



SANDY SPRINGS

CITY CLERK'S OFFICE

CITY COUNCIL

Rusty Paul, Mayor

John Paulson – District 1
Steve Soteres – District 2
Chris Burnett – District 3
Jody Reichel – District 4
Tibby DeJulio – District 5
Andy Bauman – District 6

Tuesday, January 21, 2020

Regular Meeting

6:00 p.m.

I. Invocation - Rev. Barrett Abernethy, Mount Vernon Presbyterian Church

II. Call to Order - - Mayor Rusty Paul

III. Roll Call and General Announcements - - City Clerk

IV. Pledge of Allegiance - - Mayor Rusty Paul

V. Public Comment

VI. Approval of Meeting Agenda

VII. Consent Agenda

- A. **2020-51** Meeting Minutes of the January 7, 2020 Regular Meeting
- B. **2020-41** Request for Mayor and City Council Consideration of the Purchase of Certain Property Rights and Interests Located at 6010 Sandy Springs Circle, Project CC-10
(Presented by Dan Lee, City Attorney)

VIII. Public Hearing

- A. **2020-5** Request for Mayor and City Council Consideration of U19-0009 (8750 Roswell Road) Request for a Conditional Use Permit for the Rivercliff Lutheran Church to expand an existing building and improve the existing parking lot
(Presented by Louisa Tovar, Urban Planner)
- B. **2020-15** Request for Mayor and City Council Consideration of CA19-0001 (230 Windsor Parkway) Request for a Character Area Map Amendment for a portion of 230 Windsor Parkway from Neighborhood Village to Commercial/Mixed Use
(Presented by Madalyn Smith, Planner)

- C. **2020-21** Request for Mayor and City Council Consideration of TA19-0003, to amend sections of the Development Code relating to Cemetery/Mausoleum use; Floodplain Management; and removal of the Beneficial Use Determination Code
(Presented by Ginger Sottile, Director of Community Development, Matthew Anspach, Planner II)

- D. **2020-16** ABL_66330 - Approval of Alcoholic Beverage License Application for Pramukh Mahant LLC DBA Dan's Package Store located at 8529 Roswell Road Sandy Springs, GA 30350. Applicant is Hardikkumar Patel for Package Wine, Malt Beverages, and Distilled Spirits
(Presented by Karen Ellis, Director of Finance)

IX. New Business

- A. **2020-17** Request for Mayor and City Council Consideration of a Resolution Designating Signatories for the City of Sandy Springs Georgia
(Presented by Karen Ellis, Director of Finance)

- B. **2020-18** Request for Mayor and City Council Consideration of the Approval of Acquisition of Property at 5696 Roswell Road through the Use of Eminent Domain for the CDBG T-0033-7 Roswell Road Sidewalk Project
(Presented by Dan Lee, City Attorney)

- C. **2020-20** Request for Mayor and City Council Consideration of the Approval of Acquisition of Property at 5674 Roswell Road through the Use of Eminent Domain for the CDBG T-0033-7 Roswell Road Sidewalk Project
(Presented by Dan Lee, City Attorney)

- D. **2020-42** Request for Mayor and City Council Consideration of the Purchase of Certain Property Rights and Interests Located at 6010 Spalding Drive, Project TS-166
(Presented by Dan Lee, City Attorney)

- E. **2020-22** Request for Mayor and City Council Consideration to Approve a Resolution to Appoint Reed Haggard to the City of Sandy Springs Planning Commission
(Presented by Mayor Rusty Paul)

- F. **2020-38** Request for Mayor and City Council Consideration to Approve a Resolution to Appoint Mel Mobley, Robin Conklin, and Alvin Johnson to the City of Sandy Springs Board of Appeals
(Presented by Mayor Rusty Paul)

- G. **2020-4** A Resolution Appointing Members to the North End Revitalization Advisory Committee
(Presented by Mayor Rusty Paul)

- H. **2020-29** Request for Mayor and City Council Consideration of a Resolution Designating an Interim City Clerk for the City of Sandy Springs, Pursuant to the Article III of the City Charter
(Presented by Andrea Surratt, City Manager)

X. Reports

- A. **2020-52** Mayor and Council Report
- B. **2020-53** Staff Reports
 - 1. November 2019 Financials
(Karen Ellis, Director of Finance)

XI. Executive Session

- A. **2020-45** Litigation
(Presented by Dan Lee, City Attorney)

XII. Adjournment

The Regular Meeting of the Sandy Springs City Council was Tuesday, January 7, 2020, at 6:07 p.m., Mayor Rusty Paul presiding.

I. CALL TO ORDER

Mayor Rusty Paul called the meeting to order at 6:07 p.m.

City Clerk Coty Thigpen reminded everyone to silence all electronic devices at this time. Additionally, those wishing to provide public comment are required to complete a public comment card. Public Comment Cards are available online and at the Chamber entrance and submitted to the City Clerk before the meeting begins.

II. ROLL CALL AND GENERAL ANNOUNCEMENTS

City Clerk Thigpen called the roll.

Mayor: Mayor Rusty Paul - present.

Council Members: Council Member John Paulson, Council Member Chris Burnett, Council Member Jody Reichel, Council Member Tibby DeJulio, Council Member Steve Soteres and Council Member Andy Bauman.

III. PLEDGE OF ALLEGIANCE

Mayor Rusty Paul led the Pledge of Allegiance.

IV. PUBLIC COMMENT

City Clerk Coty Thigpen stated there were no public comment cards.

Mayor Paul closed the Public Comment Period.

V. APPROVAL OF MEETING AGENDA

Add or remove items from agenda

Motion and Vote: Council Member DeJulio moved that the meeting agenda be approved for Tuesday, January 7, 2020. Council Member Reichel seconded.

Vote on the Motion: The motion carried unanimously.

VI. CONSENT AGENDA

A. 2020-41 Meeting Minutes December 17, 2019 Work Session and Regular Meeting

B. 2020-3 Acceptance and Approval of an Agreement to Purchase Real Estate related to the Spalding Drive Sidewalk Project

RESOLUTION NO. 2020-01-01

Motion and Vote: Council Member Bauman moved that we adopt the consent agenda for Tuesday, January 7, 2020. Council Member Paulson seconded.

Vote on the Motion: The motion carried unanimously.

NEW BUSINESS

A. 2020-57 Request for Mayor and City Council Consideration of Approval of a Contract with Chappell Construction for Heritage Sandy Springs Park Restroom Improvements

Director of Recreation and Parks Mike Perry presented the City's Invitation to Bid 20-033 on November 13 with a pre-bid conference on November 25. Bids were received on December 16, 2019. The bid identified a qualified contractor to construct a restroom building and related site work at Heritage Park, 6110 Bluestone Road. Staff worked in design partnership with the volunteers at Heritage Sandy Springs. The provision of an outdoor restroom at this location is intended to serve the general public attending City scheduled public events and for convenience when visiting the park facility. Proposed improvements included are: 1. Construction of a six unit unisex restroom building with stone veneer walls and standing seam metal roof; 2. Demolition of existing sidewalk and fencing; 3. Site work, utility connections, and landscaping. Upon administrative review of the bids and reference checks, staff recommends award be made to the lowest, responsible bidder, Chappell Construction Group, in the amount of \$391,500.00. This vendor has done numerous jobs with the City. Funds were allocated for this project in July 2019. He stated that all six (6) of these unisex units will be handicapped accessible.

Motion and Vote: Council Member Burnett moved for Item No. A. 2020-57, Approval of a Contract with Chappell Construction for Heritage Sandy Springs Park Restroom Improvements. Council Member Reichel seconded the motion.

Council Member Burnett wanted to reiterate that the project called for six (6) unisex units in the restroom and want to make clear that it was three (3) for female, three (3) for male. He again reiterated that this would be six (6) individual units, each having its own door, inside there is a sink and toilet facilities. Director Perry stated it would be 60-90 days targeted to completion.

Council Member Bauman questioned that this was a separate structure; not attached to the existing building. He also questioned whether all of these restrooms would be handicapped accessible. He further questioned whether there will be urinals in each of the units as well. He stated he would defer to Council Member Reichel. He also reiterated that this was one of the Council ranked projects.

Council Member Reichel requested that there not be urinals and asked when the restrooms would be completed.

Mayor Rusty Paul confirmed that this was one of the Council ranked projects.

Vote on the Motion: The motion carried unanimously.

RESOLUTION NO.2020-01-02

B. 2020-58 Request for Mayor and City Council Consideration of Approval of a contract to construct project TS164 Windsor Parkway Sidewalk Project, from Crestwicke Pointe to City Limit Design Modifications within the Right of Way Allowance

Director of Public Works Marty Martin presented this project consists of the installation of 1,520 LF of curb and gutter and 6-ft sidewalk with 2-ft landscape buffer on the south side of Windsor Pkwy, as well as 115 LF of 5-ft sidewalk on the north side of Windsor Pkwy between Highgrove Pointe and Mabry Pointe. This location is immediately east of Peachtree-Dunwoody Road and would connect an existing sidewalk on Windsor Parkway, already linking back to Peachtree Dunwoody Road. This project will also connect a sidewalk that will connect to the Brookhaven city limit. The grading includes clearing & grubbing and grading along with excavation and shoring along the south side of Windsor Pkwy for the installation of 800 LF of complete closed storm system. The storm system also includes 93 LF of 72-inch RCP storm pipe and two (2) oversized storm structures. The integrity of the road and two-way traffic are required to be maintained on Windsor Parkway throughout construction. The storm system cost includes materials, as well as the design of the two (2) oversized storm structures by a licensed Georgia Professional Engineer for approval by the City prior to construction. Proposed improvements included in the project are the following: 1. Sidewalk; 2. Guardrail and Handrail; 3. Curb and Gutter; 4. Storm Sewer System; 5. Driveways; and, 6. Landscaping. Due to the complexity of this project, staff released a Request for Qualifications (RFQ) for this project. Staff received (1) qualified respondent and followed-up for a Request for Pricing. Staff conducted an interview with this contractor to confirm the elements of their bid. The engineer's construction cost estimate is \$630,659.91. However, the engineer's estimate is low for the amount and complexity of the work included in the Grading Complete and Stormwater Structure line items when compared to past City projects. Upon administrative review of the bid, the City of Sandy Springs Public Works, Purchasing and Legal staffs recommend that award be made to Astra Grading & Pipe, LLC, in the amount of \$978,888.00.

Motion and Vote: Council Member DeJulio moved to approve Item B. 2020-58, for Approval of a Contract to construct project TS164 Windsor Parkway Sidewalk Project, from Crestwicke Pointe to City Limit Design Modifications within the Right of Way Allowance. Council Member Paulson seconded the motion.

Council Member DeJulio questioned if we have been able to negotiate all of the rights-of-way and all the property.

Council Member Paulson wanted to know if given the two (2) separate disciplines, if it would have been too complicated to separate it into two (2) bids.

Council Member Burnett asked if there is a sidewalk on the opposite side of the road. He assumes that the sidewalk goes up Windsor from Peachtree Dunwoody, and will connect to the existing sidewalk and through to Brookhaven's city limits.

Mayor Rusty Paul stated he was concerned that staff only received one bid, but he felt the costs were measurable.

Vote on the Motion: The motion carried unanimously.

RESOLUTION NO.2020-01-03

C. 2020-59 Request for Mayor and City Council Consideration of Approval of a Contract To Construct Project T0033-7, CDBG Roswell Road from Long Island Drive to Stewart Drive

Director of Public Works Marty Martin presented the invitation to bid for construction of T0033-7 CDBG Sidewalk Project, Roswell Road from Long Island Drive to Stewart Drive, which was advertised for bid starting October 9, 2019. A pre-bid meeting was held November 5, 2019. Bids were received November 20, 2019. Proposed improvements included in the project are as follows: 1. Site Grading and Walls; 2. Sidewalks; 3. Curb and Gutter; 4. Storm Drainage, and; 5. Landscaping Bid. Staff received eleven (11) bids. Following administrative review which included the lowest bidder's references related to their experience with similar projects, the City of Sandy Springs Public Works, Purchasing, and Legal staff recommend awarding the lowest bidder, Construction 57, Inc. at \$1,174,425.00. The engineer's construction cost estimate is \$1,913,962.60.

Motion and Vote: Council Member Bauman moved to approve Agenda Item C. 2020-59, Approval of a Contract to Construct Project T0033-7, CDBG Roswell Road from Long Island Drive to Stewart Drive. Council Member DeJulio seconded the motion.

Vote on the Motion: The motion carried unanimously.

RESOLUTION NO. 2020-01-04

D. 2020-65 Consideration of a Resolution to Quitclaim the properties of Hammond Park, Sandy Springs Tennis Center, Abernathy Greenway Park and Morgan Falls Overlook Park to the City of Sandy Springs Public Facilities Authority

Assistant City Manager Jim Tolbert stated this is the item previously discussed in the Public Facilities Authority meeting. Quitclaiming the public park properties to the Public Facilities Authority would allow more flexibility in the use of the properties, without limitation, and the ability to contractually commit to the expenditure of funds on park projects and services beyond one year. The Georgia Constitution limits the City in its ability to commit contractually to the expenditure of public funds beyond one year. The state constitution does grant the City the right to enter into contractual obligations with its Public Facilities Authority for the performance of governmental services. Through such contracts, the City can make enforceable financial commitments for up to forty-years.

Motion and Vote: Council Member Reichel moved to approve D. 2020-65, Quitclaim the properties of Hammond Park, Sandy Springs Tennis Center, Abernathy Greenway Park and Morgan Falls Overlook Park to the City of Sandy Springs Public Facilities Authority. Council Member Soteres seconded the motion.

Vote on the Motion: The motion carried unanimously.

RESOLUTION NO. 2020-01-05

E. 2020-1 A Resolution to Appoint Kevin King to the City of Sandy Springs Planning Commission

Mayor Rusty Paul stated there are vacancies in our various City agencies, panels and commissions. Mayor Paul congratulated Lane Frostbaum for his role as Chair of the Sandy Springs Planning Commission.

Council Member DeJulio recommends appointing Kevin King to the City of Sandy Spring Planning Commission.

Motion and Vote: Council Member DeJulio moved to approve E. 2020-1, A Resolution to Appoint Kevin King to the City of Sandy Springs Planning Commission. Council Member Paulson seconded the motion.

Vote on the Motion: The motion carried unanimously.

RESOLUTION NO.2020-01--06

F. 2020-4 A Resolution Appointing Members to the North End Revitalization Advisory Committee

Mayor Rusty Paul announced the City's continuing efforts to view redevelopment and improve the quality, particularly the retail, in the North End. Mayor Paul emphasized the need to generate additional housing opportunities in that region. Staff approved consultants to help begin that process. Staff recommends the community help to address the following issues. 1. Work with staff to address regulatory obstacles and create policy recommendations to the Mayor and City Council for consideration that will encourage mixed-use development projects within a North End Revitalization District. 2. Assist staff with outreach/engagement to the local and national development community to raise awareness of opportunities in the north end of Sandy Springs. 3. Work with staff and selected consultants who may be working on various projects such as the River Access and the North End Design Study to provide comments on drafts, and participate in design charrettes. 4. Listen to ensure that the consultant teams are hearing from the broad community, and make recommendations to the Mayor and Council on policy or regulatory or financial considerations necessary to implement team recommendations. Council Member Soteres is the point person for that area.

Motion and Vote: Council Member Soteres moved to adopt F. 2020-4, a Resolution Appointing Members to the North End Revitalization Advisory Committee. Council Member Paulson seconded the motion.

Council Member Paulson, asked for clarification on how this group will be interacting with consultants.

Vote on the Motion: The motion carried unanimously.

RESOLUTION NO. 2020-10-07

REPORTS

A. 2020-42 Mayor and Council Reports

Mayor Rusty Paul welcomed Andrea Surratt, who joined the City Monday, January 6, from Bozeman, Montana. Andrea Surratt is second City Manager of Sandy Springs. Mayor Paul also thanked Interim City Manager, Peggy Merriss for a magnificent job.

Mayor Paul stated that Executive Director of the PAC, Shaun Albrechtson, provided input on the success of the City's New Year's Eve event. The event was successful in attendance, and all had a good time. The New Year is off to a great start. Mayor Paul wished to highlight three City groups who helped to make this event successful. First, Chief DeSimone of the Sandy Springs Police Department provided comfort and protection. Second, Director of Performing Arts, Shaun Albrechtson and his team did a phenomenal job managing and directing guests to the Theatre, while the Byars Lobby contained the overflow with nearly 2,000 guests arriving. Third, Fire Department, Chief Sanders and his team while monitoring the EOC.

They all did a magnificent job. Director of Communications, Sharon Kraun and her team initiated the contact of over 2,000 registrations.

Mayor Paul indicated that he, Chief DeSimone, and Deputy Chief Zgonc met with various institutions to ensure that the City is being proactive and doing everything to make the community safe and secure. Mayor Paul expressed gratitude to the Police Department for meeting with community representatives.

Council Member DeJulio stated that about a week and a half ago, we got word that our former Congressman, who no longer represents Sandy Springs, John Lewis, had Stage 4 pancreatic cancer. I thought this might be a good time for us to understand exactly what happened with John Lewis, and how he came out in support of the instigation of forming the City of Sandy Springs. About 17 years ago, I received a phone call from his District Director saying that they wanted a favor from us. I got that phone call and I said to his District Director, we would like to ask if the Congressman would come down and meet with myself and Eva Galambos about the City of Sandy Springs. The District Director stated that Congressman Lewis was very familiar with that and agreed to meet. Congressman John Lewis was the first prominent person of color to come out in support of the City of Sandy Springs. He spoke at the annual meeting of the Committee for Sandy Springs and Citizens for Sandy Springs. He was very vocal at a time when no one was showing any support. He received many complaints from other members, especially the Atlanta delegation, for him to stay in Washington and stay out of local politics. He was very adamant that everyone has the right to vote. That was very important, at that time; it was really what we needed to keep the movement for the City of Sandy Springs motivated. Now he has Stage 4 pancreatic cancer, Communications Director Sharon Kraun was nice enough to get a Get Well card today and I would like for all on the City Council to sign this card. Director Kraun will send this on to Congressman John Lewis to let him know that we really appreciate the friendship that he has had and the support he has shown to the City of Sandy Springs. We'd like to show him we care about him, we appreciate him, and we don't forget our friends.

Mayor Paul expressed his concern in response to Council Member DeJulio with reference to Congressman John Lewis. Mayor Paul spoke about previously meeting Congressman John Lewis and he wished to honor the Congressman and his legacy. Congressman Lewis is one of the few remaining original Civil Rights icons. He thanked Council Member DeJulio for reminding everyone about that bit of history.

Council Member Reichel thanked Mayor Paul and fellow Council members for opening up the doors to City Hall to the Jewish community. Council Reichel is proud to be Jewish and very proud of the City for hosting last night's event.

Council Member Bauman echoed Council Reichel's remarks. He also wanted to thank Communications & Media Director, Sharon Kraun who took one week to prepare the event. He further stated he appreciated the comment about the Hate Crime Ordinance; that Sandy Springs was first to adopt unanimously by Council, and leadership of Mayor Paul. He also referenced the upcoming Martin Luther King festivities with a film and activities occurring at City Springs. He reiterated Council Member Reichel's comments regarding Mayor Paul's support for the Jewish community. These events have symbolic and a very real psychological benefit.

Council Member DeJulio asked if there is a detail in the Police Department, which advises institutions in the City that need security.

Police Chief Ken DeSimone responded that we have two (2) units in the Police Department. The Community Outreach section, that will do active shooter training and firearm safety training; women's self-

defense training; and, SSPD has a pretty robust Criminal Intelligence unit that tracks hate crimes and threats inside the City. We work very closely with our federal and state partners.

Council Member Paulson stated that Council was sworn in at the previous building 7840 Roswell Road. To reference, we could not have done last night without the new facility.

EXECUTIVE SESSION

Motion and Vote: Council Member Paulson moved to suspend regular order and move into Executive Session for the purposes of discussing litigation. Council Member Burnett seconded the motion.

Vote on the Motion: The motion carried unanimously.

A. 2020-50 Litigation

Executive Session began at 7:01 pm

Motion and Vote: Council Member Paulson moved to adjourn Executive Session. Council Member DeJulio seconded the motion.

Vote on the Motion: The motion carried 5-0; Council Member Reichel recused herself from this Executive Session.

Executive Session adjourned at 8:02 pm

B. 19-438 Adjournment

Motion: Council Member DeJulio moved to adjourn. Council Member Paulson seconded the motion.

Vote on the Motion: The motion carried unanimously.

The meeting adjourned at 8:02 p.m.

Date Approved: January 21, 2020

Russell K. Paul, Mayor

Coty Thigpen, City Clerk



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: Dan Lee, City Attorney

DATE: January 17, 2020 Submission for the January 21, 2020 Meeting

ITEM: Request for Mayor and City Council Consideration of the Purchase of Certain Property Rights and Interests Located at 6010 Sandy Springs Circle, Project CC-10

Recommendation:

The City Attorney recommends as settlement of all claims related to the acquisition of the property located at 6010 Sandy Springs Circle, Sandy Springs, Georgia ("Property") needed to complete the project known as CC-10 Sandy Springs Circle Streetscape in the total sum of \$425,000.00.

Background:

The pending condemnation action against the Property was initiated in an effort to allow the CC-10 Sandy Springs Circle Streetscape project to proceed without jeopardizing construction and funding schedules. After much discussion, the property owner, Centre Court Shopping Center Atlanta, GA, Limited Partnership, has proffered an offer to settle this matter in the amount of \$425,000.00. This includes the fee simple right-of-way, necessary easements to complete the project as well as the consequential damages as a result of the project.

Discussion:

The Property is a 8,646 acre lot. The Subject Property includes 6,371.21 sq. ft. of fee simple right-of-way and 13,459.17 sq. ft. of construction easement. The City's offer of \$305,600, includes:

Fee simple (right-of-way)	6,371.21 sq. ft.	\$15.00/sq. ft.	\$95,568.00
Construction Easement	13,459.17 sq. ft.	\$15.00/sq. ft. x 75%	\$151,416.00
Consequential Damages			\$58,557.00
Cost to Cure			N/A
Site Improvements			N/A
Interim Rent Loss			N/A
Recommend Compensation (rounded):			\$305,600.00

Financial Impact:

The property owner will be paid the sum of \$305,600.00 from the funds originally paid into the Court

Registry at the time of the taking and the City will make an additional payment of \$119,400.00 directly to the property owner. The total sum paid would be \$425,000.00. The GDOT preliminary budget for the right-of-way cost is \$2,160,000.00 of which \$1,375,000.00 has been spent. The total cost of this right-of-way falls within the GDOT budget match.

Alternatives:

This matter is scheduled for a jury trial on February 10, 2020 before the Honorable Kevin M. Farmer. It is unknown what the outcome of this trial would be.

Attachments:

1. Resolution 2020_Centre Court

RESOLUTION NO: _____

**STATE OF GEORGIA
COUNTY OF FULTON**

A RESOLUTION TO ACCEPT THE SETTLEMENT AND PURCHASE OF RIGHT-OF-WAY AND EASEMENTS ON THE LANDS DESCRIBED AS 6010 SANDY SPRINGS CIRCLE, SANDY SPRINGS, FULTON COUNTY, GEORGIA, PARCEL NO: 17-0089-0011-057-5 FOR CC-10

WHEREAS, the City of Sandy Springs (the “City”) requires 6,371.21 square feet of fee simple Right of Way and 13,459.17 square feet of Easement on the lands owned by Centre Court Shopping Center Atlanta, GA, Limited Partnership; and

WHEREAS, the acquisition of the Right of Way and Easement are required to construction the CC-10 Sandy Springs Circle Streetscape Project; and,

WHEREAS, the City and the property owner have in good faith agreed upon a purchase price of Four Hundred Twenty Five Thousand and No/100 Dollars (\$425,000.00) for the Right of Way and Easement herein described; and,

WHEREAS, the Mayor and Council have considered the Right of Way and Easement rights acquisition and has determined that it is in the City’s best interest.

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

That the City of Sandy Springs Mayor and Council approve the Agreement and Consent to purchase the Right of Way and Temporary Easement rights through that tract of land located in Land Lot 89 of the 17th District, Fulton County, Georgia, and authorize the City Manager to sign and execute all documents required to facilitate this transaction.

RESOLVED this _____ day of January, 2020.

APPROVED:

RUSSELL K. PAUL, Mayor

Attest:

Coty Thigpen, City Clerk
(Seal)

EXHIBIT "A"

LEGAL DESCRIPTION/REQUIRED RIGHT OF WAY - CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA; PROJECT: CC-0010 SANDY SPRINGS CIRCLE STREETSCAPE FROM HAMMOND TO MOUNT VERNON, 6010 SANDY SPRINGS CIRCLE - PARCEL NO. 1/CENTRE COURT SHOPPING CENTER

ALL THAT TRACT or parcel of land lying and being in Land Lot 89 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point 57.44 feet left and opposite of Station 72+68.94 on City of Sandy Springs Sandy Springs Circle Streetscape from Hammond to Mount Vernon Project No.CC-0010 (N 1425730.692806 E 2230455.277696) to a curve of radius 2793.129 feet and a central angle of 0 DEGREES 34 FEET 42.5 SECONDS; THENCE along the arc of the said curve of curve length 28.200 feet; said curve having a chord bearing and length of NORTH 85 DEGREES 49 MINUTES 46.9 SECONDS WEST and 28.200 feet; THENCE a Bearing of NORTH 27 DEGREES 01 MINUTES 08.4 SECONDS EAST and Distance of 47.838 feet; to a curve of radius 621.000 feet and a central angle of 47 DEGREES 08 MINUTES 09.1 SECONDS: THENCE along the arc of the said curve of curve length 510.882 feet; said curve having a chord bearing and length of NORTH 2 DEGREES 44 MINUTES 22.9 SECONDS EAST and 496.596 feet; THENCE a Bearing of NORTH 26 DEGREES 18 MINUTES 27.5 SECONDS EAST and Distance of 268.644 feet; THENCE a Bearing of S 87 DEGREES 32 MINUTES 46.3 SECONDS EAST and Distance of 7.909 feet; THENCE a Bearing of S 26 DEGREES 12 MINUTES 33.8 SECONDS WEST and Distance of 273.426 feet; THENCE a Bearing of SOUTH 0 DEGREES 00 MINUTES 00.0 SECONDS WEST and Distance of 0.000 feet; to a curve of radius 621.329 feet and a central angle of 49 DEGREES 32 MINUTES 47.1 SECONDS: THENCE along the arc of the said curve of curve length 537.293 feet; said curve having a chord bearing and length of SOUTH 1 DEGREES 26 MINUTES 10.3 SECONDS WEST and 520.708 feet; THENCE a Bearing of SOUTH 34 DEGREES 24 MINUTES 55.2 SECONDS WEST and Distance of 18.570 feet to a point and POINT OF BEGINNING.

Said parcel contains 6,371.214 Square Feet, more or less.

AND

LEGAL DESCRIPTION/EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES - CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA; PROJECT: CC-0010 SANDY SPRINGS CIRCLE STREETSCAPE FROM HAMMOND TO MOUNT VERNON - 6010 SANDY SPRINGS CIRCLE - PARCEL NO. 1/CENTRE COURT SHOPPING CENTER

ALL THAT TRACT or parcel of land lying and being in Land Lot 89 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point 97.20 feet left and opposite of Station 72+87.75 on City of Sandy Springs Sandy Springs Circle Streetscape from Hammond to Mount Vernon Project No.CC-0010 (N 1425734.110193 E 2230410.288459); THENCE a Bearing of NORTH 37 DEGREES 48 MINUTES 35.7 SECONDS EAST and Distance of 47.712 feet; THENCE a Bearing of NORTH 18 DEGREES 47 MINUTES 07.8 SECONDS WEST and Distance of 44.984 feet; THENCE a Bearing of NORTH 25 DEGREES 47 MINUTES 04.4 SECONDS WEST and Distance of 27.991 feet; THENCE a Bearing of NORTH 2 DEGREES 43 MINUTES 07.6 SECONDS WEST and Distance of 27.991 feet; to a curve of radius 631.000 feet and a central angle of 9 DEGREES 27 MINUTES 58.5 SECONDS; THENCE along the arc of the said curve of curve length 104.252 feet; said curve having a chord bearing and length of NORTH 7 DEGREES 01 MINUTES 38.7 SECONDS W and 104.13 feet; THENCE a Bearing of NORTH 3 DEGREES 52 MINUTES 14.1 SECONDS WEST and Distance of 90.995 feet; to a curve of radius 640.000 feet and a central angle of 20 DEGREES 25 MINUTES 51.8 SECONDS: THENCE along, the arc of the said curve of curve length 228.217 feet; said curve having a chord bearing and length of NORTH 16 DEGREES 05 MINUTES 31.6 SECONDS E and 227.010 feet; THENCE a Bearing of NORTH 26 DEGREES 18 MINUTES 27.5 SECONDS EAST and Distance of 22.961 feet; THENCE a Bearing of SOUTH 63 DEGREES 41 MINUTES 32.5 SECONDS EAST and Distance of 5.000 feet; THENCE a Bearing of NORTH 26 DEGREES 18 MINUTES 27.5 SECONDS EAST and Distance of 153.104 feet; THENCE a Bearing of NORTH 0 DEGREES 02 MINUTES 16.7 SECONDS EAST and Distance of 79.079 feet; THENCE a Bearing of SOUTH 87 DEGREES 32 MINUTES 46.3 SECONDS EAST and Distance of 53.577 feet; THENCE a Bearing of SOUTH 26 DEGREES 18 MINUTES 27.5 SECONDS WEST and Distance of 268.644 feet; to a curve of radius 621.000 feet and a central angle of 47 DEGREES 08 MINUTES 09.1 SECONDS; THENCE along the arc of the said curve of curve length 510.882 feet; said curve having a chord bearing and length of SOUTH 2 DEGREES 44 MINUTES 22.9 SECONDS W and 496.596 feet; THENCE a Bearing of SOUTH 27 DEGREES 01 MINUTES 08.4 SECONDS WEST and Distance of 47.838 feet; THENCE a Bearing of NORTH 85 DEGREES 22 MINUTES 00.9 SECONDS WEST and Distance of 16.919 feet; to a point and POINT OF BEGINNING.

