



SANDY SPRINGS
GEORGIA

PLANNING COMMISSION

Reed Haggard, Chair
Andy Porter, Vice Chair
Robin Conklin
Elizabeth Kelly
Dave Nickles
Andrea Settles
Karen Trylovich

Wednesday, October 16, 2024

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: www.SandySpringsGA.gov/Stream

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

I. Call to Order

II. Roll Call and General Announcements

III. Approval of Meeting Agenda

A. October 16, 2024 Planning Commission Meeting Agenda

IV. Approval of Meeting Minutes

A. August 21, 2024 Planning Commission Meeting Minutes
(Presented by Samantha Brown, Planning and Zoning Clerk)

V. Cases

A. **2024-0001 RZ24-0002 - 6700 Cadence Boulevard, 6511 Beacon Drive, and Formerly 600 Abernathy Road - Zoning Map Amendment (Rezoning) from CON to CON.**
(Presented by Ginger Sottile, Director of Community Development)

VI. Ongoing Business

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.*

Planning Commission

October 16, 2024



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RZ24-0002

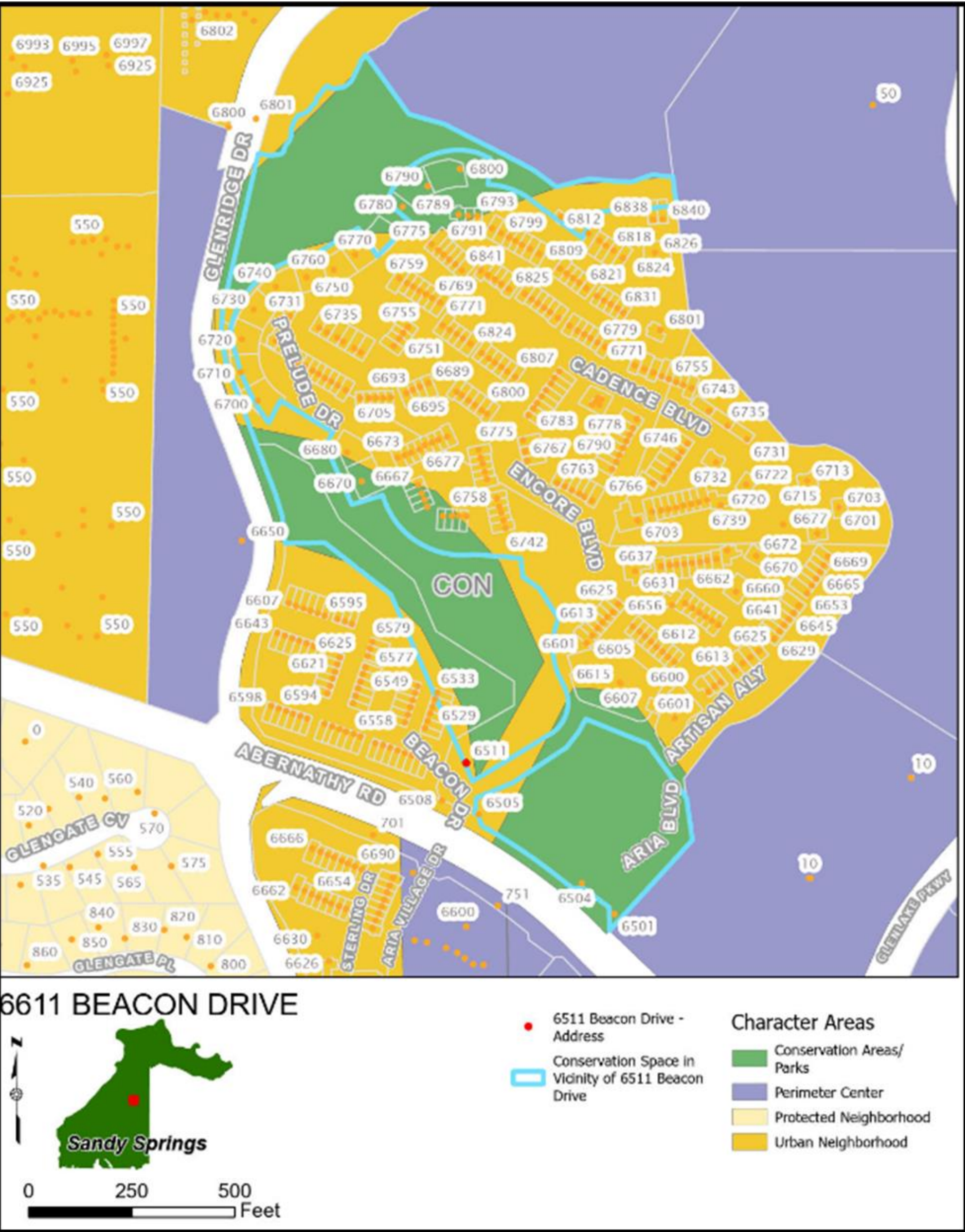
**Identified as 6651 Glenridge Drive also
known as 6511 Beacon Drive**

**Recommendation-
Planning Staff: Approval with Conditions**

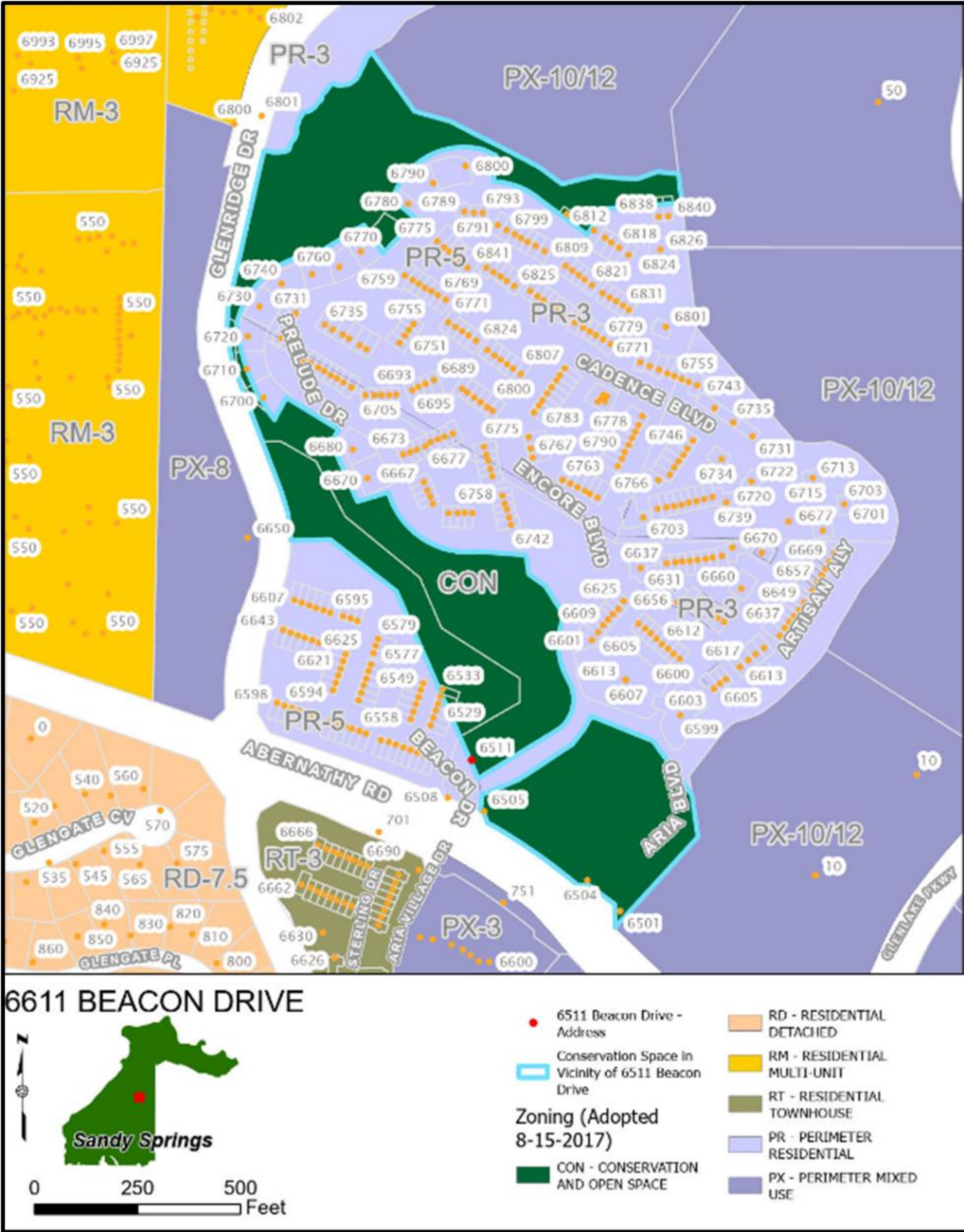
Request

For a Zoning Map Amendment (Rezoning) of 6511 Beacon Drive from Conservation (CON-) to Conservation (CON-).

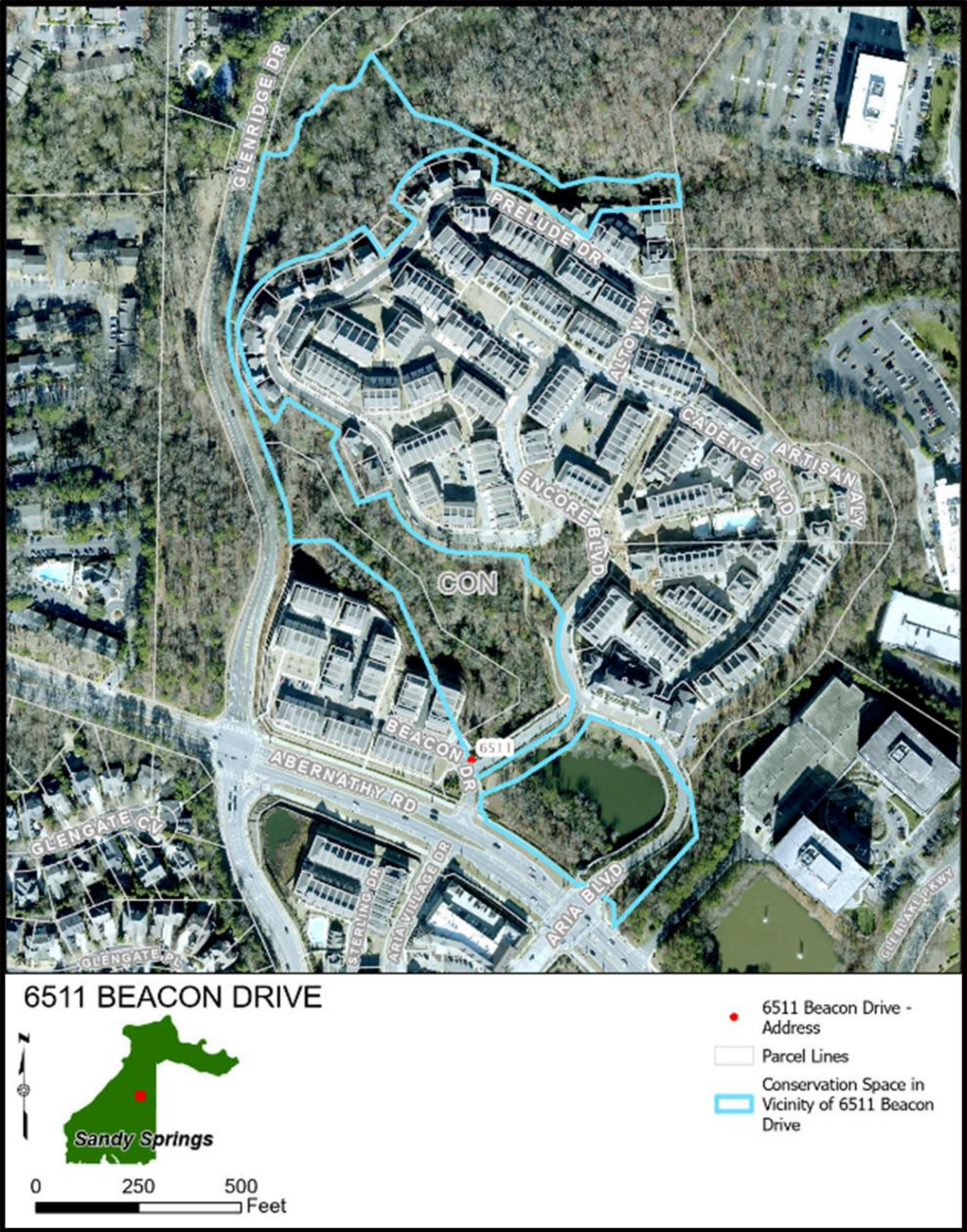
Character Area Map



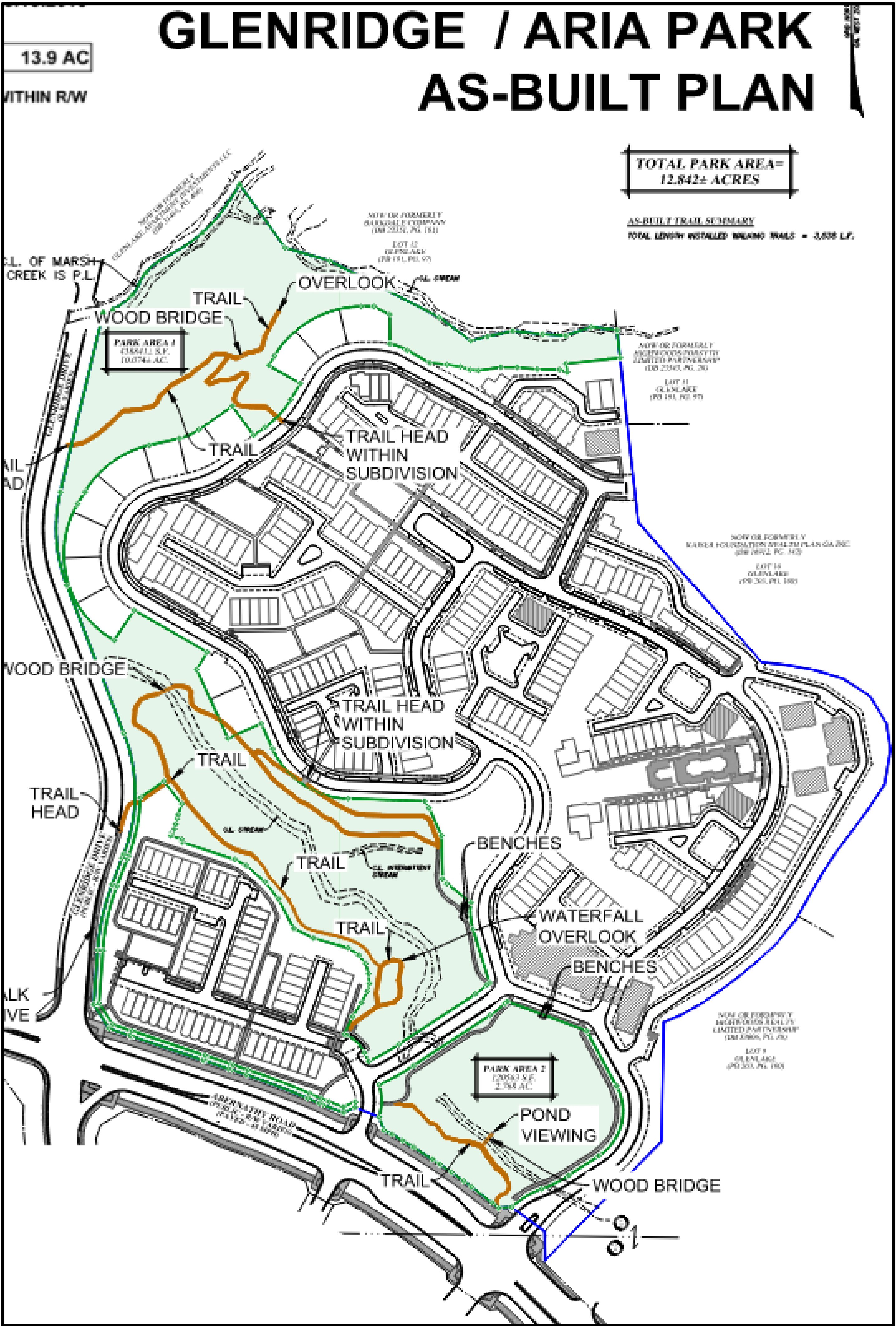
Zoning Map



Aerial Image



As-Built



Existing Development

- The property is located west of Georgia 400 and north of Abernathy Road, offering both residential living and passive open space.
- In April 2015, Ashton Atlanta Residential, LLC submitted a rezoning application that included various concurrent variances for the subject area. The request sought to change the zoning designation from R-2 (Single Family Dwelling District) to MIX (Mixed Use District) to facilitate the development of both single-family and multi-unit homes.
- The residential development portion is zoned Perimeter Residential (PR-) and the open space areas as Conservation (CON-). The existing property, which is the subject of this rezoning is a combination of residentially developed neighborhoods and open space areas (green below) and encompass 13 +/- acres.

