



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Planning Commission Meeting, March 22, 2022

Case: **RZ22-0005 – 8765 & 8800 Roswell Road and 0 Dunwoody Place**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: March 10, 2023

REQUEST

Request for a Zoning Map Amendment (Rezoning) from Shopfront Mixed Use – 6 stories maximum height (SX-6) to North End Mixed Use – 5 stories max height without bonus (NEX- 5/6).

APPLICANT

Property Owner(s):	Petitioner(s):	Representative(s):
SRPFA/North River LLC	SRPFA/North River LLC	Henry Bailey & Jessica Hill

SUMMARY

The applicant requests a Zoning Map Amendment (Rezoning) of **8765 & 8800 Roswell Road and 0 Dunwoody Place (Parcel # 06 0367LL0666, 06 0367LL0625, 06 0367LL0658)** from Shopfront Mixed Use – 6 stories maximum height (SX-6) to North End Mixed Use – 5 stories max height without bonus; 6 stories max height with retail ground floor, using retail bonus (NEX- 5/6).

RECOMMENDATION

Department of Community Development

Staff recommends **Approval** of **Zoning Map Amendment (rezoning)** RZ22-0005.

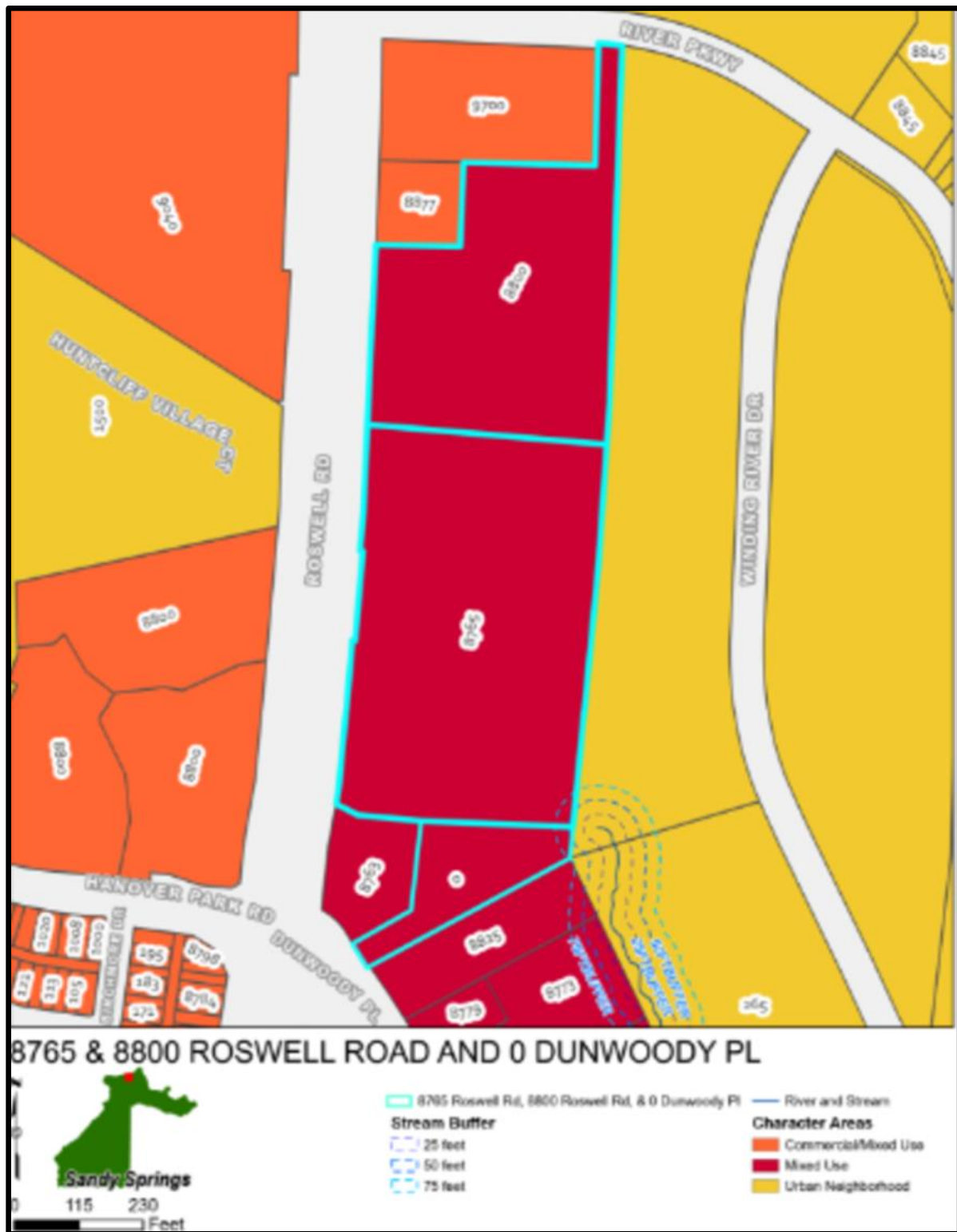
MATERIALS SUBMITTED AND REVIEWED	
Materials: 1. Pre-App Form & Legal Description, received December 7, 2023 2. Application, received January 17, 2023 Plans: 1. “Executed Rezoning Application – North River 1.17.23 Submittal. PDF” The Technical Standards for Property Surveys in Georgia, dated June 12, 2015	

PROPERTY INFORMATION	
Location:	8765 & 8800 Roswell Road and 0 Dunwoody Place (# 06 0367LL0666, 06 0367LL0625, 06 0367LL0658)
Council District:	2 – Melody Kelley
Road frontage:	Approximately 1,018 feet of frontage on Roswell Road; 43 feet on North River Parkway; 50 feet on Dunwoody Place
Acreage:	Approximately 13.15 acres
Current Zoning: Existing Land Uses:	SX-6 (Shopfront Mixed Use) Restaurant, Retail
Previous Zoning Cases:	RZ16-0090, V1972-047, V07-023, V11-026, 1971Z-0004,
Character Area:	Mixed Use

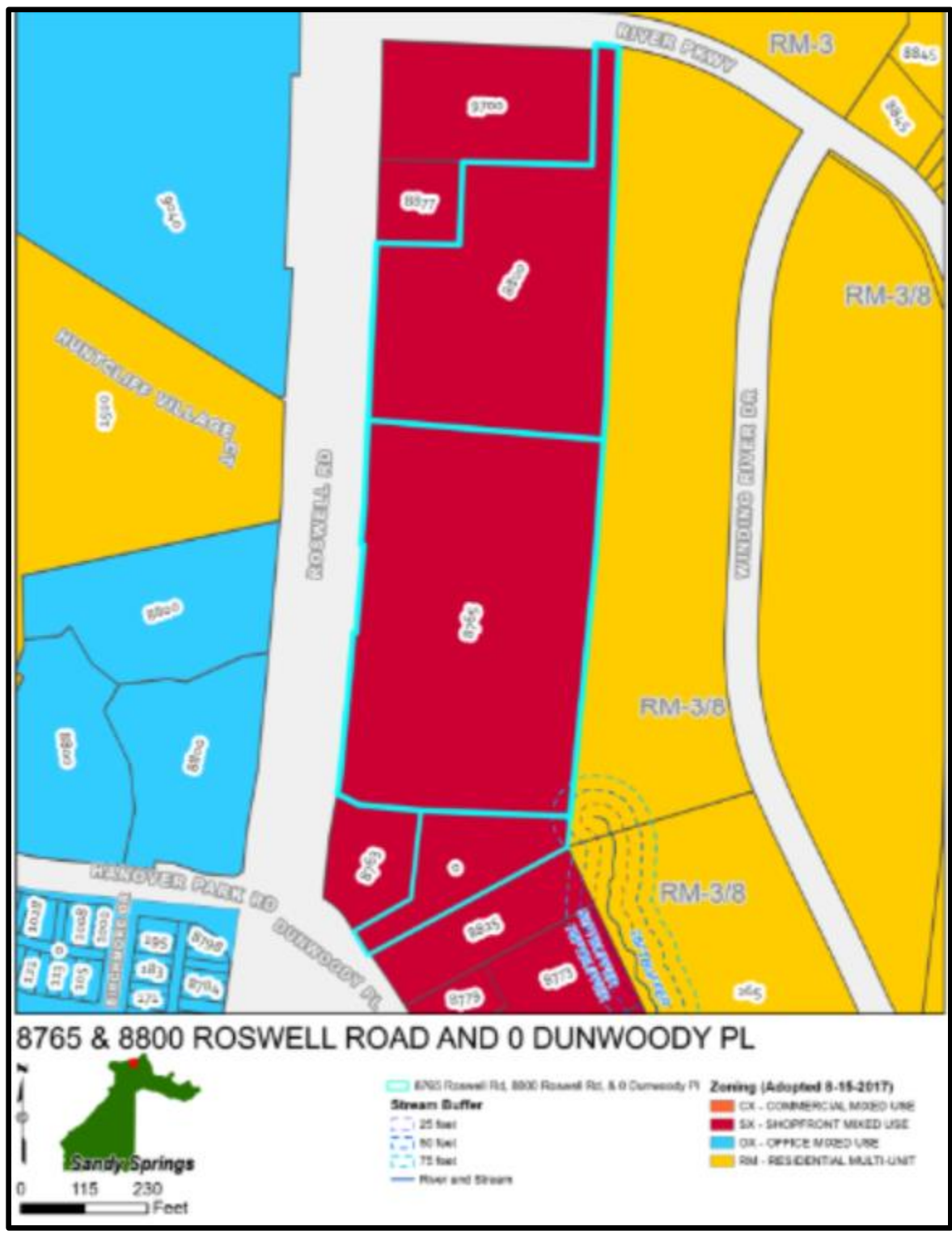
PROCESS			
Initial Community Meeting (CMI): January 9, 2023	Second Community Meeting (CMII): January 30, 2023	Planning Commission Hearing: March 22, 2023	Mayor and City Council Hearing: April 18, 2023

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	Commercial/Mixed Use / SX-6 / Bank	8877 Roswell Road	0.52
North	Commercial/Mixed Use / SX-6 / Commercial; restaurant	8879 Roswell Road	2.01 Acres
North	Commercial Mixed Use / CX-3 / Commercial	8975 Roswell Road NE	1.34 Acres
East	Residential Multi-Unit / RM-3 / Single unit detached residence	390 North River Parkway	8.28 Acres
South	Shopfront Mixed Use / SX-6 / Commercial; gas station	8763 Dunwoody Place	1.07 Acres
South	Shopfront Mixed Use / SX-6 / Commercial;	8825 Dunwoody Place	1.06 Acres
West	Office Mixed Use / OX-3 / Office Spaces	8800 Roswell Road	6.28 Acres
West	Residential Multi-Unit / RM-3 / Apartments	1500 Huntcliff Village Court	22.39 Acres
West	Office Mixed Use / OX-8 / Office Spaces	9040 Roswell Road	23.13 Acres
PROPOSED DEVELOPMENT			
--	Mixed Use / NEX-5/6 / Retail; Commercial; Multi-Unit Residential; Single Unit Residential	8765 & 8800 Roswell Road and 0 Dunwoody Place	13.15 Acres

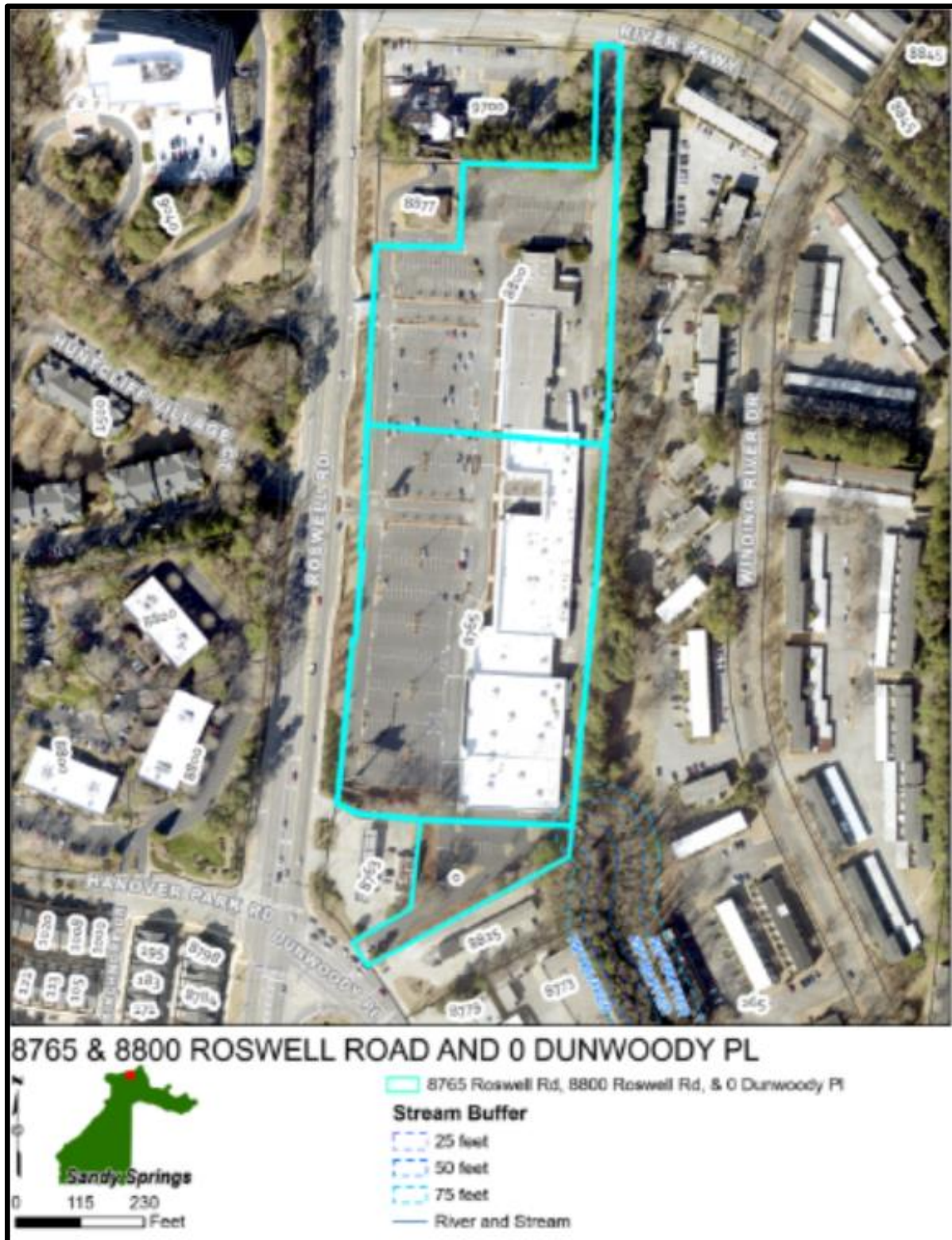
CHARACTER AREA MAP

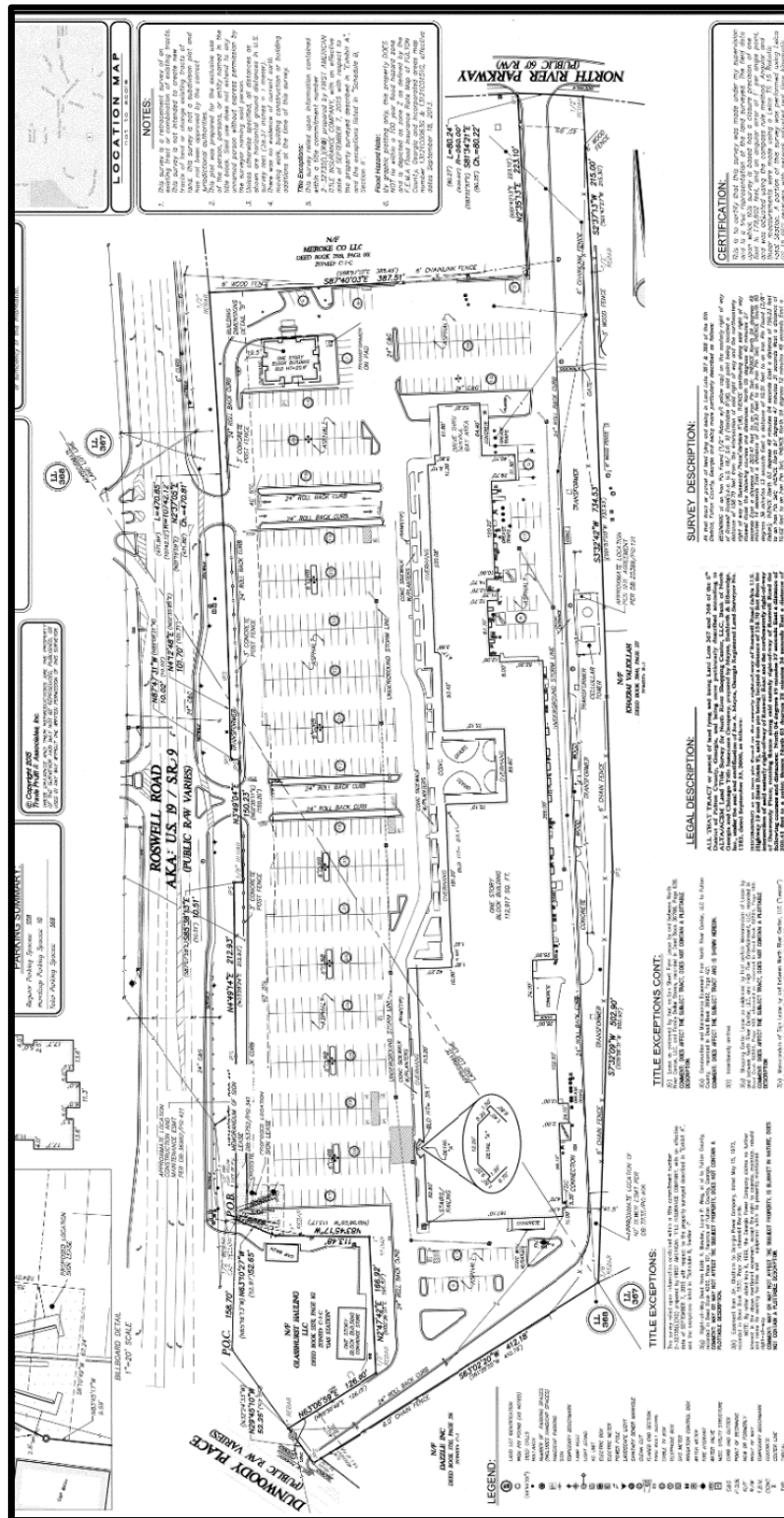


ZONING MAP



AERIAL IMAGE





EXISTING DEVELOPMENT

Currently, the site is developed across three (3) individual SX-6 zoned lots, with various commercial businesses including retail and restaurants served by several hundred parking spaces fronting Roswell Road. These parcels abut a residential multi-unit neighborhood to the east and Roswell Road to the west. To the north of the site are an office building and restaurant, as well as North River Parkway. To the south end of the site is a gas station and Dunwoody Place Drive. The southern portion of the site lies below Roswell Road before ramping back up to meet Dunwoody Place Drive. The site overall, typical of 20th century suburban retail strip development is mostly vast, flat, and single-story structure(s). The subject site is currently in the Mixed-Use Character Area.



Above: View facing northeast from Roswell Road
Below: View of existing businesses at subject site (facing southeast)





**Above: View facing east (at rear of strip mall structure) abutting
Winding River Condo Community
Below: View of site from Roswell Road facing southeast**



PROPOSED DEVELOPMENT

As a part of the rezoning process, concepts for future developments are helpful for creating a framework as to what the potential of the site may be if the zoning request is approved. Per the Development Code, the goal for the City is to avoid placing conditions on rezonings as often as is possible (Sec. 11.3.4.D.1.):

“The City policy is to limit the number of conditions to those deemed essential to the proper development and use of the subject property, and to the safety and quality of life of the community.”

The goal for this project from Staff’s perspective is the same; limit conditions to allow the Development Code to serve its purpose. Even more so, the requested zoning district proposed by the applicant is highly prescriptive, and largely locks in a community envisioned development. This was the goal of the North End Revitalization Advisory Committee, created by the City in 2019. The North End Redevelopment Concepts plan was created adopted in 2021.

Though most of what is proposed is likely to be developed, the NEX zoning district is curated to such an extent that the desired community input has in theory been codified ahead of time in the district guidelines enumerated in Div. 4.10.

The concept below includes 242 multi-unit dwellings, 81 single unit townhouses and 17,200 square feet of new retail. Additionally 35,228 square feet of existing retail is expected to remain due to leasing obligations. The multi-unit count is precisely 75% of the total residential unit count, with the remaining 25% being the required single unit residential.

Park and amenity space will exceed the required 15% of the site. Also, per the Development Code requirements, a new north/south street (City standard construction) will be developed in addition to the two new east/west connector streets throughout the site.

The proposed 81 single unit attached houses are a direct result of the City’s stated desire to incentivize home ownership opportunity, as laid out in the Next Ten Comprehensive Plan. The same can be said about the updated retail potential, design centered on increased walkability and active outdoor recreation.

The plan also calls for updated and ultimately improved automobile access, flow, and general interaction with existing rights-of-way and neighboring properties, as compared with the loosely defined traffic flow and patterns associated with expansive suburban retail parking. The



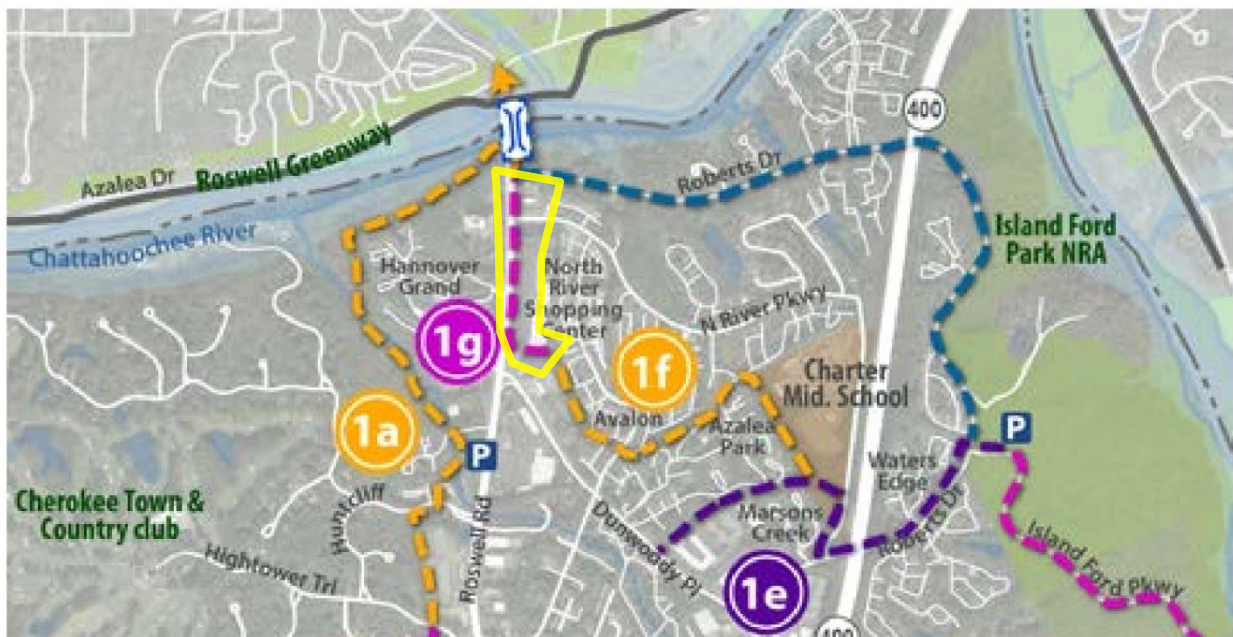
portion of the plan that will noticeably not be for redevelopment in a fully committed sense will be included in a required future development plan known as a Preliminary Plat (Concept Plan). This is created at the permitting stage and will help plan for the remaining build-out and any future connections to neighboring properties not yet realized, in an effort to continue to prioritize an improved grid network for the City of Sandy Springs.

Egress and ingress to the site would remain mostly the same in terms of location. The southern access to the site via Dunwoody Place would remain a right-out only, with improved infrastructure as required from its existing state. The two access points off of Roswell Road would also be improved and would ultimately be designed to unite with the Public Works North End Boulevard project planned for the entire Roswell Road frontage of the property. The Trails Master Plan also calls for access to and from the site.

The southern portion of Trail Segment 1g is planned to cross the property near its southern boundary, from west to east. This segment is planned to connect Trail Segment 1g to 1f, which makes key pedestrian connections for the Dunwoody Place community to Roswell Road, and the Chattahoochee as described and illustrated in page 14 of the Trails Master Plan:

“the North River Shopping Center, segment 1f will traverse two multi-family residential complexes by utilizing green space and retrofitting the space between the apartment building and the commercial parking lot along Roswell Road. Timing for implementation of this segment will need to be synced with the future redevelopment in this area. Finally, segment #1g is proposed as a side path along Roswell Road by retrofitting the greenspace between Roswell Road and the parking lot at North River Shopping Center. This segment will essentially connect to the planned side path along Roberts Drive as well as the connection to the Roswell Pedestrian Bridge.”

The area described above can be seen in the image below, dashed in pink and outlined in yellow.



ZONING MAP AMENDMENT (REZONING) CONSIDERATIONS

Per Sec. 11.3.6.C. of the Development Code, the following list of approval criteria for a Zoning Map Amendment (Rezoning) provides guidance for making decisions on approval:

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

Finding: The proposed Zoning Map Amendment does not correct an error. Shopfront Mixed Use (SX-) is “intended to provide for a variety of retail, service and commercial uses, as well as upper-story multi-unit residences,” which is what the existing zoning already allowed for by right. The City does recognize that the property as developed is currently underutilized and that rezoning to North End Mixed Use (NEX-) could help with the feasibility of new development on the site while also providing increased opportunity for homeownership through required single unit housing (25% of total residential units required) supply, a goal of the City as envisioned in the Next Ten Comprehensive Plan.

2. *The Zoning Map Amendment substantially conforms with the Comprehensive Plan.*

Finding: The proposed Amendment substantially conforms with the Comprehensive Plan as any development on the property would be required to develop one quarter of the residential units as single unit, which are most typically associated with homeownership opportunity, a goal of the Next Ten.

3. *The Zoning Map Amendment substantially conforms with the stated purpose and intent of this Development Code.*

Finding: The request substantially conforms with the stated purpose and intent of this Development Code in that it attempts to “*promote... predictable urban development that aligns with the vision and policies set forth by The Next Ten Comprehensive Plan. This plan defines a vision for growth that strives for a balance between maintaining the quality of existing neighborhoods and creating urban, mixed-use, walkable, neighborhood-friendly development that contributes to a high-quality public realm.*” The North End Redevelopment Concepts plan was created to help introduce very specific and realistic concepts that would ultimately serve as a framework for a new incentive-based zoning district to be added into the Development Code. The new district would incentivize redevelopment of our large retail properties in the North End. The clear goal in mind with the project was to align with the Comprehensive Plan implementation strategy to incentivize revitalization in our underutilized commercial areas.

4. *The Zoning Map Amendment will reinforce the existing or planned character of the area.*

Finding: The Zoning Map Amendment will reinforce the existing and planned character of the area by allowing all of the uses currently allowed in the zoning districts surrounding the property, and potentially increasing viability of redevelopment of the site to include new retail and housing opportunities.

5. *The subject property is appropriate for the development allowed in the proposed district and the use and development of adjacent properties.*

Finding: The subject properties are appropriate for the development allowed in the proposed district and the use and development of adjacent properties in that the properties are surrounded by office, retail/commercial, and multi-unit developments, all of which blend well with the uses allowed in NEX-.

6. *There are substantial reasons why the property must not be used according to the existing zoning.*

Finding: While there are not substantial reasons why the property must not be used according to the existing zoning, the proposed development could not be achieved with the current zoning; and according to the North End Redevelopment Concepts plan, this is the desire of the community and meets the goals of the City's long-term community and economic development plans.

7. *There is a need for the proposed use at the proposed location.*

Finding: There is a need, or no less than a strong desire for the proposed uses at the proposed location as it would increase the viability of single unit housing, market rate rental housing, walkable lifestyle retail and commercial, improved amenity space, and increased automobile access and traffic flow in the local vicinity.

8. *The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.*

Finding: The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.

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

Finding: The Zoning Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation. The majority of the site now is asphalt or retail structure. The concept plan, and the Development Code both will require the amount of natural infrastructure on the site to increase in a major way through tree canopy, amenity space, streetscape improvement requirements, green infrastructure and general stormwater runoff capture and infiltration standards that would be required.

10. *The Zoning Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property.*

Finding: The Zoning Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property. As already mentioned, any redevelopment of a property which was originally built in the previous century will see markedly improved standards on site that would manifest themselves through increased responsibility to its neighbors.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

No comment provided.

Sandy Springs Transportation Engineer:

Developer should continue to coordinate with Sandy Springs' Public Works Department regarding the ongoing Roswell Road North End Boulevard project (T0071), especially as it relates to access to the site and ROW needs. •The site plan should show the required streetscape improvements. •The site plan should show the southern Roswell Road driveway as right in, left in, and right out, per the request for a median opening at that location. •Sight Distance study is required for driveway onto North River Parkway. •Traffic Study should study two alternatives: 1) Raised median on Roswell Road with signalized intersection of North River Pkwy/Roswell Road 2) Raised median on Roswell Road with full access, unsignalized intersection of North River Pkwy/Roswell Road •Internal streets and intersections should meet Development Code and Technical Manual requirements, including, but not limited to line-of-sight requirements and driveways/access shall not be less than 85 degrees. •Interparcel access to the condominiums to the east should be shown in a feasible location. •Pedestrian circulation/sidewalks shall be provided from all proposed townhome units to the site sidewalk network. •An ADA-accessible path shall be provided to the MARTA bus stop on the property frontage.

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:

No comment provided.

Sandy Springs Building Official:

No comment provided.

Sandy Springs Fire Marshal:

We have no issues with the rezoning itself, but it should not be conditioned to this site plan as it does not work for fire department access.

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

For the Community Meeting I there were approximately 65 in-person and virtual attendees, including the Applicant's team, Council members and community business owners, on January 9, 2023, held both in person and virtually. Topics discussed included providing public spaces, low-income housing, pedestrian cross walks and sidewalks, and retail types.

Community Meeting II

For the Community Meeting II there were approximately 46 in-person and virtual attendees, including the Applicant team, the President of SSCN, on January 30, 2023, held both in person and virtually. Topics discussed included construction materials, price points for the residential uses, parking, and unit size.

Correspondence Received

At the time of this draft, there have been no public comments.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Approval of Zoning Map Amendment RZ22-0005, request for a Zoning Map Amendment of 8765 & 8800 Roswell Road and 0 Dunwoody Place (Parcel # 06 0367LL0666, 06 0367LL0625, 06 0367LL0658)** from Shopfront Mixed Use – 6 stories maximum height (SX-6) to North End Mixed Use – 5 stories max height without bonus; 6 stories max height with retail ground floor, using retail bonus (NEX- 5/6).

SPORTS

Westminster, Wesleyan girls win state swim titles

By Greg Oshust

Westminster won the Class 4A-5A state girls' team championship, while Wesleyan claimed the 1A-3A girls' title at the Georgia High School Association state swimming and diving championships Jan. 31 through Feb. 4.

The swimming competition was held at Georgia Tech, while Westminster

hosted the diving competition Jan. 31.

After winning the state championship in A-3A the previous five years in a row, the Westminster girls rose to the challenge of competing in a higher classification as it scored 428 points to finish ahead of runner-up Cambridge (349) and win their sixth consecutive state title.

"The last two years, the

team that we had going could have won (Class) 7A — it was that strong," Westminster coach Sharon Loughran said.

"The classification change certainly made it closer, because of depth. When you're competing against a school that has over 2,000 students, they're going to have more depth. So that was the challenging part. But we certainly had enough to prevail."

Lovett (149) finished 10th in the girls' 4A-5A competition, while North Springs (35) was 20th, Pace Academy (20) 25th and Holy Innocents' (12) 29th.

The Westminster girls were led by junior Katie Christopherson, who won the 100-yard breaststroke with a time of 1 minute, 00.81 seconds and the 100 butterfly with a time of 52.77 seconds. Christopherson has committed to Virginia for swimming.

Westminster also got an individual championship from senior Sara Ketron, a Bucknell signee who won the 500 freestyle with a time of 5:02.84, as well as state titles in the 200 freestyle relay — which the foursome of Christopherson, Ketron and seniors Genae and Janine Horst won with a time of 1:34.19 — and the 400 freestyle relay — which Christopherson, Ketron, junior Sadie Clayton and freshman Ansley Sgrosso — won with a time of 3:30.02.

Wesleyan came away with the first girls' state team swimming championship in the program's history as it scored 300 points to edge out runner-up St. Vincent's Academy (282) and third-place Whitefield Academy (215) to claim the A-3A girls' title.

"It was a major accomplishment and a total team effort for our girls' swim and dive team, which basically started with diving earlier in the week all the way up to the 400 (yard) free(style) relay (the last event of the state meet)," Wesleyan coach Kevin Kadzis said. "It was really a total team victory."

Mount Vernon finished



Special Photo: Buckley Wiley

The Westminster girls' swimming and diving team celebrate their Class 4A-5A championship at the Georgia High School Association state swimming and diving championships at Georgia Tech Feb. 4.



Special Photo:

The Wesleyan girls' swimming and diving team celebrate their Class A-3A championship at the Georgia High School Association state swimming and diving championships at Georgia Tech Feb. 4.

sixth (140) and Atlanta International 14th (50) in the A-3A girls' team standings.

The Wesleyan girls were led by freshman Hattie Wasmuth, who won state titles in the 200 individual medley (2:06.03) and 500 freestyle (5:10.93).

Wesleyan also won the 200 freestyle relay, with Wasmuth, sophomore Lindsay Friedman and freshmen Ansley Chapman and Mary Caroline

Harrison recording a time of 1:41.82, and the 400 freestyle relay, with Wasmuth, Chapman and sophomores Vivian Hosier and Caroline Stewart winning with a time of 3:45.77.

Whitefield Academy sophomore Riess Estep was the only other local individual state champion in the A-3A girls' competition, winning the 100 breaststroke with a time of 1:06.20.

In the Class 6A girls'

competition, Marist finished runner up with 314 points, behind champion Lassiter (486). St. Pius X (240) was fifth, while Riverwood (127) was 11th and North Atlanta (37) was 20th.

Marist sophomore Allie Donkar won 100 breaststroke (1:03.32), while St. Pius X senior Julia Herring was the winner of the diving competition with 655.60 points among the 6A girls.

Riverwood athletes to compete at next level

By Elizabeth Nouryeh-Clay
@NouryehNeighbor

Riverwood International Charter School celebrated five student-athletes who signed letters of intent to continue their academic and athletic careers at the collegiate level Feb. 1.

ALEXA HOPPENFELD — UNIVERSITY OF GEORGIA — CROSS COUNTRY AND TRACK

Alexa Hoppenfeld has committed to run Cross Country and Track for the University of Georgia. Hoppenfeld is a four-year, three-sport athlete, lettering in cross country, swim and track and field. Hoppenfeld was

SEE RIVERWOOD, A5



Special Photo

Riverwood International Charter School celebrated five student-athletes who signed letters of intent to continue their academic and athletic careers at the collegiate level Feb. 1. The athletes are, from left, Mark Miller, Levi Linowes, Zion Patillo, Alexa Hoppenfeld and Jada Wood signed to play at their prospective colleges.

SANDY SPRINGS
NOTICE OF ZONING MAP AMENDMENT (REZONING)

Petition Number:

RZ22-0005

Petitioner:

Jessica Hill
SRPFA/North River, LLC

Property Location:

8765 & 8800 Roswell Road and
0 Dunwoody Place Parcel # 06 0367LL0666,
06 0367LL0625, 06 0367LL0658

Request:

Request for a Zoning Map Amendment
(Rezoning) from SX-6 to NEX-5/6

Public Hearing:

Planning Commission
March 22, 2023 at 6:00 p.m.

Location:

Sandy Springs City Hall
1 Galambos Way
Sandy Springs, GA 30328
770-730-5600

Virtual Option:

Zoom Webinar at
<http://spr.gs/citycouncilmeeting>. For
instructions on how to provide public
comment during the Public Hearing, please
visit <http://spr.gs/publiccomment>.

SANDY SPRINGS
NOTICE OF ZONING MAP AMENDMENT (REZONING)

Petition Number:

RZ22-0008

Petitioner:

David Kirk
Halle Properties, LLC

Property Location:

6400 Roswell Road
Parcels # 17 008800010552 and
17 08800010537

Request:

Request for a Zoning Map Amendment
(Rezoning) from CX-3 to CC-3

Public Hearing:

Planning Commission
March 22, 2023 at 6:00 p.m.