Said parcel containing 13,459.167 Square Feet, more or less.



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: Ginger Sottile, Director of Community Development

DATE: January 3, 2020 Submission for the January 21, 2020 Meeting

ITEM: Request for Mayor and City Council Consideration of U19-0009 (8750 Roswell Road) Request for a Conditional Use Permit for the Rivercliff Lutheran Church to expand an existing building and improve the existing parking lot

Recommendation:

Staff recommends approval of Conditional Use Permit U19-0009 subject to the following conditions:

1. To the conceptual "Concept Overall Site Plan," prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received November 8, 2019.
2. To the conceptual "Concept Site Plan," prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received November 8, 2019.
3. To the conceptual "Concept Landscape Plan," prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received October 11, 2019.
4. To provide a 50' undisturbed natural buffer along the western property line.

Background:

The applicant requests a Conditional Use Permit for a Place of Worship to allow for the expansion of one of the two existing church buildings and to allow improvements to the parking lot. The church proposes a 1,023 sq. ft. expansion of the sanctuary building from 10,327 sq. ft. to 11,350 sq.ft. in order to expand the lobby area. Parking lot improvements include constructing 10 additional parking spaces, adding a drop off lane with a covered canopy, and updating the ADA parking to meet code. The church is not proposing to increase the seating area in the sanctuary.

Discussion:

Staff is of the opinion that the request meets all applicable standards for a Place of Worship specified in Sec. 4.7.1.F of the Development Code. The proposed improvements will not encroach in the required 100' building setback and 50' parking setback. The proposed use is compatible with adjacent residential and commercial uses along Roswell Road. Staff does not anticipate any adverse impacts from the request.

Financial Impact:

N/A

Alternatives:

Council may choose to deny the request or approve it subject to Staff's recommended conditions. Council may also approve the request and modify recommendations proposed by Staff.

Attachments:

1. MCC U19-0009 Package_Redacted
2. U19-0009 Ordinance
3. U19-0009 Presentation



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P&Z STAFF REPORT

Mayor & City Council, January 21, 2020

Case: **U19-0009– 8750 Roswell Road**
Staff Contact: Louisa Tovar (ltovar@sandyspringsga.gov)
Report Date: January 9, 2020

REQUEST

Request for a Conditional Use Permit for the Rivercliff Lutheran Church to expand an existing building and improve the existing parking lot.

APPLICANT

Property Owner: Rivercliff Lutheran Church (contact: Leonard Stark)	Petitioner: Rivercliff Lutheran Church (contact: Leonard Stark)	Representative: Cornerstone Site Consultants, LLC (contact: Andrew M. Halloran)
---	---	--

SUMMARY

The applicant requests a Conditional Use Permit for a Place of Worship to allow for the expansion of one of the two existing church buildings and to allow improvements to the parking lot. The church proposes a 1,023 sq. ft. expansion of the sanctuary building in order to expand the lobby area. The church proposed to increase the sanctuary's building footprint from 10,327 to 11,350. Parking lot improvements include constructing 10 additional parking spaces, adding a drop off lane with a covered canopy, and updating the ADA parking to meet code. The church is not proposing to increase the seating area in the sanctuary.

NOTE

The Rivercliff Lutheran Church has been providing space for the operation of a day care run by a third-party non-profit organization. The contract to operate a day care in the church's facility will be terminated on March 2020.

RECOMMENDATION

Planning Commission (December 18, 2019)

Following Staff's presentation, the petitioner's representative spoke. The applicant explained that the church did not have plans to expand on the western portion of the lot nor in the stream buffers. Planning Commission members did not have any questions or concerns regarding the application.

Motion:

Commissioner Haggard moved to recommend **approval** of Conditional Use Permit U19-0009 with Staff's recommendations. Commissioner Kelly seconded the motion. All members voted in favor of the motion.

Department of Community Development
--

Staff recommends APPROVAL of Conditional Use Permit U19-0009.

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. Application, received September 30, 2019. Revised October 11, 2019
2. Letter submitted and signed by Len Stark, Church Council President, Rivercliff Lutheran Church, received November 12, 2019.

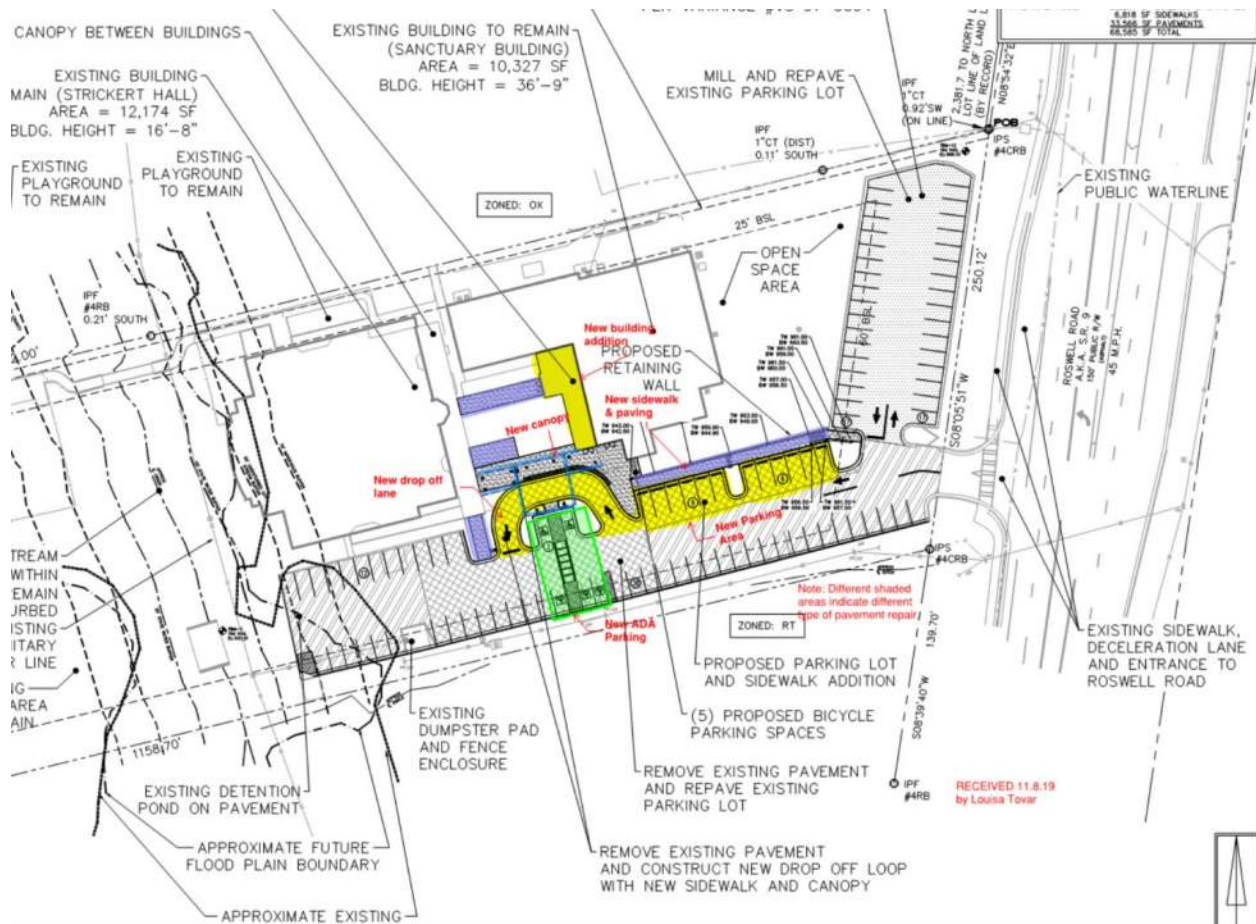
Plans:

1. *"Retracement Survey for Rivercliff Lutheran Church,"* prepared by Frontier Surveying Mapping, Inc, signed and sealed by Thomas Edward Peay, Jr, dated February 8, 2019, received October 11, 2019.
2. *"Partial Topographic Survey for Rivercliff Lutheran Church,"* prepared by Frontier Surveying Mapping, Inc, signed and sealed by Thomas Edward Peay, Jr, dated February 8, 2019, received October 11, 2019.
3. *"Concept Overall Site Plan,"* prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received November 8, 2019.
4. *"Concept Site Plan,"* prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received November 8, 2019.
5. *"Concept Landscape Plan,"* prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received October 11, 2019.
6. *"Concept Topography Map,"* prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received October 11, 2019.
7. *"Concept Aerial Map,"* prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received October 11, 2019.
8. *"Exterior Elevations & Building Sections"* prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received October 11, 2019.

PROPERTY INFORMATION	
Location:	8750 Roswell Road (Parcel # 06 0368 LL0459)
Council District:	2– Steve Soteres
Road frontage:	Approximately 250 feet of frontage on Roswell Road
Acreage:	Approximately 6.4 acres
Current Zoning: Existing Land Use:	RE-2 (Residential Estate 2 acre minimum) Place of Worship
Previous Zoning Case/Cases:	1958Z-0022 Request to rezone from AG-1 (Agricultural) to R-2 (Residential) was approved U1968-1 Request for a church was approved U1986-121/M1986-064 Request for a day care was approved U1991-0040/U1991-0041 Request for a church and day care was approved
Character Area:	Protected Neighborhood

PROCESS			
Initial Community Meeting (CMI): September 16, 2019	Second Community Meeting (CMII): October 28, 2019	Planning Commission Hearing: December 18, 2019	Mayor and City Council Hearing: January 21, 2020

SITE PLAN (received November 8, 2019) (full size Site Plan in Package)



PROPOSED DEVELOPMENT

The Rivercliff Lutheran Church was built in 1970 through use permit U68-0001. The church has been operating since then and through the years has used the facilities as a church, as well as for an accessory day care use through granted use permits U86-121 and U91-41. The conditions of U91-40 conditioned the property to a site plan that did not include the proposed expansion requested today.

Currently, the Rivercliff Lutheran Church consists of two buildings on the lot. The sanctuary, a one-story building of approximately 10,300 sq. ft.; and the Strickert Hall building, a one-story building of approximately 12,000 sq. ft. Within the sanctuary building, the church intends to expand the existing lobby area by increasing the building footprint by 1,023 sq. ft. (or 10%) from 10,327 sq. ft. to 11,350 sq. ft.. No increase in height is proposed. Other improvements proposed include adding 10 additional parking spaces, adding a drop off lane with a covered canopy for visitors, and updating the ADA parking spaces to meet code.

The following images show the existing conditions of 8750 Roswell Road.

View from Roswell Road



View from Roswell Road



View of parking lot along southern property line



View of breezeways leading to the entrance of the sanctuary (right)/Strickert Hall Building (left)



View of entrance to the Sanctuary Building



View of entrance to the Strickert Hall Building



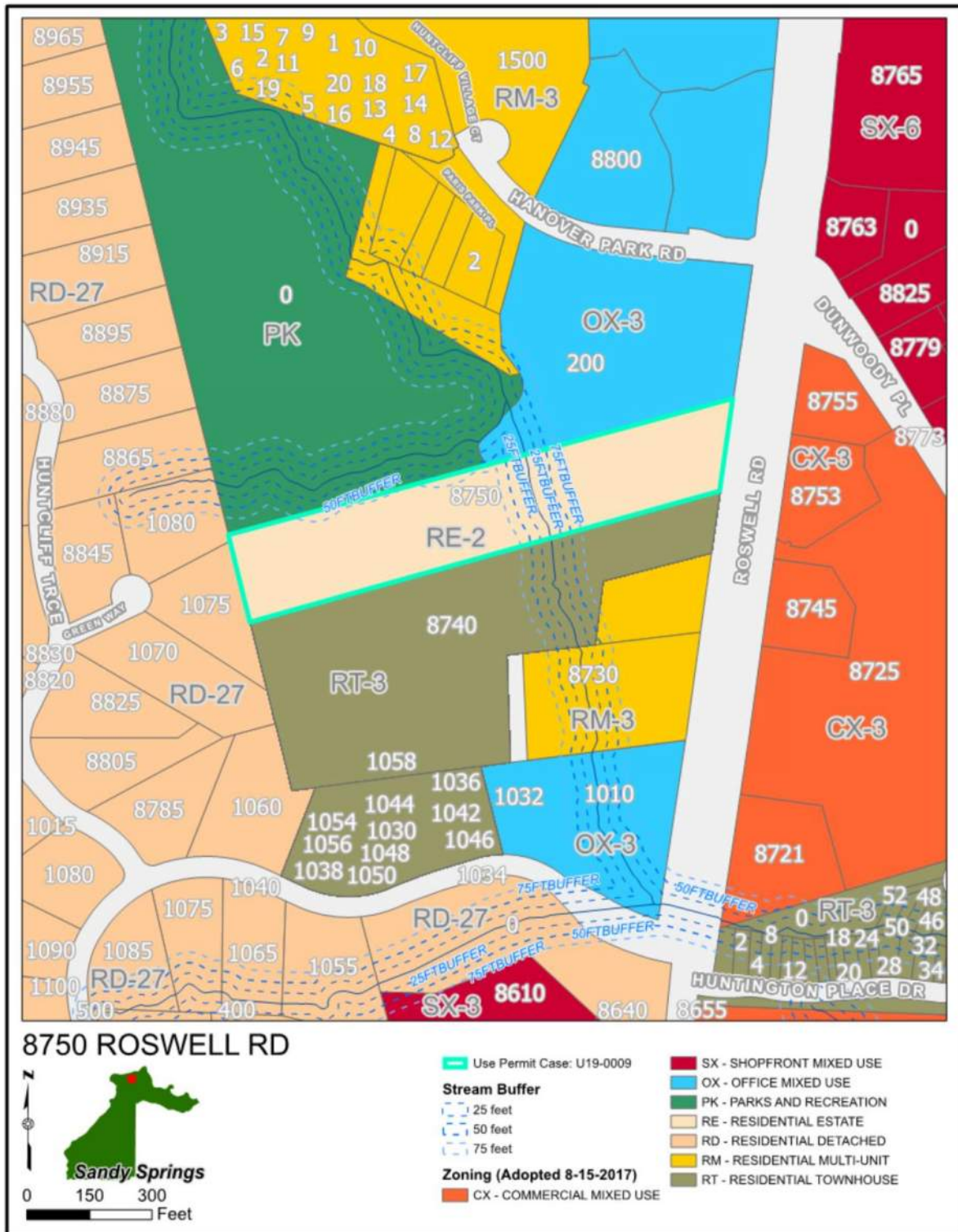
(All photographs by Louisa Tovar, November 11, 2019)

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	OX-3 (Office Mixed Use, 3 Stories Maximum Height) / Residential Single-Unit Attached	200 Hannover Park/ (Ellison Park)	5 acres
North	PK (Parks and Recreation)/ undeveloped land	0 Roswell Road/(undeveloped land owned by Huntcliff River Preserve LLC)	32 acres
East	CX-3 (Commercial Mixed Use, 3 Stories Maximum Height)	8753 Roswell Road/(Arby's) 8755 Roswell Road/(Bank of America) 8725 Roswell Road /(Dunwoody Place Shopping Center)	1 acre (Arby's & Bank of America) 11 acres (Dunwoody Place Shopping Center)
South	RT-3 (Residential Townhome, 3 Stories Maximum Height)/ Residential Single-Unit Attached	8740 Roswell Road/(The Forest at Huntcliff)	8.5 acres
West	RD-27 (Residential Detached, 27,000 sq. ft. Minimum Lot Size)/ Residential Single-Family	1075 Green Way/ (Huntcliff Subdivision)	8.3 acre
PROPOSED DEVELOPMENT			
--	RE-2 (Residential Estate, 2 acres Minimum Lot Size) / Place of Worship	8750 Roswell Road/(Rivercliff Lutheran Church)	6.7 acres

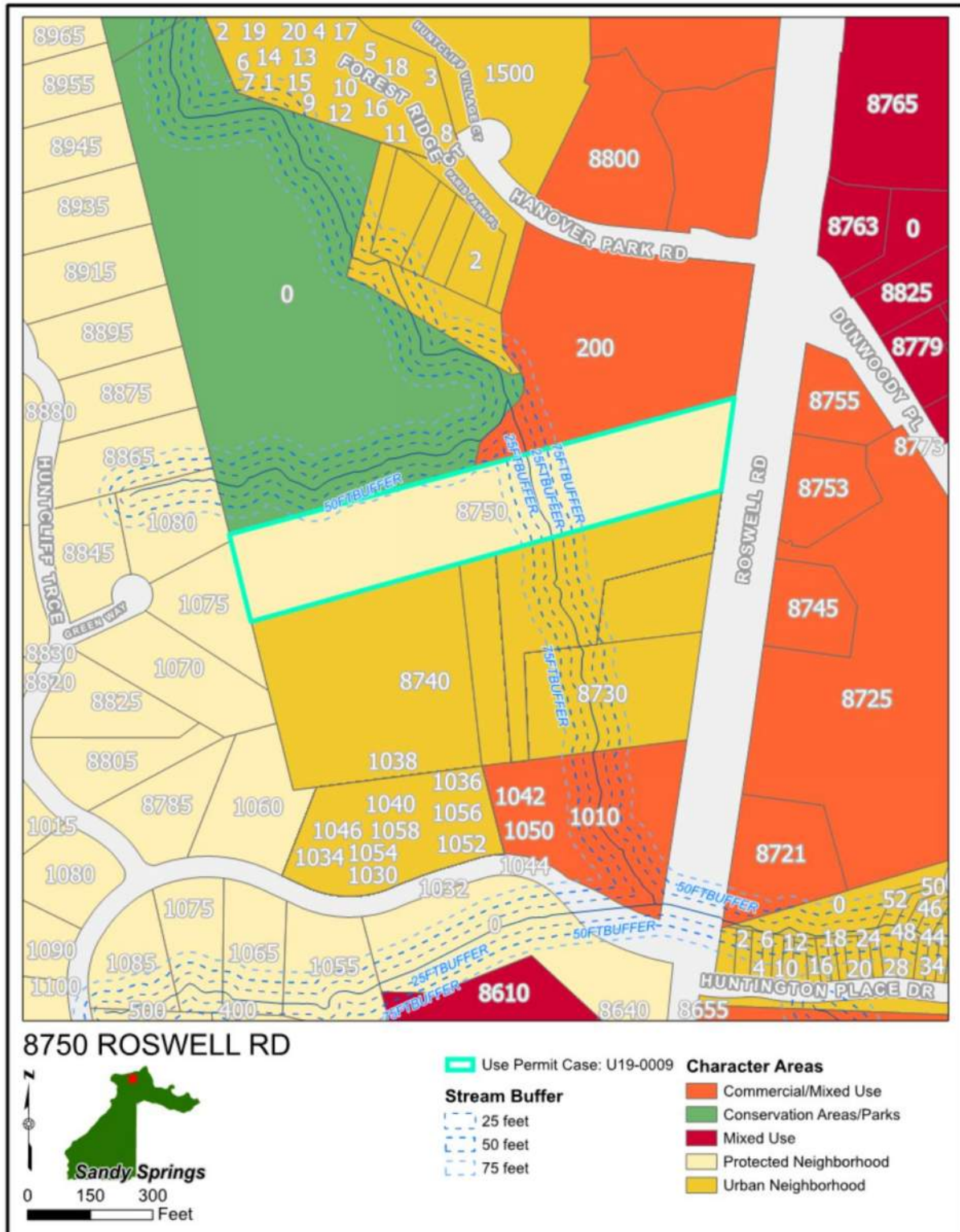
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



CONDITIONAL USE PERMIT CONSIDERATIONS

Per Sec. 11.3.6.D of the Development Code, the following list of approval criteria for a Conditional Use Permit provides guidance for making decisions on approval:

1. *The use is allowed as a conditional use in the respective zoning district (see Div. 7).*

Finding: The Development Code requires a place of worship to obtain a Conditional Use Permit in the RE- District. Thus, the applicant is requesting a Conditional Use Permit for the proposed expansion and additional improvements.

2. *The use complies with the applicable specific use standard listed in Article 7 without the granting of any Variance.*

Finding: A place of worship is defined in the Development Code as a “building or structure that by design and construction is primarily intended for conducting organized religious services. Associated accessory uses include, but are not limited to, schools, gymnasiums, meeting halls, indoor and outdoor recreational facilities, clergy house, rectory, day care, counseling, and kitchens.” Following are the use standards for a Place of Worship and a discussion of how the proposed use complies with the applicable standards.

a. *All buildings and use areas/structures other than parking and pedestrian walkways must be located at least 100 feet from any Protected Neighborhood.*

The site is adjacent to the Commercial/Mixed Use Character Area to the north and the Urban Neighborhood Character Area to the south. The 100’ setback does not apply along these property lines, as these are not Protected Neighborhoods. The subject property is only adjacent to a Protected Neighborhood along the rear (west) property line. The rear property line sits approximately 770’ away from the closest building and 620’ from the playground near the church. No new improvements are proposed in this area. There is an existing stream and associated buffers that bifurcate the lot. All proposed improvements will be located on the front (eastern) portion of the lot, closest to Roswell Road. Therefore, no buildings, use areas, or structures will be located near the required 100’ setback from the adjacent Protected Neighborhood, located along the rear property line.

b. *No parking areas may be located within 50 feet of any Protected Neighborhood district used for residential purposes.*

The church is adjacent to a Protected Neighborhood only along the rear property line (west). The distance between the rear property line and the closest building, Strickert Hall, is approximately 770’. No parking improvements are proposed between the rear property line and the Strickert Hall building.

The site has an existing parking area, which encroaches 50’ into the 60’ front setback and 10’ into the 25’ side setback to the south. These encroachments were granted through the Variance VC91-00094. There is a total of 91 parking spaces: 34 spaces are located on the front yard and the remaining 57 are located on the side. The church is proposing to repave the entire parking area, add 10 more parking spaces, add a drop off lane with a covered canopy, and update the existing ADA access to meet code. The proposed improvements do not affect the 50’ parking setback requirement adjacent to Protected Neighborhood.

c. *Any associated day care centers, private schools, recreational fields or other uses requiring a conditional use permit as a stand-alone use in that zoning district are allowed only under a separately approved conditional use permit for each use.*

No day care center, private schools, or recreational fields are proposed as part of this use permit request.

d. <i>The maximum lot coverage and maximum building height beyond those of the underlying zoning district are allowed only under a separately approved conditional use permit for each use.</i> The subject property has a total existing impervious area of 63,160 sq. ft. (or 22.6%) out of the total lot area of 279,850 sq. ft. (or 6.4 acres). The applicant proposes to add 1,023 sq. ft. of building footprint to the sanctuary building, 638 sq. ft. of canopy, 198 sq. ft. of sidewalks, 3,566 sq. ft. of additional parking spaces and drop off loop, totaling 5,425 sq. ft. of new impervious area. Therefore, increasing the overall impervious area to 68,585 sq. ft. (or 24.5%). The applicant is not proposing to increase the building height of the sanctuary building. No part of the addition will exceed the district's height requirement.
3. <i>The use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics.</i> Finding: The church has been in existence and in operation since approximately 1970. The adjacent uses are primarily residential townhome communities to the north and south of the property. The Huntcliff subdivision, which is zoned for single-family uses, is located to the west and commercial zoning districts are located to the east. The applicant is not proposing a different use than the one already in place. The purpose of the proposed sanctuary expansion is to increase the lobby area of the existing building, provide parking improvements to better serve ADA guests and provide more parking overall. The hours of operation are not expected to change, which are from 8AM to 4PM during the week, church meetings in the evenings from 7PM to 9PM, 8AM to 10PM for occasional special events on Saturdays, and 8AM to 1PM on Sundays. The existing use is compatible with adjacent uses in terms of location, scale, site design, hours of operation, and operating characteristics.
4. <i>Any significant adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset.</i> Finding: The proposed building addition and parking lot improvements are of a small scale, as it will add approximately 2% of additional impervious area. Staff does not anticipate adverse impacts resulting from the proposed use. There is an existing 380 sq. ft. of parking area that encroaches into the 50' stream buffer. The church proposes to mitigate for the existing disturbed area by planting the required vegetation as stipulated by the River, Tributary, and State Waters Buffer-Revegetation Standards.
5. <i>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.</i> Finding: Staff is of the opinion that the church's proposal will not inhibit service providers from providing sufficient public facilities and other services. Any increase in services would mostlikely be negligible.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

No comment provided.

Sandy Springs Transportation Engineer:

Land Disturbance Permit Plans shall be required to comply with Development Code Sections 9.2, 9.5 and 9.6. and 9.7

Sandy Springs City Engineer:

1. Provide the City of Sandy Springs' Future Floodplain on the plans. Absolutely no encroachments will be permitted into the Future Floodplain Area.

2. An Elevation Certificate will be required prior to Certificate Of Completion or Certificate of Occupancy, as applicable.

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.

MARTA:

No comment provided.

Fulton County Schools:

No comment provided.

Fulton County Environmental Health:

No comment provided.

Fulton County Public Services and Utilities:

COMMENTS ON PUBLIC SERVICES AND UTILITIES

NOTE: Various Fulton County departments or divisions that may or may not be affected by the proposed development provide the following information. Comments herein are based on the applicant's conceptual site plan and are intended as general non-binding information and in no manner suggest a final finding by the commenter. All projects, if approved, are required to complete the City of Sandy Springs and the Fulton County Plan Review process prior to the commencement of any construction activity.

WATER AND WASTEWATER (SEWER): WATER:

Anticipated water demand: 100 gallons per day (gpd) per 1,000 sq. ft. x 23,524 total square feet = 2,353 gpd (Rivercliff Lutheran Church complex) (22,501 existing building square footage plus a 1,023 square footage building addition) at 8750 Roswell Road in Sandy Springs.

This project is within the City of Atlanta water jurisdiction. SEWER:

Basin: Big Creek

Treatment Plant: Big Creek (Fulton County Government) Anticipated sewer demand: 2,102 gallons per day

There are two sanitary sewer manholes within the property boundaries of the 6.68 acre tract (8750 Roswell Road) (Sewer manholes # SMBC6900220 and # SMBC6900230) along an 8 inch sanitary sewer line located in in Land Lot 368, District 6 that can service this project.

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Public Works for more information.

PUBLIC PARTICIPATION

Community Meeting I

There were 18 attendees at the Initial Community Meeting on September 16, 2019. Questions and topics discussed included:

- Removal plans or redevelopment across the creek. Applicant said that the church does not have plans, currently, to expand beyond the creek.
- Increase of building footprint and impervious area. Applicant said that the impervious area will increase from 22% to 25% and that the overall additional footprint was approximately 1,000 sq. ft.
- Plans to relocate the existing playground. Applicant said that the church does not currently have plans to relocate the playground.
- Plans to encroach further into the stream buffers. Applicant said that church is not proposing any further encroachments.
- Removal of trees. Applicant said that no trees in the rear of the property are proposed to be removed.
- Removal of existing asphalt will result in loose dust and dirt. Applicant said that the church will comply with the City's requirements to control dust generation.
- Construction start date and hours of operation. Applicant said the church anticipates construction in May 2020 and will comply with allowed hours of operation by the City.

Community Meeting II

There were 5 attendees at the Second Community Meeting on October 28, 2019. Questions and topics discussed included:

- Existing playground location is distant from the buildings, which may generate security issues for children. The church should consider relocating the playground closer to the buildings. Applicant said that the church does not currently use the existing playground.
- Tree removal on the west portion of the property across the creek. Applicant said that no trees will be removed in that area.
- Construction schedule. Applicant said that the church anticipates commencing construction in April or May.