Existing Development (cont.)

- These neighborhoods are referred to as Aria North/Ashton Woods and were developed between 2018 and 2024 and includes a variety of housing units, as well as open space, with some pedestrian trails and a pond that functions as the community's retention facility.
- The rezoning application was approved in August 2015, subject to several conditions, one of which was the dedication of the "CITY PARK AREA," to the City of Sandy Springs.
- This Zoning Map Amendment aims to remove that condition.



Image of existing pond/stormwater management facility and the sidewalk path that circumnavigates it.



Image of slate chip trail (to the left) and a wood mulch trail (to the right) on site.

Zoning Map Amendment (Rezoning) Considerations

- Conservation (CON-) zoning district is intended for land, designated as permanent conservation, passive park or other open space.
- The current use of the land, which includes several trail segments and water features, aligns with and supports this zoning classification. **This Zoning Map Amendment only seeks to delete a previous condition.**
- The proposed Zoning Map Amendment aligns closely with the goals of The Next Ten Comprehensive Plan, which emphasizes the importance of green spaces, natural systems, and sustainability. By removing the previous condition this amendment would directly support the vision set forth by The Next Ten Comprehensive Plan.
- The existing zoning and character area are not affected by this Zoning Map Amendment request -the only change is that this land will not be dedicated to the City as a park.

Recommendation

Staff recommends **Approval with Conditions of Zoning Map Amendment (Rezoning) RZ24-0002**, to rezone from CON- to CON-to remove the following condition:

1. Within 60 days of recording of the plat for the first development phase on the north tract, but not later than 24 months after issuance of the Land Disturbance Permit for such phase, the owner/developer shall dedicate by quitclaim deed that portion of the area shown in green on the attached "Glenridge Park Concept Plan" dated 8/13/15 contained within such first phase, improved with trails as described below to the City of Sandy Springs, or their designee, for use as a public park. Within 60 days of recording of the plat for the second, and final, development phase on the north tract, but not later than 48 months after issuance of the Land Disturbance Permit for the first development phase on the north tract, the owner/developer shall similarly dedicate the balance of the property shown in green on the attached Plan. The total amount of property to be transferred will be generally in the size and configuration shown on the attached "Glenridge Park Concept Plan" dated 8/13/15, but it is acknowledged that the final size and location of the property will be determined by the plat recorded for the final development phase of the north tract. Such dedication shall be subject to an easement in favor of the owner/developer for construction, maintenance, repair or replacement of any of the project infrastructure within the public park area, and the owner/developer shall have a continuing duty to maintain, repair or replace such infrastructure, exclusive of the pervious trails or other infrastructure or improvements related solely to the park. At the time of dedication, the owner/developer shall have constructed (a) a pervious trail system within the public park area and connecting to the public sidewalk along the Glenridge Drive frontage of the north tract, generally as shown on the attached plan; and (b) an amenity package around the Feature Pond which will include walking paths, landscaping and seating areas. The trail system will provide for a connection at the property line common to the development and the UPS property to a trail system to be developed on the UPS property. Following construction, the City of Sandy Springs shall be responsible for maintenance, repair and replacement of the pervious trails West of the Feature Pond and any other infrastructure or improvements related solely to the park. Dedication of the public park shall not reduce the total density allowed pursuant to these conditions, nor shall any setbacks, buffers or landscape strips be imposed by the creation and dedication of the public park. Dedication of the public park shall not relieve the owner/developer of any obligation to install sidewalks and streetscapes as otherwise required by the zoning conditions or ordinance.



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Planning Commission Meeting, October 16, 2024

Case: **RZ24-0002 – Identified as 6651 Glenridge Drive also known as 6511 Beacon Drive**
Staff Contact: LaQuita Williams (lwilliams@SandySpringsga.gov)
Report Date: September 17, 2024

REQUEST

Applicant is requesting a Zoning Map Amendment (Rezoning) to go from CON to CON to remove the Condition of Zoning that required the developer to dedicate their required open space to the City for a public park.

APPLICANT

Property Owner(s):	Petitioner(s):	Representative(s):
Ashton Woods, Aria LLC	Gregory Hasty, Vice President of Land Development Ashton Woods – Starlight Homes	Jessica Hill, Troutman Pepper

SUMMARY

The Applicant requests a Zoning Map Amendment (Rezoning) to property owned by Ashton Woods Aria and identified in the Community GIS Map as 6651 Glenridge Drive (also known as 6511 Beacon Drive) (**Parcel # 17 0034 LL0120**) from Conservation (CON-) to Conservation (CON-). The request to remove a condition of zoning related to the dedication of land to the City.

RECOMMENDATION

Department of Community Development

Staff recommends **Approval of Zoning Map Amendment (rezoning) RZ24-0002.**

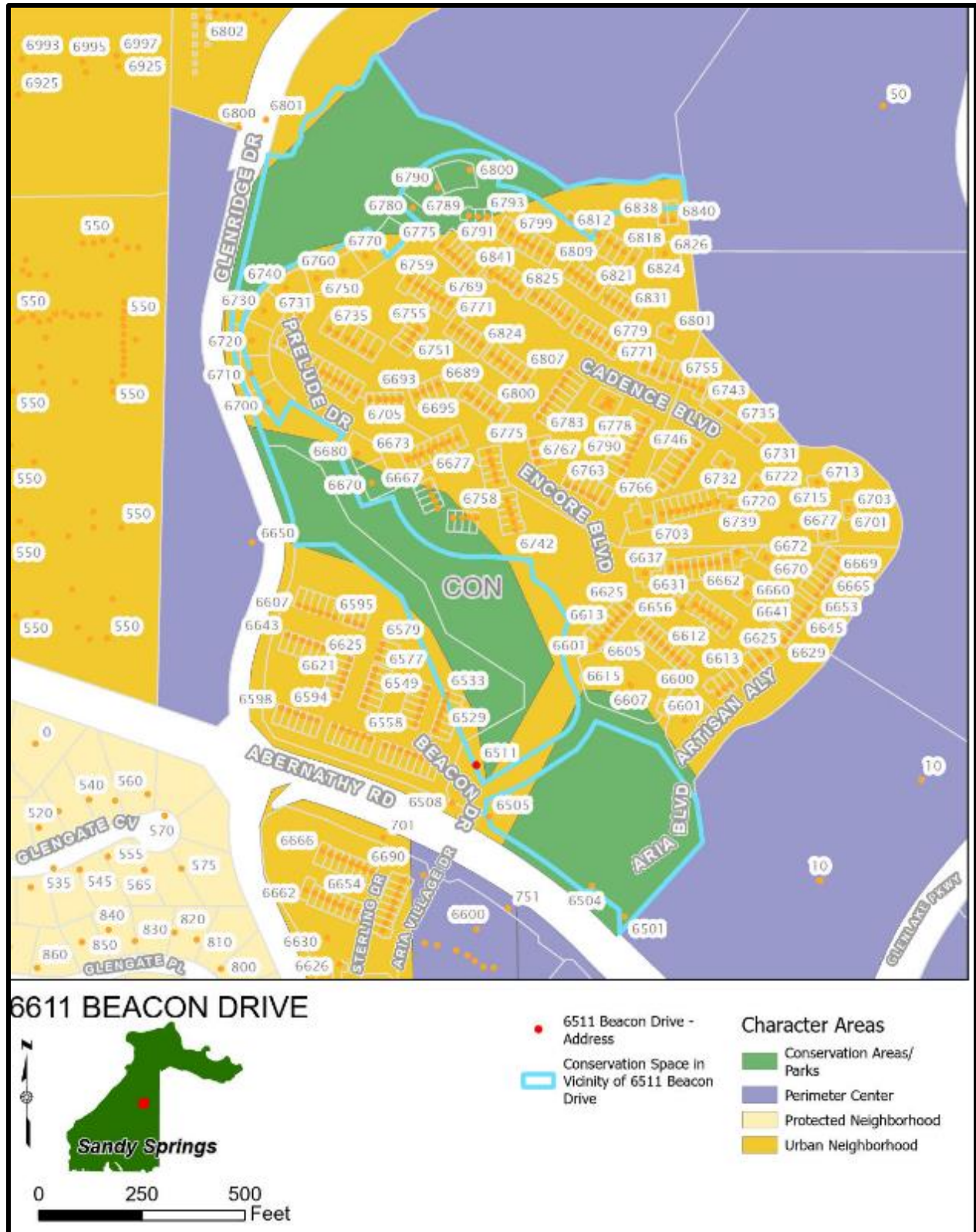
MATERIALS SUBMITTED AND REVIEWED	
Materials: 1. Application and Plans, received June 5, 2024 2. Approval Letter of Rezoning Application #201501168 3. Approval of Administrative Modification of Rezoning Plans: 1. “Glenridge Park Concept Plan”, dated August 13, 2015 2. “Aria North, Park Area” prepared by Gunnin Survey 3. “Overall Site Plan,” prepared by CP&E Christopher Planning & Engineering dated May 23, 2022	

PROPERTY INFORMATION	
Location:	6511 Beacon Drive (17 0034 LL0120)
Council District:	4 – Jody Reichel
Road frontage:	Glenridge Drive- Approximately 981 feet of frontage Abernathy Road- Approximately 464 feet of frontage
Acreage:	13.9 Acres
Current Zoning: Existing Land Uses:	CON (Conservation and Open Space) Nature Land/Trails
Previous Zoning Cases:	201501168
Character Area:	Conservation Area/Parks

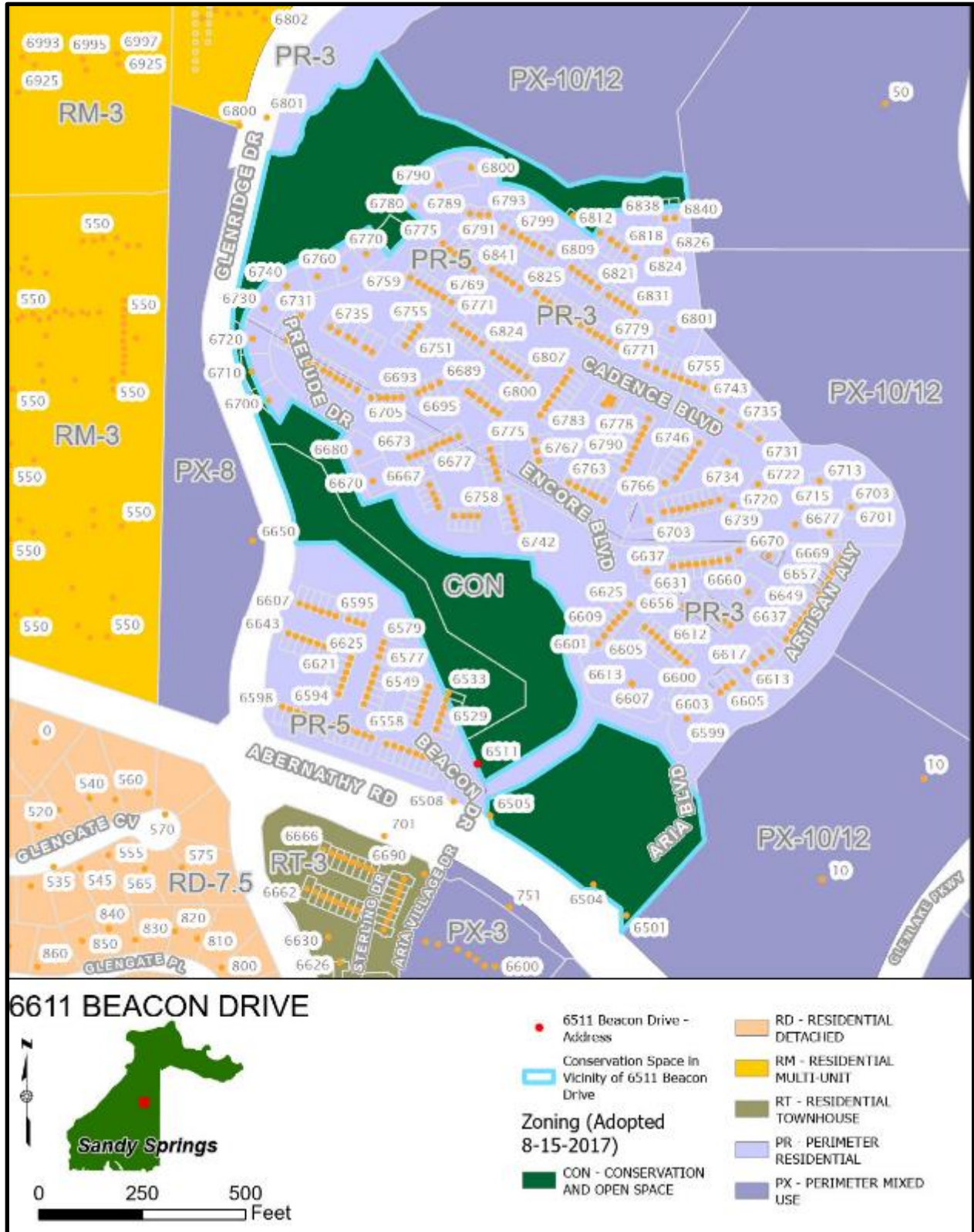
PROCESS			
Initial Community Meeting (CMI): July 9, 2024	Second Community Meeting (CMII): July 29, 2024	Planning Commission Hearing: October 16, 2024	Mayor and City Council Hearing: November 19, 2024