Location:

Sandy Springs City Hall
1 Galambos Way
Sandy Springs, GA 30328
770-730-5600

Virtual Option:

Zoom Webinar at
<http://spr.gs/citycouncilmeeting>. For
instructions on how to provide public
comment during the Public Hearing, please
visit <http://spr.gs/publiccomment>.

SANDY SPRINGS
NOTICE OF VARIANCES

Petition Number:

V22-0030

Petitioner:

Chris Kunkler

Property Location:

5265 W. Kingston Court
Parcel # 17 001500040094

Current Zoning:

RE-1

Request:

Request for a variance from Section 2.2.2.
to allow for existing garage to be located
within the main building and the
primary street.

Public Hearings:

Board of Appeals
March 8, 2023, at 6:00 p.m.

Location:

Sandy Springs City Hall
1 Galambos Way
Sandy Springs, GA 30328
770-730-5600

Virtual Options:

Zoom Webinar at <http://spr.gs/boameeting>
for instructions on how to provide public
comment during Public Hearing, please
visit <http://spr.gs/publiccomment>.

City of Sandy Springs Advertisement for Public Comment
Draft 2023-2027 Consolidated Plan and 2023 Annual Action Plan

The City of Sandy Springs has prepared a Consolidated Plan and Annual Action Plan required for participation in the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. The Consolidated Plan describes broad goals, objectives, strategies and community needs for a 5-year period, as well as how the City anticipates using its allocation of CDBG funds in 2023.

The City of Sandy Springs anticipates receiving CDBG Funds in 2023 to be available and proposes to use these funds for activities under the Public Improvements and Infrastructure category of eligibility. 2023 CDBG funds will be used to design and construct sidewalks in designated low- and moderate-income target areas along the Roswell Road corridor between Long Island Drive and The Prado, between Lake Placid Drive and Northwood Drive, and Hope Road.

As required by 24 CFR Part 91.105(b)(2), the draft 2023-2027 Consolidated Plan and 2023 Annual Action Plan will be available for a 30-day public comment period beginning February 22, 2023 through March 22, 2023. A copy of the Consolidated Plan, including the Annual Action Plan, is available on the City's website at www.sandyspringsga.gov. Those interested in reviewing the plan will find it located on the CDBG webpage, which is accessed through the Community Development Department webpage on February 21, 2023.

Those who may wish to provide comments on the 2023-2027 Consolidated Plan and 2023 Annual Action Plan may send email to the CDBG Program mailbox at cdbgprogram@sandyspringsga.gov or hard copy correspondence to the Sandy Springs Community Development Department at the address above. Adoption of the 2023-2027 Consolidated Plan and 2023 Annual Action Plan is scheduled for the May 2, 2023, Mayor and City Council regular meeting. All meetings start at 6:00 p.m., are open to the public and held at the Sandy Springs City Hall, 1 Galambos Way Sandy Springs, GA, 30328. Citizens in need of translation services or materials in alternative formats should call 770-730-5600 seven calendar days prior to the regularly scheduled meeting. Additional CDBG Program information can be found on the City's CDBG webpage at <http://www.sandyspringsga.gov/city-services/urban-development/planning-and-zoning/planning-and-zoning-resources/community-development-block-grant-program>

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sdejarnette@mdjonline.com

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December 1, 2022, 12:17 PM



SANDY SPRINGS™ GEORGIA

Case No.: **RZ22-0005**

Planner's initials: *[Signature]*

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 8765 & 8800 Roswell Road & 0 Dunwoody Place, Sandy Springs GA 30350	
	Parcel Tax ID(s): 06 0367 LL0666, 06 0367 LL0625, 06 0367 LL0658	
	Total acreage: 13.15	Council District: 2
	Current zoning: SX-6	Current use: Commercial
	Character Area: Mixed Use & Commercial/Mixed Use	

APPLICATION	Purpose of the Application: Rezoning to NEX-5/6	
	Check all that apply:	
	☒ Zoning Map Amendment (Rezoning)	☐ Conditional Use Permit
	Detailed request:	
	Rezoning property located at 8765 & 8800 Roswell Road and 0 Dunwoody Place from SX-6 to NEX-5/6	
Petitioner: SRPFA/North River, L.L.C.		
Petitioner's address: 1115 Howell Mill Road, Suite 300, Atlanta, GA 30318		
Phone: [REDACTED]	Email: [REDACTED]	streamrealty.com

OWNER	Property owner: SRPFA/North River, L.L.C.	
	Owner's address: 1115 Howell Mill Road, Suite 300 Atlanta, Georgia 30318	
	Phone: [REDACTED]	Email: [REDACTED] streamrealty.com
	Signature (authorizing initiation of the process): <i>[Signature]</i>	
	If the property is under contract, provide a copy of the contract	

- TO BE FILLED OUT BY P&Z STAFF -

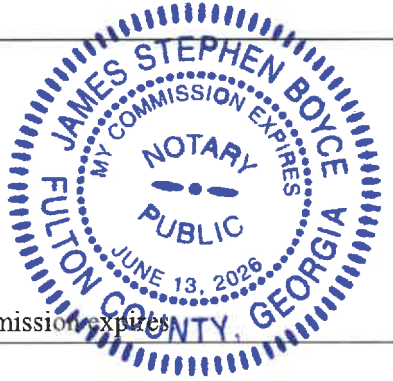
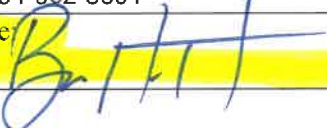
Pre-Application Meeting date: 11-18-2022	Anticipated Application date: 1-17-2023
CMI date, time, and location: Monday, January 9, 2023, 6:00 PM, 9040 Roswell Road - River Ridge	
ADDITIONAL INFORMATION NEEDED:	
SUBMITTAL ITEMS WAIVED BY DIRECTOR:	



SANDY SPRINGS™
GEORGIA

AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: SRPF A/North River, LLC	Sworn and subscribed before me this
Address: 1115 Howell Mill Road, Suite 300	<u>5</u> th day of <u>December</u> 20 <u>22</u>
City, State, Zip Code: Atlanta, GA 30318	Notary public:
Email address: bhautt@streamrealty.com	Seal:
Phone number: 404-962-8601	
Owner's signature: 	Commission expires:

B- If the Applicant is *not* the current 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:	Sworn and subscribed before me this
Company name:	th day of _____ 20 ____
Address:	Notary public:
City, State, Zip Code:	Seal:
Email address:	
Phone number:	
Applicant's signature:	Commission expires:

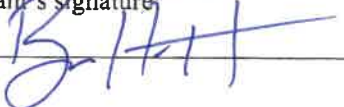


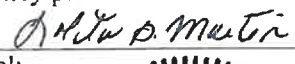
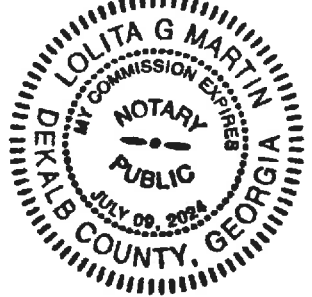
SANDY SPRINGS"

GEORGIA

AUTHORIZATION FORM – PART II

- C- If an agent or attorney will represent the owner and/or the Applicant:
Fill out the following section and have it notarized.

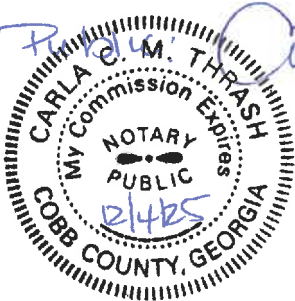
Agent's name: Jessica Hill
Company: Troutman Pepper Hamilton Sanders LLP
Address: 600 Peachtree Street, Suite 3000
City, State, Zip Code: Atlanta, GA 30308
Email address: jessica.hill@troutman.com
Phone number: (404) 885-3925
Agent's signature: 
Applicant's signature: 

Sworn and subscribed before me this 13 th day of February 2023
Notary public: 
Seal: 
Commission expires: 7-9-2024

Sworn and subscribed before
me this 13th day of February 2023

Notary Public 

Seal



Commission expires 12/4/2025



SANDY SPRINGS™
GEORGIA

DISCLOSURE OF CONTRIBUTION FORM

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

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

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

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

Name:	<i>Benny Hunt</i>		
Signature:	<i>Benny Hunt</i>	Date:	<i>12/3/22</i>

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



SANDY SPRINGS™
GEORGIA

DISCLOSURE OF CONTRIBUTION FORM

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

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

N/A

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:	Jessica Hill on behalf of Morris, Manning & Martin, LLP
Signature:	Jessica Hill
Date:	1/4/23

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

Jessica L. Hill
D 404.885.3925
jessica.hill@troutman.com

February 20, 2023

City of Sandy Springs
c/o Community Development Department
1 Galambos Way
Sandy Springs, GA 30328

**Re: RZ22-0005 – 8765 and 8800 Roswell Road and 0 Dunwoody Place
Letter of Intent for Zoning Map Amendment**

To Whom It May Concern:

This Zoning Map Amendment application requests the change in zoning of a 13.15 acre property from SX-6 to NEX-5/6 to accommodate the redevelopment of the existing North River Village Shopping Center. The entire shopping center contains 13.67 acres, however, the northwest corner of the property where the former bank location sits is not included in the zoning request due to an incompatible character area.

The proposed development is targeted to include approximately 242 multi-unit dwellings, 81 single unit attached townhomes, 17,200 square feet of new retail and co-working space and 35,228 square feet of existing retail use. The project includes 494 parking spaces and an administrative variance to reduce the parking required to allow 494 parking spaces based on shared parking will be requested separately.

The multi-unit residential uses have been located along the Roswell Road frontage and will have retail ready space at the sidewalk level on Roswell Road and along the internal primary street and commercial space where six story components are proposed. Townhomes are located around the perimeter of the property on all sides. A portion of the existing retail building will remain to accommodate existing lease obligations.

Best,



ZONING IMPACT ANALYSIS

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

The requested zoning map amendment will rezone the property from SX-6 to NEX-5/6 to accommodate the redevelopment of the North River Village Shopping Center. This proposed redevelopment meets the challenge of the changing condition and fact that aging, sprawling shopping centers, such as the North River Village Shopping Center, are challenged by economic viability. Like similar shopping centers, the North River Village Shopping Center has become dated and in need of redevelopment to more efficiently use the already limited land available for redevelopment in the city. Redevelopment of these shopping centers accommodate other stated needs and goals of the city including modernized higher density residential mixed use developments. The NEX 5/6 zoning district requested by this application was created to accommodate this very change. Once development is complete, the site will contain varying residential housing types and retail/commercial uses in accordance with the intent and requirements of the new NEX 5/6 zoning district.

- 2. The Zoning Map Amendment substantially conforms with the Comprehensive Plan.**

The property has a mixed use character area designation and is identified in the Roswell Road Small Area Plan as a site for a potential mixed-use development. The proposed zoning map amendment will allow for the redevelopment of the property with high density residential and ground-floor retail and commercial uses. These uses are directly aligned with the stated goals of the mixed use character area designation for the property, which includes street facing buildings based on a pre-determined build-to-line to encourage active and human-scale pedestrian environment along Roswell Road. The mixed-use development proposed by this application is in substantial conformity with the Comprehensive Plan including the Roswell Road Small Area Plan.

- 3. The Zoning Map Amendment substantially conforms with the stated purpose and intent of this Development Code.**

The stated purpose and intent of the Development Code with respect to the proposed zoning is to provide residential living in multi-unit residences, balanced with a minimum of 25% of all units provided as single unit residential. The only properties eligible to apply to the proposed NEX 5/6 zoning district must contain at least eight acres in area and be located along Roswell Road north of Dalrymple. The development proposed by this application contains the exactly the uses intended by the zoning district and on a property of the size and location that is aligned with stated criteria of the zoning district. The zoning map amendment substantially conforms with the stated purpose and intent of the Development Code.

- 4. The Zoning Map Amendment will reinforce the existing or planned character of the area.**

As stated above, the area generally and the property specifically is planned for a mixed use development with street facing buildings along Roswell Road. The development proposed by this application is consistent with the planned character of the area as shown on the enclosed site plan. The site plan shows a residential mix that includes single unit and multi-unit residences

along with retail/commercial uses facing Roswell Road and at street level within the development. The zoning map amendment proposed by this application will accommodate a redevelopment of the property that directly reinforces the planned character of this area.

5. The subject property is appropriate for the development allowed in the proposed district and the use and development of adjacent properties.

The subject property is the type of property identified by the NEX 5/6 zoning district that is appropriate for the development proposed by this application. Further, the use and development of adjacent properties include a variety of uses such as offices directly across Roswell Road to the west, multifamily and single family residential uses to the east, and commercial and office uses to the north and south. The proposed mixed use development on the property is appropriate for the development allowed in the proposed district and the use and development of adjacent properties.

6. There are substantial reasons why the property must not be used according to the existing zoning.

The existing Shopfront Mixed-Use zoning district is misaligned with the stated goals and plans for this property as indicated by the Comprehensive Plan including the Roswell Road Small Area Plan. The existing zoning would allow a mixed use development more significantly focused on retail, service and commercial uses with some residential uses based on the intent of that zoning district. Under the proposed NEX zoning that was implemented with this property in mind, the type of development allowed and desired is one that is more street facing and focused on the addition of a both single unit and multi unit housing and street level retail such as the development proposed by this application. The type of development allowed under the current zoning would not serve the stated intent of the Comprehensive Plan and Roswell Road Small Area Plan and is a substantial deviation from the type of development desired by the city for this property.

7. There is a need for the proposed use at the proposed location.

The current use of the property is a dated strip shopping center with a variety of commercial uses. The property includes an extensive surface parking lot with the majority of the improvements located away from Roswell Road. The current use of the property represents a dated development model and is an inefficient use of the land. The proposed redevelopment presents an opportunity to provide the type of development that more efficiently uses the land in alignment with the type of development form and function desired by the Development Code by bringing the buildings closer to Roswell Road. The proposed uses of this site is exactly the type of development desired by the newly implemented NEX zoning district. The proposed use includes the desired mix of residential and retail/commercial uses and will include the building form expressly desired by the Development Code that will help modernize the built environment in this area.

- 8. The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.**

The property is located in a highly developed area. All necessary infrastructure and facilities are available to the property. It is not anticipated that the provision of services and use of public facilities as a result of the proposed development will significantly impact existing development in the area given the location on Roswell Road. As it relates to schools, there is an expected impact due to the inclusion of residential uses on the property but that impact is expected to be minimal given the multi-unit and attached single-unit residential development proposed. The impact on the road infrastructure will be similar if not lessened by the proposed development as the existing use on the property is a more intensive use.

- 9. The Zoning Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.**

The property is currently developed and does not include natural environments, wildlife or vegetation. There is no element of the proposed development that has the potential to significantly impact air and water quality. The proposed development does not include any feature that will generate noise pollution. Stormwater management will be accommodated and managed internal to the property.

- 10. The Zoning Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property.**

The Zoning Map Amendment will not adversely impact property in the vicinity. As mentioned above, the existing properties in proximity to the proposed development are developed with a variety of uses including residential, office, commercial and retail uses. The redevelopment of the property will create a mixed use development that will add to the character of the area while positively impacting property in the vicinity. The existing use of the property is more intensive than the proposed use as the property will transition from a commercial strip center to mixed use development with residential uses. Further, the proposed redevelopment will help support the existing retail/commercial uses nearby while adding additional retail/commercial uses that will be beneficial to the existing residential uses to the immediate east.

CASE No. CZ22-005

CM1 1/9/2023

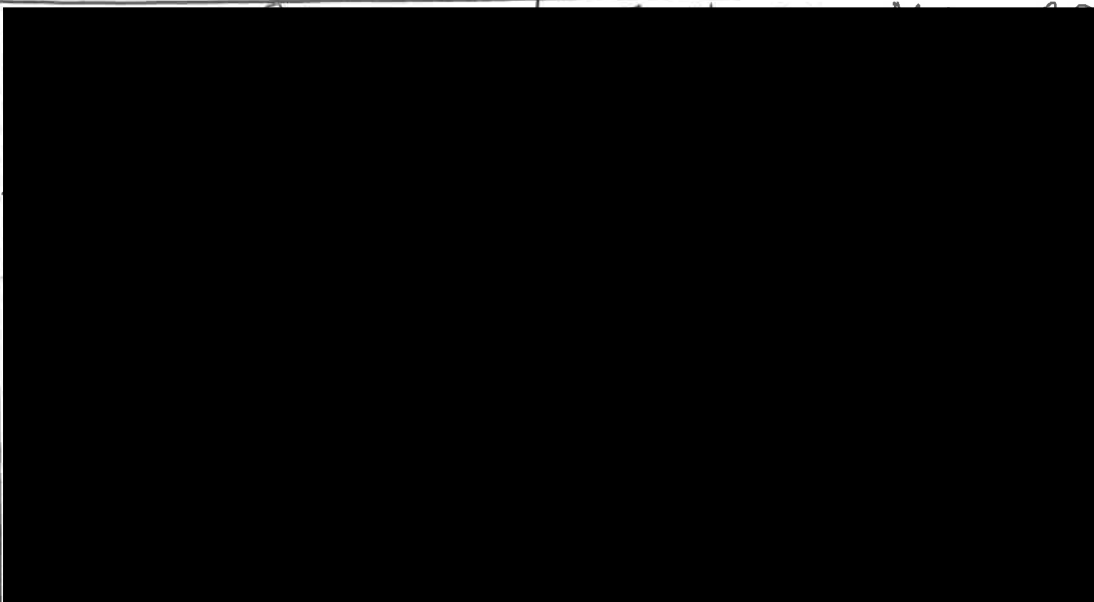
NAME	EMAIL	ADDRESS
M. COHEN		
Robyn Brown		
Virginia Crabtree		
PAUL NEITZEL		
KATHLEEN "		
Jacquiesia Smith		
Jessica Barfield		
GARY ALEXANDER		
Peter Boucher		
Carole Walton		
Hanna M.		
Garlunn Story		
Ashleeanna Higgins		
Michele McIntosh-R		
Curtis McIntosh		
Scott Long		
ANDUM HUSSAIN		
Sequoia Hanneman		
Erik Fleming		
Renée Hoot		

CASE NO CZ22-005
CM1 1/9/2023

NAME	EMAIL	ADDRESS
MATTHEW ANSPACH		
JENNIFER LUSURDO		
SAY SILVERMAN		
KAREN DeROSA		
Miranda Gore		
Angela Bennett		
Marilyn Reese		
Jane Whitmer		
Beverly Harper		
LaQuita Williams		
Beth Boger		
Missy Eshpeter		
Grant Eshpeter		
Michelle Story		
Gaelann Story		
Suzanne Durbin		
Jason Hamilton		
Kim Thomas		
Mary Baron		

CASE No CZ 22-005

CM1 1/9/2023

NAME	EMAIL	ADDRESS
BEN HARTT		
Katie Schubert		
RONDA SMITH		
Carolyn Axt		
Bob Axt		
Hernandez Weldon		
Daroy York		

@ HRYs Bruno

Dan's Cowhman



CMI Summary
RZ22-005

Community Meeting I was held on January 9, 2023 at 6pm at the River Ridge office building located at 9040 Roswell Road across from the subject property. The meeting was also made available virtually via Zoom. The meeting lasted approximately one hour. In addition to many general questions about the project location, timing, project scope and reason for the zoning, the questions and topics raised at the meeting may be broadly summarized as follows:

I. Gathering Areas. There were several questions about open areas and publicly accessible areas within the project. Suggestions were made to provide a playground or other gathering areas within the project. The project will not be gated and will include sidewalks through the development for pedestrian access. The close proximity of the project to the river and its amenities was discussed

II. Traffic. Concerns were raised about the traffic the project would generate and how it would be managed. The project will include vehicular access points on Dunwoody Place, Roswell Road and North River Parkway. Further, this portion of Roswell Road is being modified by others independently of this application to include turning lane accommodations and a traffic signal at North River Parkway which will help traffic impact. Development of the project will include a traffic study to examine and mitigate traffic impacts.

III. Housing. The applicant received several questions about the price point of the homes, whether the units would be for sale and the difference between concrete and steel construction versus wood construction. The multi-unit dwellings are proposed to be rental and the townhomes are proposed to be for sale. Per the current and proposed zoning regulations, the project is not required to, and is not planned to include an affordable housing component. The project will include the 25 percent single unit attached dwellings required by the NEX zoning district and the retail ready sidewalk level spaces.

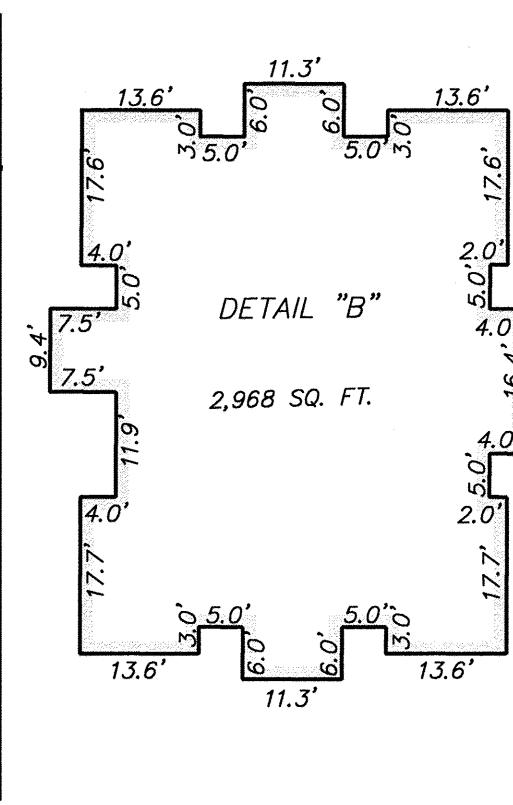
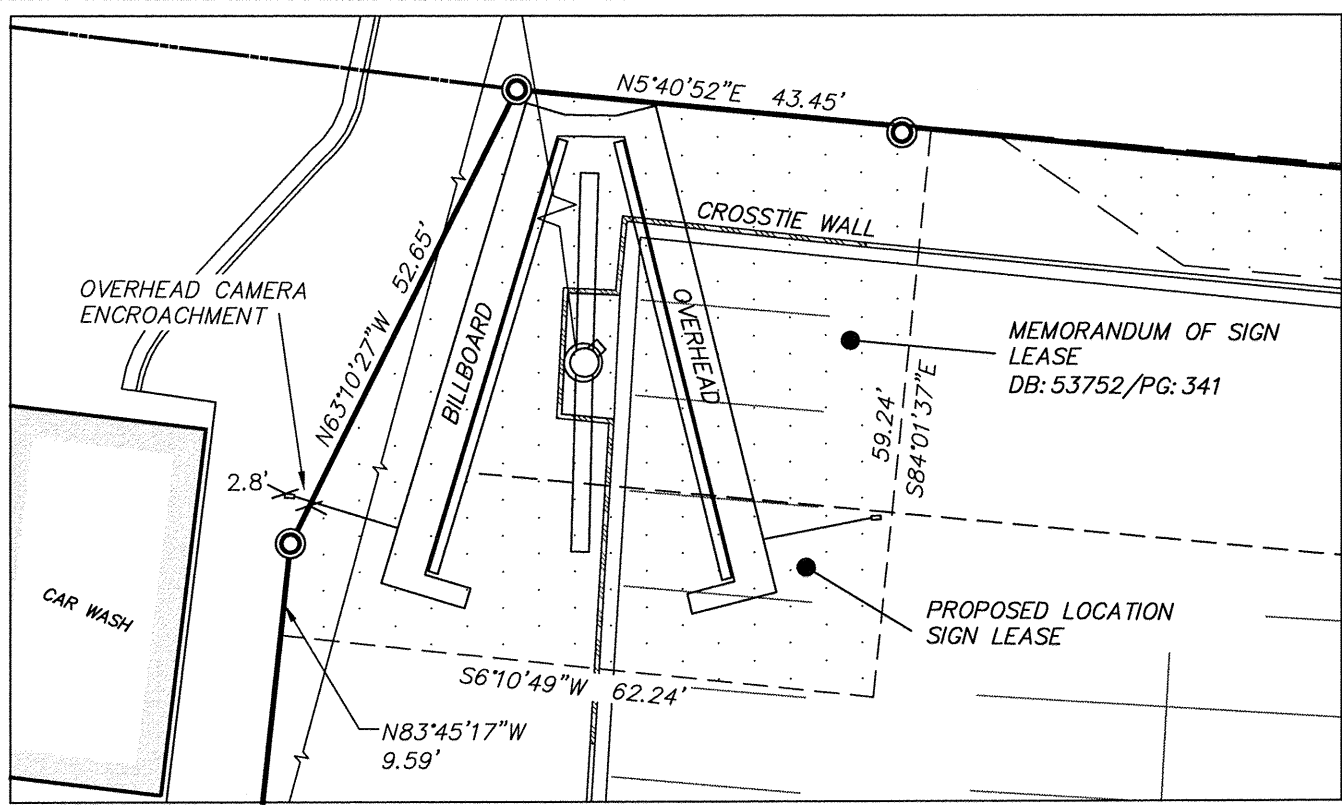
IV. Commercial Uses. The community inquired about the proposed commercial uses. The project will retain approximately 35,228 square feet of existing commercial space and add 15,600 square feet of new retail and co-working space. The applicant would like to see new restaurant uses in the project. A few attendees asked to include a grocery store in the project, which was a concept that was turned down through zoning a few years ago on this property.

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 367 AND 368 OF THE 6TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE EASTERLY RIGHT-OF-WAY OF ROSWELL ROAD (A.K.A. U.S. HIGHWAY 19 AND STATE ROUTE 9), SAID IRON PIN BEING LOCATED A DISTANCE OF 158.70 FEET FROM THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY OF ROSWELL ROAD AND THE NORTHEASTERLY RIGHT-OF-WAY OF DUNWOOD PLACE; RUNNING THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF ROSWELL ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 04 DEGREES 19 MINUTES 37 SECONDS EAST A DISTANCE OF 200.41 FEET TO A POINT; THENCE NORTH 03 DEGREES 28 MINUTES 24 SECONDS EAST A DISTANCE OF 212.93 FEET TO AN IRON PIN FOUND; THENCE SOUTH 87 DEGREES 07 MINUTES 58 SECONDS EAST A DISTANCE OF 10.21 FEET TO AN IRON PIN FOUND; THENCE NORTH 02 DEGREES 35 MINUTES 11 SECONDS EAST A DISTANCE OF 150.20 FEET TO AN IRON PIN FOUND; THENCE NORTH 89 DEGREES 08 MINUTES 21 SECONDS WEST A DISTANCE OF 10.02 FEET TO AN IRON PIN FOUND; THENCE NORTH 02 DEGREES 35 MINUTES 25 SECONDS EAST A DISTANCE OF 101.71 FEET TO AN IRON PIN FOUND; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 10742.12 FEET AN ARC OF 320.83 FEET, SAID ARC BEING SUBLENDED BY A CHORD BEARING NORTH 03 DEGREES 01 MINUTES 6 SECONDS EAST, A DISTANCE OF 320.84 FEET TO A POINT; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY OF ROSWELL ROAD AND RUNNING SOUTH 87 DEGREES 40 MINUTES 3 SECONDS EAST A DISTANCE OF 150.00 FEET TO A POINT; RUNNING THENCE NORTH 01 DEGREE 46 MINUTES 13 SECONDS EAST A DISTANCE OF 150.01 FEET TO A POINT; RUNNING SOUTH 87 DEGREES 40 MINUTES 3 SECONDS EAST A DISTANCE OF 237.49 FEET TO A POINT; RUNNING THENCE NORTH 01 DEGREE 40 MINUTES 13 SECONDS EAST A DISTANCE OF 223.10 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT-OF-WAY OF NORTH RIVER PARKWAY; RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF NORTH RIVER PARKWAY ALONG THE ARC OF A CURVE HAVING A RADIUS OF 950.00 FEET AN ARC DISTANCE OF 80.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 83 DEGREES 22 MINUTES 57 SECONDS EAST, A DISTANCE OF 80.25 FEET TO AN IRON PIN SET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF NORTH RIVER PARKWAY AND RUNNING SOUTH 01 DEGREE 47 MINUTES 27 SECONDS WEST A DISTANCE OF 215.30 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTH 01 DEGREES 57 MINUTES 00 SECONDS WEST A DISTANCE OF 733.93 FEET TO AN IRON PIN SET; RUNNING THENCE SOUTH 05 DEGREES 56 MINUTES 31 SECONDS WEST A DISTANCE OF 502.90 FEET TO AN IRON PIN SET; RUNNING THENCE SOUTH 61 DEGREES 28 MINUTES 55 SECONDS WEST A DISTANCE OF 410.79 FEET TO AN IRON PIN SET ON THE NORTHEASTERLY RIGHT-OF-WAY OF DUNWOODY PLACE; RUNNING THENCE NORTH 32 DEGREES 24 MINUTES 33 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF DUNWOODY PLACE, A DISTANCE OF 52.25 FEET TO AN IRON PIN SET; THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF DUNWOODY PLACE AND RUNNING NORTH 60 DEGREES 30 MINUTES 49 SECONDS EAST A DISTANCE OF 126.05 FEET TO AN IRON PIN SET; RUNNING THENCE NORTH 00 DEGREES 36 MINUTES 55 SECONDS EAST A DISTANCE OF 166.57 FEET TO AN IRON PIN SET; RUNNING THENCE NORTH 85 DEGREES 56 MINUTES 05 SECONDS WEST A DISTANCE OF 113.17 FEET TO AN IRON PIN SET; RUNNING THENCE NORTH 65 DEGREES 16 MINUTES 13 SECONDS WEST A DISTANCE OF 52.97 FEET TO AN IRON PIN FOUND AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 572,947 SQUARE FEET OR 13.15 ACRES



ZONING: C-1

Front Yard: 40'
Side Yard: 40' along adjacent streets/0' other
Rear Yard: None required

This information is reported from public information obtained from PZR Report, Site # 85241-12 on JUNE 18, 2015. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown hereon.

PARKING SUMMARY:

Regular Parking Spaces: 558
Handicap Parking Spaces: 10
Total Parking Spaces: 568

SITE ADDRESS:

8765-8800 ROSWELL ROAD
ROSWELL, GA

SITE AREA:

13.67 ACRES

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Travis Pruitt & Associates, Inc.

THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

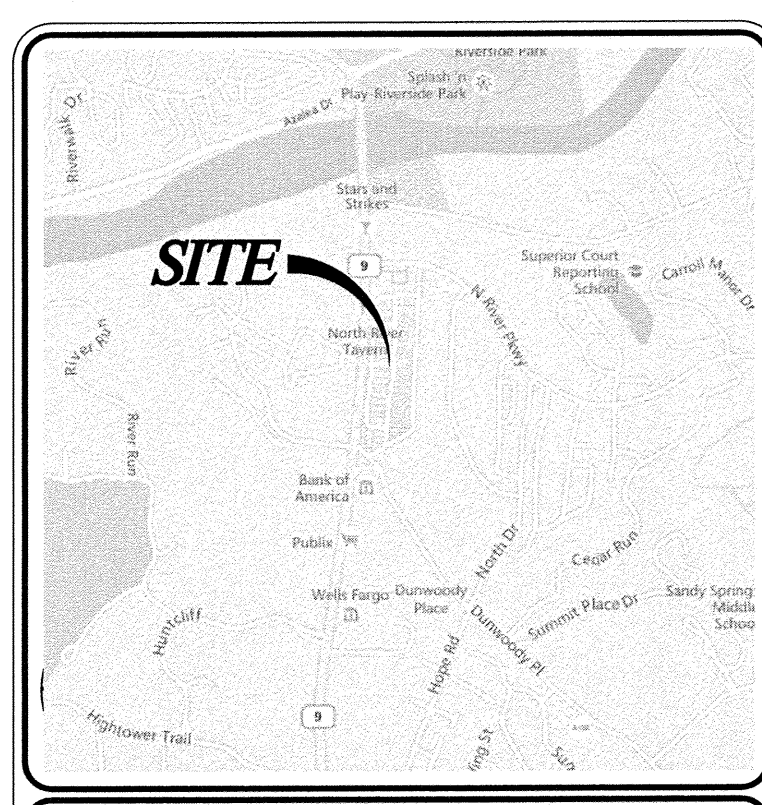
REFERENCE PLATS:

1. ALTA/ACSM LAND TITLE SURVEY for Mimms Investments, Chicago Title Insurance Company, dated 4/14/99, by Mayes, Suddeth & Ethridge.

2. Boundary Abutment Survey for North River Village III, ARCS Commercial Mortgage Company & Stewart Title Guaranty Company, dated 2/20/01, by Perason & Associates, Inc.

UTILITY STATEMENT:

1. Information regarding the reputed presence, size, character and location of existing underground utilities and structure is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.



NOTES:

1. This survey is a retracement survey of an existing tract or combination of existing tracts. This survey is not intended to create new tracts of land or change existing tracts of land. This survey is not a subdivision plat and has not been approved by the correct jurisdictional authorities.

2. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.

3. Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).

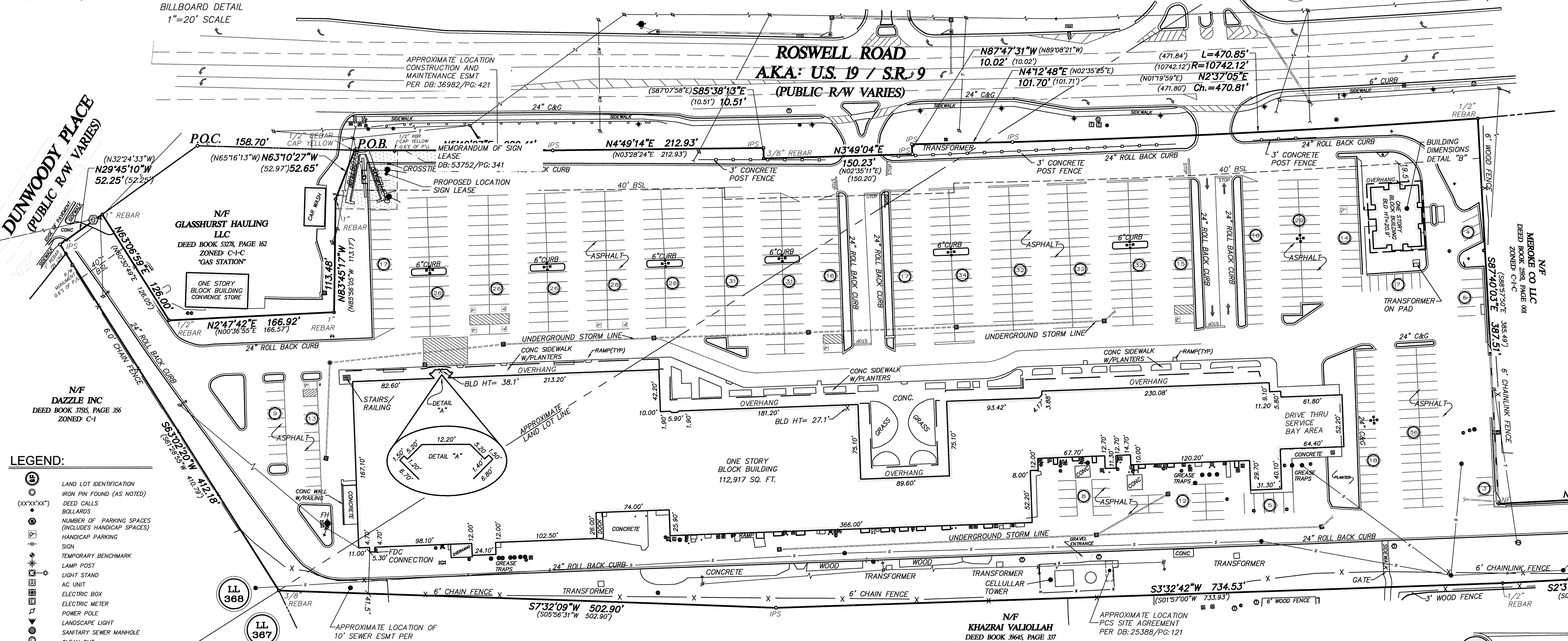
4. There was no evidence of current earth moving work, building construction or building additions at the time of this survey.

Title Exceptions:

5. This survey relied upon information contained within a title commitment number 2-32735(L)(R) prepared by FIRST AMERICAN TITLE INSURANCE COMPANY, with an effective date of SEPTEMBER 7, 2015 with respect to the property surveyed described in "Exhibit A", and the exceptions listed in "Schedule B, Section II".

Flood Hazard Note:

6. By graphic plotting only, this property DOES NOT lie within a 100 year flood hazard zone and is depicted as zone Z as defined by the F.E.M.A Flood Insurance Rate Map of FULTON County, Georgia and incorporated areas map number 1312100063C & 1312100151G, effective dates September 18, 2013.