Correspondence Received

No public comment was submitted in writing.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Approval** of **Conditional Use Permit** U19-0009, request for a Conditional Use Permit for a Place of Worship to expand the existing building and improve the existing parking area, subject to the following conditions:

1. To the conceptual "*Concept Overall Site Plan*," prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received November 8, 2019.
2. To the conceptual "*Concept Site Plan*," prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received November 8, 2019.
3. To the conceptual "*Concept Landscape Plan*," prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received October 11, 2019.
4. To provide a 50' undisturbed natural buffer along the western property line.



RECEIVED 8/14/2019 PLANNING & ZONING

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Case No.: 19-0009
Planner's initials: mg

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 8750 Roswell Road, Sandy Springs, Georgia 30350	
	Parcel Tax ID(s): 06 0368 LL0459	
	Total acreage: 6.4 Acres	Council District: District 2
	Current zoning: RE - Residential Estate	Current use: Place of worship and day care
	Character Area: Suburban	

APPLICATION	Purpose of the application: Special Use Permit for Church building and parking lot improvements	
	Check all that apply:	
	☐ Zoning Map Amendment (Rezoning)	☒ Conditional Use Permit
	Detailed request: Request for a Special Use Permit for the church to re-invest in the church campus with some minor building additions, parking lot improvements.	
	Petitioner: Rivercliff Lutheran Church - Contact: Len Stark	
	Petitioner's address: 8750 Roswell Road, Sandy Springs, Georgia 30350	
	Phone: [REDACTED]	Email: [REDACTED]

OWNER	Property owner: Rivercliff Lutheran Church <i>Lenard R. Stark</i>	
	Owner's address: 8750 Roswell Road, Sandy Springs, Georgia 30350	
	Phone: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process):	
If the property is under contract and the owner is unavailable to sign, provide a copy of the contract		

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date: <u>8/14/19</u>	Anticipated application date: <u>10/1/19</u>
CM1 date, time, and location:	
ADDITIONAL INFORMATION NEEDED:	
SUBMITTAL ITEMS WAIVED BY DIRECTOR:	



U19-0009

Case No.: LT
Planner's initials: _____

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Application Revised 10.11.19.pdf



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APPLICATION FORM

APPLICATION	Purpose of the application: Conditional Use Permit
	Check all that apply: ☐ Zoning Map Amendment (Rezoning) ☒ Conditional Use Permit
	Detailed request: Request for a Conditional Use Permit for the church to re-invest in the church campus with some minor building additions, parking lot improvements.

COMMUNITY MEETING 1 REPORT	Date and location of CM1: Sept. 16th, 2019 at 8750 Roswell Road, Sandy Springs, Georgia 30350	
	Beginning time: 6:00 pm	End time: 6:30 pm
	Summary of concerns discussed:	
	There were questions about construction in the wetlands or stream, and there are no proposed improvements shown on the site plan in those areas. There were questions about trees to be removed, and the construction area where trees will be removed is shown on the site and landscape plan. All the trees to the west of the creek all remain as an existing wooded area. There were questions about the impervious area, and calculations are provided on the site plan. There were questions on schedule, hours and dust control, and the church would comply with city's construction hours and dust policy.	
	Does the application address the concerns discussed at the CM1? ☒ Yes ☐ No	
	Explain: The site plan C001 added a note for stream to remain undisturbed and for wooded area about trees west of the creek to remain. Impervious area numbers are provided on the site plan. A note was added on bottom right corner that church will comply with construction work hours and dust control policy.	

- TO BE FILLED OUT BY P&Z STAFF -

Application date: 9.30.19	Planning Commission date: 12.18.19
CM2 date and time: 10.28.19	Mayor and City Council date: 01.21.19
OFFICIAL REQUEST (FOR PUBLICATION):	



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AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name: <u>Rivercliff Lutheran Church</u>	Sworn and subscribed before me this <u>27</u> th day of <u>September</u> 20 <u>19</u> Notary public: <u>Theresa E. Frazier</u> Seal: Commission expires: <u>May 4, 2022</u>
Address: <u>8750 Roswell Rd.</u>	
City, State, Zip Code: <u>Sandy Springs, GA 30350</u>	
Email address: [REDACTED]	
Phone number: [REDACTED]	
Owner's signature: <u>Leonard R. Stark</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.

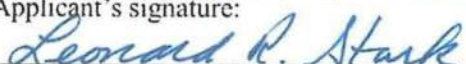
Applicant states under oath that:	
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or ☐ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or ☐ He/she has an estate of years which permits 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:	

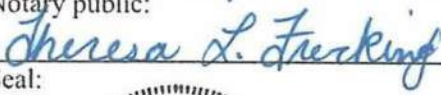


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AUTHORIZATION FORM – PART II

- 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 M. Halloran
Company: Cornerstone Site Consultants, LLC
Address: 2985 Gordy Parkway, Suite 119
City, State, Zip Code: Marietta, Georgia 30066
Email address: [REDACTED]
Phone number: [REDACTED]
Agent's signature: 
Applicant's signature: 

Sworn and subscribed before me this <u>30</u> th day of <u>September</u> 20 <u>19</u>
Notary public: 
Seal: 
Commission expires: <u>May 4, 2019</u>



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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:

Rivercliff Lutheran Church

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

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

Name: <i>Leonard R. Stark</i>	Date: <i>9/25/2019</i>
Signature: <i>Leonard R. Stark</i>	

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



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04B Campaign Disclosure Form -
Consultant.pdf

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:

CORNERSTONE SITE CONSULTANTS, LLC

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: ANDREW M. HALLORAN	Date: 9/30/2019
Signature: [Signature]	

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

U19-0009 – Rivercliff Lutheran Church

Letter of Intent

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05 Letter of Intent.pdf



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Rivercliff Lutheran Church is located at 8750 Roswell Road, Sandy Springs, Georgia on 6.42 acres of land that is zoned RE-2 in the City of Sandy Springs. The church has served the Sandy Springs community from this location since 1970. There are two existing buildings on the property that include the sanctuary, a meeting hall, and approximately seven (7) Sunday school rooms, along with existing parking lots and playgrounds and a large wooded area in the back of the property. The church would like to invest in their property with some renovations and minor additions to the building and parking lots, and requires a conditional use permit from the City of Sandy Springs. The improvements will provide a net increase of 10 parking spaces and add a drop off lane with a covered canopy for visitors, update the ADA parking to code compliant spaces, and add approximately 1,023 SF of additional building area to increase the space in the church's lobby. The church will also renovate the existing parking lot with new pavement and rebuild their dumpster enclosure. The overall function and operations of the church will remain consistent with how it has operated historically on the property as part of the new Conditional Use Permit. The church's normal business hours are 8am to 4pm on weekdays and those hours will continue to be the same with the new Conditional Use Permit. The church has various church groups that meeting in the evenings typically, run from 7pm to 9pm. The church provides worship services on the weekends that run from 8am to 1pm on Sundays, occasionally 8am to 10pm for special events on Saturdays, and during the week on religious holidays. The current church staff of three (3) employees is anticipated to remain constant with the proposed project. The activities at the church property are consistent within the definition of a place of worship such as organized religious services, meeting halls, Sunday school rooms, and ministries to serve the church and the community will continue as currently functioning under the Conditional Use Permit. The previous day care operating at the church has been discontinued and no longer active at the church property.

U19-0009 – Rivercliff Lutheran Church

Conditional Use Analysis:

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06 Impact Analysis statement.pdf



1. The use is allowed as a Conditional Use in the respective zoning district ?

Yes, the church has served the Sandy Springs Community at this property since 1970, and a place of worship use is allowed with a conditional use permit per Division 7.2

2. The use complies with the applicable specific use standard listed in Div. 7.2, if any, without the granting of any variance.

There are no anticipated variances from the use standards in Div. 7.2. and the use complies with the 4 standards in Section 7.4.1.F

- a. *No buildings and use areas/structures other than parking and pedestrian walkways may be located within 100 feet of any Protected Neighborhood district used for residential purposes:* The site is in compliance as the 100 foot setback is hundreds of feet away to the west of the site.
- b. *No parking areas may be located within 50 feet of any Protected Neighborhood district used for residential purposes:* The site is in compliance as the 50 foot parking setback is hundreds of feet away to the west of the site.
- c. *Any associated day care centers, private schools, recreational fields or other uses requiring a conditional use permit as a stand alone use in that zoning district are allowed only under a separately approved conditional use permit for each use:* N/A, The day care is no longer operating on the site.
- d. *The maximum lot coverage and maximum building height beyond those of the underlying zoning district are determined through the Conditional Use Permit process.* The maximum lot coverage proposed is

3. The use is compatible with the adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics.

Yes, the church is compatible in the multi-family developments to the north and south, and sufficient buffered by terrain and existing trees from the single family residences to the west.

4. Any significant adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset.

Correct, the area of proposed construction is out of view from any single family neighbors to the west. The church development faces the access driveway to the multifamily to the south where the parking lot and building improvements face, so no adverse impact to those neighbors.

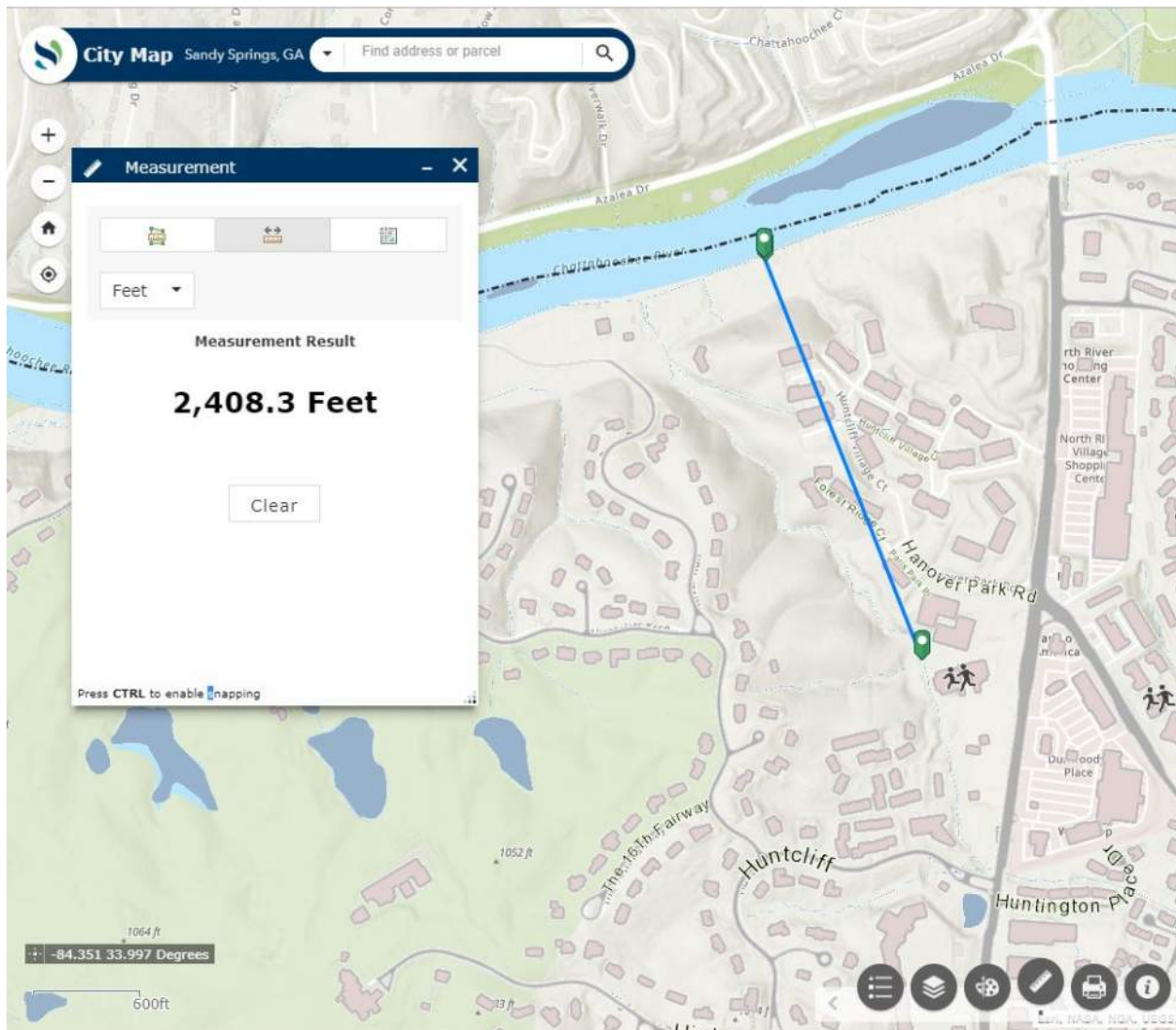
5. The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of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

Yes, the minor building improvements will help functionality and allow for moderate growth in the attendance that is supplemented by additional future parking spaces.

- a. There is no impact to the schools for this use.
- b. The existing driveway and primary road access are sufficient.
- c. There is no impact to recreational facilities.
- d. Wastewater treatment and water supply are already provided at this facility, and the changes to the property only slightly increase demand on those utilities.
- e. The increase in impervious area is very slight and will not burden the existing stormwater management infrastructure. The proposed lot coverage (impervious area) is 24.5% (1.57 acres or 68,585 SF)
- f. There is no anticipated significant increase in the demand for police, fire or emergency services.

U19-0009 – Rivercliff Lutheran Church
Chattahoochee River Corridor

NOTE: This property is greater than 2,000 feet
of the Chattahoochee River Corridor



U19-0009 – Rivercliff Lutheran Church

Development of Regional Impact

NOTE: This site does not meet any thresholds
for the Development of Regional Impact

LEGAL DESCRIPTION – 6.42 ACRES

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 368 of the 6th District, of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point (Iron Pin Set, #4 Capped Re-Bar) located on the westerly right-of-way of Roswell Road (150' R/W), said point being a distance of 2,381.7 feet along said westerly right-of-way of Roswell Road from the northerly Land Lot Line of Land Lot 367, said point being the TRUE POINT OF BEGINNING;

THENCE, from said Point of Beginning thus established, proceed along said right-of-way South 08°05'51" West a distance of 250.12 feet to a point, (Iron Pin Set, #4 Capped Re-Bar); Thence leaving said right-of-way proceed South 76°09'18" West a distance of 1,158.70 feet to a point, (Iron Pin Found, 1/2 inch Open Top); Thence proceed North 13°48'17" West a distance of 232.33 feet to a point, (Iron Pin Found, #4 Re-Bar); Thence proceed North 76°10'12" East a distance of 1,252.00 feet to a point, said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

Tract described herein containing 6.42 acres of land (279,850 Square feet), more or less, described on a survey by Frontline Surveying & Mapping, Inc., job number 67300, dated 2/12/2019, also being known as 8750 Roswell Road according to the current system of numbering in Fulton County, Georgia.



8750 Roswell Road, Sandy Springs, GA 30350-1828
770-993-4316 • 404-420-2308 Fax
www.rivercliffchurch.org

Louisa Tovar
City of Sandy Springs
1 Galambos Way
Sandy Springs, GA 30328

Louisa,

Rivercliff Lutheran Church notified Mary Hall Freedom House, Inc. that as of August 31, 2019 we were terminating their lease of space in our Building B which is being used for their daycare program. That lease had been signed in March of 2017. Knowing they would have an extremely difficult time locating a replacement daycare facility, we granted a six month notice of termination to March 1, 2020. The letter of termination clearly states that Mary Hall is to be completely out of our space by March 1, 2020.

Please let me know if you need any additional information on this our other topics relating to our Conditional Use Permit request.

Sincerely,

Len Stark, Church Council President, Rivercliff Lutheran Church.

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louisa.tovar
filename-1.pdf



Cornerstone Site Consultants, LLC

2985 Gordy Parkway, Suite 119 | Marietta, GA 30066 | 770-490-9182

U19-0009 - Rivercliff Lutheran Church

Summary of Questions and Responses from Community Meeting 1 on September 16, 2019

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09/17/2019

8:08:03 AM

louisia.tovar

U19-0009 CM 1 Summary.pdf



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Len Stark, Rivercliff Lutheran Church President of the Church Council, welcomed the audience at 6 pm.

Len Stark introduced Louisa Tovar with the city of Sandy Springs, and Ms. Tovar read the city guidelines and rules for the community meeting and then Len Stark introduced Andrew Halloran, civil engineer to present the project and application.

Andrew Halloran provided a summary of the proposed building and site improvements on the site plan and then explained the Conditional Use Permit process to the audience. Rivercliff Lutheran Church is located at 8750 Roswell Road, Sandy Springs, Georgia on 6.42 acres of land that is zoned RE-2 in the City of Sandy Springs. The church has served the Sandy Springs community from this location since 1970. There are two existing buildings on the property along with existing parking lots and playgrounds and a large wooded area in the back of the property. The church would like to invest in their property with some renovations and minor additions to the building and parking lots, and that requires a conditional use permit from the City of Sandy Springs. The improvements will provide a net increase of 10 parking spaces and add a drop off lane with a covered canopy for visitors, update the ADA parking to code compliant spaces, and add approximately 1,023 SF of additional building area to increase the space in the church's lobby. The church will also renovate the existing parking lot with new pavement and rebuild the dumpster enclosure.

Questions raised by the audience and responses provided in italics :

1. Will there be any construction in the wetland area? *Response: No, no construction in the wetlands.*
2. Will the existing detention pond wall and grade beyond that pond curb be re-worked? *Response: No, no changes proposed to the detention pond curb at the west end of the parking lot.*
3. What trees will be removed ? *Response: the trees back across the creek are all to be preserved in this project, the only tree removals are those trees affected in the project area.*
4. What is the construction schedule? *Response: If the conditional use permit is approved in January, the tentative time after building permits are approved would be April or May to begin the project.*
5. Is there any proposed work across the creek? *Response: No, no proposed construction across the creek.*
6. What are the hours for construction ? *Response: The contractor plans to work generally from 7:30 to 3:30 and within the city guidelines for work hours and days of the week.*
7. What is the protocol for controlling dust during construction ? *Response: The contractor will follow city guidelines and requirements for dust control.*
8. What were the ribbons around some of the trees ? *Response: They were left over from when the surveyor conducted the tree survey*
9. What is the impervious area currently and after the project ? *Response: existing impervious area is 22.4%, after construction the site will have 24.1%*
10. How will the property owners be notified of the next meeting ? *Response: the church will send out another letter to communicate the date for the next community meeting.*

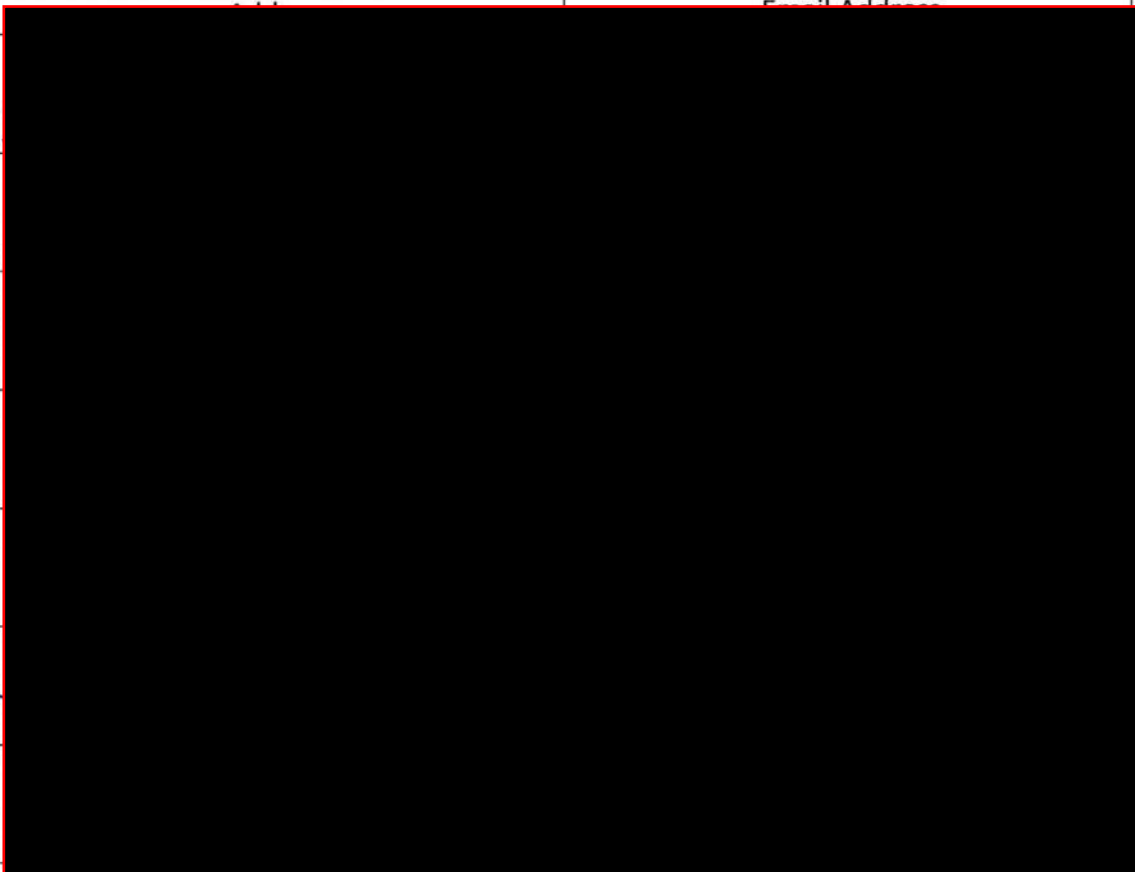
The meeting was concluded at 6:30 pm

Community Meeting Sign in Sheet

Case U19-0009 – Community Meeting #1 September 16, 2019 at 6:00 PM 8750 Roswell Road, Sandy Springs, GA		
Name and Organization	Address	Email Address
Louise Tavar / COSS	W/A	Howard.sancee@springsga.gov
Michael Lotz / RLC		
Carol Anne Carbone		
Hurt Schaub		
Amanda Cawthon		
Linda Williams		
Alley & Sophia Haugh		

Community Meeting Sign in Sheet

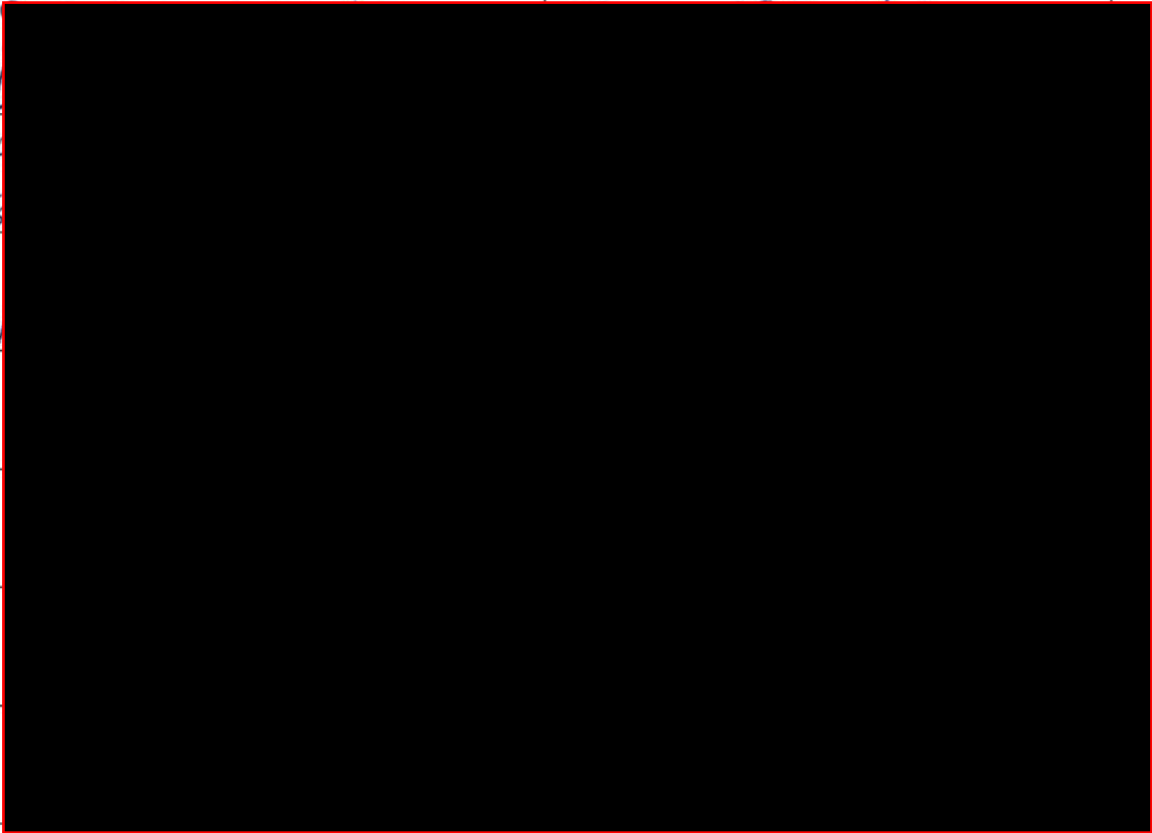
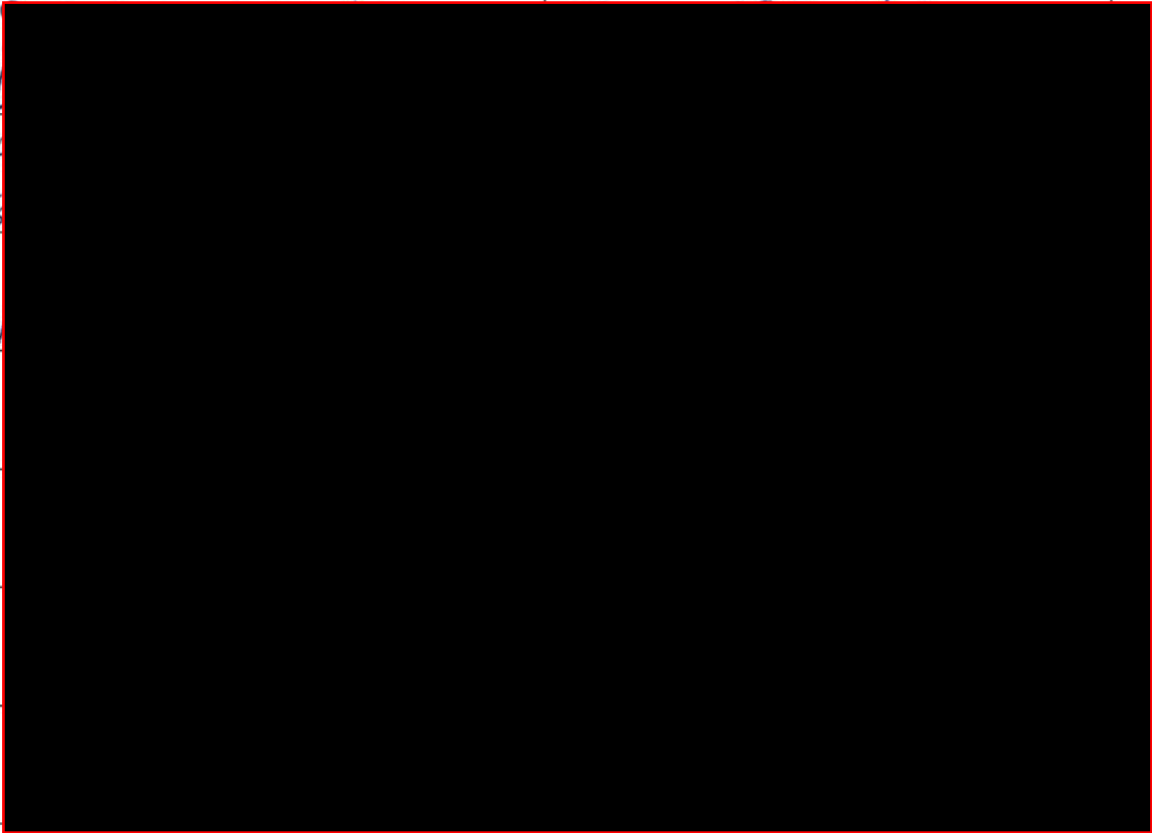
Case U19-0009 – Community Meeting #1
September 16, 2019 at 6:00 PM
8750 Roswell Road, Sandy Springs, GA

Name and Organization	Phone Number	Email Address
MARC COHEN		
Cathi & Sterling Green		
MATT WILSON		
ROSEANNE BEDKIN		
KEITH JARVIS		
Tara Raymond		
Jooy Gwonbach		

Steven Wenger

Community Meeting Sign in Sheet

Case U19-0009 – Community Meeting #1
September 16, 2019 at 6:00 PM
8750 Roswell Road, Sandy Springs, GA

Name and Organization	Address	Email Address
Tara Sims		
Chris MacDonald		
+ Steven		
Renee Weiniger		

U19-0009 - Rivercliff Lutheran Church

Summary of Questions and Responses from Community Meeting #2 on October 28, 2019

Len Stark, Rivercliff Lutheran Church President of the Church Council, welcomed the audience at 6 pm.