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	Perimeter Mixed Use / PX-10/12 / Vacant	0 Glenlake Parkway	16 Acres
North	Perimeter Residential / PR-3 / Vacant	6901 Glenlake Parkway	4.72 Acres
Northeast	Perimeter Mixed Use / PX-10/12 / Office	50 Glenlake Parkway	10 Acres
East	Perimeter Residential / PR-3 / Residential Townhouses	Aston Woods Aria LLC	28.8 Acres
Southeast	Perimeter Mixed Use / PX-10/12 / Office	10 Glenlake Parkway	11.9 Acres
South	Perimeter Mixed Use / PX-3 / Commercial	6500 Aria Boulevard	2.42 Acres
South	Perimeter Mixed Use / PX-5 / Office	1 Mercedes Benz Drive	12.04 Acres
West	Perimeter Mixed Use / PX-8 / Vacant	0 Glenridge Drive	5.21 Acres
Southwest	Perimeter Residential / PR-5 / Residential Townhouses	Aston Woods Aria LLC	5.04 Acre
EXISTING DEVELOPMENT			
--	Conservation and Open Space / CON / Nature Trail	6511 Beacon Drive	13.3 Acres

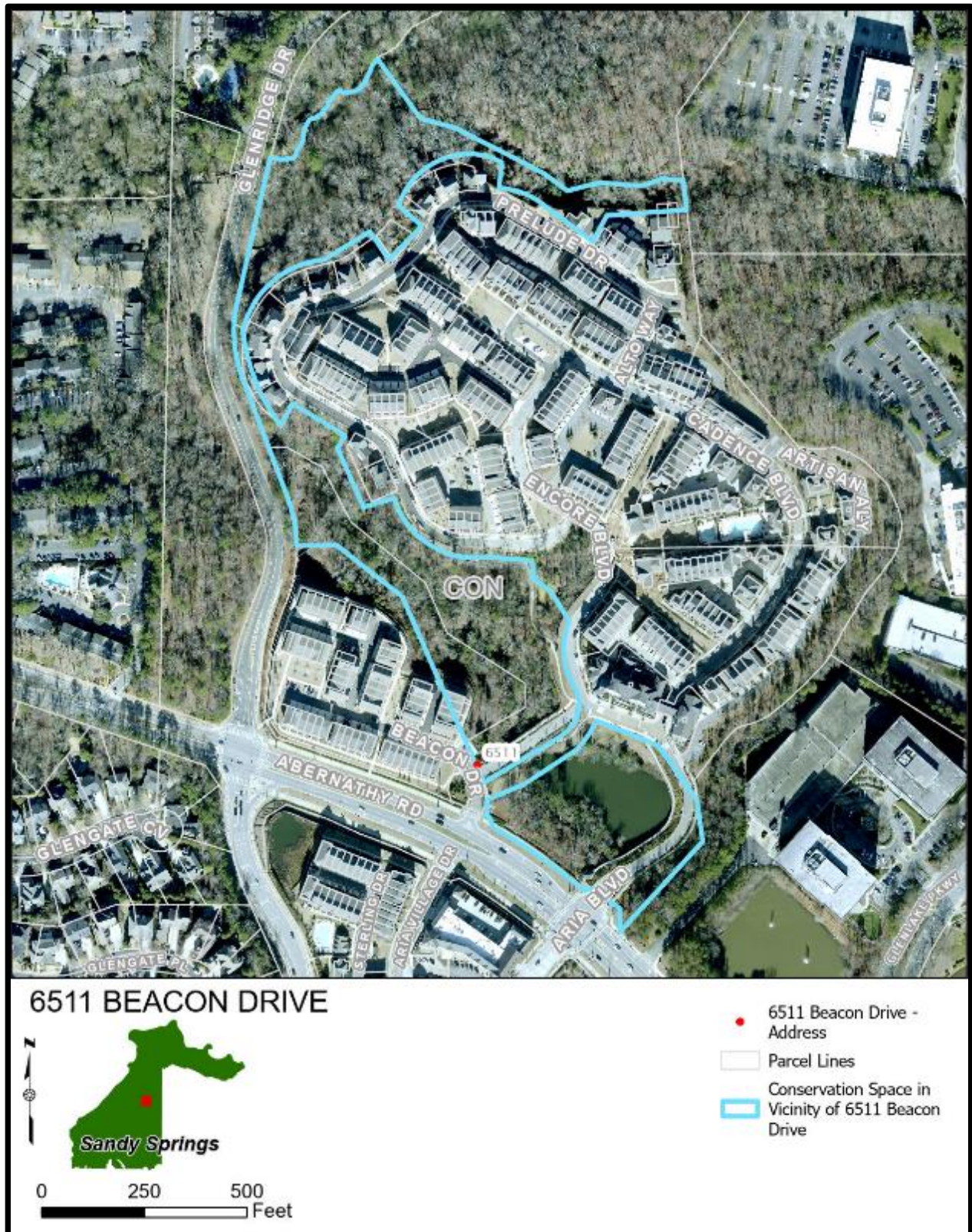
CHARACTER AREA MAP



ZONING MAP



AERIAL IMAGE



EXISTING DEVELOPMENT

The residential development portion is zoned Perimeter Residential (PR-) and the open space areas as Conservation (CON-). The existing property, which is the subject of this rezoning is a combination of residentially developed neighborhoods and open space areas (green below) and encompass 13 +/- acres. These neighborhoods are referred to as Aria North/Ashton Woods and were developed between 2018 and 2024 and includes a variety of single-family and multi-family housing units, as well as open space, with pedestrian trails and a pond that functions as the community's retention facility. The property is located west of Georgia 400 and north of Abernathy Road, offering both residential living and passive open space.

In April 2015, Ashton Atlanta Residential, LLC submitted a rezoning application that included various concurrent variances for the subject area. The request sought to change the zoning designation from R-2 (Single Family Dwelling District) to MIX (Mixed Use District) to facilitate the development of both single-family and multi-unit homes. The rezoning application was approved in August 2015, subject to several conditions, one of which was the dedication of the "CITY PARK AREA," as indicated below, to the City of Sandy Springs. This Zoning Map Amendment (Rezoning) aims to remove that condition.



Snippet of the 2015 Concept Plan showing the dedicated "City Park Area"

Additional Conditions

- a. Within 60 days of recording of the plat for the first development phase on the north tract, but not later than 24 months after issuance of the Land Disturbance Permit for such phase, the owner/developer shall dedicate by quitclaim deed that portion of the area shown in green on the attached "Glenridge Park Concept Plan" dated 8/13/15 contained within such first phase, improved with trails as described below to the City of Sandy Springs, or their designee, for use as a public park. **Within 60 days of recording of the plat for the second, and final, development phase on the north tract, but not later than 48 months after issuance of the Land Disturbance Permit for the first development phase on the north tract, the owner/developer shall similarly dedicate the balance of the property shown in green on the attached Plan.** The total amount of property to be transferred will be generally in the size and configuration shown on the attached "Glenridge Park Concept Plan" dated 8/13/15, but it is acknowledged that the final size and location of the property will be determined by the plat recorded for the final development phase of the north

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tract. Such dedication shall be subject to an easement in favor of the owner/developer for construction, maintenance, repair or replacement of any of the project infrastructure within the public park area, and the owner/developer shall have a continuing duty to maintain, repair or replace such infrastructure, exclusive of the pervious trails or other infrastructure or improvements related solely to the park. At the time of dedication, the owner/developer shall have constructed (a) a pervious trail system within the public park area and connecting to the public sidewalk along the Glenridge Drive frontage of the north tract, generally as shown on the attached plan; and (b) an amenity package around the Feature Pond which will include walking paths, landscaping and seating areas. The trail system will provide for a connection at the property line common to the development and the UPS property to a trail system to be developed on the UPS property. Following construction, the City of Sandy Springs shall be responsible for maintenance, repair and replacement of the pervious trails West of the Feature Pond and any other infrastructure or improvements related solely to the park. Dedication of the public park shall not reduce the total density allowed pursuant to these conditions, nor shall any setbacks, buffers or landscape strips be imposed by the creation and dedication of the public park. Dedication of the public park shall not relieve the owner/developer of any obligation to install sidewalks and streetscapes as otherwise required by the zoning conditions or ordinance.

Snippet of approved rezoning condition emphasizing dedication - See attached Approval Letter for entire conditions.



Existing sidewalk path that circumnavigates the pond/stormwater management facility.



Image of existing pond facing Abernathy Road



Image of existing pond/stormwater management facility, standing on Aria Boulevard

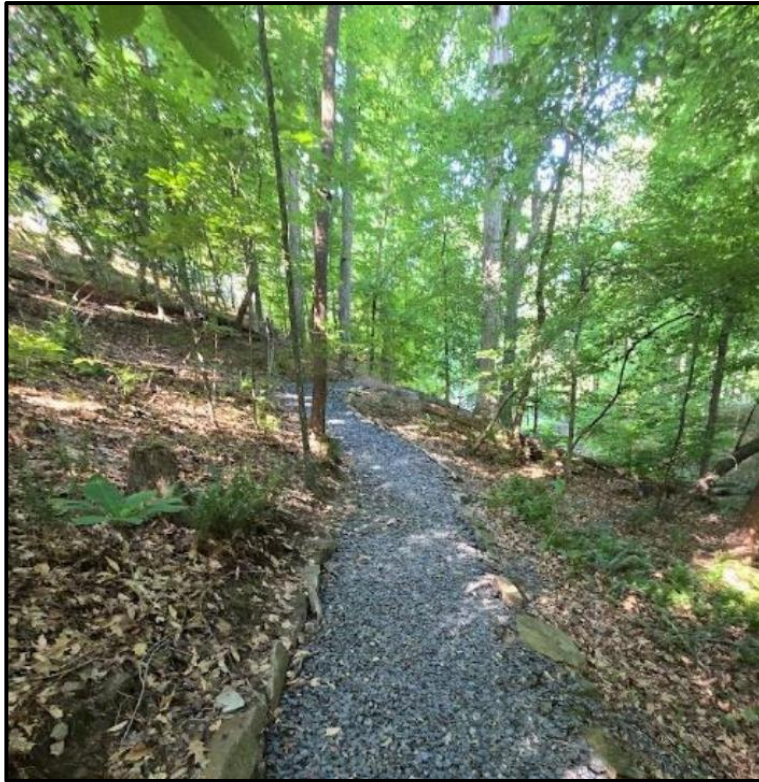


Image of a slate chip trail on site

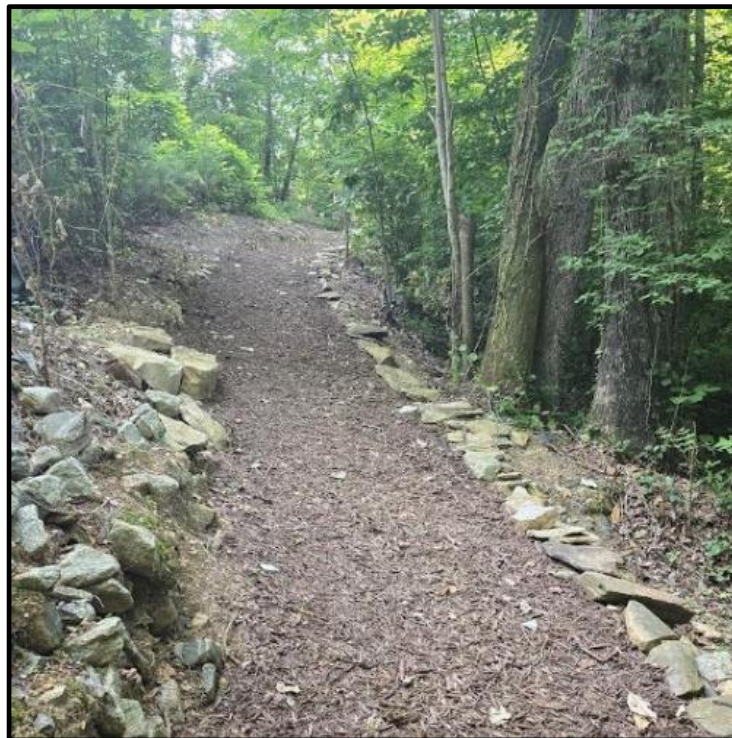


Image of a wood mulch trail on site

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. Conservation (CON-) zoning district is intended for land, designated as permanent conservation, passive park or other open space. The current use of the land, which includes several trail segments and water features, aligns with and supports this zoning classification. This Zoning Map Amendment only seeks to delete a previous condition.

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

Finding: The proposed Zoning Map Amendment aligns closely with the goals of The Next Ten Comprehensive Plan, which emphasizes the importance of green spaces, natural systems, and sustainability. One of the key priorities of this plan is to preserve the city's forested character and protect its natural resources, ensuring that these areas remain an essential part of the community's landscape and environmental well-being.

By removing the previous condition this amendment would directly support the vision set forth by The Next Ten Comprehensive Plan. In doing so, the amendment helps to maintain the balance between development and conservation, which is a central theme of the Next Ten.

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

Finding: The proposed Zoning Map Amendment does conform with the stated purpose and intent of the Development Code. The stated intent of the Development Code is, "to balance conservation and development" which the proposed Zoning Map Amendment does. The Aria North/Ashton Woods development intertwines both residential areas and open spaces, creating a blend of living and natural environments. The Aria North/Ashton Woods development integrates residential uses with open spaces to foster connectivity between the built environment and natural landscapes, supporting sustainable community living.

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

Finding: The proposed Zoning Map Amendment consists of removing a condition of zoning, which removes the requirement to formally dedicate the 13 acres of open space to the City. The existing zoning and character area are not affected by this Zoning Map Amendment request -the only change is that this land will not be dedicated to the city as a park.

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, which is already developed, is suitable for the uses permitted within the existing zoning district.

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. The proposal only changes the ownership of the OPEN SPACE AREAS (13 +/- acres) and not the zoning designation.

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

Finding: The proposed use, as passive open space, will remain the same. The proposal only changes the ownership of the open space areas (13 +/- acres) and not the zoning designation.

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 not foresee any negative impacts on the natural environment resulting from the proposal. Furthermore, the proposed change in ownership does not alter this assessment.

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, changing the ownership will not have a significant adverse impact on the property in the vicinity of the subject property. This change will enable management to effectively oversee and maintain the water facilities and trail segments, thereby contributing to the enhancement of the area's overall quality and recreational appeal.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

No comment provided.

Sandy Springs Transportation Engineer:

No comment provided.

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Site Division:

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:

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 28 attendees, including the Applicant's team and community members, on July 9, 2024, held both in person and virtually. Topics discussed included the history of the trails and financial impact to the Aria community.

Community Meeting II

For the Community Meeting II there were approximately 15 attendees, including the Applicant team, community members, on July 29, 2024, held both in person and virtually. Topics discussed included the zoning process and history of the existing development.

Correspondence Received

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

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Approval with Conditions of Zoning Map Amendment RZ24-0002** request for a Zoning Map Amendment (Rezoning) of **6511 Beacon Drive** from CON- to CON- to remove the following condition:

1. Within 60 days of recording of the plat for the first development phase on the north tract, but not later than 24 months after issuance of the Land Disturbance Permit for such phase, the owner/developer shall dedicate by quitclaim deed that portion of the area shown in green on the attached "Glenridge Park Concept Plan" dated 8/13/15 contained within such first phase, improved with trails as described below to the City of Sandy Springs, or their designee, for use as a public park. Within 60 days of recording of the plat for the second, and final, development phase on the north tract, but not later than 48 months after issuance of the Land Disturbance Permit for the first development phase on the north tract, the owner/developer shall similarly dedicate the balance of the property shown in green on the attached Plan. The total amount of property to be transferred will be generally in the size and configuration shown on the attached "Glenridge Park Concept Plan" dated 8/13/15, but it is acknowledged that the final size and location of the property will be determined by the plat recorded for the final development phase of the north tract. Such dedication shall be subject to an easement in favor of the owner/developer for construction, maintenance, repair or replacement of any of the project infrastructure within the public park area, and the owner/developer shall have a continuing duty to maintain, repair or replace such infrastructure, exclusive of the pervious trails or other infrastructure or improvements related solely to the park. At the time of dedication, the owner/developer shall have constructed (a) a pervious trail system within the public park area and connecting to the public sidewalk along the Glenridge Drive frontage of the north tract, generally as shown on the attached plan; and (b) an amenity package around the Feature Pond which will include walking paths, landscaping and seating areas. The trail system will provide for a connection at the property line common to the development and the UPS property to a trail system to be developed on the UPS property. Following construction, the City of Sandy Springs shall be responsible for maintenance, repair and replacement of the pervious trails West of the Feature Pond and any other infrastructure or improvements related solely to the park. Dedication of the public park shall not reduce the total density allowed pursuant to these conditions, nor shall any setbacks, buffers or landscape strips be imposed by the creation and dedication of the public park. Dedication of the public park shall not relieve the owner/developer of any obligation to install sidewalks and streetscapes as otherwise required by the zoning conditions or ordinance.



