



# SANDY SPRINGS

GEORGIA

## BOARD OF APPEALS

Sherri Allen, Chair  
Justin Sparano, Vice Chair  
Jason Bodwell  
Jeffrey Howe  
Nathan Kongthum  
Kimberly Gay  
Susan Maziar

**Wednesday, April 8, 2026**

**Regular Meeting**

**6:00 p.m.**

The Board of Appeals 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](http://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. April 8, 2026 Board of Appeals Meeting Agenda  
*(Presented by Samantha Brown, Planning and Zoning Clerk)*

### IV. Approval of Meeting Minutes

- A. March 4, 2026 Board of Appeals Meeting Minutes  
*(Presented by Samantha Brown, Planning and Zoning Clerk)*

### V. Cases

- A. **2026-0006** V-25-56 - 8260 Grogans Ferry Road - Request for a Variance from Div. 9.2. to allow for construction of a retaining wall within the 50-foot vegetative buffer.  
*(Presented by LaQuita Williams, Planner II)*
- B. **2026-0007** V-25-65 - 250 Glen Lake Drive NW - Request for a Variance from Sec. 2.2.1. to increase the lot coverage percentage to 35.4% from 25% as required for RE-1 zoning district. **(Administrative Hold)**  
*(Presented by LaQuita Williams, Planner II)*

### 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.*

1 Galambos Way, Sandy Springs, Georgia 30328 • 770-730-5600 • [SandySpringsGA.gov](http://SandySpringsGA.gov)



# SANDY SPRINGS

GEORGIA

## P&Z STAFF REPORT Board of Appeals Meeting, April 8, 2026

Case: **V-25-56 – 8260 Grogans Ferry Road**  
Staff Contact: LaQuita Williams(lwilliams@sandyspringsga.gov)  
Report Date: April 3, 2026

REQUEST
Request for a Variance from Sec. 9.2.3.A.1. to construct a retaining wall within the 50-foot undisturbed stream buffer at the rear of the property.

APPLICANT		
Property Owners:	Petitioner:	Representative:
William and Erin Enzweiler	Andrew Ward	Andrew Ward

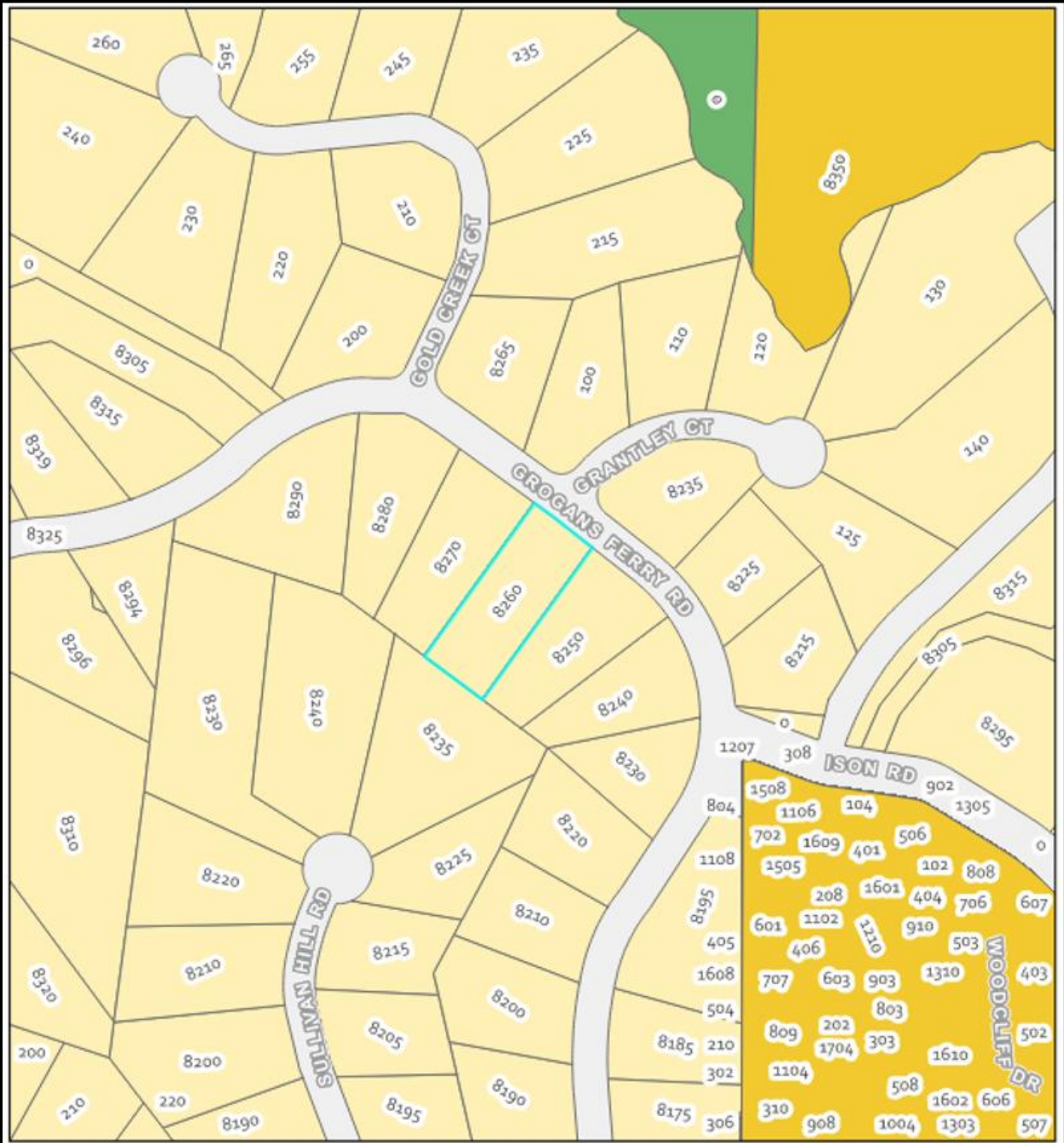
RECOMMENDATIONS
<b>Department of Community Development</b>
Staff recommends <b>Approval with Conditions</b> of Variance V-25-56

MATERIALS SUBMITTED AND REVIEWED
<p><b>Materials</b></p> <ol style="list-style-type: none"> <li>1. Application received on February 16, 2026</li> <li>2. “Stream Buffer Variance Application” received on November 4, 2025</li> <li>3. “Backyard photos.zip” received on November 4, 2025</li> </ol> <p><b>Plans</b></p> <ol style="list-style-type: none"> <li>1. “Grogans Ferry Slope Rpt.pdf” received on March 9, 2026. Prepared by Survey Land Express, Inc and stamped by Eugene A. Stepanon.</li> <li>2. “SITE PLAN (1) 8260 Grogans Ferry.pdf” received January 14, 2026. Prepared by Survey Land Express, Inc and stamped by Eugene A. Stepanon.</li> </ol>

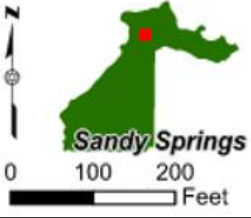
<b>PROPERTY INFORMATION</b>	
Location:	8260 Grogans Ferry Road (17 002900050261)
Council District:	Council District 2 – Melody Kelley
Neighborhood:	Grogan’s Bluff Neighborhood Association
Road frontage:	Approximately 105 feet on Grogans Ferry Road
Lot Depth	Approximately 263 feet
Acreage:	Approximately 0.64 acre
Current Zoning	RD-18 (Residential Detached – 18,000 SF minimum lot size)
Existing Land Use:	Single-Family detached
Previous Zoning Cases:	1981Z-0018 (Fulton County rezoning from R-2 to R-3)
Character Area:	Protected Neighborhood

<b>EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY</b>			
<b>Location relative to the subject property</b>	<b>Zoning</b>	<b>Address(es)</b>	<b>Land area (acres) (approximate)</b>
North	RD-18 / Residential Detached	100 Grantley Court	0.65
Northeast	RD-18 / Residential Detached	8235 Grogans Ferry Road	0.50
Southeast/East	RD-18 / Residential Detached	8250 Grogans Ferry Road	0.64
Southwest	RD-18 / Residential Detached	8235 Sullivan Hill Road	1.12
West	RD-18 / Residential Detached	8270 Grogans Ferry Road	0.71
<b>PROPOSED DEVELOPMENT</b>			
-	RD-18 / Residential Detached	8260 Grogans Ferry Road	0.64

**CHARACTER AREA MAP**



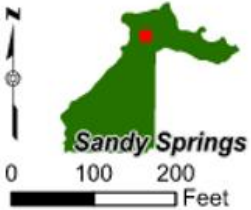
**8260 GROGANS FERRY ROAD**



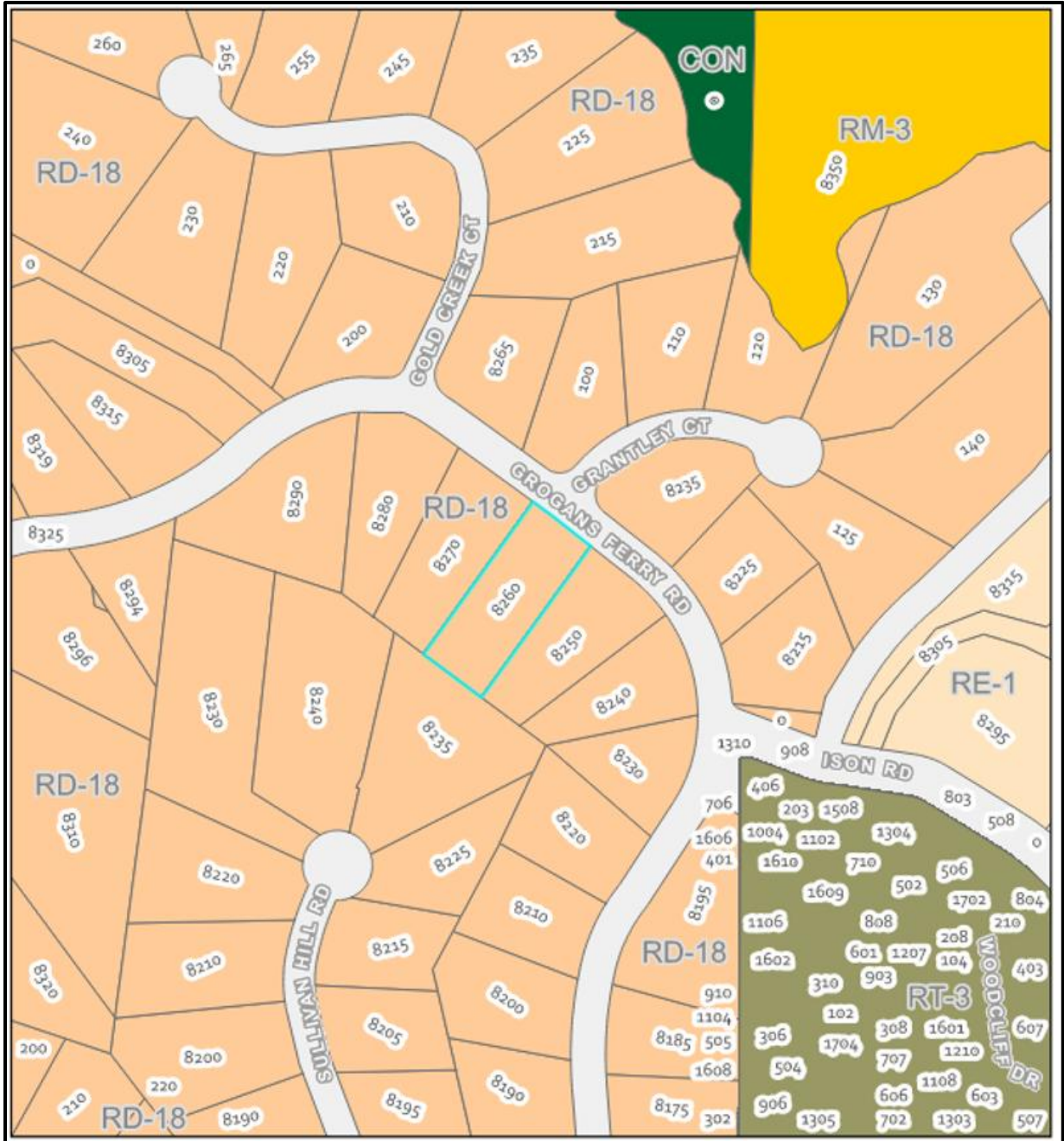
- Character Areas**
- Conservation Areas/Parks
  - Protected Neighborhood
  - Urban Neighborhood