Len Stark introduced Louisa Tovar with the city of Sandy Springs, and then Len Stark introduced Andrew Halloran, civil engineer to present the project and application.

Andrew Halloran provided a summary of the proposed building and site improvements on the site plan with the minor changes made to the plan as part of the city plan review comments related to the dumpster location and some additional notes. The scope of the project remained as presented in Community Meeting #1, where the church would like to invest in their property with some renovations and minor additions to the building and parking lots, and that requires a conditional use permit from the City of Sandy Springs. The improvements will provide a net increase of 10 parking spaces and add a drop off lane with a covered canopy for visitors, update the ADA parking to code compliant spaces, and add approximately 1,023 SF of additional building area to increase the space in the church's lobby. The church will also renovate the existing parking lot with new pavement.

Questions raised by the audience and responses provided in italics :

1. Will any trees in the wetland area or the area west of the creek be removed ? *Response: No, the trees back across the creek are all to be preserved in this project, the only tree removals are those trees affected in the project area. This is already indicated on the current site plans.*
2. What is the construction schedule? *Response: If the conditional use permit is approved in January, the tentative time after building permits are approved would be April or May of 2020 to begin the project and hope to complete it by December of 2020.*
3. Is the existing playground remaining ? *Response: Yes, the existing playground areas are to remain.*
4. How will the property owners be notified of the next meeting ? *Response: the church will send out another letter to communicate the date for the Planning Commission and the City County meeting since the city council meeting date has been changed from what was in the previous letter.*

The meeting was concluded at 6:30 pm

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U19-0009 CM 2 Summary.pdf



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Community Meeting Sign in Sheet

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U19-0009 CM2 - Sign In Sheet.pdf



Case U19-0009 – Community Meeting #2
October 28, 2019 at 6:00 PM
1 Galambos Way, Sandy Springs, GA

Name and Organization	Address	Email Address
hen stark / SUSAN STARK Rivercliff		
PASOL JEFF JORDAN RIVERCLIFF		
GREG & JACIL PETERS (BOYSCOUT OBSERVER)		
MARC COHEN		
LOUISE TOVAR / Planner		
ANDREW HALLORAN		

Cornerstone SC, LLC

2985 Gordy Parkway, Suite 119 | Marietta, GA 30066 | 770-490-9182

August 22, 2019

Jon Amsberry, P.E.
City of Sandy Springs
1 Galambos Way
Sandy Springs, Georgia 30328

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10/11/2019
3:16:01 PM
louisa.tovar
07 Documentation of no TIS required.pdf



SANDY SPRINGS™
GEORGIA

RE: Request for waiver of traffic impact study
Rivercliff Lutheran Church – Conditional Use Permit

Mr. Amsberry,

During our pre-application meeting with the City of Sandy Springs Planning Department staff, we discussed the requirement for a traffic impact study. The Rivercliff Lutheran Church, located at 8750 Roswell Road is seeking a Conditional Use Permit to add a net increase of 10 parking spaces and expand their building to increase the covered gathering space for the church. The number of seats will remain the same (no increase). The additional parking spaces is to allow more members to park on site, and will be a minimal increase to the number of trips. Attached is a preliminary existing conditions plan and a preliminary site plan. We have provided the following analysis for your consideration of this request to waive the need for a traffic impact study since the anticipated increase in trip generation during the peak hour will be significantly less than 100 trips in the peak hour using three different approaches to estimating the anticipated increase in the number of trips.

1. Analyze the anticipated increase in the number of trips based on increase in number of seats.
 - a. Since the number of seats increased = 0, the number of increased trips = 0 trips
2. Analyze the anticipated increase in the number of trips based on Trip Generation ITE Code 560, The greatest number of trips in the peak hour occurs on Sunday morning per the ITE 7th edition at a rate of 11.76 peak hour trips per 1,000 SF.
 - a. Proposed building addition increases the building area by 1,023 SF
 - b. 1,023 SF @ 11.76 trips per 1,000 SF = 12.03 trips
3. Analyze the anticipated increase in the number of trips from a net increase of 10 parking spaces using a non-scientific but practical approach of visitors to the church during the peak hour would arrive and stay for at least an hour, then we suggest the following:
 - a. 10 spaces @ 2 trips per space during the peak hour = 20 trips

Based on three separate calculations, it would appear that the anticipated number of increased trips for the proposed project is significantly less than 100 trips at the peak hour, and therefore we respectfully request a waiver from the Traffic Impact Study requirement for the Conditional Use Permit application.

Feel free to contact me with any questions or if you need additional information in your review of the waiver request.

Sincerely,

Andrew M. Halloran, P.E.



SANDY SPRING
GEORGIA

OWNER/DEVELOPER: RIVERCLIFF LUTHERAN CHURCH
8750 ROSWELL ROAD
SANDY SPRINGS, GA 30350

ARCHITECT: CDH PARTNERS, INC.
675 TOWER ROAD
MARIETTA, GA 30060

CIVIL SITE ENGINEER: CORNERSTONE SITE
CONSULTANTS, LLC
2985 GORDY PKWY., SUITE 119
MARIETTA, GA 30066
ANDREW M. HALLORAN, P.E.,
PH: 770-490-9182

SITE ADDRESS: 8750 ROSWELL ROAD
SANDY SPRINGS, GA 30350

SITE AREA: 6.42 ACRES

DISTURBED SITE AREA: 0.5 ACRES

EXISTING SITE USE: CHURCH

PROPOSED PROJECT: CHURCH BUILDING ADDITION
AND PARKING LOT IMPROVEMENTS

SITE ZONING: ER-2

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ADDITION TO AND RENOVATION OF

RIVERCLIFF LUTHERAN
CHURCH

8750 Roswell Rd, Sandy Springs, GA 30350

	STANDARD	A.D.A.	TOTAL
EXISTING:	86	5	91
REMOVED:	-2	-5	-7
NEW:	+12	+5	+17
TOTAL:	96	5	101
MIN. REQ'D:	43	5(B)	48(A)

(A) BASED ON 1 SPACE PER 500 SF
23,534 SF @ 1 SP/500 SF = 47.05
48 MIN. SPACES REQUIRED

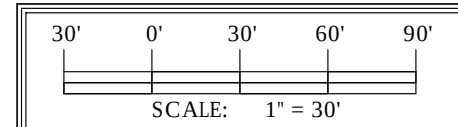
(B) BASED ON LATEST A.D.A CODE FOR
TOTAL NUMBER OF SPACES

DD	PRELIMINARY	08/22/19

CORNERSTONE
SITE CONSULTANTS, LLC
2985 GORDY PARKWAY, SUITE 119
MARIETTA, GEORGIA 30066

EXISTING
CONDITIONS
SITE PLAN

C 000



Georgia

675 Tower Road
Marietta, GA 30060-6958
770.423.0016
www.cdhppartners.com

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8750 Roswell Rd, Sandy Springs, GA 30350

FOOTNOTES:

(A) BASED ON 1 SPACE PER 500 SF
23,534 SF @ 1 SP/500 SF = 47.05
48 MIN. SPACES REQUIRED

(B) BASED ON LATEST A.D.A CODE FOR
TOTAL NUMBER OF SPACES

PROJECT NO:

DO	PRELIMINARY	08/22/1
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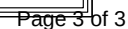
CORNERSTONE
SITE CONSULTANTS, LLC
2985 GORDY PARKWAY, SUITE 119
MARIETTA, GEORGIA 30066

SHEET TITLE

CONCEPT
SITE PLAN

SHEET NUMBER

C001



Andrew Halloran

From: Tovar, Louisa <LTovar@SandySpringsga.gov>
Sent: Monday, September 16, 2019 11:27 AM
To: Andrew Halloran
Subject: FW: Conditional Use Permit Pre-application meeting request

Hi Andrew,

This email is in response to the email you just sent me regarding the traffic study. Per the transportation engineer, a traffic impact study is not required.

Thanks,

Louisa Tovar
Planner
City of Sandy Springs

Phone: 770.730.5600 o | 770.206.1542 d

ltovar@sandyspringsga.gov

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Like for Community News on [Facebook](#) - both @SandySpringsGA

Learn more about City Springs – www.citysprings.com and @CitySprings on [Twitter](#) & [Facebook](#)

City Hall is located at 1 Galambos Way, Sandy Springs 30328. The United States Postal Service (USPS) recognizes Sandy Springs as a legal mailing address. Residents and Businesses should use Sandy Springs in their mailing address. For businesses: to avoid confusion with adjacent cities and ensure proper sales tax application, please include "Sandy Springs" as the city in your business address and on business websites

From: Amsberry, Jon <JAmsberry@SandySpringsga.gov>
Sent: Friday, August 23, 2019 8:33 AM
To: Tovar, Louisa <LTovar@SandySpringsga.gov>
Subject: RE: Conditional Use Permit Pre-application meeting request

Louisa,

Based on the information provided, I do not believe they need to perform a TIS for this project.

Thank you.

Jon G. Amsberry, PE,
Transportation Review Engineer
Department of Community Development
City of Sandy Springs
1 Galambos Way
Sandy Springs, GA 30328
Direct: 770.206.1514
sandyspringsga.gov

From: Tovar, Louisa <LTovar@SandySpringsga.gov>
Sent: Friday, August 23, 2019 8:02 AM
To: Amsberry, Jon <JAmsberry@SandySpringsga.gov>
Subject: FW: Conditional Use Permit Pre-application meeting request

Jon,

We had a pre-application meeting with the Rivercliff Lutheran Church (8750 Roswell Road) for a Conditional Use Permit for a Place of Worship. We require a trip generation analysis to determine the need of a traffic study. The applicant has provided the following analysis for the traffic study waiver. Could you please review and let me know if this would be sufficient?

Thanks,

Louisa

From: Andrew Halloran <andrew@cornerstonesite.com>
Sent: Thursday, August 22, 2019 10:59 AM
To: Tovar, Louisa <LTovar@SandySpringsga.gov>
Cc: Smith, Madalyn <Madalyn.Smith@sandyspringsga.gov>
Subject: RE: Conditional Use Permit Pre-application meeting request

Louisa,

1. The church has decided to terminate the lease with the day care operating at their facility. So since they are not going to continue that daycare anymore. Therefore, can we leave the CUP project information sheet as-is only for the church since there will be no more day care leased out ?
2. I have let them know about the meeting on the 16th and they are good to hold it that day.
3. Thank you for the template, we will work on the letter to the neighbors.
4. I have attached a traffic impact waiver request letter with the site plan for Mr Amsberry to review the traffic study waiver request. At the meeting, you had suggested that I email it to you so that you all can discuss it with him. If that was correct, can you forward this to him for his review ?

Thanks!

Sincerely,
Andrew M. Halloran
PE | PMP | LEED AP BD+C

Cornerstone Site Consultants, LLC
2985 Gordy Parkway, Suite 119, Marietta, GA 30066
770.490.9182 | andrew@cornerstonesite.com
www.cornerstonesite.com

RETRACEMENT SURVEY FOR:
F LUTHERAN
8750 ROSWELL ROAD
LAND LOT 368
6th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF SANDY SPRINGS
EXISTING ZONING: RE-2
PIN: 06 0368 LL0459

CURRENT ZONING:
RE-2
FRONT SETBACK= 60'
SIDE SETBACK (INTERIOR)= 25'
ADJACENT TO STREET= 40'
REAR SETBACK= 50'

LEGEND:

BSL	BUILDING SETBACK LINE
HC	HANDY-CAP
DS	DOWN SPOUT
CMF	CONCRETE MONUMENT FOUND
	OVERHEAD UTILITY LINE(S)
SSMH	SEWER MANHOLE
SW	SEWER TELEPHONE
WV	WATER
DWCB	CATCH BASIN
J	JUNCTION BOX
	HEAD WALL
HW	HEAD WALL
OMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RP	REINFORCED CONCRETE PIPE
SSE	FIRE SANSITORY SEWER EASEMENT
FH	FIRE HYDRANT
	SEWER DISSEMENT
WV	WATER VALVE
PV	POST INDICATOR VALVE
W	WATER METER
SW	SEWER CLEANOUT
POB	POINT OF BEGINNING
POT	POINT OF COMMENCEMENT
NS	NOT TO SCALE
SWCB	SINGLE WING CATCH BASIN
PM	UTILITY EASEMENT
PE	POWER METER
CB	CABLE TELEVISION JUNCTION BOX
TB	TELEPHONE JUNCTION BOX
APP	ABANDONED POWER POLE

N/F
R PROPERTIES LLC
DB 51452, PG 0108
ZONED: OI
PIN: 06 0368 LL0715
200 HANNOVER PARK ROAD

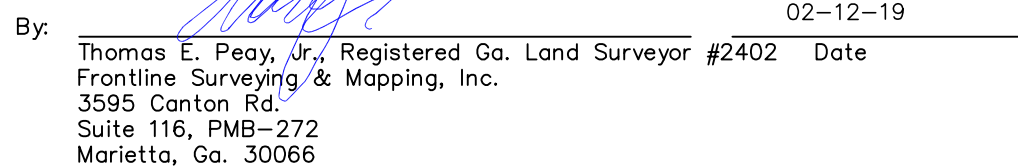
THIS SHEET SHOWS BOUNDARY
INFORMATION ONLY. SEE SHEET 2 FOR
IMPROVEMENT DETAILS AND TOPOGRAPHY.

1. HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
2. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
3. ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S RECORDS ARE RECORDED IN THE CLERK OF SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
4. THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
5. STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
6. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
7. DISTANCES SHOWN ON THE LOT ARE HORIZONTAL GROUND DISTANCES.
8. THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
9. THIS PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13067C0151J; EFFECTIVE DATE: 03-04-2013. (ZONE "X" SHADED)
10. THIS DECLARATION HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
11. DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF THE SURVEYING TECHNIQUES USING "GPS" AND "GLOBAL NAVIGATION SATELLITE SYSTEMS" (GNSS). SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND "GEODETIC" OR "TRUE" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
12. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
13. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
14. ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
15. THIS SURVEY COMPLETION DATE IS 08-08-2019. THE BOARD OF RECREATION FOR THE STATE OF GEORGIA, THE BOARD OF ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
16. BOUNDARY FIELD WORK PERFORMED 02-08-2019 BY FRONTLINE SURVEYING & MAPPING, INC.
17. EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/gGPS NETWORK.
18. ANGULAR ERROR: 05 SECONDS PER ANGLE.
19. RAW FIELD PRECISION: 1:13.45:487.
20. ADJUSTED BY LEAST SQUARES.
21. PLAT CLOSURE: 1:2,410,958.

D.B. 33229, PG. 234
D.B. 45112, PG. 362
CONDOMINIUM PLAT BOOK 11, PG. 36
P.B. 91, PG 51

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN.

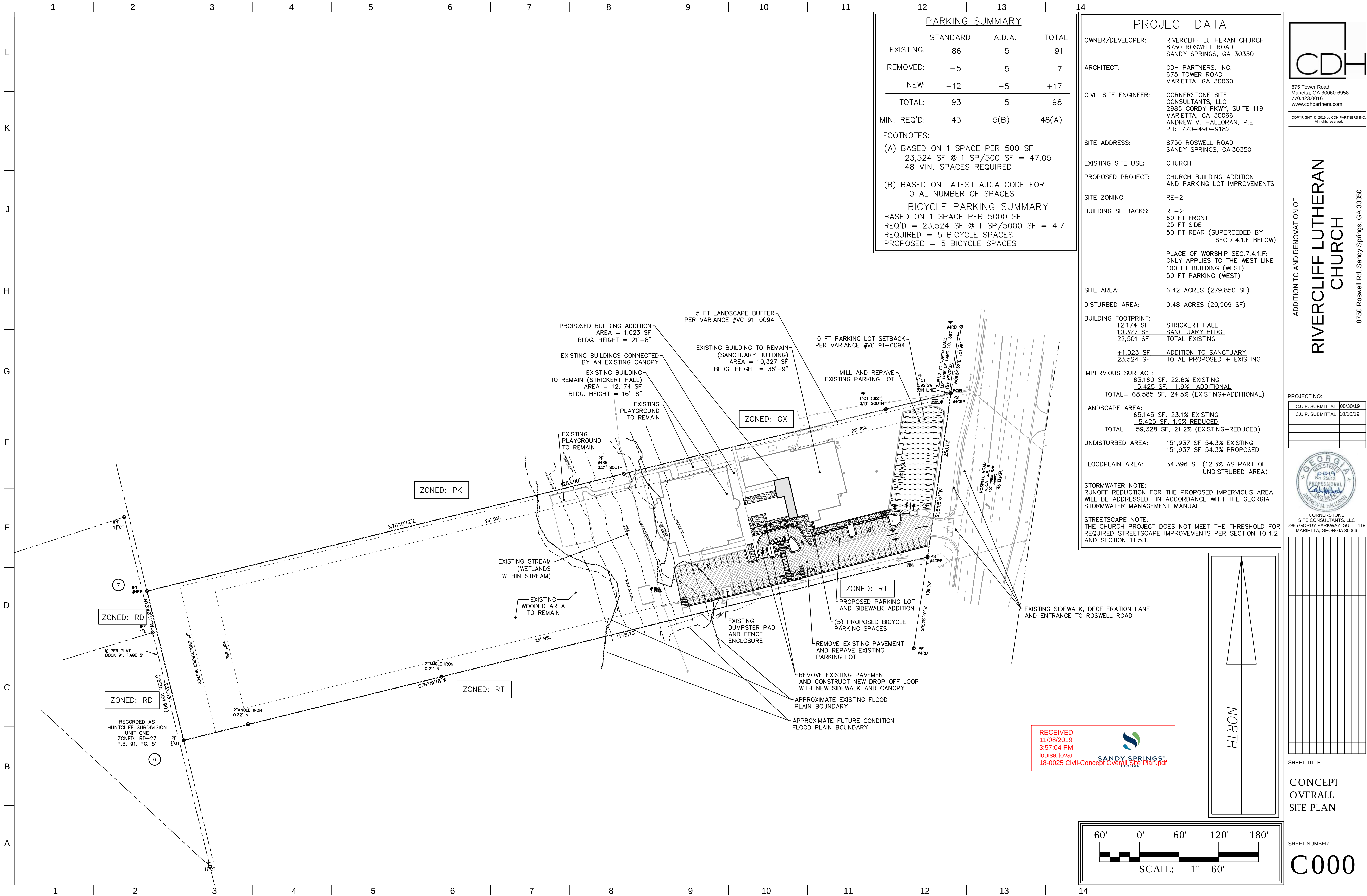
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL REQUIREMENTS OF THE SURVEYING AND MAPPING ACT, CHAPTER 173, F.S., AND THE REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

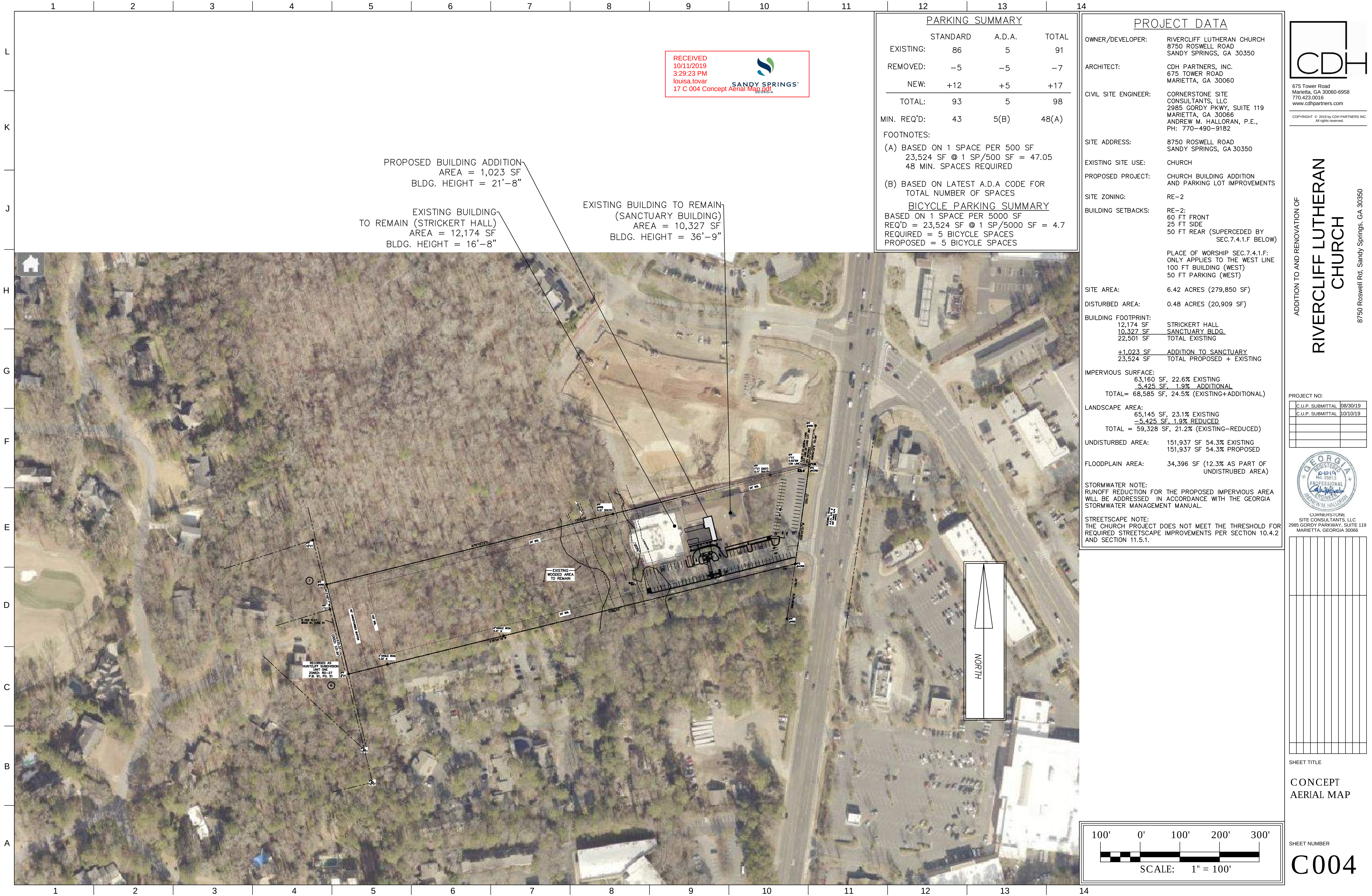


NO STATE WATERS/WETLANDS EVALUATION HAS BEEN FURNISHED TO FRONTLINE SURVEYING & MAPPING, INC. FOR THE SUBJECT SITE.

(IN FEET)
1 inch = 50 ft.

JOB # 67300





PARKING SUMMARY			
	STANDARD	A.D.A.	TOTAL
EXISTING:	86	5	91
REMOVED:	-5	-5	-7
NEW:	+12	+5	+17
TOTAL:	93	5	98
MIN. REQ'D:	43	5(B)	48(A)
FOOTNOTES:			
(A) BASED ON 1 SPACE PER 500 SF 23,524 SF @ 1 SP/500 SF = 47.05 48 MIN. SPACES REQUIRED			
(B) BASED ON LATEST A.D.A CODE FOR TOTAL NUMBER OF SPACES			
BICYCLE PARKING SUMMARY			
BASED ON 1 SPACE PER 5000 SF REQ'D = 23,524 SF @ 1 SP/5000 SF = 4.7 REQUIRED = 5 BICYCLE SPACES PROPOSED = 5 BICYCLE SPACES			

PROJECT DATA	
OWNER/DEVELOPER:	RIVERCLIFF LUTHERAN CHURCH 8750 ROSWELL ROAD SANDY SPRINGS, GA 30350
ARCHITECT:	CDH PARTNERS, INC. 675 TOWER ROAD MARIETTA, GA 30060
CIVIL SITE ENGINEER:	CORNERSTONE SITE CONSULTANTS, LLC 2985 GORDY PKWY, SUITE 119 MARIETTA, GA 30066 ANDREW M. HALLORAN, P.E., PH: 770-490-9182
SITE ADDRESS:	8750 ROSWELL ROAD SANDY SPRINGS, GA 30350
EXISTING SITE USE:	CHURCH
PROPOSED PROJECT:	CHURCH BUILDING ADDITION AND PARKING LOT IMPROVEMENTS
SITE ZONING:	RE-2
BUILDING SETBACKS:	RE-2: 60 FT FRONT 25 FT SIDE 50 FT REAR (SUPERCEDED BY SEC.7.4.1.F BELOW)
SITE AREA:	6.42 ACRES (279,850 SF)
DISTURBED AREA:	0.48 ACRES (20,909 SF)
BUILDING FOOTPRINT:	12,174 SF 10,327 SF 22,501 SF TOTAL EXISTING
	+1,023 SF 23,524 SF ADDITION TO SANCTUARY TOTAL PROPOSED + EXISTING
IMPERVIOUS SURFACE:	63,160 SF, 22.6% EXISTING 5,425 SF, 1.9% ADDITIONAL TOTAL= 68,585 SF, 24.5% (EXISTING+ADDITIONAL)
LANDSCAPE AREA:	65,145 SF, 23.1% EXISTING -5,425 SF, 1.9% REDUCED TOTAL = 59,328 SF, 21.2% (EXISTING-REDUCED)
UNDISTURBED AREA:	151,937 SF 54.3% EXISTING 151,937 SF 54.3% PROPOSED
FLOODPLAIN AREA:	34,396 SF (12.3% AS PART OF UNDISTRUBED AREA)
STORMWATER NOTE:	RUNOFF REDUCTION FOR THE PROPOSED IMPERVIOUS AREA WILL BE ADDRESSED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL.
STREETSCAPE NOTE:	THE CHURCH PROJECT DOES NOT MEET THE THRESHOLD FOR REQUIRED STREETSCAPE IMPROVEMENTS PER SECTION 10.4.2 AND SECTION 11.5.1.