Natural surface trails condition report

Aria development by Ashton Woods

Sandy Springs, GA

Commissioned by Sandy Springs Parks & Recreation

June 2024

Aaron Steele

President – Tailored Trails LLC



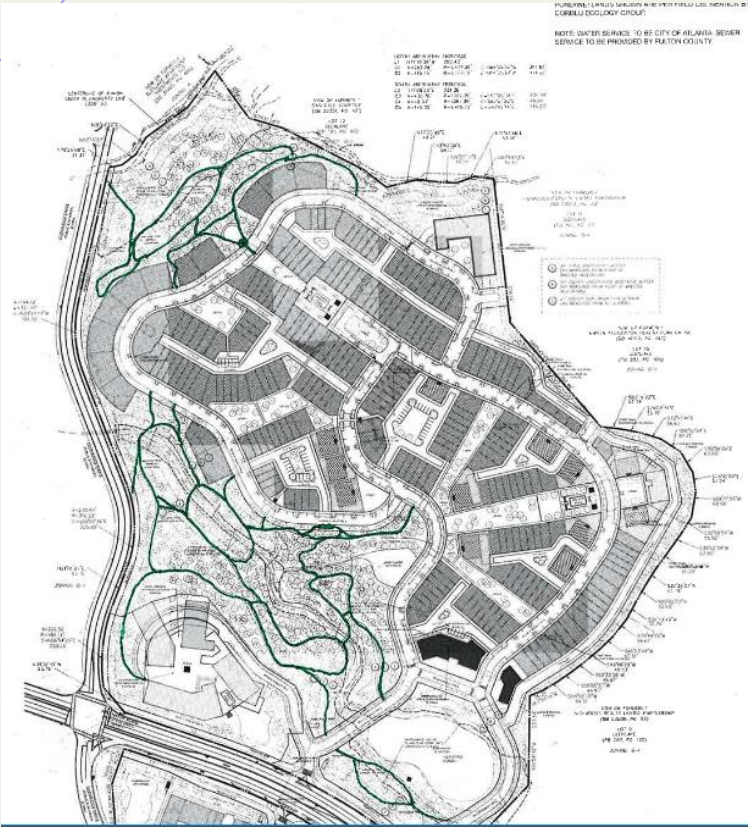
Intro & Background⁺

At the city's request, we recently walked all of the trails that had been constructed to date and the viability and value to the city as a recreation amenity as proposed by Ashton Woods during the zoning process. The following report is the result of our site visits and understanding of the evolution of the project.

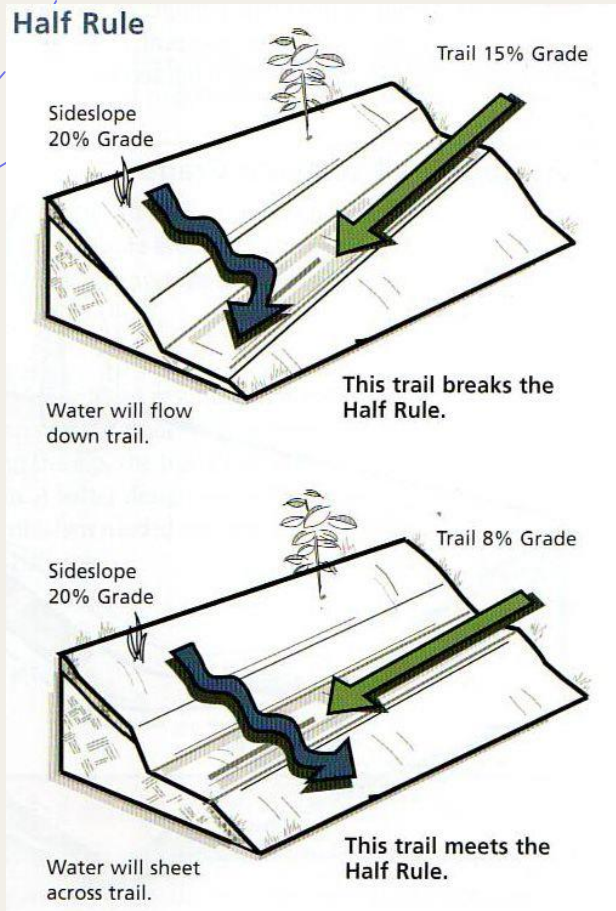
The initial plan submitted to the city zoning board shows an expansive network of trails in three distinct areas: Adjacent to Abernathy Rd on the South side of the pond, the woods between Glenridge Dr and Prelude Dr, and finally on the North end of the development off Glenridge just above March creek. While we weren't provided with the original plans to know who designed these trails, it appears that they were intended to fit into the site to work with the terrain and create a network of trail loops and options for both the residents, but also the neighbors and the general public once the trails had been turned over to the city.

Proposed vs. Actual

The map on the left shows what was originally proposed, and the extent of what the original designers thought they could include. The center and right photo are a mostly accurate representation of what was actually construction by Ashton Woods.



Existing Trails & The Half Rule



While a portion of the Northernmost and Southernmost trails are at least 50% of the original plan, but the center section is far less, and provides very little access or recreational value. This reduction is only one of the issues we discovered while walking the trails and we will explore further in this report.

The first and possibly biggest issue is that while the trails appear to have been designed by a landscape architect, there was little consideration given to standard trail design standards. This resulted in many of the trails having extremely steep slope that is unsustainable, even with standard trail construction methods to reduce the possibility of erosion.

Typically, when designing a trail, it is wise to follow this rule as well as other techniques to ensure that the trails will last and be easy to maintain. Below are some pictures of the trails as constructed demonstrating how steep they were, and how they will become very difficult to maintain.



Existing Trails: Extremely Steep Grades

The three pictures are representative of trails in all three of the main zones as shown in the as built map provided by the developer. In each instance, there are trails that exceed 20% of incline and some that are as much as 35%+. While they are not required to be ADA compliant by any means, it's typically desirable to stay under 10% when possible.

Bridges

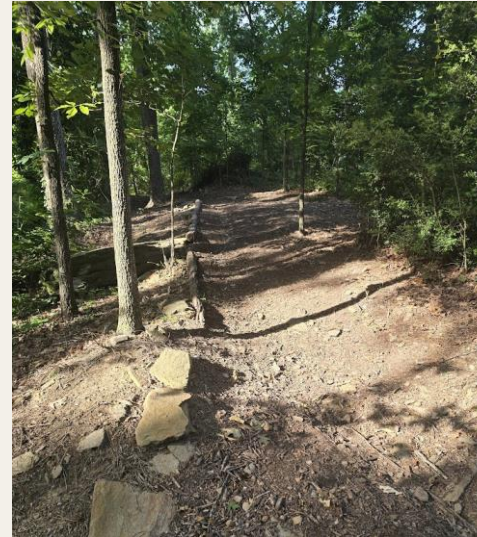
While there are only four timber structures on the project, their construction is concerning from a long term perspective. First and foremost, the primary support stringers appear to be non exterior rated LVL engineered beams. These are common for interior use, but are not treated for the weather and exposure, and you can see signs of rot and decay after a relatively short time. In addition, the decking has been double stacked with no gaps. This will hold the moisture and accelerate the timeline of necessary replacement.



Trail Surfacing & Edging

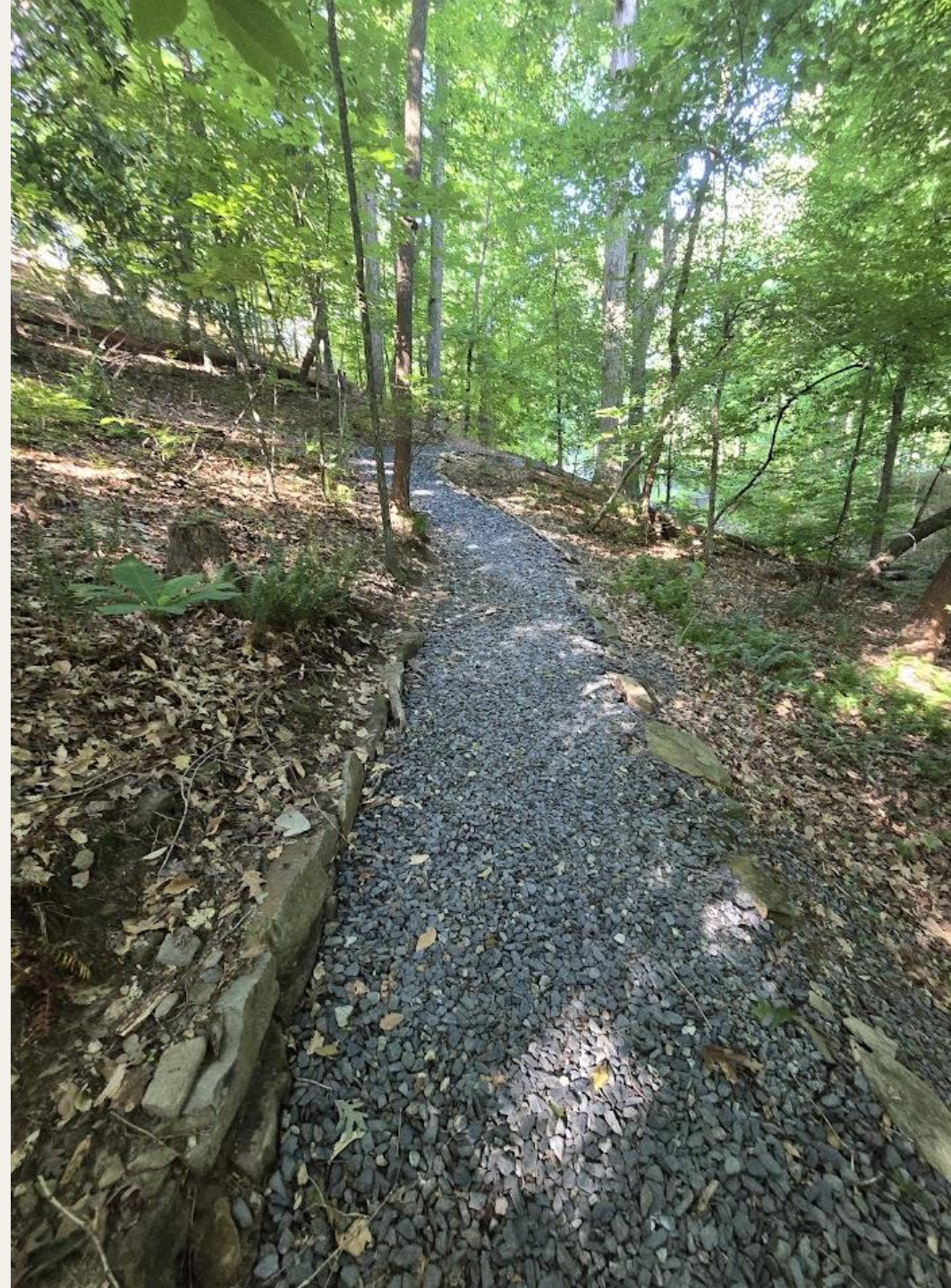
Each of the trail segments has a different style and type of trail surfacing material. Large slate chips, wood mulch, and compacted dirt. Compacted earth and slate are good choices when the trail has a proper grade, but they can need constant maintenance in their current state. Mulch is never a preferred solution as it holds moisture and decomposes, leaving the trail soft and susceptible to holding water and erosion. While it's not mandatory for all of the trails to have the same style, it's odd in such a small space for everything to feel so disjointed.

There is also a myriad of different edging types from random stone, logs and even the use of geo grid. We typically advise to not use edging unless the trail is in a landscaped area such as a mowed lawn.



Summary

After a thorough review of the site and the intended uses of this property, it is our conclusion that it would not be in the city's best interest to accept ownership and liability for the trails as constructed at the Aria development. There is essentially no public parking, the trails are disjointed and offer minimal recreation opportunities, and the way they were constructed do not follow typical trail construction standards. We recommend that these trails remain in the care and ownership of Ashton Woods, or the controlling HOA/POA that handle the property. It would seem to have little recreational value for the public, while encumbering the city with a significant maintenance burden.



Williams presents \$2.5M to the Boys and Girls Club

By Alex Amos
aamos@mdjonline.com

John H. Harland Boys and Girls Club Innovation & Expression Studio students and staff members gathered together on Sept. 3 to witness Georgia 5th District Congresswoman Nikema Williams sign and distribute two checks totaling \$2.5 Million to the Boys and Girls Club of Metro Atlanta and the Boys and Girls Club of America.

The first \$500,000 donation will be allocated to the Boys and Girls Club of Metro Atlanta to fund new passenger buses. These buses will be used to transport children to field trips, college and job site visits, and regular club meetings.

The remaining \$2 million will be contributed to the Boys & Girls Clubs of America to bolster a child safety initiative. This initiative is dedicated to enhancing abuse prevention and safeguarding children across the country through Boys & Girls Clubs with improvements such as controlled door access to club buildings, new cameras to monitor potential threats, and new exterior fencing.

“It’s really affirming to have our congressional leader mark dollars specifically for Boys and Girls Clubs,” President and CEO of the Boys and Girls Club of Metro Atlanta David Jernigan said. “It speaks to the brand and the solid reputation that we have in our community with the fact that she would be will-

ing to get behind our movement.”

After the presentation, Congresswoman Williams spent time interacting with the club members, engaging them in conversations about their aspirations and future goals. The club members also received the opportunity to give Williams a tour of the John H. Harland Boys and Girls Club building.

“It’s about investing in the future of this country and the next generation,” Williams said. “All of the decisions that we make as leaders impact their future and that’s why I’m so invested in this work because I know every dollar that we spend investing in the Boys and Girls Club in Metro Atlanta and across the country means a brighter future for everyone.”



Alex Amos

On Sept. 3, Congresswoman Nikema Williams spoke to the Boys and Girls Club of Metro Atlanta at the John H. Harland Boys and Girls Club: The Innovation & Expression Studio building, discussing each club member’s aspirations for the future.

Haynes and Boone expands Charlotte team with first trial partner

By Brenda Sapino
Jeffreys
Law.com

Haynes and Boone has added a litigation practice to its finance-focused Charlotte, North Carolina, office, hiring King & Spalding trial and global disputes partner Chelsea Corey, who handles high-stakes commercial litigation.

“We’ve always wanted an

office that provides all of the services required in a city like Charlotte, and in the financial world it’s helpful to have litigators in the office,” said Justin Riess, managing partner of the Charlotte office.

Over time, Riess said, “we’d like to have a nice team of litigators here, maybe five, maybe 10.”