- LEGEND:**
- LAND LOT IDENTIFICATION
 - IRON PIN FOUND (AS NOTED)
 - DEED CALLS
 - BOLLARDS
 - NUMBER OF PARKING SPACES (INCLUDES HANDICAP SPACES)
 - HANDICAP PARKING
 - SIGN
 - TEMPORARY BENCHMARK
 - LAMP POST
 - LIGHT STAND
 - AC UNIT
 - ELECTRIC BOX
 - ELECTRIC METER
 - POWER POLE
 - LANDSCAPE LIGHT
 - SANITARY SEWER MANHOLE
 - CLEAN OUT
 - FLARED END SECTION
 - YARD INLET SQUARE
 - CABLE TV BOX
 - TELEPHONE BOX
 - C&G METER
 - IRRIGATION CONTROL BOX
 - WATER METER
 - FIRE HYDRANT
 - WATER VALVE
 - MISC. UTILITY STRUCTURE
 - C&G CURB AND GUTTER
 - P.D.B.
 - POINT OF BEGINNING
 - N/W
 - N/O
 - R/W
 - T.B.M.
 - CONC.
 - C&G
 - TYPE
 - FINISHED FLOOR ELEVATION
 - INVERT
 - PVC
 - CMP
 - X788.6.3
 - 788.6.3
 - CONTOUR ELEVATION
 - EASEMENT LINE
 - STORM SEWER LINE
 - S
 - SANITARY SEWER LINE
 - AS
 - SANITARY SEWER LINE PER SURVEY REFERENCE No. 2 (NOT FIELD LOCATED)
 - G
 - APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
 - UC
 - APPROXIMATE LOCATION OF UNDERGROUND CABLE TELEVISION LINE
 - UP
 - APPROXIMATE LOCATION OF UNDERGROUND POWER LINE
 - UT
 - APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE
 - W
 - APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
 - AW
 - PER SURVEY REFERENCE No. 2 (NOT FIELD LOCATED)

TITLE EXCEPTIONS:

This survey relied upon information contained within a title commitment number 2-32735(L)(R) prepared by FIRST AMERICAN TITLE INSURANCE COMPANY, with an effective date of SEPTEMBER 7, 2015 with respect to the property surveyed described in "Exhibit A", and the exceptions listed in "Schedule B, Section II".

3(g) Right-of-Way Deed from Edith R. Bowden, Laura P. Wing, et al to Fulton County, recorded in Deed Book 4266, Page 101, Records of Fulton County, Georgia. COMMENT: MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY, DOES NOT CONTAIN A PLOTTABLE DESCRIPTION.

3(h) Easement from J.H. Chatham to Georgia Power Company, dated May 15, 1973, recorded in Deed Book 5830, Page 260, aforesaid Records. NOTE: By letter dated May 6, 1999, the Georgia Power Company claims no further interest in the above mentioned easement, except the right to operate, maintain, rebuild and renew its existing facilities and equipment within its presently maintained COMMENT: MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY, IS BLANKET IN NATURE, DOES NOT CONTAIN A PLOTTABLE DESCRIPTION.

3(i) Easement from Robert M. Schumann to Georgia Power Company, recorded in Deed Book 6217, Page 197. COMMENT: MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY, IS BLANKET IN NATURE, DOES NOT CONTAIN A PLOTTABLE DESCRIPTION.

3(j) Sewer Easement from North River, Ltd. to Jerry L. Cole, recorded in Deed Book 7235, Page 406. COMMENT: DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

3(k) Sewer Easement from North River Limited, a Georgia limited partnership to Fulton County, recorded in Deed Book 8143, Page 377. COMMENT: MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY, DOES NOT CONTAIN A PLOTTABLE DESCRIPTION.

3(l) Intentionally omitted

3(m) Intentionally omitted

3(n) Intentionally omitted

3(o) Intentionally omitted

3(p) PCS Site Agreement as evidenced by that certain Memorandum of PCS Site Agreement and between North Roswell Development Associates, Inc., recorded in Deed Book 7538B, Page 121. COMMENT: DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

3(q) Intentionally omitted

TITLE EXCEPTIONS CONT:

3(r) Lease as evidenced by that certain Short Term Lease by and between North River Center, LLC, and Family Dollar Stores, recorded in Deed Book 36798, Page 638. COMMENT: DOES AFFECT THE SUBJECT TRACT, DOES NOT CONTAIN A PLOTTABLE DESCRIPTION.

3(s) Intentionally omitted

3(t) Intentionally omitted

3(u) Shopping Center Lease as evidenced by that certain Memorandum of Lease by and between North River Center, LLC, and High Five Entertainment, LLC, recorded in Deed Book 5265B, Page 468, aforesaid re-recorded in Deed Book 5272A, Page 150. COMMENT: DOES AFFECT THE SUBJECT TRACT, DOES NOT CONTAIN A PLOTTABLE DESCRIPTION.

3(v) Memorandum of Sign Lease by and between North River Center, LLC ("Lessor") and Action Outdoor Advertising J.V., LLC, a Georgia limited liability company ("Lessee"), dated as of June 3, 2013, filed for record March 18, 2014 at 11:33 a.m., recorded in Deed Book 53641, Page 586, aforesaid Records, as affected by that certain Subordination, Nondisturbance and Assignment Agreement by and between Action Outdoor Advertising J.V., LLC, a Georgia limited liability company, North River Center, LLC, a Georgia limited liability company and Bank of North Georgia, dated as of February 4, 2014, filed for record April 28, 2014 at 8:59 a.m., recorded in Deed Book 53752, Page 341, aforesaid Records, as assigned by that certain Memorandum of Assignment of Lessee's Rights and Assumption of Lessee's Obligations and Ground Lease Agreement by and between Action Outdoor Advertising J.V., LLC, a Georgia limited liability company and North Fulton Outdoor, LLC, a Delaware series limited liability company, dated as of June 30, 2015, filed for record July 29, 2015 at 1:50 p.m., recorded in Deed Book 55203, Page 333, aforesaid Records. COMMENT: DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

3(w) Those matters as disclosed by that certain survey entitled "ALTA/ACSM Land Title Survey SRPF A/North River, L.L.C., A 10 Capital, LLC, a Delaware limited liability company, Action Outdoor Advertising J.V., LLC, North Fulton Outdoor, LLC, Clear Channel Outdoor, Inc., Specialized Title Services, Inc., Stewart Title Guaranty Company & First American Title Insurance Company", prepared by Travis Pruitt & Associates, Inc., bearing the seal and certification of John F. Higgins, Georgia Registered Land Surveyor No. 2802, dated October 19, 2015, being designated as Job No. 115.0207.600.2, as follows: COMMENT: DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

LEGAL DESCRIPTION:

ALL THAT TRACT or parcel of land lying and being Land Lots 367 and 368 of the 6th District of Fulton County, Georgia, and being more particularly described according to ALTA/ACSM Land Title Survey for North River Shopping Center, LLC, Bank of North Georgia and Chicago Title Insurance Company, prepared by Mayes, Suddeth & Ethridge, Inc., under the seal and certification of Joe A. Mayes, Georgia Registered Land Surveyor No. 1283, dated September 23, 2000, as follows:

BEGINNING at an iron pin found on the easterly right-of-way of Roswell Road (a/k/a U.S. Highway 19 and State Route 9), said iron pin being located a distance of 158.70 feet from the intersection of said easterly right-of-way of Roswell Road and the northeasterly right-of-way of Dunwoody Place; running thence along said easterly right-of-way of Roswell Road the following courses and distances: North 04 degrees 19 minutes 37 seconds East a distance of 200.41 feet to a point; thence North 03 degrees 18 minutes 34 seconds East a distance of 212.93 feet to an iron pin found; thence South 87 degrees 01 minutes 58 seconds East a distance of 10.21 feet to an iron pin found; thence North 02 degrees 35 minutes 11 seconds East a distance of 150.20 feet to an iron pin found; thence North 02 degrees 05 minutes 21 seconds West a distance of 10.02 feet to an iron pin found; thence North 02 degrees 35 minutes 25 seconds East a distance of 101.71 feet to an iron pin found; thence along the arc of a curve having a radius of 10742.12 feet and an arc length of 470.85 feet, said arc being subtended by a chord bearing North 01 degree 19 minutes 59 seconds East, a distance of 471.80 feet to a point; thence leaving said easterly right-of-way of Roswell Road and running said southerly right-of-way of North River Parkway and running South 01 degree 47 minutes 27 seconds East a distance of 385.49 feet to an iron pin found; thence North 01 degree 40 minutes 13 seconds East a distance of 223.10 feet to an iron pin set on the southerly right-of-way of North River Parkway; running thence along said southerly right-of-way of North River Parkway the following courses and distances: North 02 degrees 22 minutes 57 seconds East a distance of 80.25 feet to an iron pin set; thence leaving said southerly right-of-way of North River Parkway and running South 01 degree 47 minutes 27 seconds West a distance of 213.30 feet to an iron pin found; running thence South 01 degree 57 minutes 09 seconds West a distance of 733.93 feet to an iron pin set; running thence South 05 degrees 56 minutes 31 seconds West a distance of 522.90 feet to an iron pin set; running thence South 01 degrees 28 minutes 55 seconds East a distance of 410.79 feet to an iron pin set on the northeasterly right-of-way line of Dunwoody Place; running thence North 32 degrees 24 minutes 43 seconds West, along said northeasterly right-of-way line of Dunwoody Place, a distance of 52.25 feet to an iron pin set; thence leaving said northeasterly right-of-way line of Dunwoody Place and running North 60 degrees 30 minutes 49 seconds East a distance of 126.05 feet to an iron pin set; running thence North 60 degrees 36 minutes 55 seconds East a distance of 166.57 feet to an iron pin set; running thence North 85 degrees 36 minutes 05 seconds West a distance of 113.17 feet to an iron pin set; running thence North 65 degrees 16 minutes 13 seconds West a distance of 52.97 feet to an iron pin found and the POINT OF BEGINNING.

SURVEY DESCRIPTION:

All that tract or parcel of land lying and being in Land Lots 367 & 368 of the 6th District, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" Rebar w/t yellow cap) on the easterly right of way of Roswell Road (a/k/a U.S. 19 / S.R. 9) (Variable R/W), said point being located a distance of 158.70 feet from the intersection of said right of way and the northeasterly right of way of Dunwoody Place (Variable R/W), THENCE continuing along said right of way Roswell Road the following courses and distances: North 05 degrees 40 minutes 27 seconds East a distance of 200.41 feet to an iron pin set; THENCE North 04 degrees 49 minutes 14 seconds East a distance of 212.93 feet to an iron pin set; THENCE South 85 degrees 38 minutes 13 seconds East a distance of 10.02 feet to an iron pin set; THENCE North 04 degrees 12 minutes 48 seconds East a distance of 101.70 feet to an iron pin set; THENCE along a curve to the left with a radius of 10742.12 feet and an arc length of 470.85 feet, said curve having a chord bearing of North 02 degree 37 minutes 05 seconds East and a chord distance of 470.81 feet to an iron pin found (1/2" Rebar); THENCE leaving said right of way South 87 degrees 01 minutes 58 seconds East a distance of 385.49 feet to a Nail Found; THENCE North 02 degree 35 minutes 13 seconds East a distance of 223.10 feet to an iron pin set on the southerly right of way of North River Parkway (60' R/W); THENCE along said right of way a curve to the right with a radius of 850.00 feet and an arc length of 80.24 feet, said curve having a chord bearing of South 01 degree 47 minutes 27 seconds East and a chord distance of 80.22 feet to an iron pin found (1/2" Rebar); THENCE leaving said right of way South 02 degrees 37 minutes 13 seconds West a distance of 215.00 feet to an iron pin found (1/2" Rebar); THENCE South 03 degrees 32 minutes 42 seconds West a distance of 734.53 feet to an iron pin set; THENCE South 07 degrees 16 minutes 13 seconds West a distance of 522.90 feet to an iron pin found (3/8" Rebar); THENCE South 63 degrees 02 minutes 20 seconds West a distance of 412.18 feet to an iron pin set on the northeasterly right of way of Dunwoody Place; THENCE along said right of way North 28 degrees 45 minutes 10 seconds West a distance of 52.25 feet to an iron pin found (1" Rebar); THENCE leaving said right of way North 63 degrees 06 minutes 39 seconds East a distance of 126.05 feet to an iron pin found (1/2" Rebar); THENCE North 02 degrees 47 minutes 42 seconds East a distance of 166.92 feet to an iron pin found (1" Rebar); THENCE North 83 degrees 45 minutes 17 seconds West a distance of 113.48 feet to an iron pin found (1" Rebar); THENCE North 63 degrees 16 minutes 13 seconds West a distance of 52.65 feet to the POINT OF BEGINNING.

Said tract contains 585,420 square feet or 13.67 acres.

CERTIFICATION:

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a closure precision of one foot in 179,602 feet, and an angular error of 1" per angle point, and was adjusted using the compass rule method. Angular and linear measurements were made using a Leica TS 15 Robotic Total Station. A portion of this survey was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 324,877 feet.

To: SRPF A/North River, L.L.C., A10 Capital, LLC, a Delaware limited liability company, Action Outdoor Advertising J.V., LLC, North Fulton Outdoor, LLC, Clear Channel Outdoor, Inc., Specialized Title Services, Inc., Stewart Title Guaranty Company & First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b), 8, 9, 11(a), 13, 16, 21 (with a minimum of \$1,000,000) of Table A thereof. The field work was completed on JUNE 12, 2015.

John F. Higgins Date 10-19-2015
For the Firm Travis Pruitt & Associates, Inc.

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com

Travis Pruitt & Associates, Inc.
REGISTERED PROFESSIONAL ENGINEERS

Certificate of Authorization Number 613

SRPF A/North River, L.L.C., A10 Capital, LLC, a Delaware limited liability company, Action Outdoor Advertising J.V., LLC, North Fulton Outdoor, LLC, Clear Channel Outdoor, Inc., Specialized Title Services, Inc., Stewart Title Guaranty Company & First American Title Insurance Company

AUTHORIZED BY BRIAN HOWELL representing STREAM REALTY
LAND LOT 367 & 368 ~ 6TH DISTRICT, FULTON COUNTY, GEORGIA

LAND LOT SCALE 1"=60' GRAPHIC SCALE 1"=60' 180' 240'

For The Firm
Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE: October 19, 2015
FIELD DATE: June 12, 2015
SCALE: 1"=60'
ALTA
1.15.0207.600.2
FN: 159-D-053

Sheet No. 1 OF 1



GENESIS ENGINEERING
COLLABORATIVE

1325 Satellite Blvd. NW
Suite 202
Suwanee, Georgia 30024
470.375.2001
www.genesiseng.net

PROJECT:
NORTH RIVER MIXED USE REDEVELOPMENT

8765-8800 ROSWELL ROAD
CITY OF SANDY SPRINGS, GEORGIA

CLIENT:
SPRF A/NORTH RIVER, LLC
1115 HOWELL MILL ROAD, SUITE 300
ATLANTA, GEORGIA 30318

REVISIONS

CLIENT COMMENTS 01/12/2023

PROJECT NUMBER:
20-155

DATE:
01/05/2023

REZONING
SITE PLAN

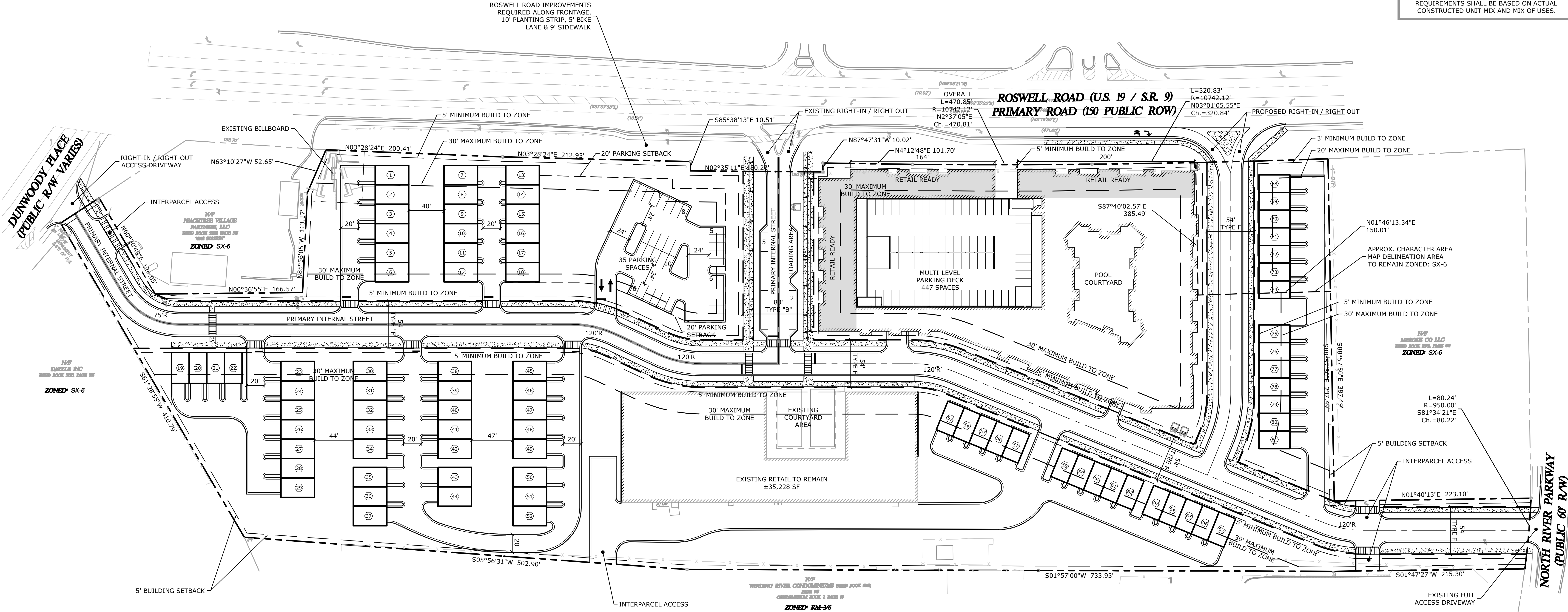
PS-4

SITE DATA

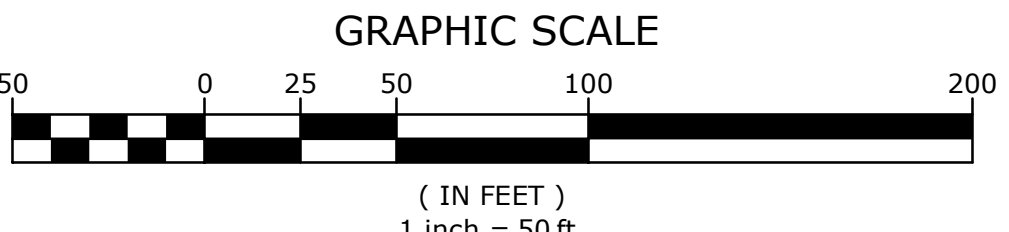
SITE AREA	13.669 ACRES
EXISTING ZONING	SX-6 (SHOPFRONT MIXED USE)
AREA TO BE REZONED	13.15 AC
PROPOSED ZONING	NEX-5/6 (NORTHEAST MIXED USE)
PROPOSED USE	MIXED USE
EXISTING RETAIL TO REMAIN	±35,228 SF
RETAIL/CO-WORKING	15,600 SF
RESIDENTIAL UNITS	323
MULTI-FAMILY	242
SINGLE UNIT TOWNHOME	81 (25%)
MAX BUILDING HEIGHT	
SX	3 STORY / 53 FT MAX.
NEX	3 STORY / 40 FT MAX.(SINGLE UNIT RESIDENTIAL)
	5 STORY / 65 FT MAX. (ALL OTHER USES)
	6 STORY / 80 FT MAX. (WITH BONUS RETAIL ON GROUND)
MULTI-FAMILY STORAGE SPACE	
MINIMUM REQUIRED	3,840 SF (16 SF/UNIT)
PROVIDED	3,840 SF
OUTDOOR AMENITY SPACE	
MIN. REQUIRED	15% (89,313 SF)
PROVIDED (WITH MINIMUM 10% AT GRADE)	15%
COTTAGE COURTYARD	
MIN. REQUIRED	600 SF/UNIT
PROVIDED	636 SF/UNIT

LOT COVERAGE	
MAX ALLOWED	70%
PROVIDED	67%
MINIMUM SHARED PARKING REQUIRED	543 SPACES
MIN. PARKING W/ 10% REDUCTION BY ADMIN. VARIANCE	489 SPACES
MULTIFAMILY	373 SPACES
	(0-1 BEDROOMS:1.2/UNIT)
	(2 BEDROOMS:1.95/UNIT)
	(3 BEDROOMS:2.2/UNIT)
RETAIL/CO-WORKING	170 SPACES (1/300 SF)
TOWNHOME PARKING REQUIRED	158 SPACES (1.95/UNIT)
SHARED PARKING PROVIDED	489 SPACES
MULTI LEVEL PARKING DECK	447 SPACES
SURFACE PARKING	42 SPACES
TOWNHOME PARKING PROVIDED	162 SPACES (2/UNIT)
MINIMUM BIKE PARKING REQUIRED	
SHORT TERM	28 SPACES
RESIDENTIAL	17 SPACES(1/20 UNITS)
RETAIL/CO-WORKING	11 SPACES(1/5,000 SF)
LONG TERM	44 SPACES
RESIDENTIAL	33 SPACES(1/10 UNITS)
RETAIL/CO-WORKING	11 SPACES(1/5,000 SF)
BIKE PARKING PROVIDED	
SHORT TERM	28 SPACES
LONG TERM	44 SPACES

PARKING (INCLUDING BIKE PARKING)
REQUIREMENTS SHALL BE BASED ON ACTUAL
CONSTRUCTED UNIT MIX AND MIX OF USES.



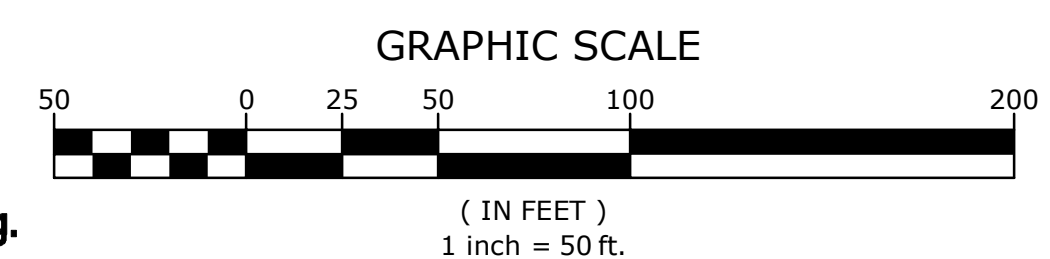
Know what's below.
Call before you dig.





1325 Satellite Blvd. NW
Suite 202
Suwanee, Georgia 30024
470.375.2001
www.genesiseng.net

PARKING (INCLUDING BIKE PARKING)
REQUIREMENTS SHALL BE BASED ON ACTUAL
CONSTRUCTED UNIT MIX AND MIX OF USES.



PROJECT:
NORTH RIVER MIXED USE REDEVELOPMENT
8765-8800 ROSWELL ROAD

CLIENT:
SPRF A/NORTH RIVER, LLC
1115 HOWELL MILL ROAD, SUITE 300
ATLANTA, GEORGIA 30318

REVISIONS

CLIENT COMMENTS	01/12/2023
PROPERTY CALL CHANGES	01/17/2023
CITY COMMENTS	02/16/2023

PROJECT NUMBER:
20-155

DATE: 01/05/2023

REZONING
SITE PLAN

PS-4



MEMORANDUM

To: Jennifer Losurdo, Genesis Engineering Collaborative

From: Allison Laber, EIT, Kimley-Horn and Associates, Inc.
Matt Flynn, P.E., Kimley-Horn and Associates, Inc.

Date: January 10, 2023

RE: ***North River Mixed Use Redevelopment – Sandy Springs, Georgia - Traffic Technical Memorandum***

Kimley-Horn is pleased to provide this memorandum regarding the proposed *North River Mixed Use Redevelopment* development in Sandy Springs, Georgia. The purpose of this memorandum is to get approval from Sandy Springs regarding analysis assumptions for a traffic impact study if it is required in addition to the project trip generation information provided.

PROJECT OVERVIEW

The *North River Mixed Use* development is a proposed residential development on an approximately 13.37-acre site east of Roswell Road and south of North River Parkway in Sandy Springs, Georgia. Some of the existing retail uses on the site will be redeveloped. Approximately 35,228 SF of retail is to remain on the site. The site proposes 242 multifamily residential units, 81 townhomes, and 15,600 SF of retail/co-working space. The proposed site will be served by four (4) existing driveways: one (1) driveway along Dunwoody Place, two (2) driveways along Roswell Road, and one (1) driveway along North River Parkway. The northern driveway along Roswell Road is proposed to be relocated approximately 150' to the north, and access is proposed to be restricted to right-in/right-out.

Figure 1 provides a location map. **Figure 2** provides an aerial image of the site.

ANALYSIS METHODOLOGY

Analysis Criteria

The traffic analyses will be based on the following:

- The analysis will be for the weekday AM peak hour and PM peak hour.
- The analysis will include three scenarios:
 - Existing 2022 conditions
 - Future year “no-build” conditions (includes projected background traffic growth only)
 - Future year “build” conditions (includes projected background traffic growth and the proposed development traffic)

Trip Distribution

The proposed directional distribution of new project trips is based on the project land use, engineering judgement, and a review of land use densities in the area. Detailed trip distribution of the project site is shown on **Figure 3**.

Study Network

Given the existing roadway network, the following six (6) intersections are recommended for detailed intersection analyses:

1. Dunwoody Place at Site Driveway
2. Roswell Road (SR 9) at Dunwoody Place
3. Roswell Road (SR 9) at Southern Site Driveway
4. Roswell Road (SR 9) at Northern Site Driveway
5. Roswell Road (SR 9) at North River Parkway
6. North River Parkway at Site Driveway

Traffic Data Methodology

Turning movement counts at the proposed intersections will be collected during the AM and PM peak hours on a Tuesday, Wednesday, or Thursday when school is in session.

Growth Rate

Based on the recent trends in traffic along the area roadways according to Georgia's Traffic Analysis and Data Application (TADA), population forecasts and knowledge of proposed developments in the area, we recommend a background growth rate of 1.0% per year. Growth rate calculations are included in the attachments.

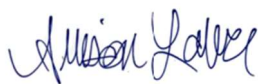
GDOT ICE

GDOT will require an Intersection Control Evaluation (ICE) to be performed at the driveways of the development along a GDOT state route. There are two (2) driveways along Roswell Road (SR 9). The intent of ICE is to determine the most effective intersection design/traffic control at the study intersection. Kimley-Horn will perform the required GDOT ICE and/or provide a waiver documenting the preferred intersection configuration.

We hope this information is helpful. If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Allison Laber, EIT
Project Analyst



Matt Flynn, P.E.
Project Manager

Attachments:

- Figure 1: Site Location Map
- Figure 2: Site Aerial
- Figure 3: Project Trip Distribution
- Growth Rate
- Proposed Site Plan

MEMORANDUM

To: Jennifer Losurdo, Genesis Engineering Collaborative

From: Allison Laber, EIT, Kimley-Horn and Associates, Inc.
Matt Flynn, P.E., Kimley-Horn and Associates, Inc.

Date: February 17, 2023

RE: ***North River Mixed Use Redevelopment – Sandy Springs, Georgia – Trip Generation Memorandum***

PROJECT OVERVIEW

The *North River Mixed Use* development is a proposed residential and retail development on an approximately 13.37-acre site east of Roswell Road and south of North River Parkway in Sandy Springs, Georgia. The site currently consists of 112,917 SF retail space, some of which is not currently leased.

The *North River Mixed Use Redevelopment* is proposed to consist of 35,228 SF of existing retail space, 17,200 SF of new retail/co-working space, 242 multifamily residential units, and 81 townhomes.

This memorandum compares the trip generation between the following:

- The existing retail site, fully leased
- The proposed *North River Mixed Use Redevelopment*

Figure 1 provides a location map. **Figure 2** provides aerial imagery of the project site. Additionally, the site plan for the proposed redevelopment is provided.

TRIP GENERATION

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the development and the distribution and assignment of that traffic through the study roadway network.

Anticipated trip generation was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition.

The densities and the project trip generation estimates for the existing land use and the proposed development are summarized in **Table 1**.

Table 1: Trip Generation Comparison (Gross Trips)									
ITE Code	Land Use	Density	Daily Traffic			AM Peak		PM Peak	
			Total	Enter	Exit	Enter	Exit	Enter	Exit
Existing Site - Retail Fully Leased									
821	Shopping Plaza	112,917 SF	10,442	5,221	5,221	247	152	473	512
Gross Proposed Trips			10,442	5,221	5,221	247	152	473	512
Proposed North River Mixed Use Redevelopment									
821	Shopping Plaza	52,428 SF	5604	2802	2802	115	70	250	271
220	Multifamily Housing (Low-Rise)	81 d.u.	594	297	297	12	36	35	20
221	Multifamily Housing (Mid-Rise)	242 d.u.	1,108	554	554	22	73	58	37
Gross Proposed Trips			7,306	3,653	3,653	149	179	343	328

Based on the trip generation shown in **Table 1**, the proposed *North River Mixed Use Redevelopment* is projected to generate approximately 7,306 gross daily project trips (3,653 in; 3,653 out), 328 AM peak hour trips (149 in; 179 out), and 671 PM peak hour trips (343 in; 328 out).

The proposed *North River Mixed Use Redevelopment* is projected to generate approximately 3,136 fewer gross daily trips (1,568 in, 1,568 out), 71 fewer AM peak hour trips, and 314 fewer PM peak hour trips than the existing project site with the retail space fully leased.

Based on the estimated decrease in project trips between the existing site with retail fully leased and the proposed *North River Mixed Use Redevelopment*, it is anticipated that the levels of service for the roadway network will be maintained or improved.

SUMMARY

The proposed development is located on an approximate 13.37-acre site east of Roswell Road and south of North River Parkway in Sandy Springs, Georgia. Some of the existing retail uses on the site will be redeveloped. Approximately 35,228 SF of retail is to remain on the site. The site proposes 242 multifamily residential units, 81 townhomes, and 17,200 SF of retail/co-working space.

The proposed *North River Mixed Use Redevelopment* is projected to generate approximately 3,136 fewer gross daily trips (1,568 in, 1,568 out), 71 fewer AM peak hour trips, and 314 fewer PM peak hour trips than the existing site with the retail space fully leased.

Based on the estimated decrease in project trips between the existing site with retail fully leased and the proposed *North River Mixed Use Redevelopment*, it is anticipated that the levels of service for the roadway network will be maintained or improved.

We hope this information is helpful. Please contact us if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



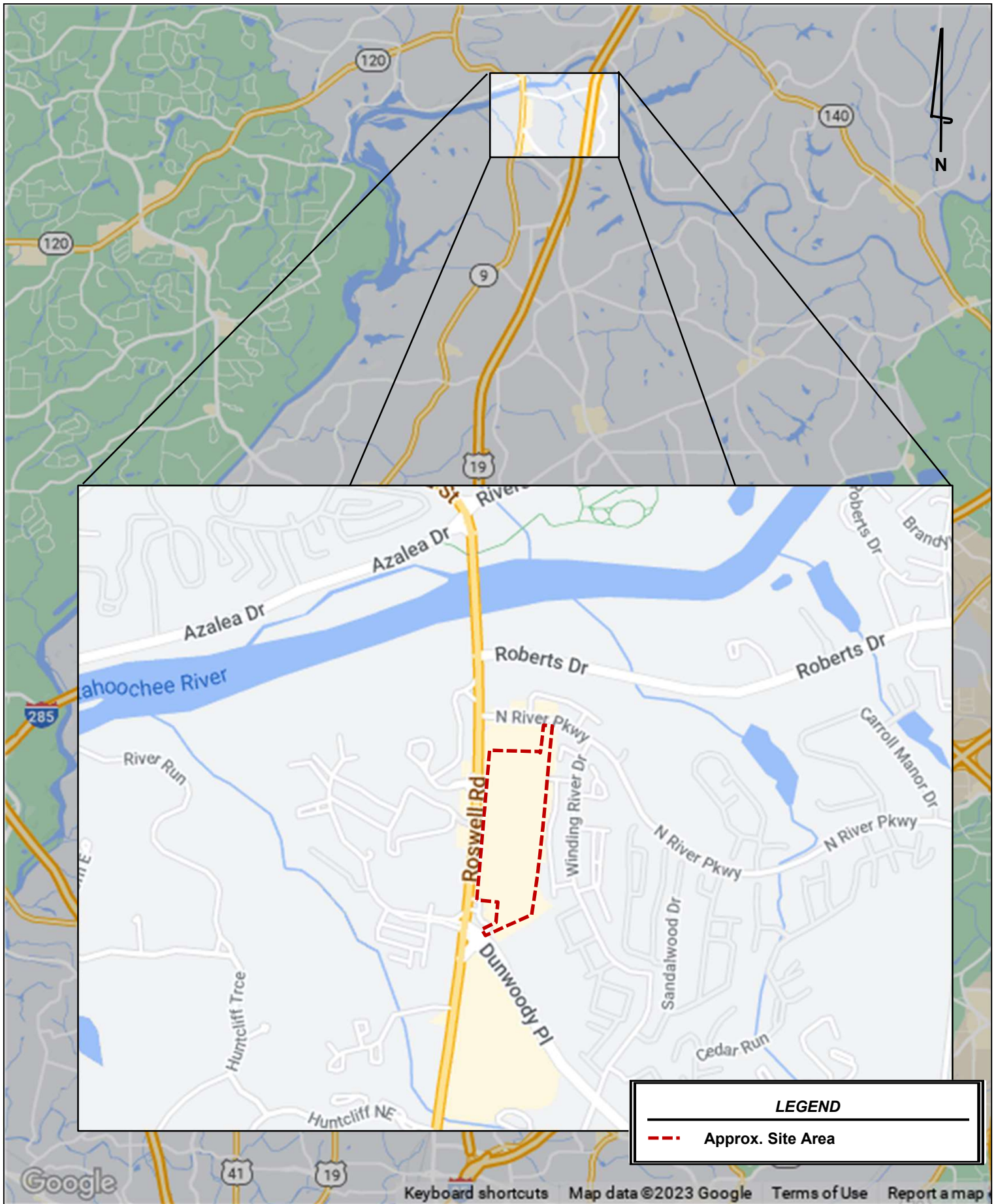
Allison Laber, EIT
Project Analyst



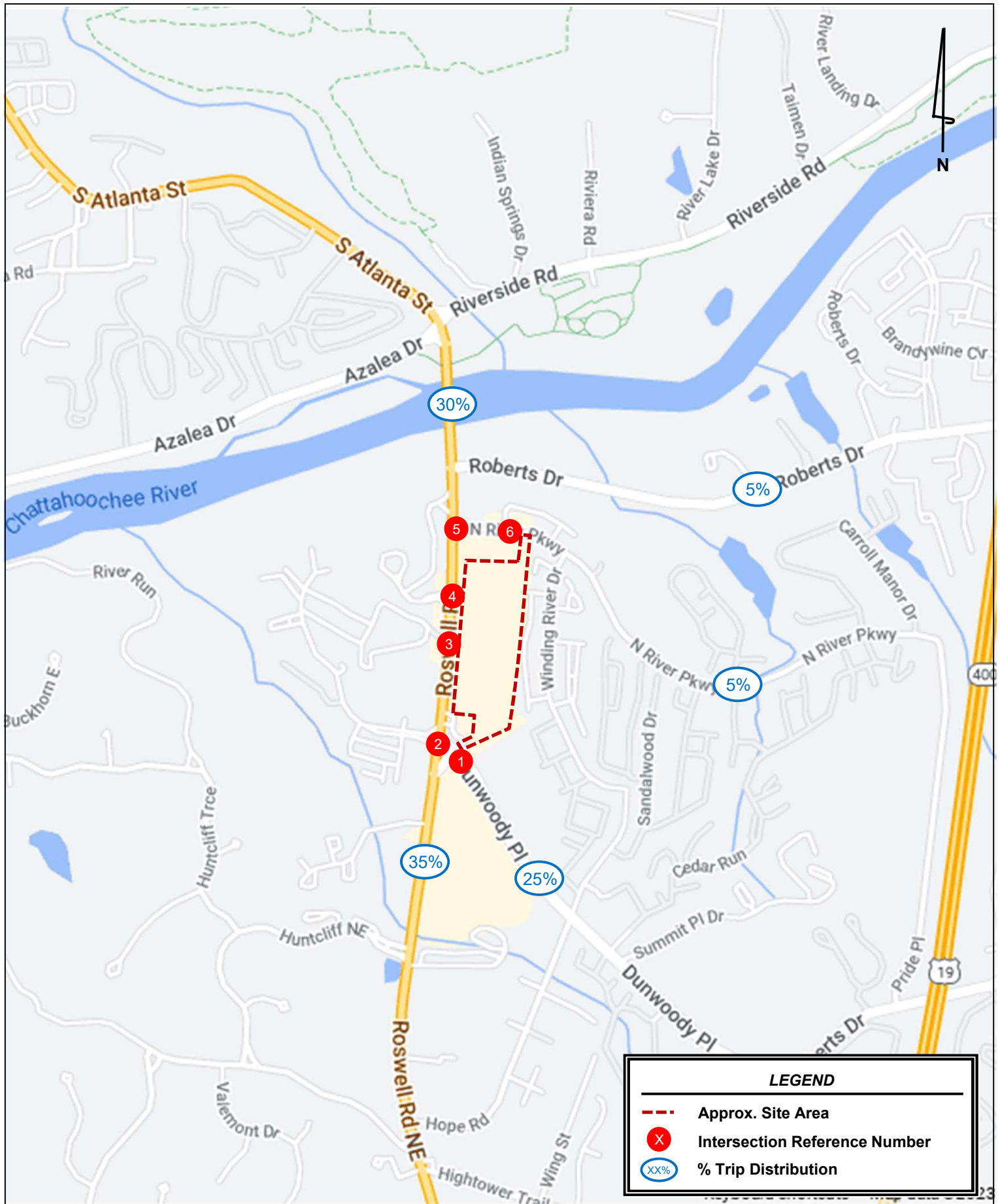
Matt Flynn, P.E.
Project Manager

Attachments:

- Figure 1: Site Location Map
- Figure 2: Site Aerial
- Trip Generation: Existing Site - Retail Fully Leased
- Trip Generation: North River Mixed Use Redevelopment
- Proposed *North River Mixed Use Redevelopment* Site Plan
- Existing Site Survey







Growth Rate Considerations

Recommended Growth Rate	1.0%
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Population Data

Fulton County (ARC) Population Annual Growth Projection (2015 - 2050)	1.12%
Fulton County (Census) Population Annual Growth (2010 - 2020)	1.48%
Sandy Springs, GA (Census) Population Annual Growth (2010 - 2020)	1.42%

Nearby Developments

No nearby developments with known growth rates were identified.