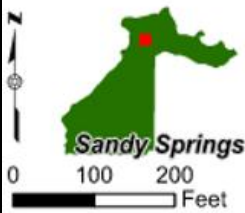
8260 GROGANS FERRY ROAD



**ZONING MAP**

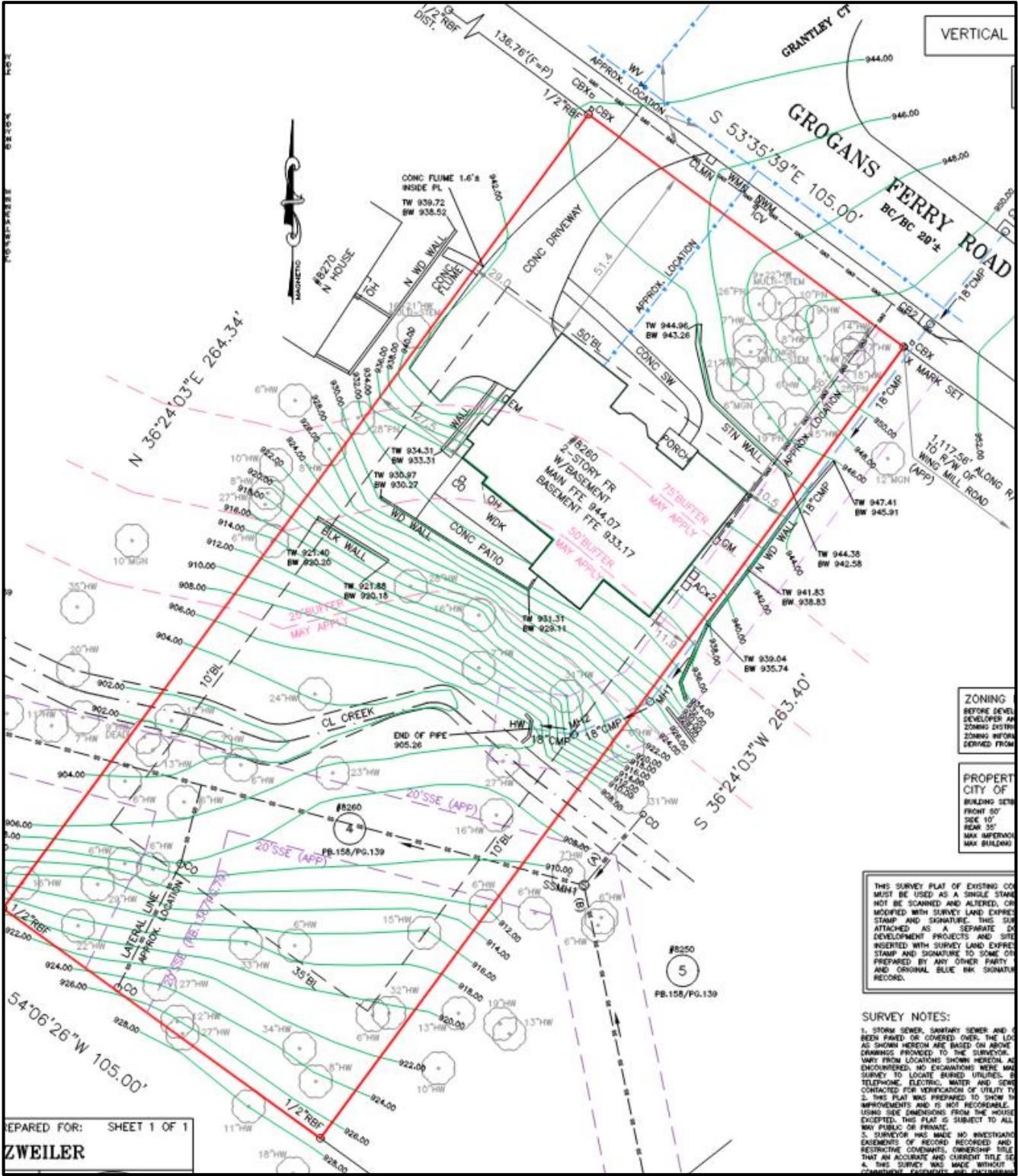


**8260 GROGANS FERRY ROAD**



**Zoning (Adopted 8-15-2017)**

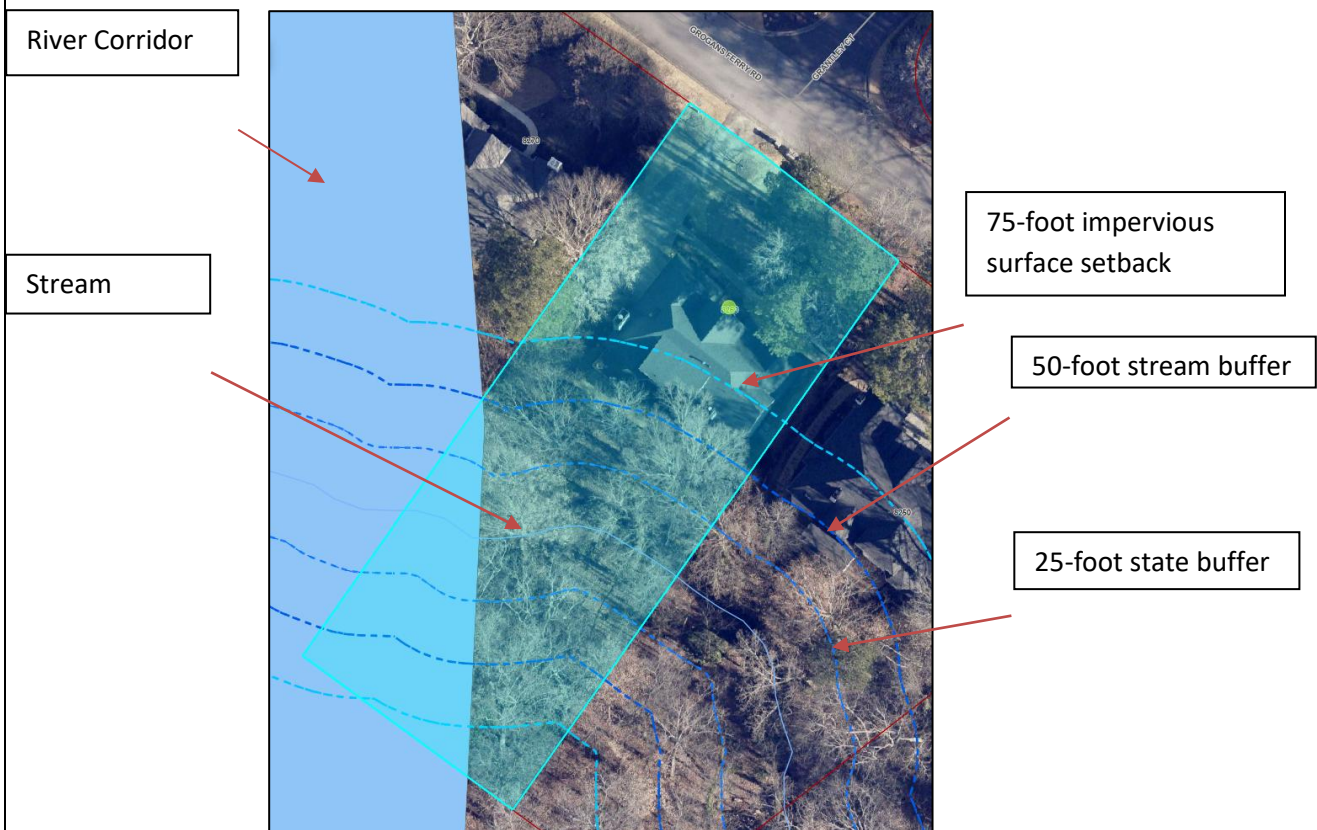
- CON - CONSERVATION AND OPEN SPACE
- RE - RESIDENTIAL ESTATE
- RD - RESIDENTIAL DETACHED
- RM - RESIDENTIAL MULTI-UNIT
- RT - RESIDENTIAL TOWNHOUSE



## EXISTING DEVELOPMENT

The 0.64-acre subject property is zoned RD-18 (Residential Detached – 18,000 square-foot minimum lot size) is located within the Grogans Bluff Neighborhood. According to Fulton County records, the home was built in 1985 and the homeowners acquired it in 2020. The two-story home has a two-car garage and a timber retaining wall in the rear of the home. The parcel is located in the northwest part of the city and west of Interstate 400 and Roswell Road.

The southwest portion of the rear yard falls within the Chattahoochee River Corridor area. Based on the survey, there is a stream in the rear yard that transverses east to west towards the Chattahoochee River. The highest portion of the property is located at the front of the property along the roadway, Grogans Ferry Road, and then slopes downwards towards the stream in the rear, approximately halfway to the rear property line. The land drops drastically immediately behind the home, 28ft down to the stream (48% slope). The land then slopes upward (22% slope) from the stream to the rear property line. The stream buffers encumber most of the property and the house sits within the 75-foot impervious surface setback and a small portion within the 50-foot natural undisturbed vegetative buffer (50-foot stream buffer).





*View of front of home*



*View of backyard*



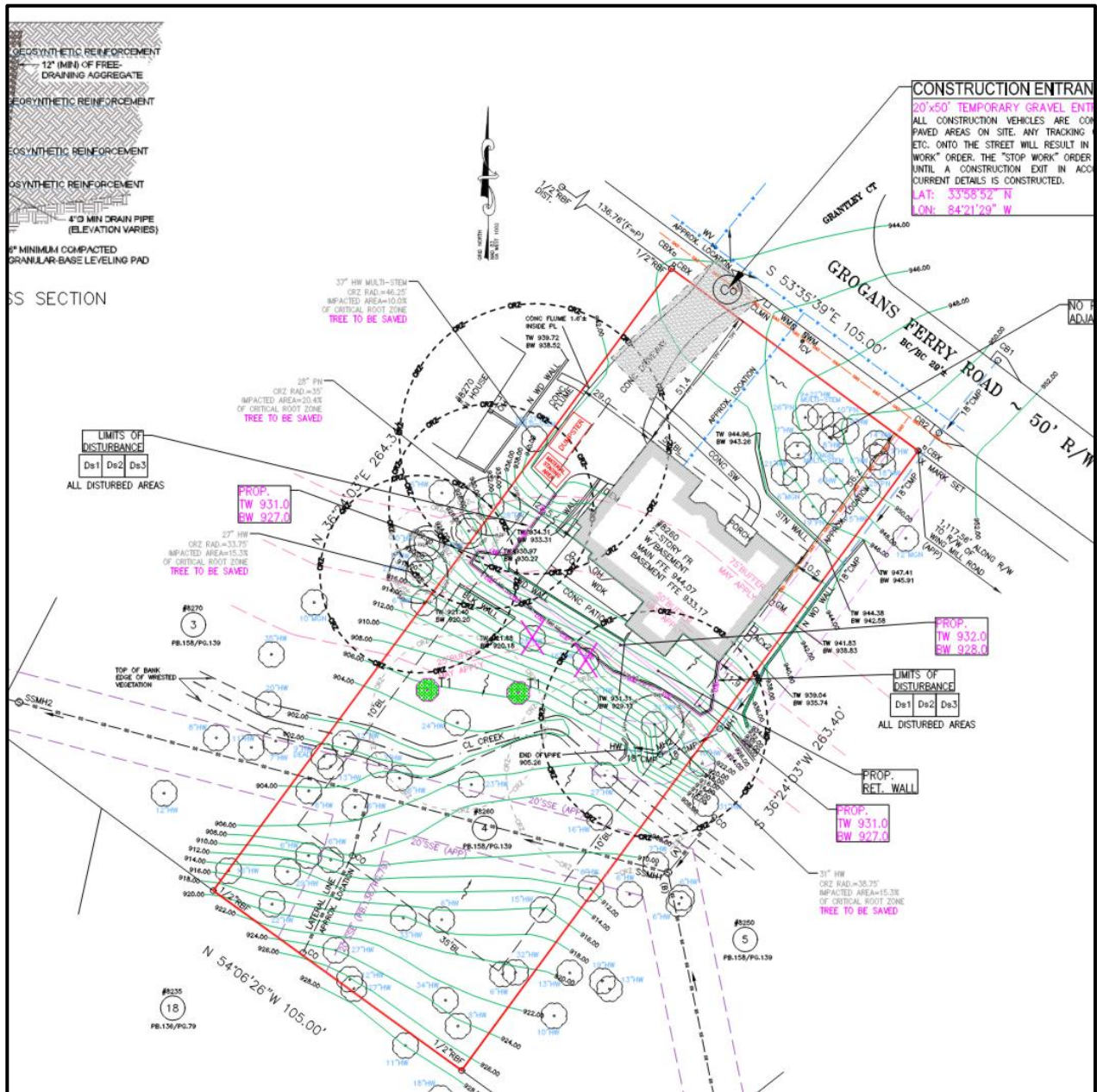
*View of the rear yard facing northwest*



*View of rear yard facing southeast\**

\*Image provided by the applicant

**SITE PLAN** (received February 16, 2026)





## V-25-56 VARIANCE CONSIDERATIONS

Per Section 11.6.4. of the Development Code, the following list of approval criteria for a Stream Buffer Variance provides guidance for making decisions on approval:

**1. *The following factors will be considered in determining whether to issue a variance:***

**a. *The shape, size, topography, slope, soils, vegetation, and other physical characteristics of the property;***

Finding: The existing home is located within the 75-foot impervious surface setback, leaving limited buildable yard area between the home and the stream buffers. Due to the steep downward slope behind the existing retaining wall, additional stabilization measures are necessary to prevent erosion and maintain usable yard space. According to the geotechnical report provided by the applicant, the existing wall is showing signs of early failure and staff agree that a replacement wall is necessary.

**b. *The locations of all state waters, wetlands, floodplain boundaries and other natural features on the property, including along property boundaries, as determined by field survey;***

Finding: Given the building setback lines and the stream buffers, only 2,056 square feet of the property is buildable without a variance. The existing home and retaining wall are already within the 75-foot impervious surface setback and 50-foot stream buffer.

**c. *The location and extent of the proposed buffer or setback intrusion;***

Finding: The stream traverses the rear yard of the subject property, which results in the application of the 25-foot state buffer, 50-foot undisturbed buffer, and 75-foot impervious surface setback on both sides of the stream corridor. Due to the location of the stream and the associated buffers and setbacks extending across the rear portion of the lot, a significant portion of the buildable area is constrained. As a result, strict compliance with the buffer and setback requirements would substantially limit reasonable use of the rear yard and restrict typical site improvements.

**d. *Whether alternative designs are possible which require less intrusion or no intrusion;***

Finding: Due to the location of the stream and the associated 25-foot state buffer, 50-foot undisturbed buffer, and 75-foot impervious surface setback extending on both sides of the stream, a substantial portion of the property, including the entire rear yard, is encumbered by buffer and setback requirements. As a result, the remaining buildable area on the property is significantly limited and any improvement would require a variance.

**e. *The long-term and water quality impacts of the proposed variance; and***

Finding: The replacement and extension of the retaining wall is not expected to have significant long-term or water quality impacts, as the wall will stabilize the slope and reduce the potential for erosion and sediment runoff into the stream. Given the limited scope of the extension and the stabilization benefits associated with replacing the failing wall, the long-term and water quality impacts of the proposed variance are expected to be minimal.

