	30,389	178,757	17.00 %
555-6191-51-512102	DISABILITY INSURANCE	366	752	4,501	16.71 %
555-6191-51-512103	DENTAL INSURANCE	751	1,428	8,477	16.85 %
555-6191-51-512104	LIFE INSURANCE	824	1,690	10,115	16.71 %
555-6191-51-512200	SOCIAL SECURITY	6,868	12,052	99,782	12.08 %
555-6191-51-512300	MEDICARE	1,606	2,819	23,336	12.08 %
555-6191-51-512401	401A RETIREMENT	14,859	23,390	193,127	12.11 %
555-6191-51-512402	401A RETIREMENT-457 MATCH	4,737	8,298	80,470	10.31 %
555-6191-51-512600	UNEMPLOYMENT TAX	127	221	1,000	22.13 %
555-6191-51-512700	WORKERS' COMPENSATION	-	1,471	2,364	62.21 %
555-6191-51-512100	PROFESSIONAL SERVICES	-	-	20,000	- %
555-6191-51-5121300	TECHNICAL SERVICES	4,538	4,538	97,130	4.67 %
555-6191-51-5122100	CLEANING SERVICES	-	-	50,000	- %
555-6191-51-5123200	COMMUNICATIONS	1,758	2,328	29,160	7.98 %
555-6191-51-5123300	ADVERTISING	10,607	16,723	200,000	8.36 %
555-6191-51-5123350	PROMOTIONS	-	-	30,950	- %
555-6191-51-5123400	PRINTING & BINDING	3,495	3,495	9,500	36.79 %
555-6191-51-5123500	TRAVEL	-	-	4,050	- %
555-6191-51-5123600	DUES & FEES	128	259	9,010	2.88 %
555-6191-51-5123700	EDUCATION/TRAINING	-	-	3,900	- %
555-6191-51-5123800	LICENSES	-	1,174	8,400	13.98 %
555-6191-51-5123900	CONTRACTUAL SERVICES	-	-	11,000	- %
555-6191-51-5123950	MERCHANT SVCS CHARGES	744	1,090	24,000	4.54 %
555-6191-51-5131100	GENERAL SUPPLIES & MATLS	1,218	2,123	5,200	40.82 %
555-6191-51-5131300	HOSPITALITY	-	-	2,000	- %
555-6191-51-5131750	UNIFORMS	-	-	11,000	- %
555-6191-51-5141200	SITE IMPROVEMENTS	1,654	1,654	-	- %
555-6191-51-5142100	MACHINERY & EQUIPMENT	1,745	1,745	100,000	1.74 %
555-6191-51-5142300	FURNITURE & FIXTURES	-	-	20,000	- %
555-6191-51-5179000	CONTINGENCIES	-	-	40,000	- %
	TOTAL ARTS CENTER - ADMINISTRATION	187,248	319,140	3,086,619	10.34 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
ARTS CENTER - THEATRE EXPENDITURES					
555-6192-52-521200	PROFESSIONAL SERVICES	-	-	100,000	- %
555-6192-52-522220	REP & MAINT-BUILDINGS	-	94	103,000	0.09 %
555-6192-52-522330	OTHER RENTALS	380	380	55,600	0.68 %
555-6192-52-523300	ADVERTISING	-	-	152,500	- %
555-6192-52-523850	ARTIST FEES	74,450	113,750	1,054,750	10.78 %
555-6192-52-523900	CONTRACTUAL SERVICES	3,181	(3,779)	133,500	(2.83%)
555-6192-52-531100	GENERAL SUPPLIES & MATLS	62	348	26,500	1.31 %
555-6192-52-531300	HOSPITALITY	385	385	56,800	0.68 %
555-6192-52-531500	COSTS OF GOODS SOLD	12,084	25,892	77,600	33.37 %
555-6192-52-531600	SMALL TOOLS & EQUIPMENT	1,701	15,186	72,000	21.09 %
555-6192-52-531700	OTHER SUPPLIES	1,065	1,065	4,500	23.66 %
TOTAL ARTS CENTER - THEATRE		93,308	153,321	1,836,750	8.35 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
ARTS CENTER - CONFERENCE CTR EXPENDITURES					
555-6193-53-522220	REP & MAINT-BUILDINGS	-	-	20,000	- %
555-6193-53-523900	CONTRACTUAL SERVICES	8,619	20,060	81,700	24.55 %
555-6193-53-531100	GENERAL SUPPLIES & MATLS	1,341	2,045	51,000	4.01 %
555-6193-53-531500	COSTS OF GOODS SOLD	-	-	114,900	- %
555-6193-53-531600	SMALL TOOLS & EQUIPMENT	-	-	35,000	- %
555-6193-53-531700	OTHER SUPPLIES	220	364	8,000	4.55 %
TOTAL ARTS CENTER - CONFERENCE CTR		10,180	22,469	310,600	7.23 %

