



SANDY SPRINGS

GEORGIA

CITY COUNCIL

Rusty Paul, Mayor

John Paulson – District 1

Melody Kelley – District 2

Melissa Mular – District 3

Jody Reichel – District 4

Tibby DeJulio – District 5

Andy Bauman – District 6

Tuesday, March 15, 2022

Regular Meeting

Following Work Session

The City Council meeting 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.civicclerk.com
	Zoom Webinar: http://spr.gs/citycouncilmeeting
Teleconference:	Phone: (646) 558-8656 Webinar ID: 837 5464 0463
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. **2022-70** Meeting Minutes
March 1, 2022 City Council Work Session
March 1, 2022 City Council Meeting
- B. **2022-71** Request for Mayor and City Council Consideration of the Acceptance of a Permanent Drainage Easement on Property Located at 325 Drummen Court in Land Lot 74 of the 17th District, Fulton County, Georgia (Tax ID# 17-0074-0003-024-2); Drummen Court Stormwater Project
(Presented by William H. Martin, Jr., AIA, Public Works Director)
- C. **2022-72** Request for Mayor and City Council Consideration to Approve the Georgia Power Company Governmental Encroachment Agreement for Easement for the TS-170

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



Interstate North Parkway Sidepath Project
(Presented by Dan Lee, City Attorney)

VII. Presentations

VIII. Public Hearing

- A. **2022-73** ABL_Bill #94186
Approval of Alcoholic Beverage License Application for Sodexo Operations, LLC d/b/a Sodexo Operations, LLC @ Cox Central Park Dining Center at 6205 Peachtree Dunwoody Road, Sandy Springs, GA 30328. Applicant is Thomas R. Morse for Consumption on the Premises of Wine, & Malt Beverages.
(Presented by Toni Carlisle, Interim Finance Director)
- B. **2022-74** ABL_BILL#79176
Approval of Alcoholic Beverage License Application for Kid Cashew ATL Limited LTD d/b/a Kid Cashew at 6090 Roswell Road, Sandy Springs, GA 30328. Applicant is Daryl Dollinger for Consumption on the Premises of Distilled Spirits, Wine, & Malt Beverages.
(Presented by Toni Carlisle, Interim Finance Director)
- C. **2022-75** Request for Mayor and City Council Consideration of CA21-0001 (6669 Peachtree Dunwoody Road), Comprehensive Plan Character Area Map Amendment from Protected Neighborhood to Urban Neighborhood
(Presented by Michele McIntosh-Ross, Planning & Zoning Manager)

IX. New Business

- A. **2022-76** Request for Mayor and City Council Consideration to Accept an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement on Property Located at 6300 Mt. Vernon Oaks Drive in Land Lots 35 and 36 of the 17th District, City of Sandy Springs (Tax ID# 17-0036-0001-065-4) for the TS-192 Mt. Vernon Highway Corridor Improvements Project
(Presented by William H. Martin, Jr., AIA, Public Works Director)
- B. **2022-77** Request for Mayor and City Council Consideration of Appointments of Members to the Sandy Springs Board of Ethics
(Presented by Mayor Rusty Paul)

X. Reports

- A. **2022-78** Mayor and Council Report

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SANDY SPRINGS

GEORGIA

B. 2022-79 Staff Reports

1. January 2022 Unaudited Financials

(Presented by Toni Carlisle, Interim Finance Director)

XI. Executive Session - Real Estate

XII. Adjournment

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SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: William H. Martin, Jr., AIA Public Works Director
DATE: February 17, 2022 Submission for the March 15, 2022 City Council Meeting
ITEM: Request for Mayor and City Council Consideration of the Acceptance of a Permanent Drainage Easement on Property Located at 325 Drummen Court in Land Lot 74 of the 17th District, Fulton County, Georgia (Tax ID# 17-0074-0003-024-2); Drummen Court Stormwater Project

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 Love Hudson-Maggio and Robert C. Maggio located at 325 Drummen Court, as shown in the attached exhibits.

Background:

The acquisition of 770 square feet of Permanent Drainage Easement on this property is necessary in order to construct the Drummen Court Stormwater Project.

Discussion:

The property owner donated the necessary easement rights required to construct the project.

Financial Impact:

No funds are required for this donation.

Alternatives:

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

Review:

Karen Lugassy, Executive Assistant
Marty Martin, Director of Public Works
Kathy Williams, Staff Attorney
Toni Jo Howard, Finance Director
Dave Wells, Deputy City Manager
Eden Freeman, City Manager

Created/Initiated - 3/3/2022
Approved - 3/3/2022
Approved - 3/8/2022
Approved - 3/9/2022
Approved - 3/10/2022
Final Approval - 3/11/2022

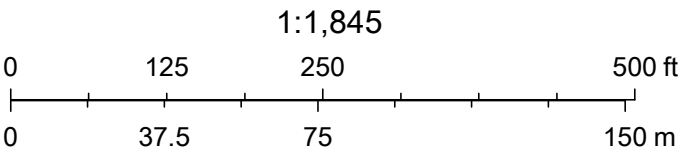
Attachments:

1. Fulton Aerial.Profile - Maggio.325 Drummen
2. Signed Perm Drainage Esmt Donation - 325 Drummon Crt
3. Resolution

17 007400030242, 325 DRUMMEN CT, SANDY SPRINGS



May 24, 2021



Tyler_Transportation, Tyler_TaxParcels

PARID: 17 007400030242
MAGGIO ROBERT C &

325 DRUMMEN CT NE

Parcel

Parcel ID:	17 007400030242
Property Location:	325 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:	.8346
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:	MAGGIO ROBERT C & HUDSON MAGGIO LOVE
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Mailing Address

Address	FUL Exmp Code	ATL Exmp Code
MAGGIO ROBERT C & HUDSON MAGGIO LOVE 325 DRUMMEN CT ATLANTA GA 30328	HF01	

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

Cross reference:
Deed Book 54229 Page 248
Parcel No: 17007400030242

PERMANENT DRAINAGE EASEMENT

STATE OF GEORGIA

FULTON COUNTY

THIS AGREEMENT is entered into the 17th day of February, 2022, between ROBERT C. MAGGIO AND LOVE HUDSON-MAGGIO, as joint tenants with rights of survivorship, herein referred to as the "Grantor", and the CITY OF SANDY SPRINGS, GEORGIA, hereinafter called the "Grantee".

THAT WHEREAS, Grantee is desirous of obtaining **770 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 [Signature]

GRANTOR: [Signature]
LOVE HUDSON-MAGGIO

[Signature]
Notary Public
My commission expires: May 6, 2022
(seal)

[Signature]
ROBERT C. MAGGIO

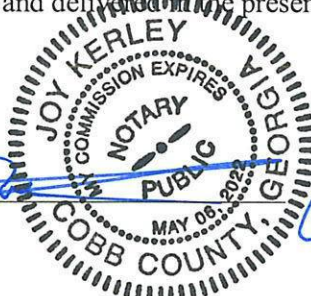


EXHIBIT "A"

Permanent Drainage Easement

325 Drummen Court

Parcel ID: 17 007400030242

ROBERT C. MAGGIO & LOVE HUDSON-MAGGIO

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 3/4-inch rebar found located on the northerly right-of-way of Drummen Court (50-foot public right-of-way) at the dividing line between lots 25 & 24, 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: 1,434,866.49; Easting: 2,235,648.61, Georgia West Zone; Thence continuing with said right-of-way South 88 degrees 33 minutes 44 seconds East, a distance of 7.41 feet to the **POINT OF BEGINNING**; Thence departing said right-of-way North 23 degrees 18 minutes 39 seconds East, a distance of 42.23 feet to a point; Thence South 66 degrees 41 minutes 21 seconds East, a distance of 20.00 feet to a point; Thence South 23 degrees 18 minutes 39 seconds West, a distance of 34.89 feet to a point located on the northerly right-of-way of said Drummen Court; Thence continuing with said right-of-way along a curve to the left having an arc length of 21.31 feet, with a radius of 533.18 feet, being subtended by a chord bearing of North 86 degrees 51 minutes 05 seconds West, for a distance of 21.31 feet to a point, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.018 Acre (770 Square Feet).

NORTH
(GRID NORTH GA. WEST)

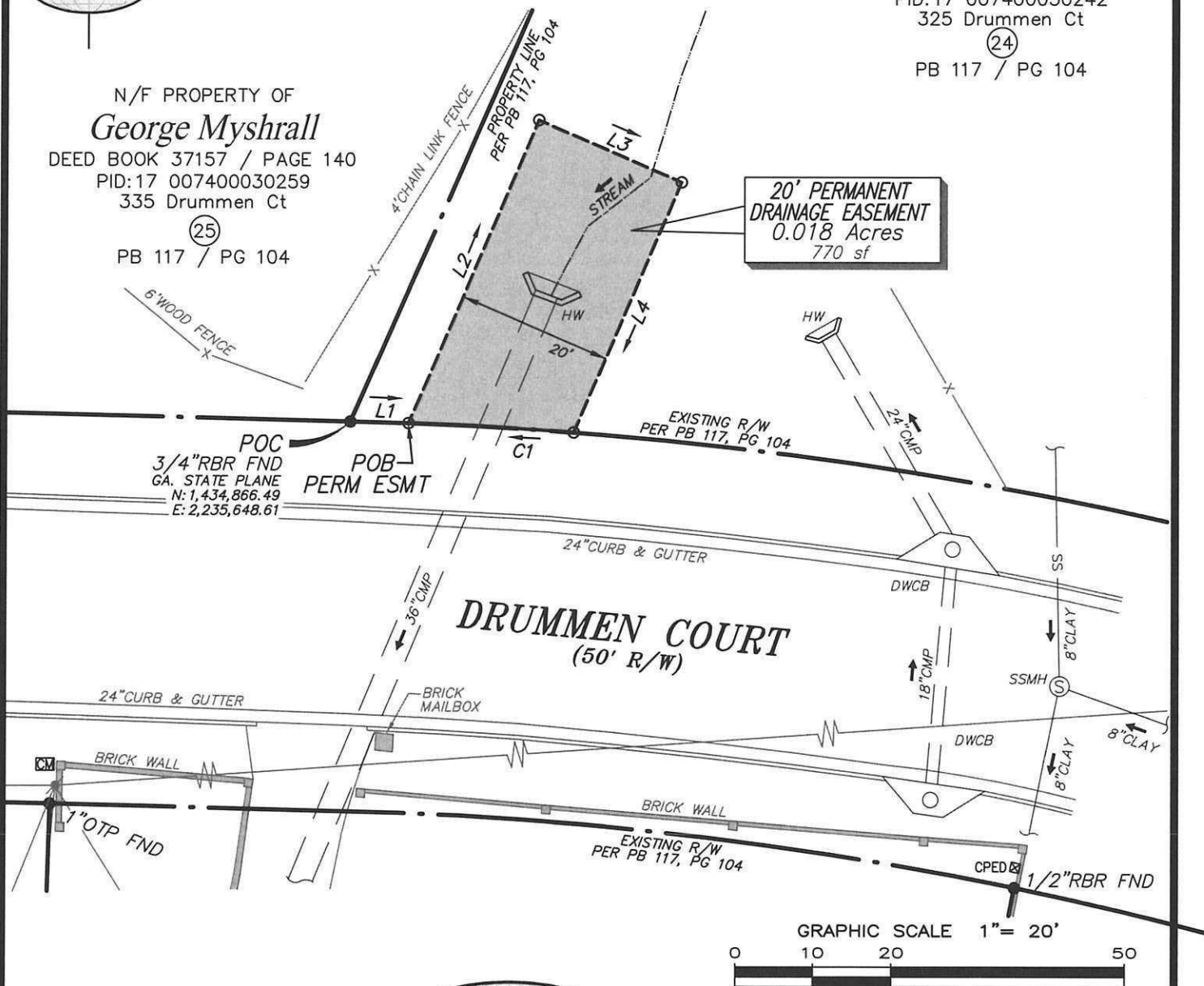
GeoSurvey

CURVE	CHORD L	CHORD BRG	RADIUS	ARC LEN
C1	21.31'	N86°51'05"W	533.18'	21.31'

LINE	BEARING	DISTANCE
L1	S88°33'44"E	7.41'
L2	N23°18'39"E	42.23'
L3	S66°41'21"E	20.00'
L4	S23°18'39"W	34.89'

N/F PROPERTY OF
Robert C. Maggio
Love Hudson-Maggio
DEED BOOK 54229 / PAGE 248
PID:17 007400030242
325 Drummen Ct
(24)
PB 117 / PG 104

N/F PROPERTY OF
George Myshrall
DEED BOOK 37157 / PAGE 140
PID:17 007400030259
335 Drummen Ct
(25)
PB 117 / PG 104



GRAPHIC SCALE 1" = 20'



GeoSurvey

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 AT 325 DRUMMEN COURT (TAX ID# 17-0074-0003-024-2) IN LAND LOT 74 OF
THE 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, the City of Sandy Springs (“City”) is currently constructing a stormwater project at Drummen Court in Sandy Springs (“Project”); and

WHEREAS, to facilitate the Project, the City’s Department of Public Works (“Department”) has determined there is a need to acquire 770 sq. ft. of permanent easement (“Property Interests”) upon a certain portion of the lands located in Land Lot 74 of the 6th District, Fulton County, Sandy Springs, Georgia at 325 Drummen Court (“Property”); and

WHEREAS, the Property is owned by Love Hudson-Maggio and Robert C. Maggio (“Property Owners”) and the Property Owners have agreed to donate the Property Interests required for construction of the Project; and

WHEREAS, the Property Owners have executed the attached Permanent Drainage Easement (“Easement”) to effectuate donation of the Property Interests; and

WHEREAS, the City desires to accept the Easement from the Property Owners;

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

1. That donation of the Property Interests by the Property Owners and acceptance of the Easement is hereby approved;
2. That the City Manager or appropriate City staff or officials are hereby authorized to execute any and all documents required to facilitate this transaction, subject to approval of the City Attorney; and
3. That the City Manager and appropriate City staff are hereby authorized to take such actions as may be deemed necessary to effectuate the intent of this Resolution.

RESOLVED this 15th day of March, 2022.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk
(Seal)

ATTACHMENT
PERMANENT DRAINAGE EASEMENT



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: Dan Lee, City Attorney
DATE: March 10, 2022 Submission for the March 15, 2022 City Council Meeting
ITEM: Request for Mayor and City Council Consideration to Approve the Georgia Power Company Governmental Encroachment Agreement for Easement for the TS-170 Interstate North Parkway Sidepath Project

Recommendation:

Staff recommends that Mayor and Council approve the attached Governmental Encroachment Agreement for Easement ("Agreement") between the City of Sandy Springs ("City") and Georgia Power Company ("GPC") for working within the GPC Smyrna – Terrell Mill 115Kv Transmission Line Right-of Way ("ROW") for TSPLOST Project TS-170, Interstate North Parkway Sidepath Project ("Project").

Background:

A portion of the Project is located within the GPC ROW.

Discussion:

The attached Agreement allows the City to construct, operate, and maintain the Project with associated grading and required drainage facilities within the GPC ROW.

Financial Impact:

There is no fee associated with the agreement.

Alternatives:

The City could decide not to approve the Agreement and the Project would be redesigned to stay out of the GPC ROW.

Review:

Raquel Gonzalez, City Clerk
Marty Martin, Director of Public Works
Kathy Williams, Staff Attorney
Dave Wells, Deputy City Manager
Eden Freeman, City Manager

Created/Initiated - 3/10/2022
Approved - 3/10/2022
Approved - 3/10/2022
Approved - 3/10/2022
Final Approval - 3/11/2022

Attachments:

1. Governmental Encroachment Agreement Easement
2. Resolution

GOVERNMENTAL ENCROACHMENT AGREEMENT FOR EASEMENT

ENCROACHMENT ID # **E183745**

SUBJECT: **SMYRNA - TERRELL MILL 115Kv TRANSMISSION LINE RIGHT-OF-WAY**

The **GEORGIA POWER COMPANY**, hereinafter called the "Power Company," hereby consents for **CITY OF SANDY SPRINGS**, hereinafter called the "Undersigned," to use an area within the Power Company's subject electric transmission line right(s)-of-way described as follows:

Said right(s)-of-way being **varying** feet in width and extending in part through Land Lot(s) **119 & 120, 17th** District/GMD, of **Fulton** County, Georgia, on which the Power Company has constructed and now maintains and operates said electric transmission line(s) by virtue of certain easements heretofore acquired by the Power Company. The said right(s)-of-way is shown on plat attached hereto and made a part hereof as **Exhibit A-1, Exhibit A-2, Exhibit A-3, Exhibit A-4, Exhibit A-5, and Exhibit A-6.**

The use of the area by the Undersigned within said right(s)-of-way, pursuant to this consent, shall be limited to the construction, operation and maintenance of **a sidewalk with associated grading and required drainage facilities** at the location and to the extent as shown on said attached plat. It is specifically understood that no buildings or other obstructions of any type will be permitted within or on subject transmission line right(s)-of-way.

The plans and specifications as submitted by the Undersigned meet the Power Company's approval provided the Undersigned conforms to the following terms and conditions:

1. The Undersigned agrees to obtain all necessary rights from the owners of the lands crossed by the Power Company's right(s)-of-way.
2. The Undersigned agrees to use said area within the Power Company's right(s)-of-way in such a manner as will not interfere with the Power Company's activities and facilities as now, or hereafter, exist thereon (hereinafter Power Company's "activities" and "facilities").
3. The Undersigned agrees that the use of Power Company's right(s)-of-way as herein provided shall in no way affect the validity of the Power Company's easement(s) and shall in no way modify or restrict the use or rights of the Power Company, its successors or assigns, in and to the area to be used. The Undersigned acknowledges the Power Company's right and title to said easement(s) and the priority of the Power Company's right of use and hereby agrees not to resist or assail said priority.
4. The use of said area within said right(s)-of-way by the Undersigned shall be at the sole risk and expense of the Undersigned, and the Power Company is specifically relieved of any responsibility for damage to the facilities and property of the Undersigned resulting or occurring from the use of said right(s)-of-way by the Power Company as provided herein. The Undersigned covenants not to sue Power Company in that instance.
5. The Undersigned hereby agrees and covenants not to use and will prohibit agents, employees and contractors of Undersigned from using any tools, equipment or machinery within ten (10) feet of the Power Company's overhead conductors. The Undersigned agrees to comply with Official Code of Georgia, Section 46-3-30 et seq., (HIGH-VOLTAGE SAFETY ACT) and any and all Rules and Regulations of the State of Georgia promulgated in connection therewith, all as now enacted or as hereinafter amended; and further agrees to notify any contractor(s) that may be employed by the Undersigned to perform any of the work referred to in this Agreement of the existence of said code sections and regulations by requiring said work to be performed in compliance with said code sections and regulations by including same as a requirement in its request for bids and including said requirements in any contract let as a result of said bid. The Undersigned further agrees and covenants to warn all persons whom the Undersigned knows or should reasonably anticipate for any reason may resort to the vicinity of such conductors of the fact that such conductors are (a) electrical conductors, (b) energized, (c) uninsulated and (d) dangerous.
6. Notwithstanding anything to the contrary contained herein, the Undersigned agrees to reimburse the Power Company for all cost and expense for any damage to the Power Company's facilities resulting from the use by the Undersigned of said area within said right(s)-of-way. Also, the Undersigned agrees that if in the opinion of the Power Company, it becomes necessary, as a result of the exercise of the permission herein granted, to relocate, rearrange, change or raise any of the Power Company's facilities, to promptly reimburse the Power Company for all cost and expense involved in such relocation, rearrangement or raising of said facilities.
7. The Undersigned agrees to notify or have the Undersigned's contractor notify the Power Company's Representative in **Marietta**, Georgia, Phone: **404-387-0529, cfolson@southernco.com**, at least three (3) business days prior to actual construction on the Power Company's right(s)-of-way.
8. The Undersigned agrees, to the extent it may lawfully do so, to indemnify and save harmless and defend the Power Company from the payment of any sum or sums of money to any persons whomsoever (including third persons, subcontractors, the Undersigned, the Power Company and agents and employees of them) on account of claims or suits growing out of injuries to persons (including death) or damage to property (including property of the Power Company) in any way attributable to or arising out of the use of the right(s)-of-way, by the Undersigned as herein provided, including (but without limiting the generality of the foregoing) all liens, garnishments, attachments, claims, suits, judgments, costs, attorney's fees, cost

of investigation and of defense, and excepting only those situations where the personal injury or property damage claimed have been caused by reason of the sole negligence on the part of the Power Company, its agents or employees.

9. The Undersigned hereby agrees to incorporate in any and all of its contracts and/or agreements, for any work or construction done on or to said described right(s)-of-way, with any and all third persons, contractors, or subcontractors, a provision requiring said third parties, contractors or subcontractors to indemnify and defend Power Company, its agents and employees as provided for above from payment of any sum or sums of money by reason of claims or suits resulting from injuries (including death) to any person or damage to any property which is in any manner attributable to or resulting from the construction, use or maintenance of the Undersigned's facilities, projects or programs conducted on Power Company's right(s)-of-way herein described, and excepting only those situations where the personal injury or property damage claimed have been caused by reason of the sole negligence on the part of the Power Company, its agents or employees.

10. The Undersigned further agrees to carry, if performing work or construction, and to require that any such third party, contractor or subcontractor doing or providing any such work or construction on said right(s)-of-way carry liability insurance which shall specifically cover such contractually assumed liability. A certificate of such insurance issued by the appropriate insurance company shall be furnished to the Power Company upon request, said amount of insurance to be not less than \$2,000,000 per occurrence for bodily injury and property damage which arise out of or result from the Undersigned's operations under this agreement. The Power Company shall be named as an additional insured on this liability insurance coverage.

11. The Power Company has the right to remove all trees and brush from the limits of the right(s)-of-way. However, Power Company will permit some planting of shrubbery and *low growing trees* provided these plants do not interfere with the access to and operation of Power Company's facilities and are planted at a distance greater than twenty-five (25) feet from any structure or attachment thereto. A *planted low growing tree* is defined as a tree which grows no more than 15 feet in height at maturity.

12. This Agreement shall inure to the benefit of and be binding upon the parties, their heirs, successors and/or assigns.

The Undersigned hereby accepts the foregoing consent, and has by Resolution of the Commissioners, or by other legal and proper authorization, duly adopted (a copy of which will be furnished to Power Company on request), authorized the execution and acceptance of this Agreement subject to the terms and conditions set forth above and in the event the Undersigned fails to perform as herein provided and shall not have executed and returned this Agreement on or before the **1st of April, 2022**, this Agreement shall become void and no use of the Power Company's right(s)-of-way as herein provided for shall be made.

IN WITNESS WHEREOF, this Agreement has been duly executed, this the ____ day of _____, 20____.

UNDERSIGNED

WITNESS: _____

BY: _____

NAME: _____

NOTARY PUBLIC: _____

TITLE: _____

The Power Company has by its duly authorized agent executed this Agreement, this the ____ day of _____, 20____.

GEORGIA POWER COMPANY

WITNESS: _____

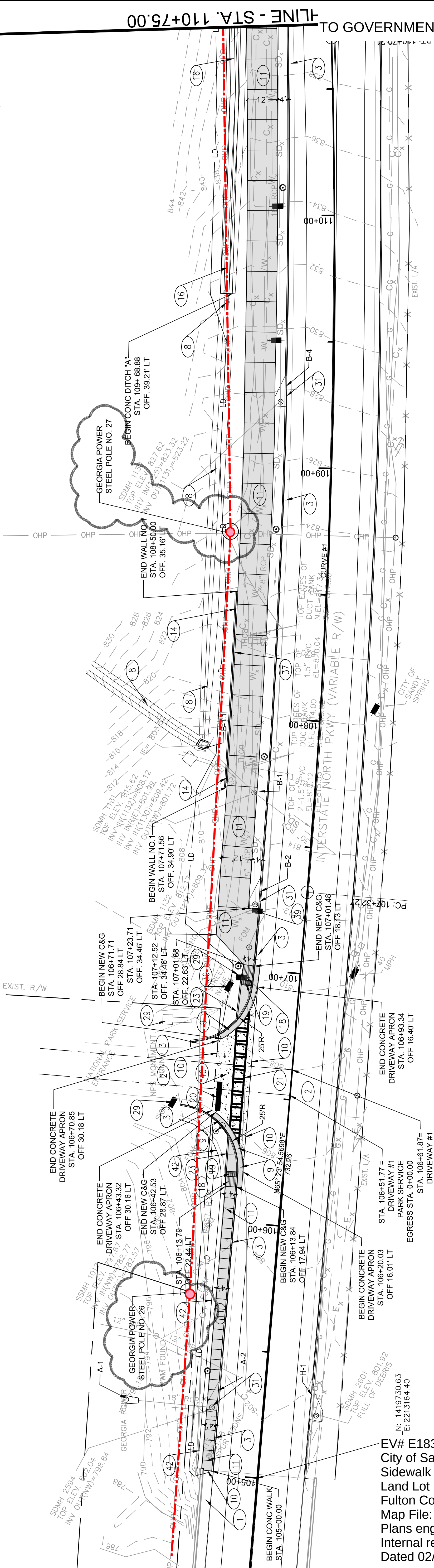
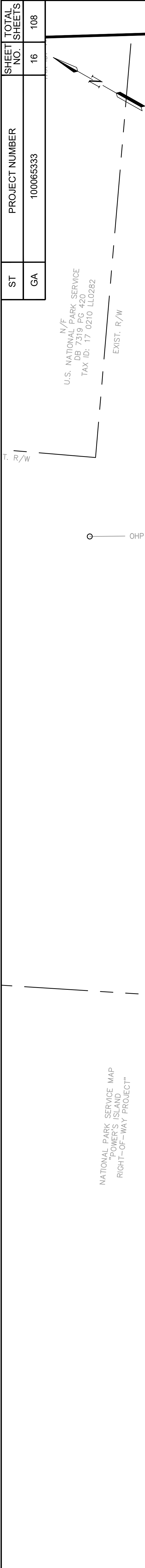
BY: _____

NAME: _____

NOTARY PUBLIC: _____

TITLE: Area Transmission Maintenance Supervisor

SHEET NO.	PROJECT NUMBER	ST	TOTAL SHEETS
16	100065333	GA	108



PLAN NOTES

1. EXISTING SIDEWALK TO REMAIN, PROTECT IN PLACE.

2. EXISTING DRIVEWAY/ROAD, PROTECT IN PLACE.

3. EXISTING CURB AND GUTTER, PROTECT IN PLACE.

4. EXISTING WALL/COLUMNS TO REMAIN, PROTECT IN PLACE.

5. EXISTING WATER METER VAULT, PROTECT IN PLACE.

6. EXISTING TRAFFIC SIGNAL CABINET, PROTECT IN PLACE.

7. EXISTING TREE OR SHRUB, PROTECT IN PLACE.

8. EXISTING CONCRETE DITCH, PROTECT IN PLACE.

9. PROPOSED CONC CURB AND GUTTER (C&G), REFER TO SHEET 903B.

10. PROPOSED PAVEMENT ELEVATION TO MATCH EXISTING ELEVATION FLUSH.

11. PROPOSED CONCRETE SIDEWALK WITH HANDRAIL, REFER TO DETAIL 1/40-01.

12. PROPOSED TURNDOWN SIDEWALK WITH HANDRAIL, REFER TO DETAIL 5/40-01.

13. PROPOSED TURN UP SIDEWALK, REFER TO DETAIL 1/40-01A.

14. PROPOSED RETAINING WALL, REFER TO WALL ENVELOPE (SHEET 31-01 TO 31-03), WALL DETAIL SHEETS (STANDARD GDOT DETAIL SHEETS) AND CROSS SECTION SHEETS.

15. PROPOSED CONCRETE FLUME BEHIND WALL, REFER TO WALL DETAIL 9/40-01.

16. PROPOSED CONCRETE DITCH, REFER TO GDOT DETAIL SHEET D-10.

17. PROPOSED FULL DEPTH PAVEMENT SECTION DETAIL 7/40-01, (AT DRIVEWAY NO. 2 AND WHERE ISLANDS ARE REMOVED AT DRIVEWAY NO. 3).

18. TYPE D RAMP: REFER TO GDOT DETAIL SHEET A3 & A4.

19. PROPOSED DETECTABLE WARNING SURFACE, REFER TO GDOT DETAIL SHEET A3 & A4.

20. PROPOSED STOP BAR 24" CHORD TO WHITE.

21. PROPOSED GROSSWALK, REFER TO GDOT DETAIL SHEET T-11A.

22. PROPOSED 4" CONCRETE ISLAND.

23. PROPOSED CONCRETE CURB REFER TO GDOT DETAIL SHEET A3.

24. PROPOSED CONCRETE FLUME REFER TO DETAILS 9/40-01 AND CROSS SECTIONS.

25. PROPOSED HANDRAIL, REFER TO DETAIL 8/40-01 AND CROSS SECTIONS.

26. PROPOSED WHITE STRIPING (CHEVRON) REFER TO GDOT DETAIL SHEET T-14.

27. PROPOSED 5" SOLID WHITE STRIPING.

28. PROPOSED CONCRETE CATCH BASIN, REFER TO GDOT DETAIL SHEET 1033D.

29. EXISTING SIGN TO REMAIN, PROTECT IN PLACE. THE CONTRACTOR SHALL COORDINATE WITH CITY FOR T-SPOST SIGN RELOCATION IF NEEDED DURING CONSTRUCTION.

30. EXISTING HEADWALL, PROTECT IN PLACE.

31. EXISTING CATCH BASIN, PROTECT IN PLACE.

CURVE #1

PI Station 109+01.24

N = 1419897.7413 E = 2213529.3798

Length = 337.94'

Radius = 3000.00'

Chord Bearing = N62° 10' 16.8533"E

Chord Length = 337.76'

32. PROPOSED RIGHT TURN ARROW, REFER TO GDOT DETAIL SHEET T-12B.

33. PROPOSED LEFT TURN ARROW, REFER TO GDOT DETAIL SHEET T-12B.

34. WATER LINE BREAK, COORDINATE REPAIR WITH CITY OF ATLANTA WATER CONTRACTOR SHALL BACKFILL AND COMPACT AREA ACCORDING TO CITY OF ATLANTA REQUIREMENTS.

35. PROPOSED MINIMUM 1 1/2" MILLING AND ASPHALT SURFACE COURSE INLAY.

36. EXISTING SANITARY SEWER MAN HOLE, PROTECT IN PLACE.

37. EXISTING DUCT BANK IS IN CLOSE PROXIMITY TO PROPOSED RETAINING WALL FOOTING. CONTRACTOR SHALL USE CAUTION WHEN EXCAVATING AND CONTACT OWNERS REPRESENTATIVE IF CONFLICTS ARISE.

38. RESET EXISTING SIGN TO PROPOSED GRADE.

39. REMOVE AND REPLACE EX. SIGN OUT OF SIDEWALK AND IN GRASS STRIP OR SHOULDER.

40. PROPOSED 5" SOLID YELLOW STRIPING (SINGLE STRIPE OR DOUBLE MATCH EXISTING CONDITION).

41. EX. CONSTRUCT EXISTING CATCH BASIN TOP AND THROAT TO PROPOSED GRADE.

42. EX. CONSTRUCT EXISTING CATCH BASIN TOP AND THROAT TO PROPOSED GRADE.

43. SPECIAL DESIGN SPILLWAY DETAIL, REFER TO SHEET 40-06.

44. SPECIAL DESIGN CONCRETE SPILLWAY DETAIL, REFER TO SHEET 40-04.

45. THICKENED CONCRETE SIDEWALK EDGE, REFER TO DETAIL 10 SHEET 40-01.

46. 8" THICK CONCRETE DRIVEWAY APRON, REFER TO DETAIL 2 SHEET 40-01.

47. DRIVEWAY WORK IS TO BE PERFORMED DURING THE NORMAL BUSINESS DAY/HOURS. THE CONTRACTOR NEEDS TO NOTIFY THE CITY AT LEAST 2 WEEKS PRIOR. SIMILAR TO THE COMMERCIAL DRIVEWAYS.

47. RIP RAP, REFER TO DETAIL 2/40-1A

LEGEND

#	OR	#	PLAN NOTE CALL OUT
LD			LAND DISTURBANCE LIMIT AND TREE SAVE/PROTECTION FENCING
EXAMPLE: A-1			REFER TO STORM DRAINAGE PROFILES SHEET 22-01 - 22-03
			PROPOSED TYPE-C LIGHT LOCATION AT INTERSECTIONS IS APPROXIMATE ONLY. PROVIDED AND INSTALLED BY GEORGIA POWER. FINAL LOCATION TO BE DETERMINED BY GEORGIA POWER
			PROPOSED PEDESTRIAN LIGHT LOCATION IS APPROXIMATE ONLY. PROVIDED AND INSTALLED BY GEORGIA POWER. FINAL LOCATION TO BE DETERMINED BY GEORGIA POWER
			ASPHALT OVERLAY IN MILLING AREA
			FULL DEPTH PAVEMENT REPLACEMENT

CONTRACTOR TO PROVIDE TREE PROTECTION FENCING AT THE LIMIT OF DISTURBANCE BEHIND THE SIDEWALK (1/4" SIGN POSTS). CONTRACTOR TO REFER TO EROSION CONTROL PLANS FOR SILT FENCE LOCATIONS.

PROPERTY LINE

REQUIRED RW LINE

LIMITS OF DISTURBANCE

EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES

EASEMENT FOR CONSTR OF SLOPES

EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS

END LIMIT OF ACCESS

EXIST. LIMIT OF ACCESS

REQ'D RW & LIMIT OF ACCESS

ORANGE BARRIER FENCE

BLA

ELA

1 inch = 20 ft. (IN FEET)

ATKINS

Member of the SNC-Lavalin Group

SANDY SPRINGS

GEORGIA

CITY OF SANDY SPRINGS PUBLIC WORKS

INTERSTATE NORTH PARKWAY

MAINLINE PLANS

REVISION DATES

02-02-22

CHECKED:

DATE:

BAC/KCHECKED:

DATE:

CORRECTED:

DATE:

VERIFIED:

DATE:

NOT VALID FOR CONSTRUCTION

UNLESS SIGNED IN THIS BLOCK

DRAWING NO.

13-01

N/F
2000 RIVEREDGE OWNER LLC
DB 56242 PG 178
TAX ID: 17 0210 LL0316

NATIONAL PARK SERVICE MAP
"POWER'S ISLAND
RIGHT-OF-WAY PROJECT"

EXIST. R/W

BEGIN RIP RAP
STA. 111+34.30
OFF. 35.04' LT

BEGIN CONC. TURN UP SIDEWALK
AT EXPANSION JOINT - 860'
STA. 111+82.45 OFF. 33.24' LT

MATCHLINE - STA. 110+75.00

END CONC DITCH
STA. 111+34.30
OFF. 33.21' LT

END CONC. TURN UP SIDEWALK
STA. 115+73.33 OFF. 33.59' LT

BEGIN NEW CURB
STA. 115+97.75
OFF. 34.63' LT

END NEW C&G
STA. 116+25.07
OFF. 37.73' LT

GEORGIA POWER
STEEL POLE NO. 29

GEORGIA POWER
STEEL POLE NO. 28

SSMH 1123
TOP ELEV. 845.94
INV. IN(1143)=853.78
INV. OUT(1172)=853.38

SSMH 1144
TOP ELEV. 847.83
INV. IN(2222)=842.18
INV. OUT(SW)=841.98

SSMH 1172
TOP ELEV. 861.34
INV. IN(1170)=851.70
INV. OUT(1144)=845.80

SSMH 1171
TOP ELEV. 858.45
INV. IN(1170)=851.70
INV. OUT(1144)=845.80

SSMH 1171
TOP ELEV. 858.45
INV. IN(1170)=851.70
INV. OUT(1144)=845.80

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TOP ELEV. 858.45
INV. IN(1170)=851.70
INV. OUT(1144)=845.80

SSMH 1171
TOP ELEV. 858.45
INV. IN(1170)=851.70
INV. OUT(1144)=845.80

116+75.00

TO GOVERNMENTAL ENCROACHMENT AGREEMENT FOR EASEMENT

EXHIBIT A-2

PLAN NOTES

1. EXISTING SIDEWALK TO REMAIN, PROTECT IN PLACE.

2. EXISTING DRIVEWAY/ROAD, PROTECT IN PLACE.

3. EXISTING CURB AND GUTTER, PROTECT IN PLACE.

4. EXISTING WALL/COLUMNS TO REMAIN, PROTECT IN PLACE.

5. EXISTING WATER METER VAULT, PROTECT IN PLACE.

6. EXISTING TRAFFIC SIGNAL CABINET, PROTECT IN PLACE.

7. EXISTING TREE OR SHRUB, PROTECT IN PLACE.

8. EXISTING CONCRETE DITCH, PROTECT IN PLACE.

9. PROPOSED CONC CURB AND GUTTER (C&G), REFER TO SHEET 9032B.

10. PROPOSED PAVEMENT ELEVATION TO MATCH EXISTING ELEVATION FLUSH.

11. PROPOSED CONCRETE SIDEWALK, REFER TO DETAIL 140-01.

12. PROPOSED TURN UP SIDEWALK WITH HANDRAIL, REFER TO DETAIL 540-01.

13. PROPOSED TURN UP SIDEWALK, REFER TO DETAIL 140-01A.

14. PROPOSED RETAINING WALL, REFER TO WALL ENVELOPE (SHEET 31-01 TO 31-03), WALL DETAIL SHEETS (STANDARD GDOT DETAIL SHEETS) AND CROSS SECTION SHEETS.

15. PROPOSED CONCRETE FLUME TURNDOWN AT RIP RAP, REFER TO DETAIL 240-01A.

16. PROPOSED CONCRETE FENCE, REFER TO GDOT DETAIL SHEET 140-01.

17. PROPOSED FULL DEPTH PAVEMENT SECTION DETAIL 740-01, (AT DRIVEWAY NO. 2 AND WHERE ISLANDS ARE REMOVED AT DRIVEWAY NO. 3).