**f. Whether issuance of the variance is at least as protective of natural resources and the environment.**

Finding: The proposed variance is considered to be at least as protective of natural resources as strict application of the ordinance, as the project includes replacement of a failing retaining wall and slope stabilization, which will reduce erosion and sediment runoff into the stream. The majority of the buffer will remain undisturbed, and erosion and sedimentation controls will be required during construction. Therefore, the variance is expected to be at least as protective of the environment as the existing conditions.

**COMMENTS FROM OTHER PARTIES**

**Sandy Springs City Engineer:**

Geotechnical Report reviewed. Report notes soils have moved and/or settled and that the existing timber wall appears to be in the early stages of failure. The report recommends new wall for protection of slopes and continued stability of the structure.

**Sandy Springs Arborist:**

If approved, the project would be required to adhere to Division 9.3, Tree Conservation, of the Sandy Springs Development Code.

**Sandy Springs Deputy Building Official:**

No comment provided.

**Sandy Springs Land Development Manager:**

No comment provided.

**Sandy Springs Chief Environmental Compliance Officer:**

We recognize that there are topographical and buffer challenges causing hardship.

**Sandy Springs Fire Marshal:**

No comment provided.

**Sandy Springs Transportation Planner:**

No comment provided.

**Correspondence Received:**

No comment provided.

**DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS**

Staff recommend **Approval with Conditions** of Variance V-25-56 a request for relief from Sec. 9.2.3.A.1. to construct a retaining wall within the 50-foot undisturbed stream buffer at the rear of the property with the following conditions:

1. That the restoration and mitigation plan be approved by the Director of Community Development and and
2. That construction be substantially similar to the provided site plan *SITE PLAN (1) 8260 Grogans Ferry.pdf* received January 14, 2026. Prepared by Survey Land Express, Inc and stamped by Eugene A. Stepanon.

# Q&A: Chris Carr discusses run for governor, public safety, tax cuts

By Isabelle Manders  
imanders@mdjonline.com

*Editor's note: The Marietta Daily Journal is conducting a series of interviews with Georgia gubernatorial candidates. This is the third in the series, with Attorney General Chris Carr.*

**MARIETTA** — Having served as Georgia's attorney general since 2016, Chris Carr has now set his sights on the governor's mansion, launching a bid to succeed Brian Kemp as the state's chief executive.

Carr sat down with the Marietta Daily Journal last week to discuss his platform, including his approach to immigration, taxes and economic development.

Candidate qualifying begins Monday and runs through Friday. Over the last few months, more than a dozen candidates have thrown their hats into the ring.

Primaries are scheduled for May 19, with a June 16 runoff if needed. The general election is Nov. 3.

The following interview has been edited for length and clarity. A longer version of the interview is online at mdjonline.com.

♦♦♦  
**MDJ: Why are you running for governor?**  
**Chris Carr:** I'm running



Georgia Attorney General Chris Carr sits down with the Marietta Daily Journal on Feb. 18 to talk about his run for governor.



for governor because Georgia is the model for the nation as it relates to jobs and safety. We have built what we have now, these successes, over many years, and it's because the private sector and the public sector come together. We've had great leaders like Brian Kemp and Nathan Deal and Johnny Isakson and Saxby Chambliss.

That's the model that we need to make sure we continue to have going forward, focusing on low taxes, education, safety and continuing to make sure that Georgia is the model for the nation.

**Q: What would be your top priorities?**

**A:** Jobs and safety. ... The only way we're going to continue to be successful is to have a low tax base, continue to focus on education and literacy, focus on investment in infrastructure and keep people safe.

... We (the AG's office) now have the authority over domestic terrorism, human trafficking, gangs and organized retail theft. I believe that's what government is supposed to do — keep people safe. ... Nobody locates a business in a place they don't feel safe. You don't expand your customer base in (or visit) a place you don't feel safe. ... If we focus on jobs ... a lot of other problems go by the wayside.

**Q: Georgia is consistently ranked as one of the top states for business in the country. What does the next governor need to do to continue this trend?**

**A:** We started this run of 12 years as the top state ... when I was the commissioner of economic development, and I'm proud of that. ... It shows that we actually care about solving problems for business. ... We have got an incredible logistics network. We've got the busiest airport. We've got the ports in Savannah and Brunswick. We've got to continue to invest there. ... I think that we can be the No. 1 logistics location in the country, if not the world, because of the technology that we have.

... (Artificial intelligence) is here. We can either lead or we can get run over. We've got to make sure that we can unleash the good that can come with AI, and be smart about putting guardrails on AI.

... I think we can responsibly lower our income tax ... to about 2% or 3%, maybe over time do away with it, but we don't want to shift the burden from the individual to business. ... I think there's ideas like what North Carolina has ... where you take surplus funds and you buy down on the income tax (over time).

The thing I hear most about is property taxes. ... At a minimum, we've got to cap property taxes at 2% or 3%, or maybe the rate of inflation.

... And then safety ... continuing to focus on gangs, on human trafficking, organized retail theft. ... We've got to focus on literacy and aligning education to the jobs of the future. I worry about the mental health of our kids. I worry about the fact that mental health is the root cause of poverty and homelessness, but also in our prisons and our jails, most of the people there are struggling with addiction or behavioral health issues. ... We owe it to the people of our state to make sure we do all we can, and the governor has a key role in that. When governors make issues, issues, it matters.

**Q: There are dueling bills in the legislature to eliminate Georgia's income tax or property tax? What would you support as governor?**

**A:** I would support lowering the income tax based on a fund like North Carolina has ... I am not in favor of what the lieutenant governor has

## THE CHRIS CARR FILE

**Name:** Chris Carr  
**Occupation:** Georgia Attorney General  
**Party:** Republican  
**Age:** 54  
**Residence:** Dunwoody  
**Hometown:** Lansing, Michigan  
**Family:** Wife and two daughters  
**Education/Military Service:** University of Georgia BBA in 1995, Juris Doctor degree in 1999  
**Campaign website:** <https://carrforgeorgia.com>

proposed, which is do away with economic incentives, or shift the burden from people to business. ... Businesses are people, and we have an obligation to continue to create an environment where businesses create jobs and transform families. ... I am in favor of buying down on the income tax. ... But the bigger issue is property taxes, and the biggest issue ... that I hear are the assessments, so I'd be in favor of capping those assessments.

**Q: Some argue when you lower these taxes, it's shifted to the sales tax.**

**A:** Not if you use a surplus, but if you do what some of the other people are saying, absolutely, you're going to have to raise sales tax.

**Q: There are currently three Republican candidates in the race that are able to self fund a portion or all of their campaign. How do you overcome that?**

**A:** ... There are three guys trying to buy this race, and one guy's trying to earn it. And I think relationships matter. ... The last time that me, the lieutenant governor and the secretary of state were on a primary ballot together was 2022. I got 840,000 votes that day. I got 75% of the vote in my race. The secretary of state got about 611,000 votes, and the lieutenant governor got 550,000 votes. And the lieutenant governor had his dad's money, and he had the president's endorsement then, and I got 50% more votes than he did. ... I've raised more money than any candidate for an open governor's race in history right now, but sure, the other folks are going to say they can put in loans, but we've seen that in this state before.

... Democrats have won six times in the last five years statewide in Georgia, and the candidates that we've had that have lost have said, 'I've got the money and I've got one endorsement,' and it's lost all of those races for us.

**Q: How do Republicans reverse this recent statewide trend?**

**A:** You appeal to what is growing in Georgia ... the persuadable or independent voter. If you go back to '22 ... 6% of Georgia voters voted for Raphael Warnock ... and voted for Brian Kemp, which makes no sense politically, until you break down who that voter is. They are college-educated women and men all over Georgia. They're 30 to 55 years old. They care about jobs, safety, education, affordability, don't want to talk about social issues the way the right or the left traditionally has, and candidate quality matters. If Republicans are going to win and continue to maintain the majority in our constitutional offices, if we're going to keep the House, then we have to be able to appeal to that persuadable voter.

... I am the only candidate that can win the primary and the general that is running as a Republican right now. If we don't have that candidate, then it could be a landslide for Democrats on the other side. ... And we know we can do it with my record, with my bio, with my experience and relationships.

**Q: What do you make of the FBI raid on the elections office in Fulton County?**

**A:** ... If we're going to win in 2026, we got to focus on the issues that people are talking about and care about, partic-

ularly that persuadable voter ... none of which is the 2020 election. ... I am a rule of law guy. ... If anyone gives me a name or evidence of someone committing a crime as it relates to elections, I will prosecute it in a minute, but I have not received one name in the 10 years I've been attorney general to prosecute criminally. ... Up to this point, nobody has provided me with evidence of any statewide, widespread voter fraud such that would overturn the election.

**Q: Do you support expanding Medicaid in Georgia?**

**A:** I would like for the federal government to give us flexibility to build a system in this state that allows us to address the needs of Georgia. ... There is no doubt that healthcare affordability is a big issue. ... It's an economic development issue. It's very difficult to recruit companies. ... But we also cannot undercut those that have invested in their community based on a set of rules that we have and created great systems and provided good opportunities. ... Working with our healthcare providers ... local communities ... docs, we will come up with a system that I am confident addresses the needs of Georgia, because what Georgia needs is different from New Hampshire or California.

**Q: Would you support any changes to Georgia's gun laws?**

**A:** It always drives me crazy when somebody else uses a gun illegally or improperly, somebody wants to come get my gun. I'm a big believer in the Second Amendment. ... I'm more concerned about mental health, though, that's what we need to focus on. The root cause of poverty and homelessness is mental health. Mentally healthy people don't shoot up schools ... businesses ... bases (or) offices. The problem is, in the mid 2000s, the federal government came in and said, 'You got to shut down all your institutions because we think it's now immoral and unethical and illegal.' So we did, and now ... because they wanted to socialize folks back in their local community, we've got people in our presence ... on streets, they need help. And I appreciate that the governor and the Legislature put some money into that, but we've got to do more. We can put together a regional network of mental health facilities and some places for some violent criminals that will help our law enforcement officers. ... That's the issue that needs to be addressed, not taking away a law abiding citizen's gun. ... It's going to take federal, state, local government involvement, for-profit, non-profit and faith-based groups ... to deal with that.

**Q: What is the appropriate role for the governor in immigration enforcement?**

**A:** The federal government's primary function is the defense of the nation, and immigration is part of that. The problem we had in the Biden years is that they ... weren't securing the border, and therefore the states have to deal with those issues that come along. ... Now we have a president that's engaged (and) ... secured the border. If I were governor, I would be advocating for the immediate deportation of violent criminals. We sued the Biden administration for this. The federal government is supposed to do that. ... But look, I don't think anybody should lose their lives over any law enforcement action, starting with law enforcement officers or any individual. There is due process. I believe in the rule of law, and if somebody is here illegally, there is a process to deal with that.

**Q: How do you balance border security concerns with the economic realities facing Georgia employers?**

**A:** ... When your state is built on agriculture, manufacturing, trade, hospitality and construction is the backbone. I am all for Georgians getting first dibs on those jobs, but I am not for Georgian businesses suffering. Seems to me that right now the president could use his bully pul-

pit and the political heft that he has, work with Congress, and let's modernize the system so where there are not Americans and Georgians to take jobs, then there has to be a temporary worker program. ... We are educating some incredibly intelligent students. ... They're from overseas, but we give them a diploma, we send them home to compete against us. It's absolutely nuts. And there has to be some humane way to deal with children who were brought here that had no choice, that have lived here all their lives, going to college, technical school, military. There just has to be a way to deal with that. ... It will impact a state like ours. I want Georgians to get first dibs, but I do not want our businesses to suffer.

**Q: As the state grows, traffic continues to get worse. What do you see as a solution?**

**A:** ... I am in favor of the HOT (high occupancy toll) lanes that we're going to be building on the north side of (Interstate) 285.

... We are a logistics hub. We're two days by rail and truck and two hours by plane ... to 80% of the US market. ... I would like for us to look at the inland port model even more than we use, ... take the containers from the Port of Savannah, put them on rail cars, ship them up, like we have in Murray County. There's gonna be one opening up in Gainesville. I think we can look at the western side of the state ... and the eastern part of the state, where you get trucks off the road by shipping these containers beyond metro Atlanta.

... You have to target the congestion points. ... I think toll roads ... should be a part of that option. ... If you're going to use mass transit, it seems to be bus rapid transit makes the most sense, because you can then modify the routes to where people actually are. The problem with rail is you've got to commit and you're going to presume that people are always going to be there. ... That may or may not be the case.

... Unfortunately ... too many people ... will sit in their car and ... look at the person to their right and left and say, 'Well, I wish they'd take mass transit,' not, 'It's an option for me.' So if you're going to do it, it seems like you've got to think differently. ... Using an Uber model for maybe buses, for vans. Maybe that's an option.

But technology is a piece. ... (Traffic) to me, is a very important quality of life issue. How do we incentivize the private sector to be a partner in it too? Unless that entrepreneurial spirit, partner with the state as we've done in other things, and truly solve the problem.

**Q: As governor, what specific changes would you make to strengthen enforcement of Georgia's Open Records and Open Meetings Laws?**

**A:** I'm a big fan of supporting the Open Meetings and Open Records Act.

... I appreciate that our office has the mediation program. Open records issues have more teeth. Open meetings are a little bit more of a challenge, but you've got to sit down and get everybody at the table if you're going to be making any changes to either one of those.

... (I'm) the only attorney general in the state history to successfully prosecute somebody for violation of Open Meetings, Open Records Act. The city of Atlanta.

**Q: Do you support building more data centers? How do you balance their needs for power against other rate payers and high costs?**

**A:** ... I am never going to force a data center on a community that doesn't want it, but I am not going to stand in the way of a community that does. ... Because it could be transformative for that community. ... Fortunately, we're not like a lot of other states, because we have a good ... power infrastructure, so data centers have not driven up, in Georgia, the cost to homeowners or existing business. We want to keep it that way.