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
ARTS CENTER - SPECIAL EVENTS EXPENDITURES					
555-6195-55-523300	ADVERTISING	-	1,058	107,200	0.99 %
555-6195-55-531100	GENERAL SUPPLIES & MATLS	-	479	19,600	2.44 %
555-6195-55-531300	HOSPITALITY	-	-	3,800	- %
555-6195-55-531350	SPECIAL EVENTS	842	63,017	541,000	11.65 %
555-6195-55-531500	COSTS OF GOODS SOLD	-	-	47,000	- %
TOTAL ARTS CENTER - SPECIAL EVENTS		842	64,554	718,600	8.98 %

**STORMWATER FUND REVENUES & EXPENDITURES
THROUGH PERIOD 02, AUGUST FY 2022**

10/05/2021

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
561-0000-90-391100	TRANSFER IN FROM GENERAL FUND	143,333	13,561,667	14,995,000	90.44 %
	TOTAL OTHER FINANCING SOURCES	143,333	13,561,667	14,995,000	90.44 %
	TOTAL REVENUES	\$143,333	\$13,561,667	\$14,995,000	90.44 %
STORMWATER CAPITAL MAINT & IMP EXPENDITURES					
561-4250-40-521200	PROFESSIONAL SERVICES	16,795	981,863	1,100,476	89.22 %
561-4250-40-521200 GREEN	PROFESSIONAL SERVICES	-	58,792	136,066	43.21 %
561-4250-40-541450	STORMWATER IMPROVEMENT	140,187	7,940,288	10,047,549	79.03 %
561-4250-40-541450 GREEN	STORMWATER IMPROVEMENT	-	-	285,000	- %
561-4250-40-541450 MABRY	STORMWATER IMPROVEMENT	-	1,556,996	1,556,996	100.00 %
	TOTAL STORMWATER CAPITAL MAINT &	156,982	10,537,939	13,126,088	80.28 %
STORMWATER OPERATIONS EXPENDITURES					
561-4320-40-521200	PROFESSIONAL SERVICES	1,140	167,388	179,134	93.44 %
561-4320-40-522240	REP & MAINT-OTHER	156	1,103,363	1,332,919	82.78 %
561-4320-40-523900	CONTRACTUAL SERVICES	-	170,152	187,541	90.73 %
561-4320-40-542100	MACHINERY & EQUIPMENT	-	56,697	66,697	85.01 %
	TOTAL STORMWATER OPERATIONS	1,296	1,497,599	1,766,291	84.79 %
TRANSFERS EXPENDITURES					
561-9000-90-611351 P2205	TRANSFER TO CAPITAL PROJECTS	-	-	570,000	- %
	TOTAL TRANSFERS	-	-	570,000	- %
	TOTAL EXPENDITURES	\$158,278	\$12,035,538	\$15,462,379	77.84 %
STORMWATER FUND - 561		(\$14,945)	\$1,526,129	(\$467,379)	(326.53%)

**DEVELOPMENT AUTHORITY REVENUES & EXPENDITURES
THROUGH PERIOD 02, AUGUST FY 2022**

10/05/2021

GL ACCOUNT	DESCRIPTION	AUGUST MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
DEVELOPMENT AUTHORITY EXPENDITURES					
840-1595-10-523100	PROPERTY & LIABILITY INS	2,032	2,051	-	- %
	TOTAL DEVELOPMENT AUTHORITY	2,032	2,051	-	- %
	TOTAL EXPENDITURES	\$2,032	\$2,051	\$-	- %
DEVELOPMENT AUTHORITY - 840		(\$2,032)	(\$2,051)	\$-	- %