18. PROPOSED CONCRETE CATCH BASIN, REFER TO GDOT DETAIL SHEET A3 & A4.

19. PROPOSED DETECTABLE WARNING SURFACE, TERRACOTTA RED.

20. PROPOSED STOP BAR, 24 INCH SOLID WHITE.

21. PROPOSED CROSSWALK, REFER TO GDOT DETAIL SHEET T-11A.

22. PROPOSED 4" CONCRETE ISLAND.

23. PROPOSED CONCRETE CURB REFER TO GDOT DETAIL SHEET A3.

24. PROPOSED CONCRETE FLUME REFER TO DETAILS 940-01 AND CROSS SECTIONS.

25. PROPOSED HANDRAIL, REFER TO DETAIL 840-01 AND CROSS SECTIONS.

26. PROPOSED WHITE STRIPING, (CHEVRON) REFER TO GDOT DETAIL SHEET T-14.

27. PROPOSED 5" SOLID WHITE STRIPING.

28. PROPOSED CONCRETE CATCH BASIN, REFER TO GDOT DETAIL SHEET 1033D.

29. EXISTING SIGN TO REMAIN, PROTECT IN PLACE, THE CONTRACTOR SHALL COORDINATE WITH CITY FOR T-SPOST SIGN RELOCATION IF NEEDED DURING CONSTRUCTION.

30. EXISTING HEADWALL, PROTECT IN PLACE.

31. EXISTING CATCH BASIN, PROTECT IN PLACE.

32. PROPOSED RIGHT TURN ARROW, REFER TO GDOT DETAIL SHEET T-12B.

33. PROPOSED LEFT TURN ARROW, REFER TO GDOT DETAIL SHEET T-12B.

34. PROPOSED COORDINATE REPAIR WITH CITY OF ATLANTA WATER CONTRACTOR SHALL BACKFILL AND COMPACT AREA ACCORDING TO CITY OF ATLANTA REQUIREMENTS.

35. PROPOSED MINIMUM 1 1/2" MILLING AND ASPHALT SURFACE COURSE INLAY.

36. PROPOSED PAVEMENT ELEVATION TO MATCH EXISTING PAVEMENT ELEVATION FLUSH.

37. EXISTING SANITARY SEWER MAN HOLE, PROTECT IN PLACE.

38. EXISTING DUCT BANK IS IN CLOSE PROXIMITY TO PROPOSED RETAINING WALL, CONTRACTOR SHALL USE CAUTION WHEN EXCAVATING AND CONTACT OWNERS REPRESENTATIVE IF CONCERNS ARISE.

39. REMOVE AND REPLACE EX. SIGN OUT OF SIDEWALK AND IN GRASS STRIP OF SHOULDER.

40. PROPOSED 5" SOLID YELLOW STRIPING (SINGLE STRIPE OR DOUBLE MATCH EXISTING CONDITION).

41. RECONSTRUCT EXISTING CATCH BASIN TOP AND THROAT TO PROPOSED GR EXISTING GUARDRAIL, PROTECT IN PLACE.

42. SPECIAL DESIGN SPILLWAY DETAIL 'B', REFER TO SHEET 40-05.

43. SPECIAL DESIGN CONCRETE SPILLWAY DETAIL 'A', REFER TO SHEET 40-04.

44. THICKENED CONCRETE SIDEWALK EDGE, REFER TO DETAIL 10 SHEET 40-01.

45. 8" THICK CONCRETE DRIVEWAY APRON, REFER TO DETAIL 2 SHEET 40-01.

46. DRIVEWAY WORK IS TO BE PERFORMED DURING THE NORMAL BUSINESS DAY/HOURS. THE CONTRACTOR NEEDS TO NOTIFY THE CITY AT LEAST 2 WEEKS PRIOR, SIMILAR TO THE COMMERCIAL DRIVEWAYS.

47. RIP RAP, REFER TO DETAIL 240-01A.

48. EXISTING SIGN TO REMAIN, PROTECT IN PLACE, THE CONTRACTOR SHALL COORDINATE WITH CITY FOR T-SPOST SIGN RELOCATION IF NEEDED DURING CONSTRUCTION.

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ATKINS

Member of the SNC-Lavalin Group

Atkins North America, Inc.
1600 RiverEdge Parkway NW, Ste. 700
Atlanta, GA 30328
Tel: (770)855-0280

SANDY SPRINGS

GEORGIA

REVISION DATES

02-02-22

CITY OF SANDY SPRINGS PUBLIC WORKS

INTERSTATE NORTH PARKWAY

MAINLINE PLANS

CHECKED:

DATE:

BACKCHECKED:

DATE:

CORRECTED:

DATE:

VERIFIED:

DATE:

NOT VALID FOR CONSTRUCTION

UNLESS SIGNED IN THIS BLOCK

1 inch = 20 ft. (IN FEET)

20 10 0 20 40

PROPERTY LINE

REQUIRED RW LINE

LIMITS OF DISTURBANCE

EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES

EASEMENT FOR CONSTR OF SLOPES

EASEMENT FOR CONSTR OF DRIVES

BLA

ELA

END LIMIT OF ACCESS

EXIST. LIMIT OF ACCESS

REQ'D RW & LIMIT OF ACCESS

ORANGE BARRIER FENCE

Know what's below

Call before you dig

811

EV# E183745

City of Sandy Springs

Sidewalk with associated grading and required drainage facilities

Land Lot 119 & 120, of the 17th District

Fulton County, Ga

Map File: N-369, Sheet 5 & 6

Plans engineered by Atkins Member of the SNC-Lavalin Group

Internal review by: CLF

Dated 02/12/2022

CURVE #2

PI Station 117+08.41

N = 1420314.8533 E = 2214222.0421

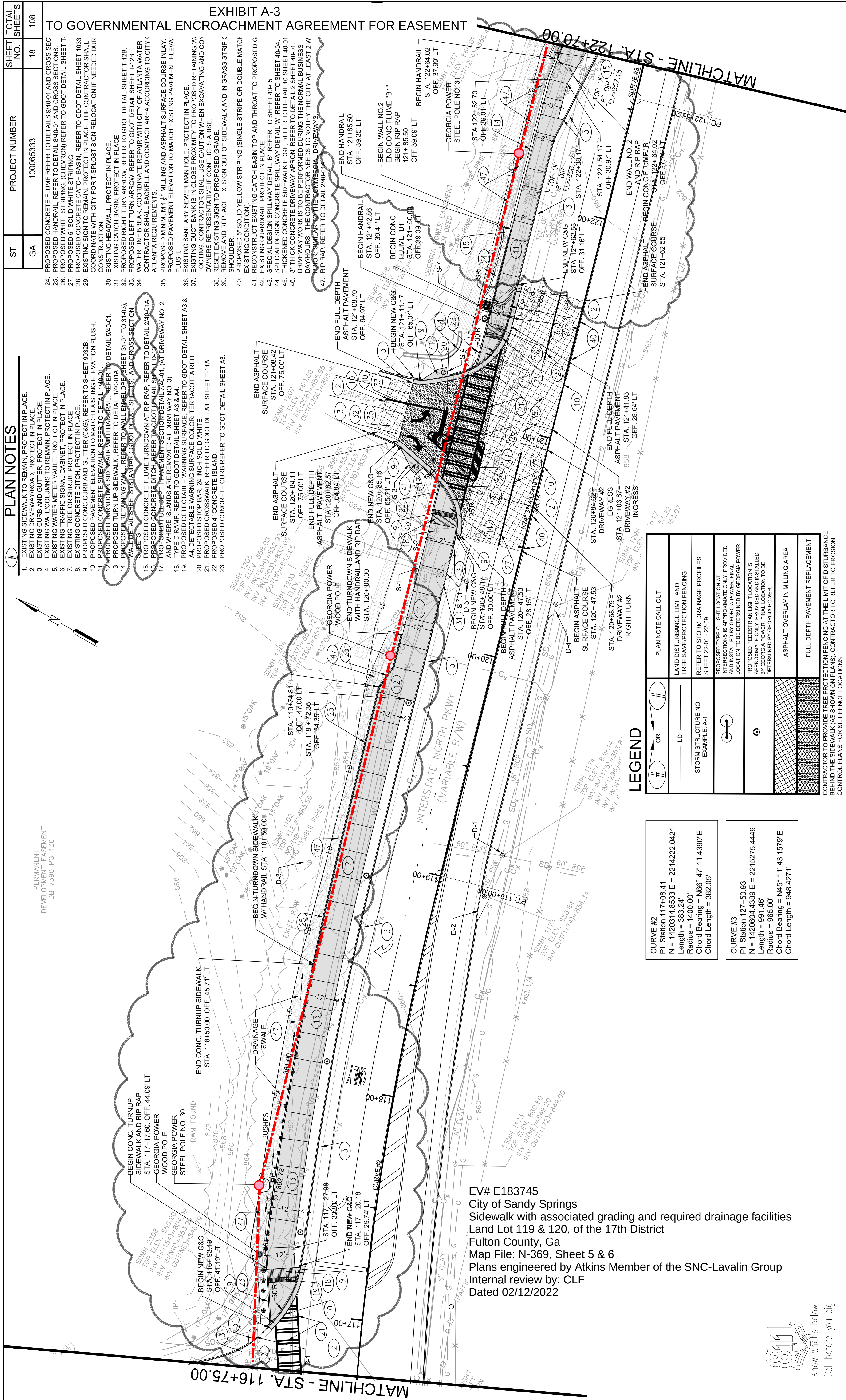
Length = 363.24

Radius = 1400.00'

Chord Bearing = N66° 47' 11.4390"E

Chord Length = 382.05'

Page 18 of 267

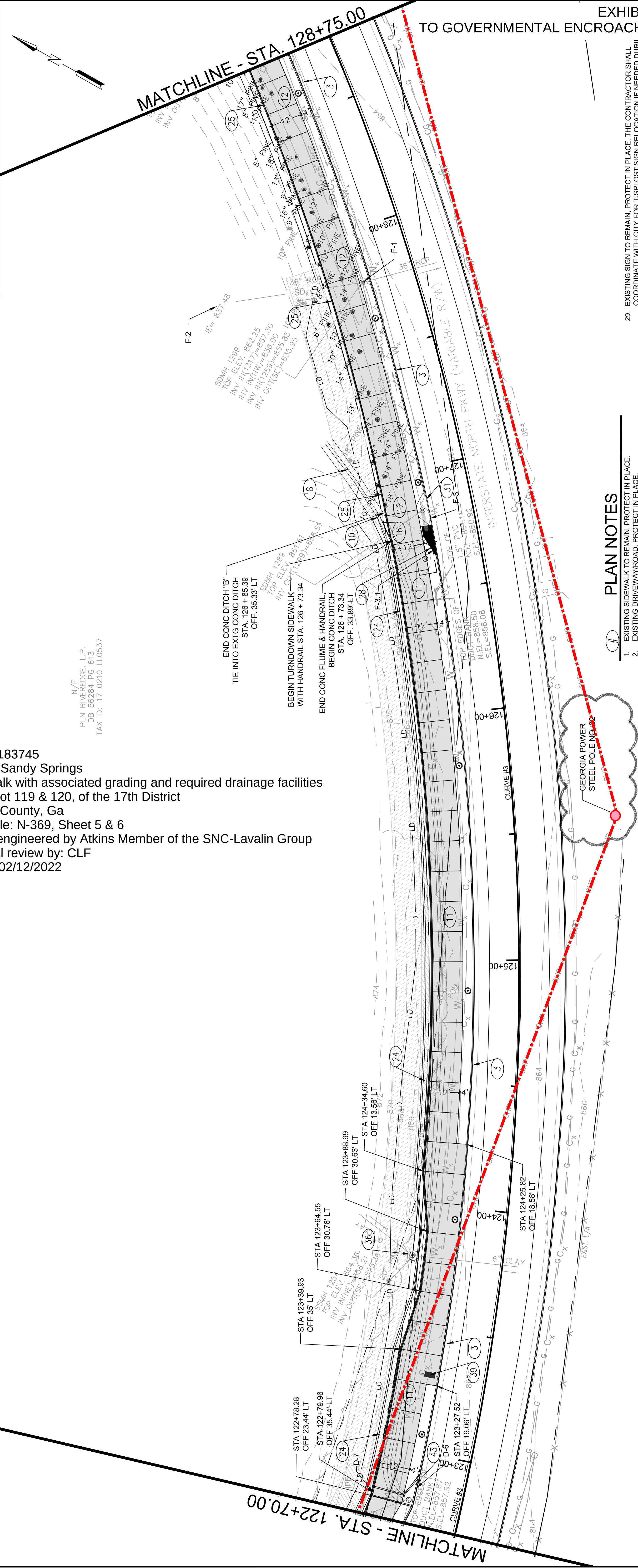


PROPERTY LINE REQUIRED R/W LINE LIMITS OF DISTURBANCE EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES EASEMENT FOR CONSTR OF SLOPES EASEMENT FOR CONSTR OF DRIVES		BEGIN LIMIT OF ACCESS END LIMIT OF ACCESS EXIST. LIMIT OF ACCESS REQ'D RW & LIMIT OF ACCESS ORANGE BARRIER FENCE			ATKINS Member of the SNC-Lavalin Group Atlanta North America, Inc. 1900 RiverEdge Parkway Atlanta, GA 30328 Tel. (770)355-6250 Certificate of Authorization #EF000902 Exp. Date 06/30/2022 Wm. Ste. 700	REVISION DATES 02-02-22	CITY OF SANDY SPRINGS PUBLIC WORKS INTERSTATE NORTH PARKWAY MAINLINE PLANS	CHECKED: _____ DATE: _____ BACK-CHECKED: _____ DATE: _____ CORRECTED: _____ DATE: _____ VERIFIED: _____ DATE: _____ DRAWING NO. _____ 13-03
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EV# E183745
City of Sandy Springs
Sidewalk with associated grading and required drainage facilities
Land Lot 119 & 120, of the 17th District
Fulton County, Ga
Map File: N-369, Sheet 5 & 6
Plans engineered by Atkins Member of the SNC-Lavalin Group
Internal review by: CLF
Dated 02/12/2022

N/F
PLN RIVEREDGE, L.P.
DB 56284 PG 613
TAX ID: 17 0210 LL0537

ST	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	100065333	19	108



PLAN NOTES

- EXISTING SIDEWALK TO REMAIN. PROTECT IN PLACE.
- EXISTING DRIVEWAY/ROAD. PROTECT IN PLACE.
- EXISTING CURB AND GUTTER. PROTECT IN PLACE.
- EXISTING WALL/COLUMNS TO REMAIN. PROTECT IN PLACE.
- EXISTING WATER METER VAULT. PROTECT IN PLACE.
- EXISTING TREE OR SHRUB. PROTECT IN PLACE.
- EXISTING CONCRETE DITCH. PROTECT IN PLACE.
- PROPOSED CONC CURB AND GUTTER (C&G). REFER TO SHEET 9032B.
- PROPOSED PAVEMENT ELEVATION TO MATCH EXISTING ELEVATION FLUSH.
- PROPOSED CONCRETE SIDEWALK. REFER TO DETAIL 1/40-01.
- PROPOSED TURNDOWN SIDEWALK WITH HANDRAIL. REFER TO DETAIL 5/40-01.
- PROPOSED TURN UP SIDEWALK. REFER TO DETAIL 1/40-01A.
- PROPOSED RETAINING WALL. REFER TO WALL ENVELOPE (SHEET 31-01 TO 31-03).
- WALL DETAIL SHEETS (STANDARD GDOT DETAIL SHEETS) AND CROSS SECTION SHEETS.
- PROPOSED CONCRETE FLUME BEHIND WALL. REFER TO WALL DETAIL 9/40-01.
- PROPOSED CONCRETE DITCH. REFER TO GDOT DETAIL SHEET D-10.
- PROPOSED FULL DEPTH PAVEMENT SECTION DETAIL 7/40-01, (AT DRIVEWAY NO. 2 AND WHERE ISLANDS ARE REMOVED AT DRIVEWAY NO. 3).
- TYPE D RAMP. REFER TO GDOT DETAIL SHEET A3 & A4.
- PROPOSED DETECTABLE WARNING SURFACE. REFER TO GDOT DETAIL SHEET A3 & A4.
- PROPOSED STOP BAR. 24 INCH SOLID WHITE.
- PROPOSED CROSSWALK. REFER TO GDOT DETAIL SHEET T-11A.
- PROPOSED 4" CONCRETE ISLAND.
- PROPOSED CONCRETE CURB REFER TO DETAILS 8/40-01 AND CROSS SECTIONS.
- PROPOSED HANGING CURB REFER TO DETAILS 8/40-01 AND CROSS SECTIONS.
- PROPOSED HANGING CURB REFER TO DETAILS 8/40-01 AND CROSS SECTIONS.
- PROPOSED 5" SOLID WHITE STRIPING. (CHURCH) REFER TO GDOT DETAIL SHEET T-14.
- PROPOSED 5" SOLID WHITE STRIPING.
- PROPOSED CONCRETE CATCH BASIN. REFER TO GDOT DETAIL SHEET 1033D.

- EXISTING SIGN TO REMAIN. PROTECT IN PLACE. THE CONTRACTOR SHALL COORDINATE WITH CITY FOR T-SPOST SIGN RELOCATION IF NEEDED DURING CONSTRUCTION.
- EXISTING HEADWALL. PROTECT IN PLACE.
- EXISTING CATCH BASIN. PROTECT IN PLACE.
- PROPOSED RIGHT TURN ARROW. REFER TO GDOT DETAIL SHEET T-128.
- PROPOSED LEFT TURN ARROW. REFER TO GDOT DETAIL SHEET T-128.
- WATER LINE BREAK. COORDINATE REPAIR WITH CITY OF ATLANTA WATER CONTRACTOR SHALL BACKFILL AND COMPACT AREA ACCORDING TO CITY C ATLANTA REQUIREMENTS.
- PROPOSED MINIMUM 1 1/2" MILLING AND ASPHALT SURFACE COURSE INLAY. PROPOSED PAVEMENT ELEVATION TO MATCH EXISTING PAVEMENT ELEVAT FLUSH.
- EXISTING SANITARY SEWER MAN HOLE. PROTECT IN PLACE.
- EXISTING DUCT BANK IS IN CLOSE PROXIMITY TO PROPOSED RETAINING WA OWNERS REPRESENTATIVE IF CONFLICTS ARISE.
- RESET EXISTING SIGN TO PROPOSED GRADE.
- REMOVE AND REPLACE EX. SIGN OUT OF SIDEWALK AND IN GRASS STRIP O SHOULDER.
- PROPOSED 5" SOLID YELLOW STRIPING (SINGLE STRIPE OR DOUBLE MATCH EXISTING CONDITION).
- RECONSTRUCT EXISTING CATCH BASIN TOP AND THROAT TO PROPOSED OF 41. SPECIAL DESIGN SPILLWAY DETAIL 'B'. REFER TO SHEET 40-05.
- SPECIAL DESIGN SPILLWAY DETAIL 'A'. REFER TO SHEET 40-04.
- THICKENED CONCRETE SIDEWALK EDGE. REFER TO DETAIL 10 SHEET 40-01.
- 8" THICK CONCRETE DRIVEWAY APRON. REFER TO DETAIL 2 SHEET 40-01.
- DRIVEWAY WORK IS TO BE PERFORMED DURING THE NORMAL BUSINESS DAYHOURS. THE CONTRACTOR NEEDS TO NOTIFY THE CITY AT LEAST 2 WE PRIOR. SIMILAR TO THE COMMERCIAL DRIVEWAYS.
- RIP RAP. REFER TO DETAIL 2/40-01A.

LEGEND

	PLAN NOTE CALL OUT
	LAND DISTURBANCE LIMIT AND TREE SAVE/PROTECTION FENCING
	REFER TO STORM DRAINAGE PROFILES SHEET 22-01 - 22-09
	PROPOSED TYPE C LIGHT LOCATION AT INTERSECTIONS IS APPROXIMATE ONLY. PROVIDED AND INSTALLED BY GEORGIA POWER. FINAL LOCATION TO BE DETERMINED BY GEORGIA POWER.
	PROPOSED PEDESTRIAN LIGHT LOCATION IS APPROXIMATE ONLY. PROVIDED AND INSTALLED BY GEORGIA POWER. FINAL LOCATION TO BE DETERMINED BY GEORGIA POWER.
	ASPHALT OVERLAY IN MILLING AREA
	FULL DEPTH PAVEMENT REPLACEMENT

CONTRACTOR TO PROVIDE TREE PROTECTION FENCING AT THE LIMIT OF DISTURBANCE BEHIND THE SIDEWALK (AS SHOWN ON PLANS). CONTRACTOR TO REFER TO EROSION CONTROL PLANS FOR SILT FENCE LOCATIONS.

CURVE #3
PI Station 127+50.93
N = 1420604.4389 E = 2215275.4449
Length = 991.46'
Radius = 965.00'
Chord Bearing = N45° 11' 43.1579"E
Chord Length = 948.4271'

PROPERTY LINE

REQUIRED RW LINE

LIMITS OF DISTURBANCE

EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES

EASEMENT FOR CONSTR OF SLOPES

EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS

END LIMIT OF ACCESS

EXIST. LIMIT OF ACCESS

REQ'D RW & LIMIT OF ACCESS

ORANGE BARRIER FENCE

BLA

ELA

20 10 0 20 40

1 inch = 20 ft. (IN FEET)

ATKINS

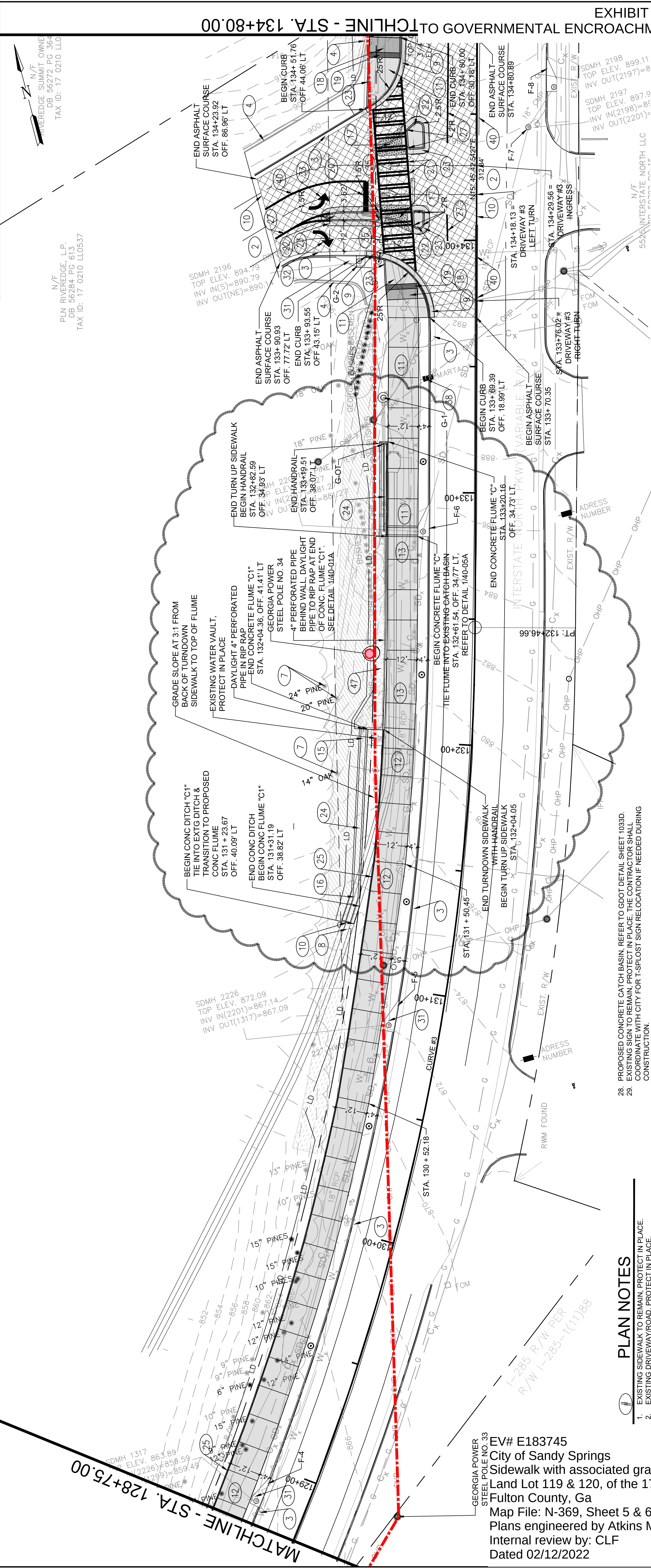
Member of the SNC-Lavalin Group

Atkins North America, Inc.
1800 RiverEdge Parkway NW, Ste. 700
Atlanta, GA 30328
Tel: (770)955-0280

Certificate of Authorization #EE000902
Expiration Date 06/30/2022

REVISION DATES	CITY OF SANDY SPRINGS PUBLIC WORKS
02-02-22	INTERSTATE NORTH PARKWAY
	MAINLINE PLANS
	CHECKED:
	BACKCHECKED:
	CORRECTED:
	VERIFIED:
	DATE:
	DATE:
	DATE:
	13-04

ST	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	100065333	20	108



PLAN NOTES

1. EXISTING SIDEWALK TO REMAIN, PROTECT IN PLACE.
2. EXISTING DRIVEWAY/ROAD, PROTECT IN PLACE.
3. EXISTING CURB AND GUTTER, PROTECT IN PLACE.
4. EXISTING WALL/COLUMNS TO REMAIN, PROTECT IN PLACE.
5. EXISTING WATER METER VAULT, PROTECT IN PLACE.
6. EXISTING TRAFFIC SIGNAL CABINET, PROTECT IN PLACE.
7. EXISTING TREE OR SHRUB, PROTECT IN PLACE.
8. EXISTING CONCRETE DITCH, PROTECT IN PLACE.
9. PROPOSED CONC CURB AND GUTTER (C&G), REFER TO SHEET 9032B.
10. PROPOSED PAVEMENT ELEVATION TO MATCH EXISTING ELEVATION FLUSH.
11. PROPOSED CONCRETE SIDEWALK, REFER TO DETAIL 1/4-0/1.
12. PROPOSED TURNDOWN SIDEWALK WITH HANDRAIL, REFER TO DETAIL 5/40-01.
13. PROPOSED TURN UP SIDEWALK, REFER TO DETAIL 1/40-01A.
14. PROPOSED RETAINING WALL, REFER TO WALL ENVELOPE (SHEET 31-01 TO 31-03).
15. WALL DETAIL SHEETS IS STANDARD GOOD DETAIL SHEETS, AND CROSS SECTION SHEETS.
16. PROPOSED CONCRETE FLUME TURNDOWN AT RIP RAP, REFER TO DETAIL 2/40-01A.
17. PROPOSED FULL DEPTH PAVEMENT SECTION DETAIL 7/40-01/AT (DRIVEWAY NO. 2).
18. TYPE D RAMP, REFER TO GOOD DETAIL SHEET A3 & A4.
19. PROPOSED DETECTABLE WALKING SURFACE, REFER TO DETAIL SHEET A3 & A4.
20. PROPOSED STOP BAR WITH SURFACE CHAIR, TERRACOTTA RED.
21. PROPOSED CROSSLINK, REFER TO GOOD DETAIL SHEET T-11A.
22. PROPOSED 4" CONCRETE ISLAND.
23. PROPOSED CONCRETE CURB REFER TO GOOD DETAIL SHEET A3.
24. PROPOSED CONCRETE FLUME REFER TO DETAILS 5/40-01 AND CROSS SECTIONS.
25. PROPOSED HANDRAIL, REFER TO DETAIL 8/40-01 AND CROSS SECTIONS.
26. PROPOSED WHITE STRIPING (CHEVRON) REFER TO GOOD DETAIL SHEET T-14.
27. PROPOSED 5" SOLID WHITE STRIPING.

28. PROPOSED CONCRETE CATCH BASIN. REFER TO GDOT DETAIL SHEET 1033D.
29. EXISTING SIGN TO REMAIN. PROTECT IN PLACE. THE CONTRACTOR SHALL COORDINATE WITH CITY FOR T-POST SIGN RELOCATION IF NEEDED DURING CONSTRUCTION.
30. EXISTING HEADWALL. PROTECT IN PLACE.
31. EXISTING CATCH BASIN. PROTECT IN PLACE.
32. PROPOSED LEFT TURN ARROW. REFER TO GDOT DETAIL SHEET T-12B.
33. PROPOSED RIGHT TURN ARROW. REFER TO GDOT DETAIL SHEET T-12B.
34. WATER LINE BREAK. COORDINATE REPAIR WITH CITY OF ATLANTA WATER CONTRACTOR SHALL BACKFILL AND COMPACT AREA ACCORDING TO CITY OF ATLANTA REQUIREMENTS.
35. PROPOSED MINIMUM 1 $\frac{1}{2}$ " MILLING AND ASPHALT SURFACE COURSE INLAY. PROPOSED PAVEMENT ELEVATION TO MATCH EXISTING PAVEMENT ELEVATION FLUSH.
36. EXISTING SANITARY SEWER MAN HOLE. PROTECT IN PLACE.
37. EXISTING DUTCH BANK IS IN CLOSE PROXIMITY TO PROPOSED RETAINING WALL FOOTING. CONTRACTOR SHALL USE CAUTION WHEN EXCAVATING AND CONTACT OWNERS REPRESENTATIVE IF CONFLICTS ARISE.
38. RE-SET EXISTING SIGN TO PROPOSED GRADE.
39. REMOVE AND REPLACE EX. SIGN OUT OF SIDEWALK AND IN GRASS STRIP OR SHOULDER.
40. PROPOSED 5" SOLID YELLOW STRIPING (SINGLE STRIPE OR DOUBLE MATCH EXISTING CONDITION).
41. RECONSTRUCT EXISTING CATCH BASIN TOP AND THROAT TO PROPOSED GRADING.
42. SPECIAL DESIGN SPILL WAY TECH. IN PLACE. REFER TO SHEET 40-05.
43. SPECIAL DESIGN SPILL WAY TECH. IN PLACE. REFER TO SHEET 40-04.
44. SPECIAL DESIGN CATCH BASIN DETAIL. REFER TO SHEET 40-01.
45. THICKENED CONCRETE SIDEWALK EDGE. REFER TO DETAIL 10 SHEET 40-01.
46. 8" THICK CONCRETE DRIVEWAY APRON. REFER TO DETAIL 2 SHEET 40-01.
47. DRIVEWAY WORK IS TO BE PERFORMED DURING THE NORMAL BUSINESS HOURS. THE CONTRACTOR NEEDS TO NOTIFY THE CITY AT LEAST 2 WEEKS PRIOR. SIMILAR TO THE COMMERCIAL DRIVEWAYS.
47. RIP RAP. REFER TO DETAIL 20-01A

LEGEND

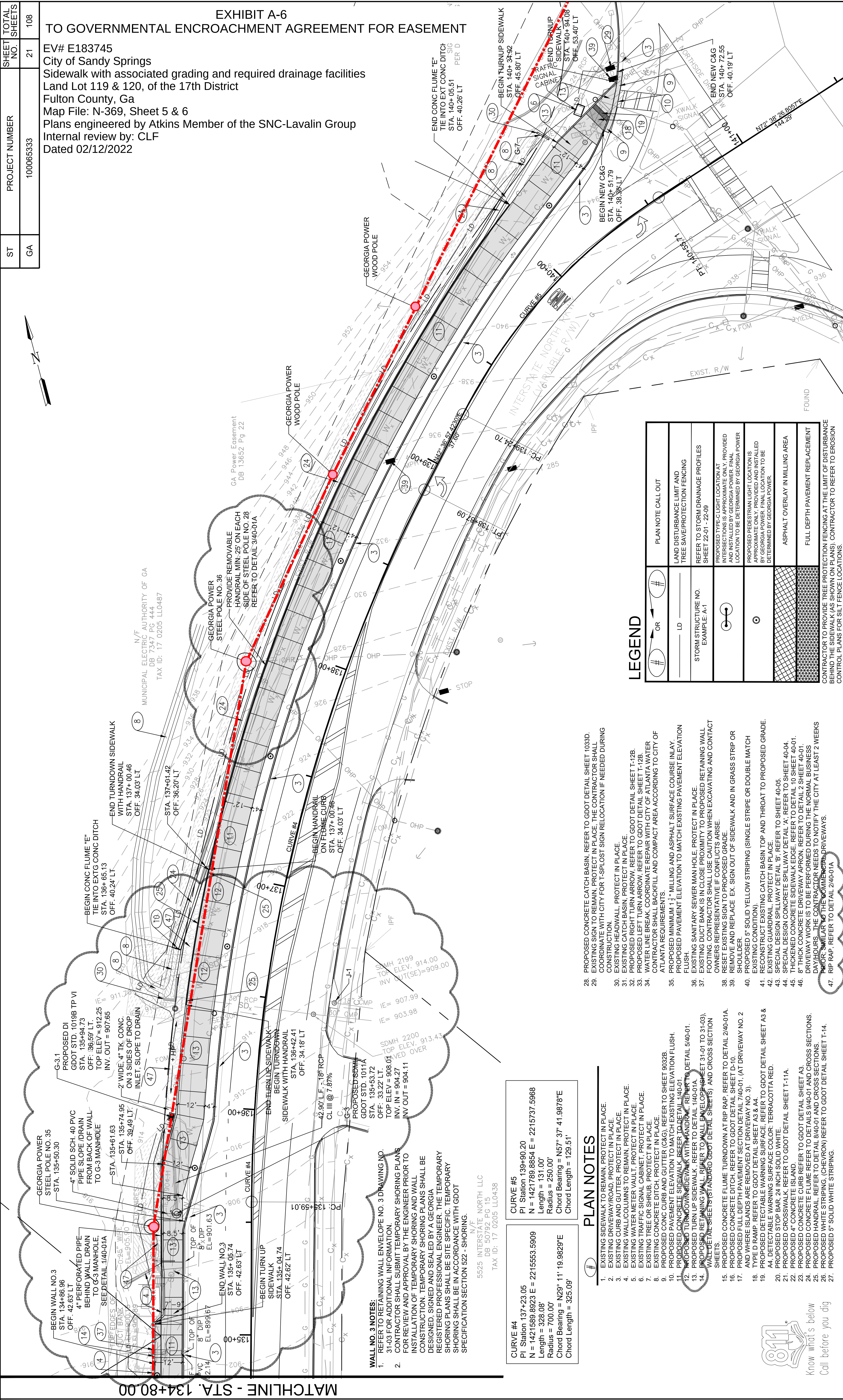
	PLAN NOTE CALL OUT
	LAND DISTURBANCE LIMIT AND TREE SAVEN PROTECTION FENCING
STORM STRUCTURE NO. EXAMPLE: A-1	REFER TO STORM DRAINAGE PROFILES SHEET 22-01 - 22-09
	PROPOSED TYPE-C LIGHT LOCATION AT INTERSECTIONS IS APPROXIMATE ONLY. PROVIDED LOCATIONS ARE FOR INFORMATION ONLY. LIGHT LOCATION TO BE DETERMINED BY GEORGIA POWER
	PROPOSED PEDESTRIAN LIGHT LOCATION IS APPROXIMATE ONLY. PROVIDED AND NOT CALLED BY GEORGIA POWER. FINAL LIGHT TO BE DETERMINED BY GEORGIA POWER.
	ASPHALT OVERLAY IN MILLING AREA
	FULL DEPTH PAVEMENT REPLACEMENT

CONTRACTOR TO PROVIDE TREE PROTECTION FENCING AT THE LIMIT OF DISTURBANCE BEHIND THE SIDEWALK (AS SHOWN ON PLANS). CONTRACTOR TO REFER TO EROSION CONTROL PLANS FOR SILT FENCE LOCATIONS.

PROPERTY LINE REQUIRED R/W LINE LIMITS OF DISTURBANCE EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES EASEMENT FOR CONSTR OF SLOPES EASEMENT FOR CONSTR OF DRIVES					Certificate of Authorization: PE#1009602 1901 Riverchase Parkway NW, Ste. 700 Atlanta, GA 30328 Tel: (770)955-0280	NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK	REVISION DATES 02-02-22	CITY OF SANDY SPRINGS PUBLIC WORKS INTERSTATE NORTH PARKWAY MAINLINE PLANS	CHECKED: _____ DATE: _____ BACKCHECKED: _____ DATE: _____ VERIFIED: _____ DATE: _____ DRAWING NO. 13-05
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ST	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	100065333	21	108

EXHIBIT A-6
TO GOVERNMENTAL ENCROACHMENT AGREEMENT FOR EASEMENT
EV# E183745
City of Sandy Springs
Sidewalk with associated grading and required drainage facilities
Land Lot 119 & 120, of the 17th District
Fulton County, Ga
Map File: N-369, Sheet 5 & 6
Plans engineered by Atkins Member of the SNC-Lavalin Group
Internal review by: CLF
Dated 02/12/2022



LEGEND

PLAN NOTE CALL OUT	PLAN NOTE CALL OUT
LD	LD
STORM STRUCTURE NO. EXAMPLE: A-1	STORM STRUCTURE NO. EXAMPLE: A-1
PROPOSED TYPE 2 LIGHT LOCATION AT INTERSECTIONS IS APPROXIMATE ONLY. PROVIDED AND INSTALLED BY GEORGIA POWER. FINAL LOCATION TO BE DETERMINED BY GEORGIA POWER.	PROPOSED TYPE 2 LIGHT LOCATION AT INTERSECTIONS IS APPROXIMATE ONLY. PROVIDED AND INSTALLED BY GEORGIA POWER. FINAL LOCATION TO BE DETERMINED BY GEORGIA POWER.
PROPOSED RESTREAM LIGHT LOCATION IS APPROXIMATE ONLY. PROVIDED AND INSTALLED BY GEORGIA POWER. FINAL LOCATION TO BE DETERMINED BY GEORGIA POWER.	PROPOSED RESTREAM LIGHT LOCATION IS APPROXIMATE ONLY. PROVIDED AND INSTALLED BY GEORGIA POWER. FINAL LOCATION TO BE DETERMINED BY GEORGIA POWER.
ASPHALT OVERLAY IN MILLING AREA	ASPHALT OVERLAY IN MILLING AREA
FULL DEPTH PAVEMENT REPLACEMENT	FULL DEPTH PAVEMENT REPLACEMENT

CONTRACTOR TO PROVIDE TREE PROTECTION FENCING AT THE LIMIT OF DISTURBANCE BEHIND THE SIDEWALK (AS SHOWN ON PLANS). CONTRACTOR TO REFER TO EROSION CONTROL PLANS FOR SILT FENCE LOCATIONS.