Historical ADT Count Data

Source:	GDOT
Location:	Roswell Road
	n/o North River Parkway
Route #:	00000900
Route Type:	Principal Arterial
Station:	121-0128

Count Type	Count Year	Volume	Growth Rate
EST	2014	34,100	
ACT	2015	33,500	-1.76%
EST	2016	34,600	3.28%
EST	2017	36,600	5.78%
EST	2018	36,500	-0.27%
ACT	2019	33,600	-7.95%

5 Year Growth Rate	-0.29%
Avg. 1 Year Growth Rate	-0.18%
Most Recent Actual Count Growth Rate	-7.95%

Source:	GDOT
Location:	Dunwoody Place
	n/o Roberts Drive
Route #:	00143623
Route Type:	Minor Arterial
Station:	121-0862

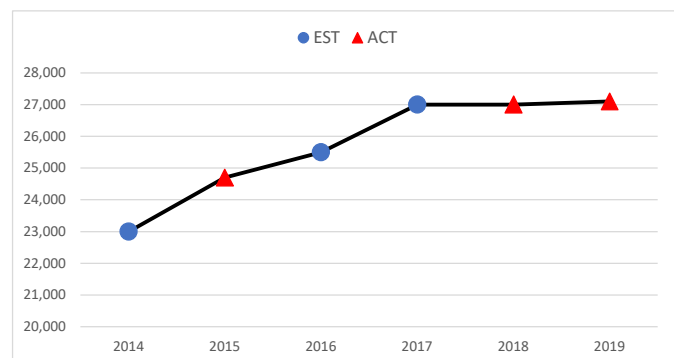
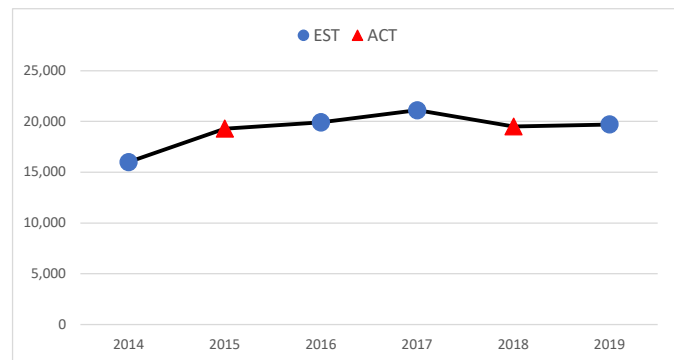
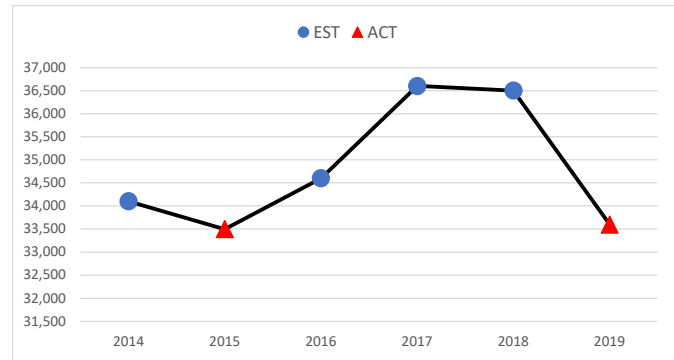
Count Type	Count Year	Volume	Growth Rate
EST	2014	16,000	
ACT	2015	19,300	20.63%
EST	2016	19,900	3.11%
EST	2017	21,100	6.03%
ACT	2018	19,500	-7.58%
EST	2019	19,700	1.03%

5 Year Growth Rate	4.25%
Avg. 1 Year Growth Rate	4.64%
Most Recent Actual Count Growth Rate	1.03%

Source:	GDOT
Location:	Northridge Road
	w/o Dunwoody Place
Route #:	00014523
Route Type:	Minor Arterial
Station:	121-6374

Count Type	Count Year	Volume	Growth Rate
EST	2014	23,000	
ACT	2015	24,700	7.39%
EST	2016	25,500	3.24%
EST	2017	27,000	5.88%
ACT	2018	27,000	0.00%
ACT	2019	27,100	0.37%

5 Year Growth Rate	3.34%
Avg. 1 Year Growth Rate	3.38%
Most Recent Actual Count Growth Rate	0.37%



Trip Generation Analysis (11th Ed. With 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC) North River - Existing Retail Site Fully Leased Sandy Springs, GA														
Land Use		Setting		Density		Daily Trips			AM Peak Hour			PM Peak Hour		
						Total	In	Out	Total	In	Out	Total	In	Out
Retail Only Project Trips		General Urban/Suburban		112,917 Sq. Ft. GFA		10,442	5,221	5,221	399	247	152	985	473	512
821 Shopping Plaza (40-150k) - Supermarket														
Gross Project Trips						10,442	5,221	5,221	399	247	152	985	473	512

Trip Generation Analysis (11th Ed. With 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC) North River Mixed Use Redevelopment Sandy Springs, GA													
Land Use	Setting	Density	Daily Trips			AM Peak Hour			PM Peak Hour				
			Total	In	Out	Total	In	Out	Total	In	Out		
Proposed Project Trips													
220	Multifamily Housing (Low-Rise)	General Urban/Suburban	81	dwelling units	594	297	297	48	12	36	55	35	20
221	Multifamily Housing (Mid-Rise)	General Urban/Suburban	242	dwelling units	1,108	554	554	95	22	73	95	58	37
821	Shopping Plaza (40-150k) - Supermarket	General Urban/Suburban	52,428	Sq. Ft. GFA	5,604	2,802	2,802	185	115	70	521	250	271
Gross Project Trips					7,306	3,653	3,653	328	149	179	671	343	328



GENESIS ENGINEERING
COLLABORATIVE

1325 Satellite Blvd. NW
Suite 202
Suwanee, Georgia 30024
470.375.2001
www.genesiseng.net

PROJECT: NORTH RIVER MIXED USE REDEVELOPMENT

8765-8800 ROSWELL ROAD
CITY OF SANDY SPRINGS, GEORGIA

CLIENT:
SPRF A/NORTH RIVER, LLC
1115 HOWELL MILL ROAD, SUITE 300
ATLANTA, GEORGIA 30318

REVISIONS

PROJECT NUMBER:
20-155

DATE:
01/05/2023

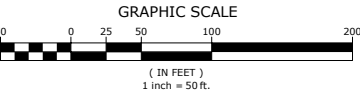
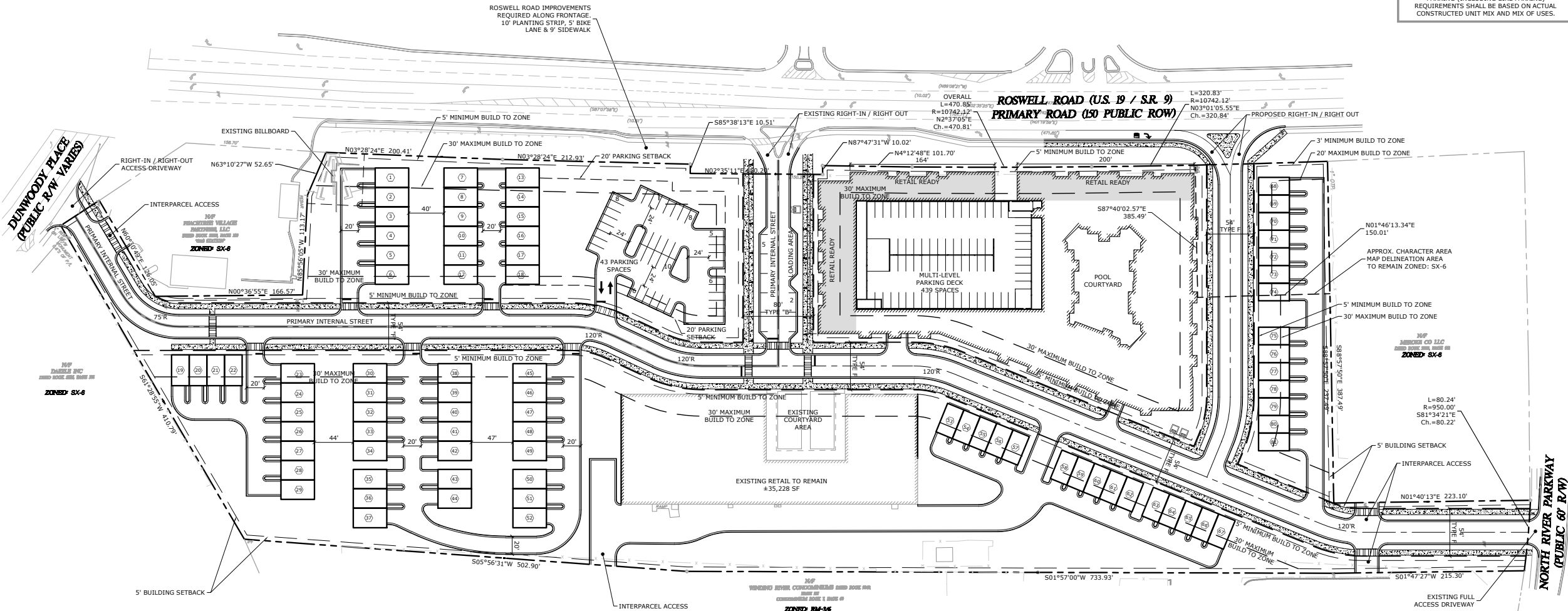
REZONING
SITE PLAN

PS-4

SITE DATA

SITE AREA	13.669 ACRES	LOT COVERAGE	
EXISTING ZONING	SX-6 (SHOPFRONT MIXED USE)	MAX ALLOWED	70%
AREA TO BE REZONED	13.15 Ac	PROVIDED	67%
PROPOSED ZONING	NEX-5/6 (NORTHEND MIXED USE)	MINIMUM SHARED PARKING REQUIRED	543 SPACES
PROPOSED USE	MIXED USE	MIN. PARKING W/ 10% REDUCTION BY ADMIN. VARIANCE	489 SPACES
EXISTING RETAIL TO REMAIN	±35,228 SF	MULTIFAMILY	373 SPACES
RETAIL/CO-WORKING	15,600 SF		(0-1 BEDROOMS:1.2/UNIT)
RESIDENTIAL UNITS	323		(2 BEDROOMS:1.95/UNIT)
			(3 BEDROOMS:2.2/UNIT)
MULTI-FAMILY	242	RETAIL/CO-WORKING	170 SPACES (1/300 SF)
SINGLE UNIT TOWNHOME	81 (25%)	TOWNHOME PARKING REQUIRED	158 SPACES (1.95/UNIT)
MAX BUILDING HEIGHT		SHARED PARKING PROVIDED	489 SPACES
SX	3 STORY / 53 FT MAX.	MULTI LEVEL PARKING DECK	439 SPACES
NEX	3 STORY / 40 FT MAX. (SINGLE UNIT RESIDENTIAL)	SURFACE PARKING	50 SPACES
	5 STORY / 65 FT MAX. (ALL OTHER USES)	TOWNHOME PARKING PROVIDED	162 SPACES (2/UNIT)
	6 STORY / 80 FT MAX. (WITH BONUS RETAIL ON GROUND)	MINIMUM BIKE PARKING REQUIRED	
MULTI-FAMILY STORAGE SPACE		SHORT TERM	28 SPACES
MINIMUM REQUIRED	3,840 SF (16 SF/UNIT)	RESIDENTIAL	17 SPACES(1/20 UNITS)
PROVIDED	3,840 SF	RETAIL/CO-WORKING	11 SPACES(1/5,000 SF)
OUTDOOR AMENITY SPACE		LONG TERM	44 SPACES
MIN. REQUIRED	15% (89,313 SF)	RESIDENTIAL	33 SPACES(1/10 UNITS)
PROVIDED (WITH MINIMUM 10% AT GRADE)	15%	RETAIL/CO-WORKING	11 SPACES(1/5,000 SF)
COTTAGE COURTYARD		BIKE PARKING PROVIDED	
MIN. REQUIRED	600 SF/UNIT	SHORT TERM	28 SPACES
PROVIDED	636 SF/UNIT	LONG TERM	44 SPACES

PARKING (INCLUDING BIKE PARKING)
REQUIREMENTS SHALL BE BASED ON ACTUAL
CONSTRUCTED UNIT MIX AND MIX OF USES.



Planning Commission

March 22, 2023



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RZ22-0005

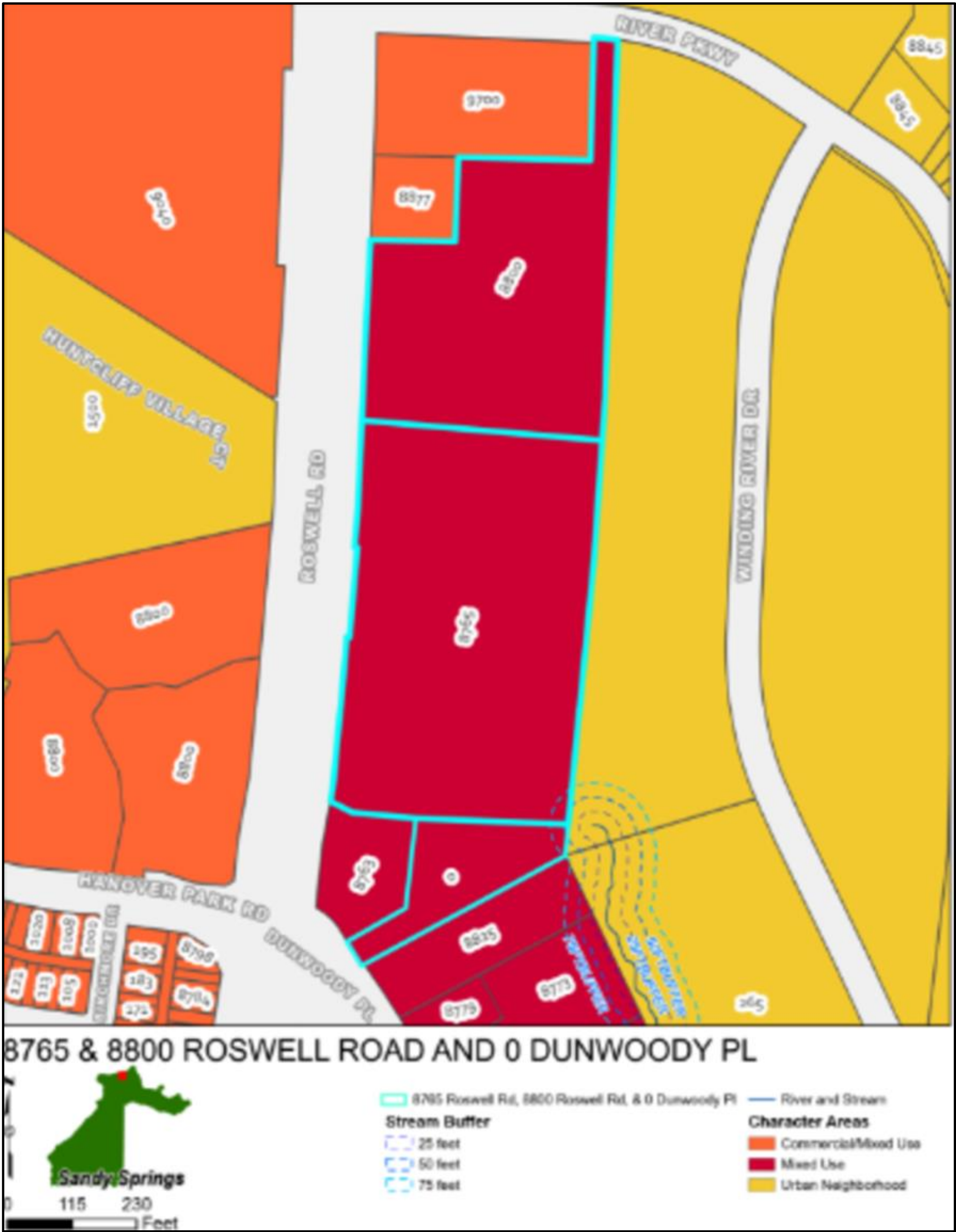
8765 Roswell Road

**Recommendation–
Planning Staff: Approval**

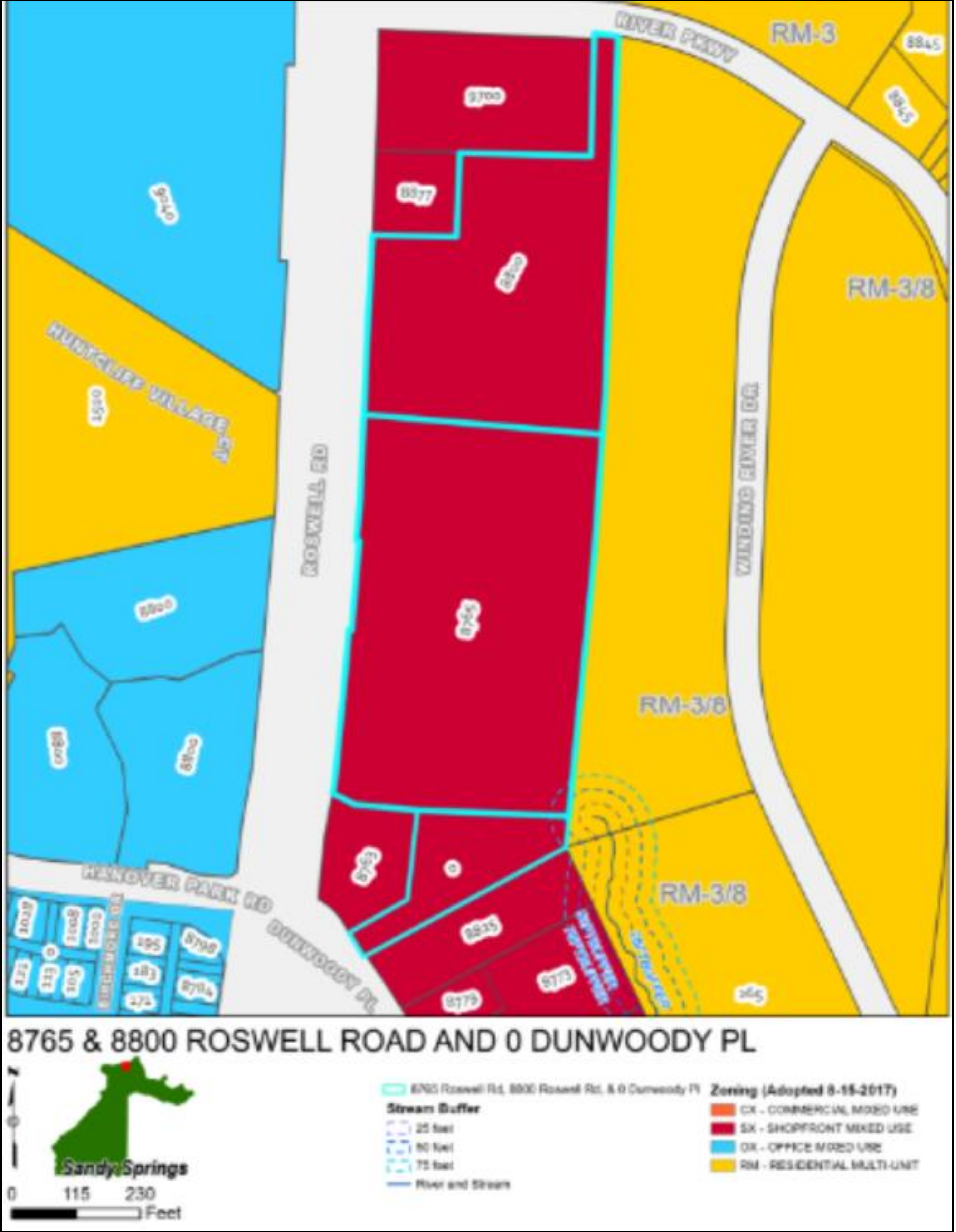
Request

Request for Zoning Map Amendment (Rezoning) of 8765 & 8800 Roswell Road and 0 Dunwoody Place from Shopfront Mixed Use – 6 stories maximum height (SX-6) to North End Mixed Use – 5 stories max height without bonus; 6 stories max height with retail ground floor, using retail bonus (NEX- 5/6).

Character Area Map



Zoning Map



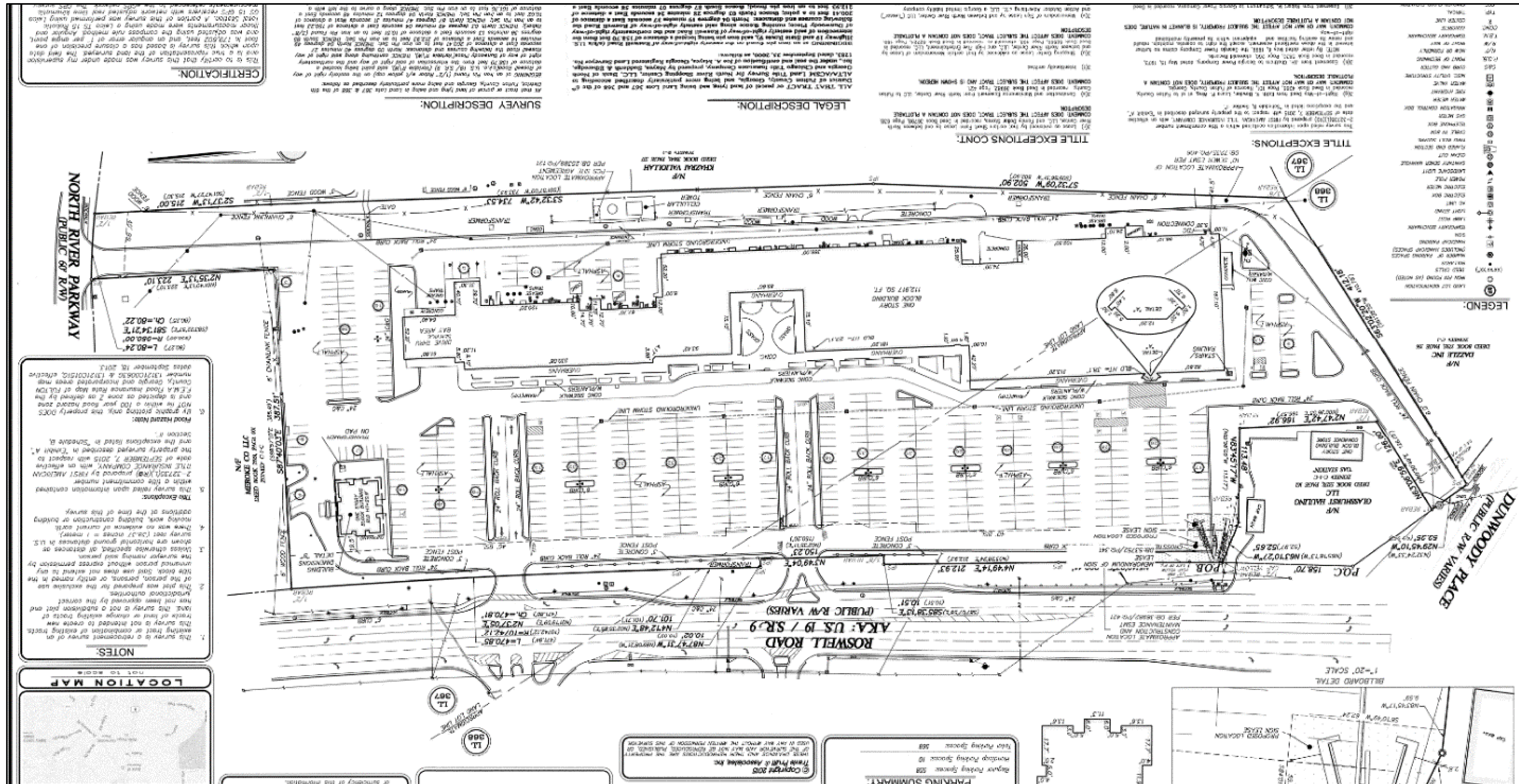
Existing Conditions



Site Conditions



Survey



Site Plan



Proposed Development

- A proposed development is not required for a rezoning request; however, the applicant is proposing to develop approximately 241 multi-unit residences, and 81 townhouses, keeping 35,000 sf of the existing retail while creating over 17,000 sf of new retail space on the site, with the creation of 3 new private streets and acres of amenity space
- From a residential perspective, the proposed development, and zoning generally would increase the housing stock and variety at a parcel that currently has none
- Could serve as a forerunner to much redevelopment activity at the North End, especially located so near to the Chattahoochee River

Zoning Map Amendment (Rezoning) Considerations

- 8765 Roswell Road is currently surrounded by office, retail, commercial, and multi-unit uses; proposed mix of uses include all of these components as well as single unit attached and vast amenity space enhancement
- Site plan is not required – goal is to consider appropriateness of proposed change in regard to potential allowed uses within proposed zoning district – in this case primarily single unit detached to single unit attached
- Concept “as-is” is in line with vision for the North End Redevelopment Concepts plan
- Meets the goals of The Next Ten to help realize redevelopments which promote more compact and walkable places
- Appropriate for the current and planned character of the area

Recommendation

Following review, and based on the findings, Staff recommends **Approval of Zoning Map Amendment (Rezoning) RZ22-0005**, to rezone from SX-6 to NEX-5/6.



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Planning Commission Meeting, March 22, 2023

Case: **RZ22-0008 – 6400 & 6410 Roswell Road**
Staff Contact: Matthew Anspach (manspach@SandySpringsga.gov)
Report Date: March 8, 2023

REQUEST

Request for a Zoning Map Amendment (Rezoning) from Commercial Mixed Use – 3 stories maximum height (CX-3) to Commercial Corridor – 3 stories maximum height (CC-3).

APPLICANT

Property Owner(s):	Petitioner(s):	Representative(s):
D & S One, LLC	Halle Properties, LLC, d/b/a Discount Tire c/o David C. Kirk	David C. Kirk

SUMMARY

The Applicant requests a Zoning Map Amendment (Rezoning) of **6400 & 6410 Roswell Road (Parcel # 17 008800010552 and 17 008800010537)** from Commercial Mixed Use – 3 stories maximum height (CX-3) to Commercial Corridor – 3 stories maximum height (CC-3).

RECOMMENDATION

Department of Community Development

Staff recommends **Denial of Zoning Map Amendment (rezoning) RZ22-0008.**

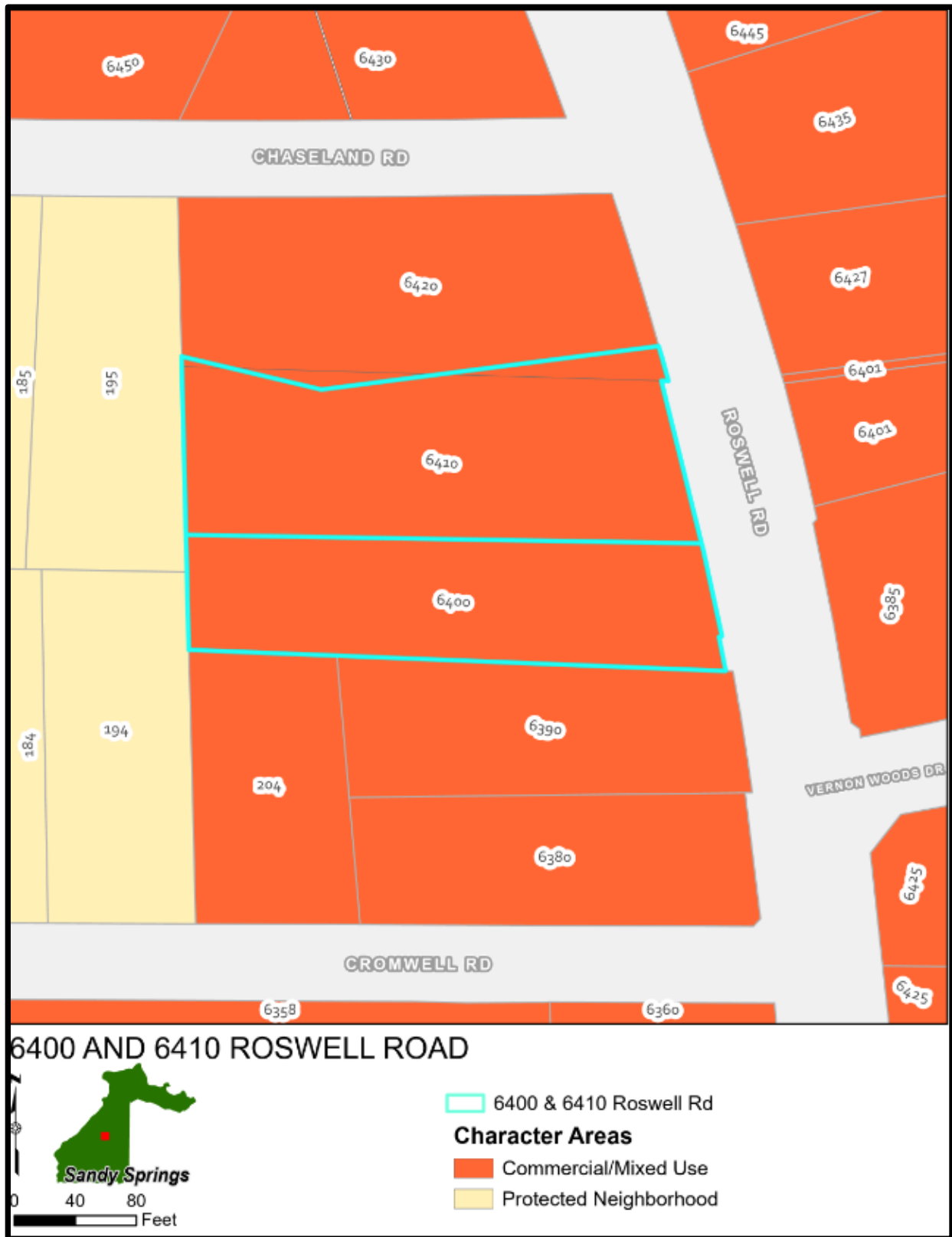
MATERIALS SUBMITTED AND REVIEWED	
Materials:	
1. Application and Plans, received January 19, 2023	
Plans:	
1. Survey, prepared by Lowery & Associates Land Surveying, LLC, dated June 30, 2022	
2. “Conceptual Site Plan,” prepared by Buckel Design Group, LLC, dated May 23, 2022	
Conceptual Color Elevations,” prepared by Architectural Resource Team, dated December 12, 2022	

PROPERTY INFORMATION	
Location:	6400 Roswell Road (17 008800010552) and 6410 Roswell Road (17 008800010537)
Council District:	3 – Melissa Mular
Road frontage:	6400 Roswell Road- Approximately 85 feet of frontage 6410 Roswell Road- Approximately 109 feet of frontage
Acreage:	6400 Roswell Road- 0.73 Acre 6410 Roswell Road – 0.62 Acre
Current Zoning: Existing Land Uses:	CX-3 (Commercial/Mixed Use) Vacant building, parking
Previous Zoning Cases:	6410 Roswell Road – 1964Z-0069, V1973-037 6400 Roswell Road – 1966Z-0058
Character Area:	Commercial/ Mixed Use

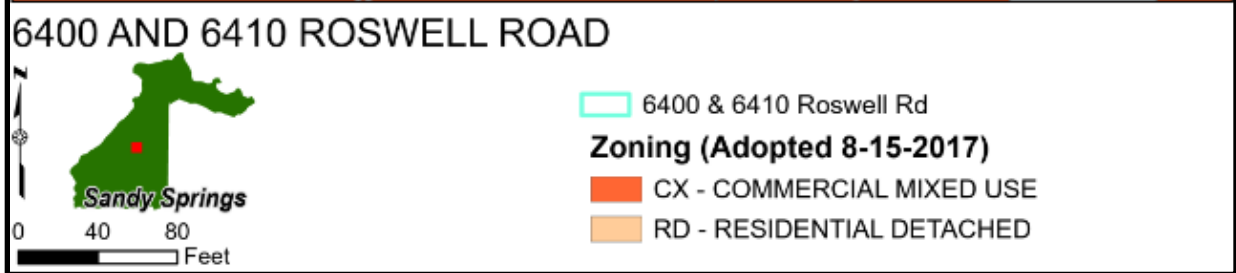
PROCESS			
Initial Community Meeting (CMI): January 10, 2023	Second Community Meeting (CMII): February 2, 2023	Planning Commission Hearing: March 22, 2023	Mayor and City Council Hearing: April 18, 2023

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	Commercial Mixed Use / CX-3 / Commercial; auto care	6420 Roswell Road NE	0.78 Acre
North, Northeast	Commercial Mixed Use / CX-3 / Commercial; retail	6427 Roswell Road NE	0.42 Acre
East	Commercial Mixed Use / CX-3 / Commercial; retail	6401 Roswell Road NE	0.22 Acre
Southeast	Commercial Mixed Use / CX-3 / Commercial; retail; gas station	6385 Roswell Road NE	0.57 Acre
South	Commercial Mixed Use / CX-3 / Commercial; restaurant	3210 Roswell Road NE	0.73 Acre
West	Protected Neighborhood / RD-18 / Single unit detached	194 Cromwell Road	0.54 Acre
West, Northwest	Protected Neighborhood / RD-18 / Single unit detached	195 Chaseland Road	0.51 Acre
PROPOSED DEVELOPMENT			
--	Commercial Mixed Use / CX-3 / Commercial; vacant	6400 Roswell Road	0.73 Acre
--	Commercial Mixed Use / CX-3 / Commercial; vacant	6410 Roswell Road	0.62 Acre

CHARACTER AREA MAP



ZONING MAP



AERIAL IMAGE



EXISTING DEVELOPMENT

The subject property consists of two parcels. One parcel, 6410 Roswell Road, contains a vacant two-story commercial building. The other, 6400 Roswell Road, is primarily a parking lot with a billboard near the front, eastern side toward Roswell Road.

The 6400 parcel shares a property line with a restaurant to its south, while both properties abut the Whispering Pines subdivision to the west, a Protected Neighborhood. 6410 Roswell Road abuts another vacant lot to the north (6420 Roswell Road). Both of the subject parcels have been effectively vacant since approximately 2008, with some ancillary uses popping up from time to time, such as a COVID related inoculation tent in 2020 and 2021.



**Above: View of the of the vacant building at 6410 Roswell Road, facing West
Below: View from vacant building facing East, at 6410 Roswell Road**





Above: View of the rear of the vacant building at 6410 Roswell Road
Below: View from Roswell Road facing West, of 6400 Roswell Road



View of 6400 Roswell Road facing east, toward Roswell Road

No site plan is required for a Zoning Map Amendment (rezoning). However, as is often the case, the applicant has provided a detailed site plan and elevations of a potential development. Providing a concept is very helpful in the community engagement process to assist constituents understanding or even visualizing what use may be possible under the proposed zoning district. With that said, the process for making a decision about a rezoning map amendment should not focus on any single use which could be allowed for the site, but rather to determine the appropriateness of the proposed zoning district and its allowed uses as a whole.

