



SANDY SPRINGS

GEORGIA

PLANNING COMMISSION

Reed Haggard, Chair

Robin Conklin

Elizabeth Kelly

Dave Nickles

Andy Porter

Andrea Settles

Karen Trylovich

Wednesday, April 19, 2023

Regular Meeting

6:00 p.m.

The Planning Commission meeting will be held in the Studio Theatre at Sandy Springs City Hall
(1 Galambos Way, Sandy Springs, GA 30328).

Live-stream:	Public Meeting Portal (CivicClerk): https://sandyspringsga.portal.civicclerk.com Zoom Webinar: http://spr.gs/pcmeeting
Teleconference:	Phone: (646) 558-8656 Webinar ID: 818 0393 5386
Public Comment:	http://spr.gs/publiccomment

I. Call to Order

II. Roll Call and General Announcements

III. Approval of Meeting Agenda

- A. **PC2023-0011** April 19, 2023 Planning & Meeting Agenda
(Presented by Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

- A. **PC2023-0006** March 22, 2023 Planning & Zoning Meeting Minutes
(Presented by Samantha Brown, Planning and Zoning Clerk)

V. Cases

- A. **PC2023-00010 CA23-0001 - 6110 Bluestone Road, 135 Hilderbrand Drive, 51 Sandy Springs Place - Character Area Map Amendment from Conservation/Parks to City Springs. (**Deferred from the March 22, 2023 meeting**)**
(Presented by Matthew Anspach, Senior Planner)

VI. Ongoing Business

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



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VII. New Business

VIII. Adjournment

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

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

Meeting of the Sandy Springs Planning Commission was held on March 22, 2023 at 6:00 p.m. Chair Reed Haggard presiding.

I. Call to Order

Chair Reed Haggard called the meeting to order at 6:04 p.m.

II. Roll Call and General Announcements

Members Present: Chair Reed Haggard, Vice Chair Andy Porter, Member Robin Conklin, Member Elizabeth Kelly, Member Andrea Settles, Member Karen Trylovich.

Members Absent: Member Dave Nickles

III. Approval of Meeting Agenda

Chair Reed Haggard suggested that the deferred case CA23-0001 should be moved to the top of the agenda, to allow the people who showed up to participate in the public hearing can be heard before the other cases.

1. To add public comments.
2. To move letter D (**PC2023-0010 CA23-0001 which is deferred to April 19, 2023 meeting**) to be moved up to letter A.

Motion and Vote: Member Andrea Settles stated she would like to make a motion to amend the agenda, seconded by Member Elizabeth Kelly. The motion carried by unanimous vote.

IV. Approval of Meeting Minutes

A. January 18, 2023 Meeting Minutes

Motion and Vote: A motion was made by Member Karen Trylovich, seconded by Member Robin Conklin to approve meeting minutes for January 18, 2023. The motion carried by unanimous vote.

V. Cases

- A. **PC23-00010 CA23-0001 – 6110 Bluestone Road, 135 Hilderbrand Drive, 51 Sandy Springs Place** – Character Area Map Amendment from Conservation/Parks to City Springs. (**Deferred to April 19, 2023 meeting**)

(Presented by: Matthew Anspach, Senior Planner)

Following the announcement of the case, Ginger Sottile, Community Development Director, stated a point of order to the Chair regarding the 10 minute time allotment for each side, to establish the time limit up front. The Chair agreed with the point of order.

Chair Reed Haggard opened the public hearing for discussion.

Support

None

Opposition

1. Susan Poole – 6105 Blue Stone Road #106, Sandy Springs , Ga 30328
2. Mike McQuary – 6105 Blue Stone Road, Sandy Spring , Ga 30328
3. Andy Henderson – 6105 Blue Stone Road, Sandy Springs, Ga 30328

Chair Reed Haggard closed the public hearing for discussion.

Motion and Vote: There was no motion or vote to be made at this time. Chair Reed Haggard stated that City Management made the decision to defer the case for another 30 days, for the reasons that more time was needed for the case to be reviewed and to add more input. He also stated that the Planning & Commission is a recommendation committee that only make recommendations for the city, and that the Mayor & City Council will make the final decision.

- B. PC2023-0007 RZ22-0005- 8765 & 8800 Roswell Road, 0 Dunwoody Place–** A request for a Zoning Map Amendment (Rezoning) from Shopfront Mixed Use – 6 stories mazimum height (SX-6) to North End Mix Use – 5 stories max height without bonus (NEX- 5/6).

(Presented by: Matthew Anspach, Senior Planner)

Chair Reed Haggard opened the public hearing for discussion.

Support

1. Sequoia Hanneman – 8085 Adair ane Apt# 513, Sandy Springs, Ga
2. Mary Baron – 100 Saddlevue Run, Sandy Springs, Ga

Opposition

1. Tachi Blad – 7320 Hunter Branch Drive, Sandy Springs, Ga 30328
2. Christab Carter – 107 Greyfield Lane, Sandy Springs, Ga 30380

Chair Reed Haggard closed the public hearing for discussion.