**SANDY SPRINGS NOTICE OF VARIANCES**

Petition Number: V-25-65

Petitioner: Abe Wu

Property Location: 250 Glen Lake Drive NW  
Parcel # 17 012300010112

Current Zoning: RE-1

Request: Request for a Variance from Sec. 2.2.1. to increase the lot coverage percentage to 35.4% from 25% as required for RE-1 zoning district.

Public Hearings: Board of Appeals  
Wednesday, April 8, 2026 at 6:00 p.m.

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

Virtual Options: The meeting will be live-streamed at [www.sandyspringsga.gov/stream](http://www.sandyspringsga.gov/stream). For instructions on how to provide public comment during Public Hearing, please visit <http://spr.gs/publiccomment>.

**SANDY SPRINGS NOTICE OF VARIANCES**

Petition Number: V-25-56

Petitioner: Andrew Ward

Property Location: 8260 Grogans Ferry Road  
Parcel # 17 002900050261

Current Zoning: RD-18

Request: Request for a Variance from Div. 9.2. to allow for construction of a retaining wall within the 50-foot vegetative buffer.

Public Hearings: Board of Appeals  
Wednesday, April 8, 2026 at 6:00 p.m.

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

Virtual Options: The meeting will be live-streamed at [www.sandyspringsga.gov/stream](http://www.sandyspringsga.gov/stream). For instructions on how to provide public comment during Public Hearing, please visit <http://spr.gs/publiccomment>.

**SANDY SPRINGS NOTICE OF ATLANTA REGIONAL COMMISSION METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

Petition Number: RC-26-0155

Petitioner: Edhem Foric  
6360 River Overlook Dr.  
Sandy Springs, GA 30328

Property Location: 6360 River Overlook Dr.  
Sandy Springs, GA 30328  
Parcel: 17 016800020133  
LL 168 & 171, 17th District  
Council District 6

Site Acreage: 0.65 acres

Request: The property owner proposes a driveway expansion, garage relocation and front entry re-model. The site is located in Category "C" with a proposed impervious area of 1,966 SF.

Public Hearing: Mayor and City Council  
April 7, 2026, at 6:00 p.m.

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

Virtual Option: At [www.spr.gs/pm](http://www.spr.gs/pm). For instructions on how to provide public comment during the Public Hearing, please visit <http://spr.gs/publiccomment>.

# Buckhead Landscape & Design

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Date: \_\_November 3<sup>rd</sup>, 2025

To:

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

## **Subject: Letter of Intent – Variance Request for Retaining Wall within 50-Foot State Stream Buffer**

Dear Members of the Community Development Department and Variance Review Board,

I am submitting this Letter of Intent in support of our application for a variance to construct a retaining wall within the 50-foot state stream buffer at the rear of the property located at 8260 Grogans Ferry Rd. The purpose of this improvement is to stabilize an actively eroding slope that is compromising both the structural integrity of the home and the environmental health of the buffer area.

Given the unique slope and subsurface conditions at this rear yard, strict compliance with the 50-foot undisturbed buffer would preclude any practicable mitigation of the ongoing soil movement. Our proposed solution is the minimum viable intrusion into the buffer, with the retaining wall alignment closely following the existing toe of slope to minimize disturbance while providing essential stabilization.

We are submitting a comprehensive tree preservation strategy, and we commit to post-installation native species plantings within the buffer to offset any minor tree loss. This approach ensures both immediate stabilization and long-term enhancement of the natural canopy and root structure.

From a water-quality and erosion-control standpoint, the current condition of the site is degrading the buffer's function. Our proposed stabilization plan will restore and enhance the buffer's performance, preventing further sedimentation and runoff into the adjacent waterway.

We respectfully request the city's consideration of a variance under Section 9.2.4.B.1 of the City of Sandy Springs Development Code, as the physical constraints of the parcel—steep

grade, soil composition, and house location—existed prior to December 12, 2005. Without intervention, the house and adjacent natural area will continue to experience degradation and potential failure.

We believe this project, with its proposed mitigation and monitoring plan, will ultimately leave the buffer in a condition that is as protective, or more so, than if the wall were built outside the buffer while allowing the current erosion and slope instability to continue.

In summary, this variance is both necessary and environmentally responsible. It balances the preservation of natural resources with the safety and stability of existing structures. We appreciate your consideration and look forward to working collaboratively with the City of Sandy Springs to ensure that the project aligns with both environmental protection standards and community values.

Sincerely,

Andrew Ward  
Buckhead Landscape & Design

## **Stream Buffer Variance Analysis**

**Project:** 8260 Grogans Ferry Road, Sandy Springs, GA 30350

**Applicant:** BLD Team (Andrew Ward)

**Owner:** Will Enzweiler

**Surveyor:** Survey Land Express, Inc. – GA RLS No. 2850

**Jurisdiction:** City of Sandy Springs

**Zoning District:** R-2 (Single Family Residential)

**Parcel ID:** 17 007400020137

**Watershed / Receiving Stream:** Unnamed tributary to Bull Sluice Lake

**Stream Classification:** Perennial stream (State Waters)

**Applicable Buffers:** 50' undisturbed natural vegetative buffer + 25' additional impervious setback (total 75')

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### **1) Project Overview**

The property at 8260 Grogans Ferry Road currently has a steeply sloped rear yard that is largely unusable and contributes to drainage and erosion issues. The homeowner seeks to create a safe, functional, and aesthetically cohesive outdoor space that aligns with the property's existing grade and vegetation.

The proposed improvements include:

- Retaining walls and stone steps to stabilize the slope and provide usable terraces.
- Drainage improvements to reduce runoff velocity and protect the stream corridor.
- Tree preservation efforts to minimize canopy loss and protect root systems.

The work will occur near the rear property line, where the existing topography naturally falls toward the stream. Minor buffer impacts are unavoidable but will be minimized through careful layout and construction methods.

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### **2) Existing Conditions**

- **Topography:** Grades fall sharply from the residence down toward the northwest property line and stream corridor.
- **Hydrology:** A perennial stream runs along the northwest edge of the property, within a steep drainage swale.

- **Vegetation:** The rear yard contains a mix of mature hardwoods and evergreens. Several trees are near the proposed wall alignment; these have been located and tagged on the survey.
  - **Utilities:** Existing A/C units, utilities, and patio hardscapes are located near the house, limiting uphill relocation of improvements.
- 

### **3) Regulatory Context**

Under Sandy Springs Development Code Section 9.2.2 – State Waters Buffer Protection, this property is subject to a 75-foot total buffer (50’ undisturbed + 25’ setback). Any disturbance within this area requires a Stream Buffer Variance.

The variance application must demonstrate:

- That site conditions create a hardship under full compliance,
  - That alternatives have been evaluated,
  - That the design minimizes buffer disturbance, and
  - That mitigation measures protect stream function and water quality.
- 

### **4) Requested Variance**

The applicant requests permission to allow limited grading and construction within the outer 25-foot impervious setback for:

- Installation of retaining wall and stone steps,
  - Associated drainage improvements, and
  - Limited landscape restoration and stabilization.
- 

### **5) Hardship & Site Constraints**

- The steep existing slope makes the rear yard unsafe and nonfunctional without structural stabilization.
- The home’s existing position and fixed utilities prevent locating improvements farther upslope.

- The buffer area occupies nearly half of the rear yard, leaving little space for compliant solutions.
  - Without relief, the property owner cannot reasonably improve or stabilize the slope, creating a hardship inconsistent with the intent of the code.
- 

## **6) Alternatives Analysis**

Three alternatives were evaluated:

### **A. No-Build / Minimal Work:**

Fails to address erosion and safety issues; slope continues to degrade.

### **B. Tiered Walls and Steps:**

Creates greater buffer disturbance, requires deeper excavation near stream, and poses higher tree and soil stability risks.

### **C. Single Retaining Wall at Toe of Slope:**

Allows regrading higher up the slope and minimizes total buffer intrusion. This approach improves long-term slope stability and integrates natural drainage control.

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## **7) Tree & CRZ Impacts**

Tree impacts were reviewed based on the Critical Root Zone (CRZ) of existing trees shown on the survey.

- The design team will adjust wall alignments to avoid CRZ overlap wherever feasible.
  - Where CRZ disturbance is unavoidable, mitigation will include root pruning, air spading, and protective fencing.
  - Only non-specimen or declining trees will be removed if absolutely necessary.
  - Replacement trees will be installed per City requirements.
- 

## **8) Drainage & Water Quality**

- The design will incorporate controlled drainage to prevent concentrated flow into the stream.

- Runoff will be directed through stone dissipators if required, and vegetated areas to slow velocity.
- All disturbed soils will be stabilized immediately post-construction.
- Erosion and sediment controls (silt fence) will remain throughout construction.

These measures are expected to improve current drainage conditions compared to existing uncontrolled runoff.

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## **9) Mitigation & Restoration**

The applicant will implement the following mitigation measures:

- Buffer restoration using native riparian vegetation.
- Invasive species removal within disturbed buffer areas.
- Tree replacement per caliper equivalency standards.
- Ongoing maintenance to ensure vegetation establishment and slope stability.

If City or EPD require additional mitigation or a fee-in-lieu, the applicant will comply.

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## **10) Additional Plan Notes**

Per City staff request, the existing A/C units and utilities will be clearly labeled on the site plan for clarification.

The survey (Sheet C-1), prepared by Survey Land Express, includes all current property data, contours, and stream delineation for reference.

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## **11) Exhibits**

1. Boundary & topographic survey (Survey Land Express, dated 4/18/2024)
2. Proposed site plan with wall and step layout
3. CRZ exhibit and impact summary
4. Drainage and E&SC plans
5. Mitigation planting plan

6. Legal description (metes & bounds)
  7. Photographs of existing conditions
- 

## **12) Conclusion**

The requested Stream Buffer Variance is necessary to address safety, stability, and usability concerns caused by pre-existing topography. The project has been carefully designed to minimize buffer intrusion, preserve existing trees, and improve water quality and slope stability through thoughtful engineering and restoration.

The applicant respectfully requests approval of the variance, subject to the mitigation and conditions described herein.

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### **Prepared by:**

**Andrew Ward**

BLD Team

Email: [andreww@buckheadld.com](mailto:andreww@buckheadld.com)

Phone: 404-516-5658

Date: November 11, 2025



# SANDY SPRINGS™

GEORGIA

## AUTHORIZATION FORM – PART II

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

Agent's name:	Andrew Ward
Company:	Buckhead Landscape and design
Address:	3270 laventure dr
City, State, Zip:	chamblee, ga 30341
Email address:	andreww@buckheadld.com
Phone number:	[REDACTED]
Agent's signature:	<i>[Handwritten Signature]</i>
Applicant's signature:	<i>[Handwritten Signature]</i>

Sworn and subscribed before me this	
Notary public:	12 <sup>th</sup> day of November 2025
Seal:	<i>[Handwritten Signature]</i>
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p><b>JORGE PERALTA</b>  NOTARY PUBLIC  Gwinnett County  State of Georgia  My Comm. Expires Feb. 13, 2028</p> </div>	
Commission expires: 02/13/2028	

# Legal Description

**8260 Grogans Ferry Rd, Sandy Springs, GA 30350**

All that tract or parcel of land lying and being in Land Lot 29 of the 17<sup>th</sup> District, Fulton County, Georgia, being all of Lot 4, Block C, Grogans Bluff, Phase II A(2), according to the Plat thereof, as recorded in Plat Book 137, Page 69, of the Public records of Fulton County, Georgia, described as follows:

BEGINNING at the northeast corner of said Lot 4, being 1,117.56 feet north of the northerly right-of-way line of Wing Mill Road (being a 50 foot wide public right-of-way) as measured along the westerly and southerly right-of-way line of Grogans Ferry Road (being a 50 foot wide public right-of-way);

Thence S 36°24'03" W along the southeast line of said Lot 4, also being the northwest line of Lot 5 of said Plat, a distance of 263.40 feet to the southeast corner of said Lot 4;

Thence N 54°06'26" W along the southwesterly line of said Lot 4, also being the northeast line of Lot 18, Block C, Grogans Bluff, Phase II-A(1), according to the Plat thereof, as recorded in Plat Book 136, Page 79, of said Public Records of Fulton County, Georgia, a distance of 105.00 feet to the southwest corner of said Lot 4;

Thence N 36°24'03" E along the northwest line of Lot 4, also being the southeast line of Lot 3 of said Plat, a distance of 264.34 feet to the northwest corner of said Lot 4 and the southwesterly right-of-way line of said Grogans Ferry Road;

Thence S 53°35'39" E along the northeasterly line of said Lot 4 and said southwesterly right-of-way line of Grogans Ferry Road, a distance of 105.00 feet to the POINT OF BEGINNING.