28. PROPOSED CONCRETE CATCH BASIN. REFER TO GDOT DETAIL SHEET 1033D.
29. EXISTING SIGN TO REMAIN. PROTECT IN PLACE. THE CONTRACTOR SHALL COORDINATE WITH CITY FOR T-SPOLOST SIGN RELOCATION IF NEEDED DURING CONSTRUCTION.
30. EXISTING HEADWALL. PROTECT IN PLACE.
31. EXISTING CATCH BASIN. PROTECT IN PLACE.
32. PROPOSED RIGHT TURN ARROW. REFER TO GDOT DETAIL SHEET T-12B.
33. PROPOSED LEFT TURN ARROW. REFER TO GDOT DETAIL SHEET T-12B.
34. WATER LINE BREAK. COORDINATE REPAIR WITH CITY OF ATLANTA WATER CONTRACTOR SHALL BACKFILL AND COMPACT AREA ACCORDING TO CITY OF ATLANTA REQUIREMENTS.
35. PROPOSED MINIMUM 1 1/2" MILLING AND ASPHALT SURFACE COURSE INLAY. CUSH.
36. EXISTING SANITARY SEWER MAN HOLE. PROTECT IN PLACE.
37. EXISTING DUCT BANKS SHALL BE CLOSE PROXIMITY TO PROPOSED RETAINING WALL. FACING CONTRACTOR SHALL USE CAUTION WHEN EXCAVATING AND CONTACT OWNERS REPRESENTATIVE IF CONFLICTS ARISE.
38. RESET EXISTING SIGN TO PROPOSED GRADE.
39. REMOVE AND REPLACE EX. SIGN OUT OF SIDEWALK AND IN GRASS STRIP OR SHOULDER.
40. SHOULDER 5" SOLID YELLOW STRIPING (SINGLE STRIPE OR DOUBLE MATCH EXISTING CONDITION).
41. RECONSTRUCT EXISTING CATCH BASIN TOP AND THROAT TO PROPOSED GRADE.
42. EXISTING GUARDRAIL. PROTECT IN PLACE.
43. SPECIAL DESIGN SPILLWAY DETAIL 'B'. REFER TO SHEET 40-05.
44. SPECIAL DESIGN CONCRETE SPILLWAY DETAIL 'A'. REFER TO SHEET 40-04.
45. THICKENED CONCRETE SIDEWALK EDGE. REFER TO DETAIL 10 SHEET 40-01.
46. 8" THICK CONCRETE DRIVEWAY APRON. REFER TO DETAIL 2 SHEET 40-01.
DRIVEWAY WORK IS TO BE PERFORMED DURING THE NORMAL BUSINESS DAY/HOURS. THE CONTRACTOR NEEDS TO NOTIFY THE CITY AT LEAST 2 WEEKS PRIOR TO THE COMMENCEMENT OF DRIVEWAYS.
47. RIP RAP. REFER TO DETAIL 2/40-01A

PLAN NOTES

1. EXISTING SIDEWALK TO REMAIN. PROTECT IN PLACE.
2. EXISTING DRIVEWAY/ROAD. PROTECT IN PLACE.
3. EXISTING CURB AND GUTTER. PROTECT IN PLACE.
4. EXISTING WALL/COLUMNS TO REMAIN. PROTECT IN PLACE.
5. EXISTING WATER METER VAULT. PROTECT IN PLACE.
6. EXISTING TRAFFIC SIGNAL CABINET. PROTECT IN PLACE.
7. EXISTING TREE OR SHRUB. PROTECT IN PLACE.
8. EXISTING CONCRETE DITCH. PROTECT IN PLACE.
9. PROPOSED CONC CURB AND GUTTER (C&G). REFER TO SHEET 9032B.
10. PROPOSED PAVEMENT ELEVATION TO MATCH EXISTING ELEVATION FLUSH.
11. PROPOSED CONCRETE SIDEWALK. REFER TO DETAIL 5/40-01.
12. PROPOSED TURN DOWN SIDEWALK WITH HANDRAIL. REFER TO DETAIL 5/40-01.
13. PROPOSED TURN UP SIDEWALK. REFER TO DETAIL 1/40-01A.
14. PROPOSED RETAINING WALL. REFER TO WALL ELEVATION SHEET 31-01 TO 31-03. (WALL DETAIL SHEETS (STANDARD GDOT DETAIL SHEETS) AND CROSS SECTION SHEETS).
15. PROPOSED CONCRETE FLUME TURN DOWN AT RIP RAP. REFER TO DETAIL 2/40-01A.
16. PROPOSED CONCRETE DITCH. REFER TO GDOT DETAIL SHEET D-40.
17. PROPOSED FULL DEPTH PAVEMENT SECTION DETAIL 7/40-01. (AT DRIVEWAY NO. 2 AND WHERE ISLANDS ARE REMOVED AT DRIVEWAY NO. 3).
18. TYPE D RAMP. REFER TO GDOT DETAIL SHEET A3 & A4.
19. PROPOSED DETECTABLE WARNING SURFACE. REFER TO GDOT DETAIL SHEET A3 & A4.
20. PROPOSED STOP BAR. 24 INCH SOLID WHITE.
21. PROPOSED CROSSWALK. REFER TO GDOT DETAIL SHEET T-11A.
22. PROPOSED CONCRETE CURB REFER TO GDOT DETAIL SHEET A3.
23. PROPOSED CONCRETE FLUME REFER TO DETAILS 9/40-01 AND CROSS SECTIONS.
24. PROPOSED HANDRAIL. REFER TO DETAIL 8/40-01 AND CROSS SECTIONS.
25. PROPOSED WHITE STRIPING. (CHEVRON) REFER TO GDOT DETAIL SHEET T-14.
27. PROPOSED 5" SOLID WHITE STRIPING.

- WALL NO. 3 NOTES:
1. REFER TO RETAINING WALL ENVELOPE NO. 3 DRAWING NO. 31-03 FOR ADDITIONAL INFORMATION.
2. CONTRACTOR SHALL SUBMIT TEMPORARY SHORING PLANS FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO INSTALLATION OF TEMPORARY SHORING AND WALL CONSTRUCTION. TEMPORARY SHORING PLANS SHALL BE DESIGNED, SIGNED AND SEALED BY A GEORGIA REGISTERED PROFESSIONAL ENGINEER. THE TEMPORARY SHORING PLANS SHALL BE SITE SPECIFIC. TEMPORARY SHORING SHALL BE IN ACCORDANCE WITH GDOT SPECIFICATION SECTION 522 - SHORING.

CURVE #4 PI Station 137+23.05 N = 1421589.8923 E = 2215553.5909 Length = 328.08' Radius = 700.00' Chord Bearing = N29° 11' 19.9829"E Chord Length = 325.09'	CURVE #5 PI Station 139+90.20 N = 1421789.8854 E = 2215737.5968 Length = 131.00' Radius = 250.00' Chord Bearing = N57° 37' 41.9878"E Chord Length = 129.51'
--	--

- PROPERTY LINE
REQUIRED RW LINE
LIMITS OF DISTURBANCE
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

- BEGIN LIMIT OF ACCESS
END LIMIT OF ACCESS
EXIST. LIMIT OF ACCESS
REQ'D RW & LIMIT OF ACCESS
ORANGE BARRIER FENCE

- BLA
ELA
--o--o--o--
--||--||--||--
--●--●--●--
40
20
0
1 inch = 20 ft. (IN FEET)



ATKINS
Member of the SNC-Lavalin Group
Atlanta, GA 30328
Tel: (770)855-0280
Certificate of Authorization #EP000982
Expiration Date 06/30/2022

NOT VALID FOR CONSTRUCTION
UNLESS SIGNED IN THIS BLOCK

REVISION DATES	REVISION DATES
02-02-22	

CITY OF SANDY SPRINGS PUBLIC WORKS	CITY OF SANDY SPRINGS PUBLIC WORKS
INTERSTATE NORTH PARKWAY	INTERSTATE NORTH PARKWAY
MAINLINE PLANS	MAINLINE PLANS
CHECKED:	CHECKED:
BACKCHECKED:	BACKCHECKED:
CORRECTED:	CORRECTED:
VERIFIED:	VERIFIED:
DATE:	DATE:
DATE:	DATE:
DATE:	DATE:
DRAWING NO.	DRAWING NO.
13-06	13-06

EXHIBIT B

TO ENCROACHMENT AGREEMENT FOR EASEMENT

Additional terms and conditions:

1. The location and dimensions of the encroachments permitted by this Agreement are strictly limited to that which is shown on **Exhibit A-1, Exhibit A-2, Exhibit A-3, Exhibit A-4, Exhibit A-5, and Exhibit A-6.** No alterations or changes to the location or dimensions of the encroachments, or additions to the encroachments, may be made without the prior written approval of Power Company. In the event of a violation of any of the terms and conditions of this Agreement, Power Company may demand removal of the Encroachments from the right-of-way and Undersigned shall remove the Encroachments within the time specified by Power Company. If Undersigned fails to do so, Power Company may remove the Encroachments at Undersigned's expense.
2. The Undersigned acknowledges that Power Company will operate heavy equipment upon and across the Right of Way Area and Power Company does not intend to take any additional precautions with respect to the use of such equipment. The Undersigned shall construct, operate, and maintain the Encroachments in a manner to protect the same from any damage from the operation of such heavy equipment.
3. As-built drawings shall be submitted by Undersigned to Power Company promptly upon installation of the facilities, together with GIS location data for the facilities.
4. Roads and sidewalks shall be designed and constructed at a strength to withstand the passage of heavy construction and maintenance vehicles and equipment (HS-20 loading). It's preferred that rolled curbs shall be provided where necessary for GPC access.
5. No lighting over fifteen (15) feet in height is permitted within the transmission right-of-way and are excluded from the permissions set forth in this Agreement.
6. No landscape with a publish maturity height over fifteen (15) feet is permitted within the transmission right-of-way. Landscaping should not restrict Georgia Power access at any time.
7. Storage of construction materials or trailers is not permitted in the Right-of-Way. No dirt pilings shall be directly stored underneath the overhead wires and/or within the wire zone (placed 10 feet away from the outermost overhead wires).
8. Ingress and egress for operating and maintenance purposes shall be available at all times.
9. All existing distribution facilities to remain at current height. No distribution facilities should be constructed within nine (9) feet of any transmission conductor at max sag.
10. No construction activity or obstruction can take place within 25 feet of the transmission structures, structure legs, and/or attachments (guy anchors/wires) unless shown and noted otherwise in **Exhibit A-1, Exhibit A-2, Exhibit A-3, Exhibit A-4, Exhibit A-5, Exhibit A-6.**
11. Drainage facilities installed in conjunction with the new trail to be maintained by City of Sandy Springs.

Anyone performing grading activities will also be responsible for installing and maintaining all sedimentation and erosion control including re-vegetation required by state and local regulations. Grading activities that result in standing water or create erosion around any of the Power Company's facilities are strictly prohibited. All temporary erosion control measures within the right of way shall be removed upon completion and installation of the permanent encroachments. The erosion control plans and measures shall not impede our access to and from the right of way or set-up space around the structures.

STATE OF GEORGIA
COUNTY OF FULTON

**RESOLUTION APPROVING GEORGIA POWER COMPANY GOVERNMENTAL
ENCROACHMENT AGREEMENT FOR EASEMENT FOR THE TS-170 INTERSTATE NORTH
PARKWAY SIDEPATH PROJECT, AND AUTHORIZING THE CITY MANAGER TO
EXECUTE SAME**

WHEREAS, the City of Sandy Springs ("City") is currently constructing TSPLOST Project TS-170, Interstate North Parkway Sidepath Project ("Project"); and

WHEREAS, a portion of the Project is located within the Georgia Power Company ("GPC") Smyrna – Terrell Mill 115Kv Transmission Line Right-of-Way ("ROW"); and

WHEREAS, the City and GPC desire to enter into the attached Governmental Encroachment Agreement for Easement ("Agreement") for the purpose of allowing the City to construct, operate, and maintain the Project with associated grading and required drainage facilities within the GPC ROW; and

WHEREAS, there is no cost associated with entering into the Agreement;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sandy Springs, Georgia, while in regular session on March 15, 2022, at 6:00 p.m., that:

1. The attached Agreement is hereby approved.
2. The City Manager is hereby authorized to execute the Agreement on behalf of the City.
3. The City Manager and the City Attorney are hereby authorized to take such actions and to make such minor revisions to the Agreement as may be deemed necessary to effectuate the intent of this resolution.

RESOLVED, this the 15th day of March, 2022.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk

(SEAL)

ATTACHMENT

**GOVERNMENTAL ENCROACHMENT AGREEMENT FOR EASEMENT
SMYRNA – TERRELL MILL 115Kv TRANSMISSION LINE RIGHT-OF-WAY**



SANDY SPRINGS

GEORGIA

**CITY OF SANDY SPRINGS
PUBLIC NOTICE
22-94186**

PLACE: City of Sandy Springs City Hall
1 Galambos Way
Sandy Springs, GA 30328

DATE & TIME: March 15, 2022
6:00 P.M.

PURPOSE: Alcoholic Beverage License Application
Consumption on the premises of Wine, Malt Beverages

APPLICANT: SODEXO OPERATIONS, LLC
DBA / SODEXO OPERATIONS, LLC @
COX CENTRAL PARK DINING CENTER
6205 PEACHTREE DUNWOODY ROAD
SANDY SPRINGS, GA 30328



To: Eden Freeman, City Manager

From: Toni Jo Howard, Finance Director

Date: February 02, 2022 for Submission onto the March 15, 2022 City Council Meeting

Agenda Item: 94186 - Approval of Alcoholic Beverage License Application for Sodexo Operations, LLC d/b/a Sodexo Operations, LLC @ Cox Central Park Dining Center – 6205 Peachtree Dunwoody Road, Sandy Springs, GA 30328

Applicant is Thomas R. Morse for Consumption on the Premises of Wine, & Malt Beverages

CMO (City Manager’s Office) Recommendation:

Approve the application Consumption on the Premises of Wine, & Malt Beverages for Sodexo Operations, LLC d/b/a Sodexo Operations, LLC @ Cox Central Park Dining Center – 6205 Peachtree Dunwoody Road, Sandy Springs, GA 30328

Background:

Applicant submitted a completed application on December 16, 2021. Applicant has passed the background investigation.

Discussion:

This is a New Application for Consumption on the Premises of Wine, & Malt Beverages. The business is located at Peachtree Dunwoody Rd and Central Park Dr.

Staff has reviewed this application and recommends approval.

Alternatives:

None

Financial Impact:

Revenue - \$2,500.00

Concurrent Review:

Tammie Edwards, Lead Revenue Specialist



To: Eden Freeman, City Manager

From: Toni Jo Howard, Finance Director

Date: February 16, 2022 for Submission onto the March 15, 2022 City Council Meeting

Agenda Item: 79176 - Approval of Alcoholic Beverage License Application for Kid Cashew ATL Limited LTD d/b/a Kid Cashew – 6090 Roswell Road, Sandy Springs, GA 30328

Applicant is Daryl Dollinger for Consumption on the Premises of Distilled Spirits, Wine, & Malt Beverages

CMO (City Manager's Office) Recommendation:

Approve the application Consumption on the Premises of Distilled Spirits, Wine, & Malt Beverages for Kid Cashew ATL Limited LTD d/b/a Kid Cashew – 6090 Roswell Road, Sandy Springs, GA 30328

Background:

Applicant submitted a completed application on July 27, 2021. Applicant has passed the background investigation.

Discussion:

This is a New Application for Consumption on the Premises of Distilled Spirits, Wine, & Malt Beverages. The business is located on Roswell Road.

Staff has reviewed this application and recommends approval.

Alternatives:

None

Financial Impact:

Revenue - \$5950.00

Concurrent Review:

Melissa Barajas, Revenue Specialist



SANDY SPRINGS

GEORGIA

**CITY OF SANDY SPRINGS
PUBLIC NOTICE
21-79176**

PLACE: City of Sandy Springs City Hall
1 Galambos Way
Sandy Springs, GA 30328

DATE & TIME: March 15, 2022
6:00 P.M.

PURPOSE: Alcoholic Beverage License Application
Consumption on the premises of Distilled Spirits, Wine,
And Malt Beverages

APPLICANT: KID CASHEW ATL LIMITED LTD
DBA / KID CASHEW
6090 ROSWELL ROAD
SANDY SPRINGS, GA 30328



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: Michele McIntosh-Ross, Planning & Zoning Manager
DATE: January 26, 2022 Submission for the March 15, 2022 City Council Meeting
ITEM: Request for Mayor and City Council Consideration of CA21-0001 (6669 Peachtree Dunwoody Road), Comprehensive Plan Character Area Map Amendment from Protected Neighborhood to Urban Neighborhood

Recommendation:

Staff recommends approval of CA21-0001.

Background:

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 Urban Neighborhood Character Area.

Discussion:

This application is a revised version of a previous request for a Character Area change to Perimeter Center, which was remanded at the City Council public hearing on October 19, 2021. The revised application went through two more Community Meetings in November and December of 2021, followed by a new public hearing before the Planning Commission on January 19, 2022. The Planning Commission voted unanimously to support the revised request for amending the Character Area Map to Urban Neighborhood.

Financial Impact:

N/A

Alternatives:

Mayor and City Council may vote to approve the application as is, approve with conditions, to deny the application, or to defer the application.

Review:

Matthew Anspach, Senior Planner
Ginger Sottile, Director of Community Development
Kathy Williams, Staff Attorney
Toni Jo Howard, Finance Director
Kristin Byars Smith, Assistant City Manager

Created/Initiated - 3/4/2022
Approved - 3/7/2022
Approved - 3/8/2022
Approved - 3/8/2022
Approved - 3/10/2022

Eden Freeman, City Manager

Final Approval - 3/11/2022

Attachments:

1. CA21-0001 Packet
2. CA21-0001 MCC Presentation
3. CA21-0001 Ordinance



P&Z STAFF REPORT

Mayor & City Council Meeting, March 15, 2022

Case: **CA21-0001 – 6669 Peachtree Dunwoody Road (Parcel # 17 0020 LL0175)**
Staff Contact: Matthew Anspach (MAnspach@SandySpringsga.gov)
Report Date: January 26, 2022

REQUEST

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

APPLICANT

Property Owner: Michael T. Austin	Petitioner: Gary R. Hammond, Jr. (Landbridge Development)	Representative: Gary R. Hammond Jr.
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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 Urban Neighborhood Character Area. This application is a revised version of a previous request for Character Area change to Perimeter Center, which was remanded at their City Council public hearing on October 19, 2021. The revised application went through two more Community Meetings in November and December of 2021, followed by a new public hearing before the Planning Commission on January 19, 2022.

Twenty-three letters of support and no letters in opposition were sent in the days leading up to the January hearing. The original application saw fifty letters in opposition.

The Planning Commission voted unanimously to support the revised request for amending the Character Area Map to Urban Neighborhood.

RECOMMENDATION

Department of Community Development

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

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

MATERIALS SUBMITTED AND REVIEWED**Materials:**

1. “PURCHASE AND SALE AGREEMENT,” received July 19, 2021
2. (revised) Application, received September 22, 2021

Plans:

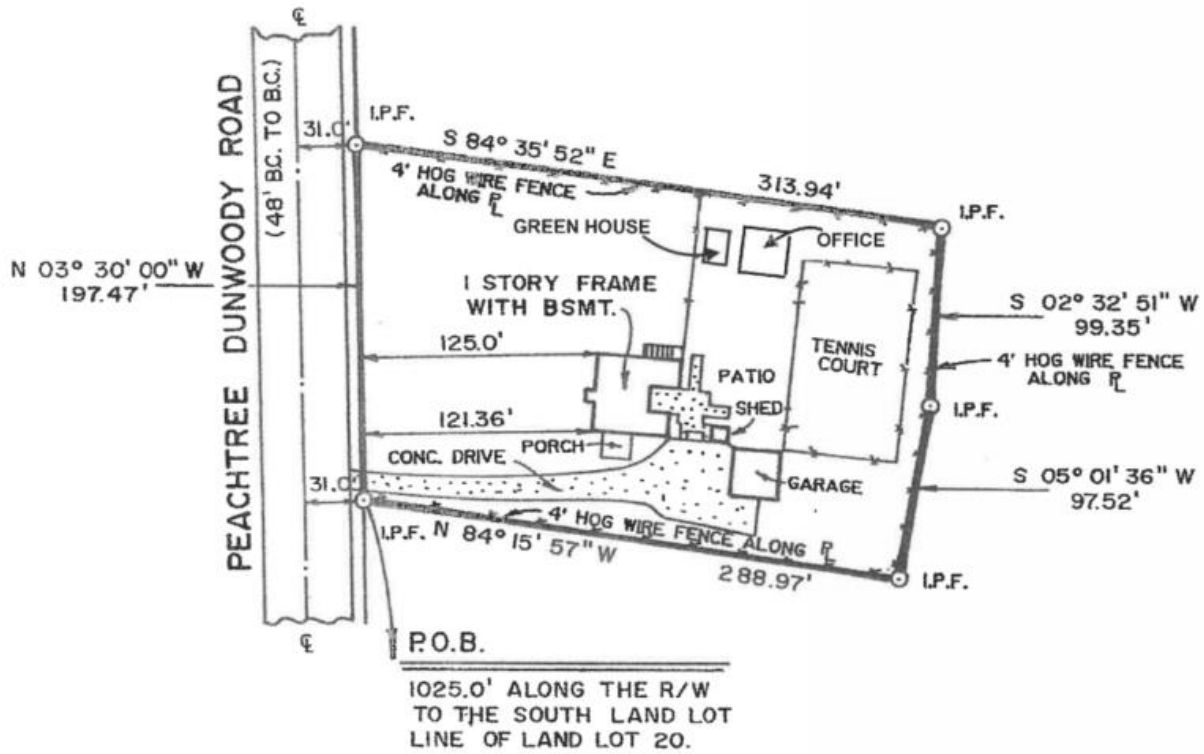
1. “REFERENCE SURVEY FOR: NORTHPARK ASSOCIATES II, LTD,” prepared by Georgia Land Surveying Co. Inc. Land Surveyors, signed and sealed by David A. Burre, R.L.S., dated February 22, 1994, received July 19, 2021

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): O: June 21, 2021 R: November 18, 2021	Second Community Meeting (CMII): O: July 29, 2021 R: December 9, 2021	Planning Commission Hearing: O: September 22, 2021 R: January 19, 2022	Mayor and City Council Hearing: O: October 19, 2021 R: March 15, 2022
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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



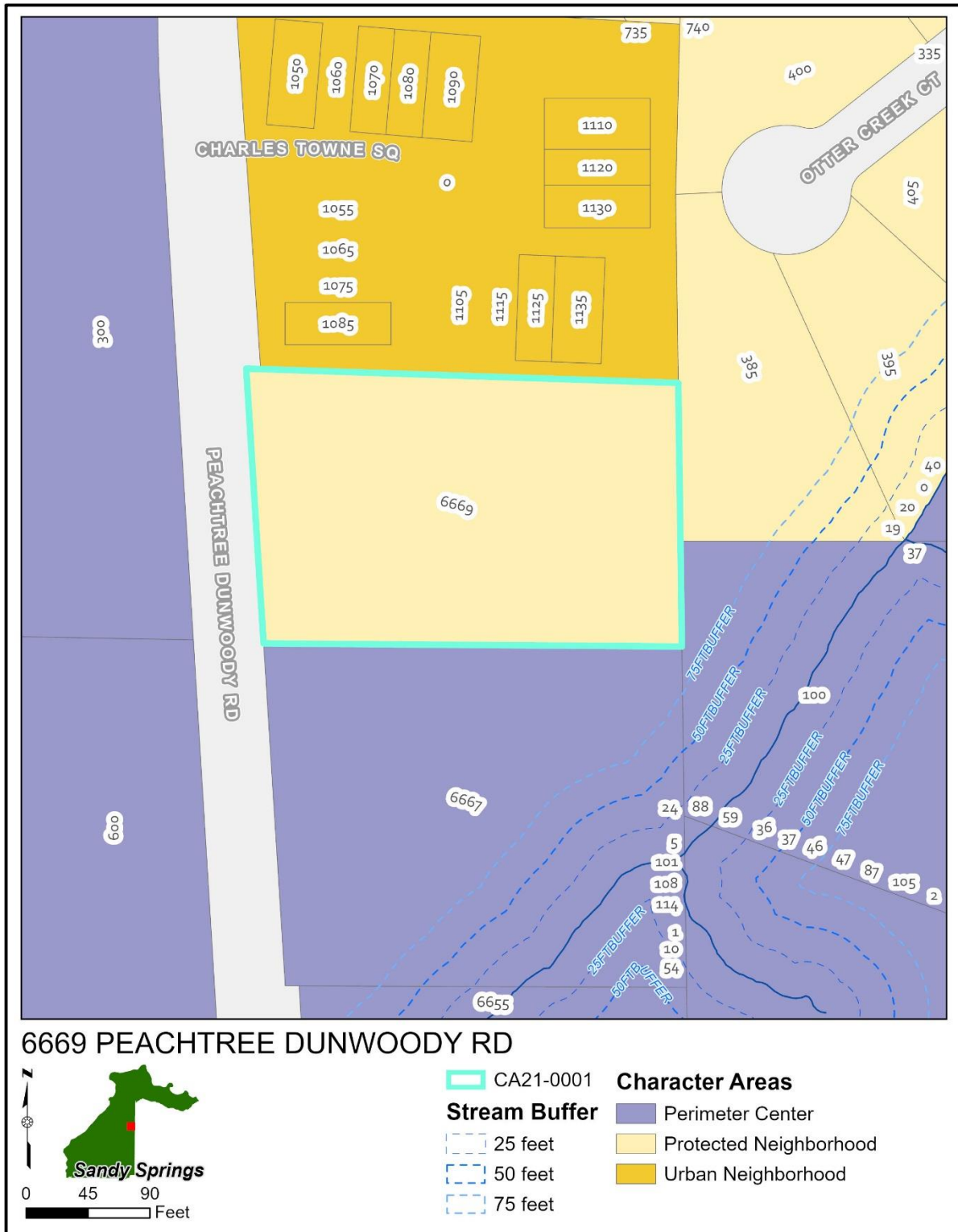
(Photographs taken September 14, 2021)

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

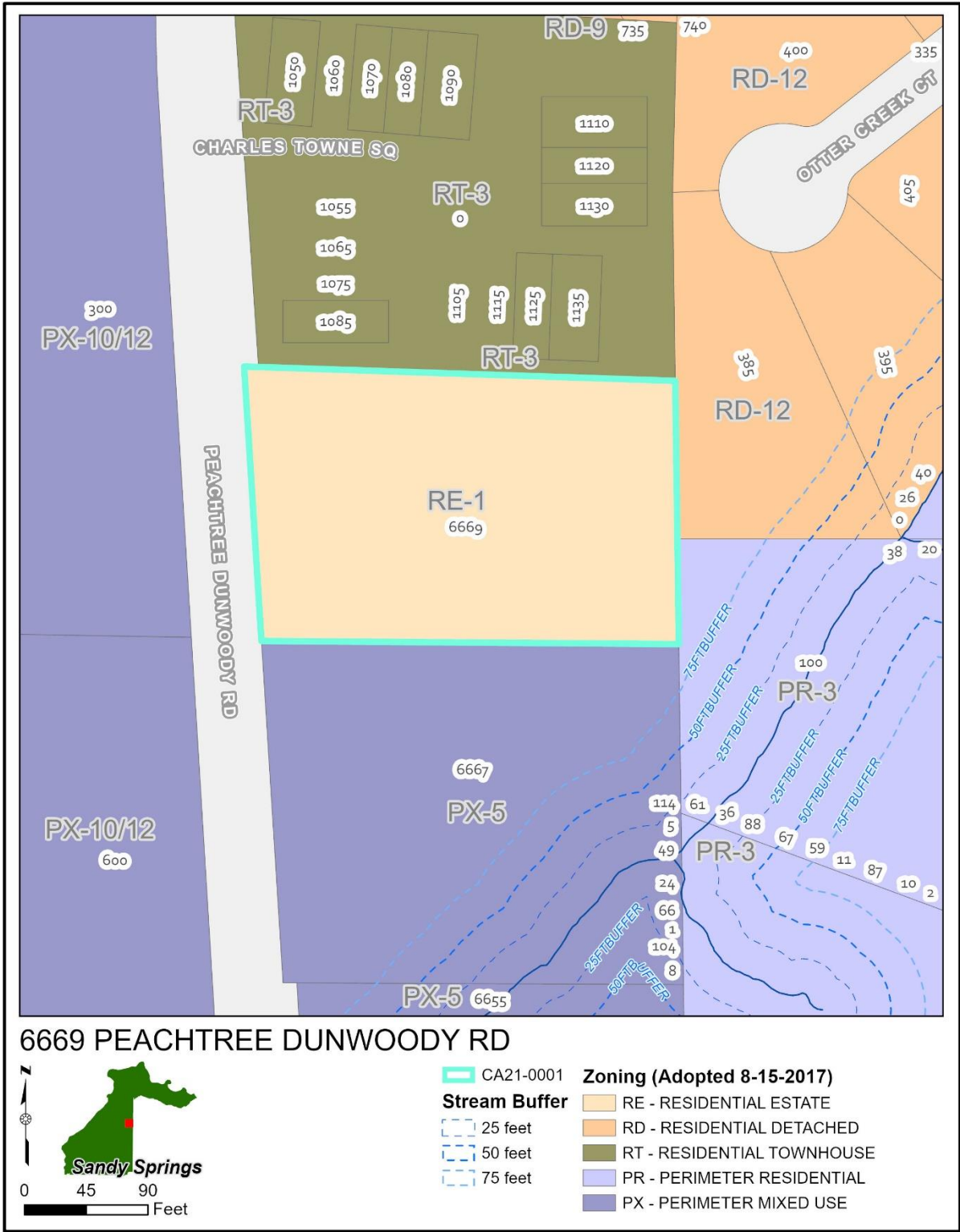
AERIAL IMAGE



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. <i>The Character Area Map Amendment corrects an error or meets the challenge of some changing condition, trend or fact.</i> Finding: The proposed Amendment would not correct an error, but would meet the challenge of the trend that is a more urban, 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. <i>The Character Area Map Amendment substantially conforms with the remainder of the Comprehensive Plan.</i> Finding: There are multiple adjacent and nearby properties that fall under Urban and Protected Neighborhood Character Areas and the more intense Perimeter Center Character Area. The Next Ten Comprehensive Plan has initially recognized this property as under the Protected Neighborhood Character Area. The orientation of the property is such that the transition in context is one between Urban Neighborhood and Perimeter Center. For this reason, in Staff's view, the Amendment would constitute substantial conformance with the remainder of the Next Ten as it would serve as an appropriate land use transition.
3. <i>The Character Area Map Amendment will reinforce the existing or planned character of the area.</i> Finding: As alluded to previously, the lot is bordered by property with the same character area as what is being requested and even property with more intense character. For this reason, Staff does concur that the Amendment would reinforce the existing character of the area.
4. <i>The Character Area Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.</i> 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 vegetated property. It should be noted that current Development Code standards should significantly improve any current runoff and similar type infrastructure provided at the property.
5. <i>The Character Area Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property.</i> Finding: The gradual difference between the character of the property now and the character of the proposed request would likely not adversely affect 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. However, it is Staff's view that the proposed amendment would serve as a sensible and compatible land use transition 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 Urban Neighborhood designation would allow for a mix of housing types 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

In the initial 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.

For the revised application, there were approximately 16 in-person and virtual attendees, including the Applicant team, the President of the Sandy Springs Council of Neighborhoods (SSCN), at the Community Meeting I on November 18, 2021, held both in person and virtually. Topics discussed included whether the applicant was now committed to developing for sale townhomes (answered yes), whether that intent would stay with the property (answered that it had been discussed as a possible land use restriction), when the development would be completed, materials to be used---attempting to equal quality of neighboring residences, whether they intend to be the developer, possible number of units and so on.

Community Meeting II

In the initial Community Meeting II there were approximately 42 in-person and virtual attendees, including the Applicant team, the President of SSCN, at the Second Community Meeting on July 29, 2021, held both in person and virtually. Topics discussed included what the purpose of the request was, how many trees were being kept, how the amendment would affect traffic in the area, questions about required buffers, questions about what the applicant hoped to develop or build, whether the applicant could be offered an alternative zoning to his initial request, whether the applicant would build low income housing on the property, what was an appropriate development for the site, desire for greenspace or recreational space, and several other questions about the general intent of the request. The applicant reiterated several times that he is very limited in what he is able to be certain about in terms of what to propose for development based on the zoning case process in Sandy Spring.

For the revised application, there were approximately 15 in-person and virtual attendees, including the Applicant team, the President of the Sandy Springs Council of Neighborhoods (SSCN), at the Community Meeting II on December 9, 2021, held both in person and virtually. Topics discussed included how the applicant would be held to requesting a particular zoning district, whether the applicant would be willing to consider some plantings to the rear of the property before beginning construction, whether the applicant was willing to consider ensuring products used for exteriors are high quality, possible water runoff issues, and whether the applicant was willing to have further talks to discuss the history and inherent values of the surrounding neighborhoods.

Correspondence Received

Fifty-one comments were received via the Zoning Cases Map and email during the initial application period. One was in support.

For the revised application, at the time of this report, there were twenty-three comments in support.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION
Following review, and based on the findings, Staff recommends Approval of Comprehensive Plan Character Area Map Amendment CA21-0001, request for a Comprehensive Plan Character Area Map Amendment from Protected Neighborhood to Urban Neighborhood.



APPLICATION

COMPREHENSIVE PLAN CHARACTER AREA MAP AMENDMENT

Application Checklist:

Page No.	Item	Completed/ Included in Submittal
2	Project Information Sheet	☐
3-6	Detailed Process and Instructions	N/A
7	Application Form	☐
8-10	Authorization and Disclosure Forms	☐
11	Letter of Intent	☐
11	Character Area Analysis	☐
11	Chattahoochee River Corridor Certificate	☐ or N/A ☐
11-12	8½" x 11" copy of Survey	☐
11	8½" x 11" copy of Legal Description (must be in Word format)	☐
11-12	11" x 17" copy of Survey	☐
11-12	Two (2) full-scale copies of Survey	☐
11	8½" x 11" copy of Legal Description (must be in Word format)	☐
13	Meeting Schedule	N/A
14	Fee Schedule	N/A
14	Fee Payment	☐
15	Sign Specifications	N/A
16	Sign-In Sheet Template	N/A
4	Summary of and Sign-In Sheet Completed at CMI	☐
	All documents in electronic form (email)	☐

The Director reserves the right to request additional information deemed necessary to analyze the request. Incomplete applications will not be accepted.

Planner's initials: 



SANDY SPRINGS™
GEORGIA

Case No.: **CA21-0001**
Planner's initials: *JS*

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 Family
	Character Area: Protected Neighborhood	

APPLICATION	Purpose of the Application: Change Character Area	
	Detailed request: We request the current Protected Neighborhood Character Area be changed to Urban Neighborhood Character Area.	
	Petitioner: Gary R. Hammond, Jr.	
	Petitioner's address: 7000 Peachtree Dunwoody Road, Suite 4-100, Atlanta, GA 30328	
	Phone: 770-481-0853	Email: grh@grhco.com

OWNER	Property owner: Michael T. Austin	
	Owner's address: 2085 River North Parkway, Atlanta, GA 30328	
	Phone: (404) 275-8000	Email: austinmt@comcast.net
	Signature (authorizing initiation of the process):	
	<i>If the property is under contract, provide a copy of the contract</i>	

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date: May 6, 2021	Anticipated Application date: July 5, 2021
CMI date, time, and location: June 21 & November 18, 2021, 6:00 PM, 1030 Crown Pointe Pkwy	
ADDITIONAL INFORMATION NEEDED:	
SUBMITTAL ITEMS WAIVED BY DIRECTOR:	

Received

September 22, 2021, 3:51 PM



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Case No.: CA21-0001

Planner's initials:

APPLICATION FORM

APPLICATION	Purpose of the Application: Character Area Change
	Detailed request: We request the current Protected Neighborhood Character Area to be changed
	to Urban Neighborhood 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. Due to community feedback, the applicant is requesting a change to Urban Neighborhood Character Area.	

- TO BE FILLED OUT BY P&Z STAFF -

Application date: Revised application- 9-22-2021	Tentative Planning Commission date: 1-19-2022
CMII date and time: 12-9-2021. 6:00 PM	Tentative Mayor and City Council date: 2-15-2022
OFFICIAL REQUEST (FOR PUBLICATION):	



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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 22nd day of September 20 21 Notary public: Seal: 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 ☐ 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 22nd day of September 20 21 Notary public: Seal: 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:	



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: 9/22/2021

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



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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: 9/22/2021

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 is an interim designation assigned to the Subject Property when Sandy Springs was first incorporated. 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 Urban Neighborhood 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.

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 Urban Neighborhood will allow for land uses that are consistent with neighboring properties. 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 (an eight-minute walk to the entrance of the Sandy Springs Transit Station), and Community Amenities. This allows the Subject Property to be developed comparably to the neighborhood.

According to the Urban Neighborhood Character Area Description, "This area is appropriate for higher density residential uses, given the presence of existing multifamily residential uses and the proximity of much of this character area to either Roswell Road or the Perimeter Center." 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 small lot single family, townhome residential, two-family units, and multifamily.

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

The Subject Property touches the Urban Neighborhood Character Area on one side, Protected Neighborhood on one side, and Perimeter Center Character Area on three sides.

Character Area Map Amendment (continued...)

Amending the Character Area to Urban Neighborhood 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.

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 Urban Neighborhood 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 Sandy Springs incorporation 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 Meadow 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 Meadow, 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).