Corey joined Haynes and Boone on Tuesday, Sept. 3

as a partner in the litigation group. She handles commercial litigation, including bankruptcy, securities and accountant liability matters, and has represented clients in the financial services, accounting and energy industries.

“Everything they are building in the Charlotte office of Haynes [and] Boone is really exciting. It mirrors the growth of the city of Charlotte,” she said.

She declined to identify her clients, but said many are financial institutions and auditor clients, similar in profile to Haynes and Boone clients, and she is ex-

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DAILY REPORT

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cited about the opportunity to cross-sell to those clients.

“The momentum that they have is really a plus for my career and the strong Dallas and Texas roots are helpful for some of the energy clients as well,” she said.

Like Riess, Corey expects

organic growth of the litigation practice in Charlotte over the next year or two.

Among major litigation matters, Corey recently was on the team that won a \$16 billion judgment for Petersen Energia Inversora and Petersen Energia in a U.S. District Court for the Southern District of New York suit asserting expropriation claims against Argentina.

She also represented Darwin Deason, Xerox’s third-largest shareholder, in blocking a change-of-control transaction with Fuji, and defended Elan Corp., an Irish pharmaceutical com-

pany, against a hostile tender offer from Royalty Pharma, according to information from Haynes and Boone.

Leslie Thorne, Haynes and Boone litigation department chair, said in a news release that Corey’s track record in commercial litigation and her deep ties to North Carolina make her a “perfect fit” for expanding the Charlotte office.

Haynes and Boone opened its Charlotte office, now at 23 lawyers, in 2019.

A spokesperson for King & Spalding provided this statement on Corey’s departure: “We wish her well.”

SANDY SPRINGS NOTICE OF ZONING MAP AMENDMENT (REZONING)	
Petition Number:	RZ24-0002
Petitioner:	Ashton Woods Aria, LLC
Property Location:	6700 Cadence Boulevard, 6511 Beacon Drive, and Formerly 600 Abernathy Road
Request:	Zoning Map Amendment (Rezoning) from CON and PK to CON and PK.
Public Hearing:	Planning Commission October 16, 2024, at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Option:	The meeting will be live-streamed at www.sandyspringsga.gov/stream . For instructions on how to provide public comment during Public Hearing, please visit http://spr.gs/publiccomment .

Revival of A Raisin in the Sun to debut Sept. 11

By Rachel Kellogg
rkellogg@neighbornewspapers.com

Theatrical Outfit and Dominion Entertainment Group will present a revival of Lorraine Hansberry’s A Raisin in the Sun from Sept. 11 to Sept. 29 at Theatrical Outfit in Downtown Atlanta.

The production will feature an all-star Atlanta cast, including Cynthia Barker as Ruth Younger, Jen Harper as Lena Younger, Marlon Andrew Burnley as Joseph Asagai, Aleigha Burt as Beneatha Younger, Anthony Goolsby as Bobo, Doyle Reynolds as Karl Linder, Stephen Rufin as George Murchison, Shamar Hill

as Travis Younger and Amari Cheatom as Walter Lee Younger.

The revival will be directed by Robert John Connor, with scenic design by Moriah and Isabel Curley-Clay, costume design by Deondre’ Cumberbatch, and lighting design by Mike Wood.

The play, first performed in 1959, tells the story of the Younger family as they grapple with the death of the family patriarch and with deciding how to use the life insurance payout.

This new co-production of A Raisin in the Sun explores themes of race, class, and the American dream.

“A Raisin in the Sun is one of my all-

time favorite American plays, and working with the team at Dominion Entertainment is going to ensure a stunning revival with an all-star Atlanta cast,” Theatrical Outfit Artistic Director Matt Torney said in a statement. “The core of our programming is creating a home for Atlanta artists to make their best work, right in the heart of our city, and this season will be jam packed with amazing Atlanta talent and stories that resonate with our community.”

Theatrical Outfit is at 84 Luckie Street in Atlanta.

Tickets for the production are available at dominionent.org.

Atlanta accused of polluting Chattahoochee River in lawsuit

By Dave Williams
Capitol Beat News Service

ATLANTA — The environmental advocacy group Chattahoochee Riverkeeper filed a federal lawsuit Friday charging the city of Atlanta with polluting the river.

The suit follows a letter Chattahoochee Riverkeeper sent in July notifying city officials that they would have 60 days to stop discharging illegal levels of pollution from the R.M. Clayton Water Reclamation Center or face legal action.

R.M. Clayton is Atlanta’s largest wastewater treatment facility, receiving millions of gallons of the city’s wastewater every day. The facility has been illegally discharging pollutants — including chemicals and harmful levels of bacteria — into the river in violation of both its wastewater discharge permit and the federal Clean Water Act, the suit alleges.

Chattahoochee Riverkeeper notified the city and the state Environmental Protection Division (EPD) last March that R.M. Clayton was discharging large amounts of E. coli and other pollutants into the river, threatening public health, wildlife, and the river’s ecosystem.

City officials initially attributed the facility’s failure to both heavy rainfall and mul-

tiple discharges of illicit substances. However, an inspection by the EPD revealed a state of disrepair at the facility, with problems at all stages of wastewater treatment as well as numerous safety hazards.

“The city of Atlanta knows that the R.M. Clayton facility is failing and poses a serious threat to the health of the Chattahoochee River and all the people and wildlife who depend on it,” said Jason Ulseth, Chattahoochee Riverkeeper’s executive director. “Yet the city has allowed operational and maintenance failures at the facility to compound over time, failing to follow through on even the most basic equipment repairs.”

“For months, the city has failed to alleviate very real public health and environmental concerns at the R.M. Clayton facility,” added Hutton Brown, a senior attorney with the Southern Environmental Law Center, which represents Chattahoochee Riverkeeper in the lawsuit. “Because Atlanta’s leadership did not step up and show they’re serious about fixing this problem, we had no choice but to step in and ask the court to hold them accountable.”

The suit seeks an injunction to prohibit ongoing violations of the city’s wastewater permit, as well as civil penalties, attorney’s fees and costs.

Sandy Springs Performing Arts Center to host the creator of ‘Sex and the City’

By Skyler Heath
sheath@mdjonline.com

Candace Bushnell, the best selling-novelist and creator of “Sex and the City,” is coming to Sandy Springs this fall.

Bushnell, the real-life Carrie Bradshaw, is bringing her “True Tales of Sex, Success and Sex and the City” show to the Sandy Springs Performing Arts Center on Saturday, Oct. 5.

Author of the “Sex and the City” column for the New York Observer, Bushnell’s popular column inspired the HBO series of the same name, which aired from 1998 to 2004. The series led to two films and a miniseries, “And Just Like That,” which is currently filming its third season, set to debut in 2025 on Max.

During her onstage memoir, Bushnell will share her remarkable stories of fashion, literature and relationships, while

pouring cosmos in Manolos.

Tickets for “True Tales of Sex, Success and Sex and the City” start at \$41 plus applicable fees and can be purchased online.

In celebration of the show, a special pop-up event will also be hosted exclusively for members of the Sandy Springs Performing Arts Center on Sept. 18 at 6 p.m. at City-Bar. & Café. Members will have the opportunity to purchase tickets to Candace Bushnell’s Oct. 5 show during the pop-up event, with the first 30 members to sign up enjoying a meet-and-greet with Bushnell on the night of the performance.

The evening will feature delectable bites and a selection of Cosmopolitan cocktails, with members helping to choose the signature Cosmo for the show night.

Annual performing arts center memberships start at \$500. For more information, visit City Springs’ website.

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JIM R MILLER PARK
MARIETTA, GA

Let's Ride

Sept. 19-29, 2024

PAY ONE PRICE Rides

THURS, SEPT. 19 - \$25

FRI, SEPT. 20 - \$30

SAT, SEPT. 21 - \$35
SOLD TILL 5:00PM (GOOD TO CLOSE)

SUN, SEPT. 22 - \$30

MON, SEPT. 23 - \$25

TUES, SEPT. 24 - \$25

WED, SEPT. 25 - \$25

THURS, SEPT. 26 - \$25

FRI, SEPT. 27 - \$30

SAT, SEPT. 28 - \$35
SOLD TILL 5:00PM (GOOD TO CLOSE)

SUN, SEPT. 29 - \$30

(ALL PRICES ARE PER DAY AND PER PERSON, DOES NOT INCLUDE ADMISSION)

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6/5/2024
LSW



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Case No.: **RZ24-0002**
Planner's initials: **LSW**

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 6615 Glenridge Dr.	
	Parcel Tax ID(s): 17 0034 LLS120	
	Total acreage: 15	Council District: 4
	Current zoning: CON/PR	Current use: Conservation/PR
	Character Area: Perimeter	Mixed Use

APPLICATION	Purpose of the Application: Rezoning - Amend condition in 201501168	
	Check all that apply:	
	☒ Zoning Map Amendment (Rezoning)	☐ Conditional Use Permit
	Detailed request:	
	To remove Amend zoning condition "Additional Condition a" to remove the requirement that Ashton Woods dedicate this parcel to the City and replace with the attached draft.	
	Petitioner: Ashton Woods	
Petitioner's address: 3820 Mansell Rd, Suite 300 Alpharetta, GA 30022		
Phone: [REDACTED] Email: GREG.HASTY@ASHTONWOODS.COM		

OWNER	Property owner: Same	
	Owner's address:	
	☒ Phone: GH-404-557-9781	☒ Email: GREG.HASTY@ASHTONWOODS.COM
	☒ Signature (authorizing initiation of the process): [Signature] <i>If the property is under contract, provide a copy of the contract</i>	

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date: 5/31/2024	Anticipated Application date: 7/19/2024
CMI date, time, and location: 7/9/2024	
ADDITIONAL INFORMATION NEEDED:	
SUBMITTAL ITEMS WAIVED BY DIRECTOR:	



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Case No.: _____
Planner's initials: _____

APPLICATION FORM

APPLICATION	Purpose of the Application: <u>Amend condition "Additional Condition a" of zoning case 201501168</u>	
	Check all that apply: ☒ Zoning Map Amendment (Rezoning) ☐ Conditional Use Permit	
	Detailed request:	
	<u>Remove in its entirety condition "Additional Condition a", in regards to the Glenridge Park Concept Plan and replace with the attached proposed replacement language for the "Additional Condition a".</u>	
COMMUNITY MEETING I REPORT	Date and location of CMI: [REDACTED]	
	Beginning time: [REDACTED]	End time: [REDACTED]
	Summary of concerns discussed:	
	[REDACTED]	
	Does the Application address the concerns discussed at the CMI? ☐ Yes ☐ No	
Explain:		
[REDACTED]		

- TO BE FILLED OUT BY P&Z STAFF -

Application date:	Tentative Planning Commission date:
CMII date and time:	Tentative Mayor and City Council date:
OFFICIAL REQUEST (FOR PUBLICATION):	
[REDACTED]	

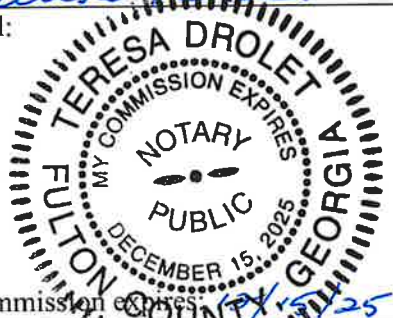


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AUTHORIZATION FORM – PART I

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>AW ARIA, LLC</u>	Sworn and subscribed before me this
Address: <u>3820 MANSELL RD.</u> <u>SUITE 300</u>	<u>31st</u> th day of <u>May</u> 20 <u>24</u>
City, State, Zip Code: <u>ALPHARETTA, GA. 30022</u>	Notary public: <u>Teresa Drolet</u>
Email address: <u>GREG.HASTY@ASHTONWOODS.COM</u>	Seal:
Phone number: <u>404-557-9781</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 _____ th day of _____ 20____ Notary public: Seal: Commission expires:
Company name:	
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
Applicant's signature:	



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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: GREGORY D. HASTY

Signature: *Gregory D. Hasty* Date: 5/2/24

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

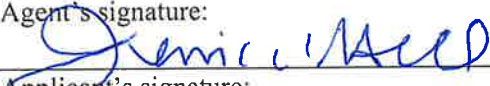


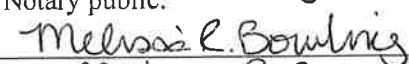
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AUTHORIZATION FORM – PART II

- 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: Jessica Hill
Company: Troutman Pepper Hamilton Sanders LLP
Address: 600 Peachtree Street, NE, 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
30 th day of May 20 24
Notary public: 
Seal: Melissa R. Bowling

Commission expires: 1/26/25



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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:

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 for Troutman Pepper Hamilton Sanders, LLP

Signature:

[Handwritten Signature]

Date:

5/30/24

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

Zoning Impact Analysis

The property was rezoned in 2015 (Zoning Case #210501168) and the proposed amendment to "Additional Condition a" will not impact or change the Official Zoning Map.

This Zoning Map Amendment seeks to correct an error as well as a changing condition that occurred with this development. The feature pond mentioned in the conditions is a detention pond that existed prior to the rezoning approval. The City is unable to accept a dedication of the area including the pond because the private homeowners' association must be responsible for the maintenance of the facility.

Further, the trails and land set aside as a conservation area were not able to be built to current City Park Trail standards, due to the intense topography, wetlands and streams traversing the western portion of the development.



City of Sandy Springs
Attn: Community Development
1 Galambos Way
Sandy Springs, Georgia 30328

RE: Letter of Intent for Zoning Map Amendment to Amend Zoning Condition
6615 Glenridge Drive (Parcel ID 17 0034 LL0120)

To Whom It May Concern:

This application requests to amend the zoning conditions from the 2015 approval of City of Sandy Springs rezoning application #201501168 to delete "Additional Conditions a." Enclosed in this application is a copy of the approval letter for the application that includes the impacted condition.

The development of the property commenced in May of 2016 and has continued in several phases over the course of eight years. The development on the property includes mix of 368 Townhome, Condo, and Single-Family Units which are 100% sold and occupied.

The condition requested for deletion generally required improvement and dedication to the City of Sandy Springs a portion of the site for use as a public park to include a pervious trail system and an amenity package around an existing pond on the property. Through the course of the multi-phase development, the scope and location of the trail system and amenity package were modified to respond to site constraints.

Ashton Woods partnered closely with the City of Sandy Springs throughout the development of Aria as well as construction of the park area for dedication. Construction of the park area was delayed by infrastructure improvements by Ashton Woods, the City of Sandy Springs, and Fulton Co. such as the Abernathy Rd Improvements, Glenridge Rd. Culvert Improvement, and the Fulton County Sewer Main Relocation. Schedules between both the City and Ashton Woods were consistently communicated during the process. Upon completion of a section of the park area, Ashton Woods, the City of Sandy Springs, and the Sandy Springs Conservancy walked the completed pervious trails to demonstrate the topo and explain changes due to site constraints. The City of Sandy Springs and Ashton Woods conducted a final walk sometime around October of 2023 and started preparing exhibits for dedication of the park area in February of 2024. During the examination of these exhibits, questions and concerns were brought to the table by the City of Sandy Springs, including the following:

- The existing pond had always served as detention for the Glenn Property
- The change in grade in which the trail traverses
- The lack of public parking to serve a city park



After significant discussion with the Community Development department, we have determined a modification to the zoning conditions to delete "Additional Conditions a" would be in the best interests of all parties. We appreciate your consideration of this request.