CDH

675 Tower Road
Marietta, GA 30060-6958
770.423.0016
www.cdhpartners.com

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ADDITION TO AND RENOVATION OF
RIVERCLIFF LUTHERAN
CHURCH
8750 Roswell Rd. Sandy Springs, GA 30350

PROJECT NO:
C.U.P. SUBMITTAL 08/30/19
C.U.P. SUBMITTAL 10/10/19

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
ANDREW M. HALLORAN
No. 25813

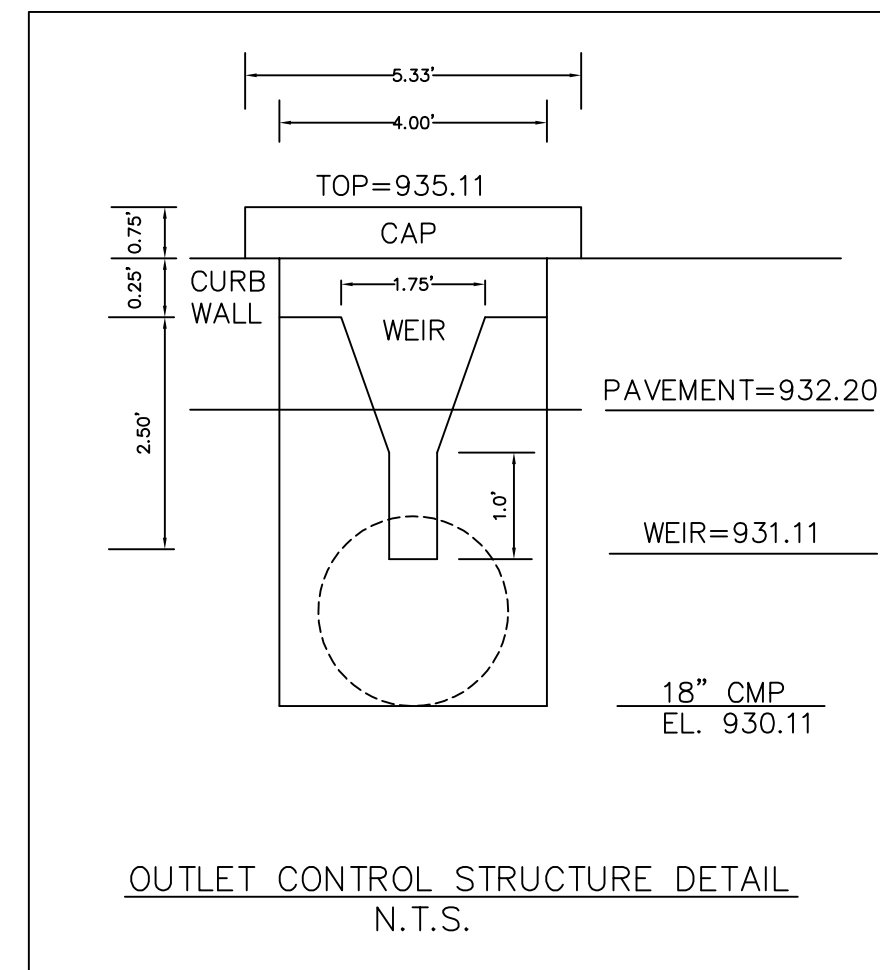
CORNERSTONE
SITE CONSULTANTS, LLC
2985 GORDY PARKWAY, SUITE 119
MARIETTA, GEORGIA 30066

SHEET TITLE
CONCEPT
AERIAL MAP

SHEET NUMBER
C004

LEGEND:

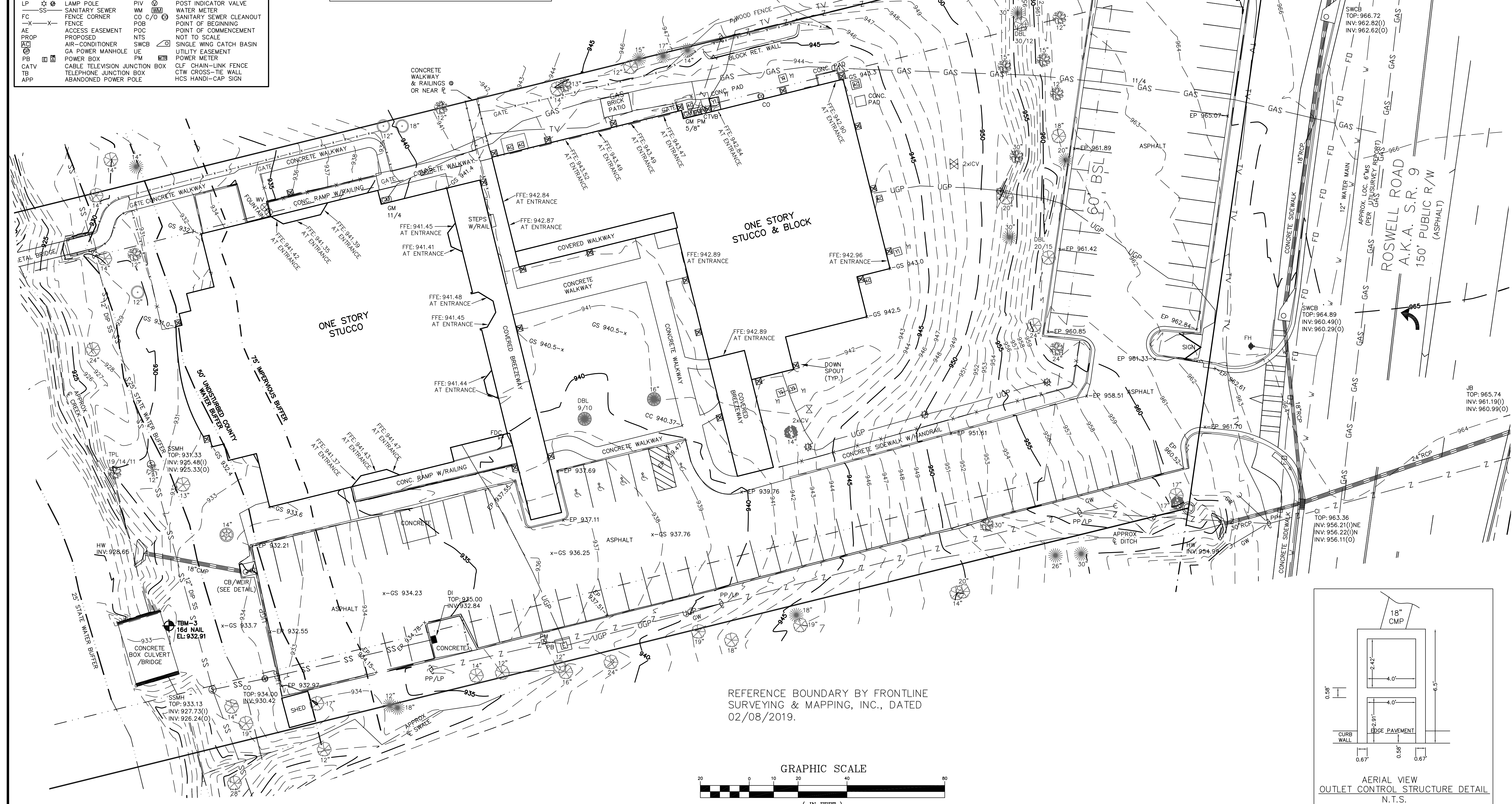
IPS	IRON PIN SET	BSL	BUILDING SETBACK LINE
IP1	IRON PIN FOUND	HC	HAND- CAP
OT	OPEN TOP PIN	DC	DOWN SLOPE
CR	CRIMP TOP PIN	CONF	CONCRETE MONUMENT FOUND
RE	REINFORCING BAR	Z	OVERHEAD UTILITY LINE(S)
CRB	CAPPED RE-BAR	SSMH	SANITARY SEWER MAN HOLE
CL	CENTER LINE	W	WATER TELEPHONE
RI	RIGID /W- WAY	DWCB	CATCH BASIN
LL	LAND LOT LINE	J8	JUNCTION BOX
L	LINE	DR	DROP INLET
R	RADIUS	HW	HEAD WALL
CONC	CONCRETE	CMP	CORRUGATED METAL PIPE
PP	PURPOSE POLE	CP	CORRUGATED PLASTIC PIPE
GA	GAS VALVE	REINFC	REINFORCED CONCRETE PIPE
GM	GAS METER	DSE	SANITARY SEWER EASEMENT
LP	LAMP POLE	FH	FIRE HYDRANT
FC	FENCE	DR	DRAINAGE DRAINAGE
FC	SANITARY SEWER FENCE CORNER	WV	WATER VALVE
AE	ACCESS EASEMENT	PIV	POST INDICATOR VALVE
PROSD	PROPOSED	WM	WATER METER
AC	AIR-CONDITIONER	WM	SANITARY SEWER CLEANOUT
GA	GAS POWER MANHOLE	POB	POINT OF BEGINNING
PB	POWER BOX	NOT	POINT OF COMMENCEMENT
CB	CABLE TELEVISION JUNCTION BOX	SCALE	SCALE
TB	TELEPHONE JUNCTION BOX	SWCB	SINGLE WING CATCH BASIN
APP	ABANDONED POWER POLE	UE	UTILITY EASEMENT
		PM	POWER METER
		CLF	CLIP CHAIN-LINK FENCE
		CH	CROSS TRANSIT-WALL
		HC	HAND- CAP SIGN



TREE LEGEND:

	OAK		CHERRY
	PINE		BEECH
	MAPLE		SYCAMORE
	SWEETGUM		CEDAR
	MAGNOLIA		

RECEIVED
10/11/2019
3:22:47 PM
louisa.tovar
Topographic Survey 10.11.19.pdf



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 13,460 FEET, AN ANGULAR ERROR OF 1.02 SECONDS PER ANGLE POINT, A DISTANCE ERROR OF 1.02 FEET PER 1,000 FEET, AND A BEARING ERROR OF 1.02 SECONDS PER ANGLE POINT. THE PLAT IS BASED ON A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO U.S.G. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, FIRM, PARTNERSHIP, OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO OTHER SERVICE WILL BE USED OR PROVIDED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC.

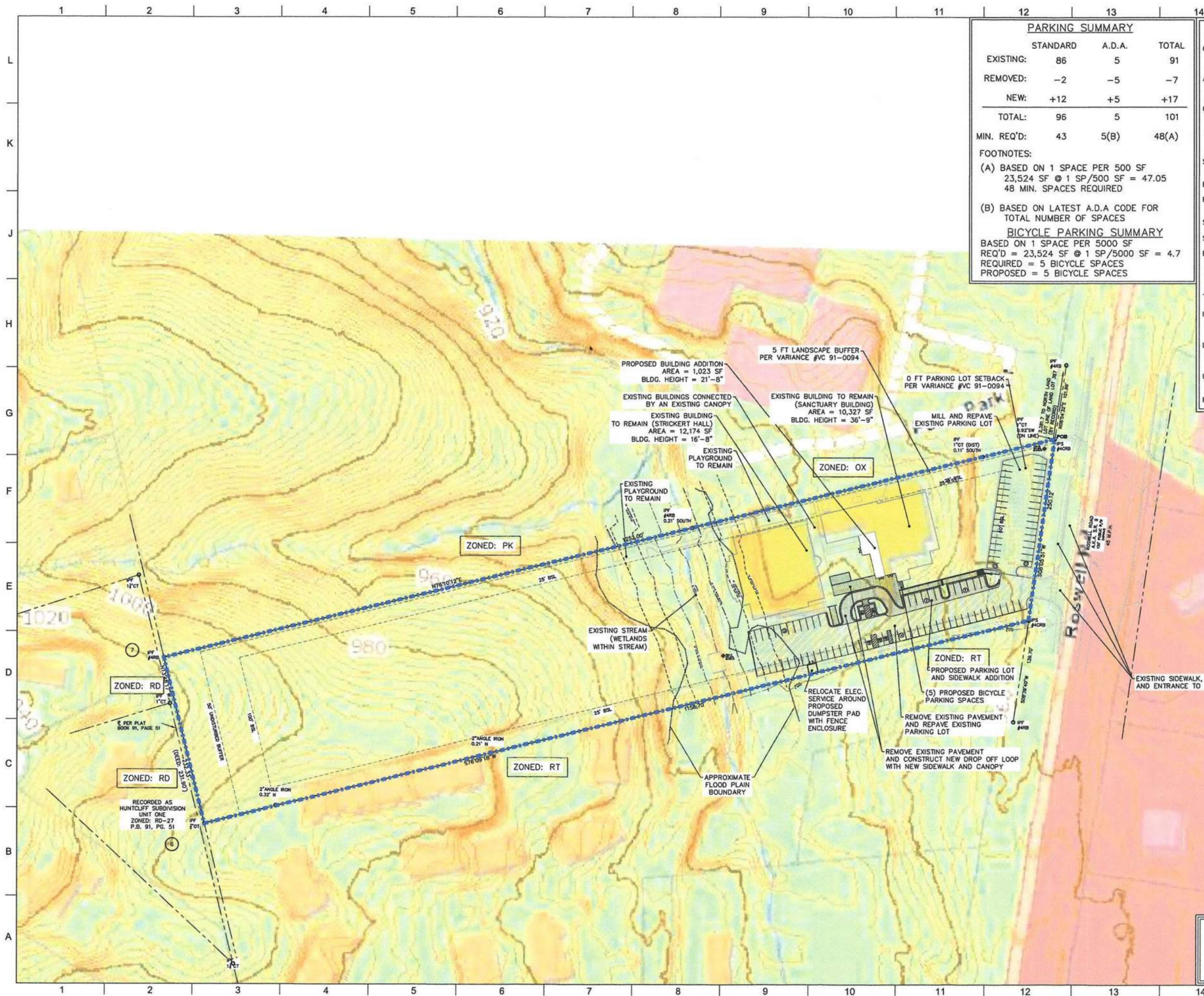
*** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

 **FRONTLINE**
SURVEYING & MAPPING, INC.

3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

www.frontlinesurveying.com

	PARTIAL TOPOGRAPHIC SURVEY FOR:		RIVERCLIFF LUTHERAN CHURCH		DATE 02/08/2019	
					SCALE 1" = 20'	
LAND LOT 368		SECTION	FULTON COUNTY, GEORGIA		BY: DATE:	
LOT	BLOCK	UNIT				
SUBDIVISION	PHASE					
DB 45142 PG 362 DB 45142 PG 362 DB 45142 PG 362	HAVE THIS DATE EXAMINED THE "TA OFFICIAL FLOOD HAZARD MAP" AND DETERMINE THE FLOOD HAZARD ZONE (S) () () () IN AN AREA HAVING SPECIAL FLOOD HAZARDS (ZONE "X" MAP ID: 13087C015J1 EFFECTIVE DATE: 3/4/73 SHADED)					
FOR THE FIRM FRONTIER SURVEYING & MAPPING, INC. LSP#0020631 JOB # 67300 02-12-19						



PARKING SUMMARY		
	STANDARD	A.D.A.
EXISTING:	86	5
REMOVED:	-2	-5
NEW:	+12	+5
TOTAL:	96	5
MIN. REQ'D:	43	5(B)
TOTAL: 101		
FOOTNOTES:		
(A) BASED ON 1 SPACE PER 500 SF		
23,524 SF @ 1 SP/500 SF = 47.05		
48 MIN. SPACES REQUIRED		
(B) BASED ON LATEST A.D.A. CODE FOR		
TOTAL NUMBER OF SPACES		
BICYCLE PARKING SUMMARY		
BASED ON 1 SPACE PER 5000 SF		
REQ'D = 23,524 SF @ 1 SP/5000 SF = 4.7		
REQUIRED = 5 BICYCLE SPACES		
PROPOSED = 5 BICYCLE SPACES		

PROJECT DATA	
OWNER/DEVELOPER:	RIVERCLIFF LUTHERAN CHURCH 8750 ROSWELL ROAD SANDY SPRINGS, GA 30350
ARCHITECT:	CDH PARTNERS, INC. 675 TOWER ROAD MARIETTA, GA 30060
CIVIL SITE ENGINEER:	CORNERSTONE SITE CONSULTANTS, LLC 2985 GORDY PKWY, SUITE 119 MARIETTA, GA 30066 ANDREW M. HALLORAN, P.E., PH: 770-490-9182
SITE ADDRESS:	8750 ROSWELL ROAD SANDY SPRINGS, GA 30350
EXISTING SITE USE:	CHURCH
PROPOSED PROJECT:	CHURCH BUILDING ADDITION AND PARKING LOT IMPROVEMENTS
SITE ZONING:	RE-2
SITE AREA:	6.42 ACRES (279,850 SF)
BUILDING FOOTPRINT:	STRICKERT HALL SANCTUARY BLDG.
12,174 SF	TOTAL EXISTING
10,327 SF	
22,501 SF	
+1,023 SF	ADDITION TO SANCTUARY
23,524 SF	TOTAL PROPOSED + EXISTING
IMPERVIOUS SURFACE:	62,768 SF, 22.4% EXISTING
	67,444 SF, 24.1% (PROPOSED + EXISTING)
LANDSCAPE AREA:	65,145 SF, 23.3% EXISTING
	60,469 SF, 21.6% (PROPOSED + EXISTING)
UNDISTURBED AREA:	151,937 SF 54.3% EXISTING
	151,937 SF 54.3% PROPOSED
FLOODPLAIN AREA:	34,396 SF (12.3%)

CDH

675 Tower Road
Marietta, GA 30060-6958
770.423.0016
www.cdhpartners.com

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ADDITION TO AND RENOVATION OF
RIVERCLIFF LUTHERAN
CHURCH
8750 Roswell Rd, Sandy Springs, GA 30350

PROJECT NO:
C.U.P. SUBMITTAL 08/30/19

UNAPPROVED
SITE CONSULTANTS, LLC
2985 GORDY PARKWAY, SUITE 119
MARIETTA, GEORGIA 30066

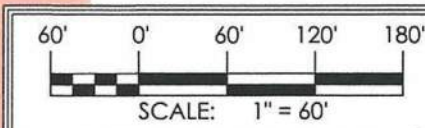
SHEET TITLE
CONCEPT
TOPOGRAPHY
MAP

SHEET NUMBER
C003

RECEIVED

SEP 30 2019

City of Sandy Springs
Community Development



8750 ROSWELL ROAD NW, SANDY SPRINGS, GEORGIA 30350

City of Sandy Springs
Community Development

A201	3/16" = 1'-0"	1/4
------	---------------	-----

A201	$3/16" = 1'-0"$	1/4
------	-----------------	-----

PROJECT NO:	18099.00
50% CDS	05/22/2018

NOT ISSUED FOR
CONSTRUCTION

[illegible]

SHEET TITLE
EXTERIOR
ELEVATIONS &
BUILDING
SECTIONS

SHEET NUMBER

A201

Horst, Alexandra

From: Akbar, Abdul <Abdul.Akbar@fultoncountyga.gov>
Sent: Thursday, November 14, 2019 2:14 PM
To: Chaffin, Veronica
Cc: Horst, Alexandra; Tovar, Louisa; Mercier-Baggett, Catherine; Chaffin, Veronica
Subject: sewer and water technical review comments for Zoning Case U19-0009, 8750 Roswell Road
Attachments: U19-0009, 8750 Roswell Rd.(Church), LL 368, Dist. 6.pdf

Dear Veronica Chaffin,

Please take a look at the attached information. It has my sewer and water technical review comments for Zoning Case U19-0009, 8750 Roswell Road (a special use for a 23,524 total square feet church complex) for the proposed 1,023 square footage building addition for Rivercliff Lutheran Church, LL 368, Dist. 6). Please contact me if you have any questions. Have a good day.

Yours truly,

Abdul Akbar
Staff Engineer
Water Services Division
Department of Public Works
Fulton County Government
404-612-7518
141 Pryor Street, Suite 6001
Atlanta, Georgia 30303



From: Tovar, Louisa [mailto:LTovar@SandySpringsga.gov]
Sent: Monday, October 21, 2019 12:38 PM
To: dcharles@atlantaga.gov; Brenan Stearns <stearns@fultonschools.org>; Akbar, Abdul <Abdul.Akbar@fultoncountyga.gov>; Beck, Randy <Randy.Beck@fultoncountyga.gov>; Robinson, Monica <Monica.Robinson@fultoncountyga.gov>; Jones, Ellis <Ellis.Jones@fultoncountyga.gov>; tom@sandysprings.org; asmith@atlantaregional.com; gfloyd@itsmarta.com; president@sandyspringscouncil.org; jthornton@atlantaga.gov; jgurbal@perimetercid.org
Cc: Anspach, Matthew <MANspach@SandySpringsga.gov>
Subject: Request for External Comments

Greetings,

Please see the table below for information regarding the upcoming case proceeding to the **December Planning Commission** and **January City Council** hearings. For additional information, please utilize the City's

Interactive Map. An individual link is provided for the case below. Please submit your comments to us in a timely manner. **The deadline to submit external comments is Friday, November 1, 2019.**

Use permit	Address	Applicant or Representative	Short Url	Request
u19-0009	8750 Roswell Road	Rivercliff Lutheran Church/Leonard Stark	http://spr.gs/U19-0009	Request to allow a Place of Worship expansion of existing facilities

Louisa Tovar

Planner

City of Sandy Springs

Phone: 770.730.5600 o | 770.206.1542 d

ltovar@sandyspringsga.gov

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Like for Community News on [Facebook](#) - both @SandySpringsGA

Learn more about City Springs – www.citysprings.com and @CitySprings on [Twitter](#) & [Facebook](#)

City Hall is located at 1 Galambos Way, Sandy Springs 30328. The United States Postal Service (USPS) recognizes Sandy Springs as a legal mailing address. Residents and Businesses should use Sandy Springs in their mailing address. For businesses: to avoid confusion with adjacent cities and ensure proper sales tax application, please include “Sandy Springs” as the city in your business address and on business websites

COMMENTS ON PUBLIC SERVICES AND UTILITIES

NOTE: Various Fulton County departments or divisions that may or may not be affected by the proposed development provide the following information. Comments herein are based on the applicant's conceptual site plan and are intended as general non-binding information and in no manner suggest a final finding by the commenter. All projects, if approved, are required to complete the City of Sandy Springs and the Fulton County Plan Review process prior to the commencement of any construction activity.

WATER AND WASTEWATER (SEWER):

WATER:

Anticipated water demand: 100 gallons per day (gpd) per 1,000 sq. ft. x 23,524 total square feet = **2,353 gpd** (Rivercliff Lutheran Church complex) (22,501 existing building square footage plus a 1,023 square footage building addition) at 8750 Roswell Road in Sandy Springs.

This project is within the City of Atlanta water jurisdiction.

SEWER:

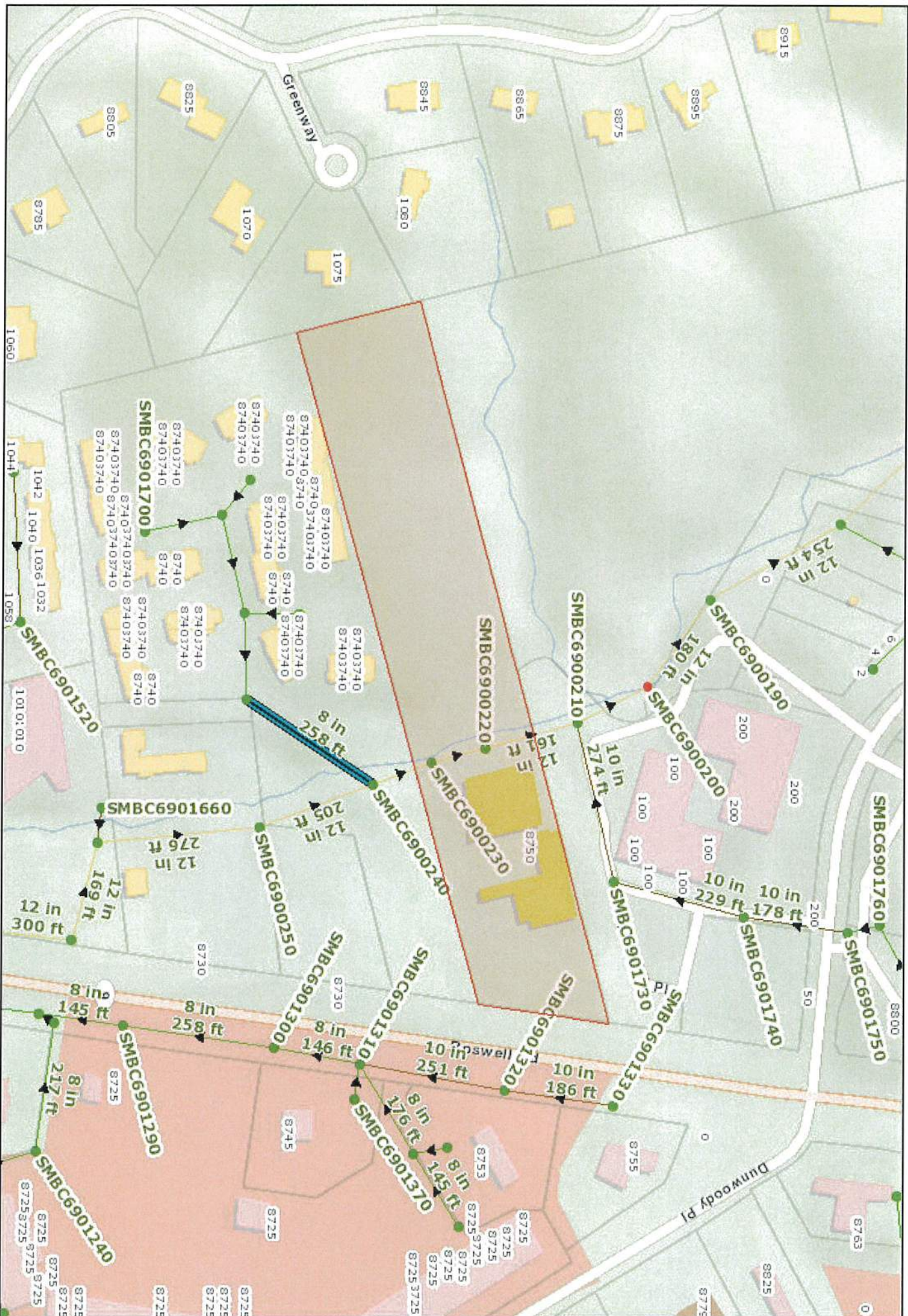
Basin: Big Creek

Treatment Plant: Big Creek (Fulton County Government)

Anticipated sewer demand: **2,102** gallons per day

There are two sanitary sewer manholes within the property boundaries of the 6.68 acre tract (8750 Roswell Road) (Sewer manholes # **SMBC6900220** and # **SMBC6900230**) along an 8 inch sanitary sewer line located in in Land Lot **368**, District **6** that can service this project.

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Public Works for more information.



8750 Roswell Rd.

Date: 11/7/2019

Map Size: 8.5x11 (LETTER)

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, complete, or up-to-date. The features and locations depicted in these maps are approximate and are not necessarily accurate to the ground. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is advised of the possibility of such losses.



Prepared By:
GIS Section
Water Resources Department
Fulton County Government



0 0.015 0.03 0.045 mi

Date: 11/7/2019

Map Size: 11x17 (TABLET)

8750 Roswell Rd.

Prepared By:
GIS Section
Water Resources Department
Fulton County Government

Fulton County provides the data on this map for your personal use only. The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is advised of the possibility of such losses.

U19-0009 – Rivercliff Lutheran Church

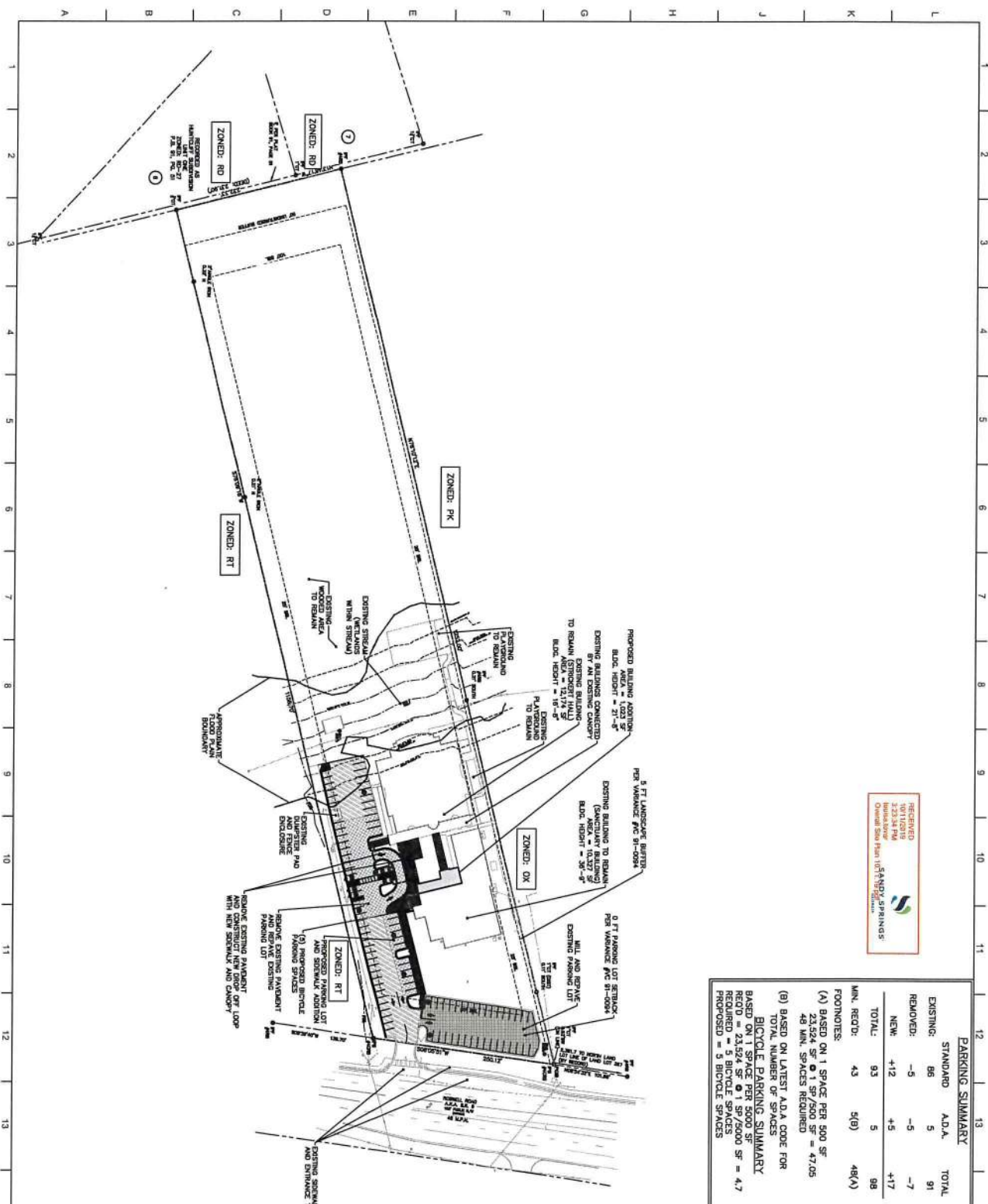
Letter of Intent

Rivercliff Lutheran Church is located at 8750 Roswell Road, Sandy Springs, Georgia on 6.42 acres of land that is zoned RE-2 in the City of Sandy Springs. The church has served the Sandy Springs community from this location since 1970. There are two existing buildings on the property along with existing parking lots and playgrounds and a large wooded area in the back of the property. The church would like to invest in their property with some renovations and minor additions to the building and parking lots, and requires a conditional use permit from the City of Sandy Springs. The improvements will provide a net increase of 10 parking spaces and add a drop off lane with a covered canopy for visitors, update the ADA parking to code compliant spaces, and add approximately 1,023 SF of additional building area to increase the space in the church's lobby. The church will also renovate the existing parking lot with new pavement and rebuild their dumpster enclosure.