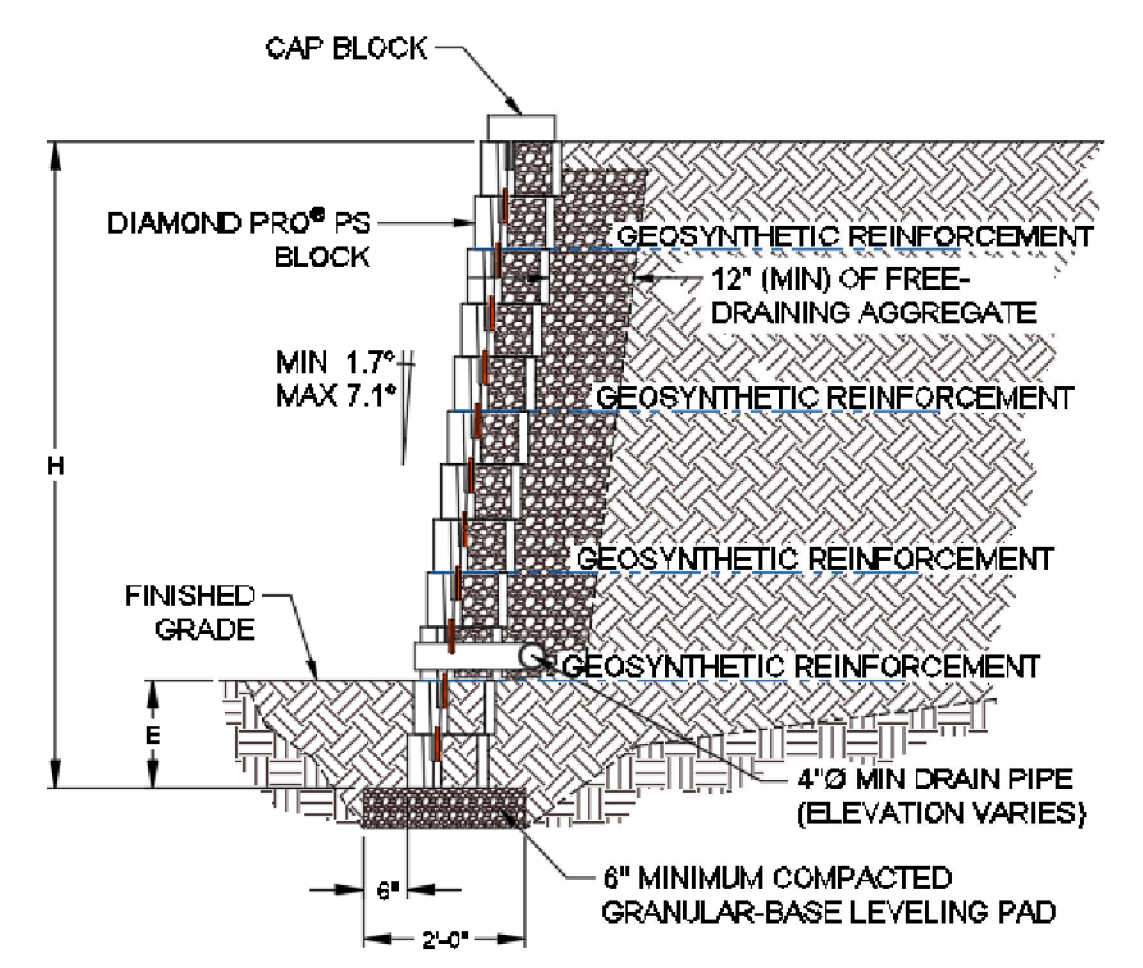
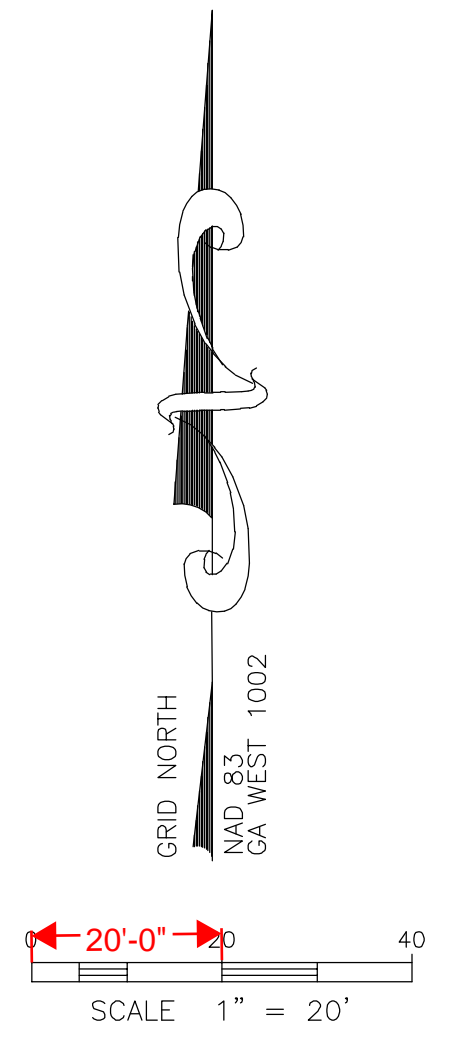
Land Area: 27,705 SF (0.636 acres), more or less.

Based on a field-run land survey by Survey Land Express, Inc. dated August 24, 2025

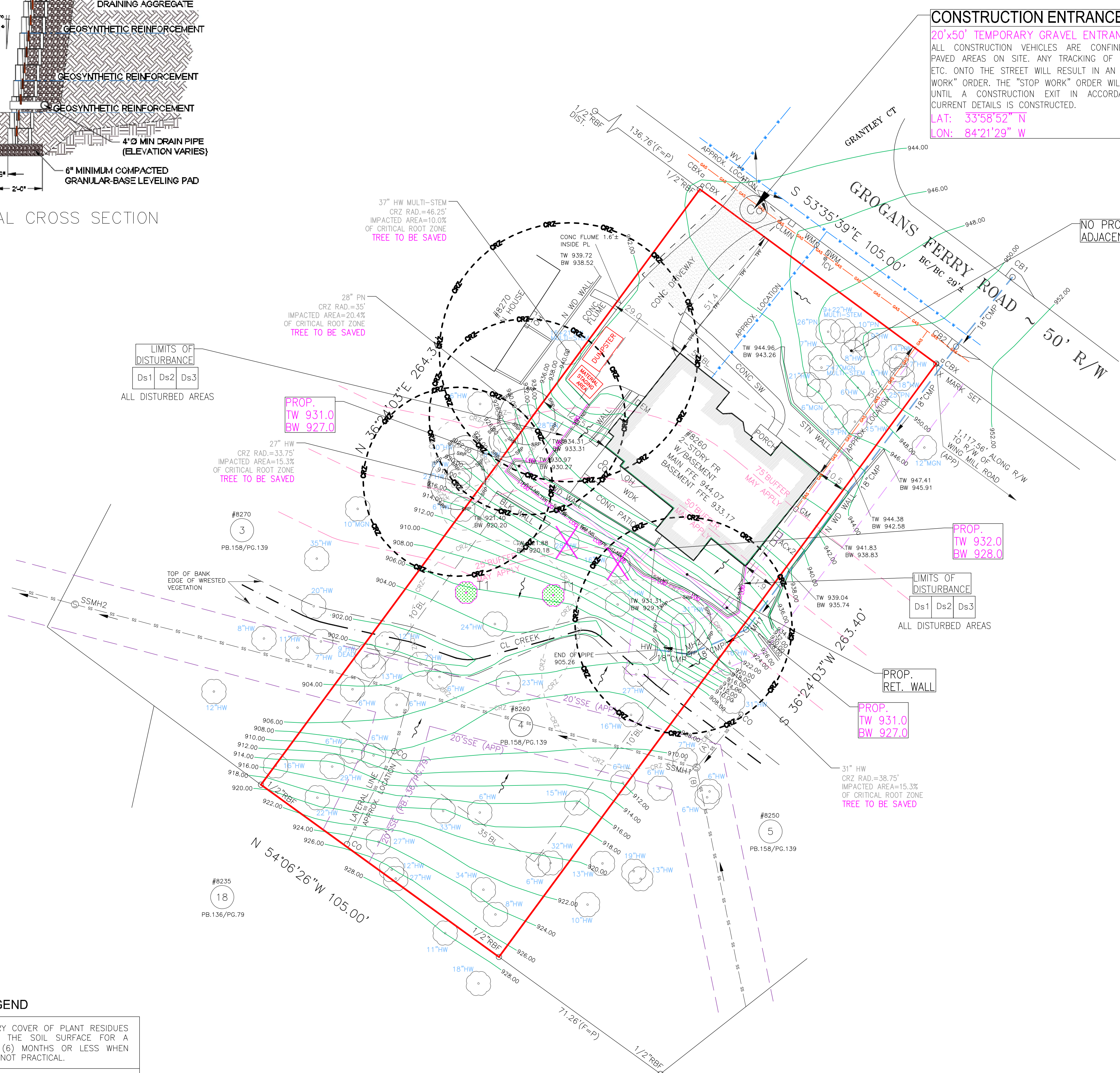








TYPICAL CROSS SECTION



**CONSTRUCTION ENTRANCE**  
 20'x50' TEMPORARY GRAVEL ENTRANCE  
 ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO THE STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH THE CURRENT DETAILS IS CONSTRUCTED.  
 LAT: 33°58'52" N  
 LON: 84°21'29" W

NO PROPOSED IMPACT TO ADJACENT TREES

**CANOPY REQUIREMENTS:**  
 NET LOT AREA: 27705.26 SF  
 REQUIRED: 9696.84 SF (35%)  
 THERE ARE MORE THAN 15 PROTECTED TREES TO REMAIN ON SITE. THE PROPOSED REDEVELOPMENT DOES NOT CAUSE THE PROJECT SITE TO BE BELOW MINIMUM CANOPY REQUIREMENT.  
 REQUIREMENT SATISFIED

**SIDE YARD GRADING MITIGATION TREE REPLACEMENT REQUIREMENTS:**  
 NO SIDE YARD SETBACK TREES TO BE REMOVED  
 REQUIREMENT SATISFIED

**LANDMARK TREE REPLACEMENT REQUIREMENTS:**  
 TWO 2.5" CALIPER TREES PROPOSED (PIGNO, HICKORY *Carya ovata*)  
 REQUIREMENT SATISFIED DENOTES PROPOSED 2.5" TREE

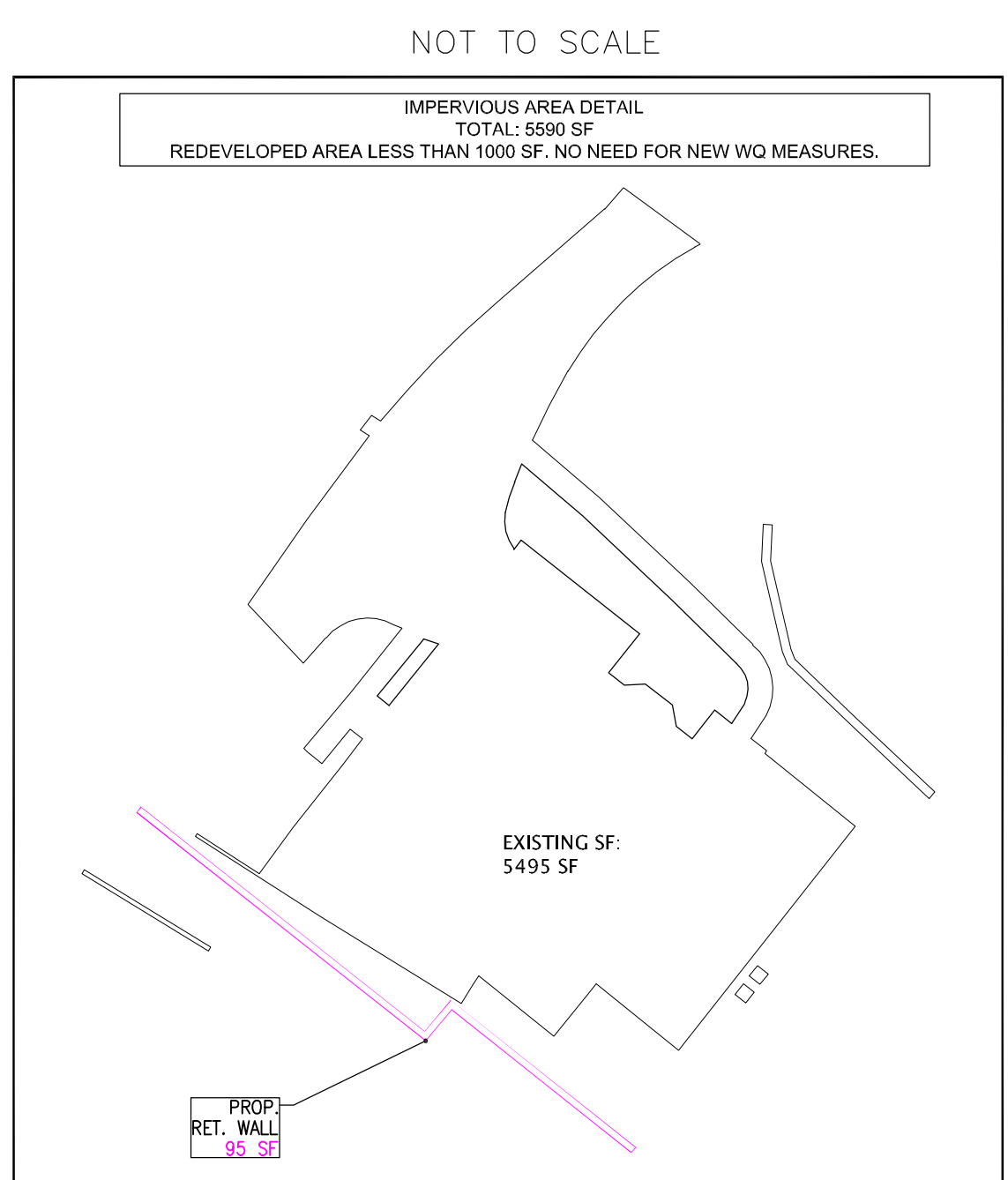
- CONSTRUCTION ENTRANCE/EXIT
- INDICATES Sd1 TYPE NS SILT FENCE
- INDICATES Sd1 TYPE C SILT FENCE
- INDICATES Sd1 TYPE Hb HAYBALES
- INDICATES TREE PROTECTION FENCE

**TREE PROTECTION:**

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.