Motion and Vote: A motion was made by Member Andrea Settles, seconded by Member Elizbeth Kelly to approve case **RZ22-0005**. The motion carried by unanimous vote

- C. PC2023-0008 RZ22-0008 – 6400 & 6410 Roswell Road –** 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).

(Presented by: Matthew Anspach, Senior Planner)

Chair Reed Haggard opened the public hearing for discussion.

Support

1. David C Kirk – 600 Peachtree St NE Ste #3000

Opposition

1. Ronda Smith – 76 Long Island Place, Sandy Springs, GA 30328
2. Alan Andrew – 154 Chaseland Road, Sandy Springs, GA, 30328

Chair Reed Haggard closed the public hearing for discussion.

Motion and Vote: A motion was made by Member Elizabeth Kelly, seconded by Member Andrea Settles, to deny request for **RZ22-0008** due to staff recommendations. The motion carried by unanimous vote

- D. **PC2023-0009 TA23-0001** – An Ordinance to amend Development Code Section 9.6.3. Standards, Section 9.3.8. Administration and Division 12.2. Defined Terms.

(Presented by: Matthew Anspach, Senior Planner)

Chair Reed Haggard closed the public hearing for discussion.

Motion and Vote: A motion was made by Member Andrea Settles, seconded by Vice Chair Andy Porter to approve **TA23-0001** due to staff recommendations. The motion carried by unanimous vote

VI. Ongoing Business

- A. Vice Chair Andy Porter voiced concerns of his iPad. Director of Community Development Ginger Sottile stated that she will get IT to look at them and that she is looking to replacing them soon.
- B. Vice Chair Andy Porter voices concerns about the tree ordinance. He is wanting to put a plan together on tackling it and offer to be on the board for assistance. Member Robin Concklin agreed as well to be apart.

VII. New Business

VIII. Adjournment

Motion and Vote: A motion was made by Member Karen Trylovich, seconded by Member Robin Concklin, to adjourn the meeting. The motion carried by unanimous vote at 7:29 pm.

Approved by: April 19, 2023

Reed Haggard, Chair

Samantha Wiltz, Planning & Zoning Clerk



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Honorable Planning Commission Members
FROM: Matthew Anspach, Senior Planner
DATE: April 7, 2023 Submission for the April 19, 2023 Meeting
ITEM: **CA23-0001 - 6110 Bluestone Road, 135 Hilderbrand Drive, 51 Sandy Springs Place**
- Character Area Map Amendment from Conservation/Parks to City Springs. (***)Deferred
from the March 22, 2023 meeting(***)

Recommendation:

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

Background:

Three (3) City owned properties, including the Heritage building site off of Blue Stone Road, a small house around the corner on a site used as a temporary public safety maintenance facility on Hilderbrand Drive, and an overflow parking lot at the southeast corner of Sandy Springs Circle and Sandy Springs Place are the subject of this Character Area Map Amendment request. 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)). Staff believes that this amendment would correct what looks to be an error.

Discussion:

The proposed Map Amendment only affects the properties elucidated throughout the application and does not include the properties comprising the Heritage Park, Heritage History Museum, and Entertainment Lawn. The proposed Character Map Amendment would further the vision of the Next Ten Comprehensive Plan, especially as envisioned within the City Springs district.

The proposal would help ensure that the guidance for governing the development of the subject lots is harmonious with the character of the existing area, as each lot abuts the City Springs Character Area. The current character of the lots are a mix of civic and commercial uses. The proposed Character Area (City Springs) calls for mixed use, including residential, retail, office, hotel, civic, and even some green space- which are in line with the existing uses.

Alternatives:

Planning Commission may also vote to recommend deferral, recommend modification(s), or recommend denial of the proposed text amendment.

Attachments:

1. CA23-0001 Staff Report
2. CA23-0001 Presentation



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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)