[illegible]

Without a condition of zoning, the provided site plan and business use would only be a concept, and nonbinding. An Evaluation of the change in zoning districts as a whole leads to the chart below:

Use	Existing Zoning District (CX-)	Proposed Zoning District (CC-)
Rehab/Treatment Facility	---	CUP
Hotel	---	Permitted
Fireworks Retail Facility	---	Permitted
Minor and Major Vehicle Sales and Rental	---	Permitted
Major Vehicle Sales and Repair	---	Permitted
Self-Service Storage	CUP	Permitted
Recycling Process Center	---	Permitted
Plant Nursery	---	Permitted
Car Wash	---	Permitted
Drive-thru Facility	CUP	Permitted
Minor Outdoor Storage	---	Permitted

While the project from a form and development standpoint, mostly checks the boxes (transparency, pedestrian entrance, build-to-zone compliance, etc.), it drifts in the wrong direction from a use standpoint. Commercial Mixed Use district is moderately more pedestrian-friendly as a whole than Commercial Corridor district, while not quite the same level of pedestrian emphasis as say City Springs district. Commercial Corridor district's use allowance more accurately represents the type of uses and consequently developments, that have dotted Highway 9 (Roswell Road) for the better half of a century as the Atlanta Metro continued its suburban ascent beyond the Perimeter.

ZONING MAP AMENDMENT (REZONING) CONSIDERATIONS

Per Sec. 11.3.6.C. of the Development Code, the following list of approval criteria for a Zoning Map Amendment (Rezoning) provides guidance for making decisions on approval:

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

Finding: The proposed Zoning Map Amendment does not correct an error or meet the challenge of some changing condition, trend or fact. Commercial Mixed Use district (CX-) is intended to provide for a variety of retail, service, and commercial uses as well as multi-unit residences,” while Commercial Corridor district (CC-) is “intended to provide for a variety of retail, service and commercial uses, **including auto-oriented uses**, as well as multi-unit residences. The districts also allow for civic, open space and park uses. (Sec. 4.1.3. *Development Code*).” Additionally, the subject site is entirely surrounded by Commercial Mixed Use zoned properties, with the nearest Commercial Corridor property approximately a mile and a half to the north.

2. *The Zoning Map Amendment substantially conforms with the Comprehensive Plan.*

Finding: The proposed Zoning Map Amendment does not substantially conform with The Next Ten Comprehensive Plan. The Next Ten prioritizes existing commercial sites along Roswell Road and other areas with commercial land uses, where opportunities exist for redevelopment in the form of walkable, mixed use activity centers (pg. 120 *The Next Ten*). Allowing for this proposal would open doors to many industrial uses that were not intended for Roswell Road i.e. vehicle sales, rental and repair, self-storage, mini warehouse, recycling centers, storages, car washes. It will also restrict uses that are conducive to increased pedestrian activation on Roswell Road such as farmers markets.

3. *The Zoning Map Amendment substantially conforms with the stated purpose and intent of this Development Code.*

Finding: The proposed Zoning Map Amendment does not conform with the stated purpose and intent of the Development Code. The stated purpose of the Development Code is, “intended to guide the future growth of the City of Sandy Springs in alignment with the vision set forth by The Next Ten Comprehensive Plan,” which the proposed Zoning Map Amendment does not. The vision laid out in The Next Ten often alludes to “managing land use transitions” which does not support the practice of “spot zoning.”

4. *The Zoning Map Amendment will reinforce the existing or planned character of the area.*

Finding: The proposed Zoning Map Amendment will generally be consistent with the existing character of the area, but not the planned. The current character in the area is certainly heavily influenced by the automobile. However, the planned character for the area is to serve as a proper land use transition from the City Springs district as one goes north on Roswell Road. In a secondary sense, but of great importance still, is its responsibility to the property to its rear, which is Protected Neighborhood. Commercial Mixed Use, though allowing for a variety of commercial and residential uses is a less intense zoning district than the one being applied for.

5. *The subject property is appropriate for the development allowed in the proposed district and the use and development of adjacent properties.*

Finding: The *subject property is appropriate* for the development allowed in the proposed district and the use and development of adjacent properties, except for again, the vision of the immediate and even greater area while commercial, is to not be auto oriented. The area, including the subject property serves as a transition for both City Springs to the south and the Protected Neighborhood to the rear from the many more auto oriented parcels going north.

6. *There are substantial reasons why the property must not be used according to the existing zoning.*

Finding: It is Staff's view that there are no substantial reasons for why the property must not be used according to the existing zoning.

7. *There is a need for the proposed use at the proposed location.*

Finding: It is Staff's view that there is not a need for this proposal. A simple search of similar tire businesses in the area will find that there are several within a one-mile radius.

8. *The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.*

Finding: Staff does not anticipate changes in the ability of the City and other service providers to provide sufficient public facilities and services, or any lapses in maintaining sufficient levels of services to existing development.

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

Finding: Staff does anticipate that the proposal will impact the natural environment in a negative way. The standards provided for in the development code would increase the tree canopy, stormwater runoff and quality, amenity area, and so on. The nature of the business proposed could also impact the natural environment from a noise perspective depending on the level of commitment adhered to by the staff to keep noise inside the building. This assumes that the specific sue proposed were to come to fruition.

10. *The Zoning Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property.*

Finding: As mentioned previously, should the amendment be approved and the project go forward as a tire store, (between the regulations in the Code (Protected Neighborhood Transition Buffer, interparcel access, amenity space, building at the street) and the design considerations shown on the site plan and in

the elevations (interior only work area, facing neither the neighborhood, nor the street)) much of any adverse impacts normally associated with *major vehicle service and repair* would likely be negated.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

No comment provided.

Sandy Springs Transportation Engineer:

-Site Plan shall show required streetscape improvements. -Interparcel access shall be provided from the site to both the north and south parcels. This segment of Roswell Road has been identified as a top priority for access management treatments, including interparcel connections. -Proposed driveway shall meet the Sandy Springs Technical Manual requirements for non-residential access per Section 3: Roadway Design and Pavement as well as the Georgia DOT Regulations for Driveway and Encroachment Control, including, but not limited to: -Uninterrupted ingress/egress - Limited to right-in/right-out design due to proximity of the existing signalized intersection of SR 9/Vernon Woods Drive within 250 feet -Corner sight distance -Distance from property line; the radius return must be a minimum of five feet from the property line

Sandy Springs City Engineer:

Street Framework requires the following cross section for Roswell Road: Provide sufficient R/W to enable future installation of 14-foot minimum raised median in Roswell Road along with: 11' Minimum Travel Lanes 10' Landscape Strip / Street Tree Planting Zone 5' Separated Bike Path (reserved) 9' minimum Sidewalk 1' Maintenance Strip 2. Entrance must be GDOT Detail A-1 3. GDOT approval for access location required.

Sandy Springs Site Division:

Site plan provided does not show any provisions for meeting Stormwater management requirements, including Runoff Reduction which cannot be provided beneath impervious areas.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

Future development will be required meet the minimum canopy requirement of 40 percent.

Sandy Springs Sustainability Manager:

No comment provided.

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

For the Community Meeting I there were approximately seven (7) in-person and virtual attendees, including the Applicant's team and the President of Sandy Springs Council of Neighborhoods (SSCN), on January 10, 2023, held both in person and virtually. Topics discussed included business type, street facing views, and transition buffers.

Community Meeting II

For the Community Meeting II there were approximately thirty (30) in-person and virtual attendees, including the Applicant team, the President of SSCN, on February 2, 2023, held both in person and virtually. Topics discussed included the amount of the auto shops in the vicinity and transition buffers.

Correspondence Received

At the time of this draft, there were 14 public comments, all against the requested map amendment.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Denial** of **Zoning Map Amendment RZ22-0008** request for a Zoning Map Amendment (Rezoning) of **6400 & 6410 Roswell Road (Parcel(s))** from the CX-3 (Commercial Mixed Use – 3 stories maximum height) to CC-3 (Commercial Corridor – 3 stories maximum height) zoning district.

Should the Planning Commission recommend approval, Staff recommends the following conditions:

1. The site be restricted from the following uses:
 - Rehab/Treatment Facility;
 - Hotel;
 - Fireworks Retail Facility;
 - Minor and Major Vehicle Sales and Rental;
 - Major Vehicle Sales and Repair;
 - Self-Service Storage;
 - Recycling Process Center;
 - Plant Nursery;
 - Car Wash;
 - Drive-thru Facility;
 - Minor Outdoor Storage; and;
2. That the site plan, including the building layout be substantially similar to the site plan provided, dated February 7, 2023, with any changes only as needed for conformance with the Development Code standards, and;
3. That the bay doors be closed throughout business operation hours, opening only as needed to facilitate vehicles and product into the facility.



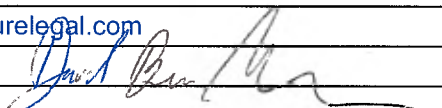
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Case No.: **RZ22-0008**
Planner's initials: **M.A.**

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 6400 and 6410 Roswell Road	
	Parcel Tax ID(s): 17 008800010552 and 17 008800010537	
	Total acreage: 1.348	Council District: 3
	Current zoning: CX-3	Current use: 1.348
	Character Area: Commercial Mixed Use	

APPLICATION	Purpose of the Application: Rezone Subject Property to allow for operation of tire retail store	
	Check all that apply:	
	☒ Zoning Map Amendment (Rezoning) ☐ Conditional Use Permit	
	Detailed request: Rezone Subject Property from the current CX-3 zoning classification to the CC-3	
	(Commercial Corridor) zoning classification to allow for the development and operation of a Discount Tire retail store.	
	Petitioner: Halle Properties, LLC, d/b/a Discount Tire c/o David C. Kirk	
	Petitioner's address: 600 Peachtree Street, NE, Suite 3000, Atlanta, Georgia 30308	
Phone: 404-885-3415		Email: david.kirk@troutman.com

OWNER	Property owner: D&S One LLC (Contact: Leeor Ben-Moshe)	
	Owner's address: 3210 Roswell Road, Atlanta, GA 30305	
	Phone: 404-233-5951	Email: rbm@mcclurelegal.com
	Signature (authorizing initiation of the process): 	
If the property is under contract, provide a copy of the contract		

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date:	Anticipated Application date:
CMI date, time, and location: 1/10/2023 6PM Fulton County Library	
ADDITIONAL INFORMATION NEEDED:	
SUBMITTAL ITEMS WAIVED BY DIRECTOR:	



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GEORGIA

Case No.: _____
Planner's initials: _____

APPLICATION FORM

APPLICATION	Purpose of the Application: Rezone Subject Property to allow for operation of a tire retail store.
	Check all that apply:
	☒ Zoning Map Amendment (Rezoning) ☐ Conditional Use Permit
	Detailed request: Rezone Subject Property from the current CX-3 zoning classification to the CC-3 (Commercial Corridor) zoning classification to allow for the development and operation of a tire retail store (Discount Tire).

COMMUNITY MEETING I REPORT	Date and location of CMI: Tuesday, January 10, 2023 at Fulton County Library - Sandy Springs Branch	
	Beginning time: Approximately 6:00 p.m.	End time: Approximately 7:00 p.m.
	Summary of concerns discussed:	
	Please see attached "Summary of Community Meeting I"	
	Does the Application address the concerns discussed at the CMI? ☒ Yes ☐ No	
Explain: The Applicant believes the Application, together with the discussion at the meeting, addresses the issues and concerns raised at Community Meeting I. In particular, the portion of the Letter of Intent containing the "Zoning Impact Analysis" addresses issues related to traffic, hours of operation, noise, need, building and site design, curb cuts, and consistency with various plans of the City of Sandy Springs in a manner that demonstrates consistency with these various plans, compatibility with adjacent properties, the reduction of potential impacts, and the consistency with design and landscaping requirements.		

- TO BE FILLED OUT BY P&Z STAFF -

Application date: 1/17/2023	Tentative Planning Commission date: 3/22/2023
CMII date and time: 2/2/2023, 6:00 PM	Tentative Mayor and City Council date: 4/18/2023
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: <u>D+S One, LLC</u>	Sworn and subscribed before me this <u>16</u> th day of <u>January</u> 20 <u>23</u> Notary public: <u>[Signature]</u> Seal:  Commission expires:
Address: <u>3210 Roswell Rd.</u> <u>Suite D</u>	
City, State, Zip Code: <u>Atlanta, GA 30305</u>	
Email address: <u>[Redacted]</u>	
Phone number: <u>[Redacted]</u>	
Owner's signature: <u>[Signature]</u>	

B- If the Applicant is *not* the current 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:	Sworn and subscribed before me this <u> </u> th day of <u> </u> 20 <u> </u> Notary public: Seal: Commission expires:
Company name:	
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
Applicant's signature:	



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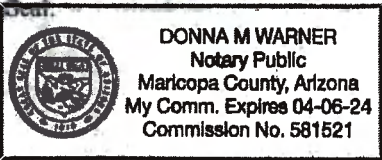
AUTHORIZATION FORM – PART I

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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:	Sworn and subscribed before me this
Address:	
City, State, Zip Code:	th day of 20
Email address:	Notary public:
Phone number:	Seal:
Owner's signature:	Commission expires:

B- If the Applicant is *not* the current 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: Matthew Johnson	Sworn and subscribed before me this
Company name: Halle Properties, L.L.C.	
Address: 20225 N Scottsdale Road	<u>16</u> th day of <u>JANUARY</u> 20 <u>23</u>
City, State, Zip Code: Scottsdale, AZ 85255	Notary public: <u>Donna M Warner</u>
Email address: [REDACTED]	
Phone number: [REDACTED]	
Applicant's signature: <u>[Signature]</u>	Commission expires: 4/6/2024

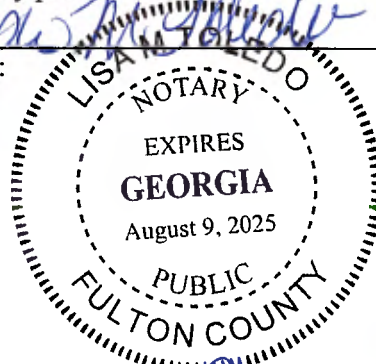


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AUTHORIZATION FORM – PART II

- C- If an agent or attorney will represent the owner and/or the Applicant:
Fill out the following section and have it notarized.

Agent's name:	David C. Kirk
Company:	Troutman Pepper Hamilton Sanders LLP
Address:	600 Peachtree Street, NE Suite 3000
City, State, Zip Code:	Atlanta, Georgia 30308
Email address:	[REDACTED]
Phone number:	[REDACTED]
Agent's signature:	<i>David C. Kirk</i>
Applicant's signature:	

Sworn and subscribed before me this
<i>13</i> th day of <i>January</i> 20 <i>23</i>
Notary public:
Seal:

Commission expires:
<i>Aug 9, 2025</i>



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: Matthew Johnson	
Signature: 	Date: 1-16-2022

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: <u>DAVID G. KIRK (Attorney for Applicant)</u>	
Signature: <u>[Signature]</u>	Date: <u>1/13/2023</u>

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

David C. Kirk
david.kirk@troutman.com

January 17, 2023

VIA HAND DELIVERY

Ms. Helen P. Owens
Planner III/Zoning Administrator
City of Sandy Springs – Community Development
1 Galambos Way
Sandy Springs, Georgia 30328

Re: Rezoning Application: 6800 and 6810 Roswell Road

Dear Ms. Owens:

As legal counsel for Halle Properties, LLC, d/b/a Discount Tire ("Discount Tire" or the "Applicant"), as authorized by the property owner, D & S One LLC (the "Property Owner"), and in support of the above-referenced application (the "Application"), I am pleased to provide this Letter of Intent for your information and use. This letter provides background information about Discount Tire and its plans to utilize the above-referenced property (the "Subject Property"), a description of the supporting documentation submitted with this application, a summary of the proposed project, and written justification for the rezoning of the Subject Property from the current CX-3 zoning classification to the CC-3 classification to allow for the development and operation of a Discount Tire retail store.

The 1.348-acre Subject Property consists of two parcels which currently contain an abandoned restaurant building, a building pad where the previous structure was demolished, and an associated surface parking field. Based on information provided by citizens during the first Community Information Meeting held on January 10, 2023, the Subject Property has been vacant for approximately a decade. Discount Tire proposes to lease the Subject Property from the Property Owner and develop a new 9,998 square foot Discount Tire retail store. To do so, the Subject Property's existing zoning must be changed.

Accompanying this Letter of Intent are the following documents submitted in support of the Application.

- A completed Project Information Sheet;
- A completed "Application Form;"

- The required Authorization and Disclosure forms executed by the Property Owner, the Applicant, and me as Applicant's Attorney;
- The Zoning Impact Analysis (included as a Section of this letter);
- Full scale (provided electronically), 11" x 17", and 8½" x 11" copies of a Survey of the Subject Property;
- Full scale (provided electronically), 11" x 17", and 8½" x 11" copies of the Conceptual Site Plan for the proposed development of the Subject Property;
- A legal description of the Subject Property in Word format;
- An 11" x 17" copy of Colored Building Elevations for the proposed Discount Tire retail store;
- A Summary of and Sign-In Sheets from Community Meeting 1 held on January 10, 2023; and
- A check for \$1,580.00 to cover the fees associated with this application.

I believe this letter and the attached documents are all that is needed at this time for the City of Sandy Springs to consider the Application. However, if you believe any other information or documentation would be helpful, please do not hesitate to contact me.

Company Background

Discount Tire is based in Scottsdale, Arizona, and has been in business for over sixty years, beginning as a one-person operation in Ann Arbor, Michigan, in 1960. Discount Tire currently has nearly 1,100 locations nationwide, with approximately 45 of those locations in Georgia. Discount Tire's only business is the retail sale, installation, and repair of passenger car and light truck tires and wheels. It does not perform any other automobile maintenance functions, such as oil changes, brake installation, muffler installation or replacement, or transmission service. Discount Tire's typical hours of operation are from around 8:00 a.m. to 6:00 p.m. Monday – Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Discount Tire locations are closed on Sunday.

Proposed Development and Requested Actions

Discount Tire seeks to lease and redevelop two parcels totaling 1.348-acres located at 6800 and 6810 Roswell Road into a new Discount Tire retail store. The proposed 9,998 square foot store will incorporate interior vehicle bays and is expected to serve approximately 100 customers/day. As indicated in the elevation drawings accompanying this application, the building will be located within the "build to zone" close to the street as desired by the City, will have an attractive brick exterior, with storefront fenestration facing Roswell Road and wrapping

around the corners of the building. The building will present a two-story elevation facing Roswell Road. The site will be attractively landscaped, with a pedestrian walkway connecting the existing sidewalk to Roswell Road. Discount Tire will provide sufficient parking on the Subject Property to meet customer demands. In connection with the redevelopment of the site, the existing billboard will be removed.

To implement this proposed redevelopment, Discount Tire respectfully requests the approval of a rezoning of the Subject Property from CX-3 (Commercial Mixed Use) to CC-3 (Commercial Corridor).

Zoning Analysis and Consistency with Approval Criteria

As required by Section 11.3.6.C. of the Sandy Springs Development Code (the "Development Code"), the following criteria provide guidance for making decisions on the approval of Zoning Map Amendments (Rezoning) such as that requested by this application:

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

As noted by the Applicant as well as attendees at Community Meeting 1 held on January 10, 2023, the Subject Property has been vacant for several years. One structure on the Subject Property has been demolished, leaving only a slab, and one building remains in a vacant, apparently abandoned state. In addition, the Subject Property contains a large outdoor advertising sign (billboard). Finally, three curb cuts exist along the Roswell Road frontage of the Subject Property. The Google "Street View" image below illustrates these current conditions:



The Subject Property thus presents a substantial challenge to the redevelopment of this portion of the Roswell Road corridor, a challenge which will be fully, functionally, and attractively overcome by the proposal outlined in this application. The rezoning of the Subject Property will result in the removal of the existing abandoned building, the elimination of the billboard, the placement of a new retail building in conformance with the design goals of the City, the landscaping of the Subject Property to City standards, the protection and enhancement of the transitional buffer, the reduction of two of the existing three curb cuts along the frontage of the Subject Property, and the restoration of a desirable economic use along this corridor that provides services and job opportunities.

2.The Zoning Map Amendment substantially conforms with the Comprehensive Plan.

The Applicant respectfully submits the proposed amendment substantially conforms with the Comprehensive Plan and supports the stated goals for the Land Use Character Area in which the Subject Property is located.

According to the Land Use Element of the Sandy Springs Comprehensive Plan ("The Next Ten Five Year Update" or the "Plan")) adopted in October 2022, the Subject Property lies within the "Commercial/Mixed Use - Character Area Type 4." See Character Area Map on Page 113 of the Plan. The description for this Character Area acknowledges the existence of "existing commercial sites along Roswell Road . . . where opportunities exist for redevelopment. . . ." The Plan encourages, among other things "redevelopment" that is "compact in form" and includes "free-standing commercial structures." The Plan seeks to achieve a "pedestrian-oriented scale and street character along Roswell Road," stating that "buildings should be constructed facing . . . Roswell Road," and that "[f]ree-standing commercial buildings should have heights equivalent to at least two stories (actual or implied through inclusion of a high parapet or faux second story), in order to reinforce the pedestrian-oriented scale of the corridor." See Plan, Page 121. Among the land uses encouraged in this Character area is "commercial." Id.

Approval of the requested amendment will allow for the redevelopment of the Subject Property for a commercial use within a free-standing structure that is compact in form and pedestrian-oriented by its placement within the "build-to" zone along Roswell Road, its direct connection to the streetscape, and by its height equivalent to two stories.

3.The Zoning Map Amendment substantially conforms with the stated purpose and intent of this Development Code.

The Applicant respectfully submits the requested amendment conforms with the stated purpose and intent of the Development Code. Among the stated purposes of the Development Code is to foster "a higher-quality public realm by prescribing the physical form of buildings and addressing the relationship between building facades and the public realm, [and] the form and mass of buildings" See Section 1.1.4.B. of the Development Code. The proposed development substantially conforms with the stated intent of the Development Code by balancing conservation and development through the redevelopment of a vacant, largely paved Subject Property along a major corridor (Roswell Road) into a well-landscaped property that meets the applicable City codes, as opposed to the development and clearing of a greenfield

site. See Section 1.1.5.A. of the Development Code. The proposal supports the intent to “achieve design excellence in the built environment” through site and building design that contributes to the quality of the public realm by enhancing the pedestrian experience along Roswell Road and providing convenient and safe pedestrian access to the building, through placement of parking to the rear of the building, away from the public realm, through the elimination of 2 of the 3 curb cuts along the Subject Property’s frontage, and through enhanced landscaping. See Section 1.1.5.B. of the Development Code. Finally, the proposal meets the Development Code’s intent to support the City’s “prosperous and sustainable future” by conserving land resources through the redevelopment of an existing vacant and paved site, providing interparcel connectivity, and supporting various travel modes through site design and pedestrian improvements. See Section 1.1.5.C. of the Development Code.

4. The Zoning Map Amendment will reinforce the existing or planned character of the area.

As noted in the response to Approval Criterion 2 above, the Subject Property lies within the “Commercial/Mixed Use - Character Area Type 4.” See Character Area Map on Page 113 of the Plan. The description for this Character Area acknowledges the existence of “existing commercial sites along Roswell Road . . . where opportunities exist for redevelopment. . . .” The Plan encourages “commercial” land uses and, among other things, “redevelopment” that is “compact in form” and includes “free-standing commercial structures.” The Plan seeks a “pedestrian-oriented scale and street character along Roswell Road,” stating that “buildings should be constructed facing . . . Roswell Road,” and that “[f]ree-standing commercial buildings should have heights equivalent to at least two stories (actual or implied through inclusion of a high parapet or faux second story), in order to reinforce the pedestrian-oriented scale of the corridor.” See Plan, Page 121.

In addition, the proposed amendment and use of the Subject Property reinforce the character of the “North Gateway” Character Area, as outlined in the City Center Master Plan. That Plan states that this Character Area north of City Center “offers opportunities for small business close to City Center’s amenities and workforce, and opportunities to re-accommodate valued auto-oriented uses that are less desirable in the heart of City Center.” See Sandy Springs LCI 10-Year Update, Pages 40 & 41. Further, the City Center Master Plan states that “[o]n some sites, particularly along Roswell Road, single-use commercial development and or reinvestment in existing commercial properties will likely prove more feasible than mixed-use development in the near term. See Page 41. Finally, the City Center Master Plan states that “Sandy Springs should . . . welcome single-use development or property renovation that enhances walkability and strengthens character along the corridor.” *Id.*

The Applicant respectfully submits the zoning amendment, the proposed use of the Subject Property, and the design of the site and building on the Subject Property reinforce the existing and planned character of the both the “Commercial/Mixed Use Character Area Type 4” in the City’s Comprehensive Plan and the “North Gateway Character Area” described in the City Center Master Plan.

5. The subject property is appropriate for the development allowed in the proposed district and the use and development of adjacent properties.

The Applicant respectfully suggests the Subject Property is entirely appropriate for the proposed development and is compatible with the use and development of adjacent properties. The proposed use is compatible with adjacent and nearby retail and commercial uses to the north, south and east along Roswell Road (restaurants, car wash, service stations, other commercial uses). The hours of operation will minimize any impact on the adjacent residential neighborhood to the west, which will be further protected by a transitional buffer consisting of existing trees and any additional plantings to be installed in consultation with the City Arborist.

6. There are substantial reasons why the property must not be used according to the existing zoning.

The existing zoning of the Subject Property does not allow the proposed commercial use, despite the fact the proposed use of the Subject Property aligns with and supports the intent, purpose, and goals of the Plan, the Development Code, and the City Center Master Plan, and meets the site and building design goals of the City for commercial development and redevelopment in the Roswell Road corridor. Accordingly, the Applicant respectfully suggests there is a substantial benefit and reason for the proposed rezoning.

7. There is a need for the proposed use at the proposed location.

Like any other retailer, Discount Tire knows where its current and potential future customers are located and does its utmost to ensure its retail stores are conveniently located to such customers. Where market analysis indicates the need for an additional store, Discount Tire is willing to make a substantial investment to better serve its customers. As noted above, Discount Tire has approximately 45 retail locations in Georgia. However, none of these locations are in the City of Sandy Springs. The closest Discount Tire location is in Marietta, approximately 6 miles from the Subject Property. Other locations include Chamblee (8 miles away), Alpharetta (11 miles away) and Johns Creek (18 miles away). Many customers at these Discount Tire locations live in Sandy Springs yet must travel well outside the City in order to purchase tires, a fact known to Discount Tire and even noted by an attendee to Community Meeting 1. Allowing for the proposed use at this location will provide a much more convenient and accessible location for Sandy Spring's residents to purchase tires.

8. The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.

The proposed use is expected to serve approximately 100 customers daily, which, together with any traffic generated by team members, should not place an undue burden on nearby roads. In addition, the proposal would eliminate two of the three existing curb cuts on the Roswell frontage and provide for future interparcel access to the adjacent property to the north. The commercial use of the Subject Property will place no burden on the schools or recreation

facilities and, because of the limited hours of operation and nature of the facility, is likely to generate demand on other public facilities and services at levels below the previous uses of the property and, in fact, at levels lower than most other potential uses of the Subject Property.

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

The proposed amendments and use of the Subject Property will have no significant negative impacts on the natural environment. In fact, the Applicant respectfully submits the proposed development will benefit the natural environment. Approval of the amendment and proposed use of the Subject Property will provide a more convenient location for Discount Tire customers who live in Sandy Springs to purchase tires, when compared to the current distance these customers must travel, thus reducing air pollution. Redeveloping the exiting site will remove pavement and replace it, as required, with landscaping and an enhanced buffer. Currently, it appears stormwater simply sheet flows from the site whereas the proposed redevelopment will be required to meet the City's stormwater requirements, thus improving stormwater management. Noise will be minimized through the use of interior bays for the installation of tires purchased at the location, though the limited hours of operation (including being closed on Sundays), and through the preservation and possible enhancement of the transitional buffer on the western portion of the Subject Property, which will preserve vegetation and a limited amount of wildlife habitat.

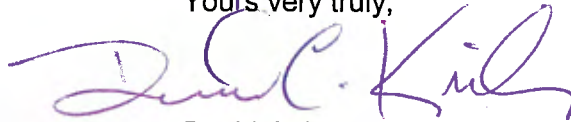
10.The Zoning Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property.

The Applicant respectfully asserts the proposed amendment and use of the Subject Property will not have an adverse impact on property or uses in the vicinity. The proposed use is compatible with adjacent and nearby retail and commercial uses to the north, south and east along Roswell Road (restaurants, car wash, service stations, other commercial uses). The hours of operation will minimize any impact on the adjacent residential neighborhood to the west, which will be further protected by a transitional buffer consisting of existing trees and additional plantings that would be installed in consultation with the City Arborist. In fact, the Applicant suggests the redevelopment of this long vacant subject property will have a positive impact on surrounding property by providing compatible economic activity, constructing an attractive and appropriately sited building, removing a billboard that would otherwise remain on the site, closing two existing curb cuts such that only one will remain, limiting the hours of operation so as to eliminate the potential for noise generation in the evenings and late into the night, and providing a well landscaped site and adequate pedestrian amenities, all of which will combine to enhance the value of surrounding and nearby properties.

Conclusion

In conclusion, on behalf of Discount Tire for all the reasons stated above and in the accompanying materials, I respectfully request the City of Sandy Springs rezone the Subject Property to the CC-3 (Commercial Corridor District) zoning classification to allow for the proposed use. I hope this information is helpful to you and other City officials as you review the proposed zoning change, I thank you for your thoughtful consideration of this application, and I encourage you to contact me with any questions you may have.

Yours very truly,



David C. Kirk

/dck
Attachments

COMMUNITY MEETING I SUMMARY REPORT

CITY OF SANDY SPRINGS

Applicant: Halle Properties, LLC, d/b/a Discount Tire c/o David C. Kirk (Attorney for Applicant)

Application Addresses: 6400 and 6410 Roswell Road

Date of Meeting: January 10, 2023

As required by the City of Sandy Springs, the Applicant notified nearby property owners of the First Community Meeting intended to inform nearby property owners and members of the public about the proposed project, allow for any community interests and concerns to be expressed, provide a chance for the public to ask questions, and create a forum through which any concerns may be resolved. An invitation to this Community Meeting was sent to all property owners within 500 feet of the Subject Property, as shown on a list provided by City of Sandy Springs staff.

The Community Meeting was held on January 10, 2023, from approximately 6:00 p.m. to 7:00 p.m. in a conference room in the Fulton County Public Library – Sandy Springs Branch located at 395 Mt. Vernon Highway in the City of Sandy Springs. This location is less than three-quarters of a mile from the Subject Property. A sign-in sheet is attached. This meeting was attended by the following individuals:

Applicant Representatives: Kelly Wagoner, P.E. (Civil Engineer), Troy Ferguson (Technical Specialist), David Kirk (Attorney for Applicant)

Staff Representatives: Helen Owens, Michelle McIntosh-Ross, La'Quita Williams, Matthew Anspach

Citizen Attendees: Four citizens who attended in person (Laurie Ta____, Alan Andrew, Ronda Smith, and Steven Saussy) signed the Sign-In Sheet (attached). There also were three on-line attendees, who identified themselves as Brad Bodenheimer, AB, and Roee Ben-Moshe.

The meeting was convened at approximately 6:00 p.m. At the meeting, Mr. Kirk and Mr. Wagoner spoke about the operations and history of Discount Tire, described the existing vacant nature of the site, and gave an overview of the project and rezoning request, using the site plan and elevations as illustrations.

The following questions/concerns were raised (**responses given at the meeting are in bold type – additional information is provided in the Zoning Analysis provided as part of the Letter of Intent**):

- Questions were raised about how this proposal fits into the current land use plans for the City of Sandy Springs and, if it differs from the plan, how does it differ? **The Applicant's representatives indicated that the proposal is generally consistent with the City's land use plans, which provides for commercial uses along this portion of Roswell Road, as well as enhanced site and building design, which are met by this proposal. The Applicant's representatives also stated that Discount Tire is a retailer of wheels and tires and is often located in commercial shopping centers. They do not perform automotive repairs or maintenance such as oil changes, brakes, or alignments.**
- Concerns were expressed regarding noise. **The Applicant's representatives stated that the building has interior bays with roll-up doors to contain any noise. In addition, the hours of operation are limited to approximately 8:00 – 6:00 Monday through Saturday and closed on Sunday so nighttime noise will not be an issue. Finally, it was noted that the required transitional buffer would be met.**
- Concerns were expressed about traffic. **The Applicant's representatives stated that the store will have a limited impact on traffic. In addition, two of the three existing curb cuts along Roswell Road will be eliminated, resulting in better and safer traffic flow. As noted in the Letter of Intent, Discount Tire locations serve only about 100 customers daily, which results in low traffic volumes.**
- Concerns were expressed about lighting. **The Applicant's representatives indicated that the preference of Discount Tire is to minimize lighting and that all lighting would comply with City standards and requirements to prevent spillover to nearby properties.**
- An opinion was expressed that the proposed use might not be the best use of the Subject Property, even though it had been vacant for a decade, according to attendees. **The Applicant's representatives stated that the proposed commercial use was a**

reasonable use of the Subject Property and would greatly improve the property by introducing a reasonable economic use, meeting site and building design requirements, and removing a billboard that has long been on the Subject Property.

- A question was raised about the establishment and maintenance of the required transitional buffer to the rear of the property. **The Applicant's representatives stated that the buffer would be established, possibly enhanced, and maintained by the Applicant as required by the City.**
- A statement was made that there are 14 other auto-related uses within a mile of the Subject Property and, in the speaker's opinion, another "auto-related use" was not desired or needed. In addition, the same speaker indicated the nearest Discount Tire locations were in Marietta (approximately 6 miles away) and in Chamblee (approximately 8 miles away), that she had traveled to Discount Tire locations, and that the Marietta location was busy on Saturdays. **The Applicant's representatives stated that, based on Discount Tire's market research, the location will better serve its customers in the Sandy Springs area so they will not have to travel so far to visit a Discount Tire location.**
- While acknowledging the proposal will meet the requirements of the Code, an assertion was made that the Subject Property was part of the City Center Character Area, that it was the gateway to the City Center, and that the proposed use is not the "walkable, amenity rich" use the speaker envisions for the location, despite it long being vacant. **[Response in terms of consistency with Plans, including the City Center Master Plan, and the Development Code is provided in the Zoning Analysis]**

The meeting was adjourned at approximately 7:00 p.m.

#

Sign-In Sheet – In Person Attendees

Sandy Springs - Community Meeting One
January 10, 2023 – RZ22-0008 (Discount Tire)

Name	Address	Phone/E-mail
Helen Owens	COSS	[REDACTED]
Louie Tadei	[REDACTED]	[REDACTED]
Michael McIntosh-Ross	[REDACTED]	[REDACTED]
ALAN ANDREW	[REDACTED]	[REDACTED]

Sign-In Sheet – In Person Attendees

Sandy Springs - Community Meeting One
January 10, 2023 – RZ22-0008 (Discount Tire)

Name	Address	Phone/E-mail
Ronda Smith	[REDACTED]	[REDACTED]
Lai Queta Williams	COSS	[REDACTED]
MATTHEW ANSPAZI	COSS	
Stephen Saussy	[REDACTED]	

COMMUNITY MEETING #2 SUMMARY REPORT

CITY OF SANDY SPRINGS

Applicant: Halle Properties, LLC, d/b/a Discount Tire c/o David C. Kirk (Attorney for Applicant)

Application Addresses: 6400 and 6410 Roswell Road

Date of Meeting: February 2, 2023

As required by the City of Sandy Springs, the Applicant notified nearby property owners of the Second Community Meeting intended to inform nearby property owners and members of the public about the proposed project, address issues raised during the first community meeting, allow for any additional community interests and concerns to be expressed, and create a forum through which any concerns may be resolved. An invitation to this Community Meeting (copy attached) was sent to all property owners within 500 feet of the Subject Property, as shown on a list provided by City of Sandy Springs staff.

The Community Meeting was held on February 2, 2023, from approximately 6:00 p.m. to 7:15 p.m. in a conference room in Sandy Springs City Hall located at 1 Galambos Way in the City of Sandy Springs. This location is less than three-quarters of a mile from the Subject Property. A sign-in sheet is attached. This meeting was attended by the following individuals:

Applicant Representatives: Kelly Wagoner, P.E. (Civil Engineer), Troy Ferguson (Technical Specialist), David Kirk (Attorney for Applicant)

Staff Representatives: La'Quita Williams, Matthew Anspach

Citizen Attendees: Approximately 32 citizens attended in person based on the Sign-In Sheets (attached). There also were on-line attendees but they did not sign in.