COVID-19 Update

Presented by Imani White, Executive Officer of Emergency Preparedness

October 19, 2021



SANDY SPRINGS™
GEORGIA

AFCEMA Updates

Significant Updates

- Latest EPI report – 10/12
- Starting 10/18 Centennial Olympic Park will be open 7am - 7pm every day
- [CDC](#) approves Pfizer COVID-19 booster shots
- COVID Patients account for 13.3% of total hospitalized.
- Statewide ICU Beds – 87.9% of capacity
- Fulton Public Schools – Masks required in facilities with high transmission rate exceeds 100 per 100,000 residents (Red)

Fulton County COVID-19 Score Card

Metric	Status 10.13.21	Status 10.06.21	Range
Cases	★169	★186	Less than 20, 20-74 a day, 75-249, over 250
Fulton Positivity Rate %	★4.8%	★5.6%	Less than 1%, 1% - 5%, 5% - 10%, over 10%
Testing Turn Around Time	★24-48 hrs	★24-48 hrs	0-48 hrs, 49-96 hrs, over 96 hrs
Hospital Bed Availability	★12.9%	★12.2%	Over 20%, 15%-20%, less than 15%
Hospital CCU Bed Availability	★16.8%	★14.3%	Over 20%, 15%-20%, less than 15%
Hospital Ventilator Availability	★56.3%	★52.1%	Over 25%, 15%-25%, less than 15%
COVID-19 Deaths	★2.4	★4.0	Less than .25, .25-2.50, .2.5 - 5, over 5

In the recent two week reporting period (9/25-10/8), there were fewer new cases of COVID-19 in Fulton County than the previous two weeks (9/11-9/24).