Case CA21-0001 Community Meeting 1

November 18, 2021, 6:00pm – Embassy Suites (1030 Crown Pointe Parkway)

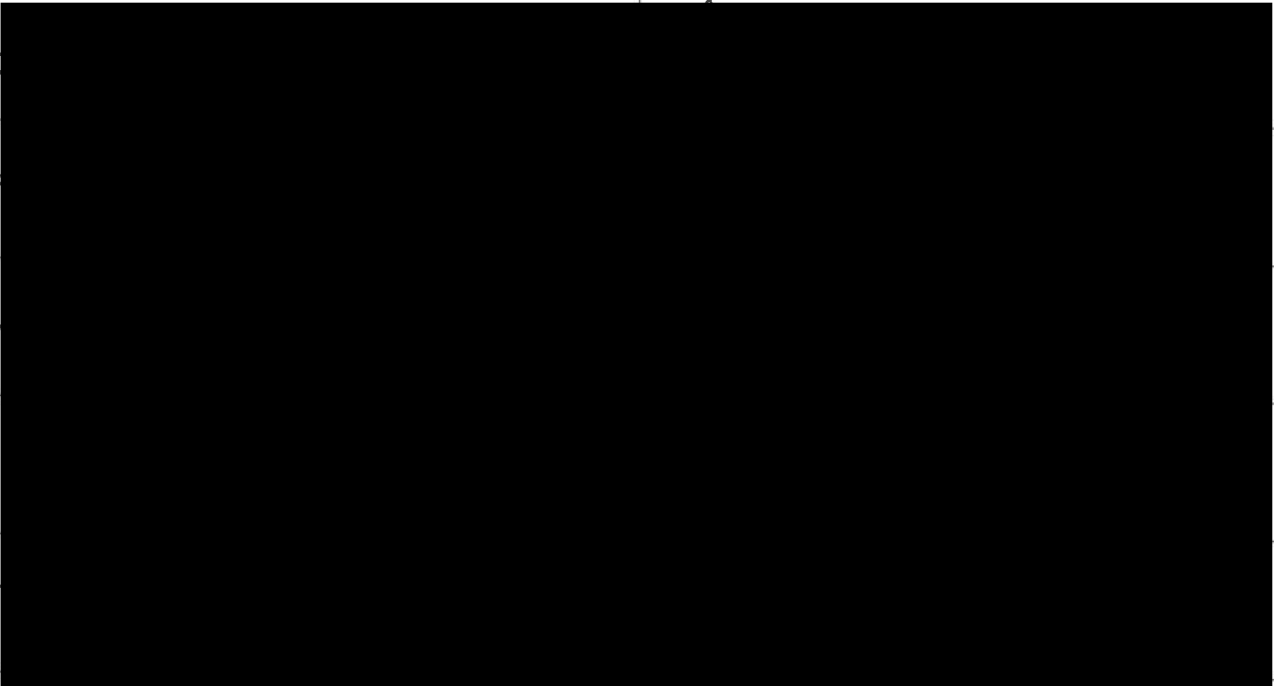
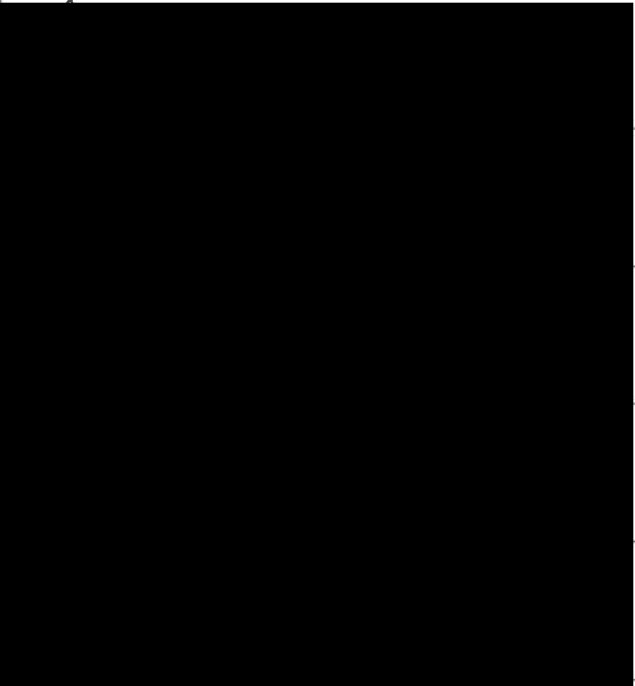
SUMMARY OF ATTENDANCE

Participants:

In Person	11
Virtual	1
LB Staff	<u>4</u>
Total:	16

Case CA21-0001 Community Meeting 1

November 18, 2021, 6:00pm – Embassy Suites (1030 Crown Pointe Parkway)

<u>Name</u>	<u>Address</u>	<u>Email / Phone #</u>
Don Abernathy		
May Ann Brennon		
Mary Vorus		
DEREK LANG		
DAVID JOSS		

Case CA21-0001 Community Meeting 1

November 18, 2021, 6:00pm – Embassy Suites (1030 Crown Pointe Parkway)

Name	Address	Email / Phone #
Gayle Moss + Ray Moss		
Ronda Smith		
Ken Klatt Kathy Klatt		
Matthew Ascent		

First Name	Last Name	Email	Registration Time	Approval Status	Address	City	Zip/Postal	State/Prov	Phone
Michael	Austin	[REDACTED]	11/18/2021 18:04	approved	[REDACTED]	Sandy Springs	30028	GA	[REDACTED]
DAnne	Hilsmier	[REDACTED]st.net	11/18/2021 13:20	approved	[REDACTED]	Atlanta	30360	GA	[REDACTED]
Gary	Hammond	[REDACTED]	11/18/2021 17:40	approved	[REDACTED]dy Road, Suite 4-100	Atlanta	30328	GA	[REDACTED]

Summary of Meeting Questions and Answer Session

6669 Peachtree Dunwoody Road
Character Area Map Amendment Application
Urban Neighborhood
Community Meeting 1
November 18, 2021

Meeting Commenced at 6:20pm

Gary introduced himself and let everyone know the meeting was being held both in person and virtually and that the purpose of the meeting was to gather questions and suggestions on what is being presented. Stated that the overview would be brief since there was no-one new in attendance.

Explained that we are starting over with the Character Map Amendment meetings as we are pursuing a different Character Map Amendment of Urban Neighborhood and RT-3 Zoning. Hopes to have a site plan by the next meeting, will definitely have by the time we get to zoning.

Started with short overview of company history and proposed plan going forward. Reviewed current site, proposed allowed uses under Urban Neighborhood, buffers and calendar. At end of presentation, Gary opened the floor for suggestions, comments questions. Q&A of 30 minutes.

Question: Asked if we recalled a letter dated October 4, 2021, sent by our office stating that on September 23, 2021, we submitted a revised application to change current Character Area to Urban Neighborhood and in that letter committed to for-sale townhomes. Asked if that statement is accurate and if we are indeed committing to for-sale townhomes.

Answer: Yes.

Question: If you resell the property before you develop it would that use be attached to the property?

Answer: That is the intent and those conversations have started. A land use restriction has been proposed to me, but I don't own the property. I have discussed a land use restriction with the current owner who did buy the property subject to a 20-year land use restriction for the benefit of Glen Meadow and he's willing to find a way to achieve the goal of developing for sale townhomes on the site. The issue is appropriate timing in order to satisfy all parties.

Comment/Question: Current owner is well aware of restriction covenants and understands the process. From a legal standpoint need to keep in mind the duration of restrictions and need a definitive yes or no.

Assuming zoning goes the direction we all hope it does, can you give us an idea from the point of rezoning until the project is finished what is the projected length of time?

Answer: To clarify are you talking about a land use restriction and what duration?

Reply: No, that will happen. Talking about the conclusion of the rezoning, assuming that everything goes smoothly once the restrictive covenant is placed. From that point, until you break ground and until you have the real estate ready for sale what is the timing?

Answer: Typically, everything would trigger off of the rezoning date. Typically, a developer doesn't engage surveying, geotechnical, civil engineering and architectural plans until the project is rezoned. Considering the scale of the project and how involved Sandy Springs is in the approval process and plan review, it would be six months at a minimum before groundbreaking. Based on the scale and quality of the townhomes they would take at least a year to construct. The sale of the townhomes would then be subject to market.

Comment/Question: Glen Meadows residents are very familiar with townhomes because it was built before the townhomes. Understand limitations Sandy Springs puts on the developer and the type of building products they require be used on the building exterior. Concerned about compatibility and quality of material and appearance. So, will you conform to similar materials and quality construction of the townhomes to those in Glen Meadows and Drayton Hall?

Answer: We will comply with all Sandy Springs development code. In terms of minimum lot and maximum lot sizes. Asking for flexibility at this time to present options for high quality exterior looks including mixes of high-quality stone and brick and cementitious siding. It's just a bit premature to commit to anything specific, other than to say that all of the projects we have built to date are green certified and all of them have brick and/or cementitious siding and everything we use is a high-quality product.

Would be happy to present architectural ideas to you in the future that we believe will be well accepted in the market, attractive and that you are comfortable with. Without a doubt, what we build will be high quality.

Question: Has Landbridge actually developed any townhome developments that we could see?

Answer: Not to date. Going back over experience, we have developed a number of complex structures with the most difficult being adaptive reuse projects of historical mill buildings and historic schools, which are extremely complex due to complying with historical architectural standards. Have also completed high end memory care facilities with extremely high-quality finishes and will be happy to provide names of those projects. Also completed large apartment complexes.

Question: Even though you haven't done it, is it your intent to develop it yourselves?

Answer: Yes. Intend to develop and put the best team together. I am the Project Manager and will hire the best engineers, architects, interior design to produce the best marketable design and personally will be tied to the development all the way through sale.

Question: Will you be building high end townhomes? Will they have a value like Drayton Hall? Know you can't predict what the market will be when they are finished, but assuming market stays the same these will be really upscale, right?

Answer: Character Area Map is intended to produce dense housing that may be affordable in Sandy Springs as opposed to \$1,000,000 homes. Appears that the starting price for townhomes is about \$550,000. We as developers are really struggling with construction costs so if these were exactly like Drayton Hall and similarly sized, because of the cost of construction, they would well exceed the current sales prices at Drayton Hall. We would like the opportunity to study the market, segment it and see where the demand is so we can produce housing that is desired in that location.

Matthew interjected to clarify that the code is different from when Drayton Hall was built. There are new codes that will require rear-loaded buildings which makes it different from Drayton Hall right off the bat. Just things to consider and understand that things are different from when Drayton was built.

Comment: Want to make a point that the cost of construction has come down a lot in the last two months and that interest rates are also favorable. Glen Meadows has had three homes go up for sale and they have all three sold in 60 days. Market you are looking at is good and the prices the homes sold for was terrific. The opportunity for you to succeed and get the price for an upscale product is there. We don't question that at all. What we do question is your ability to do that, so we look forward to these types of meetings over the next four to six months for you to share and justify what you have told us.

Answer: That's fair and I think that based on the initial reading of the code that the size of these townhomes because of the minimum and maximum lots, and the desire to go to three stories, they will be comparable in size to Drayton Hall already. So then, it's a matter of what you do in terms of exterior materials, architectural elevations and then also what goes inside because a finish package inside any home could differ by hundreds of thousands of dollars based on things you're selecting. We will be starting out with basically the same building envelope that's at Drayton Hall and now it's a matter of maintaining the quality that the market accepts.

I'm interested in knowing about any townhome community that you are aware of that you would like us to study, whether it is in Sandy Springs or Roswell or anywhere you would like us to look at because that is what we will be starting on next.

Comment: Suggestion was made to include elevators. If not a full elevator, at least the shaft.

Answer: Great point.

Question: Asked for clarification about buffer and code and is it status quo with Glen Meadow. You were describing a shrinking buffer zone between Drayton Hall and this property because of the RT-3 designation and that's just due to Sandy Springs code. Correct?

Answer: Yes, that's correct.

Question: Asked if we had a targeted number of townhomes.

Answer: Do not, but it appears that the most could be 18 based on code, but it is a matter of physically fitting them and negotiating business terms with the currently property owner.

Question: Asked if Landbridge as the developer has plumbers, electricians, and other trades available. Do we employ them because they are hard to get. Where do you plan to get them? Have no idea how you are going to get them.

Answer: We don't self-employ, we hire a general contractor.

There was a discussion about another letter going out and a clarification of scheduled dates for future meetings.

Q&A Concluded. GRH thanked everyone for attending.

Case CA21-0001 Community Meeting 2

December 9, 6:00pm – Sandy Springs City Hall (1 Galambos Way)

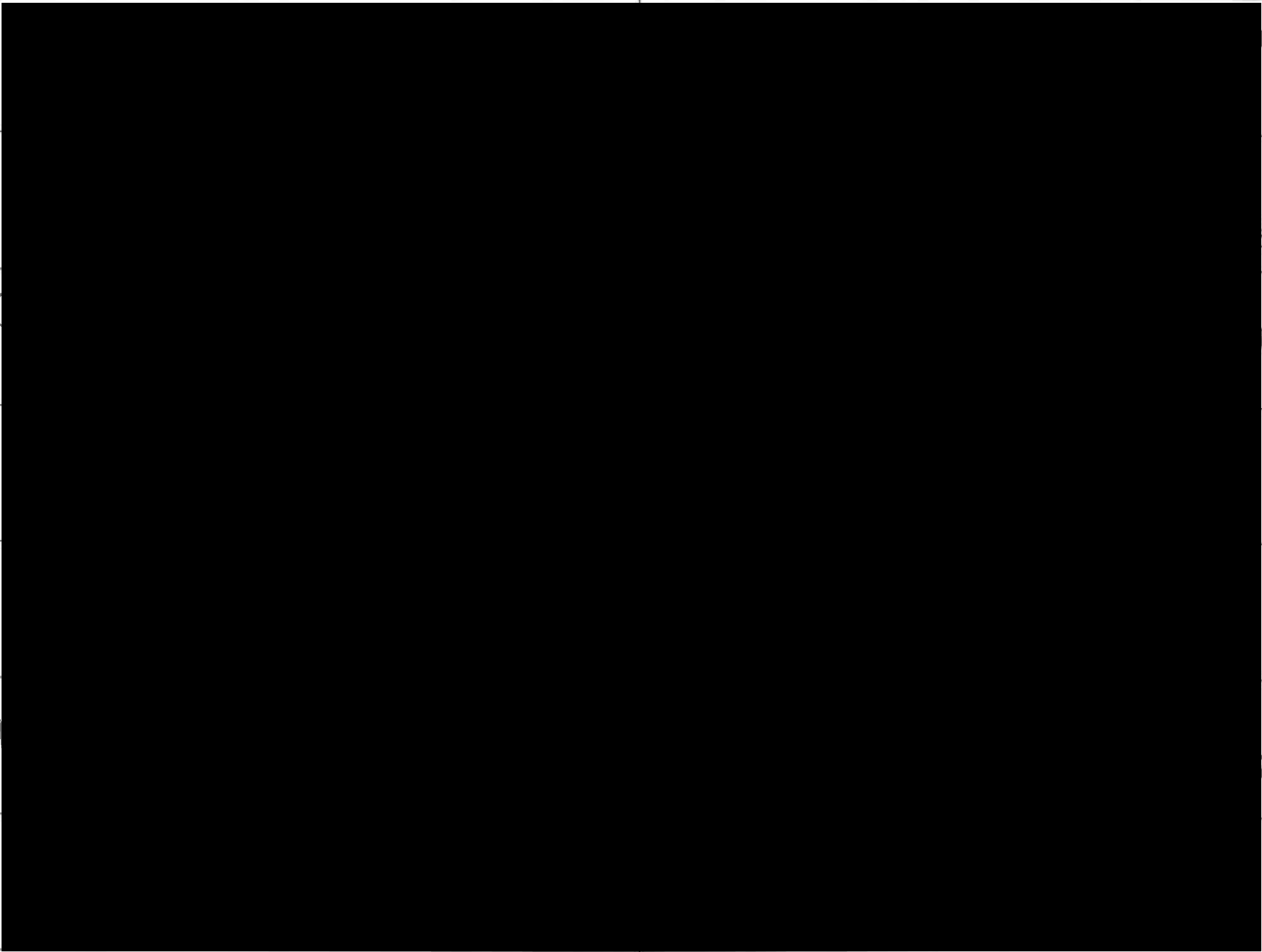
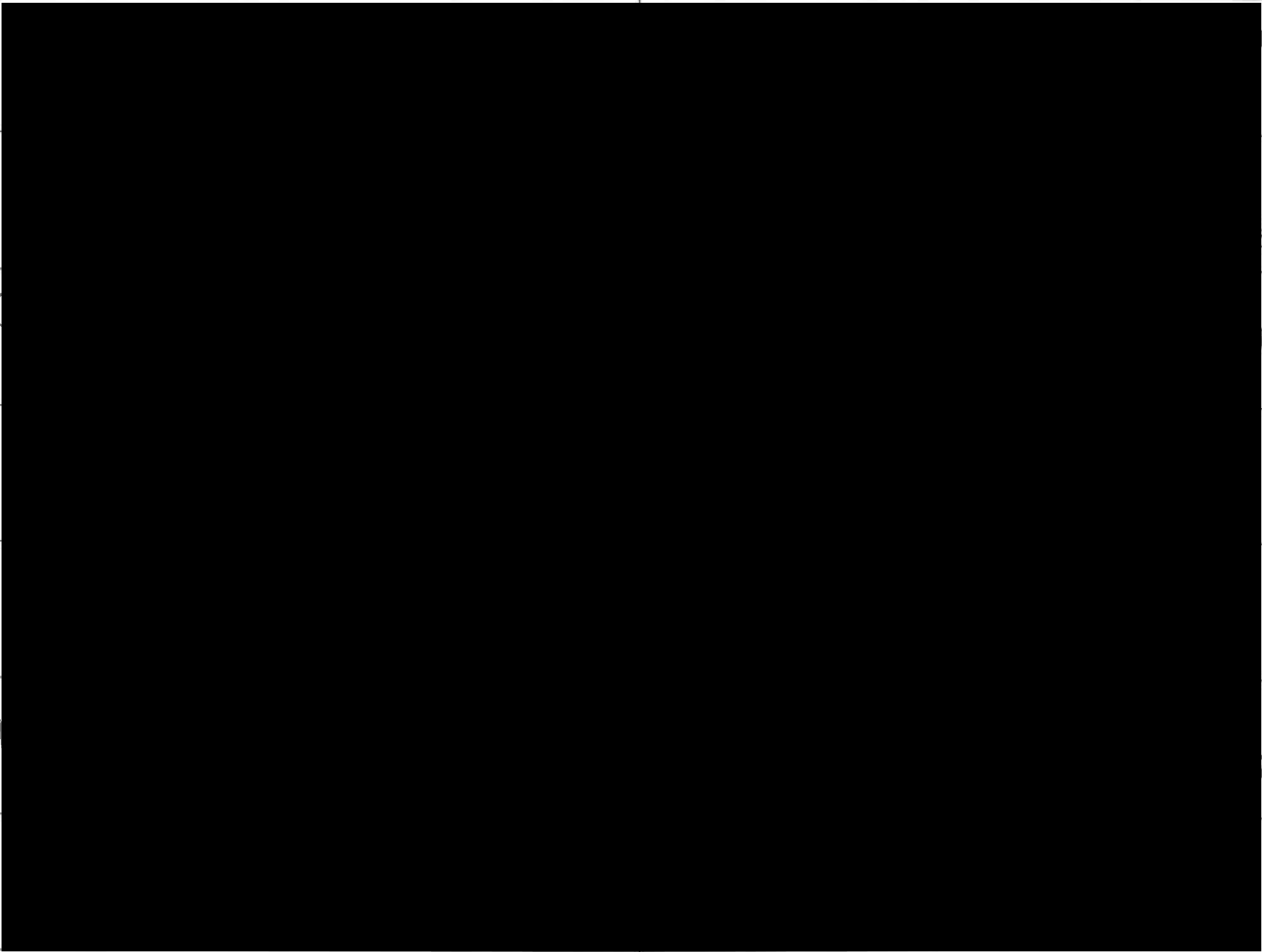
SUMMARY OF ATTENDANCE

Participants:

In Person	10
Virtual	2
LB Staff	<u>3</u>
Total:	15

Case CA21-0001 Community Meeting 2

December 9, 6:00pm – Sandy Springs City Hall (1 Galambos Way)

<u>Name</u>	<u>Address</u>	<u>Email / Phone #</u>
JASON RADOWITZ		
RAY + GAYLE MOSS		
May Ann Brennan		
May Vorus		
Ken & Kathy Klatt		
JORGE BERGALLO		
DAVID JOSS		
Matthew Anspach		
	Sandy Springs Staff	

First Name	Last Name	Email	Registration Time	Approval S	Address	City	Country/Re	Zip/Postal Code	State/Province	Phone	Country/Region Name
Michele	McIntosh-Ross	mmcintosh-ross@sandyspringsga.gov	12/9/2021 18:11	approved	1 Galambos Way	Sandy Springs	US	30328	GA	7707065600	United States
Michael	Austin		12/9/2021 18:04	approved		Sandy Springs	US	20328	GA		United States
Gary	Hammond		12/9/2021 17:34	approved		Atlanta	US	30328	GA		United States

Summary of Meeting Questions and Answer Session

6669 Peachtree Dunwoody Road
Character Area Map Amendment Application
Urban Neighborhood
Community Meeting 2
December 9, 2021

Meeting Commenced at 6:00pm

Matthew introduced the meeting and gave ground rules for the meeting. Introduced Gary and reminded everyone of the project site, case # and contact information for the city should anyone have any follow-up questions.

Gary introduced himself and let everyone know the meeting was being held both in person and virtually and that the purpose of the meeting was to gather questions and suggestions on what is being presented and address questions received at prior meeting. Stated that the overview would be brief since there was no-one new in attendance.

Explained that this is the 2nd meeting for the Character Map Amendment to Urban Neighborhood and RT-3 Zoning.

Started with short overview of company history and proposed plan going forward. Reviewed current site, proposed allowed uses under Urban Neighborhood, buffers and calendar. At end of presentation, Gary opened the floor for suggestions, comments questions. Q&A of 30 minutes.

Question: So far all of your commitments are verbal in nature, how do we make those unchangeable. For instance, if you get the Character Map Amendment and sell the property before developing it, what stops the next developer from pursuing a difference zoning or making other commitments.

Answer: Any developer could select a zoning designation in that same character area. For example, if rezoned to RT-3 and don't for some reason move forward any other property developer could come and apply for rezoning. The character area would be in place but to change they would have to go through the same process that we have to go through including community meetings, planning commission and city council in order to change anything. It would be a public process where the appropriateness of the request would have to be considered.

Question: You mentioned the home that adjoins the back border of 6669 Peachtree Dunwoody Road and the restrictions there. Also mentioned that it will be 2024 before the project will be complete. In consideration of the drop in land from both Drayton Hall and the residents in Glen Meadow adjoining the property, the drop appears to be about 4' to 5' a 6' fence isn't going to do a whole lot. It would be like a 2' fence. The property owner currently has an 8' fence so that will do a lot more than an equivalent 2' fence. Would you give consideration to paying for the planting of four (4) Cypress Trees on that property owners lot in the next 6 months?

Answer: You mean starting before?

Comment: Correct. They wouldn't need to be planted on the buffer at all. They could be planted on the resident's property.

Answer: Yes, I would but after rezoning.

Question: In regards to hardie plank, which is a cement product. Surely you aren't talking about using hardie plank on the townhomes?

Answer: Do you mean as opposed to a wood product?

Question: You mentioned a rough masonry product. It needs to be a rough masonry product on the exterior. Would you dwell on that for assurance that you will have something compatible to Glen Meadows and Drayton Hall?

Answer: Might need to ask some questions for clarification. We very often use cementitious siding products depending on the market and availability, specific products may vary but they are good products that do not decay in the Georgia heat and humidity and are much more durable than using a wood plank exterior. Is your concern about those products that it will not be attractive or durable?

Comment: Exactly what I am saying. For the development that you are creating to blend into the neighborhoods that I have mentioned, we would like to have it compatible in terms of construction materials. Understand using a hardie plank product on the back or maybe even the top floor on the sides, but certainly not in the front.

Answer: I'm certainly open to review any products that you believe are better and durable and would have those discussions.

Comment: I think that is important to all of us and that the value that we bring to you as the developer is evident in the way that our neighborhoods look. It is prime location, but it's also got prime homes and we are very concerned that you would demean the value of these homes.

Answer: Ok. Point taken.

Question/Comment: Great idea about planting the trees beforehand. We have mentioned before about the water retention concerns because of that drop off might also be something that we want to look at when we get to that next stage because getting ahead of that could resolve problems for both parties.

Answer: We definitely will.

Question: In an effort to be of value to you, what would you like to see from the neighborhoods that I've just mentioned being Glen Meadow and Drayton Hall? Would you want to come visit our neighborhood and walk through our neighborhood to learn about the history of the properties that I have mentioned? Perhaps share with us up front your expectations of us as citizens of Sandy Springs? Because we obviously want a development that not only meets our needs, but also that of the city of Sandy Springs long term.

Answer: Yes, and part of it is timing. Whether you want those discussions to start prior to the character area map amendment process is in place. Not opposed to taking a guided tour of Drayton Hall and Glen Meadow and seeing exteriors of the houses and also having additional meetings about what's

important. Definitely think that will be even more prevalent as the rezoning process starts because then there will be site plans, artist renderings, etc., that can be reviewed and discussed.

Comment: As we enter into the rezoning would probably be the appropriate time.

Answer: We are absolutely committed to that.

Q&A Concluded. GRH thanked everyone for attending.

Original Community Meeting Attendance and Summaries

Case CA21-0001 Community Meeting 1

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

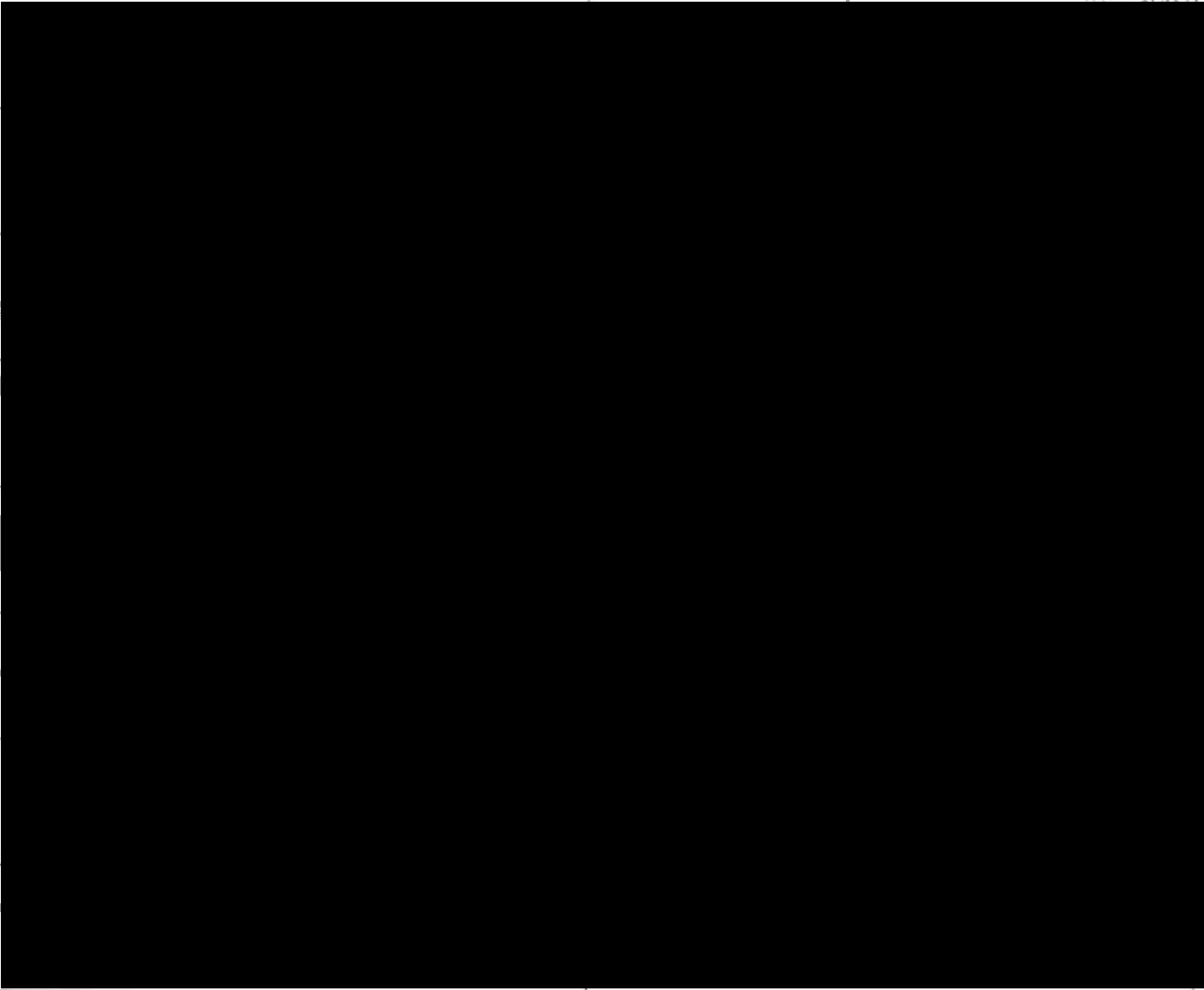
SUMMARY OF ATTENDANCE

Participants:

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

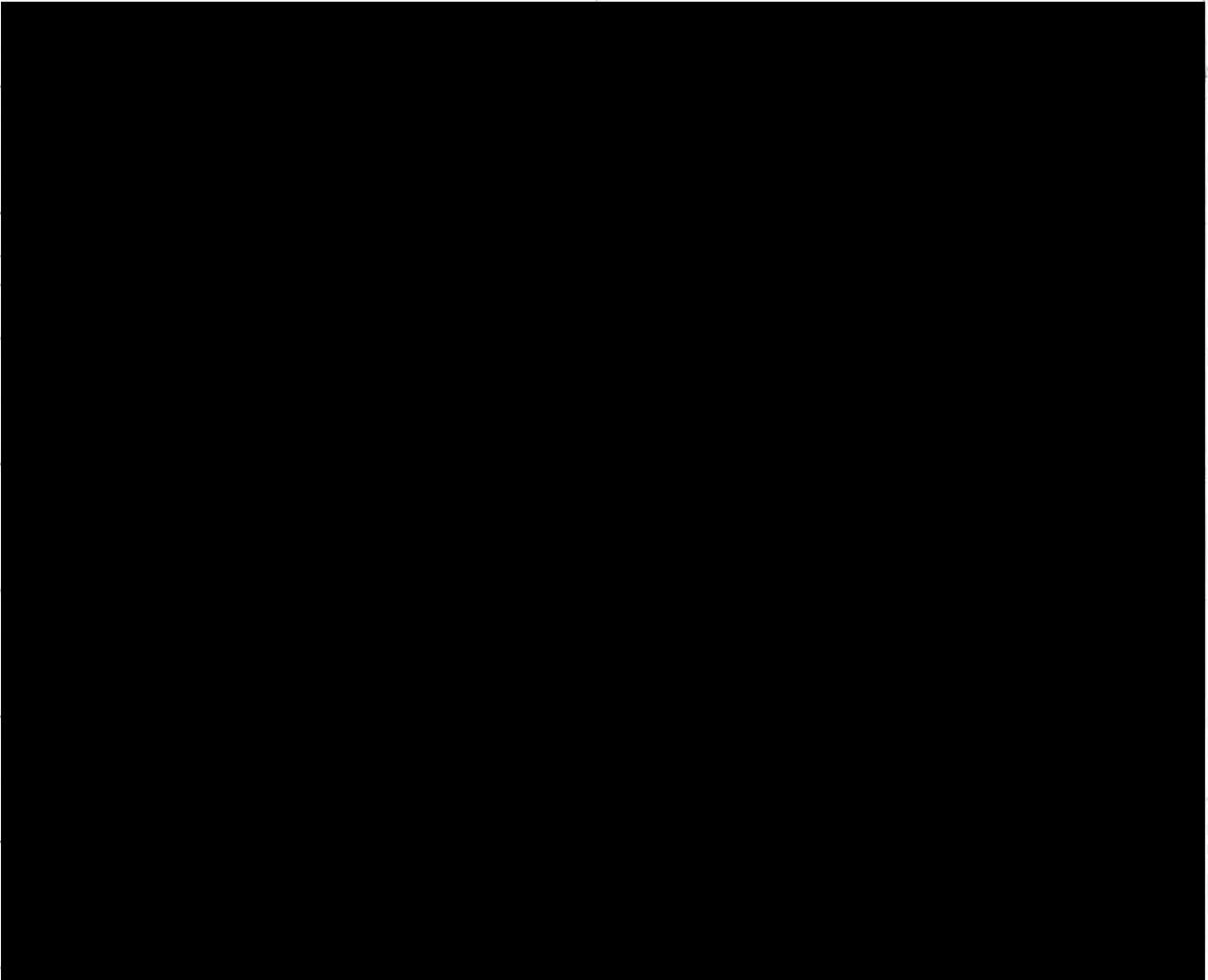
Case CA21-0001 Community Meeting 1

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)

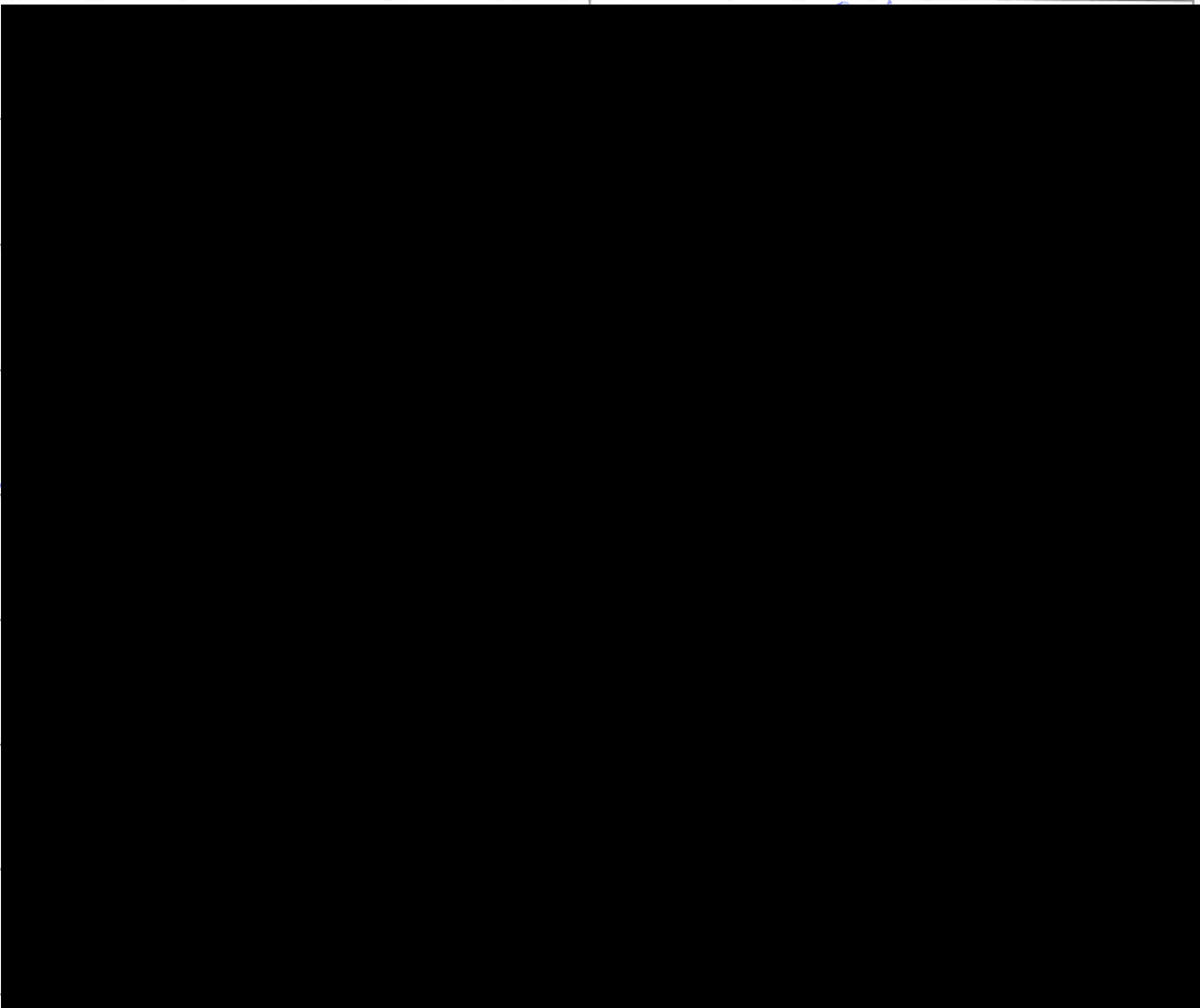
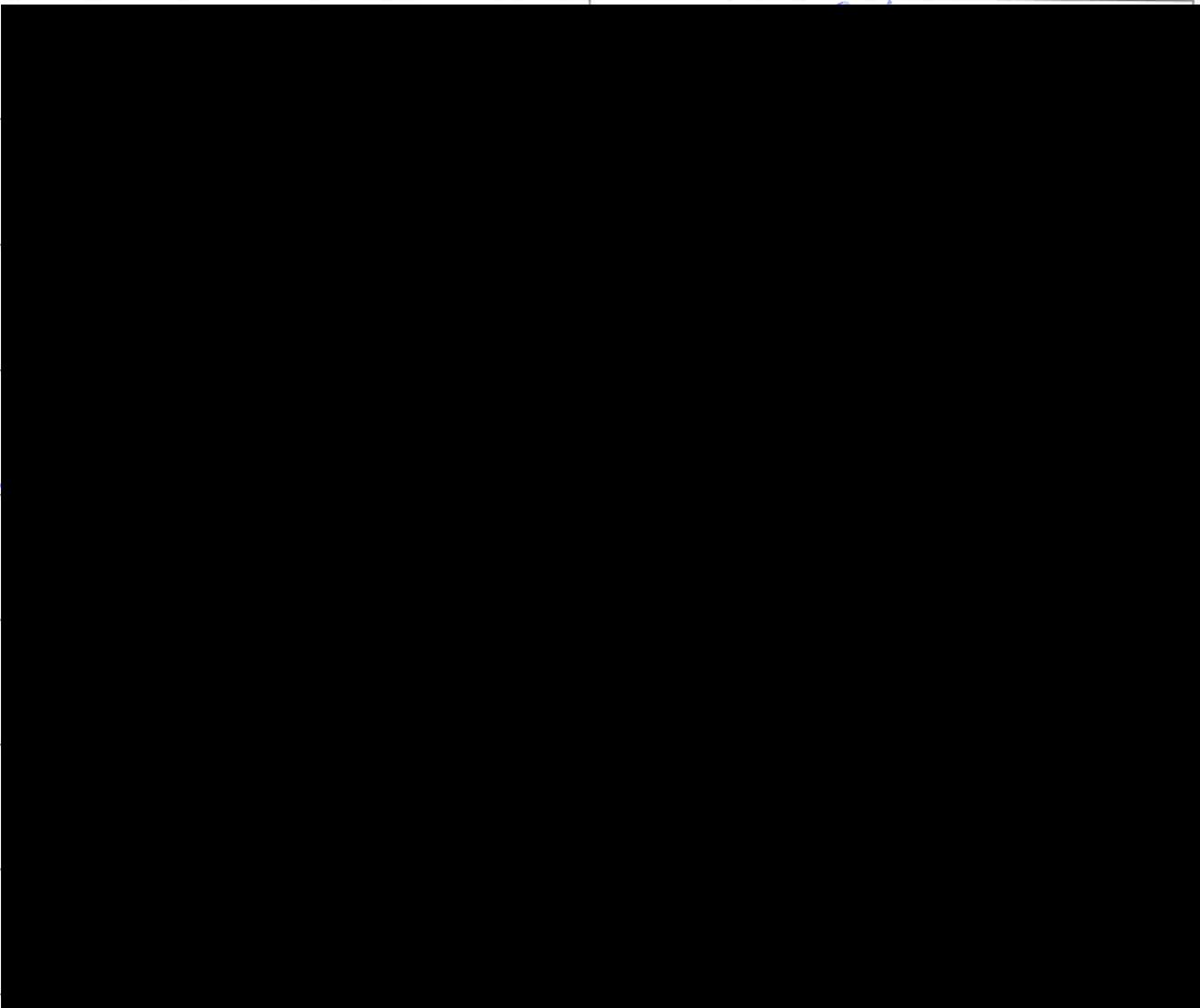
SUMMARY OF ATTENDANCE