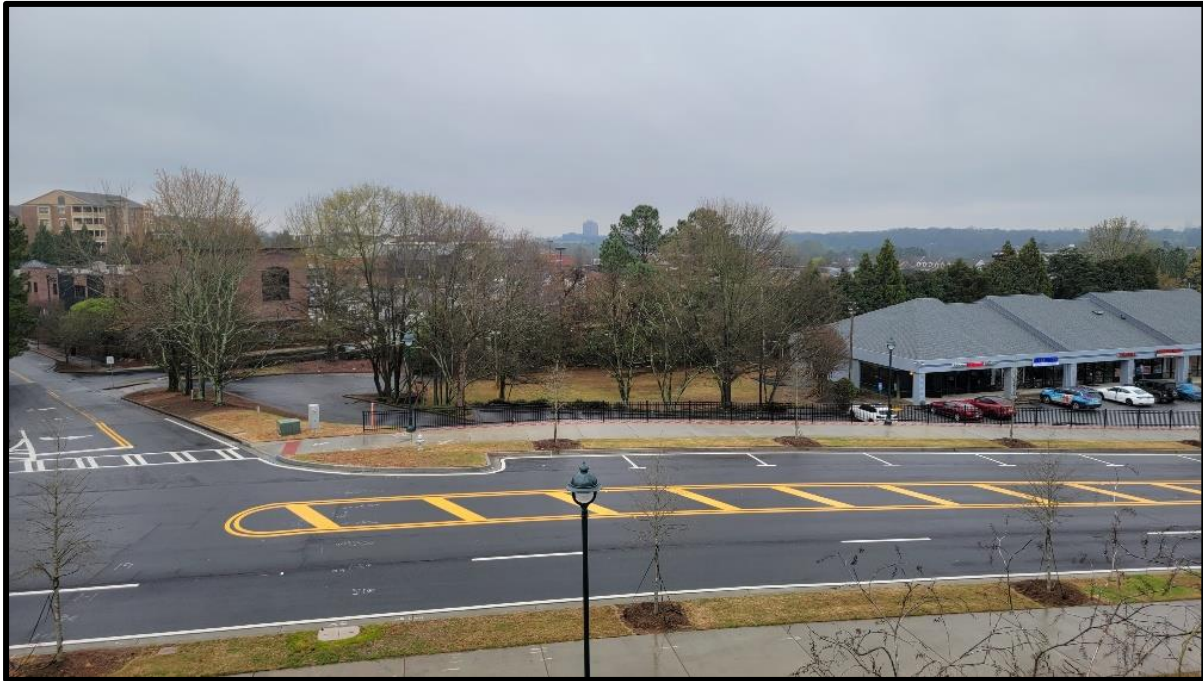


**Above: Looking Northwest from the Heritage entrance at Blue Stone Road
Below: Look south from the northwest corner of rear parking area at the Heritage**



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

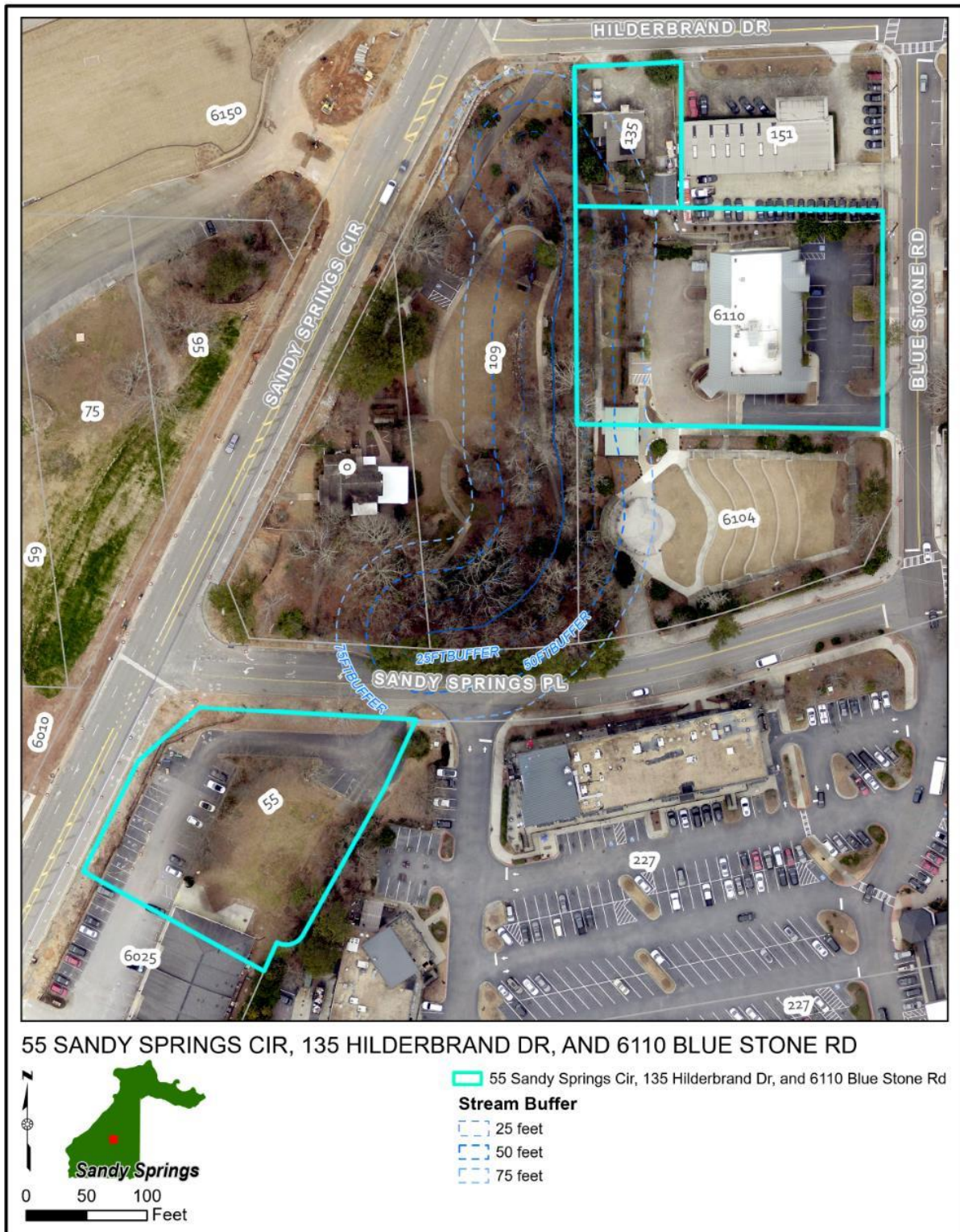
the Heritage Green, Entertainment Lawn, and events hosted at the Heritage Museum.