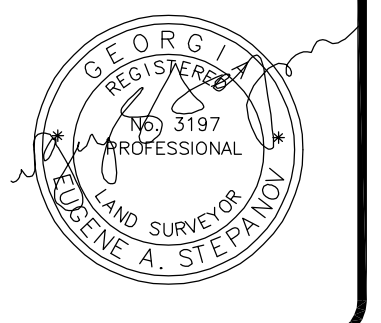
**EROSION CONTROL LEGEND**

DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS



BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002  
 ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

THE SUBJECT PROPERTY IS NOT WITHIN 200 FEET OF WATERS OF THE STATE REQUIRING STATE AND CITY STREAM BUFFERS



**SURVEY LAND EXPRESS**  
 24 Lenox Pointe  
 Atlanta, GA 30324  
 (404) 252-5747  
 www.SurveyLandExpress.com

Project No. 20251417  
 Design By: MC  
 Drawn By: MC  
 Checked By: SM  
 Date: 01/02/2025  
 Scale: 1" = 20'

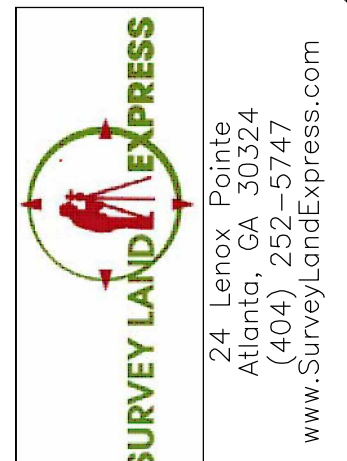
No.	Revision	Date

**ANDREW WARD**  
 8260 GROGANS FERRY  
 SANDY SPRINGS, GA 30350  
 Andrew@buckheadid.com

**EROSION CONTROL AND GRADING**  
**8260 GROGANS FERRY PROJECT**  
 CITY OF SANDY SPRINGS, FULTON COUNTY, GA 30350  
 LAND LOT 29, 17TH DISTRICT

Drawing No.  
**C3.0**





Project No.	20251417
Design By:	MC
Drawn By:	MC
Checked By:	SM
Date:	01/02/2025
Scale:	N/A

Date	
Revision	
No	

**ANDREW WARD**  
 8260 GROGANS FERRY  
 SANDY SPRINGS, GA 30350  
 Andrew@buckheadid.com

**STANDARD DETAILS**  
**8260 GROGANS FERRY PROJECT**  
 8260 GROGANS FERRY  
 CITY OF SANDY SPRINGS, FULTON COUNTY, GA 30350  
 LAND LOT 29, 17TH DISTRICT

Drawing No.  
**C5.0**

# GEORGIA UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES  
 GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	DESIGN			A wall, temporary barrier or dam constructed across a slope, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Temporary construction or stabilization on open channels, existing streams, or ditches.
Cc	CONSTRUCTION SITE			A treated slope just located of the construction site set to provide a place for growing, must be from the nearby protected public.
Cr	CONSTRUCTION SITE STABILIZATION			A temporary structure constructed as part of a construction plan including access roads, subsurface roads, parking areas and other on-site utility transportation routes.
Dc	DRAINAGE CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DRAINAGE			An earth channel or ditch located down, before or during a construction project. It may be a temporary or permanent structure.
Dm	EMERGENCY EROSION CONTROL			A flexible control of heavy-duty fabric or other material designed to safely control surface runoff down a slope. This is temporary and impermeable.
Dmg	EMERGENCY EROSION CONTROL			A paved ducts, pipe, mechanical conduit or similar material designed to safely control surface runoff down a slope.
Fr	FLY RING			A temporary slope barrier constructed of straw from wheat and wood stakes.
Ga	GRASS			Rock fiber fabrics which are heat-glued into position forming soil stabilizing structures.
Gr	GRASS STABILIZATION			Permanent structures installed to protect channels or waterways where erosion has occurred or is expected to occur. They must be sufficient for the runoff water to form gullies.
Lv	VEGETATION			A slope flow control device constructed of porous granules across the slope which allows water to infiltrate the soil and provides erosion control. It is designed to be easily installed and removed.
Rd	ROAD			A temporary slope flow control structure constructed of porous granules or other material in conjunction with a temporary sediment trap.
Ra	RETAINING WALL			A wall installed to stabilize soil and fill slopes where maximum permeable slopes are not suitable. Each structure shall meet specific design.
Ru	RETICULAR			A mesh or structure placed in front of a permanent structure to prevent soil erosion. It is designed to be easily installed and removed.
Sd1	SEEDING			A method to treat soil erosion from existing construction site. It may be broadcast, hand or aerial seeding. Each structure shall meet specific design.
Sd2	SEEDING			A temporary structure designed to prevent or control soil erosion on a slope. It is designed to be easily installed and removed.
Sd3	SEEDING			A hole created by excavation or a dam across a waterway. The surface water runoff is temporarily stored during the hole or dammed by the hole.
Sd4	SEEDING			A soil temporary pond that drains a disturbed area so that sediment can settle out. The pitfall is located downstream of a temporary sediment trap from a temporary sediment basin in the back of a job or construction site.
Sr	STRIP CURB			A barrier device that reduces/runs water from the surface of a road, driveway, or similar area to a controlled rate of flow.
Ss	STRIP CURB			A curb device constructed in a stream perpendicular to the direction of flow that will enhance dispersion and infiltration of runoff, while reducing sediment and debris with the equipment of permeable dikes.

STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	STRIP CURB			A temporary bridge or short-span structure providing a stream or watercourse from damage by erosion construction equipment.
St	TEMPORARY PROTECTION			A sheet or short section of fabric placed at the outlet of a storm drain system providing erosion control at the outlet.
Su	SURFACE PROTECTION			A rough soil surface with horizontal depressions on a surface or slope left in a roughened condition after grading.
Tc	TERRACE CURB			A footing or raised curb installed within the width of a storm drain system providing erosion control at the outlet.
Tp	TERRACE PROTECTION			The practice of rigging off the storm drain outlet, placing a curb, then installing a curb at the outlet after completion of construction activities.
Tr	TREE PROTECTION			To protect, stabilize trees from injury during construction activity.
W	WATERWAY OR CHANNEL			Partial or complete waterway for drainage, terraces, berms, dikes or similar structures.

VEGETATIVE PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			Strip of undisturbed vegetative, without or without existing vegetation or the reestablishment of vegetation remaining on area of disturbance or working stream.
Ca	CORROSION RESISTANT			Placing application in areas that are needed, either installed, constructed, or re-established.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing temporary protection for disturbed areas when mulching, they will not be disturbed, they will be protected or covered.
Ds2	DISTURBED AREA STABILIZATION (WITH SEEDING)			Establishing a temporary, vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH MULCHING AND SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (WITH MULCHING AND SEEDING)			A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DISPERSED MULCH			Controlling surface soil movement of soil on construction sites, roadways and similar sites.
Fl-Cc	FERTILIZER WITH CORROSION RESISTANT			Substances formulated to assist in the sod/soil separation of supporting periods in section.
Sb	SOIL BINDER			The use of readily soluble native plant materials (such as alfalfa, clover, or other legumes) to prevent, or reduce and repair small streambank erosion problems.
Sa	SOIL STABILIZATION			A protective covering used to prevent erosion and establish temporary or permanent vegetation in steep slopes, washes, or ditches.
Tac	TACKLIFIER			Solutions used to anchor straw or hay mulch by causing the organic material to bind together.

### DEFINITION

Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

### CONDITIONS

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored, and have a continuous 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months. If an area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed.

### SPECIFICATIONS

**MULCHING WITHOUT SEEDING**  
 This standard applies to grades or cleared areas where seedlings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

**Site Preparation**  
 1. Grade to permit the use of equipment for applying and anchoring mulch.  
 2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.  
 3. Loosen compact soil to a minimum depth of 3 inches.

**Mulching Materials**  
 Select one of the following materials and apply at the depth indicated:  
 1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.

## Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

- Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
- Cutback asphalt (slow curing) shall be applied at 1200 gallons per acre (or 1/4 gallon per sq. yd.).
- Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and reused.

- Applying Mulch**  
 When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.
- Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.
  - If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
  - Cutback asphalt shall be applied uniformly. Care should be taken in areas of pedestrian traffic due to problems of "tracking in" or damage to shoes, clothing, etc.
  - Apply polyethylene film on exposed areas.

- Anchoring Mulch**  
 1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application. Straw or hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AP-5 or SS-1). The asphalt emulsion shall be sprayed onto the mulch as it is ejected from the machine. Use 400 gallons of emulsified asphalt and 400 gallons of water per ton of mulch. Tackifiers and binders can be substituted for emulsified asphalt. Please refer to specification Tackifiers and Binders. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.

- Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
- Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

### DEFINITION

The establishment of temporary vegetative cover with fast growing seedlings for seasonal protection on disturbed or denuded areas.

### CONDITIONS

Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established.

## SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
Rye	3.9 pounds	3 bu.	9/1-3/1
Ryegrass	0.9 pound	40 lbs.	8/15-4/1
Annual Lespedeza	0.9 pound	40 lbs.	1/15-3/15
Weeping Lovegrass	0.1 pound	4 lbs.	2/15-6/15
Sudangrass	1.4 pounds	60 lbs.	3/1-8/1
Browntop Millet	0.9 pound	40 lbs.	4/1-7/15
Wheat	4.1 pounds	3 bu.	9/15-2/1

\* Unusual site conditions may require heavier seeding rates  
 \*\* Seeding dates may need to be altered to fit temperature variations and conditions.

## Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

### DEFINITION

The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization.

### CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, hills, dams, and other denuded areas.

### SPECIFICATIONS

- Grading and Shaping**  
 Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.
- When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation.
- concentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

**Seedbed Preparation**  
 Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used. When conventional seeding is to be used, seedbed preparation will be done as follows:

- Broadcast plantings**
- Tillage at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches, alleviate compaction, incorporate lime and fertilizer, smooth, and firm the soil, allow for the proper placement of seed, sprigs, or plants, and allow for the anchoring of straw or hay mulch if a disk is to be used.
  - Tillage may be done with any suitable equipment.
  - Tillage should be done on the contour where feasible.

## Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

- On slopes too steep for the safe operation of tillage equipment, the soil surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

- Individual Plants**
- Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
  - For nursery stock plants, holes shall be large enough to accommodate roots without crowding.
  - Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.
- Planting**
- Hydraulic Seeding**  
 Mix the seed (inoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.
- Conventional Seeding**  
 Seeding will be done on a freshly prepared and firmed seedbed. For broadcast plantings, use a cultipacker seeder, drill, rotary seeder, other mechanical seeder, or hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil for small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

- No-Till Seeding**  
 No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth.
- Individual Plants**  
 Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the subsoil furrow. Each plant shall be set in a manner that will avoid crowding the roots. Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface. Where individual holes are dug, fertilizer shall be placed in the bottom of the hole, two inches of soil shall be added and the plant shall be set in the hole.

### Mulching

Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% soil cover. Select the mulching material from the following and apply as indicated:

- Dry straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2 1/2 tons per acre.
  - Wood cellulose mulch or wood pulp fiber shall be used with hydraulic seeding. It shall be applied at the rate of 500 pounds per acre. Drystraw or dry hay shall be applied (at the rate indicated above) after hydraulic seeding.
  - One thousand pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper.
  - Sericea lespedeza hay containing mature seed shall be applied at a rate of three tons per acre.
  - Fine straw or pine bark shall be applied at a thickness of 3 inches for bedding purposes. Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas.
  - When using temporary erosion control blankets or block sod, mulch is not required.
  - Bituminous treated roving may be applied on planted areas on slopes, in ditches or dry waterways to prevent erosion. Bituminous treated roving shall be applied within 24 hours after an area has been planted. Application rates and materials must meet Georgia Department of Transportation specifications.
- Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when agitated in water. The fibers shall contain a dye to allow visual metering and aid in uniform application during seeding.

**Applying Mulch**  
 Straw or hay mulch will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower-type spreading equipment, other spreading equipment or by hand. Mulch shall be applied to cover 75% of the soil surface.

Wood cellulose or wood pulp fiber mulch shall be applied uniformly with hydraulic seeding equipment.

**Anchoring Mulch**  
 Anchor straw or hay mulch immediately after application by one of the following methods:  
 1. Emulsified asphalt can be (a) sprayed uniformly onto the mulch as it is ejected from the blower machine or (b) sprayed on the mulch immediately following mulch application when straw or hay is spread by methods other than special blower equipment.

The combination of asphalt emulsion and water shall consist of a homogeneous mixture satisfactory for spraying. The mixture shall consist of 400 gallons of grade SS-1h or CSS-1h emulsified asphalt and 400 gallons of water per ton of mulch. Care shall be taken at all times to protect state waters, the public, adjacent property, pavements, curbs, sidewalks, and all other structures from asphalt discoloration.

- Hay and straw mulch shall be pressed into the soil immediately after the mulch is spread. A special "packer disk" or disk harrow with the disks set straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disks shall be dull enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be plowed into the soil.
- Synthetic tackifiers or binders approved by GDOT shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's specifications. Refer to Tackifiers and Binders.
- Rye or wheat can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one half bushel per acre.
- Plastic mesh or netting with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

**Irrigation**  
 Irrigation shall be applied at a rate that will not cause runoff.

## SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
BAHIA	1.4 POUNDS	60 LBS.	1/1-12/31
BERMUDA	0.2 POUND	10 LBS.	2/15-7/1
CENTPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 LBS.	1/1-12/31
WEEPING LOVE GRASS	0.1 POUND	4 LBS.	2/1-6/15
SWITCH GRASS	0.9 POUND	40 LBS.	3/15-6/1

\* Unusual site conditions may require heavier seeding rates  
 \*\* Seeding dates may need to be altered to fit temperature variations and conditions.

### DEFINITION

A permanent vegetation using sods on highly erodible or critically eroded lands.

### CONDITIONS

This application is appropriate for areas which require immediate vegetative cover, drop inlets, grass swales, and waterways with intermittent flow.

### CONSTRUCTION SPECIFICATIONS INSTALLATION

- Soil Preparation**
- Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.
  - Topsoil properly applied will help guarantee stand. Don't use topsoil recently treated with herbicides or soil sterilants.
  - Mix fertilizer into soil surface. Fertilize based on soil tests or Table 6-6.1. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.