Participants:

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

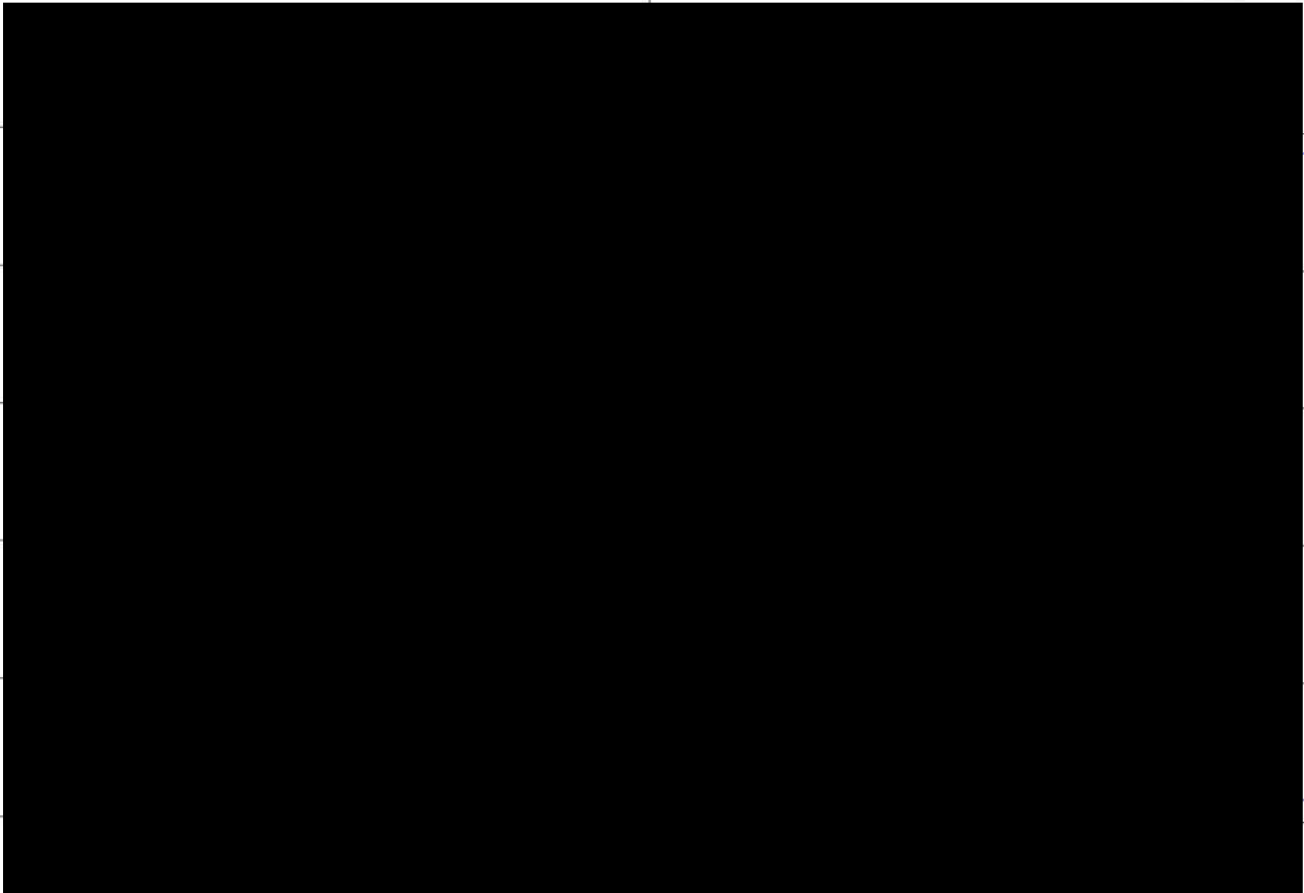
Case CA21-0001 Community Meeting 2

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 Abernathy		
David Schick		
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		
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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:

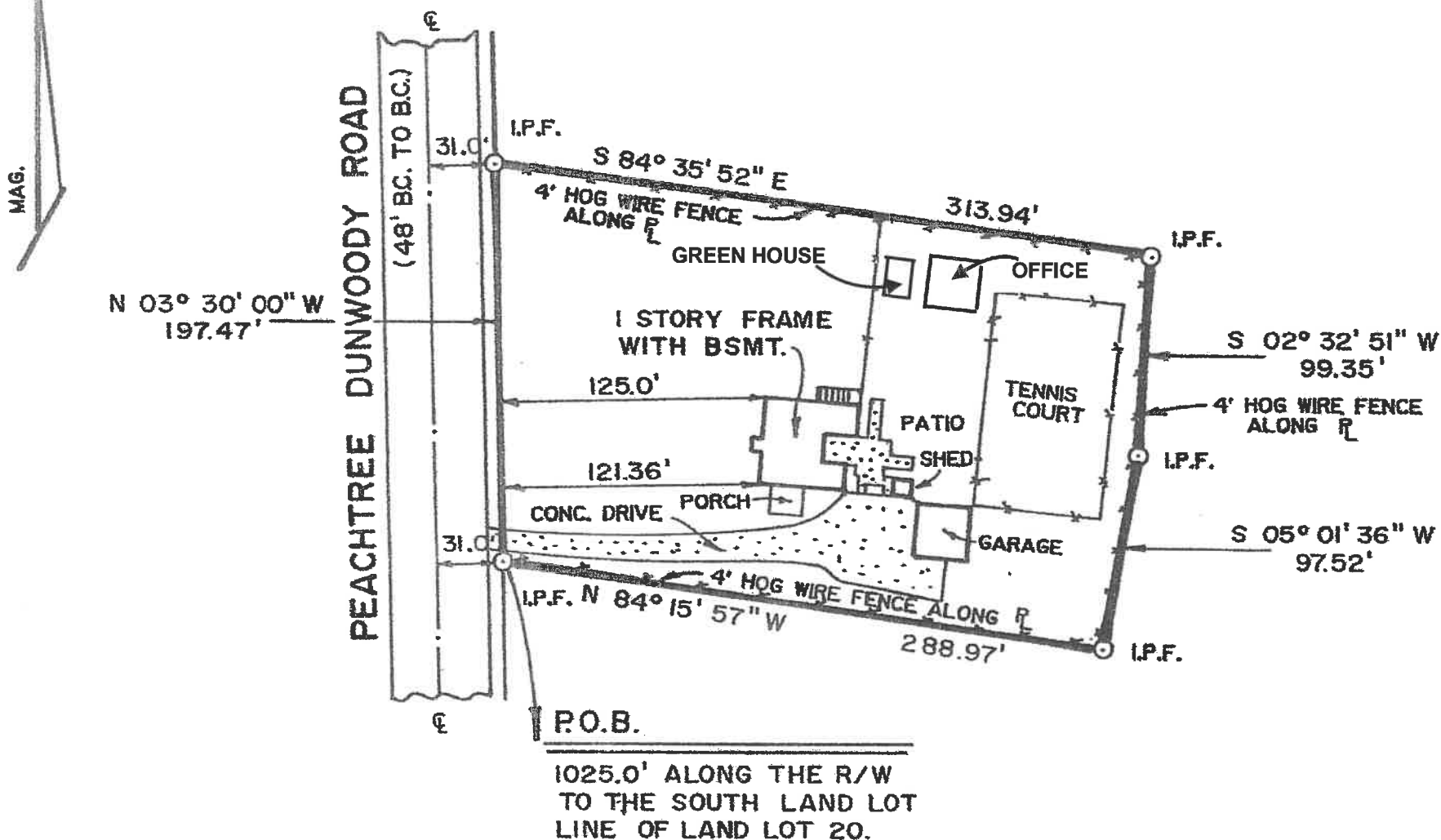
BEGINNING AT AN IRON PIN ON THE EASTERLY RIGHT OF-WAY LINE OF PEACHTREE DUNWOODY ROAD 1,025.0 FEET IN A NORTHERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE FROM THE SOUTHERLY LAND LOT LINE OF LAND LOT 20 OF THE AFORESAID DISTRICT AND COUNTY; RUN THENCE NORTH 03 DEGREES 30 MINUTES WEST ALONG SAID RIGHT-OF-WAY 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, 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: B J K
DATE: 2-22-94
SCALE: 1" = 100'
PROJECT: 94-1823

DAVID A. BURRE
ENGINEERS & SURVEYORS, INC.

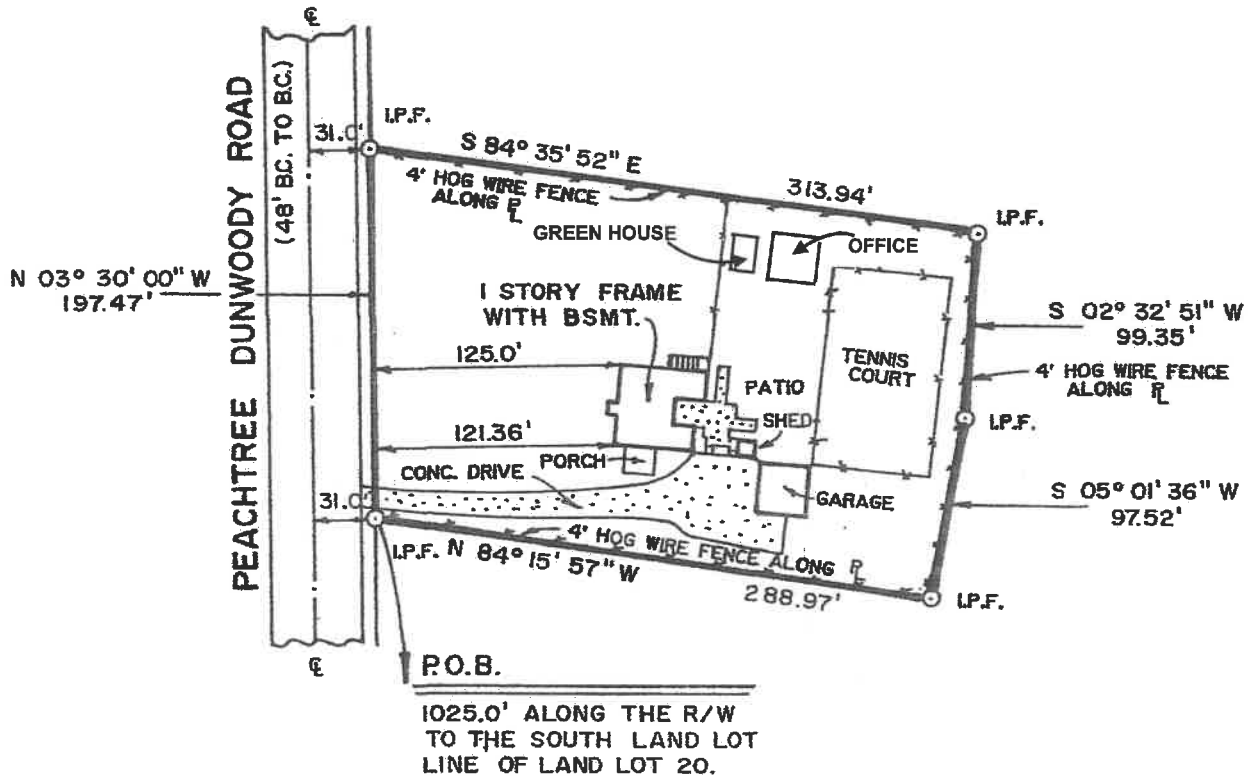
11660 ALPHARETTA HWY. SUITE 100
ROSSELL, GEORGIA 30076
PHONE (404) 442-0500

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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.

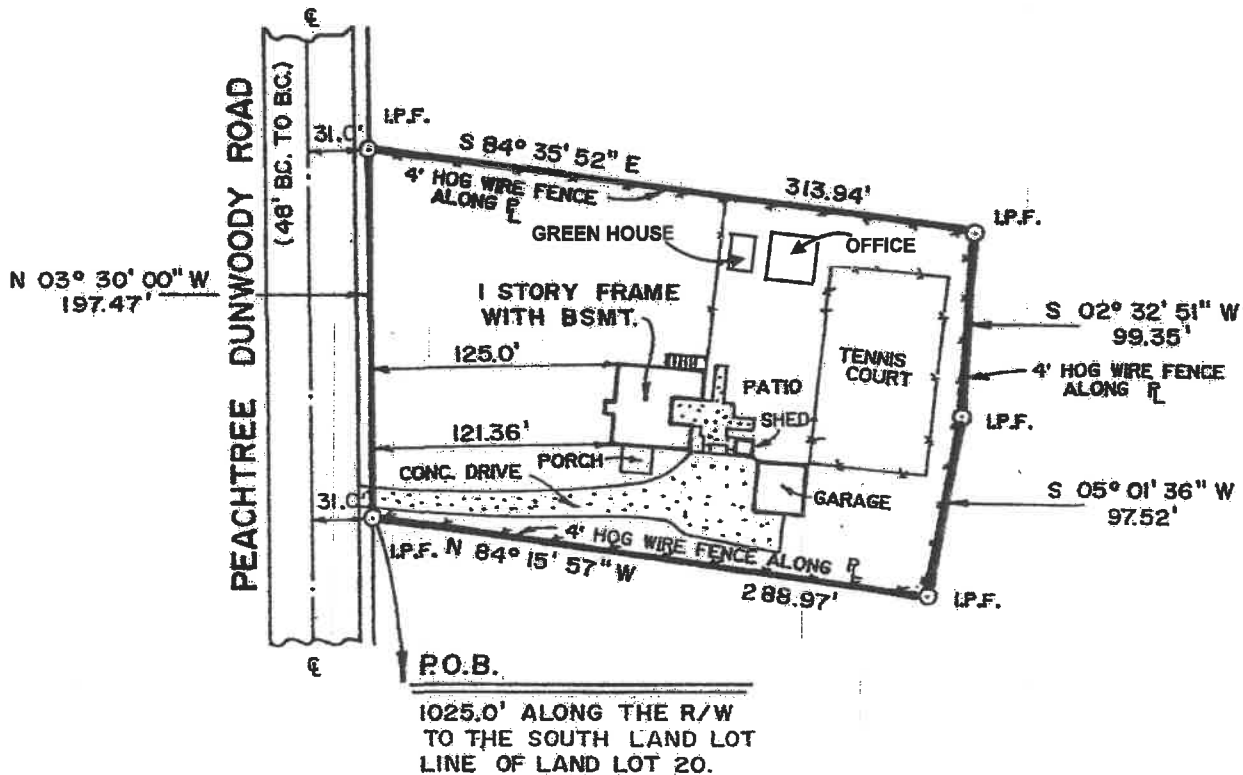
11660 ALPHARETTA HWY. SUITE 100
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PHONE (404) 442-0500

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: BJK

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) 442-0300

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.

(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.

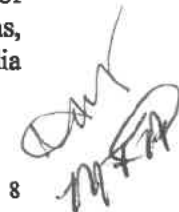
(A) Without limiting the other provisions of this Agreement, Seller shall cooperate, at no cost to Seller, with Purchaser's investigation of matters relating to the foregoing provisions of this Section and provide access to and copies of all data and/or documents in Seller's or Seller's agent's possession 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:

Sandy Springs, GA 30328

ESS: 2

[REDACTED]

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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Original Application Public Comment

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:

Citizen Phone:

Citizen Address:

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:

Citizen Phone:

Citizen Address: 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: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

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 fluid and cursive, with the first name "Michael" being the most prominent part.



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.

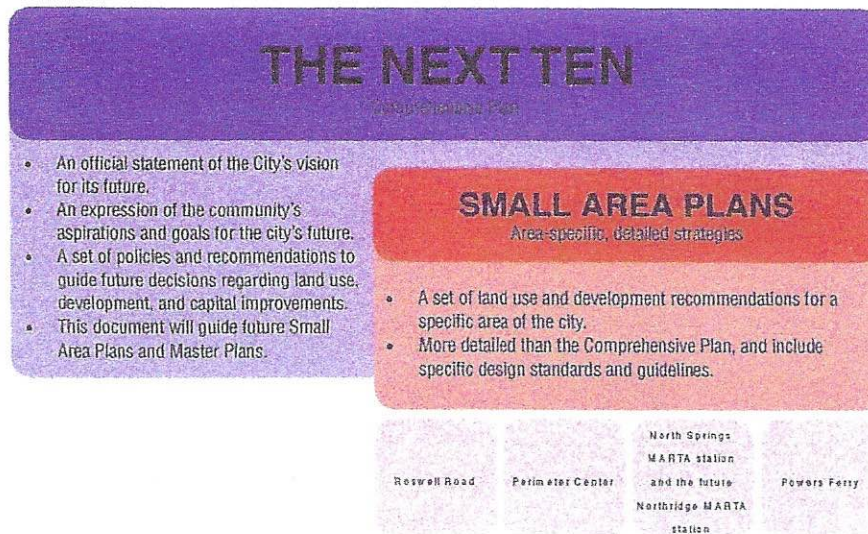




Diagram illustrating land use transitions, from multifamily to townhomes to single family homes.

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 NORTHPARK 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:

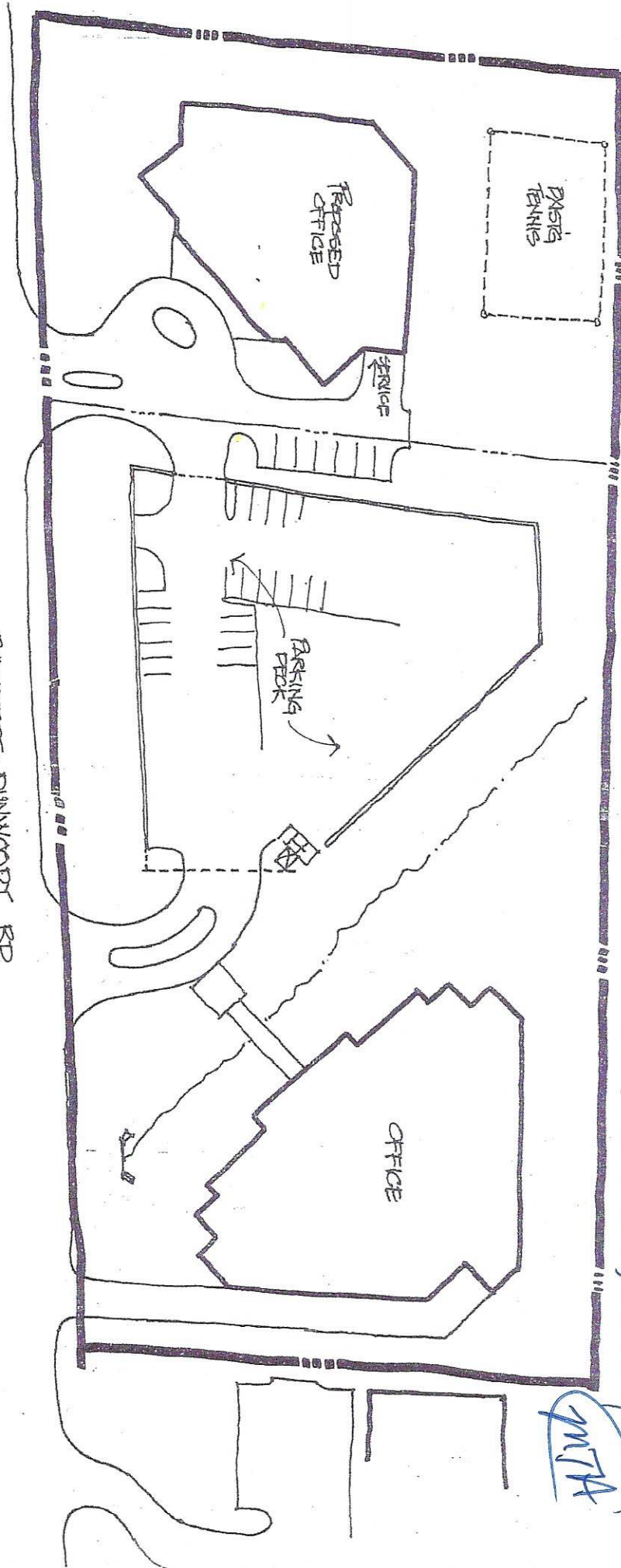
1. Said real property shall not be used for any purpose other than a residential use, provided, however, that such use shall be deemed to include the construction on a portion of said real property of recreational facilities accessory to residential units including, without limitation, tennis courts 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:

Citizen Phone:

Citizen Address:

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:

Citizen Phone:

Citizen Address:

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:

Citizen Phone:

Citizen Address: 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:

Citizen Phone:

Citizen Address:

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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Revised Application Public Comment

From: Sandy Springs GIS
Sent: Tuesday, January 18, 2022 4:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001
Time Submitted: 20220118212631.113000
Citizen Name: Kenneth Klatt
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: [REDACTED]

Comment: I support character designation of Urban Neighborhood, with the caveat that it be RT-3 for owner-occupied townhomes.

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From: Sandy Springs GIS
Sent: Friday, January 14, 2022 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: 20220114015159.192000
Citizen Name: Avner Swerdlow
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: [REDACTED]

Comment: Glen Meadow HOA supports a for-sale townhome development for the property at 6669 Peachtree Dunwoody Road. A zoning of "Urban Neighborhood Residential Townhouse RT-3" is the best possible use of this property

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From: Sandy Springs GIS
Sent: Thursday, January 13, 2022 8:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001
Time Submitted: 20220113132155.532000
Citizen Name: Carolyn Crampton
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: [REDACTED]

Comment: Glen Meadow HOA supports a for-sale townhome development for the property at 6669 Peachtree Dunwoody Road. A zoning of "Urban Neighborhood Residential Townhouse RT-3 is the best possible use of this property.

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From: Sandy Springs GIS
Sent: Thursday, January 13, 2022 9:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001
Time Submitted: 20220113135256.566000
Citizen Name: Dan Traurig
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: [REDACTED]

Comment: Glen Meadow HOA supports a for-sale townhome development for the property at 6669 Peachtree Dunwoody Road. A zoning of "Urban Neighborhood Residential Townhouse RT-3 is the best possible use of this property

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From: Sandy Springs GIS
Sent: Thursday, January 13, 2022 6:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001
Time Submitted: 20220113225707.938000
Citizen Name: David & Cheryl Joss
Citizen Email: [REDACTED]
Citizen Phone:
Citizen Address: [REDACTED]

Comment: The Glen Meadow HOA supports a for-sale townhome development for the property at 6669 Peachtree Dunwoody Road. A zoning of "Urban Neighborhood Residential Townhouse RT-3 is the best possible use of this property". As a Glen Meadow homeowner for the past 40 years, I hope the planning commission and city will continue to protect our beautiful neighborhood by providing support for Urban Neighborhood Residential RT-3 "for sale" townhomes on this property, per the request of our HOA. Thank you.

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From: Sandy Springs GIS
Sent: Thursday, January 13, 2022 8:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20220113130505.698000

Citizen Name: Don Abernathy

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: Hello, I am president of Glen Meadow HOA, the neighborhood immediately adjacent to the subject property at 6669 Peachtree Dunwoody Road. Our neighborhood supports a For Sale townhome development at this property. A zoning of Urban Neighborhood Residential Townhouse RT-3 is the best possible option for this property.

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From: Sandy Springs GIS
Sent: Thursday, January 13, 2022 8:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20220113130232.668000

Citizen Name: Don Abernathy

Citizen Email:

Citizen Phone:

Citizen Address:

Comment: Hello, I am president of Glen Meadow HOA, for the property adjacent to the subject property. Our community supports a For-Sale townhome development for the property at 6669 Peachtree Dunwoody Road. Zoning of Urban Neighborhood RT-3 is the best possible option for this property.

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From: Sandy Springs GIS
Sent: Thursday, January 13, 2022 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: 20220113142218.043000

Citizen Name: Dwayne and Susan Hassler

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: As residents of the Glen Meadow sub-division, my wife and I support the approval of developing “for-sale” townhomes for the property at 6669 Ptree Dunwoody Rd. This is the best use of this property.

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From: Sandy Springs GIS
Sent: Thursday, January 13, 2022 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: 20220113160447.481000

Citizen Name: Ellen Freedman

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: Glen Meadow HOA supports a for-sale townhome development for the property at 6669 Peachtree Dunwoody Road. A zoning of "Urban Neighborhood Residential Townhouse RT-3 is the best possible use of this property

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From: Sandy Springs GIS
Sent: Thursday, January 13, 2022 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: 20220113181040.008000

Citizen Name: Erik Van Name

Citizen Email: [REDACTED]

Citizen Phone:

Citizen Address: [REDACTED]

Comment: Sandy Springs needs to keep the promise of Protected Neighborhoods. Any other projects besides residential dwellings is out of character with the neighborhood.

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From: Sandy Springs GIS
Sent: Thursday, January 13, 2022 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: 20220113170329.794000
Citizen Name: Gayle Moss
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: [REDACTED]

Comment: I support a for-sale townhome development for the property at 6669 Peachtree Dunwoody Road. A zoning of "Urban Neighborhood Residential Townhouse RT-3" is the best possible use of this property and that is the Character Area being requested in this application.

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From: Sandy Springs GIS
Sent: Thursday, January 13, 2022 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: 20220113152347.230000
Citizen Name: Glenn Rowland
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: [REDACTED]

Comment: As a resident of the Glen Meadow subdivision, I support a for-sale townhome development for the property at 6669 Peachtree Dunwoody Road. A zoning of "Urban Neighborhood Residential Townhouse RT-3 is the best possible use of this property

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From: Sandy Springs GIS
Sent: Thursday, January 13, 2022 6:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001
Time Submitted: 20220113224336.291000
Citizen Name: Jennifer Gottschalk
Citizen Email: [REDACTED]
Citizen Phone:
Citizen Address: [REDACTED]

Comment: Glen Meadow HOA supports a for-sale townhome development for the property at 6669 Peachtree Dunwoody Road. A zoning of "Urban Neighborhood Residential Townhouse RT-3 is the best possible use of this property.

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From: Sandy Springs GIS
Sent: Thursday, January 13, 2022 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: 20220113140143.342000
Citizen Name: Jim Griswold
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: [REDACTED]

Comment: I have lived in Glen Meadow for 27 years. We have been a neighborhood for 40, and need to preserve the character of our neighborhood. A for-sale townhome development for the property at 6669 Peachtree Dunwoody Road. A zoning of "Urban Neighborhood Residential Townhouse RT-3 is the best possible use of this property".

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From: Sandy Springs GIS
Sent: Thursday, January 13, 2022 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: 20220113162804.466000

Citizen Name: Mark McGuire

Citizen Email:

Citizen Phone:

Citizen Address:

Comment: As a resident of the Glen Meadow subdivision, I support rezoning the property at 6669 Peachtree Dunwoody Road to Urban Neighborhood Residential Townhouse RT-3

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From: Sandy Springs GIS
Sent: Friday, January 14, 2022 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: 20220114014425.431000

Citizen Name: Mary Ann Brennan

Citizen Email: [REDACTED]

Citizen Phone:

Citizen Address: [REDACTED]

Comment: I am in favor of the change to allow “for sale”condominiums on the property at 6669 Peachtree Rd.

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From: Sandy Springs GIS
Sent: Monday, January 17, 2022 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: 20220117165917.133000
Citizen Name: Mitch Rolnick
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: [REDACTED]

Comment: I support a for-sale townhome development for the property at 6669 Peachtree Dunwoody Road. A zoning of "Urban Neighborhood Residential Townhouse RT-3 is the best possible use of this property in my opinion.

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From: Sandy Springs GIS
Sent: Thursday, January 13, 2022 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: 20220113200511.935000
Citizen Name: Nancy Trusty
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: [REDACTED]

Comment: The Glen Meadow HOA supports a for-sale townhome development for the property at 6669 Peachtree Dunwoody Road. A zoning of “Urban Neighborhood Residential Townhouses RT-3” is the best possible use of this property.

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From: Sandy Springs GIS
Sent: Monday, January 17, 2022 9:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001
Time Submitted: 20220117134759.279000
Citizen Name: R. Waddington
Citizen Email: [REDACTED]
Citizen Phone:
Citizen Address: [REDACTED]

Comment: Drayton Hall HOA supports a for-sale townhome development for the property at 6669 Peachtree Dunwoody Road. A zoning of "Urban Neighborhood Residential Townhouse RT-3 is the best possible use of this property.

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From: Sandy Springs GIS
Sent: Thursday, January 13, 2022 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: 20220113171348.960000

Citizen Name: Robert Crampton

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: Glen Meadow HOA supports a for-sale townhome development for the property at 6669 Peachtree Dunwoody Road. A zoning of Urban Neighborhood Residential Townhouse RT-3 is the best possible use of this property.

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From: Sandy Springs GIS
Sent: Thursday, January 13, 2022 9:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001
Time Submitted: 20220113135410.385000
Citizen Name: Robert Splude
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: [REDACTED]

Comment: I live in the Glen Meadow subdivision, just a few hundred feet from the property in quest. i support a for-sale townhome development for the property at 6669 Peachtree Dunwoody Road. A zoning of "Urban Neighborhood Residential Townhouse RT-3 is the best possible use of this property

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From: Sandy Springs GIS
Sent: Thursday, January 13, 2022 9:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001

Time Submitted: 20220113134604.329000

Citizen Name: Terry Freedman

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: [REDACTED]

Comment: If the preservation of the character of the neighborhood is truly the goal, the only responsible development are townhouses limited to a height consistent with those immediately to the north.

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From: Sandy Springs GIS
Sent: Monday, January 17, 2022 6:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case CA21-0001

Case ID: CA21-0001
Time Submitted: 20220117224103.183000
Citizen Name: Terry D. Saturday
Citizen Email: [REDACTED]
Citizen Phone:
Citizen Address: [REDACTED]

Comment: Glen Meadow HOA supports a for-sale townhome development for the property at 6669 Peachtree Dunwoody Road. A zoning of "Urban Neighborhood Residential Townhouse RT-3 is the best possible use of this property. We urge the Sandy Springs Staff and Planning Commission to issue a consistent level of protection for Sandy Springs homeowners. Sincerely, The Saturday's ...Glen Meadow homeowners for over 24 years

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Mayor & City Council

March 15, 2022



SANDY SPRINGS™
GEORGIA

CA21-0001

6669 Peachtree Dunwoody Road

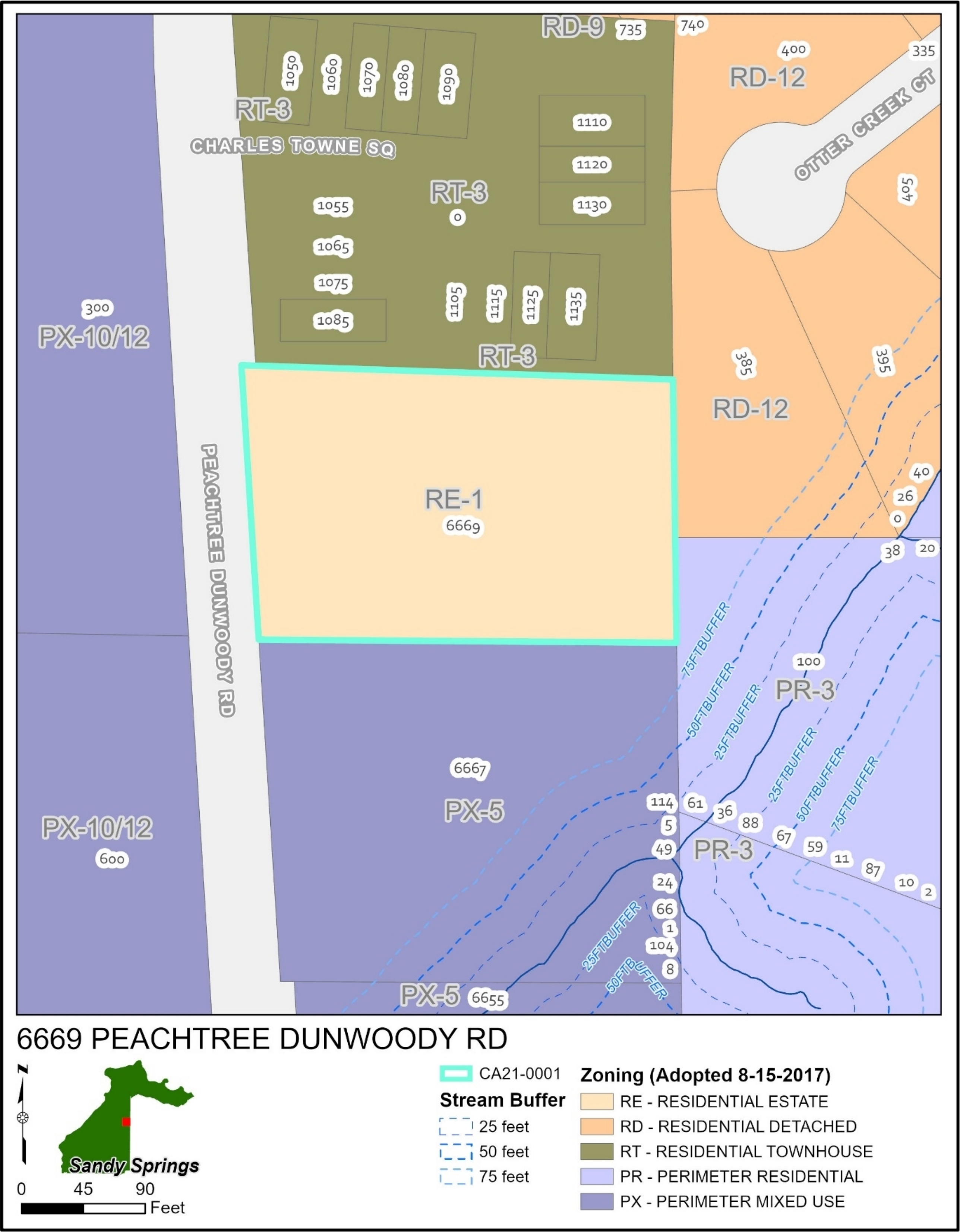
Staff Recommendation: Approval

**Planning Commission Recommendation:
Approval**

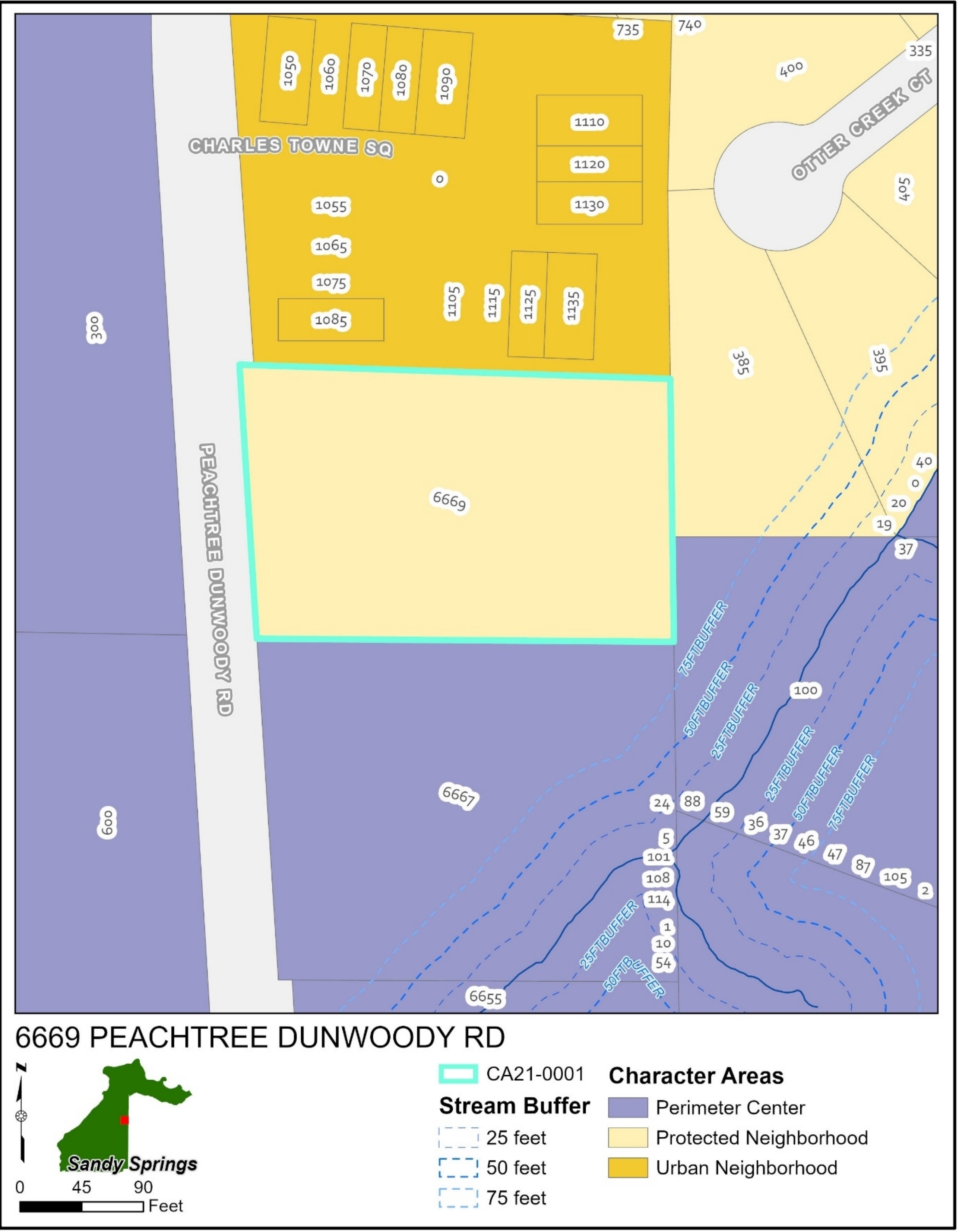
Request

Comprehensive Plan Character Area Map Amendment from
Protected Neighborhood to Urban Neighborhood

Zoning Map



Character Area Map

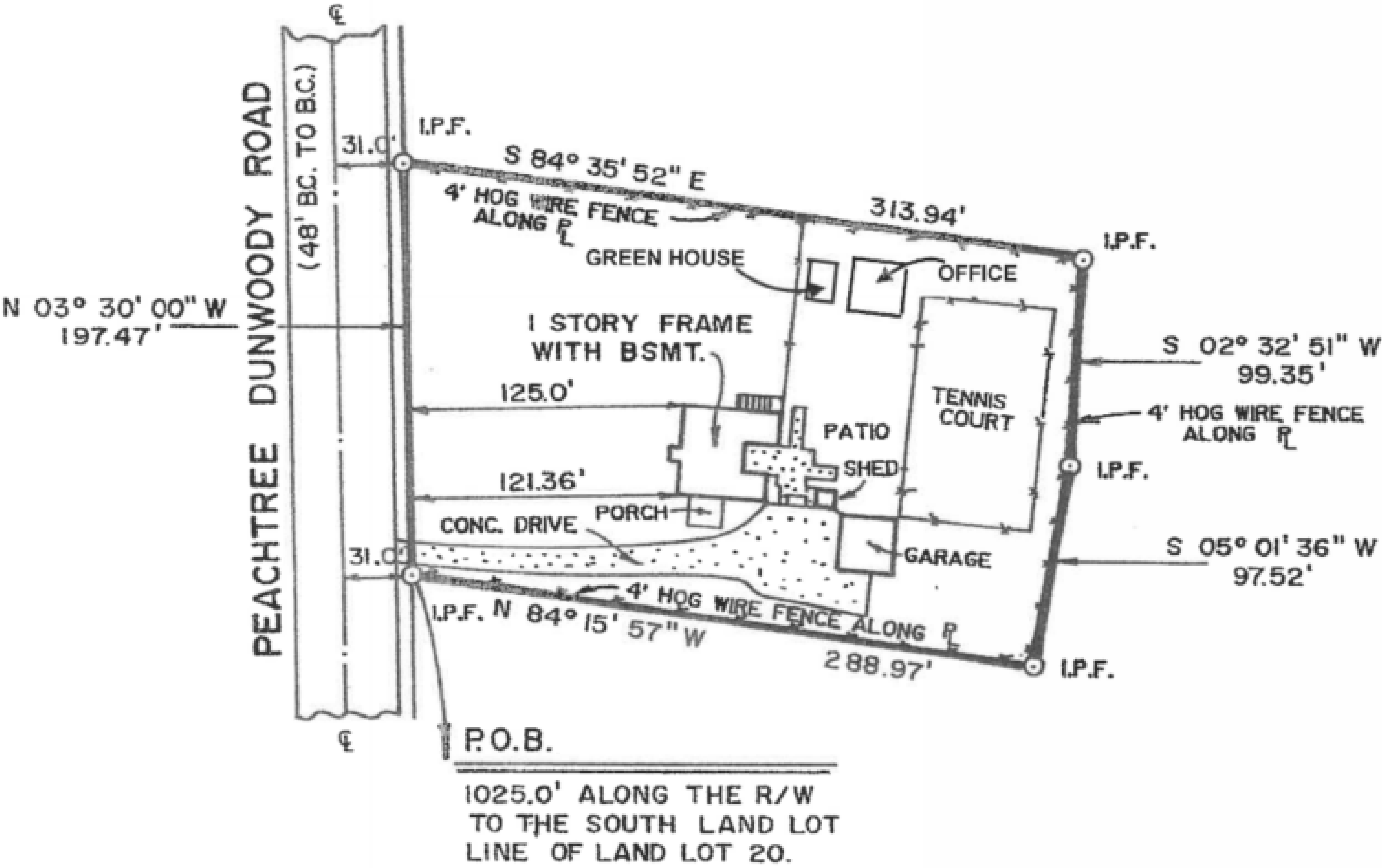


Existing Conditions





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 moderate, yet appropriate change from the current single unit residential development under Protected Neighborhood character to Urban Neighborhood character.