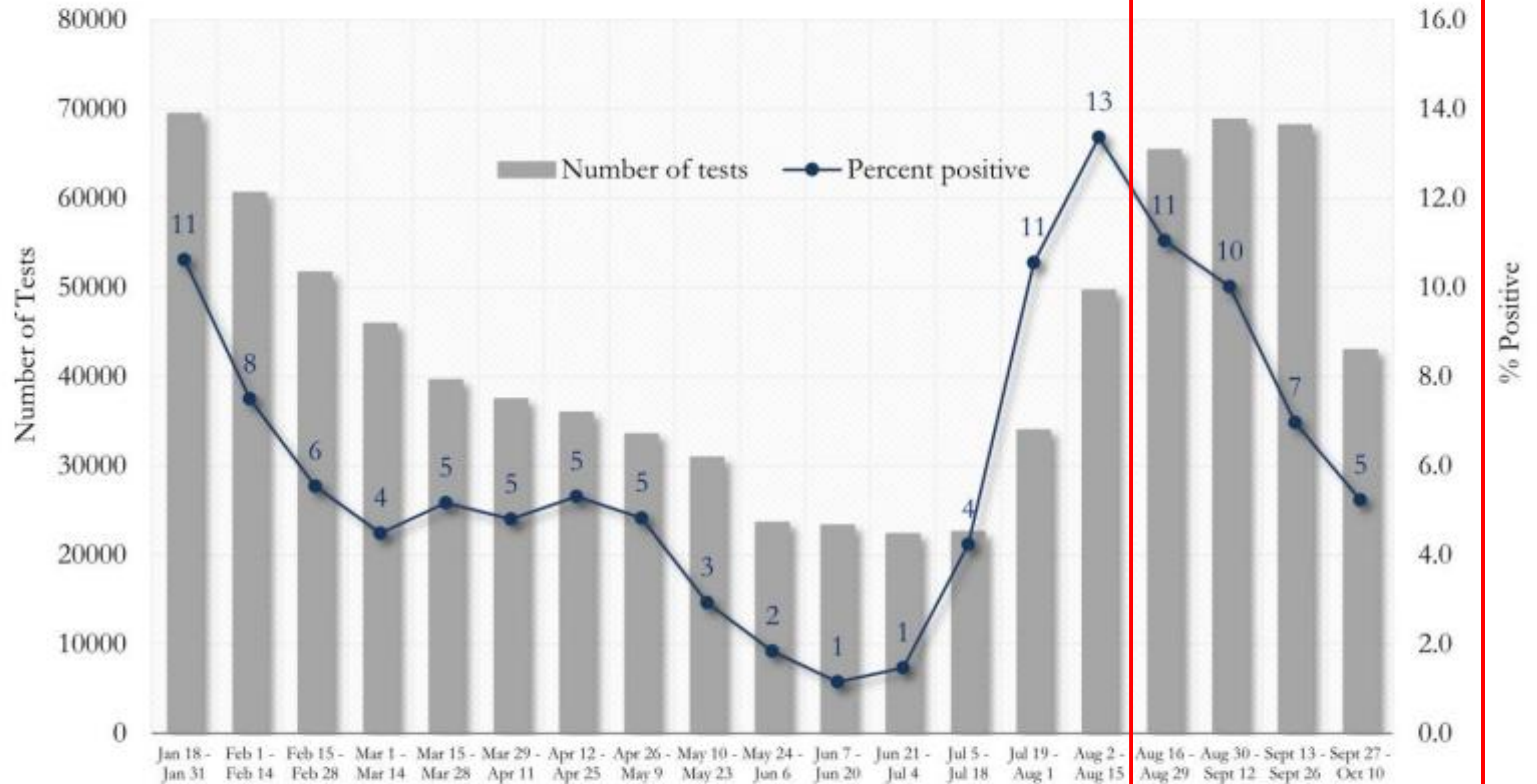


**Delayed a week to account for testing results turnaround time.*

* = 7 day average

The above information is from the Fulton County Board of Health Situation Report.

Fig. 16. Trends in Positive Covid-19 Tests in Fulton County by 14-day Periods





ATLANTA-FULTON COUNTY
EMERGENCY MANAGEMENT AGENCY
130 Peachtree Street SW | Suite G-157 | Atlanta, Georgia 30303
Office (404) 612-5660 | Fax (404) 730-5625
afcema@afcema.com