Table 6-6.1. Fertilizer Requirements for Soil Surface Application

Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./acre)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

Agricultural lime should be applied based on soil tests or at a rate of 1 to 2 tons per acre.

### Installation

- Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.
- On slopes steeper than 3:1, sod should be anchored with wooden or biodegradable pins or other approved methods.
- Installed sod should be rolled or tamped to provide good contact between sod and soil.
- Irrigate sod and soil to a depth of 4" immediately after installation.
- Sod should not be cut or spread in extremely wet or dry weather.
- Sod should be used to supplement rainfall for a minimum of 2-3 weeks.

## Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

### MATERIALS

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" ± 1/4" of soil, not including shoots or thatch.
- Sod should be cut to the desired size within ± 5%. Torn or uneven pads should be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 6-6.2. See Figure 6-4.4 for your Resource Area.

Table 6-6.2. Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L,P P,C P,C P,C	Warm Weather
Bahia	Pensacola	P,C	Warm Weather
Centipede	-	P,C	Warm Weather
St. Augustine	Common Bitterblue Raleigh	C	Warm Weather
Zoysia	Emerald Myer	P,C	Warm Weather
Tall Fescue	Kentucky	M-L,P	Cool Weather

### MAINTENANCE

- Re-sod areas where an adequate stand of sod is not obtained.
  - New sod should be moved sparingly. Grass height should not be out less than 2" or as specified.
  - Apply one ton of agricultural lime as indicated by soil test or every 4-6 years.
  - Fertilize grasses in accordance with soil tests or Table 6-6.3.
- Table 6-6.3. Fertilizer Requirements for Sod
- | Types of Species    | Planting Year | Fertilizer (N-P-K) | Rate (lbs./acre) | Nitrogen Top Dressing Rate (lbs./acre) |
|---------------------|---------------|--------------------|------------------|--|
| Cool Season Grasses | First         | 6-12-12            | 1500             | 50-100                                 |
|                     | Second        | 6-12-12            | 1000             | 400                                    |
|                     | Maintenance   | 10-10-10           | 400              | 80                                     |
| Warm Season Grasses | First         | 6-12-12            | 1500             | 50-100                                 |
|                     | Second        | 6-12-12            | 800              | 50-100                                 |
|                     | Maintenance   | 10-10-10           | 400              | 80                                     |

Consulting Geotechnical Engineers  
Environmental Science  
Construction Management & Inspection  
Construction Materials Testing  
Hydrogeology/Groundwater Monitoring  
Earth Instrumentation Services



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Doraville, GA 30340-1084  
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Fax: 770/457-9964

## Chattahoochee Consulting Group, Inc.

February 12, 2026  
Project Number: 6392.001.26

Buckhead Landscape and Design  
3270 LaVenture Dr  
Chamblee, Georgia 30341

Email: [Andreww@buckheadld.com](mailto:Andreww@buckheadld.com)

Attention: Mr. Andrew Ward

RE: Report of Slope Evaluation  
8260 Grogans Ferry Road  
Sandy Springs, Georgia

Ladies & Gentlemen:

Chattahoochee Consulting Group, Inc. is pleased to present this report of our findings and recommendations for the above referenced site. Included in this report is a summary of our findings and observations, as well as our conclusions and recommendations for this project.

We understand that concerns have been raised regarding the stability of the existing slope and retaining wall along the rear of the residence at 8260 Grogans Ferry Road in Sandy Springs, Georgia. The site was visited by CCG personnel on February 10<sup>th</sup> and 12<sup>th</sup>, 2026 to evaluate the existing slope conditions. Based on visual observation, the rear patio and relatively level area behind the house is comprised of a man-placed fill embankment that was placed over a steep embankment descending to a creek at the base of the slope. The relatively flat area is limited in width to approximately 10 to 15 linear feet and is supported on the southwestern end by a timber retaining wall. The existing retaining wall varies in height from approximately 2 to 4 feet and is approximately 50 linear feet in length, extending to the approximate midpoint along the rear of the residence. At the time of this evaluation, the wall exhibited an outward lean and due to age has deteriorated with rotted timbers noted. Additionally, sloping of the rear patio slab and gaps between the rear wall of the house and edge of the patio were noted. Both the sloping of the patio slab and the gap between the patio and rear wall of the house are indications that the wall is no longer adequately supporting the patio and yard area. The slope at the southeast corner of the residence is not supported by the retaining wall and the descending slope in this area was noted

to be approximately 20 vertical feet in height and is significantly steeper than a 2(H):1(V) slope. Visual evaluation of the embankment indicated that it was in fair condition, with some areas of erosion present.

Based on the above evaluation, the current distress of the rear patio area is due to deterioration of the timber retaining wall, resulting in a lack of support for the retained soils. Due to the distress of the existing wall and the steepness of the slope along the rear of the residence, this area is susceptible to continued movement and distress which can lead to slope failure and adverse impacts on the adjacent structure. If the slope continues to be inadequately supported, the potential for future impacts on the house will exist due to its close proximity. In order to stabilize this area, we recommend that a new retaining be constructed to replace the existing timber retaining wall. Additionally, due to the steepness of the slope and close proximity to the residence at the southeast end, we recommend that the new retaining wall extend from the southwest corner to the southeast corner of the residence. This will help to minimize the potential for failure of the currently unsupported areas of the slope. The new retaining wall should be properly designed and constructed for the site conditions to ensure adequate foundation and lateral support of the retained soils and adjacent structure.

We have enjoyed working with you on this project. If you have any questions or we may be of further assistance, please contact this office.

Sincerely,

**CHATTAHOOCHEE CONSULTING GROUP, INC.**

William T. Sheppard  
Project Engineer

David W. Maxey, P.E.  
Senior Engineer



# Board of Appeals

April 8, 2026



SANDY SPRINGS  
GEORGIA

# V-25-56

# 8260 Grogans Ferry Road

STAFF RECOMMENDATION:  
Approval with Conditions

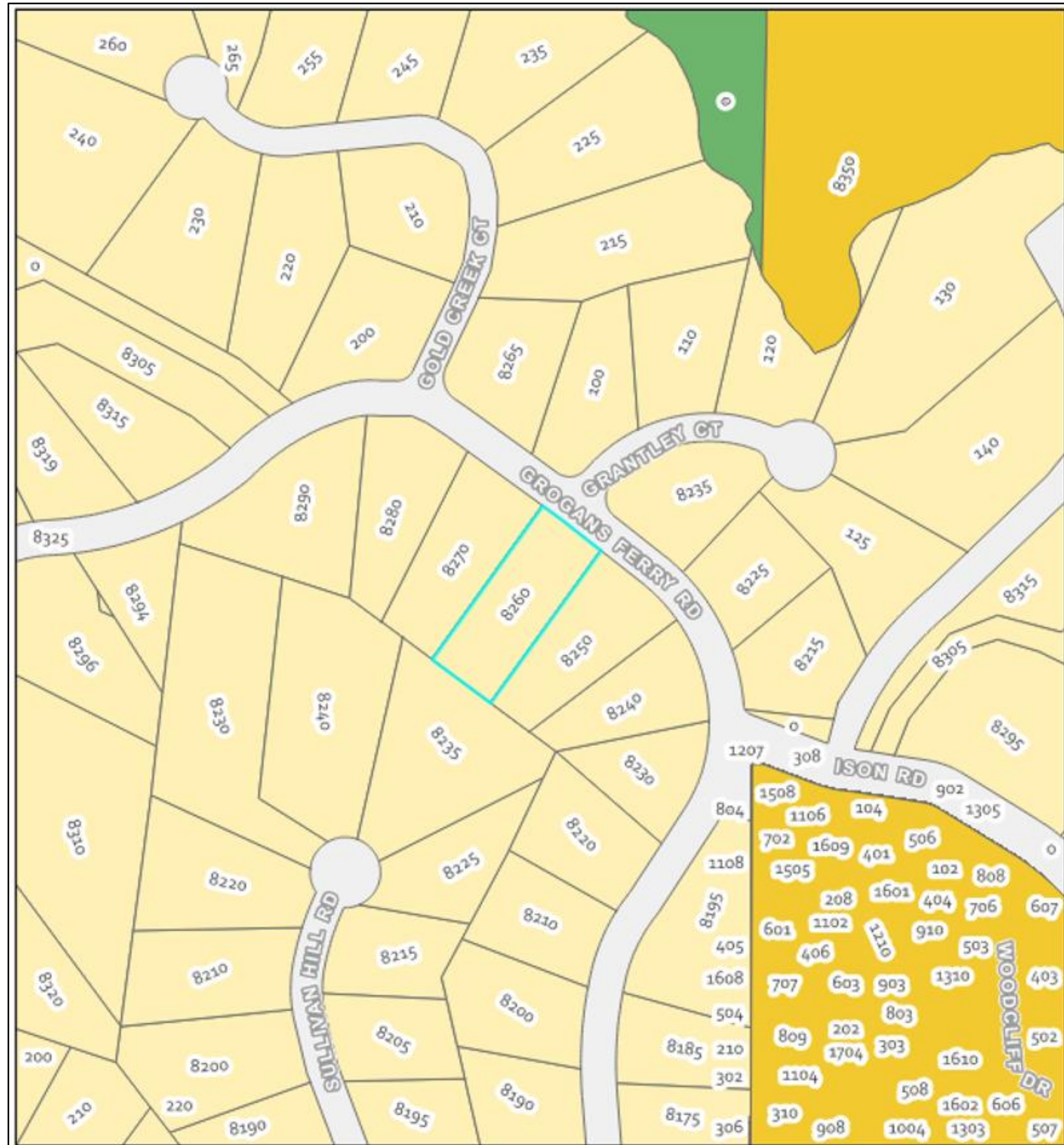


SANDY SPRINGS  
GEORGIA

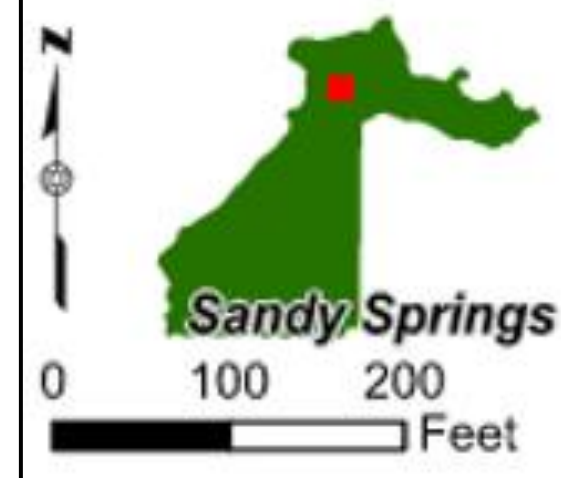
# Request

- A request for a Variance from Sec. 9.2.3.A.1. to construct a retaining wall within the 50-foot stream buffer at the rear of the property.