Difference in Character Areas

- Zoning districts available 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 available in Urban Neighborhood
 - RU- (Residential Urban) Up to 3 Stories
 - RT- (Residential Townhouse) Up to 3 Stories
 - RM- (Residential Multi-Unit) Up to 3 Stories (8 Possible w/ Bonus)
 - RX- (Residential Mixed Use) Up to 5 Stories

Considerations

- Relevant goals of the Comprehensive Plan:
 - Manage land use transitions
 - Walkability and mix of uses
 - Improved streetscape on Peachtree Dunwoody Road (PDR)
- Existing property maintains similar zoning as it did prior to 2017
- Proposal would require a Protected Neighborhood Transition Buffer to a portion of the eastern property line
- Development under Protected Neighborhood and Urban Neighborhood will inherently see moderately similar types and scale of developments
- Staff finds that Urban Neighborhood would provide an appropriate land use transition with the properties to the north and east; and without any incongruent or harmful impacts to the properties to the south and west

Recommendation

Staff recommends approval of CA21-0001 to amend the Character Area of the proposed parcel from Protected Neighborhood to Urban Neighborhood.

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO AMEND THE COMPREHENSIVE CHARACTER AREA MAP FROM
PROTECTED NEIGHBORHOOD TO URBAN NEIGHBORHOOD 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 Tuesday March 15, 2022 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 March 15, 2022 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 Urban Neighborhood.

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 15th day of March, 2022.

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.



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: William H. Martin, Jr., AIA Public Works Director

DATE: February 18, 2022 Submission for the March 15, 2022 City Council Meeting

ITEM: Request for Mayor and City Council Consideration to Accept an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement on Property Located at 6300 Mt. Vernon Oaks Drive in Land Lots 35 and 36 of the 17th District, City of Sandy Springs (Tax ID# 17-0036-0001-065-4) for the TS-192 Mt. Vernon Highway Corridor Improvements Project

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 Lots 35 and 36 of the 17th District, Fulton County, Georgia. The property owner is Ali Taleghani, and is located at 6300 Mt. Vernon Oaks Drive, Sandy Springs, Georgia, as shown in the attached exhibits.

Background:

The acquisition of 318.53 square feet of Fee Simple Right of Way and 246.81 square feet of Temporary Construction Easement on the subject property is necessary in order to construct the TS-192 Mt. Vernon Highway Corridor Improvements Project.

Discussion:

The City's Appraised Fair Market Value offer was \$26,715.00 and Staff has reached an amicable settlement in the amount of \$29,215.00 with the property owners. Included in the City's offer was mitigation compensation, also known as a "Cost-To-Cure", in the amount of \$5,850.00 due to the project's negative impact on landscaping along the property's rear frontage along Mt. Vernon Highway. The property owner has submitted a quote to the City seeking an additional \$2,500.00 for additional landscape buffering on the house-side of the existing wall to help restore privacy along the rear of the property. The balance of \$20,865 is appropriated towards the purchase of the Fee Simple Right of Way and Temporary Construction Easement needed for the project.

Financial Impact:

Sufficient funds are available in Project TS-192 Mt. Vernon Highway Corridor Improvements 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

Review:

Karen Lugassy, Executive Assistant
Marty Martin, Director of Public Works
Kathy Williams, Staff Attorney
Toni Jo Howard, Finance Director
Dave Wells, Deputy City Manager
Eden Freeman, City Manager

Created/Initiated - 3/3/2022
Approved - 3/3/2022
Approved - 3/8/2022
Approved - 3/9/2022
Approved - 3/10/2022
Final Approval - 3/11/2022

Attachments:

1. Aerial Map
2. GIS Map
3. Executed Agreement to Purchase FS ROW and TCE. 6300 MVO Dr.
4. Resolution



6300 Mt. Vernon Oaks Drive - Taleghani

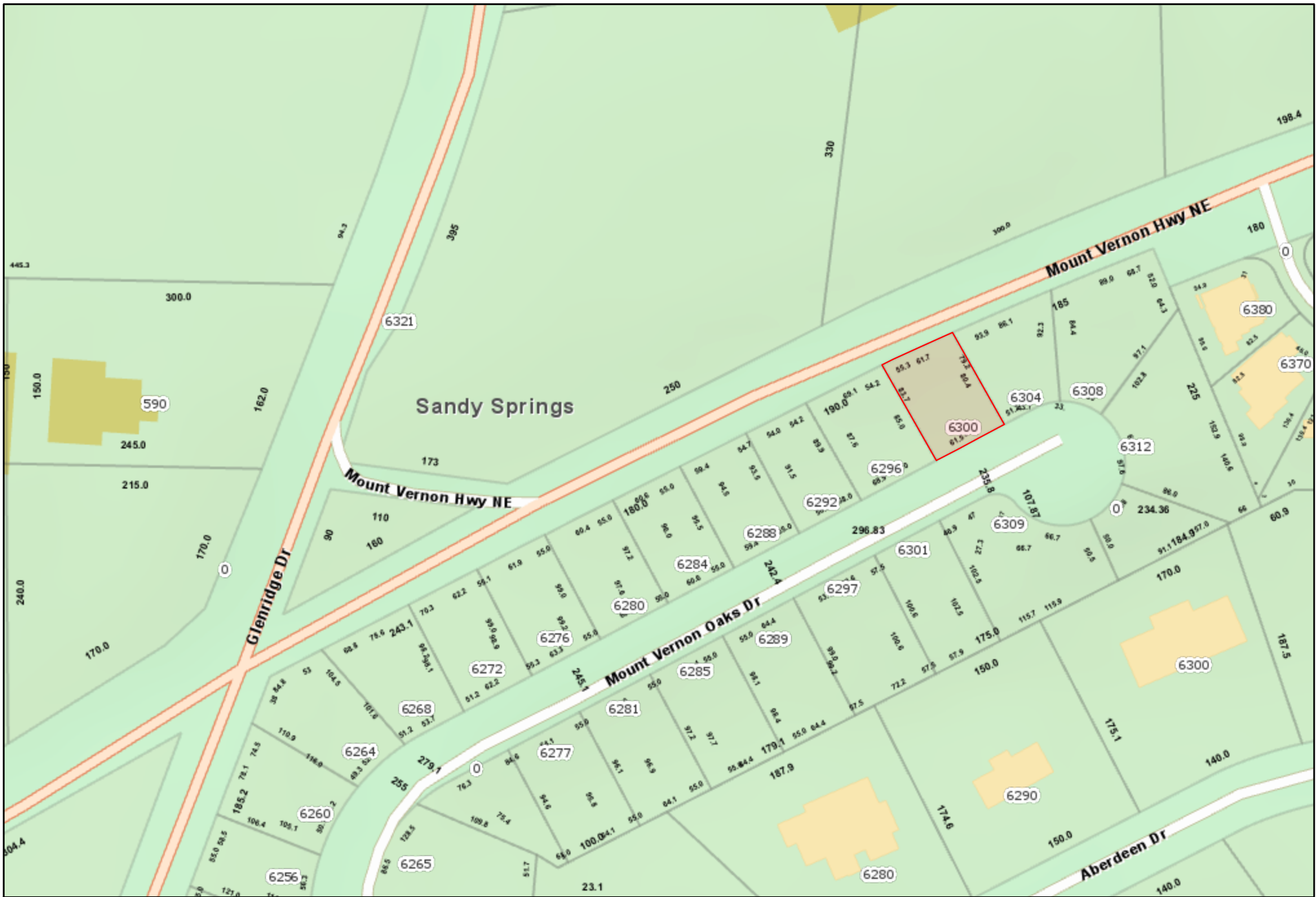
Date: 3/2/2022
Map Size: 8.5x11 (LETTER)



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 of these data, even if Fulton County is advised of the possibility of such losses.



FULTON
COUNTY



6300 Mt. Vernon Oaks Drive - Taleghani

Date: 3/2/2022
Map Size: 8.5x11 (LETTER)



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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 Fee Simple Right of Way and Temporary Easement Rights and grants to the City of Sandy Springs on and over the following described real estate:

Those specified rights through that tract or parcel of land located in Land Lot 35 & 36 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.

For the sum of ~~\$26,715.00~~ \$29,215.00 A.T., the undersigned agrees to execute and deliver to the City of Sandy Springs, GA, fee simple title and/or easements to the lands owned by the undersigned as reflected on the attached Exhibit "A" and Exhibit "B".

Non-Realty Items- Cost to Cure

* * * * *

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.

318.53 sf

Fee Simple Right of Way

246.81 sf

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-192 Project and shall terminate three years from the commencement of the City's use of these Easements; or upon the completion and City's final acceptance of the TS-192 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 16 day of February, 2022.

Signed, Sealed and Delivered in the presence of:



Ali Taleghani

(L.S.)

Notary Public

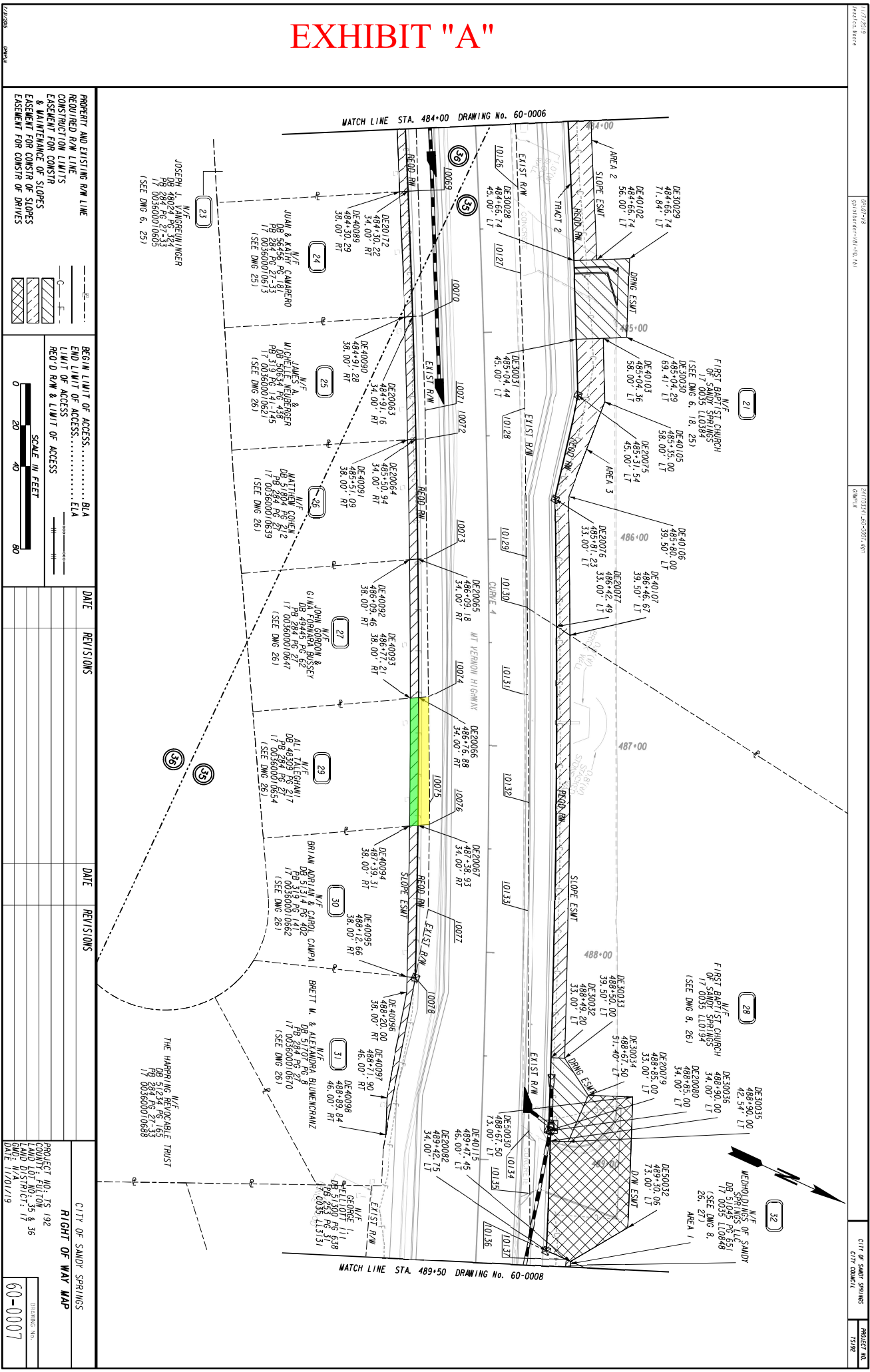


EXHIBIT "B"

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 CERTAIN TRACT OF LAND LOCATED AT
6300 MOUNT VERNON OAKS DRIVE (TAX ID# 17-0036-0001-065-4), LYING IN LAND LOTS 35 AND
36 OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, the City of Sandy Springs (“City”) is currently in the process of constructing the TS-192 Mt. Vernon Highway Corridor Improvements project (“Project”); and

WHEREAS, to facilitate construction of the Project, the City requires the acquisition of 318.53 square feet of fee simple right-of-way and 246.81 square feet of temporary construction easement (“Property”), located at 6300 Mt. Vernon Oaks Drive (Tax Id# 17-0036-0001-065-4), in Land Lots 35 and 36 of the 17th District, Fulton County, City of Sandy Springs, Georgia, and owned by Ali Taleghani (“Owner”); and

WHEREAS, City staff has reached an amicable settlement with the Owner for purchase of the Property in the amount of \$29,215.00; and

WHEREAS, included in the settlement is \$5,850.00 for mitigation compensation, \$2,500.00 for landscape buffering, and \$20,865.00 for purchase of the Property; and

WHEREAS, the Department of Public Works, in response to guidance provided by the City Manager, has reviewed and desires that City Council approve the attached Agreement to Purchase Fee Simple Right-of-Way and Temporary Construction Easement (“Agreement”) for purchase of the Property in the amount of \$29,215.00; and

WHEREAS, the City desires to purchase the Property and to enter into the Agreement;

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

1. That purchase of the Property, as defined above and in the Agreement, is hereby authorized in the amount of \$29,215.00;
2. That the attached Agreement is hereby approved;
3. That the Mayor or appropriate City official is hereby authorized to execute the Agreement, subject to approval of the City Attorney and the City Finance Director; and
4. That the City Manager and appropriate City staff are hereby authorized to take such actions as may be deemed necessary to effectuate the intent of this Resolution.

RESOLVED this 15^h day of March, 2022.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk

(Seal)

ATTACHMENT

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

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 March 15, 2022 at 6:00 p.m. as follows:

SECTION 1. That Bethany Diamond is appointed to the Board of Ethics as a member for a first term of three (3) years commencing on March 15, 2022 and ending on March 15, 2025; and

SECTION 2. That Heather Craytor is appointed to the Board of Ethics as the first alternate member for a first term, filling Julie C. Smith’s unexpired term, commencing on March 15, 2022 and ending on October 20, 2024.

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 4. That this Resolution shall become effective upon its adoption.

RESOLVED this the 15th of March, 2022.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, City Clerk

(Seal)



SANDY SPRINGS
GEORGIA

FINANCIAL HIGHLIGHTS FY 2022
JANUARY 31, 2022

UNAUDITED

**NOTES TO THE FINANCIAL STATEMENTS
JANUARY 31, 2022**

Financial Overview / Highlights

- ▶ General Fund Revenues for the fiscal year approximate 58.47% compared to the Adopted Budget. We are at 58.33% 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 37.88 compared to the Adopted Budget. We are at 58.33% of the year.

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Comments
Revenues - Fund 100				
Property Taxes	\$40,620,849	\$42,015,671	96.68%	
Motor Vehicle Tax	\$42,615	\$50,000	85.23%	<--These two will be adjusted as the rate at which the <-- old MVT phases out and the new TAVT increases
Motor Vehicle TAVT	\$2,109,514	\$2,500,000	84.38%	
Local Option Sales Tax	\$16,638,374	\$25,000,000	66.55%	
Business Occupational Tax	\$2,094,542	\$8,583,413	24.40%	
Insurance Premium Tax	\$7,782,186	\$7,500,000	103.76%	Payment normally received October of each year
Building Permits	\$1,332,038	\$1,450,000	91.86%	
Expenditures - Fund 100				
<u>All Departments</u>				
Workers Comp Insurance	\$272,689	\$598,836	45.54%	Includes all departments and is semi-annual

**CASH AND INVESTMENTS
THROUGH PERIOD 07, JANUARY FY 2022**

UNAUDITED

SUNTRUST

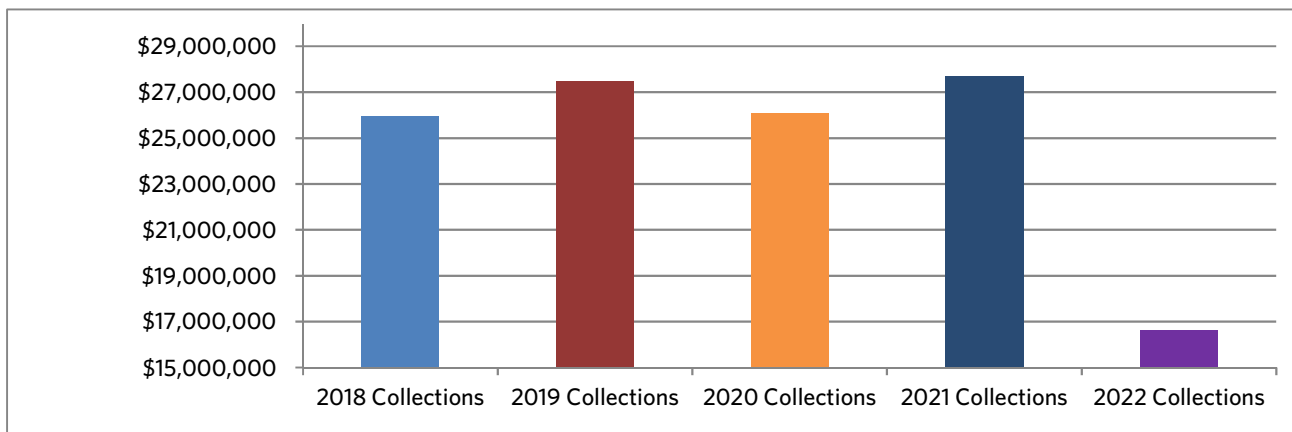
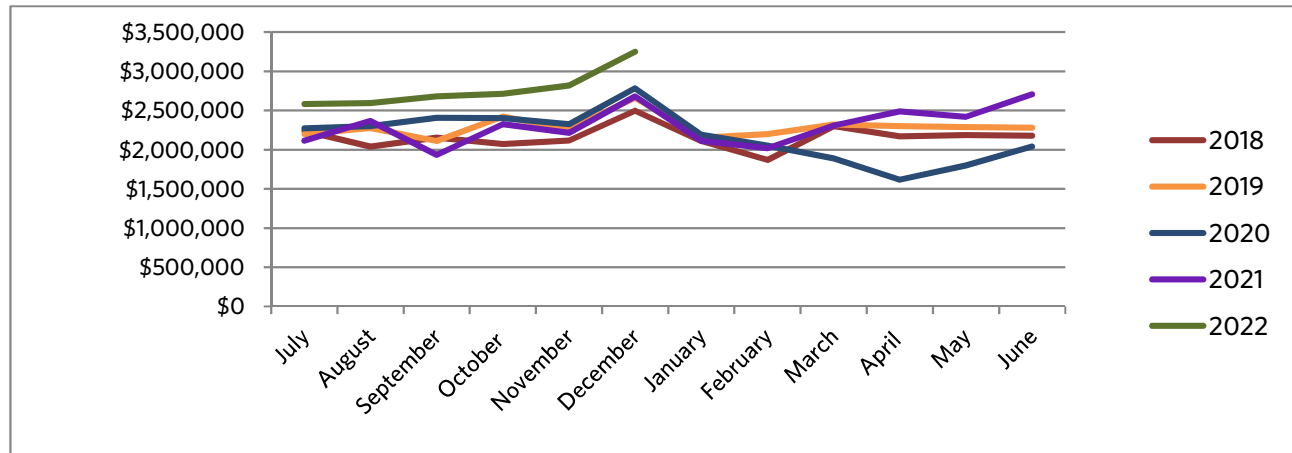
OPERATING ACCOUNT	\$25,397,198
COMMUNITY DEVELOPMENT ESCROW	3,100,976
POLICE - CUSTODIAL ESCROW	16,962
POLICE - FEDERAL FORFEITURE	109,259
POLICE - STATE SEIZED RESTRICTED	278,589
POLICE - STATE SEIZED UNRESTRICTED	107,356
POLICE - FEDERAL SEIZED TREASURY FUND	68,564
POLICE - FEDERAL SEIZED FUNDS US POSTAL SERVICES	78,570
HOTEL / MOTEL TAX ACCOUNT	301,626
COURT SERVICES	508,974
IMPACT FEE ACCOUNT	6,131,335
TREE FUND ACCOUNT	974,359
HOSPITALITY BOARD	1,522,774
TSPLOST FUND	57,051,126
DEVELOPMENT AUTHORITY MONEY MARKET ACCT	101,285
PUBLIC FACILITIES AUTHORITY-MONEY MARKET ACCT	1,519,300
PAC OPERATING & EVENTS ACCOUNT	2,684,812
TOTAL SUNTRUST	\$99,953,063

GEORGIA FUND ONE	\$110,235,851
FIRST HORIZON	1,250,000
US BANK - SINKING FUND	242
TOTAL INVESTMENT ACCOUNTS	\$111,486,093

TOTAL CASH AND CASH EQUIVALENTS **\$211,439,156**

**LOCAL OPTION SALES TAX COLLECTIONS
THROUGH PERIOD 07, JANUARY 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	2,595,359	9.76%
September	2,154,073	2,109,943	2,407,613	1,934,144	2,681,668	38.65%
October	2,074,045	2,423,979	2,401,716	2,325,366	2,712,731	16.66%
November	2,117,845	2,259,523	2,326,390	2,214,592	2,817,297	27.22%
December	2,497,910	2,663,619	2,782,971	2,681,846	3,248,894	21.14%
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	\$16,638,374	-39.90%



GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
100-0000-90-311100	CURRENT YEAR PROPERTY TAXES	438,281	40,620,849	42,015,671	96.68 %
100-0000-90-311310	MOTOR VEHICLE	7,151	42,615	50,000	85.23 %
100-0000-90-311315	MOTOR VEHICLE TAVT FEE	374,645	2,109,514	2,500,000	84.38 %
100-0000-90-311340	INTANGIBLES	124,917	721,791	750,000	96.24 %
100-0000-90-311600	REAL ESTATE TRANSFER TAX	182,242	399,714	300,000	133.24 %
100-0000-90-311710	ELECTRIC FRANCHISE TAX	-	-	5,800,000	- %
100-0000-90-311730	GAS FRANCHISE TAX	-	441,142	700,000	63.02 %
100-0000-90-311750	CABLE TV FRANCHISE TAX	369,776	749,237	1,300,000	57.63 %
100-0000-90-311760	TELEPHONE FRANCHISE TAX	47,429	97,772	200,000	48.89 %
100-0000-90-311790	SOLID WASTE FRANCHISE TAX	124,173	295,098	400,000	73.77 %
100-0000-90-313100	LOCAL OPTION SALES TAX	3,248,894	16,638,374	25,000,000	66.55 %
100-0000-90-314200	ALCOHOLIC BEVERAGE EXCISE	102,218	611,397	1,100,000	55.58 %
100-0000-90-314300	EXCISE MIXED DRINK TAX	64,701	381,984	300,000	127.33 %
100-0000-90-316100	BUSINESS & OCCUPATION TAX	1,054,252	2,094,542	8,583,413	24.40 %
100-0000-90-316110	BUSINESS AUDIT REVENUE	-	-	50,000	- %
100-0000-90-316200	INSURANCE PREMIUM TAX	-	7,782,186	7,500,000	103.76 %
	TOTAL TAXES	6,138,679	72,986,217	96,549,084	75.59 %
100-0000-90-321100	ALCOHOLIC BEVERAGE LIC	13,250	656,525	700,000	93.79 %
100-0000-90-321910	OTHER LICENSES AND PERMITS	7,005	52,362	90,000	58.18 %
100-0000-60-322210	PLANNING/ZONING FEES	6,803	62,205	80,000	77.76 %
100-0000-60-322215	DEVELOPMENT REVIEW FEE	29,682	206,158	100,000	206.16 %
100-0000-60-323120	BUILDING PERMITS	306,417	1,332,038	1,450,000	91.86 %
100-0000-60-323130	PLUMBING PERMITS	787	6,256	5,000	125.12 %
100-0000-60-323140	ELECTRICAL PERMITS	2,197	15,266	10,000	152.66 %
100-0000-60-323160	HVAC PERMITS	2,392	33,867	40,000	84.67 %
100-0000-60-323920	BLDG REINSPECTION FEE	875	6,625	5,000	132.50 %
	TOTAL LICENSES & PERMITS	369,409	2,371,301	2,480,000	95.62 %
100-0000-60-341320	DEVELOPMENT IMPACT FEES	399	20,387	-	- %
100-0000-90-341910	ELECTION QUALIFYING FEE	-	10,500	5,000	210.00 %
100-0000-30-342900	FALSE ALARM FEES	983	13,891	100,000	13.89 %
100-0000-30-342910	OTHER PUBLIC SAFETY FEES	-	15,000	-	- %
100-0000-40-343300	STATE ROAD MAINTENANCE FEES	11,760	94,080	141,120	66.67 %
100-0000-10-346900	SPECIAL EVENT FEES	300	3,450	-	- %
100-0000-50-347500	RECREATION PRG FEES-GYMNASTICS	-	5,645	200,000	2.82 %
100-0000-50-347501	RECREATION PRG FEES-ATHL LEIS	2,118	17,326	100,000	17.33 %
100-0000-50-347900	SSTC CONTRACT	10,000	60,000	100,000	60.00 %
100-0000-50-347910	FACILITY RENTALS	10,255	83,398	75,000	111.20 %
	TOTAL CHARGES & FEES	35,815	323,675	721,120	44.89 %
100-0000-20-351170	MUNICIPAL COURT	191,323	1,434,637	2,200,000	65.21 %
	TOTAL FINES & FORFEITURES	191,323	1,434,637	2,200,000	65.21 %
100-0000-90-361000	INTEREST REVENUE	8,552	52,086	100,000	52.09 %
	TOTAL INVESTMENT INCOME	8,552	52,086	100,000	52.09 %