Very Truly Yours

Greg Hasty
VP of Land Development
Ashton Woods



August 21, 2015

Morris Manning & Martin LLP
3343 Peachtree Road, Suite 1600
Atlanta, Georgia 30326

Attn: Carl Westmoreland, Esq.

Subject: **Approval of Rezoning Application #201501168 – 6615 and 6565 Glenridge Drive (Parcel ID #170034LL0120, #170035LL0608, #170035LL0237, and #170035LL0913)**

Dear Mr. Westmoreland:

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of properties owned by CGM Management, LLC at 6615 and 6565 Glenridge Drive, Sandy Springs, Georgia (Parcel ID #170034LL0120, #170035LL0608, #170035LL0237, and #170035LL0913) at their regularly scheduled meeting on August 18, 2015. Rezoning petition 201501168 was approved to rezone from R-2 (Single Family Dwelling District)) to MIX (Mixed Use District) conditional with concurrent Use Permits for increased building heights, and concurrent variances subject to the following conditions:

Zoning

1. To the owners' agreement to restrict the use of the subject property as follows and the rezoning shall be subject to the following conditions, which shall apply to the entire Project in the aggregate:
 - a. For sale residential uses, including detached homes, townhomes and condominiums at a maximum density of 8.25 units per acre in the aggregate or 625 units, whichever is less.
 - b. Multifamily residential apartment use at a maximum density of 355 units. There shall be no multifamily residential apartment use on the north side of Abernathy Road.
 - c. Office and associated accessory uses at a maximum density of 6,028 square feet per acre or 456,600 square feet, whichever is less.
 - d. The attached and detached townhomes shall have a maximum building height of 50 feet.
 - e. Commercial uses (consisting of neighborhood commercial uses with a mix of retail, restaurant and personal services uses) at a maximum density of 501.64 square feet per acre or 38,000 square feet, whichever is less. Commercial uses on the north side of Abernathy Road shall not exceed an aggregate of 8,000 square feet.
 - f. The following uses are prohibited: Church, Temple or Other Place of Worship; Funeral Home; Group Residence/Shelter; Nursing Home/Hospice; Personal Care Home/Assisted Living; Rooming House; Boarding House; and Stadium.

2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development on July 2, 2015. Said site plan is conceptual and must meet or exceed the requirements of the Zoning Ordinance, the Development Ordinance, and these conditions prior to the approval of any Land Disturbance Permit, except as otherwise expressly modified by these conditions or any concurrent use permit or variance.
3. To the owner's agreement to provide the following project development standards:
 - a. The minimum design standards are:
 - i. Minimum Yards:
 1. Exterior Project: The front, side and rear yards along the exterior Project boundaries shall be 20 feet.
 2. Interior Project: The front, side and rear setbacks for the townhomes will be zero feet. The detached single family lots shall have a minimum 5 foot side yard setback and a minimum 10 foot rear yard setback.
 - ii. Minimum heated floor area per dwelling unit:
 1. Apartment and condominium: 700 SF
 2. Townhome, detached and attached: 1,500 SF
 - b. At least 30% of the property (inclusive of the park area) shall be maintained as greenspace.
 - c. The owner/developer shall not be required to move any existing transmission poles on the north side of Abernathy Road.
 - d. Proposed Street and streetscape design shall be consistent with the proposed thoroughfare sections identified on Sheet 2 of the site plan received by the Department of Community Development on July 2, 2015 subject to approval of Public Works. Roadway sections shall include curb and gutter per Section 103-79 of the development ordinance.
 - e. Direct pedestrian and bicycle access shall be provided to public street frontages from internal development streets at intervals of 300 to 500 feet.
 - f. The proposed east-west street between Glenridge Drive and Barfield Road shall be designed to public street standards and shall not be gated from Glenridge Drive eastward to the western property line of the Mercedes property. All property owners, residents and employees on the southern tract shall have access to both the public and private portions of the street.

- g. Accommodate future inter-parcel access on the north tract at the northern and eastern property line to provide for future connection to Glenlake Parkway or Glenridge Drive and on the south tract at the southern property line.
- h. Developments shall provide bicycle parking based on use type.
- i. Site shall comply with condition of the Georgia Regional Transportation Authority notice of Decision for DRI #2492, Attachment A:

Attachment A – General Conditions

General Conditions for GRTA Notice of Decision: Development Intensity and Use

- Provide a mixture of residential and non-residential uses.

Road Connectivity

- Provide a direct road connection between Glenridge Drive and Barfield Road.
- Provide road connectivity between all site access points on each of the north and south parcels.
- Provide a stub-out on the north tract at the eastern property line to allow for a future connection to Glenlake Drive.
- Provide a stub-out on the south tract at the southern property line to allow for a future connection to the south.

Access Management

- Site Driveways #1 North and South are limited to right-in/right-out access only.
- A maximum of 1 full movement intersection along Abernathy Road is allowed.
- Internal intersections must begin at a minimum of 100' from Abernathy Road, except Site Driveway #1 North to accommodate stream buffer requirements.

Pedestrian and Bicycle Facilities

- Provide sidewalks along all road frontages.
- Provide direct pedestrian connections between all uses.
- Provide sidewalks on both sides of all internal roads, except alleyways and the external loop road on the north parcel.
- Provide bike racks at all retail, office, and multi-family building entrances.

Roadway Improvements to the GRTA Notice of Decision

The following are to be completed by full build out of Phase I of the ORI:

Glenridge Drive at Abernathy Road

- Provide an additional northbound left turn lane on Glenridge Drive.
- Provide a southbound right turn lane on Glenridge Drive.

Abernathy Road at Northern Site Driveway #2/ Southern Site Driveway #2

- Provide a traffic signal, if and when warranted.
- Provide a dedicated westbound left turn lane along Abernathy Road.
- Provide a dedicated eastbound left turn lane along Abernathy Road.
- Provide a westbound right turn lane along Abernathy Road.
- Provide an eastbound right turn lane along Abernathy Road.

Glenridge Drive at Southern Site Driveway #4

- Provide a southbound dedicated left turn lane along Glenridge Drive.
- Provide a northbound right turn lane along Glenridge Drive.

Barfield Road at Southern Site Driveway #5

- Provide a northbound dedicated left turn lane along Barfield Road.

- Provide a southbound right turn lane along Barfield Road.

Concurrent Variances

1. Section 4.23.1.B to eliminate the 50' rear zoning buffer required along the southern portion of the south tract abutting the A district and replace it with a 10 foot landscape.
2. Section 12B.4 to modify the streetscape required on Glenridge Drive to reduce the 2' planting strip for a portion of the roadway frontage. The streetscape on Glenridge Drive may be adjusted as requested, with the 2' planting strip to be reduced (and potentially eliminated) for approximately 400 feet commencing approximately 750 feet from the northwest right of way intersection of Glenridge Drive and Abernathy Road and continuing north along said right of way to a point that is approximately 1,150 feet from such intersection.
3. Section 33.26.E(2) to increase the number of allowable wall signs for the Mercedes Benz USA office building from two to four.
4. Section 33.26.E(1) to allow a total of eleven (11) monument signs for the Project as identified on the site plan.
5. Section 12.B.9.B.1.a of the Suburban District Standards to eliminate the requirement for individual floors within the proposed office buildings to be delineated as the building will have an external glass curtain wall.
6. Section 12.B.9.D.2 to allow a steel gate at the loading dock for the office building located between the office building(s) and the parking deck,
7. Section 12.B.9.D.3.c to eliminate the requirement for a decorative parapet or cornice along the flat roof of the office buildings,
8. Section 18.4.4.c to allow the office building parking deck to have a difference exterior finish than the glass office building(s). Sections 12.B.9.B.1.a, 12.B.9.D.2, 12.B.9.D.3.c and 18.4.4.c shall not be applicable to the Phase I or Phase II office buildings to be developed on the Project.
9. Section 103-76: The minimum design speed may be reduced from 25 mph to 10 mph for alleys and 25 mph to 20 mph for internal streets.
10. Chapter 103 Article XI: Alleys will not be designed to the public street standards per Section 103. Instead, Alleys will be designed to AASHTO standards for a 10 mph speed limit, with a minimum 30 foot easement and a 16 foot pavement width provided that if an alley is needed for fire access, the alley will have at least a 34 foot easement with a minimum 20 foot pavement width.
11. Section 103-72(c): Residential units or lots served by an alley with alternative fire access shall not be required to have public or private road access.
12. Section 103-73(a) and 103-77(a): The minimum 80 degree angle requirement shall not be required at either intersection along the portion of the road located to the north of the existing

pond on the North Site. Both intersections shall to be 3-way stop controlled in all directions and meet requirements of Section 103-77(g).

13. Section 103-73(c)(5): The required 25' residential driveway depth shall be reduced to allow residential driveways to either be (i) 7' or less in depth (as measured from the edge of the alley or back of curb) or (ii) 18' or greater in depth (as measured from the edge of alley, back of curb or edge of sidewalk, as applicable).
14. Section 103-73(h)(2)(a): The owner/developer shall extend the westbound deceleration right turn lane on Abernathy Road at proposed signalized entrance to radius return of the adjacent driveway. The requirements of Section 103-73(h)(2)(a) shall not apply to the proposed westbound deceleration lane at the proposed traffic signal due to existing driveway proximity.
15. Section 103-73(k): Internal private roadway spacing per Table 11.4-10 shall be reduced to 150'. Internal private alleys shall be excluded from this Section.
16. Section 103-75(b)(8) Easement miters shall be eliminated on internal Project intersections.
17. Section 103-77(f): Internal street intersections shall meet sight distance and sight triangles per AASHTO standards for 20 mph design speed (stop controls may be used to reduce this requirement). This shall apply to alley intersections with internal private streets as well.

Use Permit

1. The buildings including condominiums and multifamily residential apartments, including any vertically integrated commercial uses, shall have a maximum height of 90 feet (6 stories).
2. The Phase I office building shall have a maximum building height of 64 feet (3 stories), exclusive of the clerestory/light monitor.
3. The Phase II office building shall have a maximum building height of 130 feet (9 stories).

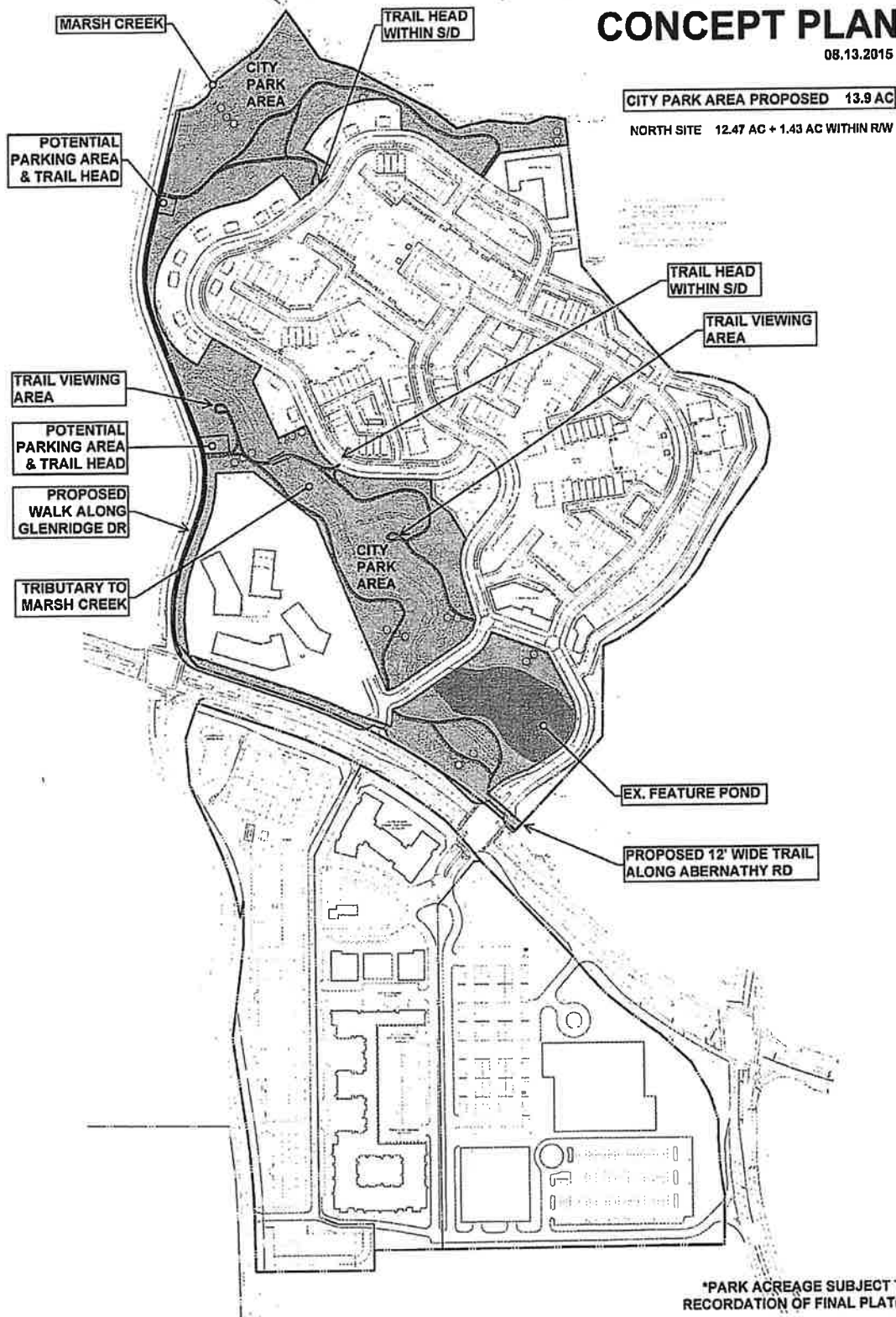
Additional Conditions

- a. Within 60 days of recording of the plat for the first development phase on the north tract, but not later than 24 months after issuance of the Land Disturbance Permit for such phase, the owner/developer shall dedicate by quitclaim deed that portion of the area shown in green on the attached "Glenridge Park Concept Plan" dated 8/13/15 contained within such first phase, improved with trails as described below to the City of Sandy Springs, or their designee, for use as a public park. **Within 60 days of recording of the plat for the second, and final, development phase on the north tract, but not later than 48 months after issuance of the Land Disturbance Permit for the first development phase on the north tract, the owner/developer shall similarly dedicate the balance of the property shown in green on the attached Plan.** The total amount of property to be transferred will be generally in the size and configuration shown on the attached "Glenridge Park Concept Plan" dated 8/13/15, but it is acknowledged that the final size and location of the property will be determined by the plat recorded for the final development phase of the north

tract. Such dedication shall be subject to an easement in favor of the owner/developer for construction, maintenance, repair or replacement of any of the project infrastructure within the public park area, and the owner/developer shall have a continuing duty to maintain, repair or replace such infrastructure, exclusive of the pervious trails or other infrastructure or improvements related solely to the park. At the time of dedication, the owner/developer shall have constructed (a) a pervious trail system within the public park area and connecting to the public sidewalk along the Glenridge Drive frontage of the north tract, generally as shown on the attached plan; and (b) an amenity package around the Feature Pond which will include walking paths, landscaping and seating areas. The trail system will provide for a connection at the property line common to the development and the UPS property to a trail system to be developed on the UPS property. Following construction, the City of Sandy Springs shall be responsible for maintenance, repair and replacement of the pervious trails West of the Feature Pond and any other infrastructure or improvements related solely to the park. Dedication of the public park shall not reduce the total density allowed pursuant to these conditions, nor shall any setbacks, buffers or landscape strips be imposed by the creation and dedication of the public park. Dedication of the public park shall not relieve the owner/developer of any obligation to install sidewalks and streetscapes as otherwise required by the zoning conditions or ordinance.