The meeting was convened at approximately 6:00 p.m. At the meeting, Mr. Kirk and Mr. Wagoner spoke about the operations and history of Discount Tire, described the existing vacant nature of the site, and gave an overview of the project and rezoning request, using the site plan and elevations as illustrations.

Mr. Kirk and Mr. Wagoner also addressed the following questions/concerns raised at the first meeting (**responses given at the meeting are in bold type**):

- Questions were raised about how this proposal fits into the current land use plans for the City of Sandy Springs and, if it differs from the plan, how does it differ? **The Applicant's representatives indicated that the proposal is generally consistent with the City's land use plans. The site is in the "Commercial/Mixed Use Character Area Type 4" which acknowledges the existence of "commercial sites along Roswell Road . . . where opportunities exist for redevelopment" and encourages enhanced site and building design, which are met by this proposal. In addition, the Applicant's representatives noted the site is in the "North Gateway" Character Area, as outlined in the City Center Master Plan, which "offers opportunities to re-accommodate valued auto-oriented uses that are less desirable in the heart of City Center" and contains sites along Roswell Road where "single-use commercial development . . . will likely prove more feasible than mixed-use development in the near term."**
- Concerns were expressed regarding noise. **The Applicant's representatives stated that the building has interior bays with roll-up doors oriented away from the adjoining neighborhood to contain any noise. In addition, the hours of operation are limited to approximately 8:00 – 6:00 Monday through Saturday and closed on Sunday so nighttime noise will not be an issue. Finally, it was noted that the required transitional buffer would be met.**
- Concerns were expressed about traffic. **The Applicant's representatives stated that the store will have a limited impact on traffic. Two of the three existing curb cuts along Roswell Road will be eliminated, resulting in better and safer traffic flow. In addition, Discount Tire locations serve only about 100 customers daily, which results in lower traffic volumes than many other commercial uses.**
- Concerns were expressed about lighting. **The Applicant's representatives indicated that the preference of Discount Tire is to minimize lighting and that all lighting would comply with City standards and requirements to prevent spillover to nearby properties.**
- An opinion was expressed that the proposed use might not be the best use of the Subject Property, even though it had been vacant for a decade, according to attendees. **The Applicant's representatives stated that the proposed commercial use was a**

reasonable use of the Subject Property, was consistent with City plans, and would greatly improve the property by introducing a reasonable economic use, meeting site and building design requirements, and removing a billboard that has long been on the Subject Property.

- A question was raised about the establishment and maintenance of the required transitional buffer to the rear of the property. **The Applicant's representatives stated that the buffer would be preserved, possibly enhanced, and maintained by the Applicant as required by the City.**
- A statement was made that there are 14 other auto-related uses within a mile of the Subject Property and, in the speaker's opinion, another "auto-related use" was not desired or needed. **The Applicant's representatives stated that, based on Discount Tire's market research, the location will better serve its customers in the Sandy Springs area so they will not have to travel so far to visit a Discount Tire location. In addition, the Applicant's representatives noted there were numerous uses that had multiple locations in the surrounding area.**
- While acknowledging the proposal will meet the requirements of the Code, an assertion was made that the Subject Property was part of the City Center Character Area, that it was the gateway to the City Center, and that the proposed use is not the "walkable, amenity rich" use the speaker envisions for the location, despite it long being vacant. **Please see the response provided to the question raised in the first bullet point above.**

Following this discussion, those in attendance were given the opportunity to raise additional questions and concerns. These were as follows:

- Many attendees stated they lived in the Whispering Pines neighborhood, said they thought Discount Tire was a good company and, in fact, some stated they were customers of Discount Tire, but did not want Discount Tire to locate "in their neighborhood," which they stated was a protected neighborhood based on the City's plans.
- One attendee who stated the neighborhood did not want this use indicated he was concerned about how noise from the operation would impact the neighborhood. He said he had gone to the neighborhood adjacent to another Discount Tire location in Cobb

County, which he acknowledged had a different bay door design than the one proposed in this instance, and could hear operational noise.

- Another attendee who said he did not want Discount Tire “in the neighborhood” indicated he felt the location in Cobb County was convenient enough for him and suggested the proposed Discount Tire should go near the Sandy Springs MARTA station instead.
- Another attendee indicated she, too, was concerned about noise and asked what Discount Tire “could do for the neighborhood.” She said she wanted the subject property to remain zoned CX and not be rezoned to CC, as requested by the Applicant. Several other attendees echoed the statement that the Subject Property should remain zoned CX and not be rezoned to accommodate the Applicant’s request.
- Another attendee asked what sort of local contributions were made by Discount Tire and asked further what Discount Tire would do to be a good neighbor.
- One attendee expressed concern that Discount Tire would eventually leave this location following the expiration of its lease and abandon the building it proposed to construct.
- The final attendee to speak indicated the proposal was “more of the same of what the community said they don’t want” and indicated that the many commercial uses along Roswell Road were the result of “garbage left by Fulton County.” She also expressed her belief that the challenging nature of the Subject Property is because the current owner “has not done anything” to improve the property.

Following these comments, the Applicant’s representatives noted the Planning Commission would meet on March 22 to consider the application and make a recommendation to the City Council, which would meet on April 18 to consider the application and make a final decision.

The meeting was adjourned at approximately 7:15 p.m.

#

Sign-In Sheet – In-Person Attendees

Sandy Springs - Community Meeting Two
February 2, 2023 – RZ22-0008 (Discount Tire)

PLEASE PRINT NEATLY

Name/Organization	Address	Phone/E-mail
Cheryl Sachs	6485 Wright Cir	
SCOTT RATH	6510 WHISPERING TRAIL	
Heidi Woody (Steve Turner)	134 Cromwell	
ROBERT & REGINA FISCHER	6105 BLUE STONE	

Sign-In Sheet – In-Person Attendees

Sandy Springs - Community Meeting Two
February 2, 2023 – RZ22-0008 (Discount Tire)

PLEASE PRINT NEATLY

Name/Organization	Address	Phone/E-mail
Greg Hurme	122 Cromwell Road 30328	[REDACTED]
Kelly + Jack Panosian	6620 Wright Cir. 30328	[REDACTED]
Stephen Spussy	180 Lands Downe Dr 30328	[REDACTED]
Guillermo SALAZAR	175 Chaseland Rd	[REDACTED]

Sign-In Sheet – In-Person Attendees

Sandy Springs - Community Meeting Two
February 2, 2023 – RZ22-0008 (Discount Tire)

PLEASE PRINT NEATLY

Name/Organization	Address	Phone/E-mail
M. Shulman	144 Cromwell Rd	[REDACTED]
Karen Deano David Deano }	6505 Whispering Lane Atlanta 30328	[REDACTED] mail.com 1.com
ALAN ANDREW	154 Chaseland	[REDACTED]
ROALD BRADSTOCK	6318 North Hampton Dr	[REDACTED]
Bill Cleveland	6441 Wright Rd	[REDACTED] .com

Sign-In Sheet – In-Person Attendees

Sandy Springs - Community Meeting Two
February 2, 2023 – RZ22-0008 (Discount Tire)

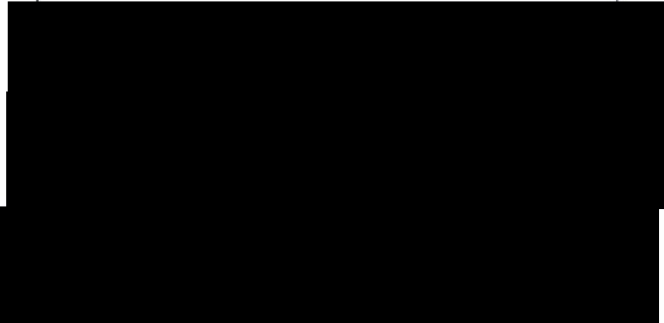
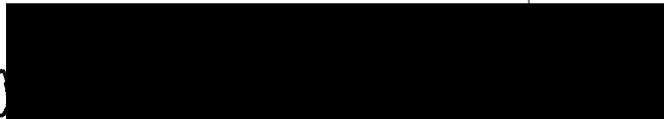
PLEASE PRINT NEATLY

Name/Organization	Address	Phone/E-mail
Chris Lowe Whispering Pines Assoc.	6480 Wright Circle	[REDACTED]
Charlie Rousseau	194 Cromwell Rd	[REDACTED] [REDACTED]
RONDA SMITH	76 LONG ISLAND PK SS 30328	[REDACTED] arg
Sallie Duncan	475 Pine Forest Rd. Atlanta, Ga 30342	[REDACTED]

Sign-In Sheet – In-Person Attendees

Sandy Springs - Community Meeting Two
February 2, 2023 – RZ22-0008 (Discount Tire)

PLEASE PRINT NEATLY

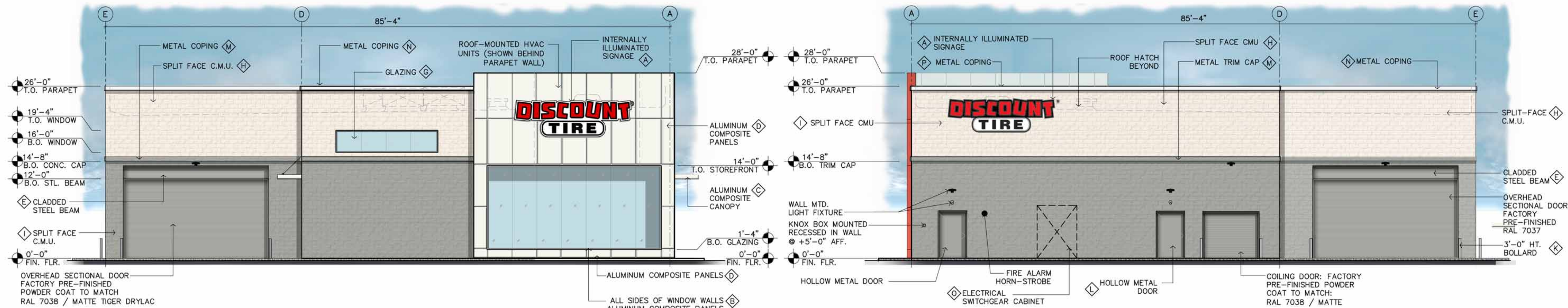
Name/Organization	Address	Phone/E-mail
Mike & Brandi Herson Laura + Guillermo Salazar Patrick McLaughlin	6380 N Hampton Dr 175 Chaseland Rd 145 Chaseland Rd	
Lawrie Tacik	6396 N. Hampton (owner) live 217 S. Chace NE	
Ann Nikolas	6388 N. Hampton Dr.	
John Stewart RICHARD GLUCK	6315 Whispering Lane 6435 N. HAMPTON DR.	

Sign-In Sheet – In-Person Attendees

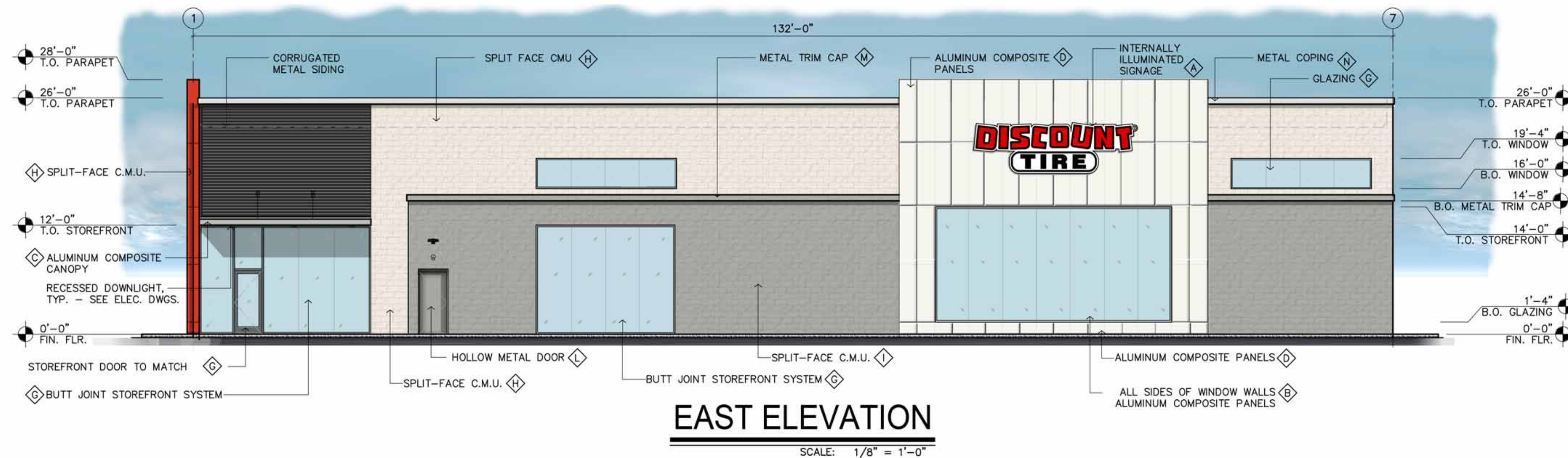
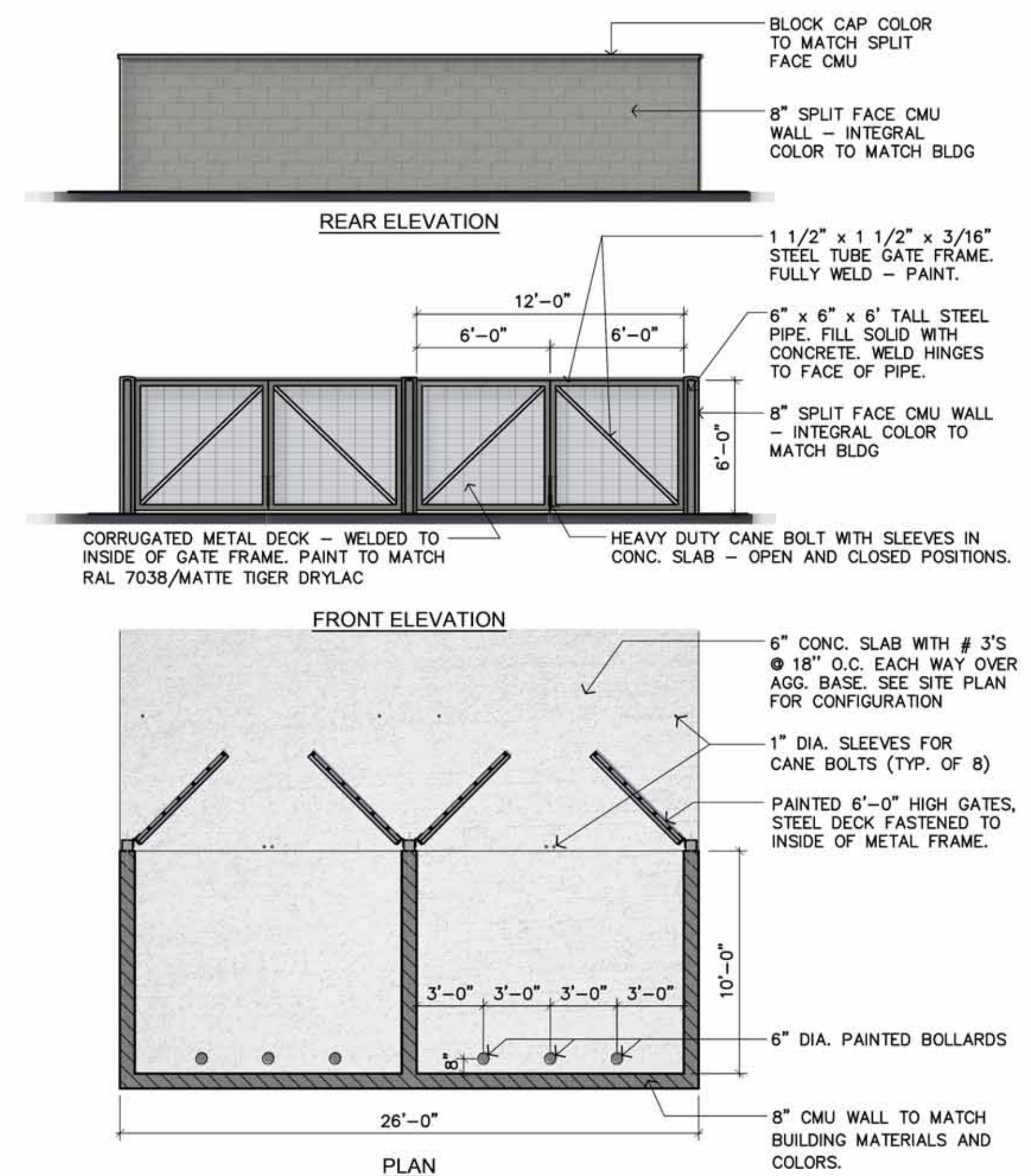
Sandy Springs - Community Meeting Two
February 2, 2023 – RZ22-0008 (Discount Tire)

PLEASE PRINT NEATLY

Name/Organization	Address	Phone/E-mail
JOSEPH TENGA NANCY TENGA	6495 WRIGHT CIR	[REDACTED] NET
Susan Richards	6570 Wright Rd	[REDACTED]



FINISH LEGEND	
	3-DIMENSIONAL INTERNALLY ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)
	ALUMINUM COMPOSITE PANELS: ALUCOBOND "MATTE PATRIOT RED"
	ALUMINUM CLADDED CANOPY: ALUCOBOND "MATTE BRUSHED STAINLESS"
	ALUMINUM COMPOSITE PANELS: ALUCOBOND "MATTE BONE WHITE"
	8" METAL CAP BY ATAS INTERNATIONAL INC. COATED: "BLACK"
	CORRUGATED METAL PANEL BY ATAS INTERNATIONAL INC. COATED: "BLACK"
	ANODIZED ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED FINISH ARCADIA AF6601T
	INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 7104 "COTTON WHITE"
	INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 7066 "GRAY MATTERS"
	CLADDED STEEL BEAMS: POWDER COAT COLOR TO MATCH RAL 7038/MATTE TIGER DRYLAC
	STEEL BOLLARDS - POWDER COAT COLOR TO MATCH RAL 7038/MATTE TIGER DRYLAC
	HOLLOW METAL DOORS - PAINTED SHERWIN WILLIAMS SW 7066 "GRAY MATTERS"
	METAL TRIM CAP - 8" LINK & LOCK BY LONGBOARD - LONGBOARD COLOR "SLATE GRAY"
	METAL CAP - COLOR TO MATCH SW 7104 "COTTON WHITE"
	PAINT SHERWIN WILLIAMS SW 7104 "COTTON WHITE"



TRASH ENCLOSURE PLAN / ELEVATIONS

REV: 02
DATE: 12.12.22
JOB #: GAA 12744
DRAWN BY: AM



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CONCEPTUAL COLOR ELEVATIONS

6400 & 6410 ROSWELL RD
SANDY SPRINGS, GA 30328

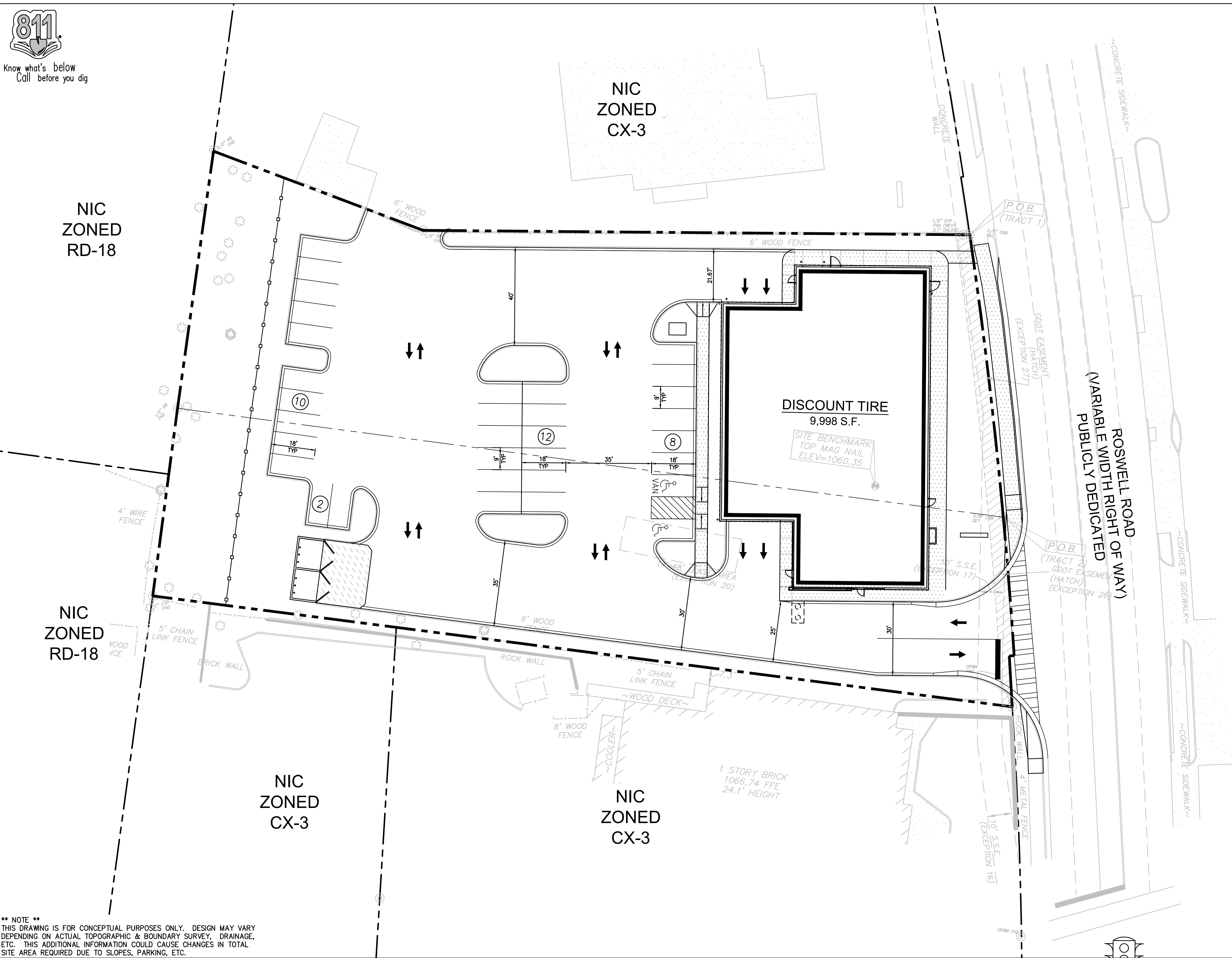


Sheet No.

A.3



Know what's below
Call before you dig



SITE ANALYSIS	
DISCOUNT TIRE	9,998 S.F.
PARKING PROVIDED	32 SPACES
PARKING REQUIRED	6 SPACES
NOTES:	
• REQUIRED PARKING: 1 SPACE/300 SF OFFICE PLUS 1 PER 2,000 SF ADDITIONAL INDOOR AREA. OFFICE AREA IS APPROXIMATELY 205 SF.	
• BICYCLE PARKING IS REQUIRED AT 1 SPACE PER 5,000 SF SHORT TERM (4 RQD) AND 1 SPACE PER 10,000 SF (2 RQD).	
• PROVIDED PARKING EXCLUDES INTERIOR BUILDING AND CANOPY SPACES.	
• BUILDING INCLUDES 4 INTERNAL SERVICE BAYS.	

SITE AREA DEMISE	
TRACT 1	0.73 ± AC.
TRACT 2	0.61 ± AC.
TOTAL SITE AREA	1.34 ± AC.

ZONING NOTE:
THIS SITE IS CURRENTLY ZONED CX-3
IN THE CITY OF SANDY SPRINGS, GA
AND DOES NOT SUPPORT "MAJOR
AUTO SERVICE AND REPAIR" USE FOR
TIRE SHOP. REZONING WILL BE
REQUIRED.

LEGEND FOR
PROPOSED IMPROVEMENTS

- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED GUIDERAIL
- PROPOSED CHAINLINK FENCE
- PAINTED TRAFFIC DIRECTION ARROW
- PROPOSED PARKING SPACES
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- DUMPSTER APRON
- PUBLIC ROADWAY ASPHALTIC PAVEMENT



** NOTE **
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY
DEPENDING ON ACTUAL TOPOGRAPHIC & BOUNDARY SURVEY, DRAINAGE,
ETC. THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL
SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC.

NO.	REVISION	DATE

CONSULTANT:

BDG
Buckel Design Group, LLC.

3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM

GSWCC CERTIFICATION NO. 5408

DEVELOPER:

DISCOUNT TIRE COMPANY
20225 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85255
PH: 480-606-6000



DISCLAIMER:

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WHICH IT WAS PREPARED.
PUBLICATION THEREOF IS
EXPRESSLY LIMITED TO SUCH.

DISCOUNT TIRE
PARCELS 17 008800010552 &
17 008800010537
6400 & 6410 ROSWELL RD
SANDY SPRINGS, GA 30328

STORE NUMBER:
GAA 12744
BDC # 22-125
PROJECT MANAGER:
RITA EL KASSIS

PROJECT CIVIL ENGINEER:
KELLY WAGONER
PH: (404) 567-5701
Ext 103

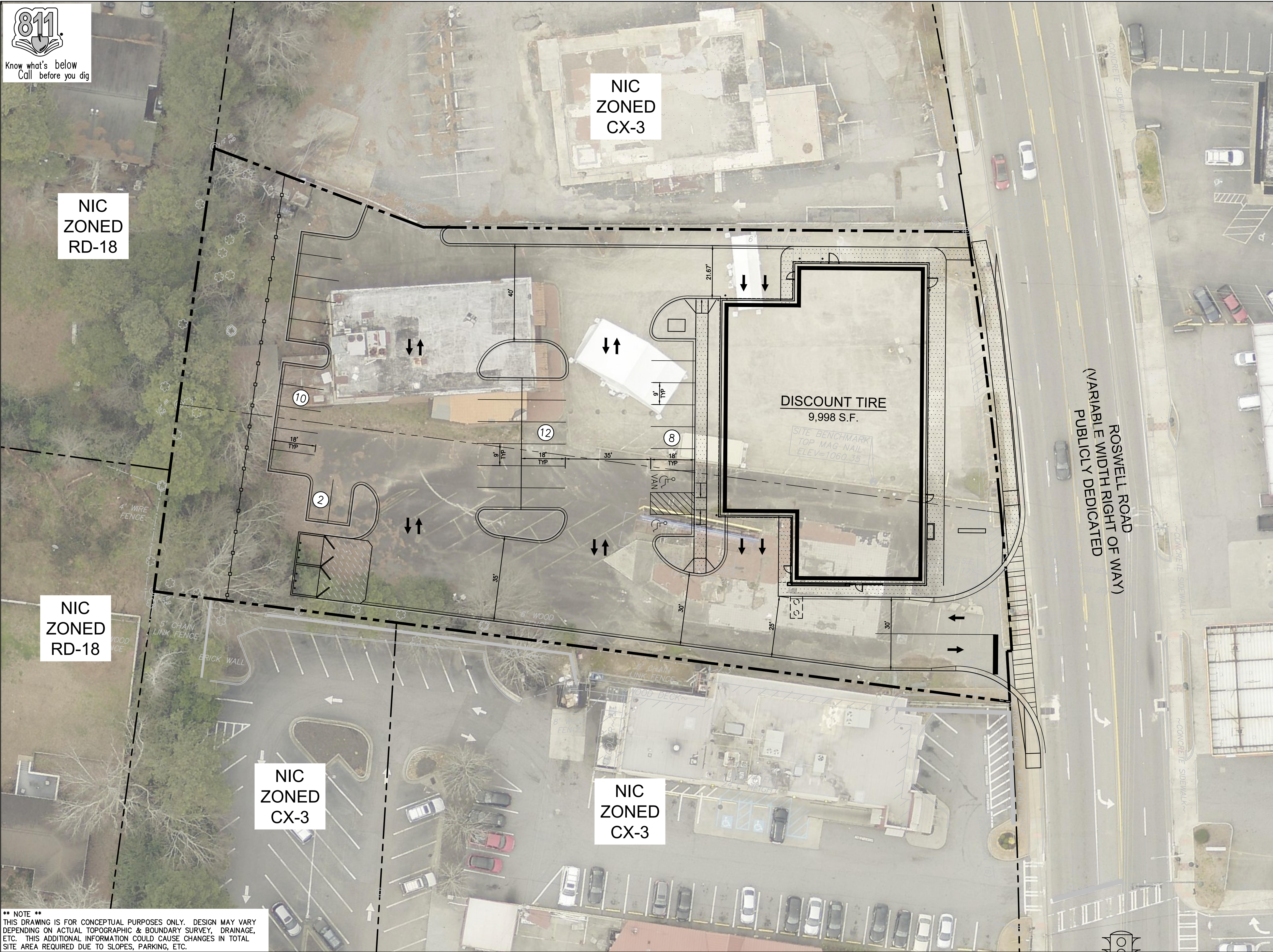
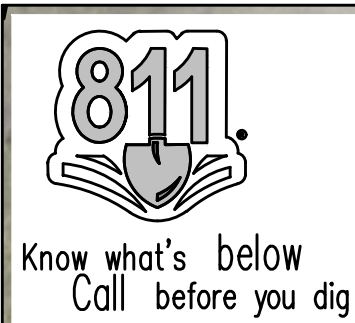
DRAWN BY:
GDL

SHEET TITLE:
CONCEPTUAL
SITE PLAN

DATE: MAY 23, 2022
ISSUED FOR: CONCEPTUAL REVIEW

SHEET NUMBER:

P-3



SITE ANALYSIS	
DISCOUNT TIRE	9,998 S.F.
PARKING PROVIDED	32 SPACES
PARKING REQUIRED	6 SPACES
NOTES:	
• REQUIRED PARKING: 1 SPACE/300 SF OFFICE PLUS 1 PER 2,000 SF ADDITIONAL INDOOR AREA. OFFICE AREA IS APPROXIMATELY 205 SF.	
• BICYCLE PARKING IS REQUIRED AT 1 SPACE PER 5,000 SF SHORT TERM (4 RQD) AND 1 SPACE PER 10,000 SF (2 RQD).	
• PROVIDED PARKING EXCLUDES INTERIOR BUILDING AND CANOPY SPACES.	
• BUILDING INCLUDES 4 INTERNAL SERVICE BAYS.	

SITE AREA DEMISE	
TRACT 1	0.73 ± AC.
TRACT 2	0.61 ± AC.
TOTAL SITE AREA	1.34 ± AC.

ZONING NOTE:
THIS SITE IS CURRENTLY ZONED CX-3 IN THE CITY OF SANDY SPRINGS, GA AND DOES NOT SUPPORT "MAJOR AUTO SERVICE AND REPAIR" USE FOR TIRE SHOP. REZONING WILL BE REQUIRED.

LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED GUIDERAIL
- PROPOSED CHAINLINK FENCE
- PAINTED TRAFFIC DIRECTION ARROW
- PROPOSED PARKING SPACES
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALTIC PAVEMENT
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- HEAVY DUTY CONCRETE PAVEMENT
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NO.	REVISION	DATE

CONSULTANT:

BDG
Buckel Design Group, LLC.

3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
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DEVELOPER:

DISCOUNT TIRE COMPANY
20225 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85255
PH: 480-606-6000



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DISCOUNT TIRE
PARCELS 17 008800010552 &
17 008800010537
6400 & 6410 ROSWELL RD
SANDY SPRINGS, GA 30328

STORE NUMBER:
GAA 12744
BDG # 22-125
PROJECT MANAGER:
RITA EL KASSIS

PROJECT CIVIL ENGINEER:
KELLY WAGONER
PH: (404) 567-5701
Ext 103

DRAWN BY:
GDL

SHEET TITLE:
CONCEPTUAL
SITE PLAN

DATE: MAY 23, 2022
ISSUED FOR: CONCEPTUAL REVIEW

SHEET NUMBER:

P-3

Tract 2 - 6400 Roswell Road

All that tract or parcel of land lying and being in Land Lot 88, in the 17th District, in Fulton County, Georgia and being more particularly described as follows:

Commencing at a concrete right of way monument found at the intersection of the southerly right of way of Chase Land Road (having a 50 foot, publicly dedicated right of way) and the westerly right of way of Roswell Road (having a variable width, publicly dedicated right of way); Thence leaving said right of way of Chase Land Road and continuing along said right of way of Roswell Road the following courses and distances: with a curve turning to the right with an arc distance of 82.97 feet, with a radius of 2163.00 feet, with a chord bearing of South 17 degrees 26 minutes 44 seconds East, with a chord length of 82.97 feet to a point; South 73 degrees 23 minutes 56 seconds West a distance of 1.00 feet to a point; with a curve turning to the right with an arc distance of 23.82 feet, with a radius of 2162.00 feet, with a chord bearing of South 16 degrees 17 minutes 07 seconds East, with a chord length of 23.82 feet to a 5/8-inch capped rebar found; with a curve turning to the right with an arc distance of 116.03 feet, with a radius of 2162.00 feet, with a chord bearing of South 14 degrees 25 minutes 54 seconds East, with a chord length of 116.02 feet to a 5/8-inch capped rebar set; said 5/8-inch capped rebar being the TRUE POINT OF BEGINNING.

Thence continuing along said right of way of Roswell Road the following courses and distances: with a curve turning to the right with an arc distance of 56.66 feet, with a radius of 2162.00 feet, with a chord bearing of South 12 degrees 08 minutes 36 seconds East, with a chord length of 56.66 feet to a point; South 78 degrees 36 minutes 27 seconds West a distance of 2.00 feet to a point; with a curve turning to the right with an arc distance of 20.78 feet, with a radius of 2160.00 feet, with a chord bearing of South 10 degrees 55 minutes 59 seconds East, with a chord length of 20.78 feet to a concrete right of way monument found; Thence leaving said right of way South 89 degrees 41 minutes 53 seconds West a distance of 353.54 feet to a 1-inch crimped top pipe found; Thence North 00 degrees 07 minutes 17 seconds West a distance of 77.24 feet to a 1/2-inch rebar found; Thence North 89 degrees 51 minutes 49 seconds East a distance of 339.80 feet to a 5/8-inch capped rebar set on the westerly right of way of Roswell Road; said 5/8-inch capped rebar being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 0.612 acres (26,659 square feet).

Tract 1 - 6410 Roswell Road

All that tract or parcel of land lying and being in Land Lot 88, in the 17th District, in Fulton County, Georgia and being more particularly described as follows:

Commencing at a concrete right of way monument found at the intersection of the southerly right of way of Chase Land Road (having a 50 foot, publicly dedicated right of way) and the westerly right of way of Roswell Road (having a variable width, publicly dedicated right of way); Thence leaving said right of way of Chase Land Road and continuing along said right of way of Roswell Road the following courses and distances: with a curve turning to the right with an arc distance of 82.97 feet, with a radius of 2163.00 feet, with a chord bearing of South 17 degrees 26 minutes 44 seconds East, with a chord length of 82.97 feet to a point; South 73 degrees 23 minutes 56 seconds West a distance of 1.00 feet to a point; with a curve turning to the right with an arc distance of 23.82 feet, with a radius of 2162.00 feet, with a chord bearing of South 16 degrees 17 minutes 07 seconds East, with a chord length of 23.82 feet to a 5/8-inch capped rebar set; said 5/8-inch capped rebar being the TRUE POINT OF BEGINNING.

Thence continuing along said right of way of Roswell Road with a curve turning to the right with an arc distance of 116.03 feet, with a radius of 2162.00 feet, with a chord bearing of South 14 degrees 25 minutes 54 seconds East, with a chord length of 116.02 feet to a 5/8-inch capped rebar set; Thence leaving said right of way South 89 degrees 51 minutes 49 seconds West a distance of 339.80 feet to a 1/2-inch rebar found; Thence North 00 degrees 18 minutes 48 seconds East a distance of 105.90 feet to a 1/2-inch rebar found; Thence South 76 degrees 57 minutes 38 seconds East a distance of 91.41 feet to a 1/2-inch rebar found; Thence North 82 degrees 48 minutes 53 seconds East a distance of 223.01 feet to a 5/8-inch capped rebar found on the westerly right of way of Roswell Road; said 5/8-inch capped rebar being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 0.736 acres (32,067 square feet).

Porter, Scott

From: Sandy Springs GIS
Sent: Sunday, January 15, 2023 7:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case RZ22-0008

Case ID: RZ22-0008
Time Submitted: 20230115235112.460000
Citizen Name: Patrick McLaughlin
Citizen Email: [REDACTED]
Citizen Phone:
Citizen Address: 145 Chaseland Road Northeast

Comment: While it is exciting that the vacant properties are finally closer to development, I personally think the whole Sandy Springs Next 10 zoning plan should be adhered to if it doesn't account for Automotive uses. I'm not sure that another tire shop on Roswell Rd is a huge benefit to the neighborhood when there are already so many within in a very short distance (Pep Boys, Goodyear, Dekalb Tire, etc). Therefore, what is the value in deviating from the actual zoning for this, or what is the point of a zoning if it isn't followed?