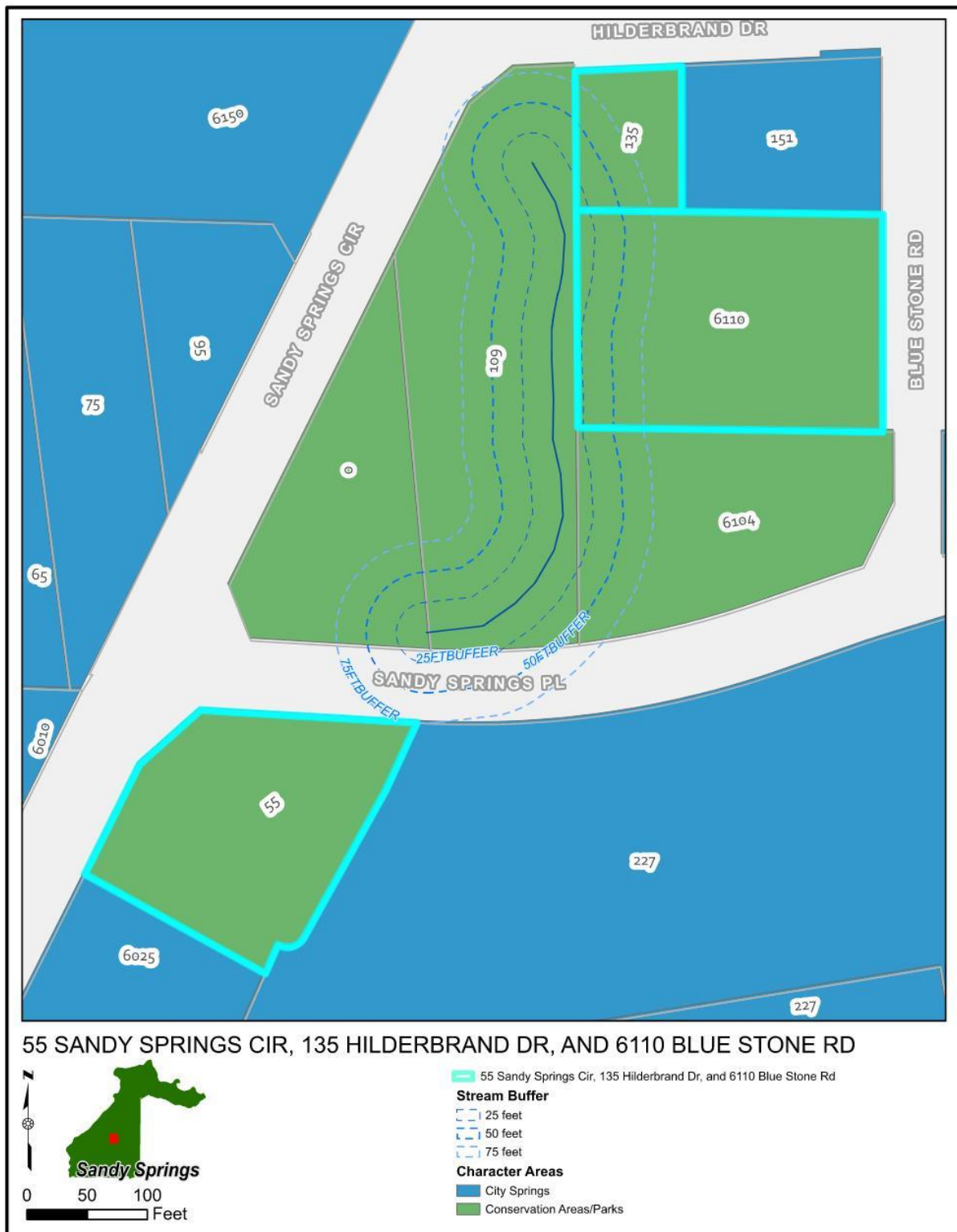
Above: Looking Northwest from the Heritage entrance at Blue Stone Road
Below: Look south from the northwest corner of rear parking area at the Heritage