MULTI-AGENCY COORDINATION
CENTER/AREA COMMAND
COVID-19 SITUATION REPORT
OCT 14, 2021 | 1700 HRS

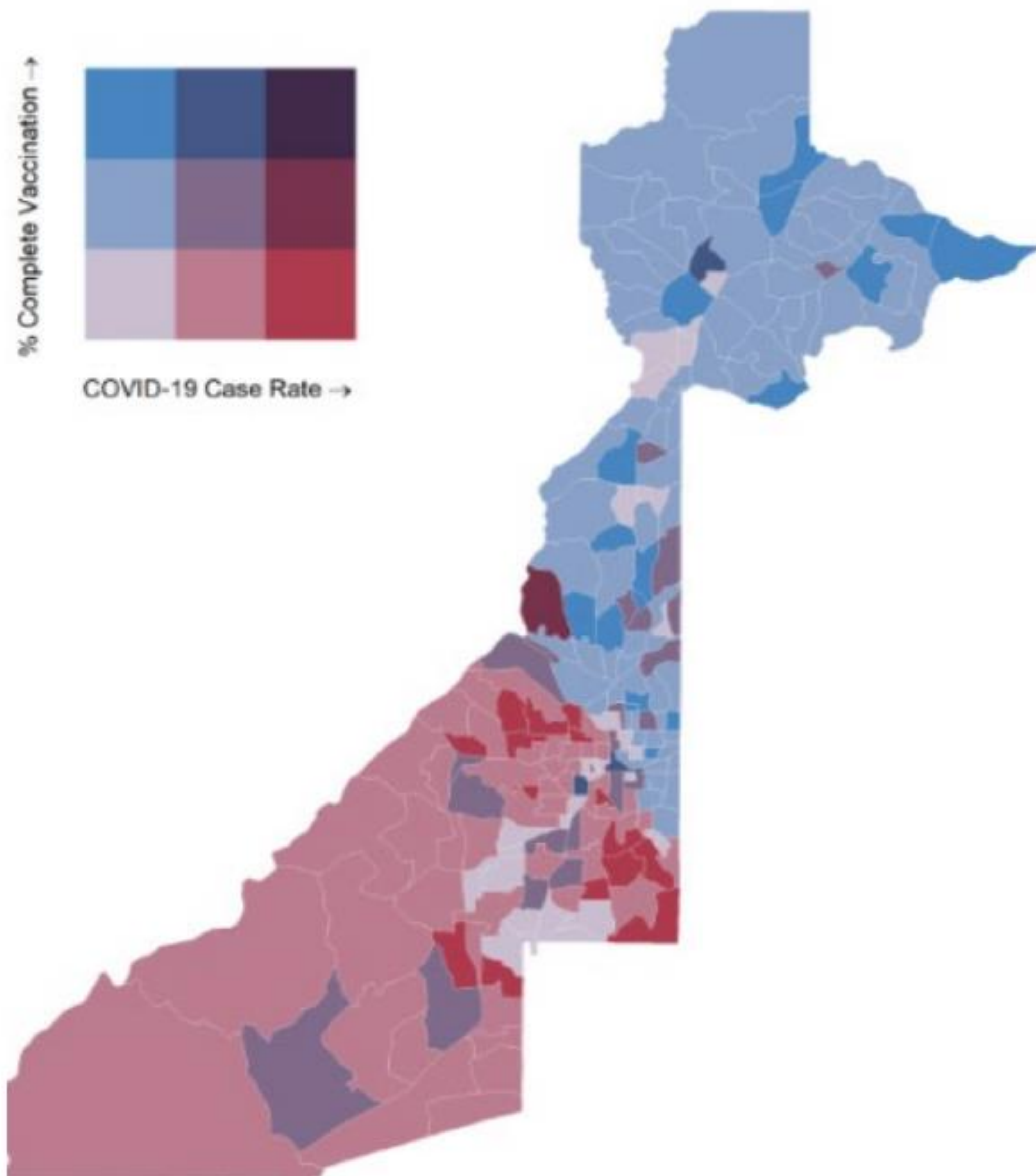


Fig. 10. New COVID-19 Diagnoses Rates (per 100,000 population) by Zip Code (September 25 – October 8, 2021)