RECEIVED

SEP 30 2019

City of Sandy Springs
Community Development



PARKING SUMMARY

STANDARD	A.D.A.	TOTAL
EXISTING: 86	5	91
REMOVED: -5	-5	-7
NEW: +12	+5	+17
TOTAL: 93	5	98

MIN. REQ'D: 43 5(8) 48(A)

FOOTNOTES:
 (A) BASED ON 1 SPACE PER 500 SF
 23,524 SF @ 1 SP/500 SF = 47.05
 48 MIN. SPACES REQUIRED
 (B) BASED ON LATEST A.D.A. CODE FOR
 TOTAL NUMBER OF SPACES
 BASED ON 1 SPACE PER 500 SF
 REQ'D = 23,524 SF @ 1 SP/500 SF = 4.7
 PROPOSED = 5 BICYCLE SPACES

PROJECT DATA

OWNER/DEVELOPER: RIVERCLIFF LUTHERAN CHURCH
 8750 ROSWELL ROAD
 SANDY SPRINGS, GA 30350

ARCHITECT: CHM PARTNERS, INC.
 1000 W. BROAD ST.
 MARIETTA, GA 30060

ON-SITE ENGINEER: CONSTRUCTION SITE
 CONSULTANTS, LLC
 1000 W. BROAD ST.
 MARIETTA, GA 30060

SITE ADDRESS: 8750 ROSWELL ROAD
 SANDY SPRINGS, GA 30350

EXISTING SITE USE: CHURCH

PROPOSED PROJECT: CHURCH AND PARKING LOT IMPROVEMENTS

SITE ZONING: RE-2

BUILDING SETBACKS: 30 FT FRONT
 30 FT SIDE (UNAPPROVED BY
 ONLY APPLIES TO THE WEST LINE
 100 FT BUILDING (WEST)
 20 FT PARKING (WEST)
 20 FT PARKING (EAST)

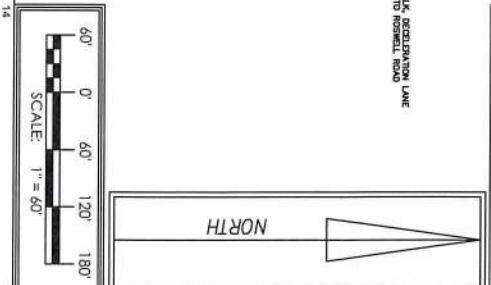
SITE AREA: 6.42 ACRES (279,850 SF)

BUILDING FOOTPRINT: 12,174 SF
 12,174 SF TOTAL EXISTING
 22,307 SF TOTAL PROPOSED + EXISTING

IMPROVEMENTS SUMMARY: 22,307 SF TOTAL EXISTING
 11,132 SF ADDITION TO SANCTUARY
 11,175 SF TOTAL EXISTING

LANDSCAPE AREA: 63,404 SF 21.1% EXISTING
 151,837 SF 54.1% EXISTING
 151,837 SF 54.1% PROPOSED
 34,398 SF (12.1% AS PART OF
 UNDISTURBED AREA)

STORMWATER NOTE: FOR THE PROPOSED IMPROVEMENTS AREA
 WILL BE ADDITIONAL 1.5 CFS PER ACRE IN THE STORMWATER
 MANAGEMENT MANUAL. SEE THE STORMWATER MANAGEMENT
 MANUAL FOR SECTION 10.3.2
 AND SECTION 10.3.1.



CDI
 CONSULTANTS, INC.
 1000 W. BROAD ST.
 MARIETTA, GA 30060
 770.427.1111
 www.cdi-engineers.com

ADDITION TO AND RENOVATION OF

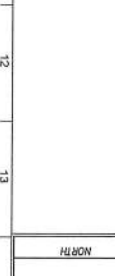
RIVERCLIFF LUTHERAN CHURCH

8750 Roswell Rd, Sandy Springs, GA 30350

PROJECT NO: 2020-001

SHEET TITLE: CONCEPT OVERALL SITE PLAN

SHEET NUMBER: C000



Property Profile for **8750 ROSWELL RD NE****Property Tax Information**

Tax Year	2020
Parcel ID	06 0368 LL0459
Property Address	8750 ROSWELL RD NE
Owner	RIVERCLIFF LUTHERAN CHURCH INC
Mailing Address	8750 ROSWELL RD SANDY SPRINGS GA 30350-1828
Total Appraisal	\$4,842,900
Improvement Appraisal	\$446,600
Land Appraisal	\$4,396,300
Assessment	not available
Tax District	59
Land Area	6.68 ac
Property Class	Exempt - Churches
Land Use Class	Churches, Synagogue, Mosque
TAD	
CID	

Zoning

Zoning Class	not available
Overlay District	
2035 Future Development	not available

Political

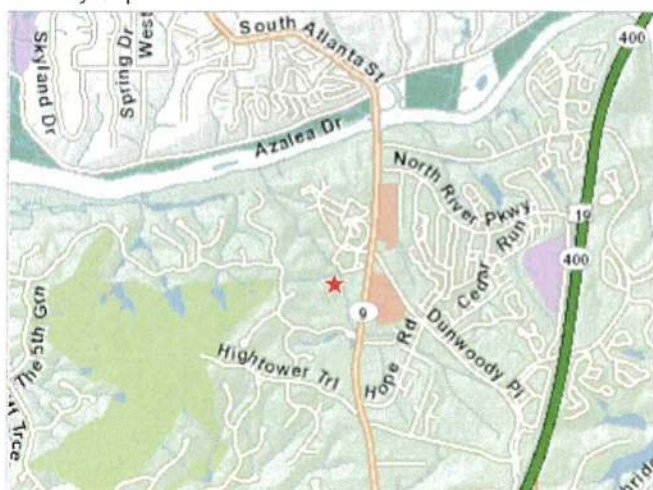
Municipality	Sandy Springs
Commission District	2
Commission Person	Bob Ellis
Council District	District 2
Council Person	Steve Soteres
Voting Precinct	SS22
Poll Location	The Hellenic Tower, 8450 Roswell Rd
Congressional District	006
State Senate District	056
State House District	045

School Zones

Elementary School	Ison Springs
Middle School	Sandy Springs
High School	North Springs

Other Information

Zip Code	30350
Census Tract	102.08
In Less Developed Census Tract	No

Aerial View**Property Map****Vicinity Map**

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO ALLOW FOR A CONDITIONAL USE PERMIT FOR A
PLACE OF WORSHIP TO ALLOW BUILDING AND SITE IMPROVEMENTS
AT 8750 ROSWELL ROAD NE**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on January 21, 2020 at 6:00 p.m. as follows:

SECTION 1. That the Official Zoning Map, incorporated into and part of the City of Sandy Springs Development Code be amended so the property located at 8750 Roswell Road NE, consisting of a total of approximately 6.4 acres, be allowed a conditional use permit for a Place of Worship to allow building and site improvements pursuant to Sec. 7.4.1.F. under the RE-2 (Residential Estate, 2 acre minimum lot size) with conditions, to wit;

1. To the conceptual "*Concept Overall Site Plan*," prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received November 8, 2019.
2. To the conceptual "*Concept Site Plan*," prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received November 8, 2019.
3. To the conceptual "*Concept Landscape Plan*," prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received October 11, 2019.
4. To provide a 50' undisturbed natural buffer along the western property line.

ALL THAT TRACT or parcel of land lying and being in Land Lots 368 of the 6th District of Fulton County, Georgia by the attached legal description; and

SECTION 2. That the property shall be developed in compliance with the conditions of approval, as attached to this Ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

SECTION 3. That all Ordinances or part of Ordinances in conflict with the terms of this Ordinance are hereby repealed; and

SECTION 4. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 21st day of January, 2020.

Approved:

Russell K. Paul, Mayor

Attest:

Coty Thigpen, City Clerk

(Seal)

Mayor & City Council

U19-0009

8750 Roswell Road

Rivercliff Lutheran Church



SANDY SPRINGS™

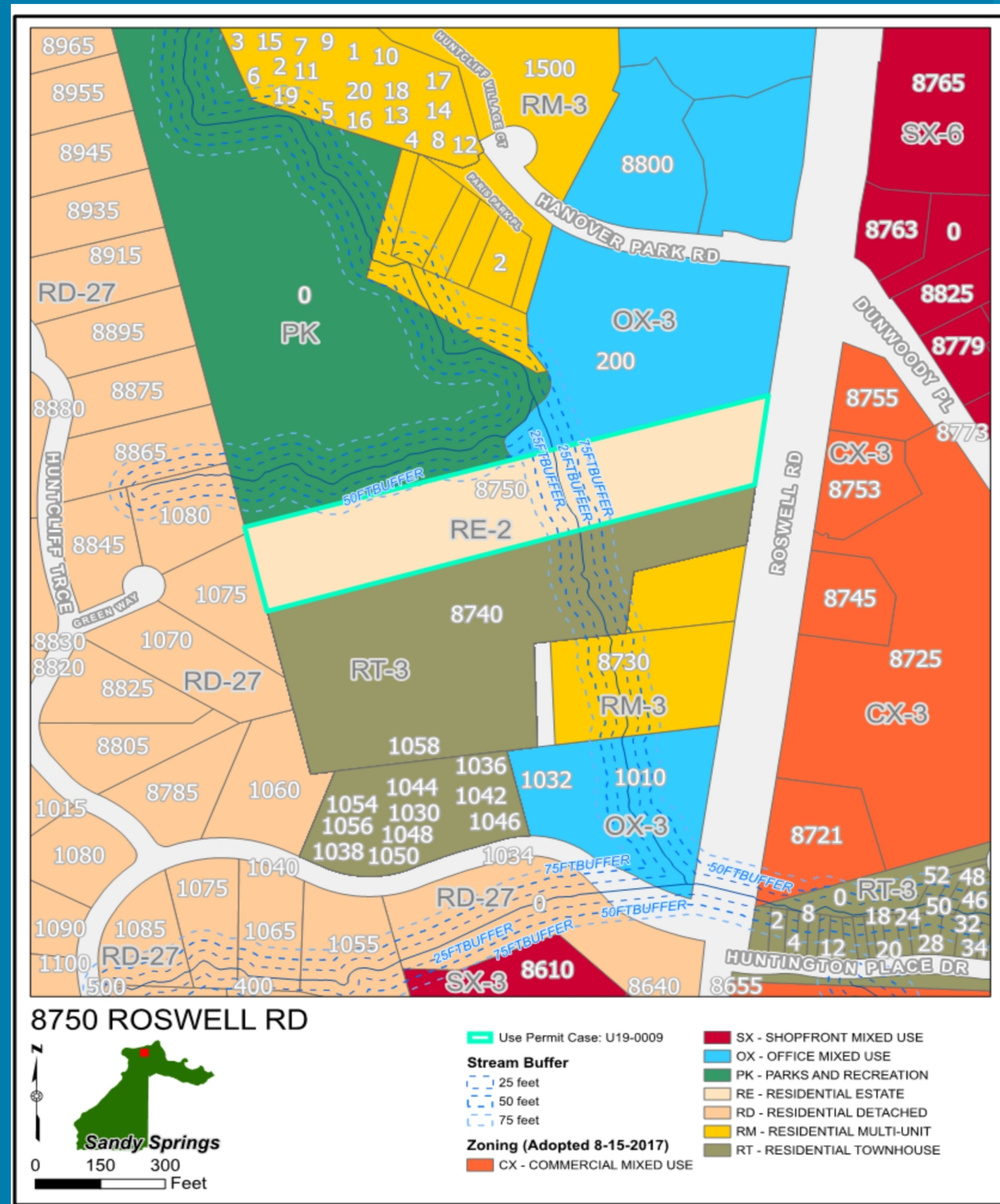
GEORGIA

Request

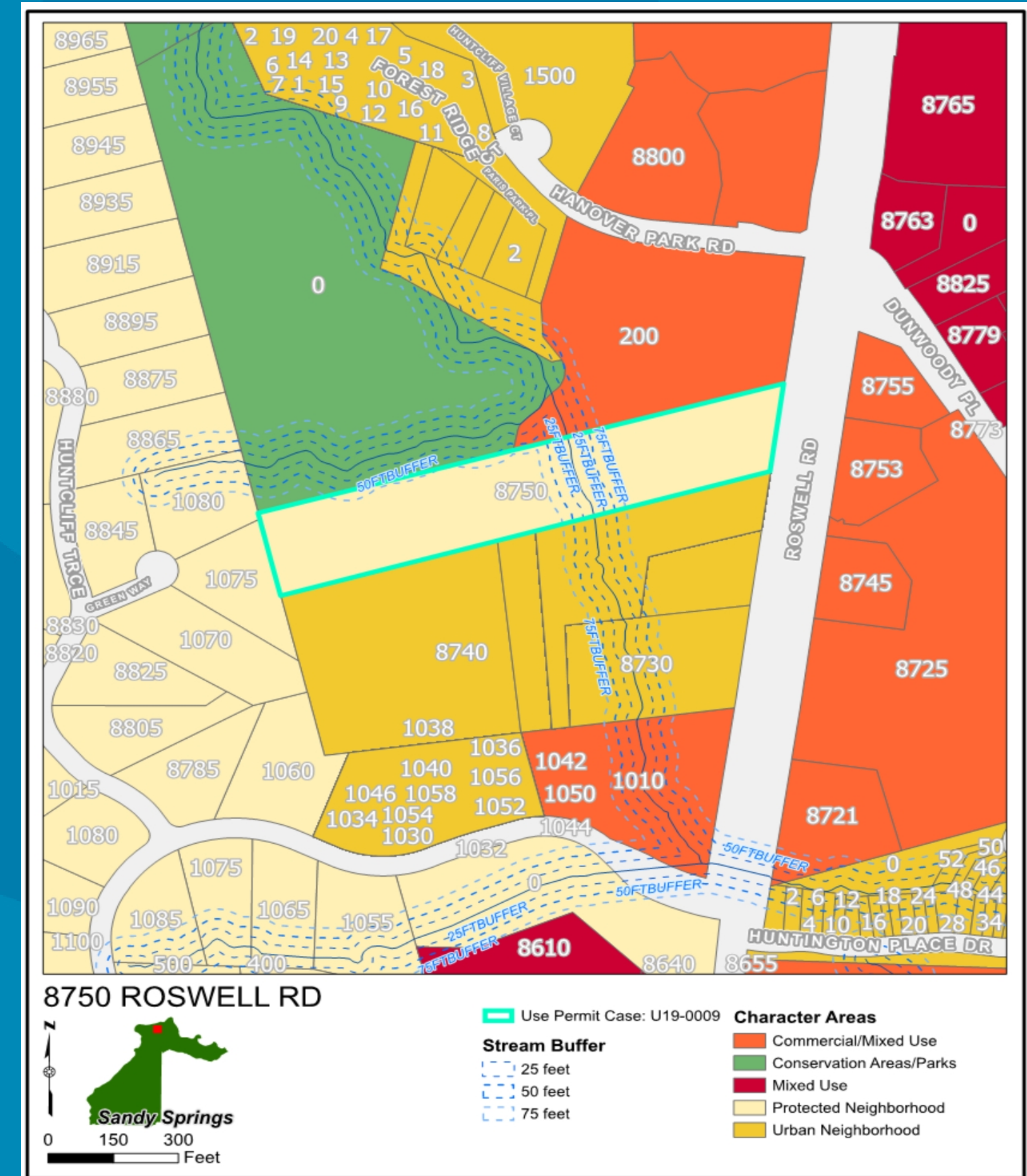
Proposed Development

- Church proposes to expand the lobby area of the sanctuary building from 10,327 sq. ft. to 11,350 sq. ft.
- Parking lot improvements:
 - 10 additional parking spaces
 - Drop off loop with a covered canopy
 - Update ADA parking to meet current code
 - Not proposing to increase the seating area in the sanctuary.

Zoning Map



Character Area Map

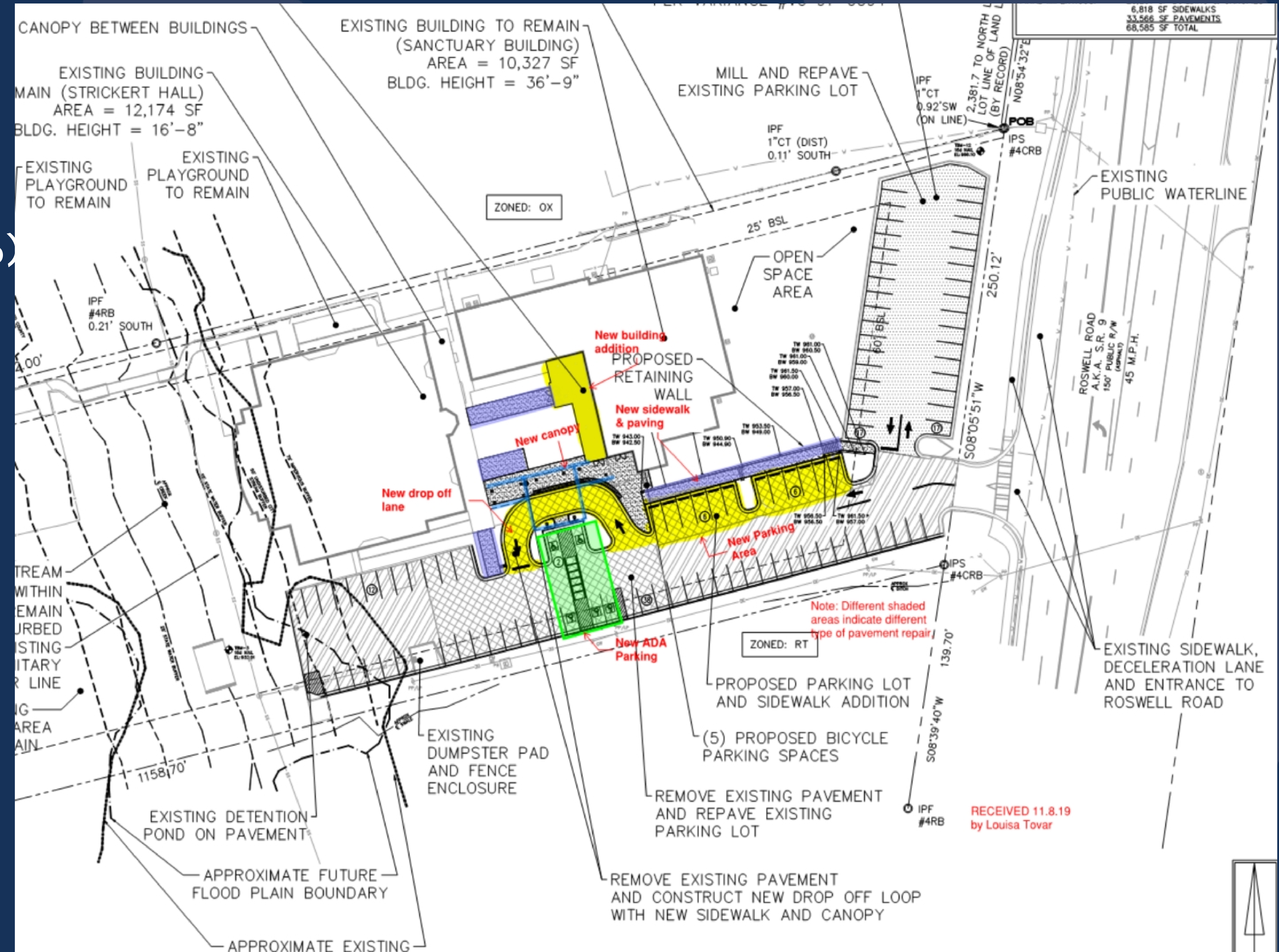


Aerial Image



Proposed Site Plan

- Lot Area 279,850 sq. ft. (or 6.4 acres)
- Existing impervious area 63,160 sq. ft. (22.5%)
- Proposed impervious area:
 - 1,023 sq. ft. building footprint
 - 638 sq. ft. canopy
 - 198 sq. ft. of sidewalks
 - 3,566 sq. ft. additional parking spaces and drop off loop
- Total additional impervious: 5,425 sq. ft.
- Total new impervious: 68,585 (24.5%)



Analysis

- Meets all applicable use standards
 - Proposed improvements do not encroach in the 100' setback from Protected Neighborhood
 - No parking areas are proposed within 50' of any Protected Neighborhood
 - No day care center, private schools, or recreational fields are proposed as part of this use permit request
 - Maximum lot coverage will be 24.5%
 - No increase in building height is proposed
- The use is compatible to high density residential/commercial uses along Roswell Road
- No significant adverse impact are anticipated from the proposed use

PC Recommendation (December 18, 2019)

- APPROVAL for a Place of Worship to allow building and site improvements with Staff's conditions

Recommendation



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: Ginger Sottile, Director of Community Development

DATE: January 9, 2020 Submission for the January 21, 2020 Meeting

ITEM: Request for Mayor and City Council Consideration of CA19-0001 (230 Windsor Parkway) Request for a Character Area Map Amendment for a portion of 230 Windsor Parkway from Neighborhood Village to Commercial/Mixed Use

Recommendation:

Planning Commission (09.24.2019):

Planning Commission recommended denial of the request CA19-0001 on the basis that it opens up the possibility of too many undesirable uses, that it would set a precedent for further legislative actions, and because a significant amount of time was devoted to the development of the Neighborhood Village Character Area during the development of the Comprehensive Plan and Planning Commission wishes to honor the pact between the City and Protected Neighborhoods.

Motion:

Commissioner Nickles motioned to deny the request CA19-0001. Commissioner Settles seconded. Motion passed unanimously.

Planning Commission (12.18.2019):

Planning Commission recommended denial of the request CA19-0001. The Commission stated several concerns related to the applicant's request to amend only a portion of the subject property. The Commission also stated that Office Neighborhood was created in collaboration with the community and that effort should be respected by denying the request.

Motion:

Commissioner Settles motioned to deny the request CA19-0001. Commissioner Kelly seconded. Motion passed unanimously.

Department of Community Development:

The City, along with constituents from the south end, went through an extensive public process as we shaped our new Development Code, only two years ago. Significant effort and collaboration went into the text that now comprises the Office Neighborhood District. It is important to note that the Next Ten Comprehensive Plan was developed before the Citywide rewrite of our Zoning Code, which is why the

Office Neighborhood does not necessarily align line with the vision of the Comprehensive Plan. Page 113 of the Plan lists neighborhood serving retail/commercial as appropriate land uses, but this portion of the plan was not implemented, thus necessitating this request.

Staff evaluated this request, CA19-0001, strictly based on the criteria listed in Section 11.3.6.B of the Development Code. Staff finds that the proposal sufficiently meets a majority of the criteria. While there may be compelling information regarding the history and development of the Comprehensive Plan and Development Code, staff must be objective in their recommendation.

Staff recommends approval of the request CA19-0001 to amend the Character Area of the proposed parcel, as defined in the legal description provided on October 4, 2019, from Neighborhood Village to Commercial/Mixed Use.

Background:

The applicant requests a Comprehensive Plan Character Area Map Amendment from Neighborhood Village to Commercial/Mixed Use for the proposed parcel at the corner of Roswell Road and Windsor Parkway

Discussion:

The applicant seeks to subdivide the existing property, 230 Windsor Parkway, into two parcels and amend the character area of the parcel at the corner of Roswell Road and Windsor Parkway from the Neighborhood Village Character Area to Commercial/Mixed Use Character Area. The remaining parcel abuts the townhome development to the east and will remain in the Office Neighborhood (ON-) Zoning District, within the Neighborhood Village Character Area.

The applicant would then apply to rezone the property at the corner of 230 Windsor Parkway to CX-3 (Commercial Mixed Use) to accommodate a retail use.

Financial Impact:

N/A

Alternatives:

Mayor and City Council may approve the request according to staff's recommendation.

Mayor and City Council may deny the request.

Attachments:

1. CA19-0001 MCC 1.21.2020 Package
2. CA19-0001 Ordinance
3. CA19-0001 PC Presentation 1.21.2020



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Planning Commission, December 18, 2019

Case: **CA19-0001 – 230 Windsor Parkway**
Staff Contact: Madalyn Smith (madalyn.smith@sandyspringsga.gov)
Report Date: January 9, 2020

REQUEST

Request for a **Comprehensive Plan Character Area Map Amendment** from Neighborhood Village to Commercial/Mixed Use.

APPLICANT

Property Owner: Paul Brown	Petitioner: Matt Bowman	Representative: N/A
-------------------------------	----------------------------	------------------------

SUMMARY

The applicant requests a **Comprehensive Plan Character Area Map Amendment** from Neighborhood Village to Commercial/Mixed Use for the proposed parcel at the corner of Roswell Road and Windsor Parkway

RECOMMENDATION

Department of Community Development

Staff recommends approval of **Comprehensive Plan Character Area Map Amendment** CA19-0001.

Planning Commission (September 24, 2019)

Planning Commission recommended denial of the request CA19-0001 on the basis that it opens up the possibility of too many undesirable uses, that it would set a precedent for further legislative actions, and because a significant amount of time was devoted to the development of the Neighborhood Village Character Area during the development of the Comprehensive Plan and Planning Commission wishes to honor the pact between the City and Protected Neighborhoods.

Motion:

Commissioner Nickles motioned to deny the request CA19-0001. Commissioner Settles seconded. Motion passed unanimously.

Mayor and City Council (October 15, 2019)

The public hearing was postponed due to a potential fault with the Legal Ad's description of the project, Staff amended the Legal Ad and has restarted the hearing process over again, starting with the Planning Commission on December 18th.

Planning Commission (December 18, 2019)

Planning Commission recommended denial of the request CA19-0001. The Commission stated several concerns related to the applicant's request to amend only a portion of the subject property. The Commission also stated that Office Neighborhood was created in collaboration with the community and that effort should be respected by denying the request.

Motion:

Commissioner Settles motioned to deny the request CA19-0001. Commissioner Kelly seconded. Motion passed unanimously.

MATERIALS SUBMITTED AND REVIEWED

1. Application, submitted July 2, 2019
2. Legal description, submitted October 4, 2019

PROPERTY INFORMATION

Location:	230 Windsor Parkway Parcel # 17 009400010729
Council District:	5 – Tibby DeJulio
Road frontage:	Approximately 130 feet of frontage on Roswell Road Approximately 340 feet of frontage on Windsor Parkway
Acreage:	Approximately 1.56 acres
Current Zoning:	ON-3 (Office Neighborhood, maximum height 3 stories)
Existing Land Use:	Animal Care
Previous Zoning Cases:	RZ12-007
Character Area:	Neighborhood Village
Environmental Constrains:	Nancy Creek Declared Sensitive Area

PROCESS

Initial Community Meeting (CMI): June 5, 2019	Second Community Meeting (CMII): July 31, 2019	Planning Commission Hearing: September 24, 2019	Mayor and City Council Hearing: October 15, 2019 (Postponed)
		Planning Commission Hearing: December 18, 2019	Mayor and City Council Hearing: January 21, 2020

PROPOSED DEVELOPMENT

The applicant seeks to subdivide the existing property, 230 Windsor Parkway, into two parcels and amend the character area of the parcel at the corner of Roswell Road and Windsor Parkway from the Neighborhood Village Character Area to Commercial/Mixed Use Character Area. The remaining parcel abuts the townhome development to the east and will remain in the Office Neighborhood (ON-) Zoning District, within the Neighborhood Village Character Area.

The applicant would then apply to rezone the property at the corner of 230 Windsor Parkway to CX-3 (Commercial Mixed Use) to accommodate a retail use.