# Character Area Map



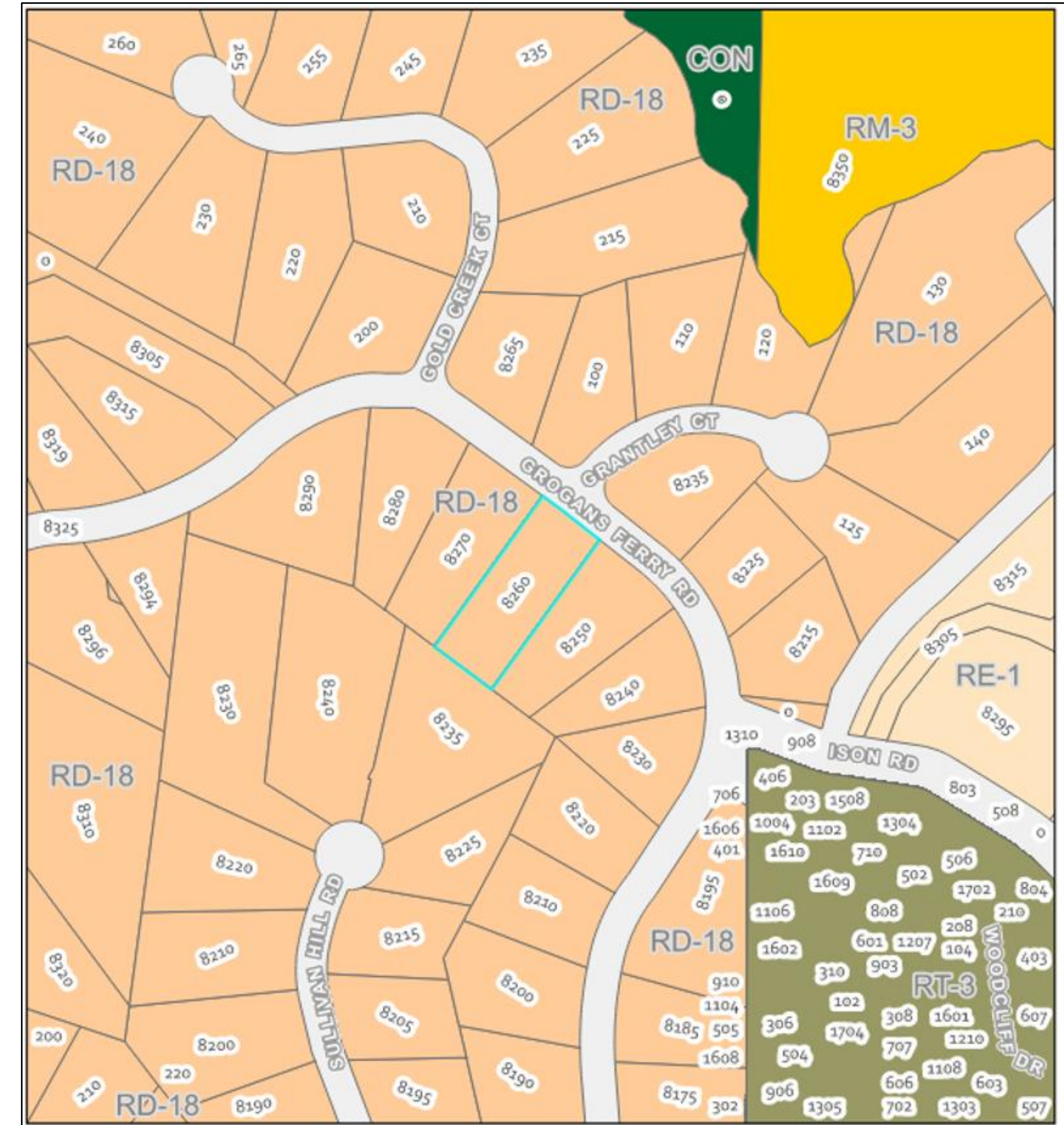
8260 GROGANS FERRY ROAD



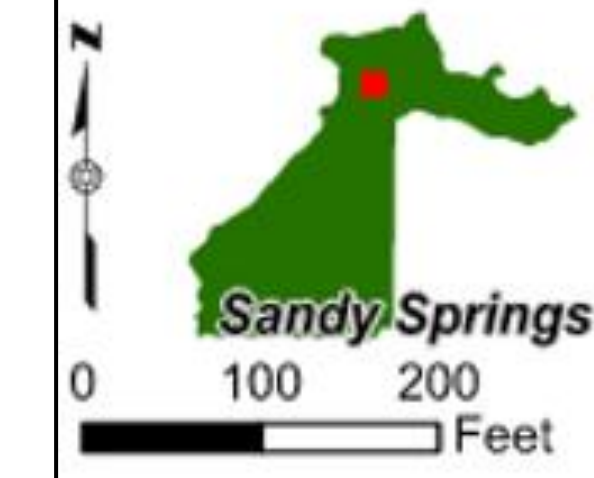
### Character Areas

- Conservation Areas/Parks
- Protected Neighborhood
- Urban Neighborhood

# Zoning Map



8260 GROGANS FERRY ROAD



### Zoning (Adopted 8-15-2017)

- CON - CONSERVATION AND OPEN SPACE
- RE - RESIDENTIAL ESTATE
- RD - RESIDENTIAL DETACHED
- RM - RESIDENTIAL MULTI-UNIT
- RT - RESIDENTIAL TOWNHOUSE

# Aerial Image

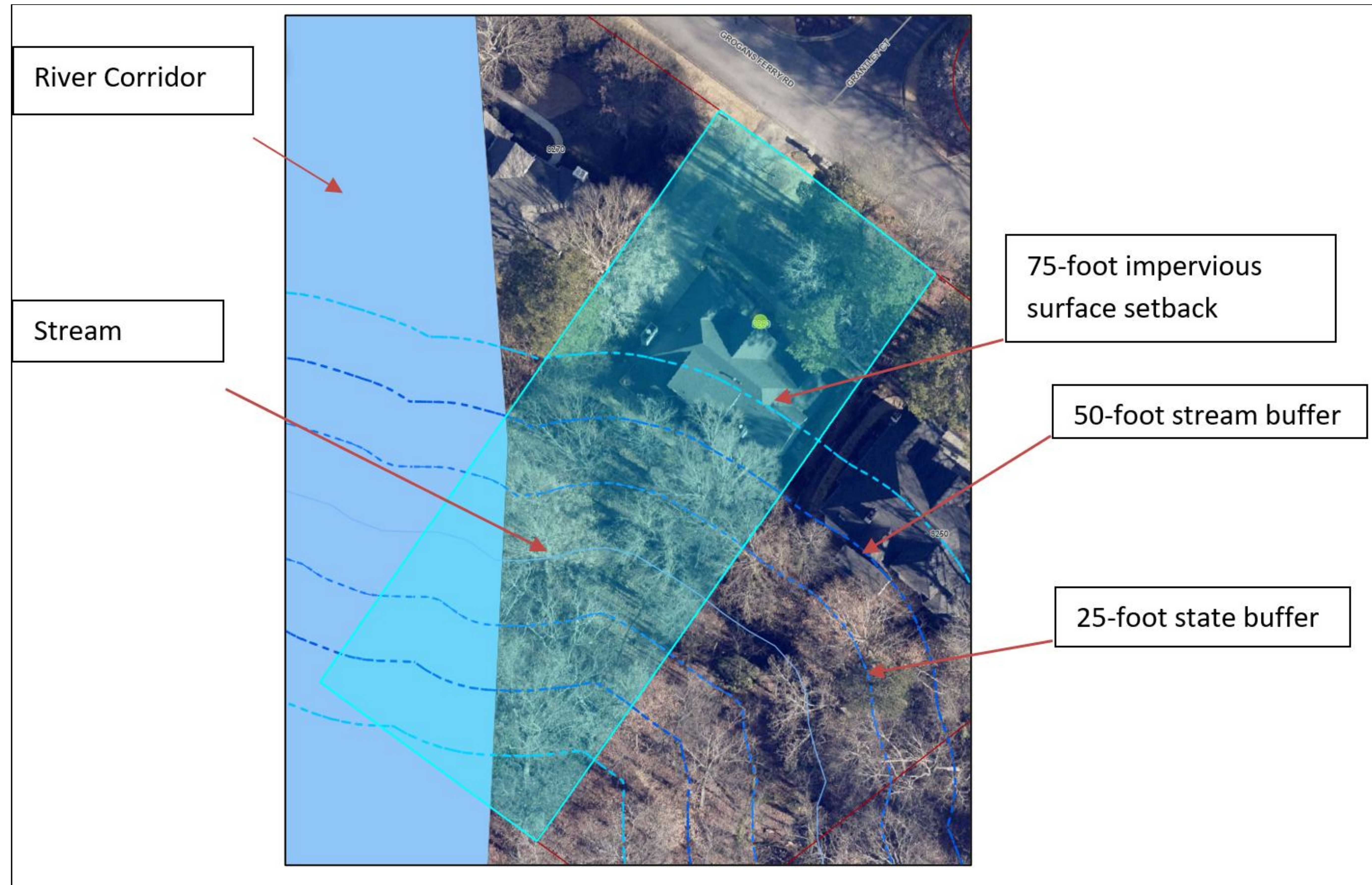




# Existing Conditions

- The 0.64-acre subject property is zoned RD-18 (Residential Detached – 18,000 square-foot minimum lot size) is located within the Grogans Bluff Neighborhood.
- According to Fulton County records, the home was built in 1985 and the homeowners acquired it in 2020. The two-story home has a two-car garage and a timber wall in the rear of the home. The parcel is located in the northwest part of the city and west of Interstate 400 and Roswell Road.
- The southwest portion of the rear yard falls within the Chattahoochee River Corridor. Based on the survey, there is a stream in the rear yard that transverses east to west towards the Chattahoochee River. The highest portion of the property is located at the front of the property along the roadway, Grogans Ferry Road, and then slopes downwards towards the stream in the rear, approximately halfway to the rear property line.
- The land drops drastically immediately behind the home, 28ft down to the stream (48% slope). The land then slopes upward (22% slope) from the stream to the rear property line. The stream buffers encumber most of the property and the house sits within the 75-foot impervious surface setback and a small portion within the 50-foot natural undisturbed vegetative buffer (50-foot stream buffer).

# Parcel map showing hydrology



# Existing Conditions



**Front of home**



**View of back yard**

# Existing Conditions



**View of the rear yard facing northwest**



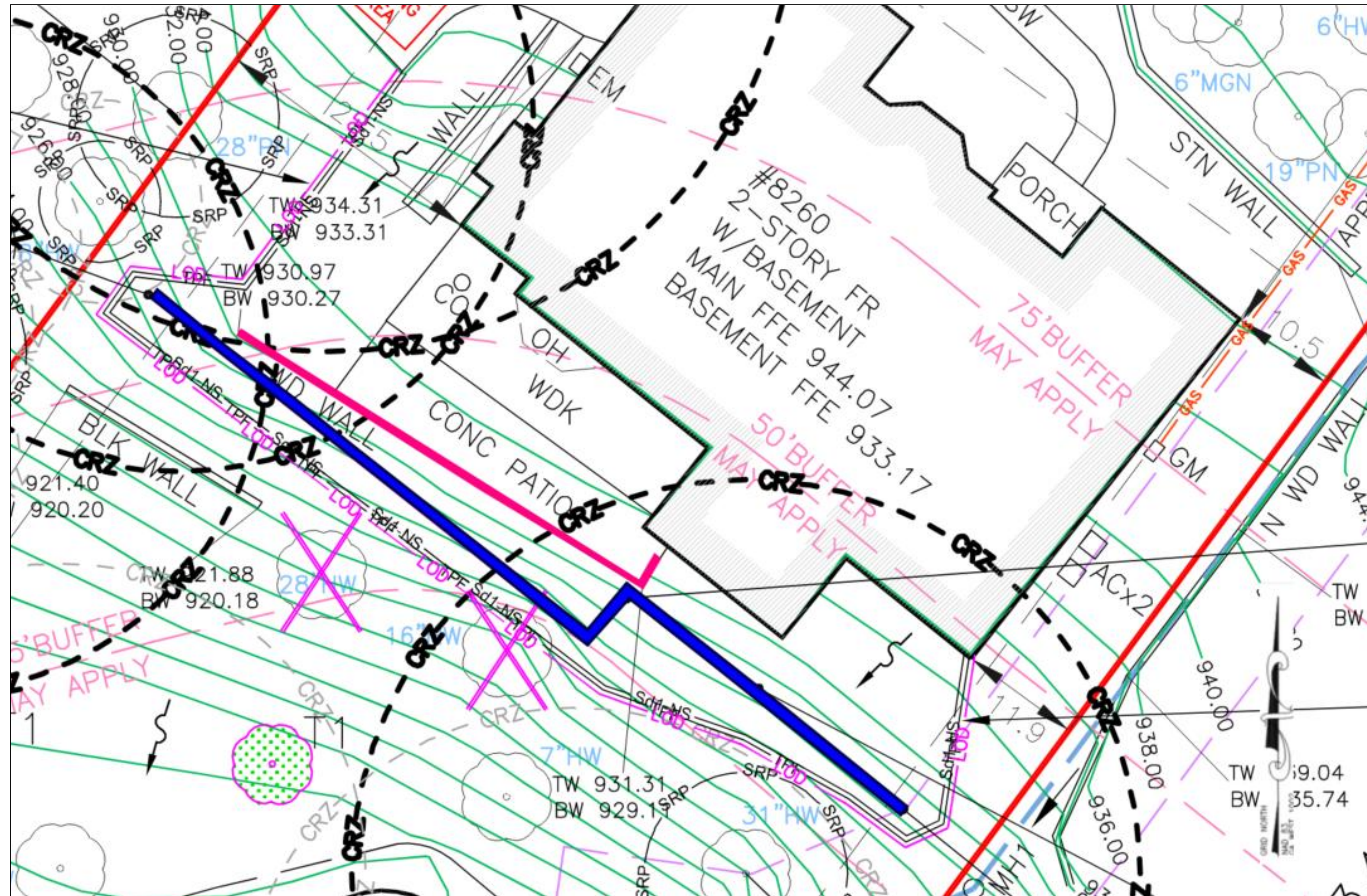
**View of the rear yard facing southeast  
– image provided by the applicant**



# Variance Request

The applicant is proposing to *replace an existing failing retaining wall and extend the wall slightly closer to the creek* in order to stabilize the slope and create a usable rear yard area. The proposed retaining wall is approximately 95 feet in length and is approximately three to eight feet away from the existing wall. The proposed retaining wall placement varies from five (5) feet to 24 feet from the existing home.

1. *Per Sec. 9.2.3.A. of the Development Code - Land Development Requirements – “All land development activity subject to this Division must meet the following requirements:”*
  - a. *Per Sec. 9.2.3.A.1. of the Development Code – Fifty-Foot Vegetative Buffer – “An undisturbed natural vegetative buffer is maintained for 50 feet, measured horizontally, on all banks of the State waters are measured from the point of wretched vegetation.*



***Zoomed in image of the existing retaining wall (pink) and proposed retaining wall (blue)***

# Variance Considerations:

***a. The shape, size, topography, slope, soils, vegetation, and other physical characteristics of the property;***

The existing home is located within the 75-foot impervious surface setback, leaving limited buildable yard area between the home and the stream buffers. Due to the steep downward slope behind the existing retaining wall, additional stabilization measures are necessary to prevent erosion and maintain usable yard space. According to the geotechnical report, the existing wall is showing signs of early failure and staff agree that a replacement wall is necessary.

***c. The location and extent of the proposed buffer or setback intrusion;***

The stream traverses the rear yard of the subject property, which results in the application of the 25-foot state buffer, 50-foot undisturbed buffer, and 75-foot impervious surface setback on both sides of the stream corridor. Due to the location of the stream and the associated buffers and setbacks extending across the rear portion of the lot, a significant portion of the buildable area is constrained. As a result, strict compliance with the buffer and setback requirements would substantially limit reasonable use of the rear yard and restrict typical site improvements.

***d. Whether alternative designs are possible which require less intrusion or no intrusion;***

Due to the location of the stream and the associated 25-foot state buffer, 50-foot undisturbed buffer, and 75-foot impervious surface setback extending on both sides of the stream, a substantial portion of the property, including the entire rear yard, is encumbered by buffer and setback requirements. As a result, the remaining buildable area on the property is significantly limited and any improvement would require a variance.

# Recommendation

- Staff recommend **Approval with Conditions** of Variance V-25-56 a request for relief from Sec. 9.2.3.A.1. to construct a retaining wall within the 50-foot stream buffer at the rear of the property with the following conditions:

1. That the restoration and mitigation plan be approved by the Director of Community Development and

2. That construction be substantially similar to the provided site plan *SITE PLAN (1) 8260 Grogans Ferry.pdf* received January 14, 2026. Prepared by Survey Land Express, Inc and stamped by Eugene A. Stepanon.