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Porter, Scott

From: Sandy Springs GIS
Sent: Monday, January 23, 2023 2:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case RZ22-0008

Case ID: RZ22-0008
Time Submitted: 20230123194026.303000
Citizen Name: Allison Adams
Citizen Email: [REDACTED] m
Citizen Phone:
Citizen Address: 6460 N Hampton Drive

Comment: Please do not ruin our neighborhood with another auto use. We strongly desire restaurants, coffee shops, and things that will bring character to our neighborhood

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Porter, Scott

From: Sandy Springs GIS
Sent: Thursday, January 26, 2023 7:33 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case RZ22-0008

Case ID: RZ22-0008

Time Submitted: 20230126011512.231000

Citizen Name: Evan Spessard

Citizen Email: [REDACTED]

Citizen Phone:

Citizen Address: 6500 Whispering Lane NE

Comment: Dear Council - I am writing in regards to the recent proposed Discount Tire at 6400/6410 Roswell Road. My wife and I moved into Whispering Pines in June of 2021 and have thoroughly enjoyed our time in our new home. We love that our community is surrounded by convenient amenities (i.e grocery stores, quick serve restaurants, etc.) but Sandy Springs and the surrounding area is severely lacking in walkable, QUALITY amenities that proper communities are built around. I urge you - PLEASE do not let the Discount Tire building permit pass. As mentioned by WP representatives in the previous meeting, we already have plenty of auto use business within our direct vicinity, which includes a Mr. Tire less than a quarter of a mile up the road. I ask you - why would any community need multiple tire shops that close together? Even if you let Discount Tire set up shop (directly next to a thriving neighborhood), do we assume both them and Mr. Tire will exist together, splitting the market 50/50? No - one of the business will fail and we will be left with another abandoned lot, which will likely be replaced by another heartless auto use chain. Please take this recommendation into consideration. Passing the Discount Tire building permit will bring nothing of value to the direct community and only perpetuate the already flawed business development strategy in place. Thank you! Evan & Claire

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Porter, Scott

From: Sandy Springs GIS
Sent: Tuesday, January 31, 2023 3:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case RZ22-0008

Case ID: RZ22-0008
Time Submitted: 20230131203359.720000
Citizen Name: Mike Herson
Citizen Email: [REDACTED]
Citizen Phone:
Citizen Address: 6380 N Hampton Drive

Comment: I appreciate the applicant's interest in redeveloping this property. However, I do not believe an automotive-centric business is the right fit for redevelopment in the City Springs area. A tire retailer does not fit the spirit of a "compact, walkable, amenity rich environment" as it is inherently a destination to which one drives their car. As a resident of the immediately adjacent neighborhood, this does not create a walkable destination or amenity and likely presents a noise concern. Finally - the Roswell road corridor is already saturated with automotive facilities across the entire spectrum-an additional tire retailer is not bringing anything novel to our community. For these reasons I respectfully request the City to deny the rezoning application in this case.

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Porter, Scott

From: Sandy Springs GIS
Sent: Monday, February 6, 2023 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case RZ22-0008

Case ID: RZ22-0008
Time Submitted: 20230206025913.133000
Citizen Name: Eric M
Citizen Email: [REDACTED]
Citizen Phone:
Citizen Address: North Hampton Drive

Comment: We live in the Whispering Pines directly behind where this proposed new business is being proposed. We moved here hoping this section of Roswell Rd. would become more walkable and restaurant friendly based on the plans that the city of Sandy Springs has articulated publically over the past 7 years, however, this section of Roswell Rd continues to get neglected and we strongly oppose a tire shop or any other vehicle-centric new business in this location. We already have plenty of these. Thank you,

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Porter, Scott

From: Sandy Springs GIS
Sent: Friday, February 3, 2023 10:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case RZ22-0008

Case ID: RZ22-0008
Time Submitted: 20230203152435.670000
Citizen Name: Jeff Holman
Citizen Email: [REDACTED]m
Citizen Phone:
Citizen Address: 6565 WRIGHT CIRCLE NE

Comment: I was unable to join the community meeting via Zoom on 2/2 as there was a passcode required that had not been supplied. While I am happy that there is a potential use for these vacant lots, I do strongly agree with The Sandy Springs Council of Neighborhoods and my fellow homeowners that it's worth waiting for a better proposal—one that aligns with the City Springs Master Plan and our collective wishes for the community. I have two young kids, and I must say I'm far more excited about them (and all of us) walking to a potential amenity that builds culture and community rather than having a SLIGHTLY more convenient location to get tires for my car. Nothing against Discount Tire. They have a fine business model. However, the opportunity cost of rezoning and approving this bid seem too great for the long-term future of Sandy Springs. My hope is that we protect the integrity of the Master Plan and give ourselves the best chance at building a walkable city with amenities that enrich the daily lives of future residents.

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Porter, Scott

From: Sandy Springs GIS
Sent: Saturday, February 4, 2023 10:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case RZ22-0008

Case ID: RZ22-0008
Time Submitted: 20230204154202.606000
Citizen Name: Charlie Rousseau
Citizen Email: [REDACTED]m
Citizen Phone:
Citizen Address: 194 Cromwell rd

Comment: Please do not allow discount tire to rezone and move in to this location. There will be constant beeping, honking, and other auto related noises all day long. I live in the adjacent property. While the vacant lot is an eye sore, an auto-related use for the lot does nothing to improve the surrounding area and neighborhood..... the turn from Cromwell rd onto Roswell rd is already difficult, please address that traffic light by longhorn/ shell / Vernon woods drive prior to adding another business.

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Porter, Scott

From: Sandy Springs GIS
Sent: Saturday, February 4, 2023 10:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case RZ22-0008

Case ID: RZ22-0008
Time Submitted: 20230204152709.624000
Citizen Name: Chris Lowe
Citizen Email: [REDACTED]
Citizen Phone:
Citizen Address: 6480 Wright Circle Northeast

Comment: I attended the meeting on Feb. 2nd. A lot of good points were brought up as to why the current land application is not the right place for Discount Tire. Many spoke of a positive feedback about Discount Tire, but suggested other options for a Sandy Springs location. ~By Sandy Springs Marta Station ~Takeover one of the current dilapidated tire businesses on Roswell Road. Reduce, Reuse, Recycle. Reduce adding any more industrial businesses to Roswell Rd. Reuse a current building meant for a tire company. Recycle by remodeling current dilapidated tire business into a appealing tire business. By remodeling and bringing a current tire business up to Sandy Springs requirements, you will gain even more respect from the surrounding community. They will appreciate that Discount Tire thought outside the box, renovated an ugly building and listened to the community. Rezoning is not an option according to all the residents that attended meeting and the ones on zoom. Our group will continue to fight this rezoning. Please do the right thing. Thank you.

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Porter, Scott

From: Sandy Springs GIS
Sent: Monday, February 6, 2023 10:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case RZ22-0008

Case ID: RZ22-0008

Time Submitted: 20230206153340.123000

Citizen Name: Regina Fischel

Citizen Email: [REDACTED]

Citizen Phone:

Citizen Address: 6300 Blue Stone Rd

Comment: I believe this is not the appropriate use of this commercial parcel(s). The development plan created by the City and residences has been approved with a great amount of time and consideration as to how our city wants to grow. First, rezoning would just undermine that plan as well as make the residents involved feel like they have no voice in their environment in which they have lived and invested. Second, I feel like this type of business in this particular location would be a noise and likely traffic cut through nuisance to the neighborhood. Third, we have plenty of tire services in the immediate area.

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Porter, Scott

From: Sandy Springs GIS
Sent: Monday, February 6, 2023 1:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case RZ22-0008

Case ID: RZ22-0008

Time Submitted: 20230206184315

Citizen Name: Wendy Yaniv

Citizen Email: [REDACTED]

Citizen Phone:

Citizen Address: 6105 Blue Stone Road - moving to 125 Cromwell

Comment: Sandy Springs has been named the top housing market to watch in the country. City Springs has been the envy of Atlanta ...keep going! Please DON'T add a tire company for visual and community reasons Please DO add restaurants that offer a community feeling Please DO add green gathering spaces with cafes, restaurants and stores around Downtown Alpharetta has kept to their plan of creating a living, walking, vibrant, beautified space and Sandy Springs can too! Off to an amazing start, please don't stray from the vision with a tire company!

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Porter, Scott

From: Sandy Springs GIS
Sent: Tuesday, February 7, 2023 10:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case RZ22-0008

Case ID: RZ22-0008
Time Submitted: 20230207151431.211000
Citizen Name: Greg Hurme
Citizen Email: [REDACTED]
Citizen Phone:
Citizen Address: 122 Cromwell Road

Comment: I am a resident of Whispering Pines and do not want a zoning change to accommodate the applicant. I have 2 small children and do not think this will help enhance our neighborhood nor the city's master plan. I also don't think this is safe since I walk my kids to daycare at the Goddard School and do not want the additional traffic that this will bring.

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Porter, Scott

From: Sandy Springs GIS
Sent: Thursday, February 9, 2023 8:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case RZ22-0008

Case ID: RZ22-0008

Time Submitted: 20230209131605.149000

Citizen Name: Kevin Lowe

Citizen Email: [REDACTED]

Citizen Phone:

Citizen Address: 6480 Wright Circle Whispering Pines neighborhood

Comment: I have lived in the Whispering Pines neighborhood for 29 years, and have watched our area become a wonderful City where I have enjoyed raising my children. The connectivity of sidewalks to many restaurants, local shopping, city events and our own farmers market are what make Sandy Springs a down to earth community. The removal/demo of the nude dancing bar at Chaseland/Roswell Rd took a very long time but did help to clean up the area. I have been waiting for that area to built up with more places my family and I could walk to; coffee shop, restaurant, etc.. Many businesses are moving into our walkable community, but another tire business is not needed. What we need from the City is to direct Discount Tire to takeover a closed/empty auto shop(such as next to Taco Bell), clean up that property, renovate that building and enjoy the praise from our community for adding to our city in a positive way. Plus, that would be less expensive than building a huge new facility. Why let that business sit empty, while a company wants to build an industrial business at the entrance to our neighborhood and a block away from the gateway to the city? We can't let Roswell turn into a Peachtree Industrial Blvd. City of Sandy Springs; look at your Master Plan, please don't rezone, please guide DT to a better property, show your community you care. Thank you.

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Porter, Scott

From: Sandy Springs GIS
Sent: Sunday, February 19, 2023 6:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case RZ22-0008

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: RZ22-0008
Time Submitted: 20230219230344.812000
Citizen Name: Mara Shulman
Citizen Email: [REDACTED]
Citizen Phone:
Citizen Address: 164 Cromwell Rd, Sandy Springs

Comment: Whispering Pines, the neighborhood adjacent to this property, rejects the change in zoning request. If we wanted that type of business it would have been zoned that way in the master plan. At the community meeting it was VERY clear that the neighborhood is NOT in favor of allowing this zoning change request. As a neighbor who is within 500' of this proposed business, I am putting on record that I am NOT in favor of allowing this zoning change request. I would much rather see a restaurant or some other business that will make our neighborhood a nicer place. Even with the proposed modifications to the building that will supposedly restrict noise, my opinion is NO. No. No. No. No. and one more, for the record-NO. DO NOT ALLOW THIS BUSINESS HERE.

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Porter, Scott

From: Sandy Springs GIS
Sent: Thursday, February 23, 2023 11:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case RZ22-0008

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: RZ22-0008
Time Submitted: 20230223155559.825000
Citizen Name: K Deano
Citizen Email: [REDACTED]
Citizen Phone:
Citizen Address: 6505 Whispering Lane

Comment: I am a resident of Whispering Pines subdivision which is a protected neighborhood of Sandy Springs and we are greatly impacted by ANY rezoning to commercial corridor on Roswell Road properties that adjoin our neighborhood. This rezoning does not bring value to our neighborhood and will impact our property values, and day to day living as we strive to be part of the new Mixed Use community surrounding the SS Greenspace and Center. The traffic, noise, and negative ambiance that Discount Tire will bring in or ANY OTHER FUTURE OWNER after this rezoning is not what the neighborhood wants or needs. Also, when previous rezoning was done in past years (these properties were previously zoned residential) conditions were agreed to and have not been kept or supported and monitored by Sandy Springs. Thus, I want it known I am AGAINST this rezoning and do not agree to rezoning under agreed upon conditions.

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Planning Commission

March 22, 2023



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RZ22-0008

6400 & 6410 Roswell Road

**Recommendation–
Planning Staff: Denial**

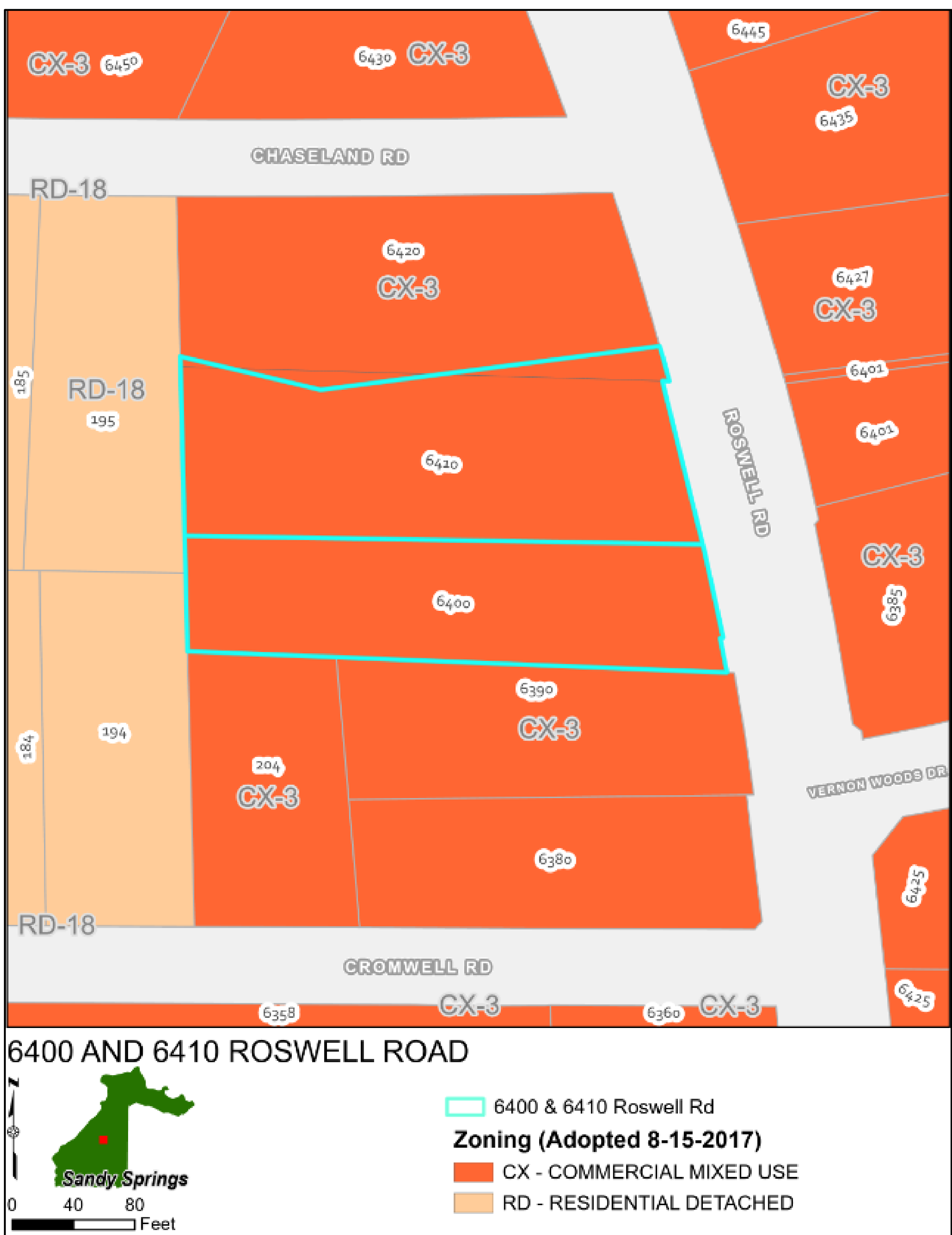
Request

For a Zoning Map Amendment (Rezoning) of 6400 & 6410 Roswell Road from Commercial Mixed Use – 3 stories maximum height (CX-3) to Commercial Corridor – 3 stories maximum height (CC-3).

Character Area Map



Zoning Map



Existing Conditions



6400 Roswell Road

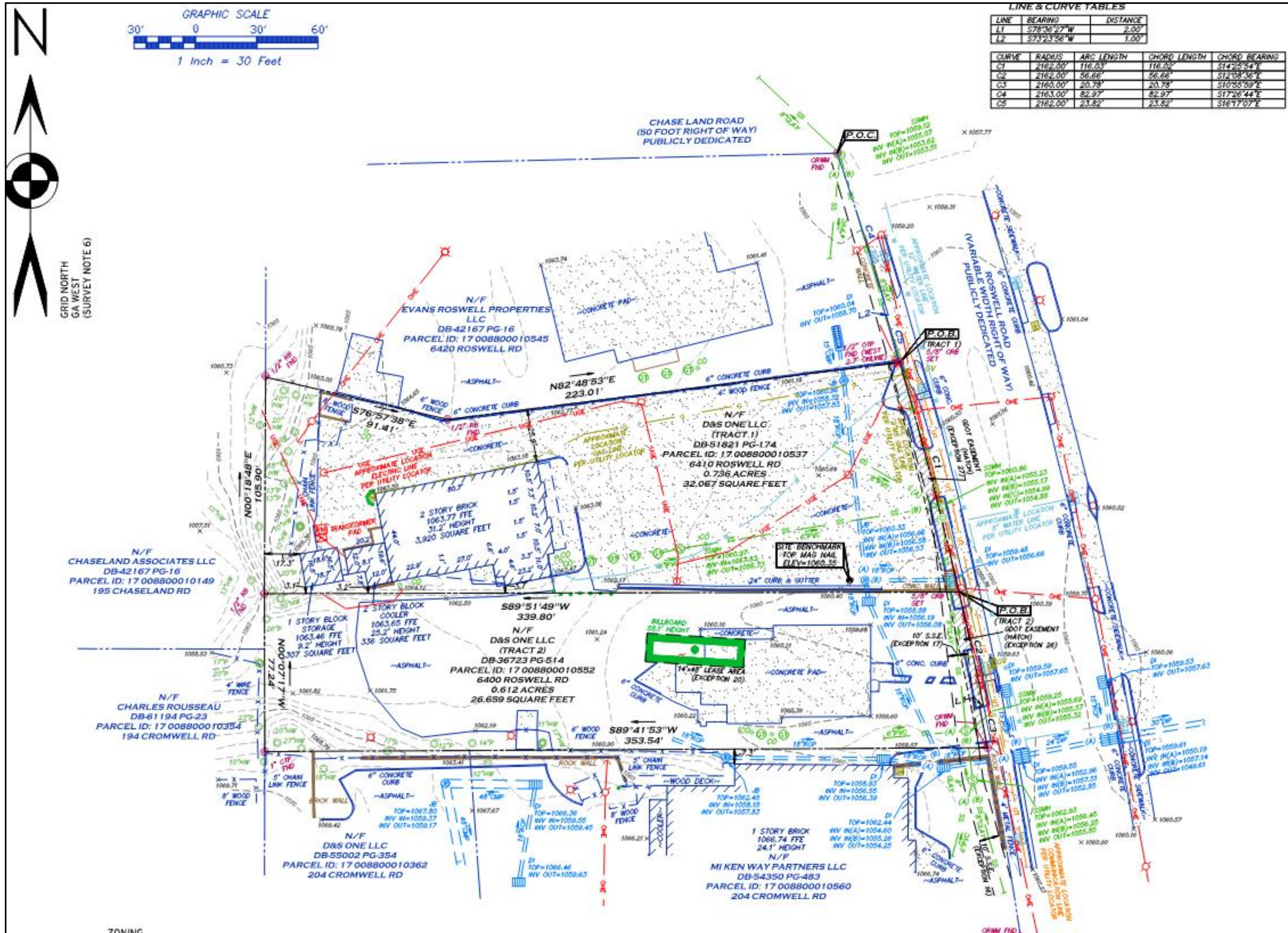


Site Conditions

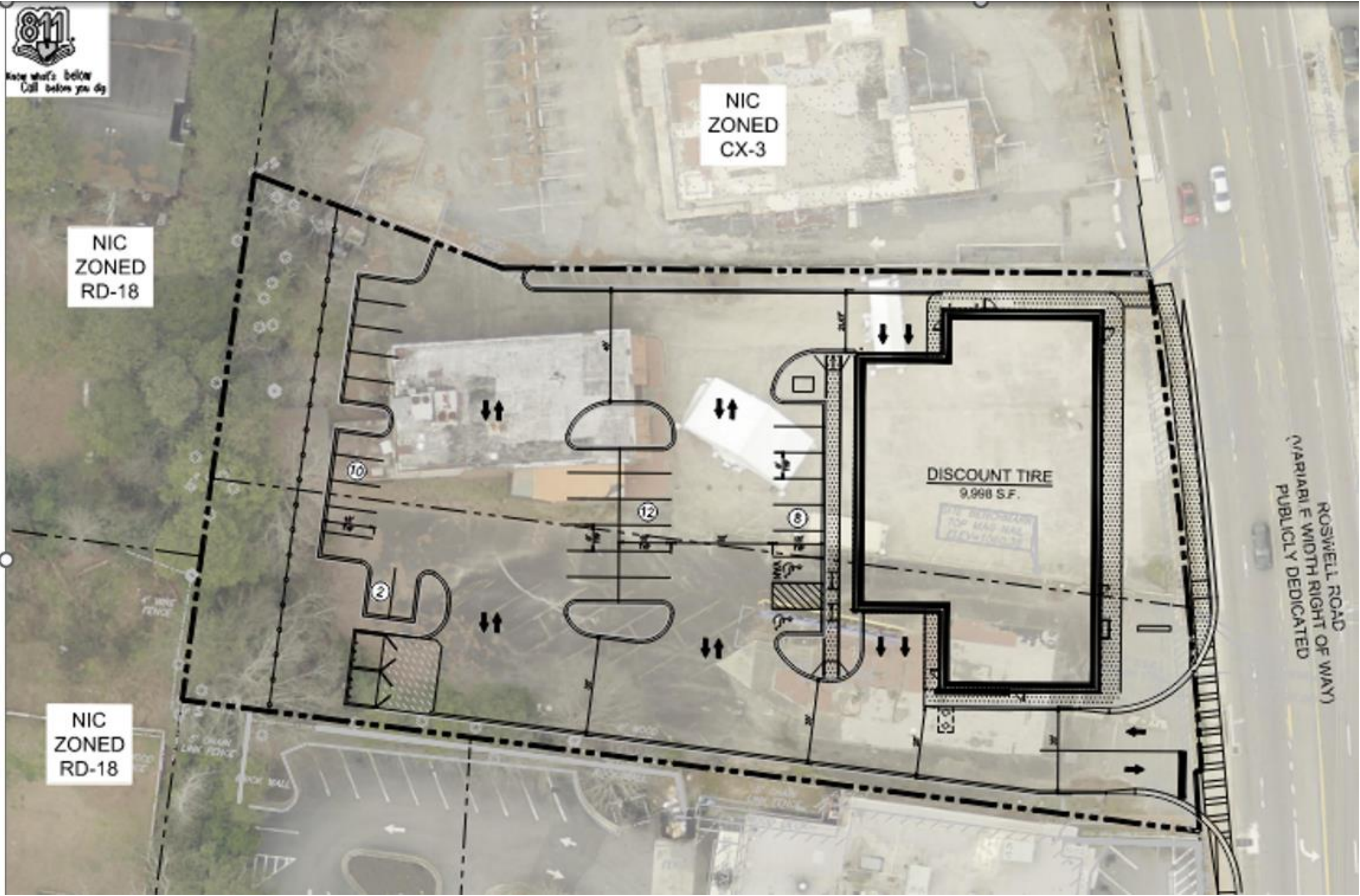
6410 Roswell Road



Survey



Renderings / Site Plan



Proposed Development

- A proposed development is not required for a rezoning request; however, the applicant is proposing to develop a Discount Tire store of about 10,000 sf
- Bay area would be to the rear of the building on the front half of the site, enclosed
- Over 30 parking spaces, interparcel access as required, and Protected Neighborhood Transition Buffer (including 30' wide planted buffer, with a wall)

Zoning Map Amendment (Rezoning) Considerations

- As an auto-oriented use, the proposed use/zoning is not appropriate for the current and planned character of the area as it would be a spot zoning
- The location is just to the north of the City Springs district and is of particular importance to ensuring an appropriate land use transition between City Springs and Roswell Road Corridor to the immediate north
- The existing zoning allows for a large variety of uses, most of the uses allowed in CC-, except for in particular “auto-oriented uses”
- The subject site closely abuts Protected Neighborhood to the rear

Recommendation

Staff recommends **Denial of Zoning Map Amendment (Rezoning) RZ22-0008**, to rezone from CX-3 to CC-3.



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P&Z STAFF REPORT

Planning Commission Meeting, March 22, 2023

Case: **TA23-0001 – Updates to Div. 9.2. and Div. 12.2.**
Staff Contact: Matthew Anspach (manspach@sandyspringsga.gov)
Report Date: March 5, 2023

PURPOSE

An Ordinance to amend Development Code Section 9.3.8. Administration, Section 9.6.3. Standards, and Division 12.2. Defined Terms

RECOMMENDATION

Department of Community Development

Staff recommends **Approval** of **Text Amendment** TA23-0001.

PROCESS

Planning Commission Hearing:
March 22, 2023

Mayor and City Council Hearing:
April 18, 2023

Sec. 9.3.8.E.2. Administration

2. After 3 years from the date of ~~the payment of the escrow funds~~ receiving a certificate of occupancy or certificate of completion, the applicant has the right to petition the City Arborist for the return of all escrow funds held for the protection of the tree. Within 30 days of the petition, the City Arborist will make a determination as to whether the tree has failed to survive or is in a state of irreversible decline due to the permitted activity. Should the City Arborist determine that the tree has survived and is not in a state of irreversible decline, the funds must be paid to the applicant. Should the City Arborist determine that the tree has failed to survive or is in a state of irreversible decline, the escrow must be transferred into the Sandy Springs Tree Bank.

Sec. 9.6.3.A.c. Standards

- c. Any new development, redevelopment, addition or replacement that involves the creation of impervious cover, of any quantity, that is located within any Declared Sensitive Area (DSA).
 - i. NANCY CREEK BASIN SENSITIVE AREA
 - 1. Single-Family Residential:
 - a. Water quality in the form of runoff reduction is required on all projects of land disturbance, including additions to existing structures, according to the following:
 - b. Infiltrate on site the first 1.2 inches of rainfall within 24 hours falling within the Limit of Disturbance Area shown on the construction documents.
 - c. Infiltrate on site an additional 1.2 inches of rainfall within 24 hours falling on impervious areas contained within the Limit of Disturbance Area shown on the construction documents. No less than 90% of a site's impervious area must be directed to an infiltration area, unless otherwise approved by the Direction of Community Development.
 - 2. Exempt: The Maintenance, repair or replacement of any impervious surface footprint up to 500 square feet shall be exempt from this Division. Maintenance, repair or replacement activities shall be cumulative for a period of three (3) years.

Div. 12.2. Defined Terms

Div. 12.2. Defined Terms

~~Land disturbance. Land disturbing activity, including, but not limited to, clearing and grubbing, dredging, grading, excavating, filling, tree removal, storage or transporting of materials on or off a site, and the construction of improvements such as streets, surface parking areas and drives, stormwater drainage facilities, sidewalks or other structures permanently placed on or in the property, except for buildings or other structures requiring the issuance of a building permit. Also includes any activity which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land but not including agricultural practices.~~

Land disturbing activity: Alteration of the land surface by:

(1) Any grading, scraping, excavating, dredging, transporting or filling of land;

- (2) Any clearing of vegetation;
- (3) Any construction, rebuilding, or alteration of a building, road, driveway, parking area, or other structure, not including routine maintenance such as painting or repair of existing structures or surfaces;
- (4) Any substantial activity or use which may result in soil erosion from water or wind and the movement of sediments into waters or onto adjacent lands.
- (5) Land disturbing activity shall not include activities such as ordinary maintenance and landscaping operations, individual home gardens, repairs of an existing single-family dwelling.

BACKGROUND

This text amendment proposal involves three (3) mostly distinct edits. One edit includes the timing of when a refund for payment into the Sandy Springs Tree Bank can begin to be processed. Another edit proposes a very limited allowance for exemption to installing increased water infiltration devices in the Nancy Creek DSA. The final proposed edit would expand the definition for “land disturbance (activity)” to allow for consideration of the many different contexts often presented with when regulating disturbance to land for various levels of development.

In line with the vision of the Next Ten Comprehensive Plan, the City seeks to maintain and replenish to a certain percentage, the natural tree canopy existing pre-development. At times, the feasibility of keeping the minimum canopy, or meeting tree protection standards can be challenging for many developments/sites. When this is the case, developers or otherwise have the option of paying into the Tree Bank based on the amount of required canopy, or protected trees removed that cannot be recovered. This includes trees which may physically remain but where the Critical Root Zone (CRZ) is so impacted during development or land disturbance, that it may not survive, and a surety is required by the City in the case that the tree dies. The Tree Bank also serves as a fee in lieu of option when a post-development site does not have the available space remaining to meet re-planting standards.

As recently as August of 2022, the Stormwater Ordinance (Div. 9.6.) was amended after public hearings were held proposing to install regulations related to the Nancy Creek Declared Sensitive Area (DSA). While considerations for exemptions were had at that time, the consensus was to revisit possible exemptions to the newly presented stormwater regulations.

Lastly, the existing definition for a very fundamental part of the development process has been deemed lacking by staff and others for some time. Because of this, staff was tasked with proposing a more comprehensive or detailed definition of land disturbance activity.

ANALYSIS

Staff believes the edits provided in this proposal are appropriate in that they substantially conform with the Comprehensive Plan and stated purpose and intent of the Development Code. Each edit only reinforces these documents while also clarifying or improving the practicality of the Development Code for constituents and other stakeholders.

For the edit to the administration of the Tree Bank, the proposal would make the regulation practical in that the date for the fee to be allowed for release would more accurately create a three-year “observation period” (from time of land disturbance activity completion) rather than simply when the fee was paid-in.

The proposed change to the Nancy Creek DSA requirements, an exemption clause, would allow for homeowners to do minor replacement of existing impervious surfaces, most often in the form of deck replacement, of to 500 square feet, every three (3) years. This would lift a burden on citizens simply trying to upkeep their existing footprint, enhancing value to their property, and thereby meeting the intent of the Development Code.

Lastly, the proposed definition to the term “land disturbance (activity)” would allow for more nuanced discussions on a naturally very broad ranging activity. Land disturbance can be planting a gardenia in a domestic, residential yard in the early spring, or it can be preparing a half-acre site for construction of a new 12-story tall high rise in the Perimeter Center. The two land disturbance projects should not be regulated the same.

The given example of land disturbance is extreme, but the point is made that depending on how something is defined, the spirit of the code can be lost quite easily. Providing a definition that is made of up of several very different situations takes a proactive approach to try capture the majority of various contexts often encountered when reviewing land disturbance activity.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Staff recommends **Approval** of **Text Amendment** TA23-0001, An Ordinance to amend Development Code Section 9.3.8. Administration, Section 9.6.3. Standards, and Division 12.2. Defined Terms.

Planning Commission

March 22, 2023



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TA23-0001

**Tree Bank Correction – Nancy Creek
Exemption – Land Disturbance Activity
Definition**

Purpose & Goal of Policies

Tree Bank Administration-

- Corrects an error
 - As residences in Nancy Creek age, reinvestment in incremental ways is an increasingly necessary condition – small exemption (500 sf or less) will allow this without going against the stated purpose of the Development Code

Nancy Creek Exemption-

- Meets challenge of changing condition
 - As residences in Nancy Creek age, reinvestment in incremental ways is an increasingly necessary condition – small exemption (500 sf or less) will allow this without going against the stated purpose of the Development Code

Land Disturbance Activity Definition-

- Conforms with Comp Plan, planning practices, local, state, federal laws and stated purpose of Development Code
 - The wide spectrum of contexts derived when considering types of land disturbance activities requires a definition that takes into account multiple scenarios

Text Amendment

Sec. 9.3.8.E.2. – Administration

2. After 3 years from the date of ~~the payment of the escrow funds~~ receiving a certificate of occupancy or certificate of completion, the applicant has the right to petition the City Arborist for the return of all escrow funds held for the protection of the tree. Within 30 days of the petition, the City Arborist will make a determination as to whether the tree has failed to survive or is in a state of irreversible decline due to the permitted activity. Should the City Arborist determine that the tree has survived and is not in a state of irreversible decline, the funds must be paid to the applicant. Should the City Arborist determine that the tree has failed to survive or is in a state of irreversible decline, the escrow must be transferred into the Sandy Springs Tree Bank.

Text Amendment

Sec. 9.6.3.A.c. – Standards

- c. Any new development, redevelopment, addition or replacement that involves the creation of impervious cover, of any quantity, that is located within any Declared Sensitive Area (DSA).
 - i. NANCY CREEK BASIN SENSITIVE AREA
 - 1. Single-Family Residential:
 - a. Water quality in the form of runoff reduction is required on all projects of land disturbance, including additions to existing structures, according to the following:
 - b. Infiltrate on site the first 1.2 inches of rainfall within 24 hours falling within the Limit of Disturbance Area shown on the construction documents.
 - c. Infiltrate on site an additional 1.2 inches of rainfall within 24 hours falling on impervious areas contained within the Limit of Disturbance Area shown on the construction documents. No less than 90% of a site's impervious area must be directed to an infiltration area, unless otherwise approved by the Direction of Community Development.
 - 2. Exempt: The Maintenance, repair or replacement of any impervious surface footprint up to 500 square feet shall be exempt from this Division. Maintenance, repair or replacement activities shall be cumulative for a period of three (3) years.

Text Amendment

Div. 12.2. – Defined Terms

Div. 12.2. Defined Terms

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Land disturbing activity: Alteration of the land surface by:

- (1) Any grading, scraping, excavating, dredging, transporting or filling of land;
- (2) Any clearing of vegetation;
- (3) Any construction, rebuilding, or alteration of a building, road, driveway, parking area, or other structure, not including routine maintenance such as painting or repair of existing structures or surfaces;
- (4) Any substantial activity or use which may result in soil erosion from water or wind and the movement of sediments into waters or onto adjacent lands.
- (5) Land disturbing activity shall not include activities such as ordinary maintenance and landscaping operations, individual home gardens, repairs of an existing single-family dwelling.

Recommendation

- Staff recommends **approval** of **TA23-0001**.



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P&Z STAFF REPORT

Planning Commission Meeting, March 22, 2023

Case: **TA23-0001 – Updates to Div. 9.2. and Div. 12.2.**
Staff Contact: Matthew Anspach (manspach@sandyspringsga.gov)
Report Date: March 5, 2023

PURPOSE

An Ordinance to amend Development Code Section 9.3.8. Administration, Section 9.6.3. Standards, and Division 12.2. Defined Terms

RECOMMENDATION

Department of Community Development

Staff recommends **Approval** of **Text Amendment** TA23-0001.

PROCESS

Planning Commission Hearing:
March 22, 2023

Mayor and City Council Hearing:
April 18, 2023

Sec. 9.3.8.E.2. Administration

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Div. 12.2. Defined Terms

Div. 12.2. Defined Terms

~~Land disturbance. Land disturbing activity, including, but not limited to, clearing and grubbing, dredging, grading, excavating, filling, tree removal, storage or transporting of materials on or off a site, and the construction of improvements such as streets, surface parking areas and drives, stormwater drainage facilities, sidewalks or other structures permanently placed on or in the property, except for buildings or other structures requiring the issuance of a building permit. Also includes any activity which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land but not including agricultural practices.~~

Land disturbing activity: Alteration of the land surface by:

(1) Any grading, scraping, excavating, dredging, transporting or filling of land;

- (2) Any clearing of vegetation;
- (3) Any construction, rebuilding, or alteration of a building, road, driveway, parking area, or other structure, not including routine maintenance such as painting or repair of existing structures or surfaces;
- (4) Any substantial activity or use which may result in soil erosion from water or wind and the movement of sediments into waters or onto adjacent lands.
- (5) Land disturbing activity shall not include activities such as ordinary maintenance and landscaping operations, individual home gardens, repairs of an existing single-family dwelling.