**GENERAL FUND REVENUES & EXPENDITURES
THROUGH PERIOD 07, JANUARY FY 2022**

02/17/2022

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
100-0000-90-349900	OTHER CHGS FOR SERVICES	4,093	45,107	-	- %
100-0000-40-381000	RENTAL REVENUE	8,805	141,076	-	- %
100-0000-40-381010	MARTA ADVERTISING CONTRAC	27,143	310,120	-	- %
100-0000-90-381100	ROYALTIES-GAS SOUTH	-	-	200,000	- %
100-0000-90-389000	MISCELLANEOUS REVENUE	10,815	79,110	50,000	158.22 %
100-0000-60-389100	PERMIT TECHNOLOGY FEE	4,160	28,176	40,000	70.44 %
100-0000-90-389200	INSURANCE REIMBURSEMENTS	-	65,012	50,000	130.02 %
TOTAL MISCELLANEOUS		55,016	668,602	340,000	196.65 %
100-0000-90-391275	TRANSFER IN FROM HOTEL MOTEL	86,144	614,823	450,000	136.63 %
100-0000-90-391280	TRANSFER IN FROM MVRET FUND	5,448	39,505	70,000	56.44 %
100-0000-90-391840	TRANSFER IN FROM DEV AUTH	-	-	600,000	- %
100-0000-90-392100	SALE OF ASSETS	749	27,039	10,000	270.39 %
100-0000-90-399999	USE OF FUND BALANCE	-	-	23,736,030	- %
TOTAL OTHER FINANCING SOURCES		92,342	681,367	24,866,030	2.74 %
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		\$6,891,136	\$78,517,885	\$134,290,386	58.47 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
CITY COUNCIL EXPENDITURES					
100-1310-10-511100	REGULAR SALARIES	12,333	74,000	148,000	50.00 %
100-1310-10-512200	SOCIAL SECURITY	696	4,519	9,176	49.25 %
100-1310-10-512300	MEDICARE	163	1,057	2,146	49.25 %
100-1310-10-512600	UNEMPLOYMENT TAX	112	112	665	16.86 %
100-1310-10-512700	WORKERS' COMPENSATION	-	123	240	51.06 %
Salaries & Benefits		13,304	79,811	160,227	49.81 %
100-1310-10-523200	COMMUNICATIONS	587	2,024	4,400	45.99 %
100-1310-10-523500	TRAVEL	-	-	10,000	- %
100-1310-10-523600	DUES & FEES	-	34,838	38,000	91.68 %
100-1310-10-523700	EDUCATION/TRAINING	-	-	2,000	- %
100-1310-10-531100	GENERAL OPERATING SUPPLIES	147	1,850	3,000	61.68 %
100-1310-10-531300	HOSPITALITY	1,391	3,522	13,600	25.89 %
Operations & Capital		2,124	42,233	71,000	59.48 %
TOTAL CITY COUNCIL		15,428	122,044	231,227	52.78 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
CITY MANAGER EXPENDITURES					
100-1320-10-511100	REGULAR SALARIES	91,906	402,998	913,856	44.10 %
100-1320-10-512101	HEALTH INSURANCE	5,134	29,549	88,644	33.33 %
100-1320-10-512102	DISABILITY INSURANCE	169	1,089	2,710	40.19 %
100-1320-10-512103	DENTAL INSURANCE	367	2,048	4,194	48.84 %
100-1320-10-512104	LIFE INSURANCE	326	2,202	5,359	41.08 %
100-1320-10-512200	SOCIAL SECURITY	5,085	14,575	57,342	25.42 %
100-1320-10-512300	MEDICARE	1,189	5,635	13,410	42.02 %
100-1320-10-512401	RETIREMENT 401A	12,335	48,750	110,982	43.93 %
100-1320-10-512402	401A RETIREMENT-457 MATCH	3,046	12,055	46,242	26.07 %
100-1320-10-512600	UNEMPLOYMENT TAX	408	408	570	71.58 %
100-1320-10-512700	WORKERS' COMPENSATION	-	561	1,057	53.06 %
Salaries & Benefits		119,964	519,871	1,244,366	41.78 %
100-1320-10-523200	COMMUNICATIONS	343	2,420	4,200	57.63 %
100-1320-10-523500	TRAVEL	-	-	2,250	- %
100-1320-10-523600	DUES & FEES	-	11,518	8,475	135.91 %
100-1320-10-523700	EDUCATION/TRAINING	1,750	12,550	14,775	84.94 %
100-1320-10-531100	GENERAL OPERATING SUPPLIES	875	2,319	3,500	66.25 %
100-1320-10-531300	HOSPITALITY	818	3,327	4,000	83.18 %
Operations & Capital		3,786	32,135	37,200	86.38 %
TOTAL CITY MANAGER		123,750	552,006	1,281,566	43.07 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
CITY CLERK EXPENDITURES					
100-1330-10-511100	REGULAR SALARIES	16,393	106,456	221,427	48.08 %
100-1330-10-512101	HEALTH INSURANCE	3,458	18,965	20,308	93.39 %
100-1330-10-512102	DISABILITY INSURANCE	49	300	507	59.26 %
100-1330-10-512103	DENTAL INSURANCE	210	1,130	846	133.52 %
100-1330-10-512104	LIFE INSURANCE	100	698	991	70.40 %
100-1330-10-512200	SOCIAL SECURITY	921	6,049	13,729	44.06 %
100-1330-10-512300	MEDICARE	215	1,415	3,211	44.06 %
100-1330-10-512401	RETIREMENT 401A	1,610	10,169	26,572	38.27 %
100-1330-10-512402	401A RETIREMENT-457 MATCH	631	4,519	11,071	40.82 %
100-1330-10-512600	UNEMPLOYMENT TAX	148	243	285	85.13 %
100-1330-10-512700	WORKERS' COMPENSATION	-	204	538	37.96 %
Salaries & Benefits		23,735	150,147	299,485	50.14 %
100-1330-10-521300	TECHNICAL SERVICES	155	38,705	67,600	57.26 %
100-1330-10-522230	REP & MAINT-VEHICLES	-	-	2,500	- %
100-1330-10-523200	COMMUNICATIONS	-	530	1,500	35.30 %
100-1330-10-523300	ADVERTISING	-	300	2,000	15.00 %
100-1330-10-523400	PRINTING & BINDING	-	292	10,000	2.92 %
100-1330-10-523500	TRAVEL	-	-	3,000	- %
100-1330-10-523600	DUES & FEES	174	2,793	3,500	79.79 %
100-1330-10-523700	EDUCATION/TRAINING	-	1,246	2,000	62.30 %
100-1330-10-523900	CONTRACTUAL SERVICES	62	235,166	430,000	54.69 %
100-1330-10-531100	GENERAL OPERATING SUPPLIES	368	678	1,500	45.18 %
100-1330-10-531270	GASOLINE	-	25	500	5.02 %
100-1330-10-531300	HOSPITALITY	-	324	500	64.86 %
Operations & Capital		759	280,059	524,600	53.39 %
TOTAL CITY CLERK		24,494	430,206	824,085	52.20 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
FINANCE EXPENDITURES					
100-1500-10-511100	REGULAR SALARIES	113,624	708,022	1,567,607	45.17 %
100-1500-10-512101	HEALTH INSURANCE	11,483	75,334	154,344	48.81 %
100-1500-10-512102	DISABILITY INSURANCE	340	2,311	4,982	46.38 %
100-1500-10-512103	DENTAL INSURANCE	581	3,869	7,497	51.61 %
100-1500-10-512104	LIFE INSURANCE	682	5,090	10,346	49.19 %
100-1500-10-512200	SOCIAL SECURITY	6,750	40,785	97,178	41.97 %
100-1500-10-512300	MEDICARE	1,579	9,924	22,723	43.67 %
100-1500-10-512401	RETIREMENT 401A	9,101	68,714	187,972	36.56 %
100-1500-10-512402	401A RETIREMENT-457 MATCH	4,154	29,333	78,530	37.35 %
100-1500-10-512600	UNEMPLOYMENT TAX	1,028	1,363	1,900	71.76 %
100-1500-10-512700	WORKERS' COMPENSATION	-	1,144	4,624	24.74 %
Salaries & Benefits		149,321	945,888	2,137,703	44.25 %
100-1500-10-521200	PROFESSIONAL SERVICES	-	-	10,000	- %
100-1500-10-521210	PROF SVCS-AUDIT	2,000	53,500	53,500	100.00 %
100-1500-10-521300	TECHNICAL SERVICES	39,616	172,238	160,000	107.65 %
100-1500-10-523200	COMMUNICATIONS	230	1,325	2,000	66.24 %
100-1500-10-523300	ADVERTISING	300	3,900	10,000	39.00 %
100-1500-10-523400	PRINTING & BINDING	-	2,557	2,000	127.86 %
100-1500-10-523500	TRAVEL	-	-	7,000	- %
100-1500-10-523600	DUES & FEES	1,919	4,751	5,000	95.03 %
100-1500-10-523700	EDUCATION/TRAINING	-	6,910	10,000	69.10 %
100-1500-10-523900	CONTRACTUAL SERVICES	1,005	10,916	11,000	99.24 %
100-1500-10-523950	MERCHANT SVCS CHARGES	73	146	1,000	14.60 %
100-1500-10-531100	GENERAL OPERATING SUPPLIES	534	2,975	5,000	59.51 %
100-1500-10-531300	HOSPITALITY	39	475	500	94.95 %
100-1500-10-531750	UNIFORMS	-	-	500	- %
100-1500-10-542400	COMPUTER EQUIPMENT	-	-	6,500	- %
Operations & Capital		45,717	259,693	284,000	91.44 %
TOTAL FINANCE		195,038	1,205,581	2,421,703	49.78 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
LEGAL SERVICES EXPENDITURES					
100-1530-10-511100	SALARIES	17,878	131,711	315,400	41.76 %
100-1530-10-512101	HEALTH INSURANCE	1,617	9,884	22,000	44.93 %
100-1530-10-512102	DISABILITY INSURANCE	71	430	1,000	43.02 %
100-1530-10-512103	DENTAL INSURANCE	118	757	1,200	63.10 %
100-1530-10-512104	LIFE INSURANCE	146	953	1,400	68.04 %
100-1530-10-512200	SOCIAL SECURITY	1,102	7,896	19,555	40.38 %
100-1530-10-512300	MEDICARE	258	1,728	4,574	37.78 %
100-1530-10-512401	401A RETIREMENT	1,140	12,473	37,848	32.96 %
100-1530-10-512402	401A RETIREMENT-457 MATCH	551	5,392	15,770	34.19 %
100-1530-10-512600	UNEMPLOYMENT TAX	161	161	285	56.64 %
100-1530-10-512700	WORKERS' COMPENSATION	-	171	450	37.98 %
Salaries & Benefits		23,042	171,556	419,482	40.90 %
100-1530-10-521250	PROF SVCS-LEGAL	21,231	175,412	450,000	38.98 %
100-1530-10-521255	PROF SVCS-LITIGATION	1,713	70,467	450,000	15.66 %
Operations & Capital		22,943	245,879	900,000	27.32 %
TOTAL LEGAL SERVICES		45,985	417,435	1,319,482	31.64 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
INFORMATION SERVICES EXPENDITURES					
100-1535-10-511100	SALARIES	94,681	679,055	1,633,655	41.57 %
100-1535-10-512101	HEALTH INSURANCE	14,368	97,762	175,802	55.61 %
100-1535-10-512102	DISABILITY INSURANCE	344	2,181	4,898	44.53 %
100-1535-10-512103	DENTAL INSURANCE	721	5,034	9,256	54.39 %
100-1535-10-512104	LIFE INSURANCE	705	4,831	10,160	47.55 %
100-1535-10-512200	SOCIAL SECURITY	5,559	39,863	101,287	39.36 %
100-1535-10-512300	MEDICARE	1,300	9,323	23,688	39.36 %
100-1535-10-512401	401A RETIREMENT	10,597	75,955	196,039	38.74 %
100-1535-10-512402	401A RETIREMENT-457 MATCH	4,554	33,665	81,681	41.22 %
100-1535-10-512600	UNEMPLOYMENT TAX	892	892	1,615	55.26 %
100-1535-10-512700	WORKERS' COMPENSATION	-	1,021	3,883	26.30 %
Salaries & Benefits		133,721	949,584	2,241,964	42.35 %
100-1535-10-521300	TECHNICAL SERVICES	93,813	536,959	630,107	85.22 %
100-1535-10-521310	TECHNICAL SERVICES-SECURITY	17,169	99,351	165,600	59.99 %
100-1535-10-522320	EQUIPMENT OPERATING LEASE	15,061	41,285	100,000	41.29 %
100-1535-10-523200	COMMUNICATIONS	826	4,086	11,600	35.23 %
100-1535-10-523500	TRAVEL	572	572	5,000	11.44 %
100-1535-10-523600	DUES & FEES	144	3,115	6,000	51.92 %
100-1535-10-523700	EDUCATION/TRAINING	375	6,966	14,000	49.76 %
100-1535-10-523900	CONTRACTUAL SERVICES	-	550	15,000	3.67 %
100-1535-10-531100	GENERAL SUPPLIES & MATLS	-	1,133	7,000	16.18 %
100-1535-10-531600	SMALL TOOLS & EQUIPMENT	6,161	12,209	22,022	55.44 %
100-1535-10-542400	COMPUTER EQUIPMENT	1,516	49,884	143,330	34.80 %
Operations & Capital		135,637	756,110	1,119,659	67.53 %
TOTAL INFORMATION SERVICES		269,358	1,705,693	3,361,623	50.74 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
HUMAN RESOURCES EXPENDITURES					
100-1540-10-511100	SALARIES	24,382	154,988	309,718	50.04 %
100-1540-10-512101	HEALTH INSURANCE	5,880	35,716	43,057	82.95 %
100-1540-10-512102	DISABILITY INSURANCE	91	514	1,177	43.63 %
100-1540-10-512103	DENTAL INSURANCE	275	1,556	1,488	104.57 %
100-1540-10-512104	LIFE INSURANCE	187	1,135	2,644	42.93 %
100-1540-10-512200	SOCIAL SECURITY	1,448	9,152	18,612	49.17 %
100-1540-10-512300	MEDICARE	339	2,259	4,491	50.30 %
100-1540-10-512401	401A RETIREMENT	2,105	11,369	37,166	30.59 %
100-1540-10-512402	401A RETIREMENT-457 MATCH	899	3,922	15,486	25.33 %
100-1540-10-512600	UNEMPLOYMENT TAX	221	316	380	83.19 %
100-1540-10-512700	WORKERS' COMPENSATION	-	245	510	48.06 %
Salaries & Benefits		35,828	221,172	434,729	50.88 %
100-1540-10-521200	PROFESSIONAL SERVICES	16,873	100,474	177,000	56.77 %
100-1540-10-523200	COMMUNICATIONS	205	1,043	1,500	69.54 %
100-1540-10-523300	ADVERTISING	-	99	5,000	1.98 %
100-1540-10-523500	TRAVEL	-	-	5,000	- %
100-1540-10-523600	DUES & FEES	-	646	2,500	25.84 %
100-1540-10-523700	EDUCATION/TRAINING	-	4,301	7,000	61.44 %
100-1540-10-523900	CONTRACTUAL SERVICES	289	289	-	- %
100-1540-10-531100	GENERAL SUPPLIES & MATLS	698	1,749	2,000	87.44 %
100-1540-10-531300	HOSPITALITY	158	1,361	2,000	68.05 %
Operations & Capital		18,223	109,962	202,000	54.44 %
TOTAL HUMAN RESOURCES		54,050	331,134	636,729	52.01 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
FACILITIES MANAGEMENT EXPENDITURES					
100-1565-10-511100	SALARIES	71,918	529,888	1,094,978	48.39 %
100-1565-10-512101	HEALTH INSURANCE	13,525	87,301	162,340	53.78 %
100-1565-10-512102	DISABILITY INSURANCE	283	1,785	5,449	32.76 %
100-1565-10-512103	DENTAL INSURANCE	603	3,903	9,410	41.48 %
100-1565-10-512104	LIFE INSURANCE	560	3,880	9,706	39.97 %
100-1565-10-512200	SOCIAL SECURITY	4,321	31,750	67,888	46.77 %
100-1565-10-512300	MEDICARE	1,011	7,425	15,877	46.77 %
100-1565-10-512401	401A RETIREMENT	7,728	58,412	131,397	44.45 %
100-1565-10-512402	401A RETIREMENT-457 MATCH	3,341	27,276	54,749	49.82 %
100-1565-10-512600	UNEMPLOYMENT TAX	685	756	1,710	44.22 %
100-1565-10-512700	WORKERS' COMPENSATION	-	654	9,299	7.03 %
Salaries & Benefits		103,974	753,030	1,562,803	48.18 %
100-1565-10-521200	PROFESSIONAL SERVICES	44,315	174,386	323,500	53.91 %
100-1565-10-521300	TECHNICAL SERVICES	(95)	65,710	69,747	94.21 %
100-1565-10-522100	CLEANING SERVICES	25,547	147,171	243,800	60.37 %
100-1565-10-522110	GARBAGE DISPOSAL	4,778	25,806	83,000	31.09 %
100-1565-10-522210	REP & MAINT-EQUIPMENT	38,400	187,768	331,425	56.65 %
100-1565-10-522220	REP & MAINT-BUILDINGS	83,775	406,944	960,634	42.36 %
100-1565-10-522310	BUILDING OPERATING LEASE	26,187	179,515	325,000	55.24 %
100-1565-10-522320	EQUIPMENT OPERATING LEASE	1,348	15,933	34,000	46.86 %
100-1565-10-523200	COMMUNICATIONS	1,218	6,166	5,998	102.80 %
100-1565-10-523250	POSTAGE	1,720	12,994	49,000	26.52 %
100-1565-10-523700	EDUCATION/TRAINING	-	863	12,500	6.90 %
100-1565-10-531100	GENERAL OPERATING SUPPLIES	9,791	53,040	150,000	35.36 %
100-1565-10-531210	WATER	873	208,731	321,200	64.98 %
100-1565-10-531220	NATURAL GAS	9,383	42,510	100,400	42.34 %
100-1565-10-531230	ELECTRICITY	54,115	313,610	781,200	40.14 %
100-1565-10-531600	SMALL TOOLS & EQUIPMENT	26	11,022	15,000	73.48 %
100-1565-10-531750	UNIFORMS	502	2,442	12,000	20.35 %
100-1565-10-541200	SITE IMPROVEMENTS	79,998	79,998	200,000	40.00 %
100-1565-10-542400	COMPUTER EQUIPMENT	772	772	10,090	7.65 %
100-1565-10-579000	CONTINGENCIES	-	-	25,000	- %
Operations & Capital		382,654	1,935,380	4,053,494	47.75 %
TOTAL FACILITIES MANAGEMENT		486,628	2,688,411	5,616,297	47.87 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
COMMUNICATIONS EXPENDITURES					
100-1570-10-511100	SALARIES	49,528	354,759	608,836	58.27 %
100-1570-10-512101	HEALTH INSURANCE	6,616	43,207	55,446	77.93 %
100-1570-10-512102	DISABILITY INSURANCE	191	1,234	2,248	54.89 %
100-1570-10-512103	DENTAL INSURANCE	443	2,841	4,008	70.88 %
100-1570-10-512104	LIFE INSURANCE	410	2,624	5,048	51.99 %
100-1570-10-512200	SOCIAL SECURITY	3,018	21,085	37,748	55.86 %
100-1570-10-512300	MEDICARE	706	4,931	8,829	55.85 %
100-1570-10-512401	401A RETIREMENT	4,950	31,386	73,060	42.96 %
100-1570-10-512402	401A RETIREMENT-457 MATCH	2,390	13,841	30,442	45.47 %
100-1570-10-512600	UNEMPLOYMENT TAX	471	566	665	85.05 %
100-1570-10-512700	WORKERS' COMPENSATION	-	449	1,986	22.63 %
Salaries & Benefits		68,723	476,924	828,316	57.58 %
100-1570-10-521201	PROF SVCS-GOVERNMENT SERVICES	48,580	284,407	566,000	50.25 %
100-1570-10-522230	REP & MAINT-VEHICLES	-	250	500	50.00 %
100-1570-10-523200	COMMUNICATIONS	450	2,627	3,700	70.99 %
100-1570-10-523300	ADVERTISING	183	2,336	25,000	9.34 %
100-1570-10-523400	PRINTING & BINDING	-	894	10,000	8.94 %
100-1570-10-523500	TRAVEL	-	2,250	2,250	100.00 %
100-1570-10-523600	DUES & FEES	-	2,315	2,250	102.89 %
100-1570-10-523700	EDUCATION/TRAINING	-	-	5,250	- %
100-1570-10-523900	CONTRACTUAL SERVICES	335	28,060	19,130	146.68 %
100-1570-10-523905	WEBSITE ENHANCEMENTS	-	112,992	198,000	57.07 %
100-1570-10-531100	GENERAL SUPPLIES & MATLS	-	750	10,000	7.50 %
100-1570-10-531270	GASOLINE	-	-	500	- %
100-1570-10-531300	HOSPITALITY	-	795	5,000	15.90 %
100-1570-10-542400	COMPUTER EQUIPMENT	1,470	13,962	16,800	83.11 %
Operations & Capital		51,018	451,638	864,380	52.25 %
TOTAL COMMUNICATIONS		119,741	928,562	1,692,696	54.86 %

GL ACCOUNT	DESCRIPTION	JANUARY 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	1,973	6,967	100,000	6.97 %
100-1595-10-512600	UNEMPLOYMENT TAX	-	-	100	- %
Salaries & Benefits		1,973	6,967	148,542	4.69 %
100-1595-10-521200	PROFESSIONAL SERVICES	1,622	55,608	230,000	24.18 %
100-1595-10-521240	PROF SVCS-NON-PROFITS	34,375	152,775	787,500	19.40 %
100-1595-10-521300	TECHNICAL SERVICES	-	57,643	-	- %
100-1595-10-523100	PROPERTY & LIABILITY INS	-	1,422,555	1,354,000	105.06 %
100-1595-10-523200	COMMUNICATIONS	5,873	44,178	100,000	44.18 %
100-1595-10-523300	ADVERTISING	-	20,328	-	- %
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		41,869	1,753,087	2,986,500	58.70 %
TOTAL GENERAL ADMINISTRATION		43,842	1,760,053	3,135,042	56.14 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
MUNICIPAL COURT EXPENDITURES					
100-2650-20-511100	REGULAR SALARIES	35,734	263,224	555,446	47.39 %
100-2650-20-512101	HEALTH INSURANCE	5,736	38,954	92,590	42.07 %
100-2650-20-512102	DISABILITY INSURANCE	97	798	2,720	29.33 %
100-2650-20-512103	DENTAL INSURANCE	221	1,770	5,048	35.06 %
100-2650-20-512104	LIFE INSURANCE	196	1,772	5,273	33.60 %
100-2650-20-512200	SOCIAL SECURITY	2,119	15,697	34,437	45.58 %
100-2650-20-512300	MEDICARE	496	3,671	8,054	45.58 %
100-2650-20-512401	RETIREMENT 401A	3,293	23,198	66,654	34.80 %
100-2650-20-512402	401A RETIREMENT-457 MATCH	971	6,263	27,773	22.55 %
100-2650-20-512600	UNEMPLOYMENT TAX	341	706	950	74.32 %
100-2650-20-512700	WORKERS' COMPENSATION	-	409	5,292	7.72 %
Salaries & Benefits		49,204	356,462	804,237	44.32 %
100-2650-20-521260	PROF SVCS-COURT	15,052	104,655	326,600	32.04 %
100-2650-20-521300	TECHNICAL SERVICES	1,860	11,035	120,000	9.20 %
100-2650-20-523200	COMMUNICATIONS	250	1,502	6,240	24.07 %
100-2650-20-523300	ADVERTISING	-	1,800	1,800	100.00 %
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	(149)	149	10,000	1.49 %
100-2650-20-523950	MERCHANT SVCS CHARGES	-	-	1,500	- %
100-2650-20-531100	GENERAL OPERATING SUPPLIES	370	1,203	3,200	37.61 %
100-2650-20-531300	HOSPITALITY	-	31	1,500	2.05 %
100-2650-20-531600	SMALL TOOLS & EQUIPMENT	-	-	3,000	- %
Operations & Capital		17,383	121,147	475,840	25.46 %
TOTAL MUNICIPAL COURT		66,587	477,609	1,280,077	37.31 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
POLICE EXPENDITURES					
100-3210-30-511100	REGULAR SALARIES	976,858	6,625,989	13,236,745	50.06 %
100-3210-30-511110	BONUSES	206,500	259,000	-	- %
100-3210-30-511200	PART-TIME/TEMP EMPLOYEES	24,423	181,949	380,000	47.88 %
100-3210-30-511300	OVERTIME	33,946	620,991	800,000	77.62 %
100-3210-30-512101	HEALTH INSURANCE	134,410	888,939	1,601,542	55.51 %
100-3210-30-512102	DISABILITY INSURANCE	3,099	21,141	39,766	53.16 %
100-3210-30-512103	DENTAL INSURANCE	7,290	49,253	85,272	57.76 %
100-3210-30-512104	LIFE INSURANCE	6,294	45,621	86,537	52.72 %
100-3210-30-512200	SOCIAL SECURITY	76,622	459,612	820,678	56.00 %
100-3210-30-512300	MEDICARE	17,920	108,114	191,934	56.33 %
100-3210-30-512401	RETIREMENT 401A	104,498	711,267	1,588,409	44.78 %
100-3210-30-512402	401A RETIREMENT-457 MATCH	44,498	299,177	661,837	45.20 %
100-3210-30-512500	TUITION REIMBURSEMENT	-	4,920	25,000	19.68 %
100-3210-30-512600	UNEMPLOYMENT TAX	11,740	12,889	17,575	73.34 %
100-3210-30-512700	WORKERS' COMPENSATION	2,723	183,127	345,476	53.01 %
Salaries & Benefits		1,650,821	10,471,989	19,880,771	52.67 %
100-3210-30-521200	PROFESSIONAL SERVICES	12,032	85,374	175,000	48.78 %
100-3210-30-521270	JAIL SERVICES	50,050	130,665	300,000	43.56 %
100-3210-30-521275	INMATE MEDICAL SERVICES	662	4,585	150,000	3.06 %
100-3210-30-521300	TECHNICAL SERVICES	40,193	506,871	1,278,000	39.66 %
100-3210-30-522100	CLEANING SERVICES	7,008	35,040	84,100	41.66 %
100-3210-30-522110	GARBAGE DISPOSAL	168	1,000	2,000	50.00 %
100-3210-30-522210	REP & MAINT-EQUIPMENT	749	10,565	40,000	26.41 %
100-3210-30-522220	REP & MAINT-BUILDINGS	655	8,302	17,500	47.44 %
100-3210-30-522230	REP & MAINT-VEHICLES	51,821	238,463	375,000	63.59 %
100-3210-30-522310	BUILDING OPERATING LEASE	57,335	388,315	679,000	57.19 %
100-3210-30-522320	EQUIPMENT OPERATING LEASE	-	485	2,000	24.25 %
100-3210-30-523200	COMMUNICATIONS	15,917	95,263	185,000	51.49 %
100-3210-30-523250	POSTAGE	16	980	3,000	32.66 %
100-3210-30-523300	ADVERTISING	-	13,355	14,000	95.40 %
100-3210-30-523400	PRINTING & BINDING	252	5,830	7,000	83.29 %
100-3210-30-523500	TRAVEL	1,465	24,385	60,000	40.64 %
100-3210-30-523600	DUES & FEES	9,794	14,251	14,000	101.80 %
100-3210-30-523700	EDUCATION/TRAINING	781	30,589	120,000	25.49 %
100-3210-30-523900	CONTRACTUAL SERVICES	1,156	31,658	90,000	35.18 %
100-3210-30-523950	MERCHANT SVCS CHARGES	182	1,569	1,000	156.92 %
100-3210-30-531100	GENERAL OPERATING SUPPLIES	7,828	44,186	57,884	76.34 %
100-3210-30-531150	UNDERCOVER OPERATIONS	-	-	5,000	- %
100-3210-30-531210	WATER	60	561	2,000	28.04 %
100-3210-30-531220	NATURAL GAS	2,219	7,812	17,000	45.95 %
100-3210-30-531230	ELECTRICITY	3,457	27,275	55,000	49.59 %
100-3210-30-531270	GASOLINE	50,646	295,893	525,000	56.36 %
100-3210-30-531300	HOSPITALITY	2,189	21,395	25,060	85.37 %
100-3210-30-531600	POLICE EQUIPMENT	765	57,801	175,000	33.03 %
100-3210-30-531750	UNIFORMS	34,526	89,423	166,000	53.87 %
100-3210-30-542100	MACHINERY & EQUIPMENT	-	477	-	- %
100-3210-30-542200	VEHICLES	31,560	193,314	745,000	25.95 %
100-3210-30-579000	CONTINGENCIES	-	-	50,000	- %
Operations & Capital		383,487	2,365,681	5,419,544	43.65 %
TOTAL POLICE		2,034,308	12,837,670	25,300,315	50.74 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
FIRE EXPENDITURES					
100-3510-30-511100	REGULAR SALARIES	687,223	4,452,171	7,978,708	55.80 %
100-3510-30-511110	BONUSES	64,500	64,500	-	- %
100-3510-30-511200	PART-TIME/TEMP EMPLOYEES	11,308	78,180	194,500	40.20 %
100-3510-30-511300	OVERTIME	32,213	251,813	450,000	55.96 %
100-3510-30-512101	HEALTH INSURANCE	118,501	755,306	1,379,297	54.76 %
100-3510-30-512102	DISABILITY INSURANCE	1,959	92,283	154,974	59.55 %
100-3510-30-512103	DENTAL INSURANCE	5,790	37,279	67,462	55.26 %
100-3510-30-512104	LIFE INSURANCE	3,981	30,870	59,273	52.08 %
100-3510-30-512200	SOCIAL SECURITY	47,104	282,773	494,680	57.16 %
100-3510-30-512300	MEDICARE	11,016	66,768	115,692	57.71 %
100-3510-30-512401	RETIREMENT 401A	65,212	443,003	957,445	46.27 %
100-3510-30-512402	401A RETIREMENT-457 MATCH	27,020	189,824	398,936	47.58 %
100-3510-30-512600	UNEMPLOYMENT TAX	7,319	8,345	11,685	71.42 %
100-3510-30-512700	WORKERS' COMPENSATION	2,792	70,334	126,184	55.74 %
Salaries & Benefits		1,085,939	6,823,448	12,388,836	55.08 %
100-3510-30-521200	PROFESSIONAL SERVICES	537	8,189	10,000	81.89 %
100-3510-30-521300	TECHNICAL SERVICES	6,075	109,653	134,582	81.48 %
100-3510-30-522210	REP & MAINT-EQUIPMENT	4,162	35,530	66,500	53.43 %
100-3510-30-522220	REP & MAINT-BUILDINGS	1,655	56,571	80,700	70.10 %
100-3510-30-522230	REP & MAINT-VEHICLES	26,586	150,051	231,585	64.79 %
100-3510-30-523200	COMMUNICATIONS	3,842	22,822	48,000	47.55 %
100-3510-30-523400	PRINTING & BINDING	-	1,006	3,800	26.47 %
100-3510-30-523500	TRAVEL	1,926	12,261	38,000	32.27 %
100-3510-30-523600	DUES & FEES	620	6,490	15,000	43.27 %
100-3510-30-523700	EDUCATION/TRAINING	1,101	34,077	74,220	45.91 %
100-3510-30-523900	CONTRACTUAL SERVICES	5,157	38,976	118,400	32.92 %
100-3510-30-531100	GENERAL OPERATING SUPPLIES	10,356	59,807	81,300	73.56 %
100-3510-30-531160	EMS MEDICAL SUPPLIES	17,754	86,756	117,500	73.83 %
100-3510-30-531210	WATER	91	6,861	25,000	27.44 %
100-3510-30-531220	NATURAL GAS	2,113	6,416	25,000	25.67 %
100-3510-30-531230	ELECTRICITY	2,695	21,629	52,000	41.59 %
100-3510-30-531270	GASOLINE	20,222	95,657	150,000	63.77 %
100-3510-30-531300	HOSPITALITY	562	13,188	19,280	68.40 %
100-3510-30-531600	SMALL TOOLS & EQUIPMENT	5,563	38,231	69,050	55.37 %
100-3510-30-531750	UNIFORMS	3,900	23,628	101,300	23.32 %
100-3510-30-541200	SITE IMPROVEMENTS	-	47,415	47,415	100.00 %
100-3510-30-542100	MACHINERY & EQUIPMENT	-	-	30,000	- %
100-3510-30-542300	FURNITURE & FIXTURES	-	3,424	7,500	45.65 %
100-3510-30-542400	COMPUTER EQUIPMENT	283	283	2,500	11.32 %
100-3510-30-579000	CONTINGENCIES	-	-	100,000	- %
100-3510-30-581200	CAPITAL LEASE PRINCIPAL	-	406,621	1,021,097	39.82 %
100-3510-30-582200	CAPITAL LEASE INTEREST	-	37,863	121,724	31.11 %
Operations & Capital		115,201	1,323,405	2,791,453	47.41 %
TOTAL FIRE		1,201,140	8,146,853	15,180,289	53.67 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
EMERGENCY MANAGEMENT EXPENDITURES					
100-3810-30-511100	SALARIES	7,282	53,046	90,586	58.56 %
100-3810-30-511110	BONUSES	1,500	1,500	-	- %
100-3810-30-512101	HEALTH INSURANCE	539	3,545	6,328	56.03 %
100-3810-30-512102	DISABILITY INSURANCE	19	122	216	56.32 %
100-3810-30-512103	DENTAL INSURANCE	26	176	313	56.07 %
100-3810-30-512104	LIFE INSURANCE	38	269	484	55.61 %
100-3810-30-512200	SOCIAL SECURITY	539	3,339	5,616	59.46 %
100-3810-30-512300	MEDICARE	126	781	1,313	59.48 %
100-3810-30-512401	401A RETIREMENT	821	5,997	10,870	55.17 %
100-3810-30-512402	401A RETIREMENT-457 MATCH	364	2,652	4,530	58.55 %
100-3810-30-512600	UNEMPLOYMENT TAX	87	87	95	91.28 %
100-3810-30-512700	WORKERS' COMPENSATION	-	82	114	71.67 %
Salaries & Benefits		11,342	71,596	120,465	59.43 %
100-3810-30-521200	PROFESSIONAL SERVICES	65,000	195,000	260,000	75.00 %
100-3810-30-521300	TECHNICAL SERVICES	-	450	8,200	5.49 %
100-3810-30-522210	REP & MAINT-EQUIPMENT	703	1,460	5,000	29.21 %
100-3810-30-523200	COMMUNICATIONS	192	1,242	2,000	62.09 %
100-3810-30-523500	TRAVEL	-	-	5,500	- %
100-3810-30-523700	EDUCATION/TRAINING	-	-	1,000	- %
100-3810-30-531100	GENERAL SUPPLIES & MATLS	-	10,684	30,000	35.61 %
100-3810-30-531102	EMERGENCY EVENT RESPONSE	34,337	35,279	100,000	35.28 %
100-3810-30-531600	SMALL TOOLS & EQUIPMENT	3,108	3,108	18,500	16.80 %
100-3810-30-542100	MACHINERY & EQUIPMENT	-	15,635	43,000	36.36 %
100-3810-30-572000	PAYMENTS TO OTHER AGENCIES	120,405	481,622	625,000	77.06 %
Operations & Capital		223,745	744,479	1,098,200	67.79 %
TOTAL EMERGENCY MANAGEMENT		235,087	816,075	1,218,665	66.96 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
PUBLIC WORKS EXPENDITURES					
100-4100-40-511100	SALARIES	204,375	1,440,014	2,879,293	50.01 %
100-4100-40-511300	OVERTIME	-	-	60,000	- %
100-4100-40-512101	HEALTH INSURANCE	29,831	199,640	376,180	53.07 %
100-4100-40-512102	DISABILITY INSURANCE	932	6,031	11,208	53.81 %
100-4100-40-512103	DENTAL INSURANCE	1,610	10,757	20,395	52.74 %
100-4100-40-512104	LIFE INSURANCE	1,826	12,909	24,169	53.41 %
100-4100-40-512200	SOCIAL SECURITY	12,271	85,463	178,516	47.87 %
100-4100-40-512300	MEDICARE	2,870	20,137	41,750	48.23 %
100-4100-40-512401	401A RETIREMENT	21,894	148,242	345,516	42.90 %
100-4100-40-512402	401A RETIREMENT-457 MATCH	9,532	62,171	143,964	43.18 %
100-4100-40-512600	UNEMPLOYMENT TAX	1,917	2,178	3,230	67.42 %
100-4100-40-512700	WORKERS' COMPENSATION	-	2,135	39,102	5.46 %
Salaries & Benefits		287,058	1,989,677	4,123,323	48.25 %
100-4100-40-521200	PROFESSIONAL SERVICES	-	989	25,000	3.96 %
100-4100-40-521300	TECHNICAL SERVICES	-	138,878	191,176	72.64 %
100-4100-40-522230	REP & MAINT-VEHICLES	-	3,402	15,000	22.68 %
100-4100-40-522240	STREETLIGHT MAINTENANCE	-	5,287	15,000	35.25 %
100-4100-40-522260	GUARDRAIL MAINTENANCE	-	-	25,000	- %
100-4100-40-522270	SIDEWALK MAINTENANCE	25,000	25,000	25,000	100.00 %
100-4100-40-522280	FIBER MAINTENANCE	44,783	44,783	42,000	106.63 %
100-4100-40-523200	COMMUNICATIONS	2,604	16,234	40,404	40.18 %
100-4100-40-523500	TRAVEL	-	50	12,500	0.40 %
100-4100-40-523600	DUES & FEES	1,241	3,829	7,000	54.70 %
100-4100-40-523700	EDUCATION/TRAINING	680	8,626	20,000	43.13 %
100-4100-40-523900	CONTRACTUAL SERVICES	248,738	2,062,745	4,679,637	44.08 %
100-4100-40-523900 REMVL	CONTRACTUAL SERVICES	10,380	132,610	300,000	44.20 %
100-4100-40-523900 SAP	CONTRACTUAL SERVICES	-	72,780	100,000	72.78 %
100-4100-40-531100	GENERAL OPERATING SUPPLIES	1,797	8,780	75,000	11.71 %
100-4100-40-531235	STREET LIGHTS	121,618	722,965	1,525,000	47.41 %
100-4100-40-531270	GASOLINE	2,068	13,065	25,000	52.26 %
100-4100-40-531600	SMALL TOOLS & EQUIPMENT	931	5,008	41,000	12.22 %
100-4100-40-531700	OTHER SUPPLIES	117	15,425	-	- %
100-4100-40-531700 COMMU	MATERIALS--COMMUNITY APPEAR	-	848	5,000	16.96 %
100-4100-40-531700 SIGNA	MATERIALS--TRAFFIC SIGNAL MAIN	11,389	100,512	200,000	50.26 %
100-4100-40-531700 STORM	MATERIALS--STORMWATER MAINT	776	7,046	30,000	23.49 %
100-4100-40-531700 STREE	MATERIALS--STREET MAINT	17,236	113,360	180,000	62.98 %
100-4100-40-531700 WASTE	MATERIALS--WASTE HAUL	1,000	5,000	35,000	14.29 %
100-4100-40-531750	UNIFORMS	31	4,523	7,000	64.61 %
100-4100-40-542200	MOTOR VEHICLES	56,539	56,539	66,000	85.67 %
100-4100-40-572000	PAYMENTS TO OTHER AGENCIES	-	-	175,000	- %
100-4100-40-579000	CONTINGENCIES	-	-	98,000	- %
Operations & Capital		546,929	3,568,283	7,959,717	44.83 %
TOTAL PUBLIC WORKS		833,986	5,557,960	12,083,040	46.00 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
FLEET MANAGEMENT EXPENDITURES					
100-4900-10-511100	SALARIES	9,680	69,326	128,666	53.88 %
100-4900-10-512101	HEALTH INSURANCE	1,079	6,817	6,328	107.72 %
100-4900-10-512102	DISABILITY INSURANCE	38	248	279	88.87 %
100-4900-10-512103	DENTAL INSURANCE	43	288	313	91.86 %
100-4900-10-512104	LIFE INSURANCE	79	550	625	87.98 %
100-4900-10-512200	SOCIAL SECURITY	568	4,061	7,978	50.90 %
100-4900-10-512300	MEDICARE	133	950	1,865	50.92 %
100-4900-10-512401	401A RETIREMENT	1,087	7,795	15,439	50.49 %
100-4900-10-512402	401A RETIREMENT-457 MATCH	484	3,466	6,434	53.87 %
100-4900-10-512600	UNEMPLOYMENT TAX	91	91	190	48.01 %
100-4900-10-512700	WORKERS' COMPENSATION	-	82	158	51.71 %
Salaries & Benefits		13,282	93,673	168,275	55.67 %
100-4900-10-521200	PROFESSIONAL SERVICES	-	75,442	130,000	58.03 %
100-4900-10-521300	TECHNICAL SERVICES	-	-	20,000	- %
100-4900-10-523200	COMMUNICATIONS	78	471	1,000	47.06 %
100-4900-10-523700	EDUCATION/TRAINING	-	-	1,500	- %
100-4900-10-531100	GENERAL SUPPLIES & MATLS	-	810	3,500	23.14 %
100-4900-10-531270	GASOLINE	-	-	3,700	- %
100-4900-10-531750	UNIFORMS	-	-	1,000	- %
Operations & Capital		78	76,723	160,700	47.74 %
TOTAL FLEET MANAGEMENT		13,361	170,396	328,975	51.80 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
PARKS & RECREATION EXPENDITURES					
100-6110-50-511100	SALARIES	68,434	479,308	924,030	51.87 %
100-6110-50-511200	PT/TEMP EMPLOYEES - GYM	-	364	260,000	0.14 %
100-6110-50-511201	PT/TEMP EMPLOYEES - ATHLETICS	8,368	99,772	230,000	43.38 %
100-6110-50-511202	PT/TEMP EMPLOYEES - PARK	6,903	52,736	125,000	42.19 %
100-6110-50-511203	PT/TEMP EMPLOYEES-LEISURE	805	14,605	85,000	17.18 %
100-6110-50-512101	HEALTH INSURANCE	9,615	64,256	101,109	63.55 %
100-6110-50-512102	DISABILITY INSURANCE	265	1,712	2,744	62.40 %
100-6110-50-512103	DENTAL INSURANCE	441	2,823	4,980	56.69 %
100-6110-50-512104	LIFE INSURANCE	521	3,649	6,131	59.52 %
100-6110-50-512200	SOCIAL SECURITY	5,121	37,750	57,290	65.89 %
100-6110-50-512300	MEDICARE	1,198	9,149	13,398	68.28 %
100-6110-50-512401	401A RETIREMENT	7,615	53,993	110,883	48.69 %
100-6110-50-512402	401A RETIREMENT-457 MATCH	3,282	23,235	46,202	50.29 %
100-6110-50-512600	UNEMPLOYMENT TAX	784	1,468	5,225	28.09 %
100-6110-50-512700	WORKERS' COMPENSATION	212	7,482	19,598	38.18 %
Salaries & Benefits		113,564	852,302	1,991,590	42.80 %
100-6110-50-521300	TECHNICAL SERVICES	-	15,038	13,440	111.89 %
100-6110-50-522100	CLEANING SERVICES	5,600	33,600	70,880	47.40 %
100-6110-50-522220	REP & MAINT-BUILDINGS	2,216	2,810	10,000	28.10 %
100-6110-50-522230	REP & MAINT-VEHICLES	2,117	4,962	3,000	165.39 %
100-6110-50-522240	REP & MAINT-PARKS	41,179	220,974	443,000	49.88 %
100-6110-50-523200	COMMUNICATIONS	983	6,091	15,426	39.48 %
100-6110-50-523300	ADVERTISING	175	5,192	10,000	51.92 %
100-6110-50-523500	TRAVEL	1,845	2,921	7,000	41.73 %
100-6110-50-523600	DUES & FEES	100	2,313	4,200	55.07 %
100-6110-50-523700	EDUCATION/TRAINING	1,750	3,707	12,092	30.66 %
100-6110-50-523900	CONTRACTUAL SERVICES	42,576	369,744	814,200	45.41 %
100-6110-50-523950	MERCHANT SVCS CHARGES	341	3,095	12,500	24.76 %
100-6110-50-531100	GENERAL OPERATING SUPPLIES	778	4,247	6,000	70.78 %
100-6110-50-531102	PROGRAM SUPPLIES	8,357	23,894	60,000	39.82 %
100-6110-50-531210	WATER	143	17,296	66,500	26.01 %
100-6110-50-531220	NATURAL GAS	2,582	7,534	13,500	55.80 %
100-6110-50-531230	ELECTRICITY	11,304	65,902	162,245	40.62 %
100-6110-50-531270	GASOLINE	-	7,845	15,000	52.30 %
100-6110-50-531300	HOSPITALITY	77	1,067	1,000	106.74 %
100-6110-50-531600	SMALL TOOLS & EQUIPMENT	11,182	17,514	60,000	29.19 %
100-6110-50-531750	UNIFORMS	82	1,738	3,500	49.64 %
100-6110-50-542200	MOTOR VEHICLES	12,514	13,954	40,000	34.88 %
100-6110-50-579000	CONTINGENCIES	-	-	50,000	- %
Operations & Capital		145,901	831,437	1,893,483	43.91 %
TOTAL PARKS & RECREATION		259,465	1,683,739	3,885,073	43.34 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
COMMUNITY DEVELOPMENT EXPENDITURES					
100-7450-60-511100	SALARIES	204,915	1,426,526	2,683,539	53.16 %
100-7450-60-512101	HEALTH INSURANCE	35,346	224,330	385,409	58.21 %
100-7450-60-512102	DISABILITY INSURANCE	747	4,684	8,988	52.12 %
100-7450-60-512103	DENTAL INSURANCE	1,569	9,990	15,260	65.46 %
100-7450-60-512104	LIFE INSURANCE	1,457	9,980	18,612	53.62 %
100-7450-60-512200	SOCIAL SECURITY	12,174	84,630	166,380	50.87 %
100-7450-60-512300	MEDICARE	2,847	19,792	38,911	50.87 %
100-7450-60-512401	401A RETIREMENT	21,535	141,909	322,025	44.07 %
100-7450-60-512402	401A RETIREMENT-457 MATCH	8,425	58,030	134,177	43.25 %
100-7450-60-512600	UNEMPLOYMENT TAX	1,926	2,641	3,610	73.15 %
100-7450-60-512700	WORKERS' COMPENSATION	-	2,521	32,904	7.66 %
Salaries & Benefits		290,942	1,985,032	3,809,815	52.10 %
100-7450-60-521200	PROFESSIONAL SERVICES	-	-	300,000	- %
100-7450-60-521300	TECHNICAL SERVICES	8,886	77,934	162,000	48.11 %
100-7450-60-522230	REP & MAINT-VEHICLES	1,883	7,629	15,000	50.86 %
100-7450-60-523200	COMMUNICATIONS	2,141	12,772	26,500	48.20 %
100-7450-60-523300	ADVERTISING	1,140	6,900	20,000	34.50 %
100-7450-60-523500	TRAVEL	-	2,517	13,000	19.36 %
100-7450-60-523600	DUES & FEES	2,345	4,459	34,000	13.11 %
100-7450-60-523700	EDUCATION/TRAINING	-	5,390	18,000	29.94 %
100-7450-60-523900	CONTRACTUAL SERVICES	-	118,730	101,700	116.75 %
100-7450-60-523950	MERCHANT SVCS CHARGES	-	-	100	- %
100-7450-60-531100	GENERAL OPERATING SUPPLIES	15,279	19,695	29,574	66.60 %
100-7450-60-531270	GASOLINE	2,337	13,085	23,000	56.89 %
100-7450-60-531300	HOSPITALITY	690	6,100	10,000	61.00 %
100-7450-60-531750	UNIFORMS	432	4,182	10,000	41.82 %
Operations & Capital		35,134	279,392	762,874	36.62 %
TOTAL COMMUNITY DEVELOPMENT		326,076	2,264,424	4,572,689	49.52 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
ECONOMIC DEVELOPMENT EXPENDITURES					
100-7520-60-511100	SALARIES	6,022	41,059	192,767	21.30 %
100-7520-60-512101	HEALTH INSURANCE	511	4,198	44,399	9.45 %
100-7520-60-512102	DISABILITY INSURANCE	17	113	1,036	10.90 %
100-7520-60-512103	DENTAL INSURANCE	17	112	2,585	4.33 %
100-7520-60-512104	LIFE INSURANCE	36	251	1,902	13.18 %
100-7520-60-512200	SOCIAL SECURITY	303	2,409	11,951	20.16 %
100-7520-60-512300	MEDICARE	71	563	2,796	20.15 %
100-7520-60-512401	401A RETIREMENT	570	4,103	23,132	17.74 %
100-7520-60-512402	401A RETIREMENT-457 MATCH	284	2,036	9,638	21.13 %
100-7520-60-512600	UNEMPLOYMENT TAX	49	49	190	25.60 %
100-7520-60-512700	WORKERS' COMPENSATION	-	123	920	13.32 %
Salaries & Benefits		7,880	55,015	291,316	18.89 %
100-7520-60-521205	PROF SVCS-OTHER	-	-	20,000	- %
100-7520-60-523200	COMMUNICATIONS	45	273	1,000	27.26 %
100-7520-60-523300	ADVERTISING	5,000	12,935	18,700	69.17 %
100-7520-60-523500	TRAVEL	-	-	3,600	- %
100-7520-60-523600	DUES & FEES	11,114	13,605	16,345	83.24 %
100-7520-60-523700	EDUCATION/TRAINING	-	42	3,875	1.09 %
100-7520-60-531100	GENERAL SUPPLIES & MATLS	75	75	500	14.99 %
100-7520-60-531300	HOSPITALITY	61	1,393	8,000	17.41 %
Operations & Capital		16,295	28,323	72,020	39.33 %
TOTAL ECONOMIC DEVELOPMENT		24,175	83,338	363,336	22.94 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
TRANSFERS EXPENDITURES					
100-9000-90-581300	NOTE PRINCIPAL	17,269	120,381	203,678	59.10 %
100-9000-90-582300	NOTE INTEREST EXPENSE	2,342	16,895	31,652	53.38 %
100-9000-90-611351	TRANSFER OUT TO CAPITAL PROJEC	991,047	6,937,326	32,893,816	21.09 %
100-9000-90-611360	TRANSFER OUT TO FAC AUTH	-	-	13,557,925	- %
100-9000-90-611555	TRANSFER OUT TO ARTS CENTER	-	668,585	1,314,607	50.86 %
100-9000-90-611561	XFER OUT TO STORMWATER	143,333	1,003,333	1,720,000	58.33 %
Operations & Capital		1,153,991	8,746,519	49,721,678	17.59 %
	TOTAL TRANSFERS	1,153,991	8,746,519	49,721,678	17.59 %
	TOTAL EXPENDITURES	\$7,526,489	\$50,925,708	\$134,454,587	37.88 %
GENERAL FUND - 100		(\$635,354)	\$27,592,177		