GLENRIDGE PARK CONCEPT PLAN

08.13.2015



- b. Construction traffic access to and from the South Tract shall be prohibited from traversing Spalding Drive between Dalrymple Road and Roswell Road, and on Glenridge Drive between Spalding Drive and Glenlake Parkway and Barfield Road.
- c. That the multi-purpose path along Abernathy Road be constructed at the outermost portion of the right of way in anticipation of the widening of Abernathy.
- d. The apartment building on the Southern Tract shall be served by structured parking for at least 90% of its required parking. The apartments that wrap the structured parking shall be higher than the structured parking to prohibit views of the deck in the sides wrapped.
- e. No building permit shall be issued for the Phase II office building until the earlier of the completion of the I-285 at SRR 400 Interchange Reconstruction and Collector Distributor project, or January 1, 2022.
- f. Silva Cells shall be used for tree planting and stormwater management when appropriate and practical as agreed by the developer and the COSS Director of Community Development.
- g. The connector road from Glenridge to Barfield shall be constructed to public road standards and shall be dedicated to the public for the portion from Glenridge to the western property line of the Mercedes USA parcel. From the Mercedes property line to Barfield may be a private road but will be available for use by all property owners and residents of the southern tract of this development.
- h. Applicant shall provide for a landscape easement along Glenridge Drive averaging 35 feet in width as measured from the back of curb on Glenridge Drive. The landscape easement area shall be maintained by the Homeowners Association. Understory tree growth may be removed to construct path and trails, but the over-story tree canopy (measuring 10 feet or higher) will be preserved.
- i. Applicant will provide to the City up to \$60,000 in funding to provide projects developed and approved by the City working in partnership with the neighborhood. This funding shall constitute the required contribution from the neighborhood.

If it is necessary to submit plans for any permits associated with this property, please submit a copy of this letter as an attachment.

Please call me at (770) 730-5600 if you have any questions.

Sincerely,


Joseph Cooley AICP JD RLA
Manager of Planning and Zoning

Certification of Approval	
I hereby certify that the subject case was approved by the Mayor and City Council of the City of Sandy Springs with the associated conditions on the above stated hearing date.	
 Michael Casey City Clerk	8/27/2015 Date

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

September 16, 2024

City of Sandy Springs
Attn: Community Development
1 Galambos Way
Sandy Springs, Georgia 30328
Attn: LaQuita Williams

RE: Zoning Map Amendment
6511 Beacon Drive RZ24-002

Dear LaQuita,

Please amend the above captioned Map Amendment application with the following enclosed items:

- Exhibit showing the 2015 Concept Plan and the As Built Trail Improvements; and
- Letter from Sandy Springs dated February 17, 2017 providing an administrative modification of the condition requiring the trail improvements.

Thank you.

Sincerely,



Jessica L. Hill

GLENRIDGE PARK
CONCEPT PLAN

08.13.2015

CITY PARK AREA PROPOSED 13.9 AC

NORTH SITE 12.47 AC + 1.43 AC WITHIN R/W

CONCEPT TRAIL SUMMARY
TOTAL LENGTH PROPOSED WALKING TRAILS = 4,712 L.F.

- 1 25' STATE UNDISTURBED BUFFER (AS MEASURED FROM POINT OF INTEREST - VEGETATION)
- 2 50' COUNTY UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF INTEREST - VEGETATION)
- 3 25' COUNTY NON-IMPERVIOUS SETBACK (AS MEASURED FROM 50' BUFFER)

TRAIL HEAD
WITHIN S/D

TRAIL VIEWING
AREA

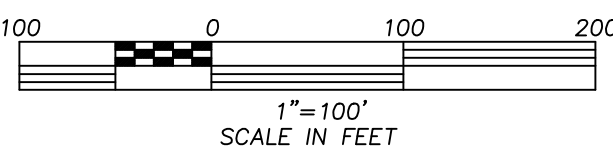
TRAIL HEAD
WITHIN S/D

TRAIL VIEWING
AREA

EX. FEATURE POND

6' CONC. SIDEWALK
ALONG GLENRIDGE DRIVE

PROPOSED 12' WIDE TRAIL
ALONG ABERNATHY RD



GLENRIDGE / ARIA PARK
AS-BUILT PLAN

TOTAL PARK AREA=
12.842± ACRES

AS-BUILT TRAIL SUMMARY
TOTAL LENGTH INSTALLED WALKING TRAILS = 3,538 L.F.



REVISION
DATE

EXHIBIT OF:
ARIA NORTH, PARK AREA
LOCATED IN LAND LOTS 34 AND 35
17th DISTRICT
CITY OF SANDY SPRINGS
CULTON COUNTY, GEORGIA
SEPTEMBER 6, 2024

Z
I
N
N
Y

G
U
R
V

141 Railroad Street, Suite 106
Canton, Georgia 30114
www.gunnsurvey.com
678.860.7502
Gunns, L.P. 00033 - Gunns Land Services, LLC

DRAWN BY: KGD
CHECKED BY: AWG

PROJECT NO. 14068

SHEET OF
1 1



SANDY SPRINGS

GEORGIA

February 17, 2017

Mr. Carl Westmoreland
Attorney
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, Georgia 30326

RE: Rezoning Application 201501168
6615 and 6565 Glenridge Drive

Dear Mr. Westmoreland:

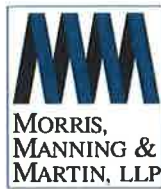
Please accept this letter as **approval** of your request for an administrative modification to Additional Conditions a., of the Approval for the Rezoning Application #201501168, for properties located at 6615 and 6565 Glenridge Drive. The request for an administrative modification detailed in your request letter dated January 20, 2017, and depicted in Exhibit A, Park Concept Plan, has been granted per the changes outlined in your letter. Execution of this letter, attached hereto, serves as the approval that the condition has been administratively modified.

If you should have further questions or concerns related to this matter, please contact our offices at (770) 730-5600.

Sincerely,
Michelle Alexander 
Director of Community Development


Ginger Sottile
Planning and Zoning Manager

MAA/GS/vc



January 20, 2017

Carl E. Westmoreland
404-504-7799
cwestmoreland@mmmlaw.com
www.mmmlaw.com

VIA EMAIL

Michelle Alexander
Community Development Director
City of Sandy Springs
7840 Roswell Road, Building 500
Sandy Springs, GA 30350

Re: Rezoning Application #201501168 – 6615 and 6565 Glenridge Drive

Dear Michelle:

Please accept this letter as a request for an administrative amendment of one of the conditions imposed by City Council in connection with the above rezoning case. Additional condition a., reproduced below, requires that a park area be developed and dedicated to the City in accordance with the attached park concept plan (attached as Exhibit A to this letter) and consistent with the schedule and improvements contained in the condition.

- a. Within 60 days of recording of the plat for the first development phase on the north tract, but not later than 24 months after issuance of the Land Disturbance Permit for such phase, the owner/developer shall dedicate by quitclaim deed that portion of the area shown in green on the attached "Glenridge Park Concept Plan" dated 8/13/15 contained within such first phase, improved with trails as described below to the City of Sandy Springs, or their designee, for use as a public park. **Within 60 days of recording of the plat for the second, and final, development phase on the north tract, but not later than 48 months after issuance of the Land Disturbance Permit for the first development phase on the north tract, the owner/developer shall similarly dedicate the balance of the property shown in green on the attached Plan.** The total amount of property to be transferred will be generally in the size and configuration shown on the attached "Glenridge Park Concept Plan" dated 8/13/15, but it is acknowledged that the final size and location of the property will be determined by the plat recorded for the final development phase of the north tract. Such dedication shall be subject to an easement in favor of the owner/developer for construction, maintenance, repair or replacement of any of

the project infrastructure within the public park area, and the owner/developer shall have a continuing duty to maintain, repair or replace such infrastructure, exclusive of the pervious trails or other infrastructure or improvements related solely to the park. At the time of dedication, the owner/developer shall have constructed (a) a pervious trail system within the public park area and connecting to the public sidewalk along the Glenridge Drive frontage of the north tract, generally as shown on the attached plan; and (b) an amenity package around the Feature Pond which will include walking paths, landscaping and seating areas. The trail system will provide for a connection at the property line common to the development and the UPS property to a trail system to be developed on the UPS property. Following construction, the City of Sandy Springs shall be responsible for maintenance, repair and replacement of the pervious trails West of the Feature Pond and any other infrastructure or improvements related solely to the park. Dedication of the public park shall not reduce the total density allowed pursuant to these conditions, nor shall any setbacks, buffers or landscape strips be imposed by the creation and dedication of the public park. Dedication of the public park shall not relieve the owner/developer of any obligation to install sidewalks and streetscapes as otherwise required by the zoning conditions or ordinance.

At the time of approval of the application, no phasing lines or plan existed for development of the site. I have attached the current phasing plan (Exhibit B hereto), consistent with the ongoing and proposed development of the property. Compliance with the schedule in the existing condition would result in a dedication of a minimal amount of the park which would be unusable as it would be within the ongoing construction site.

The outside day for dedication of the entire park as contained the above condition is 48 months after issuance of the Land Disturbance Permit for the first phase of the development, which occurred on October 15, 2016. The developer does not intend to extend such deadline but simply to allow the entire park with the improvements as specified in the above condition to be dedicated by October 15, 2020. The developer also proposes, as a part of the new condition to specify a time by which a plan for the park to be dedicated including all trails and improvements will be submitted to the City. The proposed condition is as follows:

- a. **Not later than 48 months after issuance of the Land Disturbance Permit for the first development phase on the north tract, which occurred on October 15, 2016, the owner/developer shall dedicate the area shown on the attached "Glenridge Park Concept Plan" dated 8/13/15. The owner/developer will deliver to the City a plan indicating the configuration and improvements of the park area not**

later than 2/1/20 in order to allow review, prosecution of any required variances and issuance of any permits needed to complete the work as contemplated herein, as revised to meet the requirements of City ordinances. The total amount of property to be transferred will be generally in the size and configuration shown on the attached "Glenridge Park Concept Plan" dated 8/13/15, but it is acknowledged that the final size and location of the property will be determined by the plat recorded for the final development phase of the north tract. Such dedication shall be subject to an easement in favor of the owner/developer for construction, maintenance, repair or replacement of any of the project infrastructure within the public park area, and the owner/developer shall have a continuing duty to maintain, repair or replace such infrastructure, exclusive of the pervious trails or other infrastructure or improvements related solely to the park. At the time of dedication, the owner/developer shall have constructed (a) a pervious trail system within the public park area and connecting to the public sidewalk along the Glenridge Drive frontage of the north tract, generally as shown on the attached plan; and (b) an amenity package around the Feature Pond which will include walking paths, landscaping and seating areas. The trail system will provide for a connection at the property line common to the development and the UPS property to a trail system to be developed on the UPS property. Following construction, the City of Sandy Springs shall be responsible for maintenance, repair and replacement of the pervious trails West of the Feature Pond and any other infrastructure or improvements related solely to the park. Dedication of the public park shall not reduce the total density allowed pursuant to these conditions, nor shall any setbacks, buffers or landscape strips be imposed by the creation and dedication of the public park. Dedication of the public park shall not relieve the owner/developer of any obligation to install sidewalks and streetscapes as otherwise required by the zoning conditions or ordinance.

I hope you will find this clear and consistent with our earlier discussion. Please get back to me with any questions or execute this letter as evidence that the condition has been administratively amended.

Very truly yours,



Carl E. Westmoreland, Jr.

CEW:jsl

cc: Mike Busher

Michelle Alexander
January 20, 2017
Page 4

Sotir Christopher

Acknowledged and agreed in all respects:
City of Sandy Springs, Georgia

By: 
Name: Ginger Sottile
Title: Planning & Zoning Manager
Date: 2/23/17

EXHIBIT A

Park Concept Plan

[See attached]