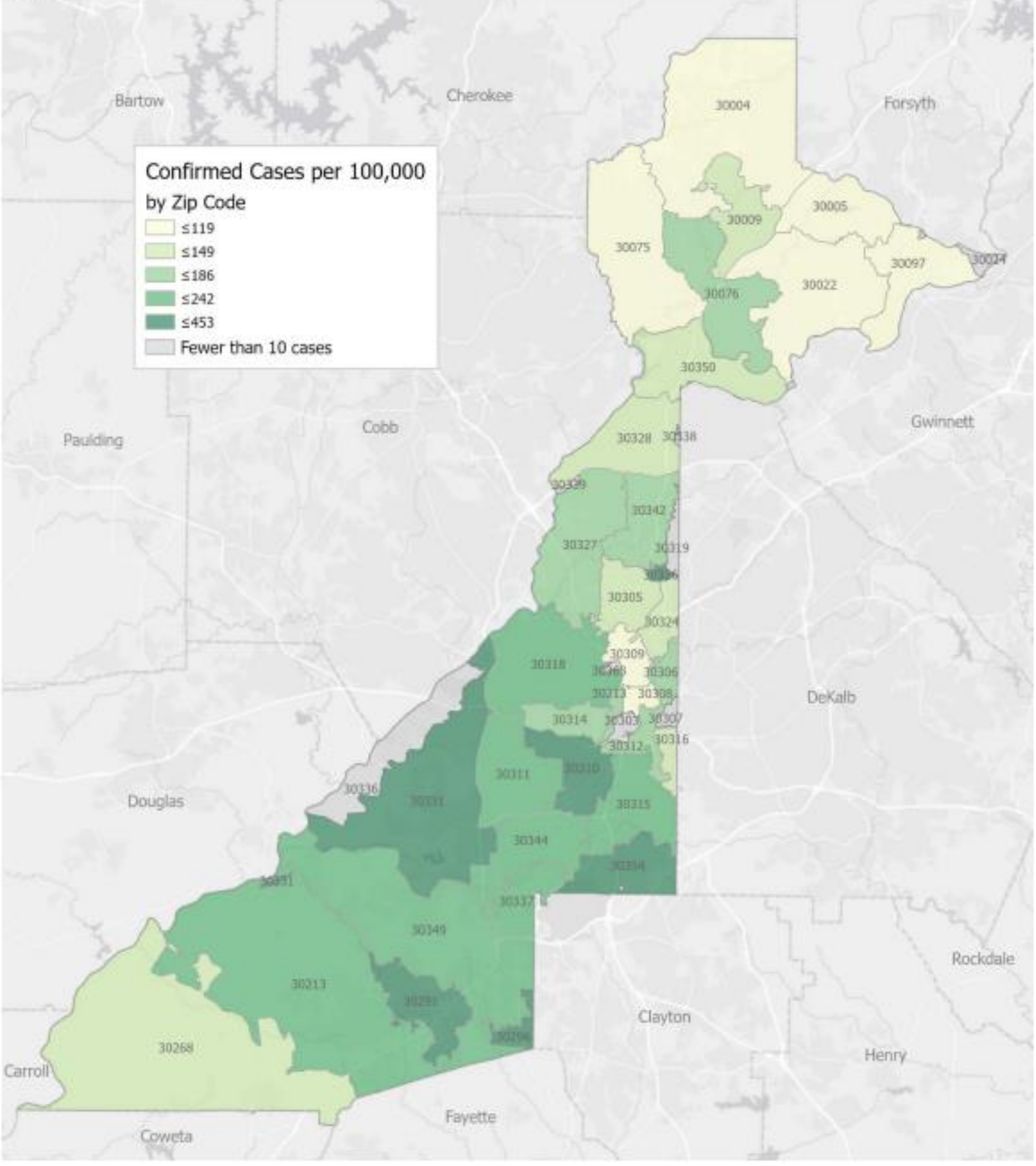
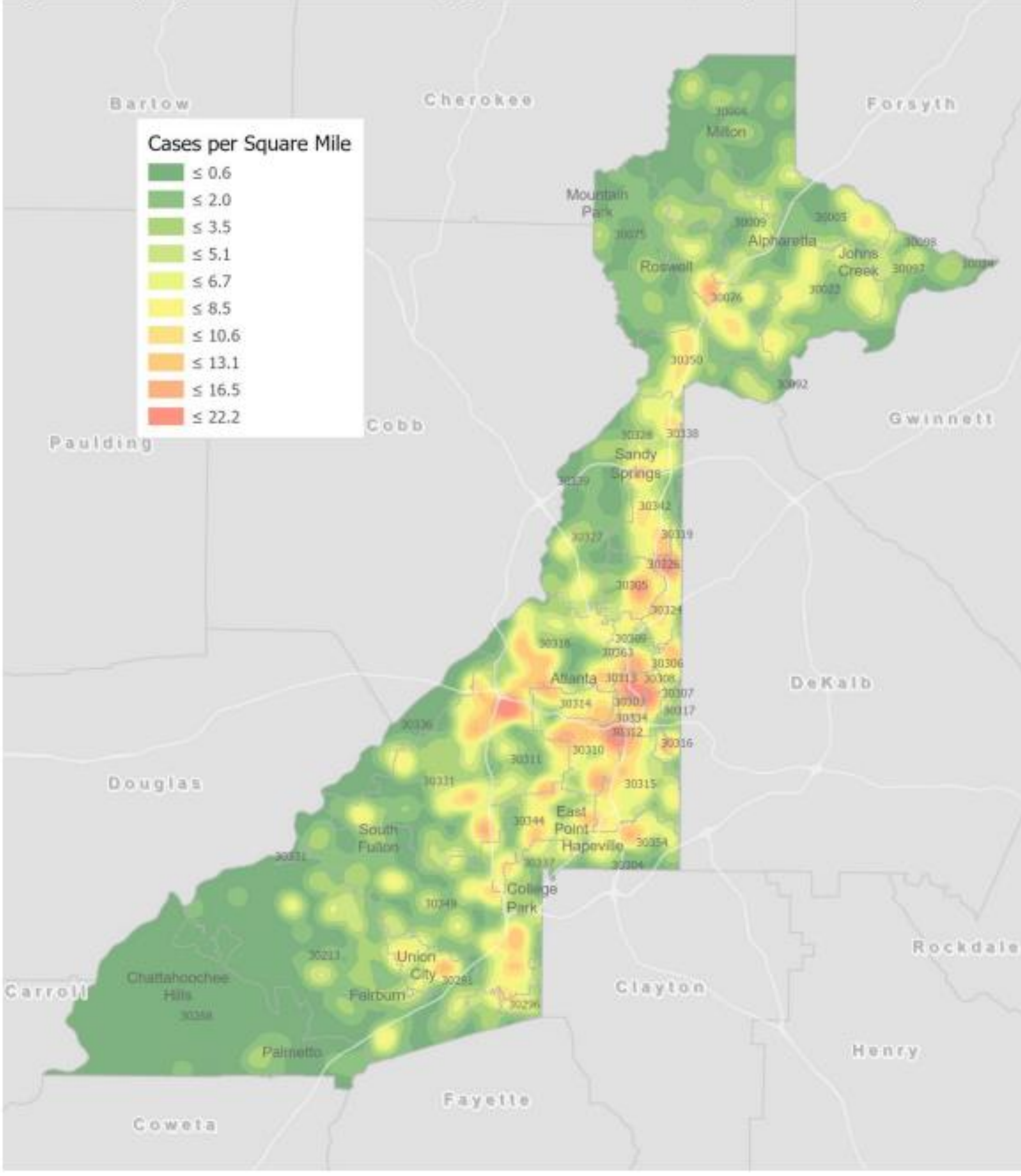