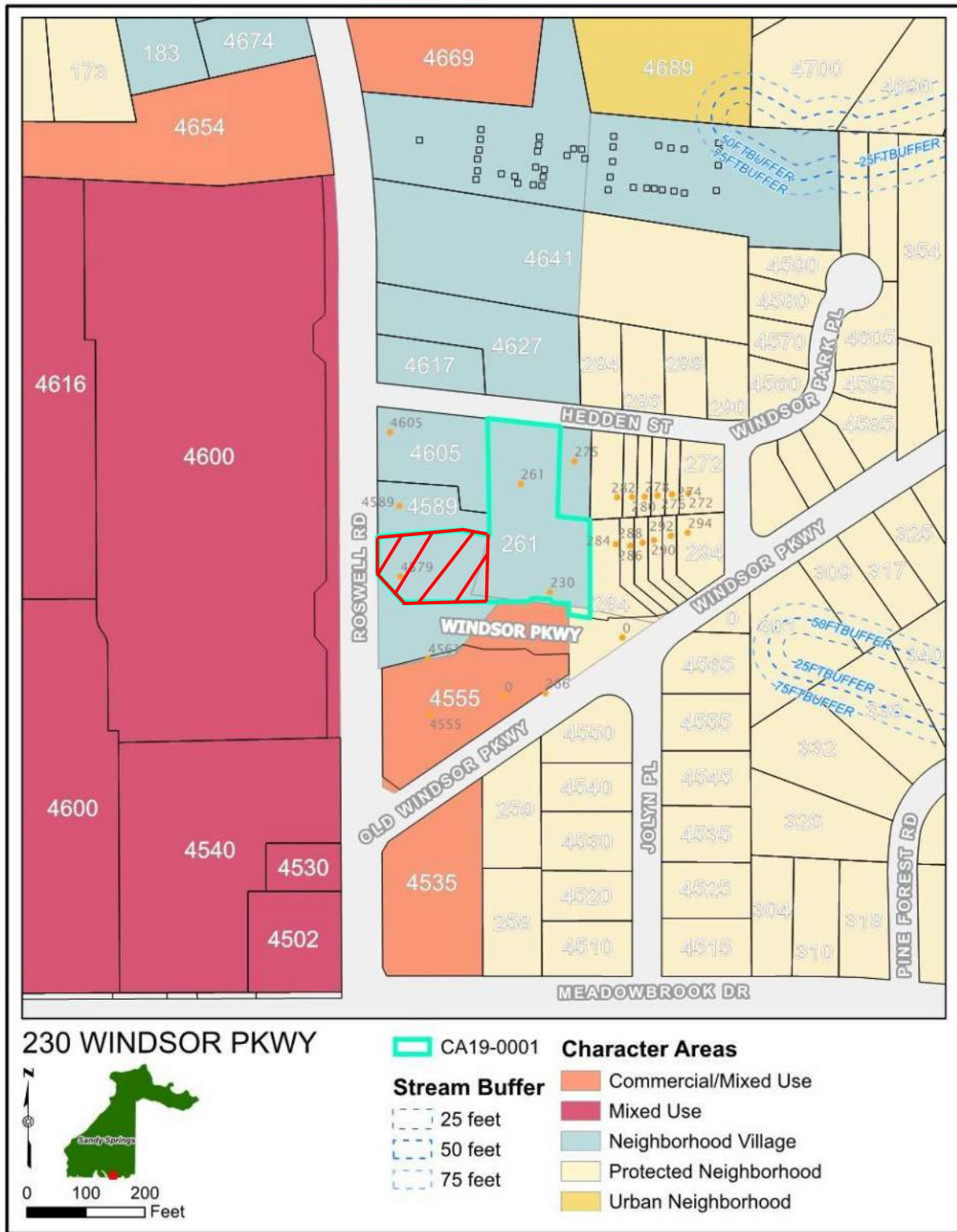
EXISTING CHARACTER AREAS, ZONING, AND LAND USES OF PROPERTY IN THE VICINITY

Location relative to subject property	Character Area / Zoning / Land use
North	Neighborhood Village/ ON-3 (Office Neighborhood)
South	Commercial/Mixed Use, CX-3 (Commercial Mixed Use)
East	Neighborhood Village/ ON-3 (Office Neighborhood) & Protected Neighborhood/ RD-12 (Residential Detached), RT-3 (Residential Townhome)
West	Mixed Use/ SX-4 (Shopfront Mixed Use)

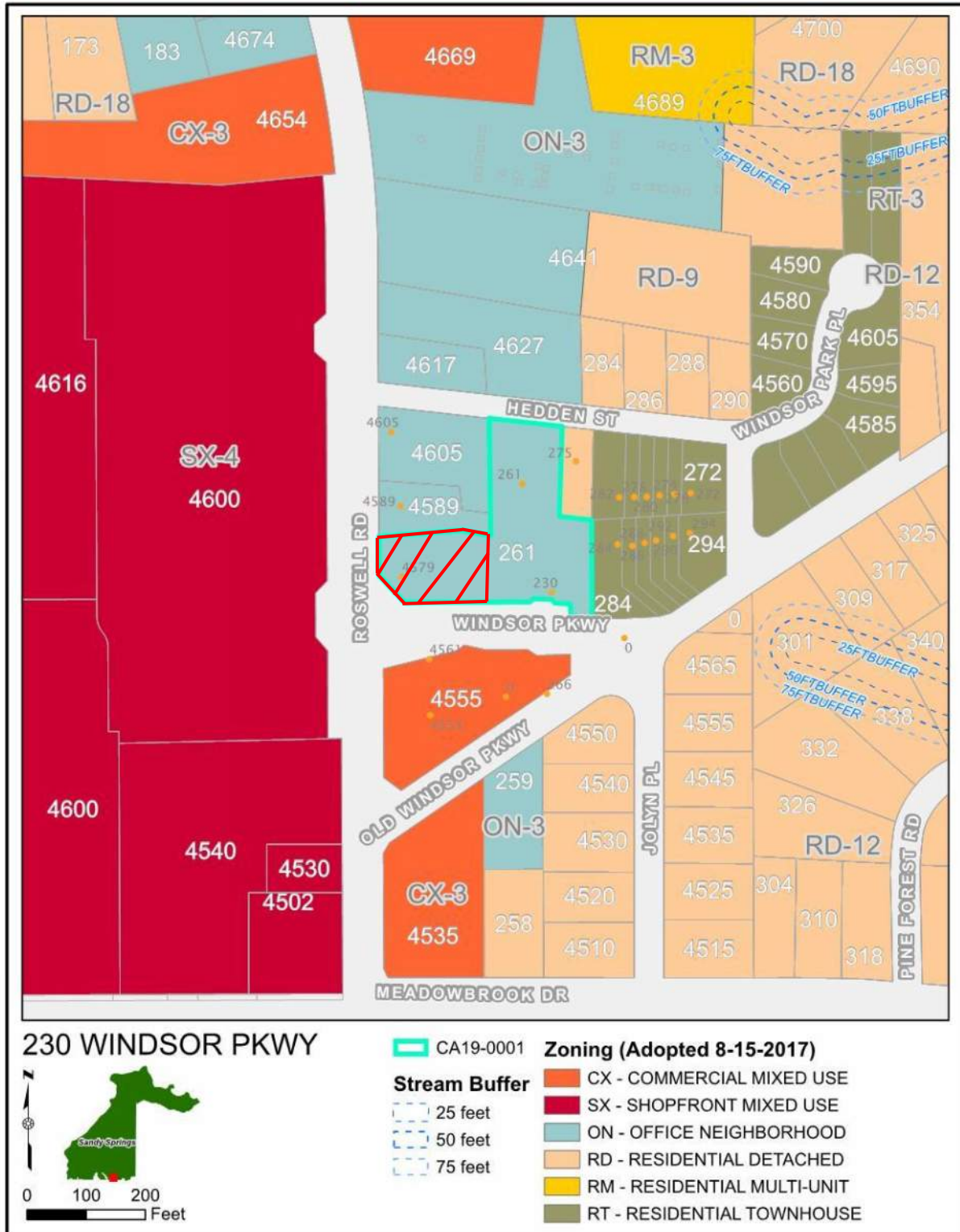
AERIAL IMAGE



CHARACTER AREA MAP



ZONING MAP



Allowed Use Table: ON- District vs CX- District

Permitted uses in ON-	Permitted uses in CX-		Conditional Uses in ON-	Conditional Uses in CX-	Limited uses in ON-	Limited uses in CX-
single unit attached	single unit attached	passenger terminal	skywalk	skywalk	single unit detached	single unit detached
place of assembly	place of assembly	live/work		cemetery/mausoleum	place of worship	place of worship
conservation	conservation	restaurant		major utilities	community garden	community garden
subdivision amenity	subdivision amenity	retail		amateur radio antenna (more than 90 feet)	swimming pool, multi-family	swimming pool, multi-family
minor utilities	minor utilities	recreational facility		tower antenna		private school
alternative support structure	alternative support structure	micro-producer		hospital		short-term rental
animal care, indoor	animal care, indoor	group living		fuel pump		minor vehicle service/repair
medical	medical	urban farm		self-storage		
office	office	farmer's market		amphitheater		
bed & breakfast	bed & breakfast	green house, non-commercial		drive-thru		
Personal service	personal service	personal care home, 3 residents		personal care home, 4 or more residents		
artisanal	artisanal	livestock raising				
research and development	research and development	outdoor dining				
home occupation	home occupation	college/university				
poultry raising	poultry raising	amateur radio antenna (up to 90 feet)				
residential accessory structure	residential accessory structure	adult establishment				
solar panels	solar panels	unmanned retail structure				
	government facility	parking, commercial				
	daycare	boutique hotel				
	library/museum					
	multi-unit					
	public school					

***Red indicates uses not allowed in ON-3**

Photos

Google streetview at corner (Oct. 2018):



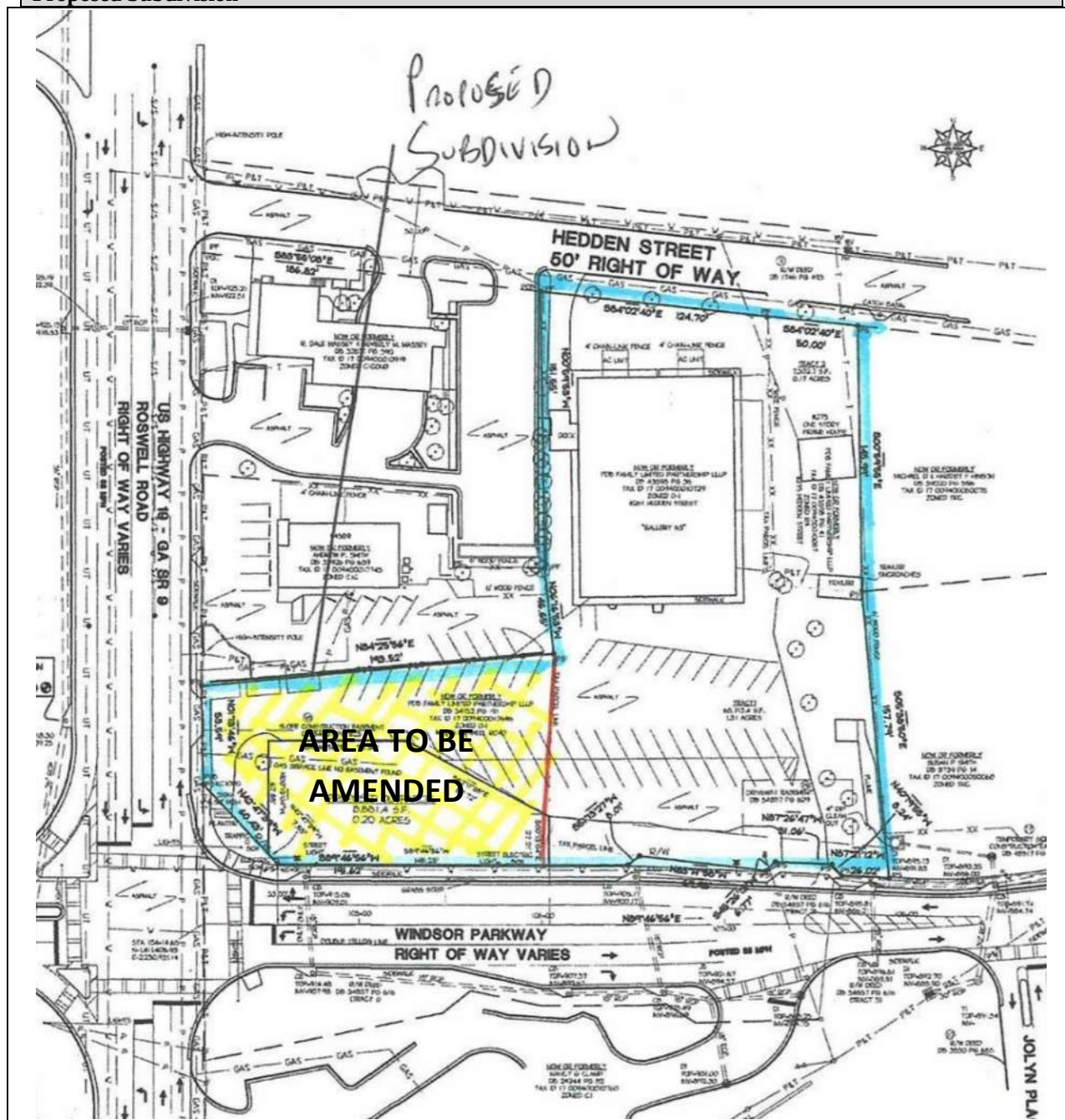
Fulton County Pictometry (2019), view looking north:



Fulton County Pictometry (2019), view looking east:



Proposed Subdivision



COMPREHENSIVE PLAN CHARACTER AREA MAP AMENDMENT CONSIDERATIONS

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

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

Finding: The request does not seek to correct an error. This property, formerly 4579 Roswell Road prior to the Windsor Parkway realignment, was rezoned (RZ12-0007) to O-I and restricted to the use Funeral Home, Art/Auction Gallery. During the Development Code and Zoning Map update in 2017, the property was given the Character Area designation of Neighborhood Village and zoned Office Neighborhood (ON-3). This zoning district is substantially similar to the previous designation of O-I, however the property is no longer restricted to a Funeral Home, Art/Auction Gallery.

South Roswell Road, as it is delineated in the Roswell Road Small Area Plan, has received an influx of redevelopment over the past few years. The proposed corner lot is directly across Roswell Road from the mixed-use development, Gateway (4600 Roswell Road) and just south of the new townhome and apartment developments at the corner of Franklin Road and Roswell Road.

Future redevelopment along Roswell Road will all accomplish the same goals for the Roswell Road Small Area Plan in terms of promoting human-scale development and better streetscapes regardless of the Commercial/Mixed Use or Neighborhood Village designation because zoning districts within these Areas have similar standards. The main difference between the Character Areas Neighborhood Village and Commercial/Mixed Use are the types of uses allowed.

Looking at the big picture, changing the Character Area to allow greater intensity uses does not meet the challenge of any changing conditions, trends, or facts. The existing Character Area does not present a problem or issue on the Roswell Road corridor.

Given the small size of the proposed lot, no matter the use, the difference in intensity would likely not be significant. The size of property limits any major redevelopment. While staff does not see any harm in the applicant's specific proposal for small scale retail on this undeveloped lot, their request does not meet the above mentioned criteria.

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

Finding: Staff believes the proposed Commercial/Mixed Use Character Area would result in development that is in accordance with the Comprehensive Plan.

The Next Ten states, “development outside the edges of protected neighborhoods will be carefully managed to prevent encroachment of non-residential or higher-intensity residential uses into this character area and to ensure compatible transitions between land uses and development intensities.” (Page 104) . The proposal would amend the Character Area of a vacant corner of Roswell Road and Windsor Parkway but would maintain a buffer of the Neighborhood Village Character Area adjacent to the townhome development to the east.

The Roswell Road Small Area Plan lists one of the strengths of South Roswell Road as “Adjacent to Buckhead”. This property is only one tenth of a mile from the city limits, making its proximity Buckhead attractive. It is also one of the few undeveloped, vacant lots on Roswell Road, which was also listed as a challenge on South Roswell Road.

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

Finding: The corner of Roswell and Windsor is adjacent to Commercial/Mixed Use to the south and Mixed Use to the west (Gateway). To the north and east it would be directly adjacent to Neighborhood Village.

Given the small size of the proposed lot, the physical scale of any development will be compatible with the existing character of the Neighborhood Village Character Area. The potential for commercial uses will match the existing and planned character to the south and west, especially given the proximity to Gateway and Buckhead.

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

Finding: The subject property is located in the Nancy Creek Sensitive Area, any improvement on the site would have to meet higher standards for water quality as required by the City. Staff does not anticipate negative impacts to the natural environment, water, noise, wildlife and vegetation.

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

Finding: The proposal will maintain a buffer of Office Neighborhood between a higher intensity commercial zoning district and the townhomes to the east which is in accordance with the Comprehensive Plan. As previously stated, the proposed lot size would be ~.5 acre, limiting any proposed development to a lesser scale, creating a naturally smaller impact on the surrounding area.

COMMENTS FROM OTHER PARTIES

Sandy Springs Economic Development:

No Comment

Sandy Springs Public Works:

Public Works supports the applicant reducing the number of curb cuts on the property along Roswell Road in order to improve safety and operations. The project should comply with the access and nonresidential driveway standards described in section 10.3.2 of the City's code Access Standards and section 3 Roadway Design and Pavement. Access on Roswell Road should also comply with GDOT's Regulations for Driveways and Encroachment Control.

PUBLIC PARTICIPATION

Community Meeting I (June 5, 2019):

Attended by approximately 25 community members. The applicant, Mr. Bowman, opened the meeting by explain the character area map amendment process. Mr. Bowman explained his intentions to subdivide the property, maintain the Neighborhood Village buffer, explained his specific business proposal, and his intentions to rezone to Commercial Mixed Use in order to accommodate a retail use.

Attendees had questions mainly regarding, parking and parking lot configuration, especially given existing cut-through traffic on the lot. There were suggestions to fence the new property line between the existing business, Puppy Haven, and the proposed lot to prevent traffic issues. There were also concerns regarding streetscape and ROW dedication. Additionally, attendees also questioned how many new uses would then be permitted under the zoning district CX-3 versus the existing zoning.

Community Meeting II (July 31, 2019):

The meeting was attended by approximately 6-10 residents. Mr. Bowman opened the meeting once again with an explanation of his proposal. It did not change since the first meeting. At the request of attendees from the first Community Meeting, Mr. Bowman provided preliminary renderings of a building on his proposed site. Many concerns from the community were substantially similar to the previous meeting, such as traffic and the possibility of a gas station at the site, to which Mr. Bowman reiterated his intentions for only small scale retail.

Public Comment:

There were 49 public comments submitted. 48 were in opposition, 1 was in support.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

The City, along with constituents from the south end, went through an extensive public process as we shaped our new Development Code, only two years ago. Significant effort and collaboration went into the text that now comprises the Office Neighborhood District. It is important to note that the Next Ten Comprehensive Plan was developed before the Citywide rewrite of our Zoning Code, which is why the Office Neighborhood does not necessarily align line with the vision of the Comprehensive Plan. Page 113 of the Plan lists neighborhood serving retail/commercial as appropriate land uses, but this portion of the plan was not implemented, thus necessitating this request.

Staff evaluated this request, CA19-0001, strictly based on the criteria listed in Section 11.3.6.B of the Development Code. Staff finds that the proposal sufficiently meets a majority of the criteria. While there may be

compelling information regarding the history and development of the Comprehensive Plan and Development Code, staff must be objective in their recommendation.

Staff recommends approval of the request CA19-0001 to amend the Character Area of the proposed parcel, as defined in the legal description provided on October 4, 2019, from Neighborhood Village to Commercial/Mixed Use.



SANDY SPRINGS™
GEORGIA

Case No.: CA19-0001
Planner's initials: MG

APPLICATION FORM

APPLICATION	Purpose of the application: AMEND CHARACTER AREA MAP
	Detailed request: APPLICANT PROPOSES TO SUBDIVIDE 230 WINGSPAN WAY + amend the new parcel to COMMERCIAL/MIXED USE IN ORDER TO REZONE TO CX. EXISTING LOT IS 1.68 ACRES, PROPOSED SUBDIVIDE IS .39 ACRES

COMMUNITY MEETING 1 REPORT	Date and location of CM1: 6/5/2019 @ TUPALO HANGOUT CAFE	
	Beginning time: 6:00	End time: 7:00
	Summary of concerns discussed: BIGGEST CONCERN WAS ALLOWING FOR COMMERCIAL USE IN GENERAL. MANY ATTENDEES DO NOT TRUST OWNER PAUL BEAVER. CONCERN WAS RAISED ABOUT SETBACKS, STREETSCAPE & CIRCUMSTANCES.	
	Does the application address the concerns discussed at the CM1? ☒ Yes ☐ No	
	Explain: Many of the concerns about setbacks etc. are already in the Code. The proposed subdivision provides protection due to its small size.	

- TO BE FILLED OUT BY P&Z STAFF -

Application date: 7/2/19	Planning Commission date: 9/24/19
CM2 date and time: 7/31/19	Mayor and City Council date: 10/15/19
OFFICIAL REQUEST (FOR PUBLICATION):	



SANDY SPRINGS™
GEORGIA

Case No.: CA19-0001
Planner's initials: MM

PROJECT INFORMATION SHEET

PROPERTY	Address(es):	<u>230 Windsor Parkway / 1577 Roswell Rd 30342</u>	
	Parcel Tax ID(s):	<u>17 009400010729</u>	
	Total acreage:	<u>1.56 acres</u>	Council District: <u>5</u>
	Current zoning:	<u>ON-3</u>	Current use: <u>Day Care</u>
	Character Area:	<u>Neighborhood Village</u>	

APPLICATION	Purpose of the application:	<u>Change a subdivision of the parcel to CX</u>	
	Detailed request:	<u>Applicant proposes a zoning change to CX from ON and need character map amendment. Applicant proposes to subdivide parcel so that only needed lot will be rezoned. Proposed character area: Commercial/Mixed Use</u>	
	Petitioner:	<u>MAT Lowman</u>	
	Petitioner's address:	[REDACTED]	
	Phone:	[REDACTED]	

OWNER	Property owner:	<u>PAUL BROWN</u>
	Owner's address:	<u>230 Windsor Pkwy SANDY SPRINGS GA 30342</u>
	Phone:	[REDACTED]
	Signature (authorizing initiation of the process):	[REDACTED]
	<i>If the property is under contract and the owner is unavailable to sign, provide a copy of the contract</i>	

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date:	<u>5/13/19</u>	Anticipated application date:	<u>07/02/19</u>
CMI date, time, and location: <u>6/5/19</u>			
ADDITIONAL INFORMATION NEEDED:			
SUBMITTAL ITEMS WAIVED BY DIRECTOR:			

SUMMARY OF COMMUNITY MEETING #1 FOR CA19-0001

Applicant Matt Bowman hosted the first community meeting at the Tupelo Honey Café on June 5, 2019 at 6:00 pm. It was well attended with over 25 attendees. Mr. Bowman spent the first ten minutes explaining his proposal using a printed site map, the protocols required by the City Code, and then gave a description of his proposed business. He then opened up the meeting to questions from the community of which there were many. Most concerns centered around the potential change to a commercial usage for the property with fears that if Mr. Bowman's business failed, another higher impact business might get involved. There were other considerations raised that require further research by Mr. Bowman such as GADOT requirements and Sandy Springs streetscape requirements. Many people expressed their dislike for owner Paul Brown as well. Many people appreciated the idea of Mr. Bowman's business but still were reluctant to allow for a commercial use on the property. For the most part the meeting was not contentious and attendees expressed a desire to stay updated on the process.

Upon further review, Mr. Bowman has determined that the proposed subdivided parcel meets all the requirements of the Sandy Springs Development Code and other state requirements from agencies such as the Georgia Department of Transportation.

Name	Address	Email
John Sample		
Karen Thompson		
Patty Conti		
Mary Alice Shinn		
GARY Jackson		
Christine Alberici		
Bill Mauro		
DIANA Floyd		
Craig Llewellyn		
Jane Kelley		
Sallie Duncan		
BOB FALCETTI		
Joe Weins		
Kenny Treber		
Chris Laird 82		
Stephanie Boone		
Janet Wells		
Vladimir Shklovsk		
Tim Doyle		
Robin Conklin		
RONDA SMITH		
Norris Br		
Kevin Kuchar		
TRAVIS THORNE		
Susan Heard		



SANDY SPRINGS™

GEORGIA

AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name:	Sworn and subscribed before me this _____ th day of _____ 20____ Notary public: Seal: Commission expires:
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
Owner's signature:	

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

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

Applicant states under oath that:	
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or ☐ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or ☒ He/she has an estate of years which permits the applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name: <u>MATT BOWMAN</u>	Sworn and subscribed before me this 2 th day of July 20 19 Notary public: Seal: Commission expires:
Company name: <u>TRADITION COMPANY</u>	
Address: [REDACTED]	
City, State, Zip Code: [REDACTED]	
Email address: [REDACTED]	
Phone number: [REDACTED]	
Applicant's signature:	



SANDY SPRINGS™
GEORGIA

DISCLOSURE OF CONTRIBUTION FORM

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

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

Campaign Contributions:

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

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

Name: <u>MATT KOWALAK</u>	Date: <u>6/30/2015</u>
Signature: <u>[Signature]</u>	

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

CHARACTER MAP AMEDMENT APPLICANT'S LETTER OF INTENT

The applicant, Matt Bowman, requests a character map amendment in order to rezone the subject property for the purpose of developing a retail business. The property is located at the corner of Windsor Parkway and Roswell Road currently numbered 230 Windsor Parkway, Sandy Springs GA 30342 and contains approximately 1.68 acres. The property is currently zoned ON (Office Neighborhood) and in order for it to be rezoned, the character map must be amended. Mr. Bowman proposes to subdivide the property, creating a new parcel on the hard corner of Windsor Parkway and Roswell Road that is approximately .38 acres. This new parcel will be the only portion of the property amended and then rezoned. The remaining parcel (1.2 acres) housing the Puppy Haven business will remain ON. The developable portion of the subdivided parcel is 8881 square feet. The proposed subdivide is contingent on the Character map amendment passing. The proposal protects the neighborhood as it will keep a buffer of ON zoned properties surrounding any residential properties.

Access to the property will remain as is with curb cuts on Windsor Parkway and Roswell Road. The applicant intends to plant native plants and shrubs along the south facing slope of the property as well as the west facing frontage of Roswell Road. The building will conform to all building codes as defined in the City Code and will adhere to the aesthetic and architectural principals of neighboring properties. The applicant appreciates the qualities envisioned within the "Neighborhood Village" concept and believes this business concept truly personifies them. The use of this portion of the property is common to all citizens and visitors to the city, is of low developmental impact, and of economically beneficial uses to the City, residents, and owner.

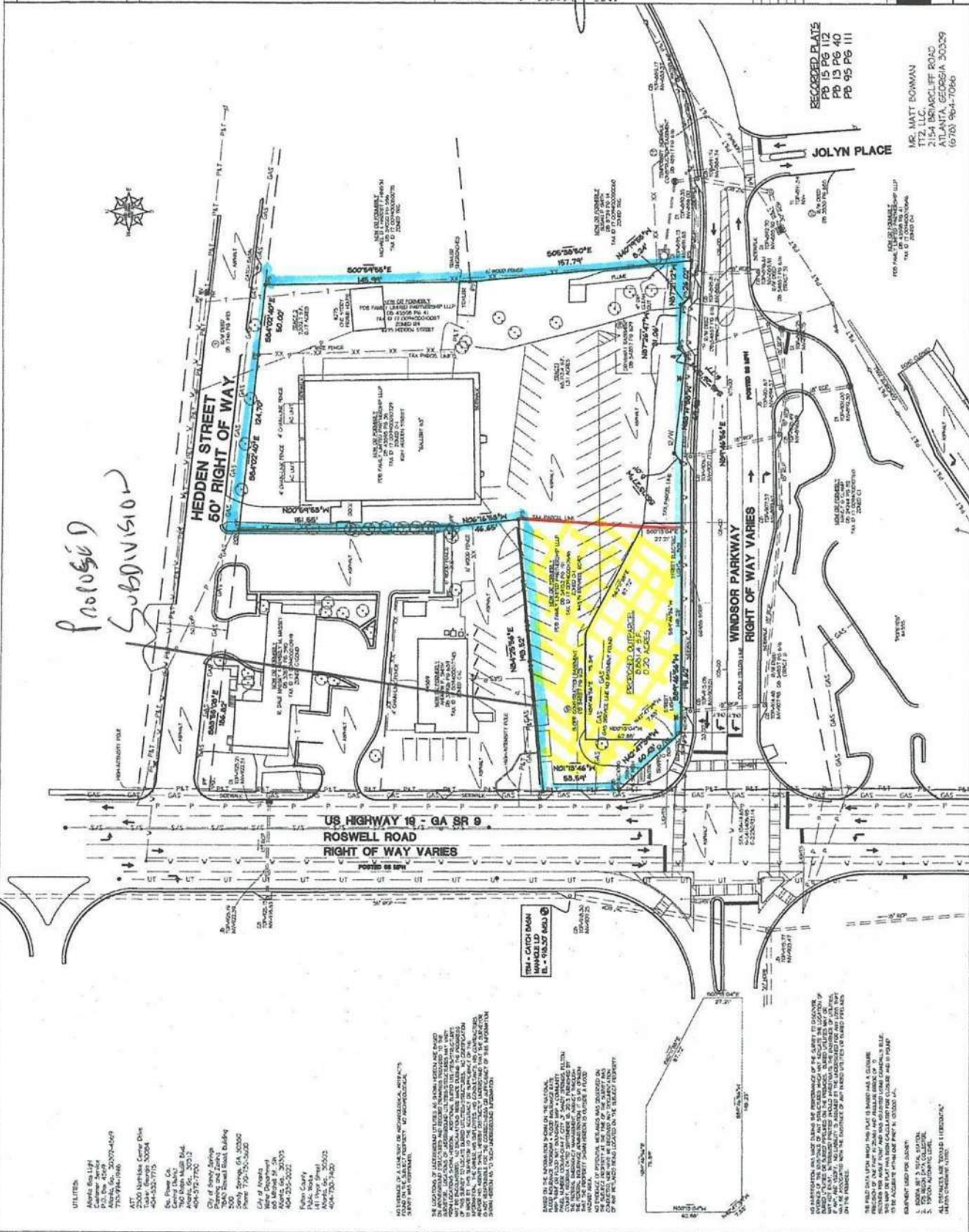
CHARACTER AREA MAP AMENDMENT APPLICANT'S CHARACTER AREA ANALYSIS

The proposed Character Area Map amendment for the property 230 Windsor Parkway addresses the changed condition of the area around the subject property. Prior to the adoption of the Sandy Springs Development Code in 2017, the property was zoned O&I (Office and Institutional) as it had been a church for several preceding decades. More recently several acres across the street were rezoned from multi-family residential to CX (commercial mixed use) to make the development of the Gateway shopping center. In addition, this re-zoning also predicated the moving of Windsor Parkway creating a true 4-way intersection. This re-development was the latest in a significant area makeover where now three other hard corners of the intersection are CX zonings with large footprint retail enterprises. Clearly the nature of the intersection has changed. In addition, the current non-subdivided parcel houses the Puppy Haven business and the adjoining property hosts a veterinarian. While both of these uses are allowed under the current ON zoning designation, both of these businesses are retail/commercial in nature. A character area map amendment to Commercial/Mixed Use that allows for a subsequent rezoning recognizes the changed condition of the property and its' surrounding neighbors.