GLENRIDGE PARK CONCEPT PLAN

06.13.2016

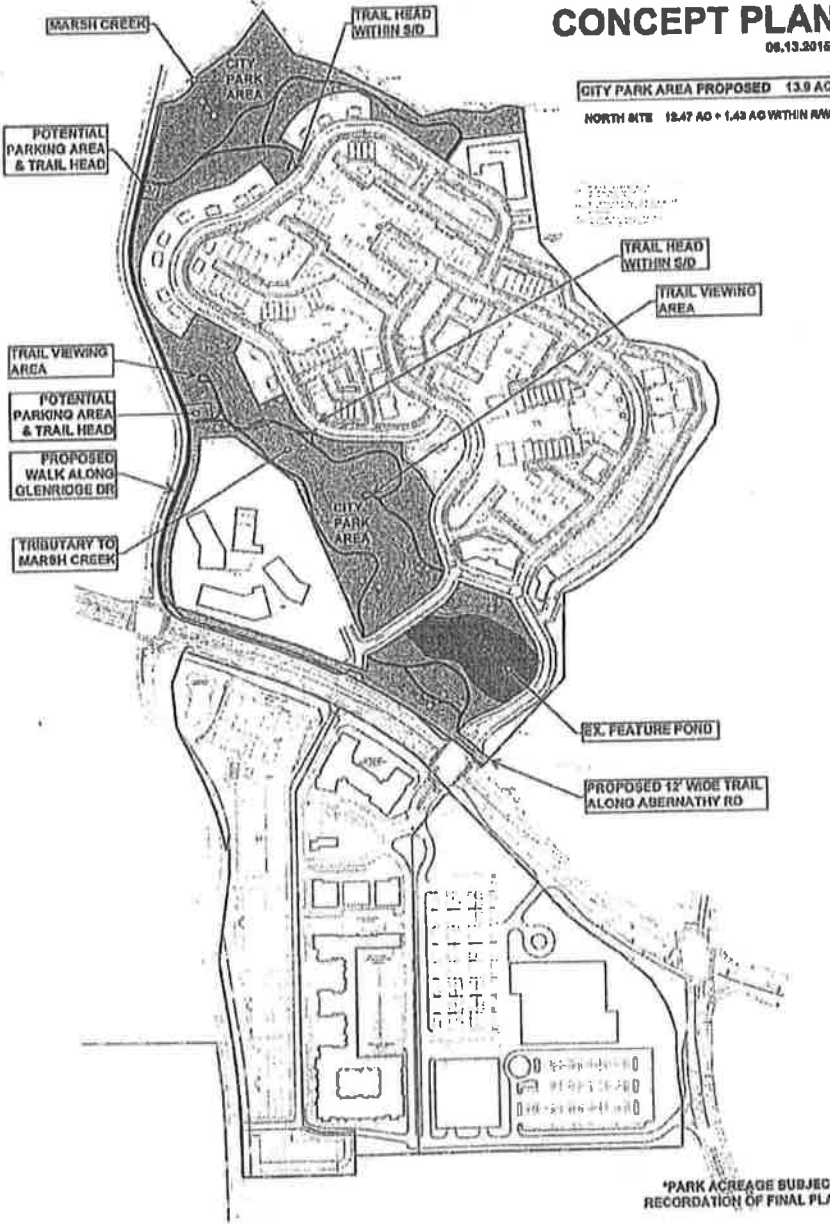
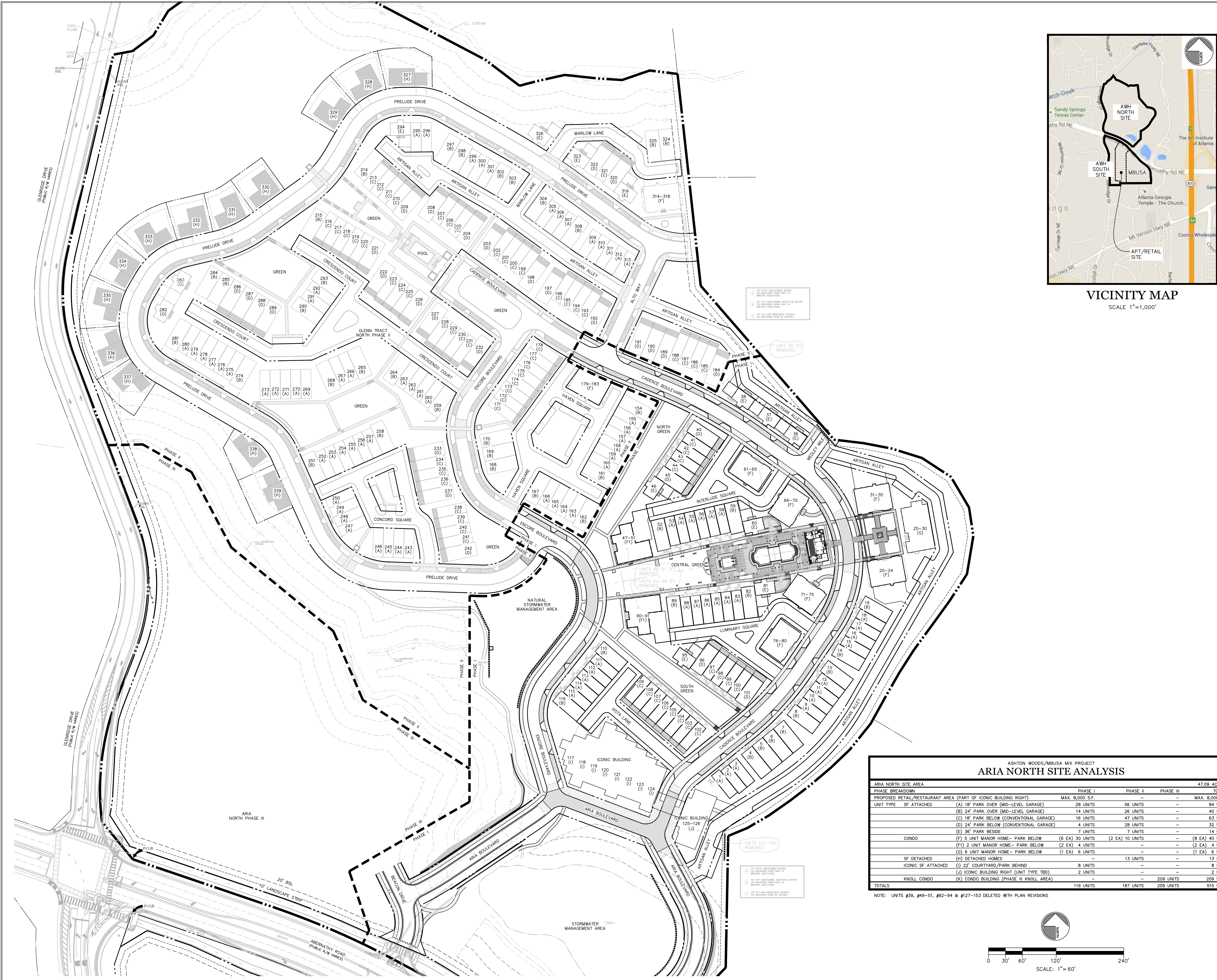


EXHIBIT B

Current Phasing Plan

[See attached]



VICINITY MAP
SCALE 1"=1,000'

CSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2018)
280 SETTLEDOWN COURT
ROSSELL, GEORGIA 30075
PHONE 770.331.7303
FAX 678.352.1515

THESE PLANS ARE THE PROPERTY OF CHRISTOPHER PLANNING & ENGINEERING (CP&E). THESE DOCUMENTS MAY NOT BE COPIED, REPRODUCED, USED OR IMPLEMENTED IN ANY WAY, IN PART OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF CP&E. ALL COMMON LAW RIGHTS OF COPYRIGHT ARE HEREBY SPECIFICALLY RESERVED.

SITE PLAN EXHIBIT
FOR:

ARIA
NORTH SITE
LAND LOT 34
17th DISTRICT
CITY OF SANDY SPRINGS,
FULTON COUNTY, GEORGIA

TEMPORARY ADDRESS NORTH TRACT:
740 ABERNATHY ROAD

FOR:

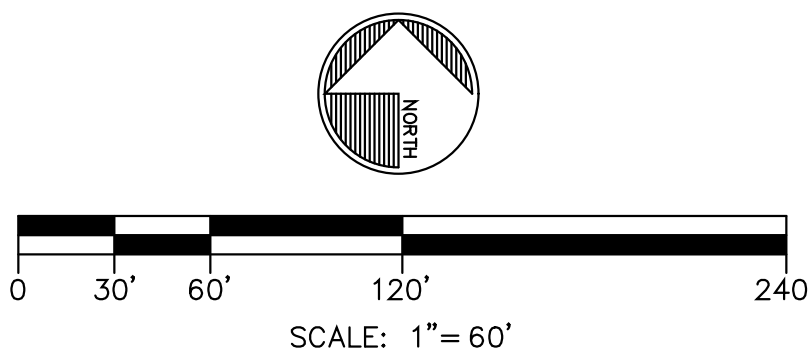
ASHTON WOODS
ASHTON ATLANTA RESIDENTIAL LLC
3820 MANSELL ROAD
SUITE 300
ALPHARETTA, GEORGIA 30022
PHONE 770.642.6123

REVISIONS

03.10.2016	FOOTPRINT UPDATE
07.26.2016	LAYOUT REVISION
08.03.2016	CLIENT COMMENTS
10.11.2016	UPDATE FOR ADDRESSING
11.09.2016	UPDATE FOR PLATTING
12.27.2016	UPDATE AMENITY

ASHTON WOODS/MBUSA MIX PROJECT ARIA NORTH SITE ANALYSIS					
ARIA NORTH SITE AREA		47.09 ACRES±			
PHASE BREAKDOWN		PHASE I	PHASE II	PHASE III	TOTALS
PROPOSED RETAIL/RESTAURANT AREA (PART OF ICONIC BUILDING RIGHT)		MAX. 8,000 S.F.			MAX. 8,000 S.F.
UNIT TYPE	(A) 18' PARK OVER (MID-LEVEL GARAGE)	28 UNITS	56 UNITS		84 UNITS
	(B) 24' PARK OVER (MID-LEVEL GARAGE)	14 UNITS	26 UNITS		40 UNITS
	(C) 18' PARK BELOW (CONVENTIONAL GARAGE)	16 UNITS	47 UNITS		63 UNITS
	(D) 24' PARK BELOW (CONVENTIONAL GARAGE)	4 UNITS	28 UNITS		32 UNITS
	(E) 36' PARK BESIDE	7 UNITS	7 UNITS		14 UNITS
CONDO	(F) 5 UNIT MANOR HOME- PARK BELOW	(6 EA) 30 UNITS	(2 EA) 10 UNITS		(8 EA) 40 UNITS
	(F1) 2 UNIT MANOR HOME- PARK BELOW	(2 EA) 4 UNITS			(2 EA) 4 UNITS
	(G) 6 UNIT MANOR HOME- PARK BELOW	(1 EA) 6 UNITS			(1 EA) 6 UNITS
SF DETACHED			13 UNITS		13 UNITS
ICONIC SF ATTACHED		(I) 22' COURTYARD/PARK BEHIND			8 UNITS
		(J) ICONIC BUILDING RIGHT (UNIT TYPE TBD)			2 UNITS
KNOLL CONDO		(K) CONDO BUILDING (PHASE III KNOLL AREA)			209 UNITS
TOTALS		119 UNITS	187 UNITS	209 UNITS	515 UNITS

NOTE: UNITS #35, #49-51, #92-94 & #127-153 DELETED WITH PLAN REVISIONS



DATE:
NOVEMBER 9, 2015

CP&E DRAWING NO:
2014104.10c.dwg

OVERALL SITE PLAN
(NORTH SITE)

SHEET NO.

EX.A

CHRISTOPHER PLANNING & ENGINEERING
2800 EXTENDING COURT
SUITE 100
ATLANTA, GEORGIA 30328
PHONE 404.361.1000
FAX 404.361.1001

SITE PLAN - EXHIBIT
PAGE

ARIA
NORTH SITE

PHASE 1
LOT 24
THE DISTRICT
FULTON COUNTY, GEORGIA
TRUSSELY ADDRESS NORTH TRACT
210 ADELAIDE ROAD

FOR

ASHTON WOODS
ASHTON ATLANTA RESIDENTIAL, LLC
3500 LAMAR ROAD
ALPHARETTA, GEORGIA 30022
PHONE 770.642.0123

REVISIONS

NO.	DATE	DESCRIPTION
1	03.13.2018	EXHIBIT UPDATE
2	07.26.2018	LAYOUT REVISION
3	08.03.2018	SCENE COMMENTS
4	11.01.2018	PHASE 1 & 2 LAYOUT
5	11.04.2018	UPDATE FOR LAYOUT
6	12.27.2018	UPDATE LAYOUT

DATE: 03/13/2018
DRAWN: J. HARRIS
CHECKED: J. HARRIS
OVERALL SITE PLAN
(NORTH SITE)

SHEET NO. **EX.A**



VICINITY MAP
SCALE 1"=1,000'

PHASE 1 NORTH SITE ANALYSIS

ANALYSIS	PHASE 1	PHASE 2	PHASE 3	PHASE 4
TOTAL AREA (AC)	10.0	10.0	10.0	10.0
IMPERVIOUS AREA (AC)	2.0	2.0	2.0	2.0
PERMEABLE AREA (AC)	8.0	8.0	8.0	8.0
IMPERVIOUS COEFFICIENT	0.20	0.20	0.20	0.20
PERMEABLE COEFFICIENT	0.80	0.80	0.80	0.80
TOTAL IMPERVIOUS (AC)	2.0	2.0	2.0	2.0
TOTAL PERMEABLE (AC)	8.0	8.0	8.0	8.0
TOTAL AREA (AC)	10.0	10.0	10.0	10.0
IMPERVIOUS PERCENT (%)	20	20	20	20
PERMEABLE PERCENT (%)	80	80	80	80
TOTAL AREA (AC)	10.0	10.0	10.0	10.0
IMPERVIOUS AREA (AC)	2.0	2.0	2.0	2.0
PERMEABLE AREA (AC)	8.0	8.0	8.0	8.0
IMPERVIOUS COEFFICIENT	0.20	0.20	0.20	0.20
PERMEABLE COEFFICIENT	0.80	0.80	0.80	0.80
TOTAL IMPERVIOUS (AC)	2.0	2.0	2.0	2.0
TOTAL PERMEABLE (AC)	8.0	8.0	8.0	8.0
TOTAL AREA (AC)	10.0	10.0	10.0	10.0
IMPERVIOUS PERCENT (%)	20	20	20	20
PERMEABLE PERCENT (%)	80	80	80	80

NOTE: IMPERVIOUS AREA IS BASED ON 10% IMPERVIOUS AREA REQUIREMENT.



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

September 16, 2024

City of Sandy Springs
Attn: Community Development
1 Galambos Way
Sandy Springs, Georgia 30328
Attn: LaQuita Williams

RE: Zoning Map Amendment
6511 Beacon Drive RZ24-002 (the "Application")

Dear LaQuita,

Please add this letter to the file of the Application to preserve the rights of AW Aria, LLC and Ashton Woods (collectively, the "Applicant") in connection with the Application.

Denial of the Application or approval of the Application with conditions unacceptable to the Applicant would be unconstitutional in that it would unreasonably impair and destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

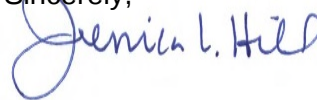
Denial of the Application or approval of the Application with conditions unacceptable to the Applicant would also be unconstitutional, illegal, null and void, constituting a taking of Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States, by denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

Denial of the Application or approval of the Application with conditions unacceptable to the Applicant would constitute an unreasonable and extreme hardship upon the Applicant, without remotely advancing the public health, safety and welfare and would constitute an arbitrary and capricious act by the City of Sandy Springs Mayor and City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Denial of the Application or approval of the Application with conditions unacceptable to the Applicant by the City of Sandy Springs Mayor and City Council would also violate the Applicant's rights under the First Amendment to the Constitution of the United States and would unconstitutionally discriminate, in an arbitrary, capricious and unreasonable manner, between the Applicant and owners of other similarly situated properties in the City of Sandy Springs in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Jessica L. Hill". The signature is written in a cursive, flowing style.

Jessica L. Hill

With Teams/Call-in option

100

**Online Attendees- Teams Meeting, Aria North Zoning Amendment
7/9/2024, Adjourned 6:47 pm**

1. Tess Drolet
2. Fariba
3. Sharon Korr
4. [REDACTED]
5. Josie/David Beckwith
6. [REDACTED]
7. [REDACTED]
8. Accardi, Carolyn
9. Cristy Toltzis
10. [REDACTED]
11. Stacy Mahr
12. Rachel Britt-Little
13. Liao, Wan-Chun
14. Newton, Kimberly
15. Steve Levetan
16. Kristel Coleman
17. [REDACTED]
18. [REDACTED]
19. [REDACTED]
20. [REDACTED]

Case RZ24-0002 – Community Meeting II
July 29, 2024 at 6 PM at
Sandy Springs City Hall

With Teams/Call-in option

Case RZ24-0002 – Community Meeting II
July 29, 2024 at 6 PM at
Sandy Springs City Hall

With Teams/Call-in option

[illegible]

**Aria North- Sandy Springs City Hall
Zoning Amendment Meeting
Teams Attendees
7/29/2024**

Courtney Feick

Agnes

David Rosenthal

Meredith Daniels-

Brandi Gresham

Helen Hampton

Christy Toltzis-

MEETING SUMMARY – CMI

July 9, 2024

A hybrid in person and virtual meeting was held at 6pm on July 9, 2024 at the Mt. Vernon Presbyterian Upper School located at 510 Mount Vernon Highway. The meeting lasted approximately an hour.

Homeowners within the Aria residential community had several questions about the proposal. First, they wanted to know why the trail improvements were not being dedicated to the City of Sandy Springs as previously planned. Second, they wanted to know when Ashton Woods became aware that the trail improvements were not going to be conveyed to the City of Sandy Springs. Third, they expressed concern regarding the impact on their homeowners' association taking ownership of the trail improvements. Requests were made for information on the financial impact with respect to taxes, insurance, maintenance of the pond and maintenance of the trails and also copies of the pond condition reports, the trail plat and reserve study. All requested documents were provided to the homeowners' association Board.

Additionally two representatives from the Sandy Springs Conservancy spoke regarding the request. Disappointment was expressed that the area would not be conveyed to the City of Sandy Springs and a suggestion was made that Ashton Woods should provide an alternative improvement to replace the lack of dedication.

MEETING SUMMARY – CMII

July 29, 2024

A hybrid in person and virtual meeting was held at 6pm on July 9, 2024 at Sandy Springs City Hall. The meeting lasted 30 minutes and was sparsely attended. A few attendees inquired what the zoning request was but no issues were raised at this meeting.