Fig. 9. Density Map – New COVID-19 Cases (September 25 – October 8, 2021) in Fulton County



COVID-19 CASE COUNTS AND RATES BY CITY

	Recent 14-day reporting period ¹	Preceding 14-day reporting period	% Change from preceding 14 days (%) ²	14-Day Incidence Rate ³
	9/25-10/8	9/11-9/24		
Alpharetta	86	140	↓ 38.6%	133.0
Atlanta	970	1483	↓ 34.6%	219.9
Chattahoochee Hills	<10	<10	-	139.5
College Park	32	35	↓ 8.6%	230.6
East Point	85	117	↓ 27.4%	243.0
Fairburn	33	59	↓ 44.1%	224.4
Hapeville	14	13	↑ 7.7%	212.7
Johns Creek	113	133	↓ 15.0%	135.1
Milton	48	106	↓ 54.7%	125.7
Mountain Park	0	<10	-	0.0
Palmetto	<10	15	↓ 53.3%	160.1
Roswell	122	197	↓ 38.1%	129.4
Sandy Springs	152	219	↓ 30.6%	144.2
South Fulton	241	396	↓ 39.1%	253.4
Union City	66	99	↓ 33.3%	314.9
Unknown	49	50	-	-

¹New cases: Cases diagnosed in most recent 14 days (based on reported dates of positive sample collection). To allow for lag in reporting results of new diagnoses from samples collected in the most recent week, data used for incident diagnoses analyses were moved back by one week. ²% change: These reflect the percentage increase or decrease in new diagnoses between the 14 days preceding the most recent 7 days and the 14 days preceding that. ³(Incidence) Rate: Rate of new diagnoses in the last 14 day period preceding the immediate past week. ⁴Data cleaning (either during case interviews or address geo-coding) may lead to reassignment of few cases from one territory to another based on their corrected addresses. These may appear as "decreases" when compared to the previous counts. These do not reflect errors in the data collection or analysis process but only reflect the minor day-to-day fluctuations in case counts that arise in an evolving public health database like COVID's. ⁵Incidence rate is skewed high due to small population. Note: All data reported are preliminary and subject to change.

Fulton County Booster Shots

- Booster Shots are available at Aviation Circle, North Point Parkway, Pryor Street, and Stonewall Tell.
- You may qualify for a COVID-19 Booster Shot if you received the second dose of Pfizer COVID-19 vaccine at least 6 months ago and meet one of the following criteria:
 - Age 65+ & residents in long-term care settings
 - Age 50–64 with underlying medical conditions
 - Age 18–49 with underlying medical conditions
 - Age 18–64 at increased risk for COVID-19 exposure due to occupational or institutional setting

Visit <https://gta-vras.powerappsportals.us/> to schedule an appointment.