BACKGROUND

This text amendment proposal involves three (3) mostly distinct edits. One edit includes the timing of when a refund for payment into the Sandy Springs Tree Bank can begin to be processed. Another edit proposes a very limited allowance for exemption to installing increased water infiltration devices in the Nancy Creek DSA. The final proposed edit would expand the definition for “land disturbance (activity)” to allow for consideration of the many different contexts often presented with when regulating disturbance to land for various levels of development.

In line with the vision of the Next Ten Comprehensive Plan, the City seeks to maintain and replenish to a certain percentage, the natural tree canopy existing pre-development. At times, the feasibility of keeping the minimum canopy, or meeting tree protection standards can be challenging for many developments/sites. When this is the case, developers or otherwise have the option of paying into the Tree Bank based on the amount of required canopy, or protected trees removed that cannot be recovered. This includes trees which may physically remain but where the Critical Root Zone (CRZ) is so impacted during development or land disturbance, that it may not survive, and a surety is required by the City in the case that the tree dies. The Tree Bank also serves as a fee in lieu of option when a post-development site does not have the available space remaining to meet re-planting standards.

As recently as August of 2022, the Stormwater Ordinance (Div. 9.6.) was amended after public hearings were held proposing to install regulations related to the Nancy Creek Declared Sensitive Area (DSA). While considerations for exemptions were had at that time, the consensus was to revisit possible exemptions to the newly presented stormwater regulations.

Lastly, the existing definition for a very fundamental part of the development process has been deemed lacking by staff and others for some time. Because of this, staff was tasked with proposing a more comprehensive or detailed definition of land disturbance activity.

ANALYSIS

Staff believes the edits provided in this proposal are appropriate in that they substantially conform with the Comprehensive Plan and stated purpose and intent of the Development Code. Each edit only reinforces these documents while also clarifying or improving the practicality of the Development Code for constituents and other stakeholders.

For the edit to the administration of the Tree Bank, the proposal would make the regulation practical in that the date for the fee to be allowed for release would more accurately create a three-year “observation period” (from time of land disturbance activity completion) rather than simply when the fee was paid-in.

The proposed change to the Nancy Creek DSA requirements, an exemption clause, would allow for homeowners to do minor replacement of existing impervious surfaces, most often in the form of deck replacement, of to 500 square feet, every three (3) years. This would lift a burden on citizens simply trying to upkeep their existing footprint, enhancing value to their property, and thereby meeting the intent of the Development Code.

Lastly, the proposed definition to the term “land disturbance (activity)” would allow for more nuanced discussions on a naturally very broad ranging activity. Land disturbance can be planting a gardenia in a domestic, residential yard in the early spring, or it can be preparing a half-acre site for construction of a new 12-story tall high rise in the Perimeter Center. The two land disturbance projects should not be regulated the same.

The given example of land disturbance is extreme, but the point is made that depending on how something is defined, the spirit of the code can be lost quite easily. Providing a definition that is made of up of several very different situations takes a proactive approach to try capture the majority of various contexts often encountered when reviewing land disturbance activity.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Staff recommends **Approval** of **Text Amendment** TA23-0001, An Ordinance to amend Development Code Section 9.3.8. Administration, Section 9.6.3. Standards, and Division 12.2. Defined Terms.

Planning Commission

March 22, 2023



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TA23-0001

**Tree Bank Correction – Nancy Creek
Exemption – Land Disturbance Activity
Definition**

Purpose & Goal of Policies

Tree Bank Administration-

- Corrects an error
 - As residences in Nancy Creek age, reinvestment in incremental ways is an increasingly necessary condition – small exemption (500 sf or less) will allow this without going against the stated purpose of the Development Code

Nancy Creek Exemption-

- Meets challenge of changing condition
 - As residences in Nancy Creek age, reinvestment in incremental ways is an increasingly necessary condition – small exemption (500 sf or less) will allow this without going against the stated purpose of the Development Code

Land Disturbance Activity Definition-

- Conforms with Comp Plan, planning practices, local, state, federal laws and stated purpose of Development Code
 - The wide spectrum of contexts derived when considering types of land disturbance activities requires a definition that takes into account multiple scenarios

Text Amendment

Sec. 9.3.8.E.2. – Administration

2. After 3 years from the date of ~~the payment of the escrow funds~~ receiving a certificate of occupancy or certificate of completion, the applicant has the right to petition the City Arborist for the return of all escrow funds held for the protection of the tree. Within 30 days of the petition, the City Arborist will make a determination as to whether the tree has failed to survive or is in a state of irreversible decline due to the permitted activity. Should the City Arborist determine that the tree has survived and is not in a state of irreversible decline, the funds must be paid to the applicant. Should the City Arborist determine that the tree has failed to survive or is in a state of irreversible decline, the escrow must be transferred into the Sandy Springs Tree Bank.

Text Amendment

Sec. 9.6.3.A.c. – Standards

- c. Any new development, redevelopment, addition or replacement that involves the creation of impervious cover, of any quantity, that is located within any Declared Sensitive Area (DSA).
 - i. NANCY CREEK BASIN SENSITIVE AREA
 - 1. Single-Family Residential:
 - a. Water quality in the form of runoff reduction is required on all projects of land disturbance, including additions to existing structures, according to the following:
 - b. Infiltrate on site the first 1.2 inches of rainfall within 24 hours falling within the Limit of Disturbance Area shown on the construction documents.
 - c. Infiltrate on site an additional 1.2 inches of rainfall within 24 hours falling on impervious areas contained within the Limit of Disturbance Area shown on the construction documents. No less than 90% of a site's impervious area must be directed to an infiltration area, unless otherwise approved by the Direction of Community Development.
 - 2. Exempt: The Maintenance, repair or replacement of any impervious surface footprint up to 500 square feet shall be exempt from this Division. Maintenance, repair or replacement activities shall be cumulative for a period of three (3) years.

Text Amendment

Div. 12.2. – Defined Terms

Div. 12.2. Defined Terms

~~Land disturbance. Land disturbing activity, including, but not limited to, clearing and grubbing, dredging, grading, excavating, filling, tree removal, storage or transporting of materials on or off a site, and the construction of improvements such as streets, surface parking areas and drives, stormwater drainage facilities, sidewalks or other structures permanently placed on or in the property, except for buildings or other structures requiring the issuance of a building permit. Also includes any activity which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land but not including agricultural practices.~~

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Recommendation

- Staff recommends **approval** of **TA23-0001**.



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P&Z STAFF REPORT

Planning Commission Meeting, March 22, 2023

Case: **CA23-0001 – 6110 Bluestone Road, 135 Hilderbrand Drive, 51 Sandy Springs Place**
Staff Contact: Matthew Anspach (manspach@sandyspringsga.gov)
Report Date: March 8, 2023

REQUEST

Request for a Character Area Map Amendment from Conservation Area/Park to City Springs.

APPLICANT

Property Owner(s):	Petitioner(s):	Representative(s):
City of Sandy Springs	City of Sandy Springs	City of Sandy Springs

SUMMARY

The applicant requests a Character Area Map Amendment of **6110 Bluestone Road, 135 Hilderbrand Drive, and 51 Sandy Springs Place (Parcel # 17 008900080042, 17 008900080018, and 17 008900110674)** from Recreation Area/Park Character Area to City Springs Character Area.

RECOMMENDATION

Department of Community Development

Staff recommends **Approval** of **Character Area Map Amendment CA23-0001**.

MATERIALS SUBMITTED AND REVIEWED	
Materials: 1. Application, completed January 3, 2023 Plans: 1. N/A	

PROPERTY INFORMATION	
Location:	6110 Blue Stone Road, 135 Hilderbrand Drive, and 51 Sandy Springs Place (Parcel # 17 008900080042, 17 008900080018, and 17 008900110674)
Council District:	3 – Melissa Mular
Road frontage:	Approximately 608 feet of frontage on Blue Stone Road, Hilderbrand Drive, Sandy Springs Circle, and Sandy Springs Place combined
Acreage:	Approximately 2.09 acres
Current Zoning: Existing Land Uses:	CON (Conservation Area and Open Space) Office/Civic/Commercial/Parking
Previous Zoning Cases:	RZ07-043, U07-017, CV07-031, DRB07-087, V06-142, M1985-024,
Character Area:	Conservation Area/Park

PROCESS			
Initial Community Meeting (CMI): February 23, 2023	Second Community Meeting (CMII): March 2, 2023	Planning Commission Hearing: March 22, 2023	Mayor and City Council Hearing: April 18, 2023

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 (of 135 Hilderbrand Drive)	City Springs / CS-3 / Gravel Lot	140 Hilderbrand Drive	0.33 Acres
North (of 135 Hilderbrand Drive)	City Springs / CS-3 / Commercial	142 Hilderbrand Drive	0.29 Acres
North (of 51 Sandy Springs Place)	Conservation Area / CON / Museum/Park	6067 and 6075 Sandy Springs Circle	0.45 Acres
Northwest (of 51 Sandy Springs Place)	City Springs / CS-3 / Place of Worship	6150 Sandy Springs Circle	9.96 Acres
East (of 135 Hilderbrand Drive); North (of 6110 Blue Stone Road)	City Springs / CS-3 / Auto Maintenance	145 and 151 Hilderbrand Drive	0.50 Acres
East (of 51 Sandy Springs Place)	City Springs / CS-3 / City Walk: Office; Retail; Personal Service; Grocery	227 Sandy Springs Circle	13.62 Acres
East (of 6110 Blue Stone Road)	City Springs / CS-4 / Multi-Unit/Condos	6105 Bluestone Road	2.85 Acres
South (of 6110 Blue Stone Road)	Conservation Area/ Park / CON / Civic Amphitheater	6104 Blue Stone Road	0.57 Acres
South (of 51 Sandy Springs Place)	City Springs / CS-3 / Retail Strip Center	6125 Sandy Springs Circle	1.11
West (of 51 Sandy Springs Place)	City Springs / CS-3 / Retail Strip Center	6010 Sandy Springs Circle	8.62 Acres
West (of 135 Hilderbrand Drive and 6110 Blue Stone Road)	Conservation Area/Park / CON / Passive Park Space	109 Hilderbrand Drive	1.29 Acres
PARCELS FOR PROPOSED CHARACTER AREA AMENDMENT			
--	Recreation Area/Park / Conservation / Civic/Commercial/Office/Parking	6110 Blue stone Road, 135 Hilderbrand Drive, and 51 Sandy Springs Place	2.09

EXISTING CHARACTER

The character of the three (3) parcels proposed for Character Area designation amendments are all developed to some extent. So, though their current official map designation is Conservation Area/Park, the actual character is much different.

At 135 Hilderbrand, the property is most entirely developed with a house and accessory structures built in 1950 originally serving as a residence; more recently in a few iterations as an office or meeting space. The parcel is currently being utilized as office and overflow parking for a police cruiser maintenance facility.



Facing south toward 135 Hilderbrand Drive

At 6110 Blue Stone, the property is developed and used by Heritage Sandy Springs as an event center and meeting space. The building is surrounded by parking and vehicle access on three sides.



Facing west on Blue Stone Road, viewing the front of the Heritage Building

(6110 Blue Stone Road, continued)

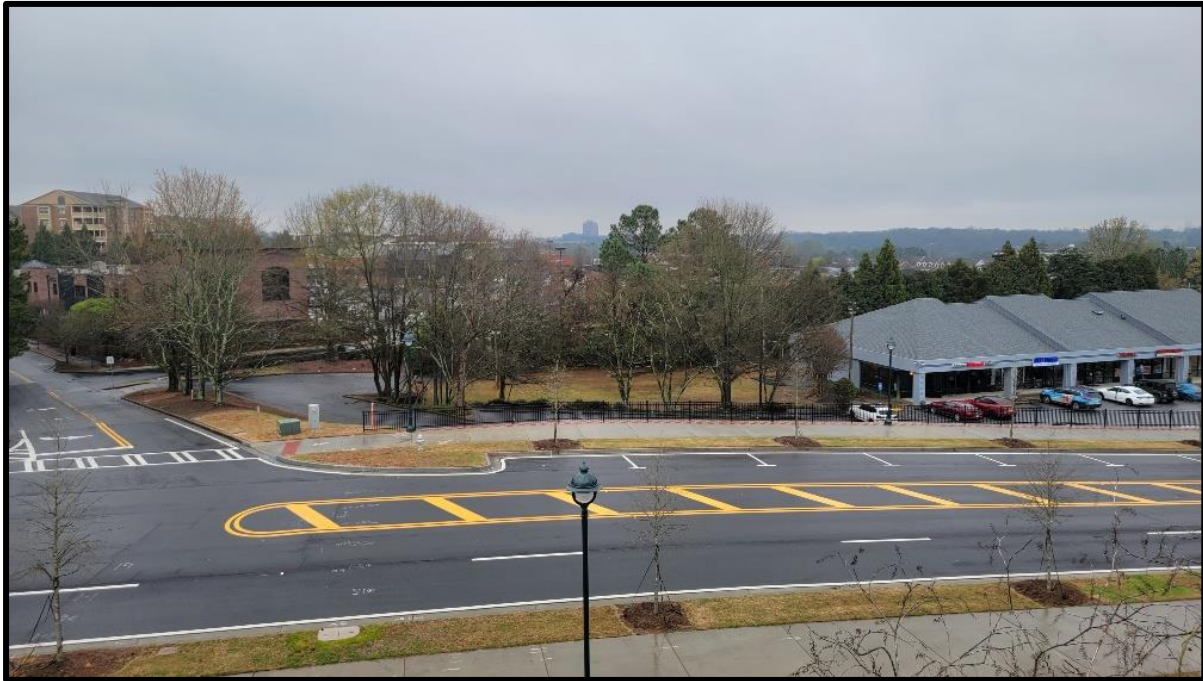


**Above: Looking Northwest from the Heritage entrance at Blue Stone Road
Below: Look south from the northwest corner of rear parking area at the Heritage**



At 51 Sandy Springs Place, the parcel serves as overflow parking for nearby uses and events, including

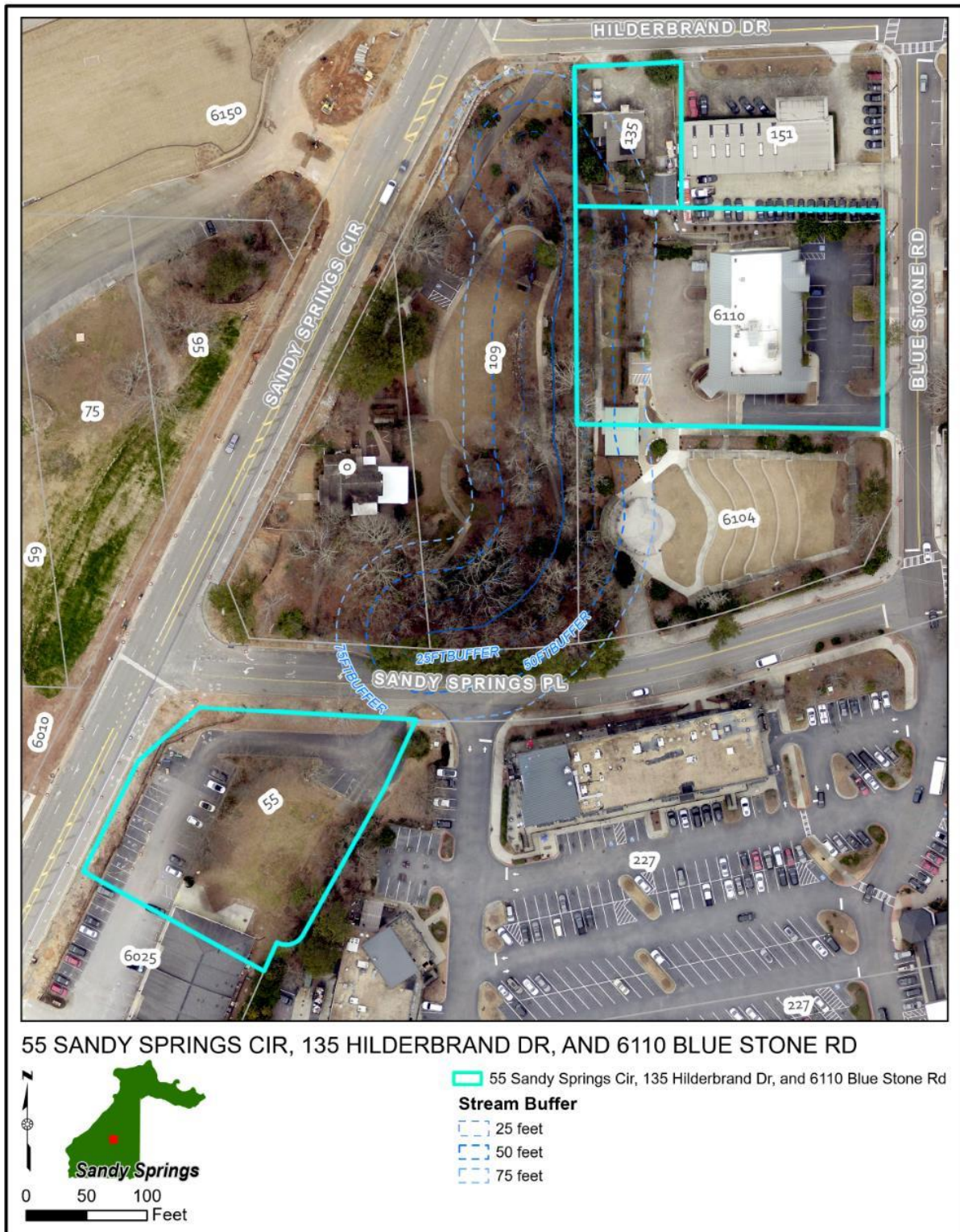
the Heritage Green, Entertainment Lawn, and events hosted at the Heritage Museum.



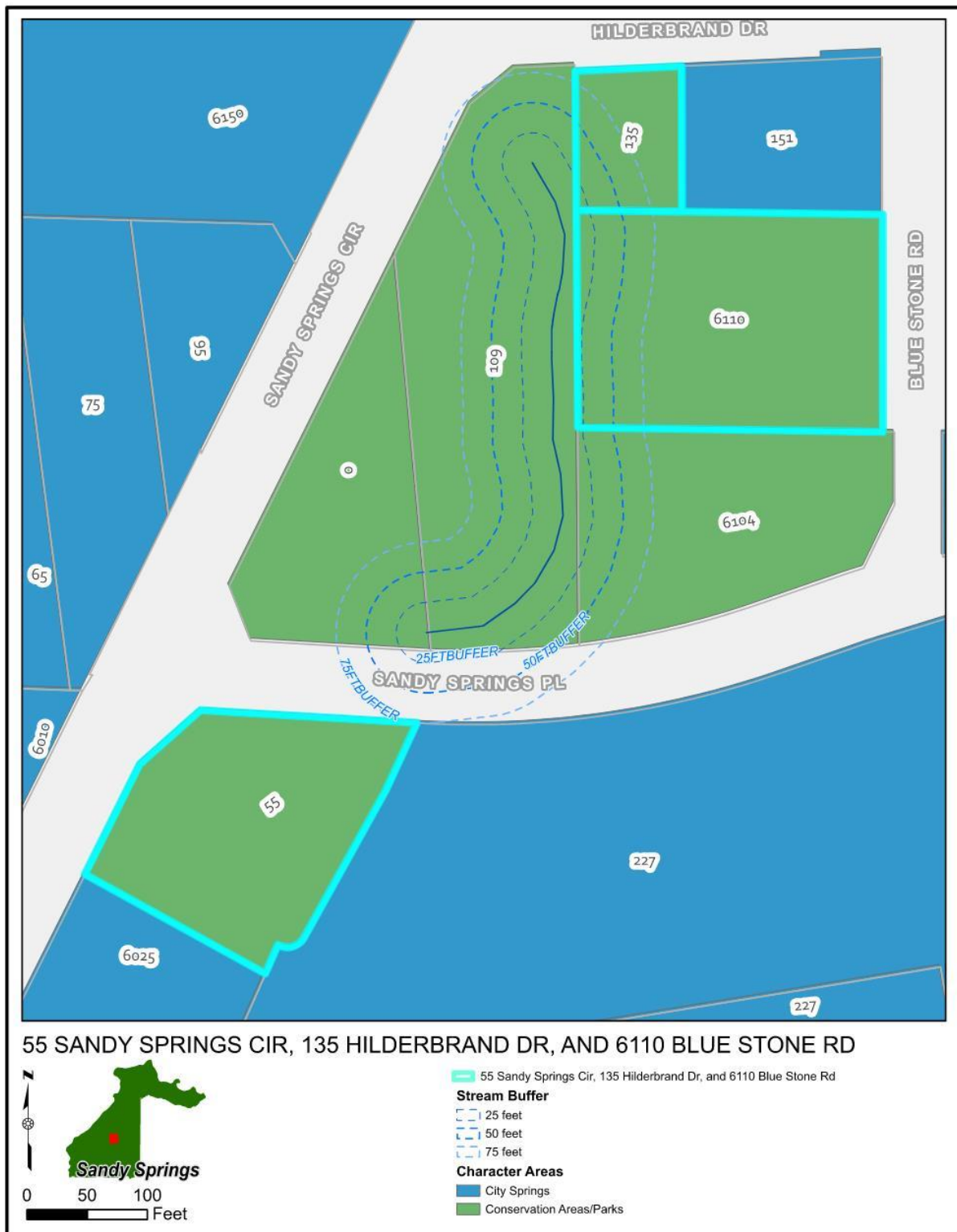
Above: Looking Northwest from the Heritage entrance at Blue Stone Road
Below: Look south from the northwest corner of rear parking area at the Heritage

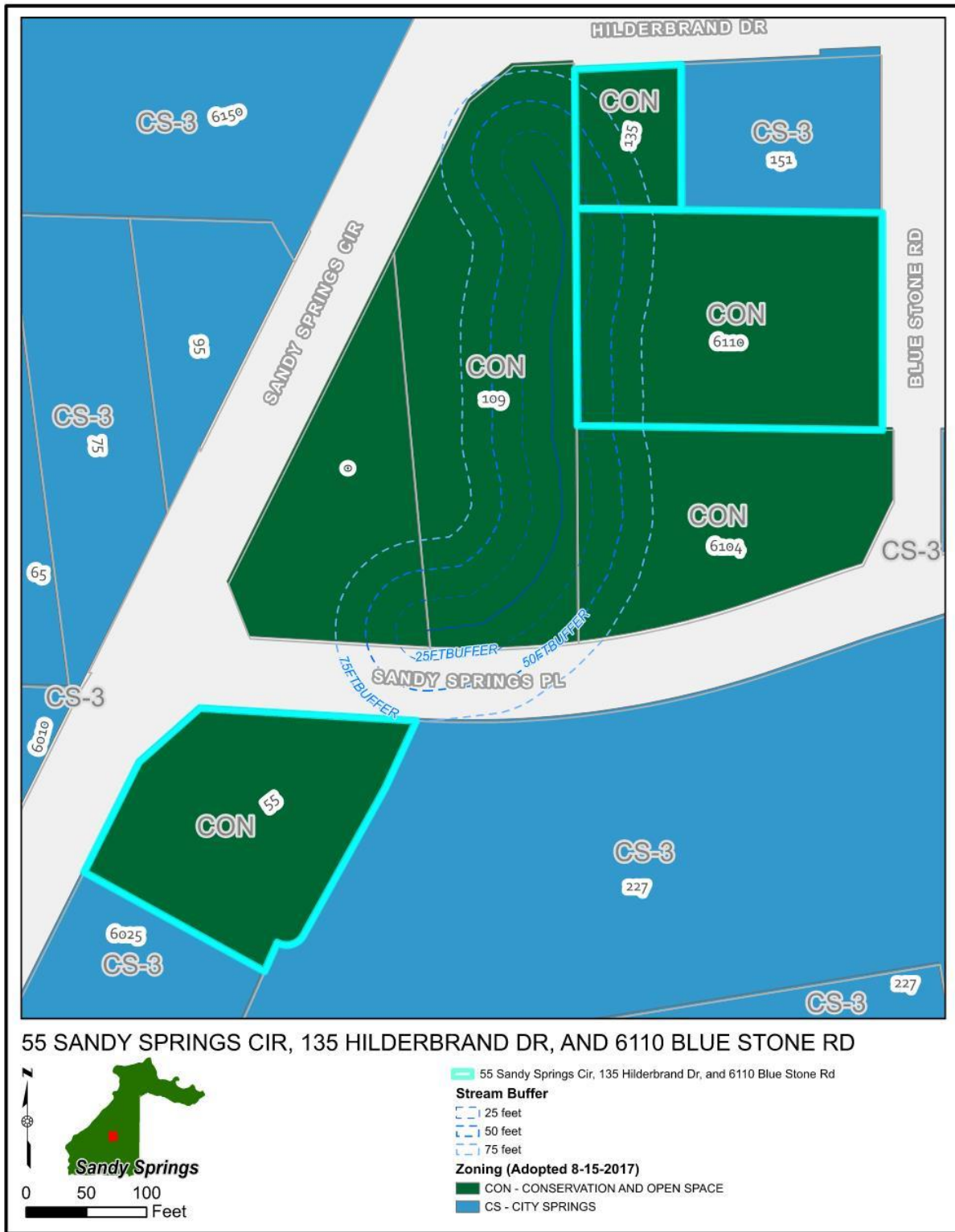


AERIAL IMAGE



CHARACTER AREA MAP





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

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

Finding:

Staff believes that this amendment would correct what looks to be an error. The subject properties are each designated Conservation Area/Park Character Area which is not congruent with the existing developed and physical characteristics on each site or with the historical, preceding zoning designations (Office and Institutional (O-I)).

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

Finding:

Staff is of the opinion that the proposed Character Map Amendment substantially conforms with the Next Ten Comprehensive Plan. A Character Map Amendment will not diminish the character of the City Springs neighborhood, but rather it will continue making the regulations governing development of the lot harmonious with the existing area, as each lot abuts the City Springs Character Area. The current uses on the lots are commercial, civic, or developed in some fashion. The proposed Character Area (City Springs) calls for mixed use, residential, retail, office, hotel, civic, and even some green space uses, more in line with the existing uses.

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

Finding:

The Amendment will reinforce the existing or planned character of the area. As stated previously, the property is in the City Springs district and is mostly surrounded by City Springs Character and Zoning which is envisioned as, “a unique, vibrant, and walkable district that serves as a civic/cultural center for Sandy Springs and a focal point for community activity and identity.”(pg. 96, The Next Ten)

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

Finding:

Staff believes that the Amendment will not have any significant impact on the natural environment. Any development of the site beyond what is existing would need to be reviewed for compliance with a very stringent and comprehensive Development Code and permitting process, providing for higher quality engineering standards in the form of stormwater runoff mitigation, water quality/infiltration facilities, green infrastructure, improved streetscape, tree canopy preservation, amenity space, etc.

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

Finding:

It is Staff's view that any property (not city-owned) in the vicinity of the subject sites currently has the City Springs character and would thus coalesce well from a high-level point of view. There would be no adversity to surrounding properties with the proposed change in Character Area designation. The other City owned properties in the vicinity which are Conservation Area/Park would benefit from improved environmental capture and protection techniques and from potential for increased recognition and usership of the park/open space facilities in the area.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works: No Comment.

Sandy Springs Transportation Engineer: No Comment.

Sandy Springs City Engineer: No Comment.

Sandy Springs Chief Environmental Compliance Officer: No Comment.

Sandy Springs Arborist: No Comment.

Sandy Springs Sustainability Manager: No Comment.

Sandy Springs Building Official: No Comment.

Sandy Springs Fire Marshal: No Comment.

Sandy Springs Economic Development: No Comment.

Sandy Springs Recreation & Parks: No Comment.

Fulton County Schools: No Comment.

Fulton County Public Services and Utilities: No Comment.

PUBLIC PARTICIPATION

Community Meeting, I

For the Community Meeting I there were approximately four (4) in-person and (4) virtual attendees on February 23, 2023, held both in person and virtually. Topics discussed included surrounding property character, existing uses on the subject and surrounding properties.

Community Meeting II

For the Community Meeting II there was one (1) in-person and zero virtual attendees, on March 2, 2023, held both in person and virtually. Topics discussed included surrounding property character, existing uses on the subject and surrounding properties.

Correspondence Received

At the time of this draft, there have been no public comments.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Approval** of **Character Area Map Amendment** CA23-0001, request for a Character Area Map Amendment of 6110 Bluestone Road, 135 Hilderbrand Drive, and 51 Sandy Springs Place (Parcel # 17 008900080042, 17 008900080018, and 17 008900110674) from Recreation Area/Park Character Area to City Springs Character Area.

Planning Commission

March 22, 2023



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CA23-0001

**135 Hilderbrand Drive, 6110 Blue Stone
Road, 51 Sandy Springs Place**

**Recommendation–
Planning Staff: Approval**

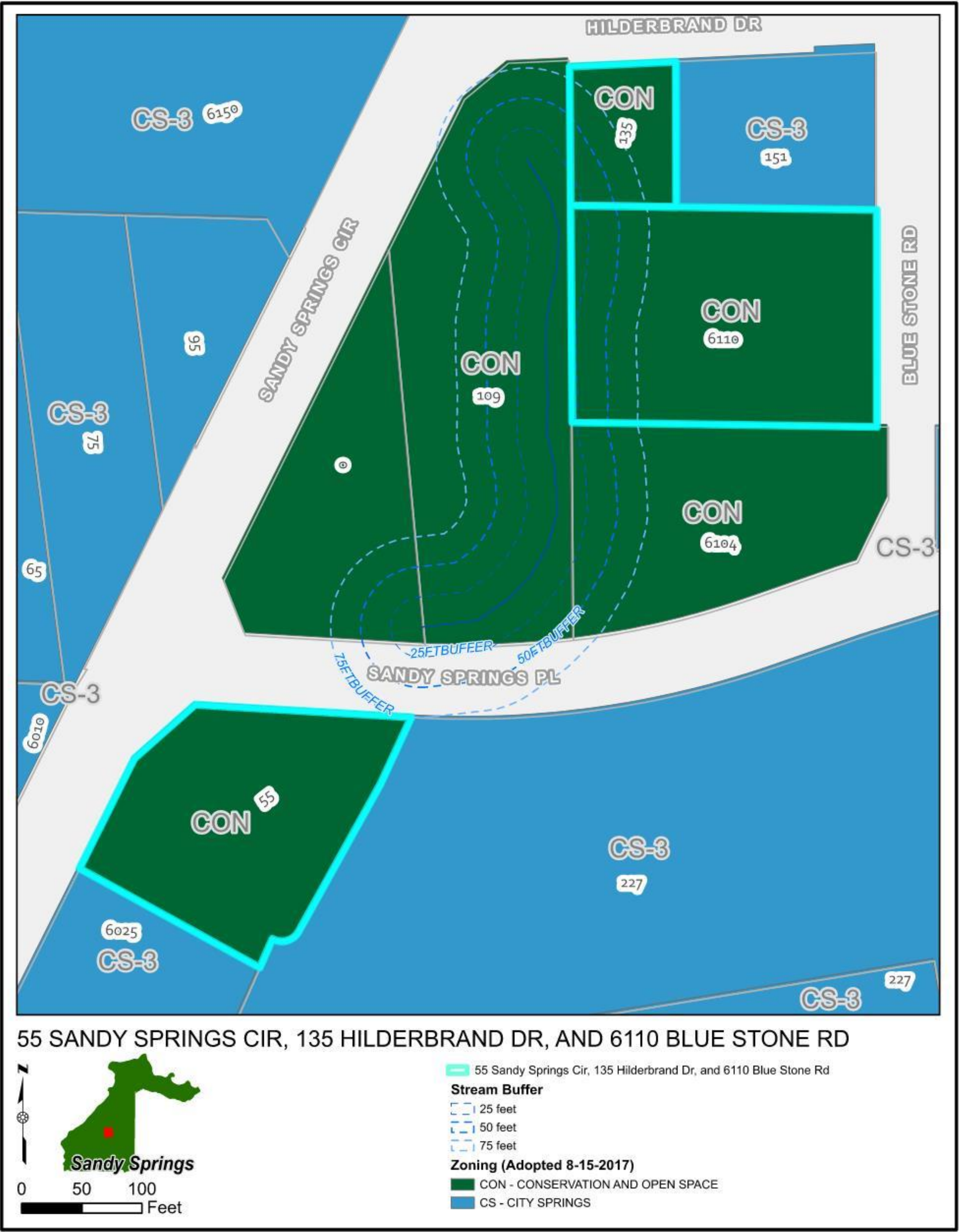
Request

For a Character Area Map Amendment of 6110 Bluestone Road, 135 Hilderbrand Drive, and 51 Sandy Springs Place from Recreation Area/Park Character Area to City Springs Character Area.

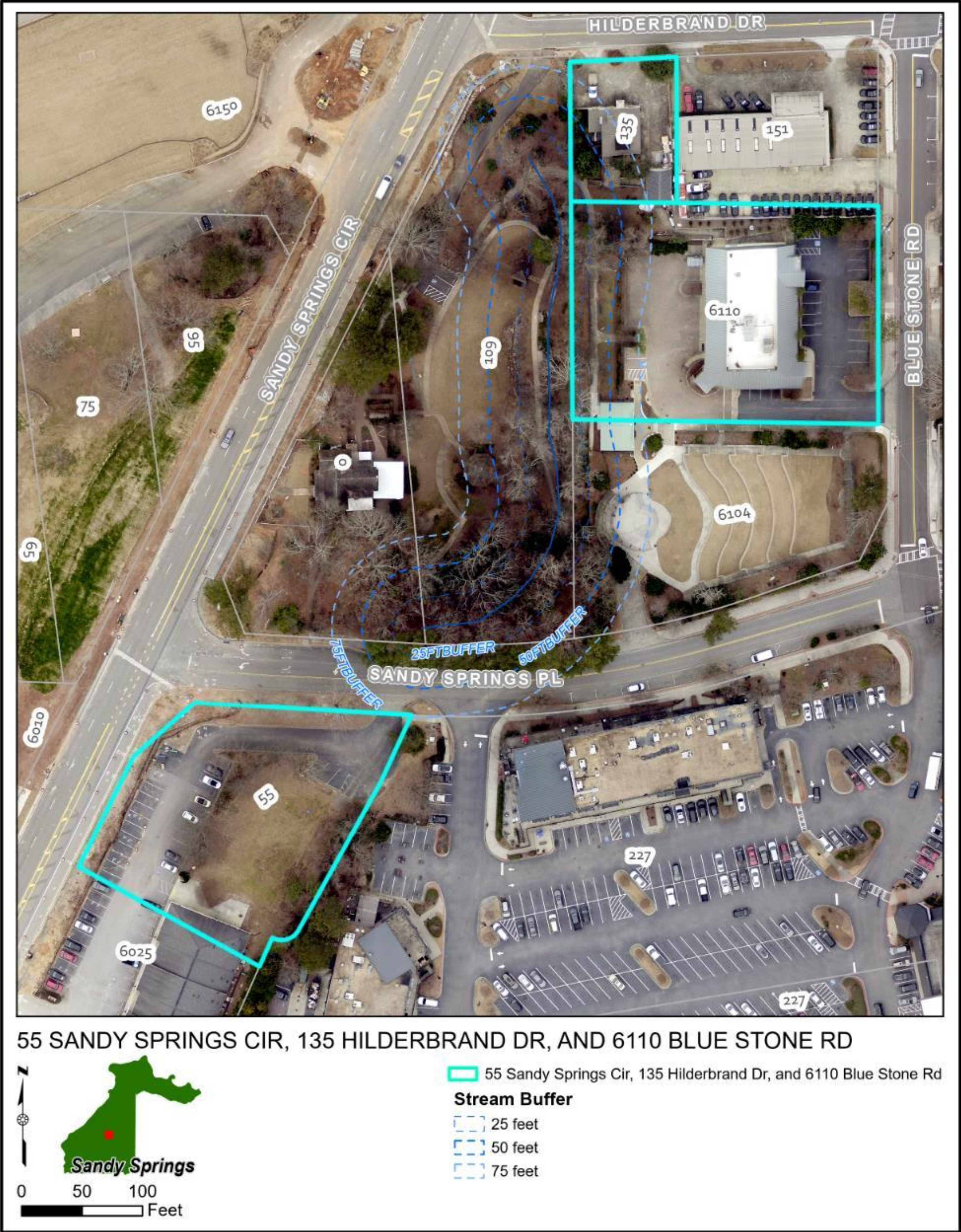
Character Area Map



Zoning Map



Existing Conditions



Site Conditions

135 Hlderbrand Drive



6110 Blue Stone Road



51 Sandy Springs Place



Character Area Map Amendment Considerations

- Believed to correct an error
 - Current CA designation calls for undeveloped land (all three parcels have some level of development)
 - Zoning for each parcel was historically O-I (Office and Institutional)
- The locations are surrounded by privately owned properties, all City Springs Character Area
- Would reinforce existing and planned character of the area
- Would reinforce the Next Ten

Recommendation

Staff recommends **Approval** of **Character Area Map Amendment CA23-0001**, to rezone from Conservation Area/Park to City Springs.