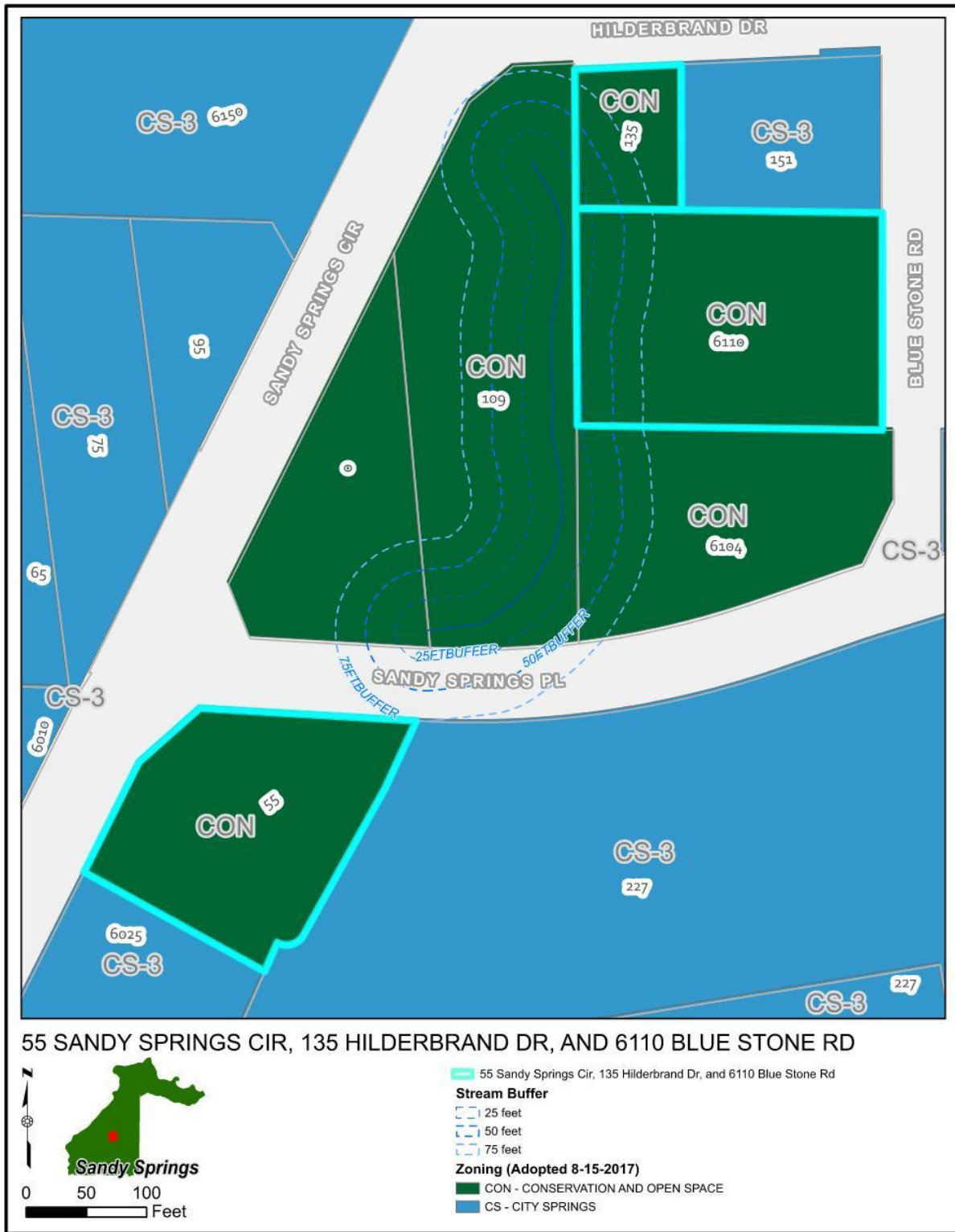


AERIAL IMAGE



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.



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Case No.: **CA23-0001**
Planner's initials: **M.A.**

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 51 Sandy Springs Circle 135 Hilderbrand & 6110 Bluestone	
	Parcel Tax ID(s): 17 008900080042, 17 008900080018, and 17 008900110674	
	Total acreage: 2.09 acres	Council District: 3 – Melissa Mular
	Current zoning: CON	Current use: Office/Civic/Commercial/Parking
	Character Area: Conservation Area/Park	

APPLICATION	Purpose of the Application:	
	Detailed request: 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.	
	Petitioner:	
Petitioner's address:		
Phone:		
Email:		

OWNER	Property owner: City of Sandy Springs	
	Owner's address:	
	Phone:	Email:
	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: February 23, 2023 6:00pm Barfield	
ADDITIONAL INFORMATION NEEDED:	
CMII - March 2, 2023 6pm City Hall	
SUBMITTAL ITEMS WAIVED BY DIRECTOR:	



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Case No.: **CA23-0001**
Planner's initials: **M.A.**

APPLICATION FORM

APPLICATION	Purpose of the Application:
	Detailed request:
	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.