**CONFISCATED ASSET FUND REVENUES & EXPENDITURES
THROUGH PERIOD 07, JANUARY FY 2022**

02/17/2022

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
210-0000-30-351320	STATE SEIZED FUNDS REV	-	(4,466)	75,000	(5.96%)
210-0000-30-351325	FEDERAL SEIZED FUNDS REV	-	135,683	125,000	108.55 %
	TOTAL FINES & FORFEITURES	-	131,217	200,000	65.61 %
	TOTAL REVENUES	\$-	\$131,217	\$200,000	65.61 %
POLICE EXPENDITURES					
210-3210-30-531600	SMALL TOOLS & EQUIPMENT	-	153,333	200,000	76.67 %
	TOTAL POLICE	-	153,333	200,000	76.67 %
	TOTAL EXPENDITURES	\$-	\$153,333	\$200,000	76.67 %
CONFISCATED ASSET FUND - 210		\$-	(\$22,116)	\$-	- %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
215-0000-30-342500	ALL REVENUE	277,753	1,516,776	3,000,000	50.56 %
	TOTAL CHARGES & FEES	277,753	1,516,776	3,000,000	50.56 %
	TOTAL REVENUES	\$277,753	\$1,516,776	\$3,000,000	50.56 %
EMERGENCY MANAGEMENT EXPENDITURES					
215-3810-30-572000	PAYMENTS TO OTHER AGENCIES	277,753	1,516,776	3,000,000	50.56 %
	TOTAL EMERGENCY MANAGEMENT	277,753	1,516,776	3,000,000	50.56 %
	TOTAL EXPENDITURES	\$277,753	\$1,516,776	\$3,000,000	50.56 %
E911 FUND - 215		\$-	\$-	\$-	- %

**TREE FUND REVENUES & EXPENDITURES
THROUGH PERIOD 07, JANUARY FY 2022**

02/17/2022

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
220-0000-50-341320	DEVELOPMENT IMPACT FEES	47,474	236,434	150,000	157.62 %
	TOTAL CHARGES & FEES	47,474	236,434	150,000	157.62 %
220-0000-50-399999	USE OF FUND BALANCE	-	-	181,000	- %
	TOTAL OTHER FINANCING SOURCES	-	-	181,000	- %
	TOTAL REVENUES	\$47,474	\$236,434	\$331,000	71.43 %
TREE FUND EXPENSE EXPENDITURES					
220-6240-00-541200	SITE IMPROVEMENTS	20,520	51,427	74,295	69.22 %
	TOTAL TREE FUND EXPENSE	20,520	51,427	74,295	69.22 %
TRANSFERS OUT EXPENDITURES					
220-9000-90-611351	TRANSFER TO CAPITAL PROJECTS	-	-	331,000	- %
	TOTAL TRANSFERS OUT	-	-	331,000	- %
	TOTAL EXPENDITURES	\$20,520	\$51,427	\$405,295	12.69 %
TREE FUND - 220		\$26,954	\$185,007	(\$74,295)	(249.02%)

**IMPACT FEE FUND REVENUES & EXPENDITURES
THROUGH PERIOD 07, JANUARY FY 2022**

02/17/2022

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
225-0000-60-341320 PARKS	IMPACT FEES - PARKS	9,087	452,570	200,000	226.28 %
225-0000-60-341320 PUBSA	IMPACT FEES - PUBLIC SAFETY	890	45,151	-	- %
225-0000-60-341320 TRANS	IMPACT FEES - TRANSPORTATION	3,333	181,806	-	- %
	TOTAL CHARGES & FEES	13,310	679,526	200,000	339.76 %
	TOTAL REVENUES	\$13,310	\$679,526	\$200,000	339.76 %
TRANSFERS EXPENDITURES					
225-0000-90-611100 PARKS	TRANSFER TO GENERAL FUND	-	6,809	-	- %
225-0000-90-611351 TRANS	TRANSFER TO CAPITAL PROJECTS	-	-	200,000	- %
	TOTAL TRANSFERS	-	6,809	200,000	3.40 %
	TOTAL EXPENDITURES	\$-	\$6,809	\$200,000	3.40 %
IMPACT FEE FUND - 225		\$13,310	\$672,717	\$-	- %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
245-0000-60-361000	INTEREST REVENUE	147	732	-	- %
	TOTAL INVESTMENT INCOME	147	732	-	- %
245-0000-60-399999	USE OF FUND BALANCE	-	-	684,425	- %
	TOTAL OTHER FINANCING SOURCES	-	-	684,425	- %
245-0000-60-331100	FEDERAL MATCHING GRANTS	123,921	123,921	650,000	19.06 %
245-0000-60-331100 CDB20	FEDERAL MATCHING GRANTS	236,683	236,683	-	- %
	TOTAL OTHER REVENUES	360,604	360,604	650,000	55.48 %
	TOTAL REVENUES	\$360,751	\$361,336	\$1,334,425	27.08 %
COMMUNITY DEVELOPMENT BLOCK GR EXPENDITURES					
245-7450-60-541400 AC181	INFRASTRUCTURE	7,400	231,531	468,543	49.42 %
245-7450-60-541400 CDB21	INFRASTRUCTURE	-	-	600,000	- %
	TOTAL CDBG	7,400	231,531	1,068,543	21.67 %
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	36,920	36,920	81,217	45.46 %
245-8000-00-582300 ACT19	NOTE INTEREST EXPENSE	-	40,608	-	- %
	TOTAL CDBG FUND DEBT SERVICE	36,920	364,529	734,425	49.63 %
	TOTAL EXPENDITURES	\$44,321	\$596,060	\$1,802,968	33.06 %
CDBG FUND - 245		\$316,430	(\$234,724)	(\$468,543)	50.10 %

**HOTEL/MOTEL TAX FUND REVENUES & EXPENDITURES
THROUGH PERIOD 07, JANUARY FY 2022**

02/17/2022

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
275-0000-50-314100	HOTEL/MOTEL TAX	301,626	2,152,743	1,600,000	134.55 %
	TOTAL TAXES	301,626	2,152,743	1,600,000	134.55 %
	TOTAL REVENUES	\$301,626	\$2,152,743	\$1,600,000	134.55 %
TRANSFERS EXPENDITURES					
275-9000-90-611100	TRANSFER TO GENERAL FUND	86,144	614,823	450,000	136.63 %
275-9000-90-611555	TRANSFER OUT TO ARTS CENTER	118,539	846,028	600,000	141.00 %
275-9000-90-611850	TRANSFER TO HOSPITALITY	96,943	691,891	550,000	125.80 %
	TOTAL TRANSFERS	301,626	2,152,743	1,600,000	134.55 %
	TOTAL EXPENDITURES	\$301,626	\$2,152,743	\$1,600,000	134.55 %
HOTEL/MOTEL TAX FUND - 275		\$-	\$-	\$-	- %

**RENTAL MOTOR VEH EXCISE TAX FD REVENUES & EXPENDITURES
THROUGH PERIOD 07, JANUARY FY 2022**

02/17/2022

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
280-0000-90-314400	EXCISE TAX ON RENTAL MV	5,448	39,473	70,000	56.39 %
	TOTAL TAXES	5,448	39,473	70,000	56.39 %
	TOTAL REVENUES	\$5,448	\$39,473	\$70,000	56.39 %
RMVET EXPENDITURES EXPENDITURES					
280-9000-90-611100	TRANSFER TO GENERAL FUND	5,448	39,473	70,000	56.39 %
	TOTAL RMVET EXPENDITURES	5,448	39,473	70,000	56.39 %
	TOTAL EXPENDITURES	\$5,448	\$39,473	\$70,000	56.39 %
RENTAL MOTOR VEH EXCISE TAX FD - 280		\$-	\$-	\$-	- %

PROJECT DESCRIPTION	PROJ #	JANUARY MTD ACTUAL	2022 YTD ACTUAL	CUMULATIVE ACTUAL	CUMULATIVE BUDGET	AVAILABLE BUDGET
REVENUES						
T-SPLOST TAX		2,149,768	11,315,177	89,834,244	89,465,012	(369,232)
FEDERAL MATCHING GRANTS	TS131	-	-	-	3,050,000	3,050,000
INTEREST REVENUE		-	-	247,459	-	(247,459)
		\$2,149,768	\$11,315,177	\$90,081,703	\$92,515,012	\$2,433,310
TRANSPORTATION						
TEI-Spalding@Dalrymple/Trowbridge	TS103	6,059	6,059	2,408,689	2,580,000	171,311
TEI-Roswell@GrogansFerry	TS105	106,856	757,598	4,750,027	4,700,000	(50,027)
TEI-Riverview@Northside	TS106	-	5,554	868,758	2,902,748	2,033,990
TEI-SCOOT Upgrade	TS107	-	10,232	1,484,961	1,497,252	12,291
TEI-Roswell@Dalrymple	TS108	-	660	240,731	1,840,000	1,599,269
TEI-MountParan@PowersFerry	TS110	-	-	354,329	400,000	45,671
TEI-Spalding@Pitts	TS111	-	18,049	315,625	2,718,179	2,402,554
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	-	34,420	1,204,969	1,213,603	8,634
SWP-Northwood:Kingsport/Roswell	TS165	-	-	268,968	268,968	-
SWP-Spalding:SpaldingLake/Publix	TS166	91,900	122,912	904,816	1,763,352	858,536
SWP-BrandonMill:MarshCr/LostForest	TS167	205,375	929,852	1,949,652	1,950,728	1,076
SWP-Dalrymple:Princeton/Duncourtney	TS168	-	17,733	212,044	659,155	447,111
SWP-DunwoodyClub:Spalding/Fenimore	TS169	63,149	297,885	1,067,108	1,165,000	97,892
SWP-InterstateN:CityLimit/Northside	TS170	82,636	263,826	2,535,153	2,646,272	111,119
SWP-Roberts:Northridge/DavisAcademy	TS171	50,001	67,956	503,124	530,304	27,180
SWP-BrandonMill:LostForest/BrandonR	TS172	5,672	31,313	193,581	1,465,000	1,271,419
JohnsonFerry/MountVernon Efficiency	TS191	10,016	44,016	2,564,150	25,300,000	22,735,850
MountVernon Multiuse Path	TS192	325,015	766,442	1,808,369	10,414,500	8,606,131
Hammond Phase 1 (ROW/Design)	TS193	69,340	1,172,119	12,481,613	12,498,000	16,387
T-SPLOST ADMIN COSTS	TS999	60,498	426,094	4,329,555	8,850,000	4,520,445
		\$1,076,516	\$4,972,719	\$41,441,913	\$92,515,012	\$51,073,099
T-SPLOST PROJECTS FUND - 335		\$1,073,252	\$6,342,458	\$48,639,789	\$-	(\$48,639,789)

PROJECT DESCRIPTION	PROJ #	JANUARY MTD ACTUAL	2022 YTD ACTUAL	CUMULATIVE ACTUAL	CUMULATIVE BUDGET	AVAILABLE BUDGET
CAPITAL CONTINGENCY	C9999	-	-	-	4,639,175	4,639,175
		\$-	\$-	\$-	\$4,639,175	\$4,639,175
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	14,166	14,166	244,443	350,000	105,557
CULTURAL CENTER	F0008	9,300	18,550	80,652	2,500,000	2,419,348
PUBLIC SAFETY BUILDING	F0009	-	-	59,250	100,000	40,750
WAYFINDING SIGNAGE	F2101	-	24,071	113,903	1,500,000	1,386,097
CISTERN IMPROVEMENTS	F2102	2,230	117,944	204,957	305,000	100,043
CITY CENTER MASTER PLAN UPDATE	F2103	-	40,300	189,725	190,000	275
VETERANS PARK	F2104	33,804	85,583	480,204	1,586,000	1,105,796
ELECTRIC VEHICLE CHARGING STATIONS	F2201	-	-	24,837	75,738	50,901
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	144,967	1,517,290	1,372,323
ABERNATHY SITE IMP	F2206	-	-	-	1,000,000	1,000,000
CITY GREEN STAGE IMP	F2207	-	-	-	250,000	250,000
FIREFIGHTER TURN OUT GEAR	FD221	12,360	40,224	121,278	166,000	44,722
RADIO MCT FIRE TRUCKS	FD222	-	16,213	20,938	35,800	14,862
FIRE DEPARTMENT STRATEGIC PLAN	FD223	-	-	-	25,000	25,000
ADMIN VEHICLES	FD224	-	-	-	350,000	350,000
FIRE DEPT RADIOS	FD225	-	-	-	465,000	465,000
		\$71,859	\$435,931	\$7,697,739	\$16,185,659	\$8,487,919
CITY CENTER						
LAND ACQUISITION & DEMOLITION	CC001	21,478	25,429	34,119,839	35,240,213	1,120,374
UTILITIES RELOCATION	CC006	-	10,480	50,480	6,194,555	6,144,075
SANDY SPRINGS CIRCLE PHASE 2	CC010	6,264	71,738	6,557,787	8,087,570	1,529,783
FURNITURE FIXTURES & EQUIPMENT	CC011	-	-	7,770,465	7,834,555	64,090
		\$27,742	\$107,647	\$48,498,571	\$57,356,893	\$8,858,322
ARTS PROGRAM						
OUTDOOR ART PROGRAM	A0001	-	13,500	240,413	276,913	36,500
INDOOR ART PROGRAM	A0002	-	-	5,000	100,000	95,000
PAY AND COMP STUDY IMPLEMENTATION	A2201	-	-	-	800,000	800,000
		\$-	\$13,500	\$245,413	\$1,176,913	\$931,500
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	15,000	9,863
		\$-	\$5,137	\$5,137	\$15,000	\$9,863
I2202						
NETWORK HARDWARE REPLACEMENT	I2202	-	100,561	100,561	205,000	104,439
		\$-	\$100,561	\$100,561	\$205,000	\$104,439
V2201						
FLEET ELECTRIC VEHICLES	V2201	-	119,789	119,789	240,000	120,211
		\$-	\$119,789	\$119,789	\$240,000	\$120,211

PROJECT DESCRIPTION	PROJ #	JANUARY MTD ACTUAL	2022 YTD ACTUAL	CUMULATIVE ACTUAL	CUMULATIVE BUDGET	AVAILABLE BUDGET
TRANSPORTATION						
ROSWELL ROAD PHASE I	T0019	14,977	293,107	725,532	8,406,826	7,681,294
CHATTAHOOCHEE RIVER BRIDGE	T0035	6,918	10,078	141,246	760,000	618,754
GLENRIDGE @ ROSWELL RD INTERSECTION	T0043	-	-	1,660,493	1,937,354	276,861
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	32,270	67,646	3,683,559	3,915,000	231,441
BIKE/PED/TRAIL DESIGN & IMPLEM	T0060	-	149,577	2,047,697	2,258,919	211,222
CITY SPRINGS STREETSCAPES	T0062	-	-	1,556,642	1,589,063	32,421
NORTH END REVITALIZATION	T0063	-	7,262	673,799	1,550,000	876,201
PEACHTREE @ TELFORD IMPROVEMENT	T0064	60,679	191,616	2,110,494	2,110,937	443
SIGNAL PREEMPTION EMERG RESPONSE	T0065	-	-	778,504	780,000	1,496
SR140 HOLCOMB @ SPALDING ROW	T0066	6,800	6,800	6,800	450,000	443,200
MT VERNON @ DUPREE SIGNAL	T0067	-	5,469	348,700	350,000	1,300
TRANSPORTATION MASTER PLAN	T0068	-	-	345,500	350,000	4,500
PEACHTREE-DUNWOODY@WINDSOR	T0069	25	7,425	887,281	1,400,000	512,719
ACCESS MANAGEMENT PLAN	T0070	49,530	155,335	401,558	100,000	(301,558)
NORTH END ROSWELL ROAD BOULEVARD	T0071	11,546	39,079	144,730	200,000	55,270
WATER RELIABILITY PROGRAM	T2000	624	1,483	803,375	1,000,000	196,625
SR400 ENHANCEMENTS	T2001	-	-	-	5,900,940	5,900,940
PAVEMENT MANAGEMENT PROGRAM	T2201	-	13,402	6,902,232	7,300,000	397,768
CITY BEAUTIFICATION PROGRAM	T2202	-	-	-	200,000	200,000
GUARDRAIL REPLACEMENT PROGRAM	T2203	-	-	-	300,000	300,000
BRIDGE & DAM MAINTENANCE	T2204	-	-	-	1,443,000	1,443,000
INTERSECTION & OPERATIONAL IMP	T2205	-	4,624	41,994	900,000	858,006
TRAFFIC MANAGEMENT PROGRAM	T2206	-	99,966	334,606	625,000	290,394
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
Bridge Improvements	T2212	12,120	48,235	100,000	100,000	-
NEIGHBORHOOD LIGHTING PROGRAM	T2213	-	-	-	100,000	100,000
PAVEMENT MANAGEMENT PROGRAM	T3000	-	1,408,050	53,842,761	53,931,583	88,821
CITY BEAUTIFICATION PROGRAM	T4000	641	5,701	274,744	402,572	127,829
SIDEWALK PROGRAM	T6000	3,675	8,974	10,361,394	10,630,500	269,106
INTERSECTIONS & OPERATIONAL	T7000	1,970	129,809	6,343,769	6,391,048	47,279
GUARDRAIL REPLACEMENT PROGRAM	T7500	10,580	94,774	461,468	734,150	272,682
UNDERGROUND UTILITY PROGRAM	T8000	-	-	76,684	500,000	423,316
LAKE FORREST DAM MAINTENANCE	T9000	37,600	159,927	1,671,278	3,554,882	1,883,604
BRIDGE & DAM MAINTENANCE	T9100	-	466,043	594,881	627,000	32,119
TRAFFIC MANAGEMENT PROGRAM	T9500	3,320	76,701	6,474,028	6,536,507	62,479
TRAFFIC CALMING	T9600	-	-	305,906	354,823	48,917
		\$253,273	\$3,451,084	\$109,186,514	\$134,373,036	\$25,186,522

PROJECT DESCRIPTION	PROJ #	JANUARY MTD ACTUAL	2022 YTD ACTUAL	CUMULATIVE ACTUAL	CUMULATIVE BUDGET	AVAILABLE BUDGET
PARKS						
SS TENNIS CENTER	P0006	-	-	781,091	787,679	6,587
HAMMOND PARK IMPROVEMENTS	P0007	113,673	520,880	4,368,564	4,458,981	90,417
MORGAN FALLS OVERLOOK PARK	P0009	12,209	40,875	4,346,798	4,365,033	18,235
MORGAN FALLS ATHLETIC FIELDS	P0010	-	-	5,575,239	5,584,130	8,891
ALLEN ROAD PARK	P0013	-	(1,476)	440,162	440,415	253
CROOKED CREEK PARK	P0020	21,045	21,045	446,878	448,607	1,729
ISON SPRINGS ELEMENTARY (IGA)	P0025	-	48,089	250,261	250,000	(261)
CITY TRAIL CONSTRUCTION	P0028	21,613	21,613	293,250	750,000	456,750
RIVERSHORE FLOODPLAIN	P0029	-	2,750	24,900	125,000	100,100
TRIANGLE PARK	P0030	3,922	213,671	298,643	318,285	19,642
PARKLAND ACQUISITION	P0031	-	1,158,606	3,301,559	3,350,000	48,441
TRAIL SEGMENT 2A P&E AND CONST	P2201	-	-	-	9,000,000	9,000,000
TRAIL ROW ACQUISITION	P2202	-	8,000	8,000	250,000	242,000
SANDY SPRINGS MIDDLE SCHOOL IGA	P2203	-	8,675	85,400	110,000	24,600
RIDGEVIEW MIDDLE SCHOOL IGA	P2204	-	-	-	75,000	75,000
NANCY CREEK STREAM RESTORATION	P2205	-	300	300	570,000	569,700
SUSTAINABILITY PLAN/POLICY	P2206	-	-	-	75,000	75,000
TREE FUND INVASIVE SPECIES REMOVAL	P2207	-	8,182	8,182	30,000	21,818
TREE FUND TREES ATLANTA PARTNERSHIP	P2208	-	16,535	16,535	80,000	63,465
TREE FUND CAPITAL PROJECTS	P2209	10,740	10,740	10,740	139,000	128,260
TREE FUND SURVEYS	P2210	-	-	-	30,000	30,000
TREE FUND MAINTENANCE	P2211	-	-	-	52,000	52,000
OLD RIVERSIDE MASTER PLAN	P2212	-	-	-	100,000	100,000
ALLEN ROAD PARK MASTER PLAN	P2213	-	-	-	100,000	100,000
HAMMOND PARK FACILITY MASTER PLAN	P2214	-	-	-	100,000	100,000
ABERNATHY S GREENWAY STREAM BANK	P2215	-	-	55,350	150,000	94,650
MORGAN FALLS ATHLETIC IMP	P2216	-	-	-	1,500,000	1,500,000
POLICE EQUIPMENT	PD221	32,728	76,975	161,085	195,520	34,435
MOTOROLA RADIO REPLACEMENTS	PD222	45,470	80,387	126,702	130,000	3,298
SWAT TRUCK	PD223	-	-	465,743	500,000	34,257
FLOCK CAMERAS	PD224	-	-	-	120,000	120,000
AED DEVICES	PD225	-	-	-	150,000	150,000
		\$261,399	\$2,235,846	\$21,065,382	\$34,334,650	\$13,269,268
C CD221						
NEXT TEN 5YR UPDATE	CD221	-	-	-	200,000	200,000
		\$-	\$-	\$-	\$200,000	\$200,000
CAPITAL PROJECTS FUND - 351		\$713,874	\$7,252,060	\$243,586,315	\$334,535,988	\$90,949,672

**PUBLIC FACILITIES AUTHORITY REVENUES & EXPENDITURES
THROUGH PERIOD 07, JANUARY FY 2022**

02/17/2022

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
360-0000-10-361000	INTEREST REVENUE	13	750,235	750,000	100.03 %
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	38,263,885	97.56 %
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 %
360-0000-10-399999	USE OF FUND BALANCE	-	-	3,400,000	- %
TOTAL PUBLIC FACILITIES AUTH REVENU		13	461,110,274	465,184,758	99.12 %
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	\$517,893,620	\$518,596,104	99.86 %
PUBLIC FACILITIES - PUB SAF EXPENDITURES					
360-3100-00-541300 PF002	BUILDINGS	12,026	11,371,728	46,433,285	24.49 %
TOTAL PUBLIC FACILITIES - PUB SAF		12,026	11,371,728	46,433,285	24.49 %
PUBLIC FACILITIES - FIRE EXPENDITURES					
360-3510-00-541300 PF003	BUILDINGS	38,334	4,689,986	10,000,000	46.90 %
360-3510-00-541300 PF004	BUILDINGS	200	746,749	5,000,000	14.93 %
360-3510-00-541300 PF221	BUILDINGS	-	-	900,000	- %
TOTAL PUBLIC FACILITIES - FIRE		38,534	5,436,734	15,900,000	34.19 %
PUBLIC FACILITIES AUTH CONSTR EXPENDITURES					
360-6220-00-521200	PROFESSIONAL SERVICES	-	19,296,211	19,323,125	99.86 %
360-6220-00-541400	INFRASTRUCTURE	-	196,020,144	196,882,073	99.56 %
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		-	226,660,634	229,212,000	98.89 %
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	-	38,750,904	36,348,010	106.61 %
360-8000-00-584000	COSTS OF ISSUANCE	-	3,412,917	2,095,290	162.89 %
360-8000-00-584001	BOND DISCOUNT	-	-	1,317,628	- %
360-8000-00-584100	REFUNDING ESCROW	-	162,949,891	162,949,891	100.00 %
TOTAL PUBLIC FACILITIES AUTH DEBT		-	220,418,712	215,860,819	102.11 %
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		\$50,560	\$475,077,808	\$518,596,104	91.61 %
PUBLIC FACILITIES AUTHORITY - 360		(\$50,547)	\$42,815,812	\$-	- %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
555-0000-54-347500	EDUCATION PROGRAM	-	-	42,500	- %
555-0000-51-347600	MEMBERSHIPS	200	10,700	98,000	10.92 %
555-0000-56-347900	TICKET REVENUE	(60,437)	336,663	1,670,000	20.16 %
555-0000-56-347905	FACILITY/TICKET-HANDLING FEES	(70)	90,098	286,000	31.50 %
555-0000-56-347910	FACILITY RENTALS	-	268,218	697,000	38.48 %
555-6196-56-347920	F&B REVENUE	10,370	329,937	747,100	44.16 %
	TOTAL CHARGES & FEES	(49,937)	1,035,615	3,540,600	29.25 %
555-0000-56-371000	OTHER CONTRIBUTIONS	-	154,123	850,000	18.13 %
555-0000-56-389900	MISCELLANEOUS INCOME	695	12,566	5,500	228.47 %
	TOTAL MISCELLANEOUS	695	166,689	855,500	19.48 %
555-0000-90-391100	TRANSFER IN FROM GENERAL FUND	-	668,585	1,314,608	50.86 %
555-0000-50-391275	TRANSFER IN FROM HOTEL MOTEL	118,539	846,028	600,000	141.00 %
	TOTAL OTHER FINANCING SOURCES	118,539	1,514,612	1,914,608	79.11 %
	TOTAL REVENUES	\$69,297	\$2,716,916	\$6,310,708	43.05 %
ARTS CENTER - ADMINISTRATION EXPENDITURES					
555-6191-51-511100	SALARIES	115,781	852,075	1,591,282	53.55 %
555-6191-51-511200	PT/TEMP EMPLOYEES	-	-	200,000	- %
555-6191-51-512101	HEALTH INSURANCE	15,427	99,362	178,757	55.59 %
555-6191-51-512102	DISABILITY INSURANCE	394	2,528	4,501	56.17 %
555-6191-51-512103	DENTAL INSURANCE	870	4,848	8,477	57.19 %
555-6191-51-512104	LIFE INSURANCE	810	5,608	10,115	55.44 %
555-6191-51-512200	SOCIAL SECURITY	6,973	51,273	98,673	51.96 %
555-6191-51-512300	MEDICARE	1,631	11,991	23,080	51.96 %
555-6191-51-512401	401A RETIREMENT	10,404	78,490	191,094	41.07 %
555-6191-51-512402	401A RETIREMENT-457 MATCH	4,490	31,459	79,415	39.61 %
555-6191-51-512600	UNEMPLOYMENT TAX	1,117	2,092	1,000	209.23 %
555-6191-51-512700	WORKERS' COMPENSATION	-	1,824	2,364	77.17 %
555-6191-51-512100	PROFESSIONAL SERVICES	-	-	20,000	- %
555-6191-51-5121300	TECHNICAL SERVICES	3,662	22,844	97,130	23.52 %
555-6191-51-5122100	CLEANING SERVICES	-	-	30,000	- %
555-6191-51-5123200	COMMUNICATIONS	1,588	10,743	29,160	36.84 %
555-6191-51-5123300	ADVERTISING	15,038	150,960	200,000	75.48 %
555-6191-51-5123350	PROMOTIONS	-	-	30,950	- %
555-6191-51-5123400	PRINTING & BINDING	-	3,495	9,500	36.79 %
555-6191-51-5123500	TRAVEL	(298)	-	4,050	- %
555-6191-51-5123600	DUES & FEES	1,706	9,120	9,010	101.23 %
555-6191-51-5123700	EDUCATION/TRAINING	-	-	3,900	- %
555-6191-51-5123800	LICENSES	1,404	4,260	8,400	50.71 %
555-6191-51-5123900	CONTRACTUAL SERVICES	-	5,730	11,000	52.09 %
555-6191-51-5123950	MERCHANT SVCS CHARGES	2,565	22,572	44,000	51.30 %
555-6191-51-5131100	GENERAL SUPPLIES & MATLS	172	2,879	5,200	55.37 %
555-6191-51-5131300	HOSPITALITY	-	2,428	2,000	121.38 %
555-6191-51-5131750	UNIFORMS	-	-	11,000	- %
555-6191-51-5141200	SITE IMPROVEMENTS	2,697	2,697	-	- %
555-6191-51-5142100	MACHINERY & EQUIPMENT	-	16,448	100,000	16.45 %
555-6191-51-5142300	FURNITURE & FIXTURES	-	5,902	20,000	29.51 %
555-6191-51-5179000	CONTINGENCIES	-	-	40,000	- %
	TOTAL ARTS CENTER - ADMINISTRATION	186,431	1,401,630	3,064,058	45.74 %

GL ACCOUNT	DESCRIPTION	JANUARY 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	-	4,062	103,000	3.94 %
555-6192-52-522330	OTHER RENTALS	3,369	22,750	55,600	40.92 %
555-6192-52-523300	ADVERTISING	18,274	64,004	152,500	41.97 %
555-6192-52-523850	ARTIST FEES	3,932	408,524	1,054,750	38.73 %
555-6192-52-523900	CONTRACTUAL SERVICES	13,950	24,334	133,500	18.23 %
555-6192-52-531100	GENERAL SUPPLIES & MATLS	2,117	9,339	26,500	35.24 %
555-6192-52-531300	HOSPITALITY	-	12,835	56,800	22.60 %
555-6192-52-531500	COSTS OF GOODS SOLD	16,027	105,031	77,600	135.35 %
555-6192-52-531600	SMALL TOOLS & EQUIPMENT	3,716	19,022	72,000	26.42 %
555-6192-52-531700	OTHER SUPPLIES	-	1,065	4,500	23.66 %
TOTAL ARTS CENTER - THEATRE		61,385	670,966	1,836,750	36.53 %

GL ACCOUNT	DESCRIPTION	JANUARY 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	-	76,165	81,700	93.23 %
555-6193-53-531100	GENERAL SUPPLIES & MATLS	973	13,473	51,000	26.42 %
555-6193-53-531500	COSTS OF GOODS SOLD	-	-	114,900	- %
555-6193-53-531600	SMALL TOOLS & EQUIPMENT	-	1,742	35,000	4.98 %
555-6193-53-531700	OTHER SUPPLIES	-	593	8,000	7.42 %
TOTAL ARTS CENTER - CONFERENCE CTR		973	91,973	310,600	29.61 %

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
ARTS CENTER - SPECIAL EVENTS EXPENDITURES					
555-6195-55-523300	ADVERTISING	1,115	21,132	107,200	19.71 %
555-6195-55-531100	GENERAL SUPPLIES & MATLS	-	509	19,600	2.60 %
555-6195-55-531300	HOSPITALITY	261	322	3,800	8.47 %
555-6195-55-531350	SPECIAL EVENTS	28,978	299,468	541,000	55.35 %
555-6195-55-531500	COSTS OF GOODS SOLD	-	-	47,000	- %
TOTAL ARTS CENTER - SPECIAL EVENTS		30,355	321,431	718,600	44.73 %



**CREATE SANDY SPRINGS REVENUES & EXPENDITURES
THROUGH PERIOD 07, JANUARY FY 2022**

02/17/2022

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
ARTS CENTER - HERITAGE EXPENDITURES					
555-6196-56-521200	PROFESSIONAL SERVICES	-	240	105,800	0.23 %
555-6196-56-522210	REP & MAINT-EQUIPMENT	-	-	15,000	- %
555-6196-56-523300	ADVERTISING	-	-	30,000	- %
555-6196-56-531100	GENERAL SUPPLIES & MATLS	-	-	46,000	- %
555-6196-56-531600	SMALL TOOLS & EQUIPMENT	-	-	40,000	- %
	TOTAL ARTS CENTER - HERITAGE	-	240	236,800	0.10 %
	TOTAL EXPENDITURES	\$279,143	\$2,486,241	\$6,310,708	39.40 %
CREATE SANDY SPRINGS - 555		(\$209,847)	\$230,676	\$-	- %

**STORMWATER FUND REVENUES & EXPENDITURES
THROUGH PERIOD 07, JANUARY FY 2022**

02/17/2022

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
561-0000-90-391100	TRANSFER IN FROM GENERAL FUND	143,333	14,278,333	14,995,000	95.22 %
	TOTAL OTHER FINANCING SOURCES	143,333	14,278,333	14,995,000	95.22 %
	TOTAL REVENUES	\$143,333	\$14,278,333	\$14,995,000	95.22 %
STORMWATER CAPITAL MAINT & IMP EXPENDITURES					
561-4250-40-521200	PROFESSIONAL SERVICES	33,106	1,094,202	1,250,476	87.50 %
561-4250-40-521200 GREEN	PROFESSIONAL SERVICES	-	59,722	136,066	43.89 %
561-4250-40-541450	STORMWATER IMPROVEMENT	13,450	8,411,675	9,897,549	84.99 %
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 &	46,556	11,122,595	13,126,088	84.74 %
STORMWATER OPERATIONS EXPENDITURES					
561-4320-40-521200	PROFESSIONAL SERVICES	4,412	184,937	229,134	80.71 %
561-4320-40-522240	REP & MAINT-OTHER	-	1,103,519	1,282,919	86.02 %
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	4,412	1,515,304	1,766,291	85.79 %
TRANSFERS EXPENDITURES					
561-9000-90-611351 P2205	TRANSFER TO CAPITAL PROJECTS	-	-	570,000	- %
	TOTAL TRANSFERS	-	-	570,000	- %
	TOTAL EXPENDITURES	\$50,968	\$12,637,899	\$15,462,379	81.73 %
STORMWATER FUND - 561		\$92,366	\$1,640,434	(\$467,379)	(350.99%)

**DEVELOPMENT AUTHORITY REVENUES & EXPENDITURES
THROUGH PERIOD 07, JANUARY FY 2022**

02/17/2022

GL ACCOUNT	DESCRIPTION	JANUARY MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
840-0000-10-389000	CONTRACT PAYMENTS	-	10,500	-	- %
	TOTAL MISCELLANEOUS	-	10,500	-	- %
	TOTAL REVENUES	\$-	\$10,500	\$-	- %
DEVELOPMENT AUTHORITY EXPENDITURES					
840-1595-10-523100	PROPERTY & LIABILITY INS	35	2,236	-	- %
	TOTAL DEVELOPMENT AUTHORITY	35	2,236	-	- %
	TOTAL EXPENDITURES	\$35	\$2,236	\$-	- %
DEVELOPMENT AUTHORITY - 840		(\$35)	\$8,265	\$-	- %