COMMUNITY MEETING I REPORT	Date and location of CMI: February 23, 2023 Barfield	
	Beginning time: 6:00pm	End time: 6:30pm
	Summary of concerns discussed:	
	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	
	Does the Application address the concerns discussed at the CMI? ☐ Yes ☐ No	
	Explain:	

- TO BE FILLED OUT BY P&Z STAFF -

Application date: December 1, 2022	Tentative Planning Commission date: March 22, 2023
CMI date and time: February 23, 2023 6:00pm	Tentative Mayor and City Council date: April 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:	Sworn and subscribed before me this ____th day of _____ 20____ Notary public: Seal: Commission expires:
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
Owner's signature:	

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

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

Applicant states under oath that: ☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or ☐ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or ☐ He/she has an estate of years which permits the Applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name:	Sworn and subscribed before me this ____th day of _____ 20____ Notary public: Seal: Commission expires:
Company name:	
Address:	
City, State, Zip Code:	
Email address:	
Applicant's signature:	



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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:
Company:
Address:
City, State, Zip Code:
Email address:
Phone number:
Agent's signature:
Applicant's signature:

Sworn and subscribed before me this
____ th day of _____ 20 ____
Notary public:
Seal:
Commission expires:



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:	
Signature:	Date:

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



Letter of Intent & Character Area Analysis

Please find enclosed a Character Area Map Amendment request for properties located at 6110 Bluestone Road, 135 Hilderbrand Drive and 51 Sandy Springs Place from Recreation Area/Park Character Area to City Springs Character Area. The subject properties comprise approximately 2.09 acres with a house and accessory structures at 135 Hilderbrand Drive, an event center (Heritage Sandy Springs) at 6110 Blue Stone and 51 Sandy Springs Place serves as overflow parking. Lots surrounding the subject properties are all a part of the City Springs Character Area.

1. The Character Area Map Amendment corrects an error or meets the challenge of some changing condition, trend or fact.
 - a. The current character area does not conform with the existing developed or physical character of the subject properties, nor the historical zoning. This request involves correcting an error.
2. The Character Area Map Amendment substantially conforms with the remainder of the Comprehensive Plan.
 - a. Each of the subject properties abuts CS (City Springs) Character Area therefore this request is harmonious with the *Next Ten Comprehensive Plan*.
3. The Character Area Map Amendment will reinforce the existing or planned character of the area.
 - a. The property is in the City Springs district and is mostly surrounded by City Springs character and zoning. City Springs character will ensure the properties are regulated in such a way that any new redevelopment will blend well with more recent developments in City Springs.
4. The Character Area Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.
 - a. It should be noted that the Amendment will not have any impact on the natural environment because it will not directly affect allowed use and subsequent physical development.
5. The Character Area Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property.
 - a. There would be no adverse impacts to surrounding properties with the proposed change in Character Area designation.

SYMBOL LEGEND

	A/C	AIR CONDITIONING UNIT		G	GULLY		T	TREE
	B/P	BACKFLOW PREVENTER		M	MANHOLE		U	UTILITY
	S	SEWER		S/M	SANITARY SEWER MANHOLE		W	WATER MAIN
	S/A/C	SEWER TO AIR CONNECTION		S	STORM		W/M	WATER METER
	S/S/C	SEWER TO STORM CONNECTION		T/S	TRAFFIC SIGNAL		W/V	WATER VALVE
	S/S/M	SEWER TO STORM MANHOLE		T	TRANSFORMER		W/L	WATER LINE
	C/B	CATCH BASIN		L/P	LAMP POST/LIGHT POLE		M	MANHOLE
	C/B	CATCH BASIN		M	MANHOLE		M	MANHOLE
	C/B	CATCH BASIN		M	MANHOLE		M	MANHOLE
	C/B	CATCH BASIN		M	MANHOLE		M	MANHOLE
	C/B	CATCH BASIN		M	MANHOLE		M	MANHOLE
	C/B	CATCH BASIN		M	MANHOLE		M	MANHOLE
	C/B	CATCH BASIN		M	MANHOLE		M	MANHOLE
	C/B	CATCH BASIN		M	MANHOLE		M	MANHOLE
	C/B	CATCH BASIN		M	MANHOLE		M	MANHOLE
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	C/B	CATCH BASIN		M	MANHOLE		M	MANHOLE
	C/B	CATCH BASIN		M	MANHOLE		M	MANHOLE
	C/B	CATCH BASIN		M	MANHOLE		M	MANHOLE

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO FULTON COUNTY FIRM MAP NUMBER 13121C1042F DATED 09/18/2013 THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW:

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

Brock J. Buchholz
BROCK J. BUCHHOLZ
GEORGIA REGISTERED LAND SURVEYOR NUMBER 3210

W & B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
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WWW.WBENGINEER.COM
LSF000429 ~ PEF000714

LEGEND

A - ARG
AC - ACRES(S)
AE - ACCESS EASEMENT
AGLC - ATLANTA GAS LIGHT COMPANY
ASP - ASPHALT
BB - BOTTOM OF BANK
BC - BACK OF CURB
B/C - BUILDING CORNER
B.F.E - BASE FLOOD ELEVATION
BL - BUILDING SETBACK LINE
BM - BENCHMARK
BPM - BLUE PIN FLAG
BPM - BLUE PAINT MARK
BS - BOTTOM OF SLOPE
BSO - BELL SOUTH TELEPHONE CO.
BSOCM - BELL SOUTH CABLE MARKER
BSOMH - BELL SOUTH MANHOLE
BW - BOTTOM OF WALL
BW - BARBED WIRE
CB - CATCH BASIN
CCA - CORNER CONCRETE APRON
CCW - CORNER CONCRETE WALK
CI - CURB INLET
CL - CENTERLINE
CL - CHAIN LINK
CMF - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
CO - CLEANOUT
COMC - COMMUNICATION
CONC - CONCRETE
CT - CRIMPED TOP PIPE
CTV - CABLE TELEVISION
CW - CONCRETE WALK
DB - DEED BOOK
DE - DRAINAGE EASEMENT
DI - DROP INLET
DPI - DEPT. OF PUBLIC WORKS
DNRM - DNRM MONUMENT SET
EB - ELECTRIC BOX
EMC - ELECTRIC MEMBERSHIP CORP.
EP - EDGE OF PAVEMENT
FC - FACE OF CURB
FCC - FENCE CORNER
FD - FIRE DEPARTMENT CONNECTION
FID - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
FL - FENCE LINE
FOCM - FIBER OPTIC CABLE MARKER
FP - FENCE POST
FIP - FLAG POLE
GLMP - GAS LINE MARKER POST
GM - GAS METER
GPS - GATE POST
GP - GUY POLE
GPC - GEORGIA POWER COMPANY
GR - GUARD RAIL
GV - GAS VALVE
GV - GUY WIRE
HDP - HIGH DENSITY POLYETHYLENE
HPC - HANDICAP PARKING SPACE
HVIP - HIGH VOLTAGE POWER POLE
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
INV - INVERT
IPF - IRON PIN FOUND
IPP - IRON PIN PLACED 12" RB W/ CAP
IRF - INTERMEDIATE REGIONAL FLOOD
JB - JUNCTION BOX

(L) - CURVE TO THE LEFT
L/A - LIMIT OF ACCESS
Lc - LENGTH OF CHORD
LLL - LAND LOT LINE
L/P - LAMP POST/LIGHT POLE
LS - LANDSCAPED AREA
M/S - MAIL BOX
MFE - MINIMUM FLOOR ELEVATION
MFA - METROMEDIA FIBRE NETWORK
MH - MANHOLE
MNP - MAG NAIL PLACED
MW - MONITORING WELL
NF - NAIL FOUND
NF - NOW OR FORMERLY
OCB - OUTLET CONTROL STRUCTURE
OH - OVERHANG
OPF - ORANGE PIN FLAG
OPT - ORANGE PAINT MARK
OT - OPEN TOP PIPE
P - POWER LINE
PB - PLAT BOOK
P/B - POWER BOX
PG - PAGE(S)
PIV - POST INDICATOR VALVE
PL - PROPERTY LINE
POB - POINT OF BEGINNING
POC - POINT OF COMMENCING
PM - POWER METER
PP - POWER POLE
PS - PARKING SPACE(S)
PVC - POLYVINYLCHLORIDE PIPE
R - RADIUS
(R) - CURVE TO THE RIGHT
RB - RE-BAR
RCE - REINFORCED CONCRETE PIPE
RPF - RED PIN FLAG
RR - RAILROAD
RT - RETAINING
RW - RIGHT OF WAY
SF - SQUARE FEET
SIP - SERVICE POLE
SR - SOLID ROD
SS - SANITARY SEWER
SSE - SANITARY SEWER EASEMENT
SW - SIDEWALK
T - TELEPHONE LINE
T/B - TRAFFIC SIGNAL BOX
TD - TRENCH DRAIN
TSM - TEMPORARY BENCHMARK
TIC - TOP OF CURB
TIP - TELEPHONE POLE
TP - TRAFFIC POLE
TRANS - TRANSMISSION
T/S - TRAFFIC SIGNAL
T/SI - TRAFFIC SIGN
TW - TOP OF WALL
TW - TEST WELL
UG - UNDERGROUND
VB - VALVE BOX
VMP - VALVE MARKER POST
W - WATER LINE
WF - WETLAND FLAG
WW - WROUGHT IRON FENCE
WM - WATER METER
WV - WATER VALVE
X - CORNER
YI - YARD INLET
YP - YELLOW PIN FLAG
YPM - YELLOW PAINT MARK

SYMBOL LEGEND

A/C AIR CONDITIONING UNIT
B/P BACKFLOW PREVENTER
BULL BULLDOZER
BSO BELL SOUTH TELEPHONE CO.
BSOCM BELL SOUTH CABLE MARKER
BSOMH BELL SOUTH MANHOLE
CB CATCH BASIN
CI CURB INLET
CL CENTERLINE
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Planning Commission

March 22, 2023



SANDY SPRINGS™
GEORGIA

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.

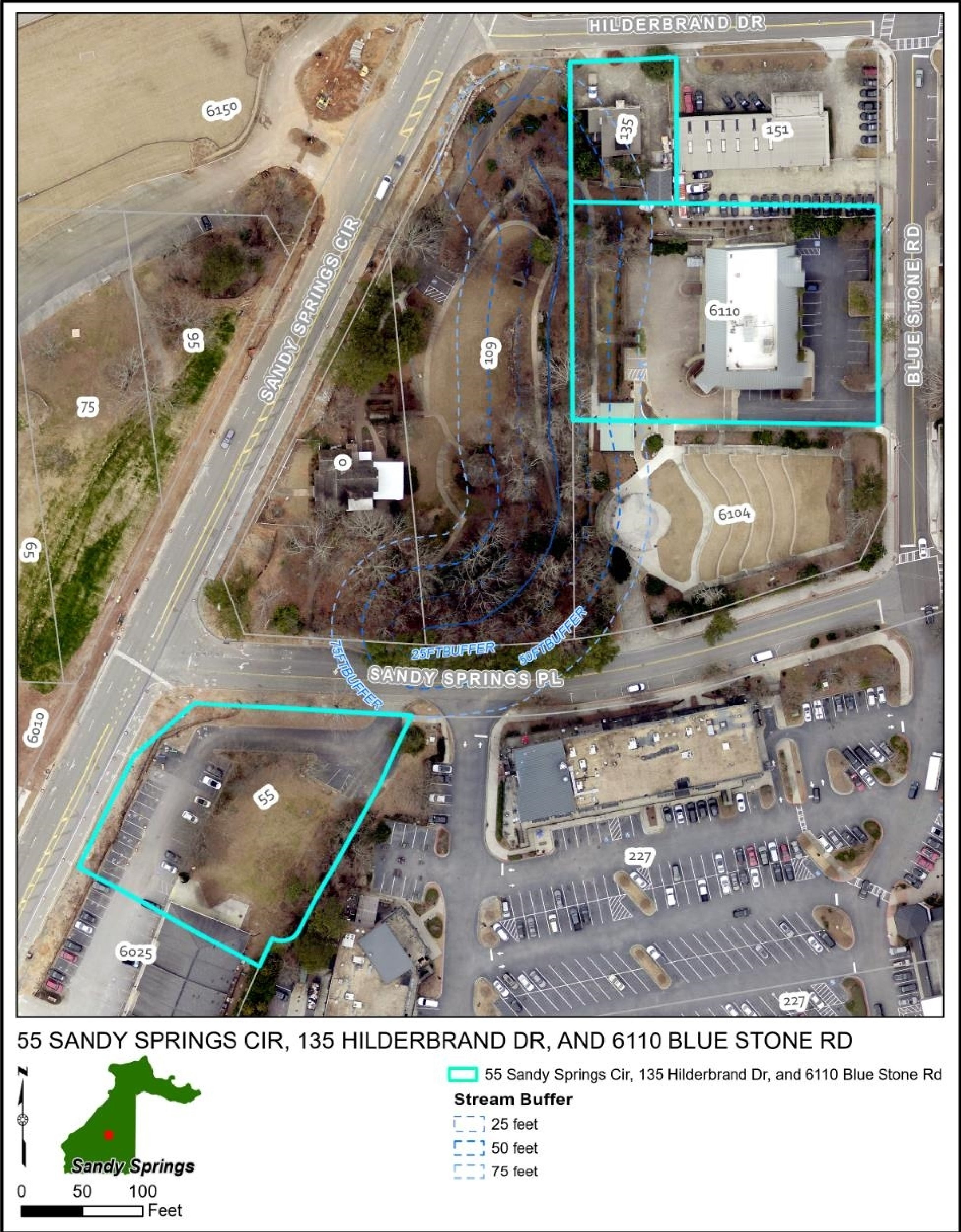
Character Area Map



Zoning Map



Existing Conditions



Site Conditions

135 Hilderbrand 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.