The proposed Character Area Map amendment conforms with the Comprehensive Plan and reinforces its intent. The Comprehensive Plan recognizes that many of the development patterns that succeeded in the 20th century, no longer fit the community needs and expectations of the modern world. While still generating cash flow for owners, many retail centers and strip malls remain problematic with frequent tenant turnover and car-centric shopping experiences. Specifically for Character Area Type 5: Neighborhood Village, amending the map for the proposed subdivided parcel (.38 acres) meets the challenges of carefully considered re-development while protecting existing neighborhoods. The small footprint of the proposed parcel will create a unique, neighborhood serving, commercial environment that can contribute to the "walkable village" concept described in the Neighborhood Village Character area type that fosters pedestrian activity. The proposed subdivide will have parking available at the proscribed ratios per the Development Code as well as sharing spaces with the existing Puppy Haven business again fostering pedestrian activity.

The developable parcel under consideration is currently bare so development would have little to no impact on the natural environment. Similarly the small total area of the proposed subdivide would create little impact for stormwater run off and of course whatever building is proposed would meet all stormwater run-off standards as well as any other environmental requirements needed to be met for a building permit.

As the parcel is currently undeveloped, there would be no major impacts to surrounding properties and in fact it could be argued that a development would increase values. The uninhabited property now is currently used a short cut for cars turning north on Roswell Road from Windsor Parkway creating a safety issue as well as being a relative eye sore. A development that meets the requirements of the City Code at the City's southern entrance could be an enhancement at the minimum. Again the proposed subdivide makes any development low impact in nature.



Site Description
Proposed Out Parcel Area

All that tract or parcel of land lying and being in Land Lot 94 of the 17th District, City of Sandy Springs, Fulton County Georgia and being more particularly described as follows:

Beginning at a point located at the southeasterly end of a mitered Right of Way corner lying at the intersection of the northerly Right of Way line of Windsor Road (Right of Way Varies) and the easterly Right of Way line of Roswell Road (Right of Way Varies); thence along said miter North 42 Degrees 47 Minutes 39 Seconds West, 60.43 feet to a point; thence along the easterly Right of Way line of Roswell Road North 01 degrees 13 Minutes 46 Seconds West, 53.59 feet to an iron pin set; thence leaving the easterly Right of Way line of Roswell Road North 84 Degrees 25 Minutes 56 Seconds East, 193.52 feet to an iron pin set; thence South 01 Degrees 28 Minutes 04 Seconds West, 88.95 feet to a point; thence South 00 Degrees 13 Minutes 04 Seconds East, 27.21 feet to a point on the northerly Right of Way of Windsor Road; thence along the northerly Right of Way of Windsor Road South 89 Degrees 46 Minutes 56 Seconds West, 148.23 feet to The Point of Beginning containing 0.45 acres.

ann	cyphers	30342	I am opposed to changing the zoning that would allow a convenience store or a gas station.
MAXINE	WATKINS	30342	We spent money and time doing the development analysis. We should follow the informed and studied recommendations. To not do so negates all the efforts spent before and opens the neighborhood up to capricious development.
Craig	Walters	30342	I do not support this request for a change in the character map for the following reasons: 1) This neighborhood already has a surfeit of retail and services (grocery, restaurants, gas stations, cleaning, banking, pharmacy, fitness, etc). How much more do we really need? 2) The character map exists as it does for a reason. Rezoning should be permitted only if an overwhelming case can be made that the local community will benefit short (and long) term. This application does not demonstrate a substantial neighborhood benefit. 3) This business, as others, is unlikely to exist long-term (i.e., years). This change allows a larger variety of businesses to reside in this space. Several of this larger set of businesses are undesirable. We should be thinking of the future as well as the present impacts to the area. 4) Traffic in/outflows from the existing curb cuts will increase. There are already conflicts with folks turning left into the property from Roswell Road with the folks trying to turn left onto Windsor Parkway. This is likely to exacerbate this situation. Please consider the long-term implications and deny this change.

			Regards, craig walters
Paul	Brown	30328	I have owned and paid taxes on this property since 2006. I am asking for a character map amendment so that I may attempt to generate income on the property, as is my right under Georgia Law. Please consider allowing me to do so with Matt Bowman, applicant, so that he may operate a produce stand.
Robyn	Winnick	30342	We are writing to express our opposition to proposed zoning changes to the property located at 230 Windsor Parkway. We are committed to maintaining the residential nature of the area to the best of our ability and are concerned about the changes to traffic and lifestyle that this change may lead to. Even a well-intentioned plan now can turn into an unwanted project down the road if this planned business were to close. Thank you for your consideration, Robyn & Keith Winnick
Hilary	Haddad	30342	To Whom It May Concern, My family and I live on Windsor Park Place, a neighborhood nestled behind Windsor Pkwy and Hedden St. We were so excited to move from midtown into this neighborhood because we wanted a family friendly neighborhood, good public schools, and also important to us was walkable restaurants (Gateway). Currently we can walk there without significant concern for a children's safety with respect to the traffic. Should a frequently used establishment and parking lot be placed on the corner of Roswell Rd and Windsor Pkwy, then I would not feel safe walking with my children to utilize Gateway. Cars entering and exiting in that type of situation are often focused on the cars on the busier roads and not possible children running down the sidewalk. Also, many business types in that location would not look cosmetically appealing. Gateway started making this area look nicer. The possibility of a gas station (even if not immediately, but it could happen in the future) would look awful and is unnecessary. PLEASE save our walking neighborhood. Regards, Hilary Haddad

Jill	Mauro	30342	The zoning for the city has already been established and this property was maintained as O/N. There is no reason to change the zoning at this time. With only part of the property being changed, it will easily open it up for the entire property to be rezoned. There were already sewer issues in this area when Puppy Haven began. Adding a commercial property is not suited for this plot and feeding into residential infrastructure. There are numerous other properties within the city that are vacant and zoned commercial where this business can go without disrupting a neighborhood. Sandy Springs should not open the door to share a parking lot and rights of way with an O/N lot as the lines will blur very quickly. Once commercial, there is nothing stopping the owners from making the entire property commercial. Please maintain the zoning already approved in the overall city plan.
Kristen	McNair Traber	30342- 2780	I oppose the petition to amend the Character Area designation at 230 Windsor Parkway Sandy Springs, GA 30328 from Neighborhood Village to Commercial/Mixed Use. My property immediately neighbors this area. We already experience noise, traffic, and trash issues from Puppy Haven next door. Allowing this Character Area change would introduce 37+ additional allowed uses and would be a slippery slope for what would be allowed on the property now and in the future. Adult establishments, restaurants, boutique hotels, and fuel pumps are a few of the many concerning allowed uses that would be added if this change passes. My neighbors and I have fought hard to maintain the integrity of our neighborhood and we will continue to do so by opposing this change.

Jane	Kelley	30342	Dear Planning Commission, I live in the immediate neighborhood of this property and am President of the Windsor Park Community Association. The neighborhood has been quite vocal in opposition to this proposed change to the Character Area at the two Community Meetings. This proposed commercial business belongs in another location! We fought hard to protect the current Character Area and Zoning for our area on the southern border of Sandy Springs during the NextTen process. Please protect us! If the Character Area is allowed to be changed, we are opened up to over 30 additional uses to the property, most of which are undesired. The current zoning allows dozens of acceptable businesses. Please do not subject us to the potential of 30+ more that we fought hard against. We have already been impacted by the rerouting of Windsor Parkway to allow the Gateway development (which has seen restaurants close and apartments draw blatant crime), and we contend with barking dogs from Puppy Haven. This is already a terribly congested intersection. Allowing a commercial business versus a lower intensity office-type business will only add to the traffic woes. And we would likely lose the one greenspace visible at the "gateway" to Sandy Springs as well. Please protect our neighborhood! And thank you for serving. Sincerely, Mrs. Jane Kelley
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Julia	Hodges	30342	Please make a wise decision for now and the future of the Gateway Area of Sandy Springs. As I have already commented earlier, we who live right next to this property have already fought for the coding of this area. Sandy Springs came into being with the slogan of caring about the people who live here. Poor decisions have already been made. Please do not add to them. Try to visualize the Gateway as more open spaces than commercializing the area. Is commercial what you want people to first see when they enter Sandy Springs? With the relocation of Windsor Parkway drainage problems were created or overlooked for your people. Sandy Springs has not maintained or policed the inlet drains on Hedden which caused all the townhouses that back up to Hedden to flood by a recent heavy rain. Your people have not been cared for as you promised. I will not repeat everything Jane Kelley said in her comments but agree with everything she said. I repeat, please be wise people. Julia Hodges
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James Duffy	Hickey	30342	I am a 32 year resident of Sandy Springs. I oppose the change in character map for this case petition, CA19-0001. First, the reason for the development of the character map was to prevent petitions like this from creeping into zones that specifically restrict such use. Second, the petition includes revisions to the property that could severely impact the residents in the immediate area, with regard to storm drainage, flooding, traffic and lighting. Third, while the specific petition for the specific use of the property appears to be somewhat innocent, changing the character map means that more than 30 other uses could be implemented under the new zoning, most of which would be unacceptable to the residents in the area. I appreciate your consideration in the matter and call on you to reject this petition. You are welcome to call me as you need to further discuss the matter. Sincerely, James Duffy Hickey 770-891-2374
Norris	Broyles	30342	September 2, 2019 To: The Sandy Springs Planning Commission § Lane Frostbaum, Chair § Andy Porter, Vice Chair § Reed Haggard § Craig Johns § Elizabeth Kelly § Dave Nickles § Andrea Settles Re: CA19-0001 Petition of Matt Bowman; 230 Windsor Parkway at Roswell Rd.

			Dear Commissioners, The High Point Civic Association recommends that the application CA19-0001 be denied approval. We believe there is not sufficient justification to alter the land use character map and the proposed resultant zoning change that would allow the establishment of many diverse commercial uses adjacent to our Protected Neighborhood. It is our opinion that it would be inappropriate to make these significant changes to the Character Map merely to accommodate the wishes of a single individual. The impact of this change, if allowed, would be seen to be extremely detrimental to our neighborhood's character and offensive to our residents. Thank you for your thoughtful consideration of our concerns. Feel free to contact us if further explanation of our objections is desired. Best regards, Norris Broyles Zoning Chair for The High Point Civic Association
Christopher	Laird	30342-2822	I am a 25 year resident of Sandy Springs. I oppose the change in character map for this case petition, CA19-0001. First, the reason for the development of the character map was to prevent petitions like this from creeping into zones that specifically restrict such use. Second, the petition includes revisions to the property that could severely impact the residents in the immediate area, with regard to storm drainage, flooding, traffic and lighting. Third, while the specific petition for the specific use of the property appears to be somewhat innocent, changing the character map means that more than 30 other uses could be implemented under the new zoning, most of which would be unacceptable to the residents in the area. I appreciate your consideration in the matter and call on you to reject this petition. You are welcome to call me as you need to further discuss the matter. Sincerely, Christopher Laird 404-408-4490

Benjamin	Gordon	30342	As a nearby property owner and new father I am concerned about the effect of the new use of the property on the safety of the surrounding neighborhood. On our small street there are almost a dozen children. The new development of the property may cause our street to be used as a cut through. Please keep the property zoned as it currently is. Any proposed new use should be considered through the variance process rather than a re-characterization.
Joe	Shanley	30342	Against any changes to the character map
Ruth	Sprinkle	30342	I object to Change in zoning, and the subdividing. Traffic is a mess there NOW, and with something else commercial potentially going in, it will just add to traffic woes!
Lisl	Dickinson	30342	I'm opposed to the character map amendment. I'm generally opposed to more commercial development in Sandy Springs, and I feel that this specific change could lead to more undesirable types of businesses down the road. In addition, changes to this current space will negatively impact the adjacent neighborhoods. Thank you.
Zach	Wilson	30342	Changing the character map is a mistake. The Council must realize that, while realizing any property owner wishes to maximize their value, changing the character expands opportunities for the corner property owners but raises significant value risks for contiguous homeowners.
John	Stembridge	30342	My family is opposed to changing the character of the property from Neighborhood Village to Commercial. We raised opposition to the increased density just north of this intersection at the corner of Franklin Rd/Roswell Rd, due to the proximity to the Westfield Park and High Point neighborhoods. However, the property remained multi-family housing. Here, the applicant wants the property rezoned to commercial, which could have a significant impact on the same neighborhoods, as well as the neighborhoods abutting this property. The change will be permanent and the neighborhoods will have no control over what type of commercial business occupies that location, and this is a slippery slope - approving this change sets a precedent for adjoining properties to be rezoned for commercial use. This application should be denied consistent with Sandy Springs' Land Use plan.
Amelia	Luke	30342	Changing the zoning of this space will only add to the current over development of the Sandy Springs portion of Roswell Road inside the perimeter. Traffic is a nightmare already. This will directly impact the neighborhood for all of us in the Highpoint area, increasing traffic, creating more impervious surfaces, and removing the only piece of green along that stretch of Roswell Road. Aside from trees

			as traffic breaks in parking lots, there is no other natural surface along the Roswell Road corridor. Don't contribute to the heat island effect that is already out of control.
Allyson	Miller	30342	I highly oppose any chances In zoning or restructuring of the property at the corner of Windsor Pkwy and Roswell Road. Daily the traffic on Roswell Rd increases and construction on the roads near this intersection make this a very populated intersection. It would be a detriment to our neighborhood to add more traffic and more construction needs. Please keep the Christmas tree lot alive!
Karen	Fuerst	30342	I am opposed to this Petition as submitted. There is nothing in the Petition that supports the need for the requested Character Map Amendment; i.e., there is no expressed need for such change. The Petition itself is forward looking towards a subdivision and zoning amendment for the subdivided parcel (the latter of which presumably would not occur without the requested Character Map Amendment); again, there is nothing explaining the need for either of those actions. In addition to the absence of explanation of the need for the requested change, the following should be noted: (i) because the subject property is within a protected neighborhood on the Character Map, any proposed change needs to take into consideration the overriding goal of protecting the existing neighborhood (per the Roswell Road LCI Master Plan Policy LU-A1, the integrity of Single Family Residential Neighborhoods is to be maintained, and they are to be protected from the encroachment of non-residential land uses); and (ii) the currently existing ON-3 zoning classification for the subject property is more restrictive and compatible with the goals of the preceding clause (i) than the petitioner's proposed subdivision/upzone to CX, which, if adopted, would allow for many unacceptable and neighborhood-intrusive uses including gas stations, car washes, etc. This Petition is a piecemeal step towards an upzoning that would permit uses for the subject parcel that will hurt the goals of protecting existing residential neighborhoods from the intrusive impacts of non-residential land uses. It violates the goals and policies of the City's Roswell Road LCI Master Plan, and for that reason, alone, should be denied.

Leslie	Rose	30342	As a resident of Sandy Springs, specifically living on Windsor Parkway for almost 30 years, I have seen many changes in our area. I understand that the Character Map and 10 year plan went through years of negotiations, turmoil, cost the taxpayers money, and is now in place for a reason. If this petition goes through, it will bring a change to the Character Map that will not be beneficial to the citizens and neighborhood of the Windsor/Meadowbrook/High Point area. I vehemently oppose this petition and will be following closely to see how our elected officials respond to the citizens of South Sandy Springs. Sincerely, Leslie Rose
Rupen	Patel	30342	We oppose the rezoning of this property as it falls outside the plan for sandy springs and will reduce the property values and tax revenue in the area even further while not offering anything additional to the community as there is plenty of grocery (Sprouts, Kroger, Publix, Fresh Market are literally in walking distance) and retail in the area. In addition there are specific issues: 1. This goes against Sandy Springs plan for the area 2. Competing cities are enhancing their in town living with high quality establishments - roswell , Alpharetta, kennesaw, norcross - you name it. Sandy springs needs to become less of a hodgepodge dumping ground for random businesses and start sticking to the plan. As it stands today I would rather spend time in any of those cities than sandy springs. 3. The townhomes behind the property flood regular and regrading and building will cause even more runoff 4. The applicant for the zoning change does not own the property and his prior property on briarcliff was only part market but he also put a car wash on it. There is a high likelihood the owner and/or leased will build some low end business. This doesn't raise the quality or character of sandy springs.
Alfred	Fernandez	30342	I am AGAINST the change in zoning and re-grading of this property. As a homeowner this could negatively change our community by adding undesired commercial business and/or changes in topography that would alter the current environment.

Floyd	Reifein	30319	It would be nice for Sandy Springs to purchase the land and landscape it with flowers at Roswell Road and Windsor Parkway.
Sallie	Duncan	30342	Our family is very much AGAINST changing the zoning on this property. We want to protect the neighborhood around this property.
Mendy	Eskew		To Whom It May Concern: A change in the character map for this petition is inadvisable. Please do not agree to a change. The map was just settled and the guidelines should remain as they are, most particularly in high traffic areas. This corner was already designed poorly and dangerously. Almost every time a car turns from the far left lane off Windsor Parkway onto Roswell Road southbound there's an incident due to poor measurement on turning radius. Further development and traffic created at this important and busy corner is unwelcome to the residents of the community and of course to the neighbors who live adjacent to it.
Jason	Haddad	30342	I am a resident in the High Point community at 4600 Windsor Park Place, and I strongly oppose the rezoning that's being considered at the corner of Roswell Road and Windsor Parkway. Changing the zoning could allow any number of businesses in the future to open at that site, many of which would be undesirable to our neighborhood. Please consider our wishes and do not make this change.
Susan	Heard	30342	Dear Sandy Springs, I am absolutely opposed to this change of zoning for the property right next door to me. This property is, except for a Popeyes and Walgreens, the first thing you see on the right when entering Sandy Springs. We suspect that the owner of this property wants to, in a couple of years, lease to a gas station that would be open 24 hours a day, and are afraid he is wanting to change the zoning of the property for that. I believe both he and the petitioner don't even live in Sandy Springs, so it is possible they may not care about how this will affect the City's citizens.

			Please do not allow this. We do not need this proposed store and the change in zoning that it will require. That change of zoning opens up a large can of worms. It is such a shame that, since Sandy Springs finally became its own city, the junk would continue to be allowed to go in here. Here's an idea. Since the current police station is up almost to the River, it would make a lot of sense for another one to be down here at this border. We need protection too. This would be a welcome addition to the neighborhood and much better than yet another gas station and store. The petitioner could even still have his Christmas Tree and Pumpkins but no zoning changes and no gas station. Please help us with making Sandy Springs a better place at its entrance!! Thank you, Susan Heard
Jan and Jack	Byrd	30342	Traffic patterns and density of proposal oppose Sandy Springs goals of neighborhood village and walkability. We petition that rezoning be denied. Thank you, Jan and Jack Byrd

			Windsor Parkway residents
Ruth	Sprinkle	30342	I object to the zoning change!Traffic is already a problem, and commercial zoning would just increase that problem.
Mary	Ford	30342	I oppose this petition. I attended the Planning meeting on September 24th and agree with all of the points that were presented by the neighbors in opposition of the petition. Thank you
Karen	Fuerst	30342	I submitted detailed comments within the past couple of weeks. Although I saw something that indicated that my comment had been successfully sent, it also said I'd receive an email confirmation. The latter was not received, and I'm concerned that my comments may not have gotten to the City. Please advise as to status. Thank you.

kim	russell	30342	I am asking that the case be DENIED for the following reasons. Once this petition is approved this parcel could be used for another use. Which based on owners past history is highly likely. Our community worked hand in hand with Sandy Springs on the zoning when the character map was adopted and now changing it on this tiny parcel just a few years from the adoption is not acceptable. Other concerns- • 37 Additional Uses that would be permitted if the Character Map Amendment request (from Neighborhood Village to CX Commercial Mixed Use) is approved. • These more intense CX uses were purposefully kept out of Office Neighborhood (ON) areas to maintain the low impact Neighborhood Village character of the existing properties along south Roswell Rd located between three larger retail-concentrated nodes. • The small size and depth of the proposed parcel would not be able to appropriately support the more intense commercial use. • Proliferation of requests for this same change on adjacent or nearby parcels that would begin to erode the Neighborhood Village Character Area outlined during the development of the Next Ten Comprehensive Plan for Sandy Springs. Please DENY this petition. Thank You- Kim Russell
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Amy	French	30342	I am writing to encourage the denial of 230 Windsor Pkwy from being granted a request for its zoning to be changed from NV to CX. The Planning Commission puts regulations in place to protect the character and neighborhood feel for our taxpaying citizens. I already have been disappointed in the lack of greenspace required for the Gateway development (which businesses are struggling because of this!), so to zone this Commercial to add to the density and congestion in that intersection is just the nail in the coffin for this area. We desperately need Sandy Springs to stick to their guns and enforce the plans in place to protect Sandy Springs. Additionally, this will then trigger 37 other properties to do the same should the plan be amended. Zoning can't be a free for all, and there are so many wonderful things one can do with that property by keeping it Neighborhood Village! Thank you so much for your consideration and for doing the right thing. Warm Regards, Amy French Ansley Atlanta Real Estate
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Edwin	Buckley	30342	I strongly encourage the Planning Commission to reaffirm their denial of this petition. Furthermore, I urge the Community Development Staff to change their position and withdraw their support for the project. The city of Sandy Springs was formed to serve and protect the interests of Sandy Springs residents. As part of that mission, great effort and expense has been put forth on multiple occasions over the course of the existence of the city to establish long-term plans, guidelines, and zoning laws. Those efforts and laws have been vetted extensively prior to adoption. We simply can't turn around and immediately taking action in opposition to those plans and laws. To do so suggests that the entire planning effort is nothing more than a farce and squandering of citizens' resources by public officials. I don't believe that our city leaders are attempting to create an expensive facade of thorough planning and law making that they don't intend to adhere to. As such, it is clear that petitions like this simply must be denied as the Planning Commission did once already. The Community Development staff must similarly adhere to the output of the extensive costly planning process and form recommendations accordingly - in this case to deny rather than approve this request. Furthermore, should this matter reach the Mayor and City Council, I certainly hope that they will affirm their commitment to the comprehensive planning work done by the city at their direction and vote to deny this request.
J. AL	LACOUR	30342-2771	My wife and I are 25 year residents of the Westfield Park neighborhood. We sincerely urge the Sandy Springs City Staff and Planning Commission to maintain the low impact Neighborhood Village character of properties near the intersection of Windsor Parkway and S. Roswell Rd. Thus far, we've been pleased with the thoughtful and careful development of the Gateway Shopping Center, enhancing the Neighborhood Village character of this area. But the small size of the proposed parcel cannot support rezoning for more intense commercial use.

			We do not want to erode the Neighborhood Village Character of this area as has been proposed in the "Next Ten" Comprehensive Plan for Sandy Springs. Thank you for standing for thoughtful planning and community preservation. Al and Elaine LaCour
Kent	watkins	30342	This change should be denied. A significant amount of time, thought, and work went into the neighborhood plan. It was developed to prevent just this type of piecemeal development which degrades the neighborhood.
Susan	Graham	30342	As a nearby Westfield Park resident for the past 23 years, I write to object to the change requested to referenced Character Map. With retail establishments already located at 3 of the 4 corners of the Windsor Parkway/Roswell Road intersection, it is imperative that we restrict further development here. We live in a neighborhood and wish it to remain that way.
Nancy	Hamburger	30342	Highly oppose any new construction
ruth	sprinkle	30342	Please reject this plan. Traffic is bad enough in that intersection, right now!

Christopher	Laird	30342-2822	I am a 27 year resident of Sandy Springs. I oppose the change in character map for this case petition, CA19-0001. First, the reason for the development of the character map was to prevent petitions like this from creeping into zones that specifically restrict such use. Second, the petition includes revisions to the property that could severely impact the residents in the immediate area, with regard to storm drainage, flooding, traffic and lighting. Third, while the specific petition for the specific use of the property appears to be somewhat innocent, changing the character map means that more than 30 other uses could be implemented under the new zoning, most of which would be unacceptable to the residents in the area. I appreciate your consideration in the matter and call on you to reject this petition. You are welcome to call me as you need to further discuss the matter. Sincerely, Christopher Laird 404-408-4490
Lynne	Chimiklis	30342	I agree that this property should not used for commercial use, as others have stated.

Sarah	Patton	30342	I am a homeowner and resident of the Windsor Parkway-High Point area of Sandy Springs, and I oppose the change in character map for Case Petition, CA19-0001. (1) The reason for the development of the character map was to prevent petitions like this from changing the zoning in neighborhoods where the current zoning specifically prohibits the use being requested. (2) This petition includes revisions to the property that could severely and adversely impact the residents in the immediate area with respect to increased traffic, flooding, lighting and storm drainage. (3) While this petition for one specific use of the property might appear somewhat innocent, especially to a person not living in the area, changing the character map means that more than 30 other uses could be implemented on this property under the new zoning, most of which would be completely unacceptable to the residents in the area. I appreciate your consideration in the matter and strongly urge you to reject this petition.
Linda	Diaz	30342	Oppose any development!!!! Area is too congested and we need the green space which is rapidly disappearing!!!!
kimberley	russell	30342	Dear Mayor and Council Please deny this change to the Character map. This site is too small for the proposed use and the probability of a new business (character map allowed) is very high. All of which are not desired by the neighborhood residents. Keep this corner GREEN.

Kim	Russell	30342	230 Windsor Parkway Please vote to deny this petition. The small space is not conducive to character map change. There is too much risk of other business being placed on this section of land that is not desired by the neighborhood. High Point residents worked diligently with the city to keep this area of density down as the entrance to a residential neighborhood. There is not an urgent need for a business at this location to better the neighborhood. Please deny this petition.
Elaine	LaCour	30342	The HPCA has indicated to the city planning commission and to our councilman, Tibby DeJulio, that we oppose the change. While the petition is about a particular use of the property, any change to the requested classification would not limit the property to that one use and could eventually open it up to more than 30 other options, many of which (gas station, car wash, etc.) we would even more strongly oppose – but would have lost that ability due to the initial requested change. We also feel that changes in the landscaping and parking could negatively impact our neighbors to the east (and downhill) in the Hedden Rd and Windsor Park Place neighborhoods.

**STATE OF GEORGIA
COUNTY OF FULTON**

**AN ORDINANCE TO AMEND THE COMPREHENSIVE CHARACTER AREA
MAP FROM NEIGHBORHOOD VILLAGE TO COMMERCIAL/MIXED FOR A
PORTION OF THE PROPERTY LOCATED AT 230 WINDSOR PARKWAY**

WHEREAS, The Mayor and City Council for the City of Sandy Springs (“City”) adopted the Next Ten Comprehensive Plan (“Next Ten”) on February 21, 2017; and

WHEREAS, the Next Ten Comprehensive Plan is an official statement of the City’s vision for its future. Its expresses the Sandy Springs’ community aspirations and goals for the City’s future, while articulating a corresponding set of policies and recommendations to guide future decisions regarding land use, development and capital improvements; and

WHEREAS, the Character Area Map serves as the City’s future development map and summarizes the land use and community form patterns envisioned by the plan for specific areas of the city; and

WHEREAS, pursuant to Section 11.3.2.B. of the City’s Development Code, the landowner has initiated an application for a Character Area Map Amendment; and

WHEREAS, a public hearing on the application at issue was held at the January 21, 2020 regular meeting of the City Council.

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on Tuesday January 21, 2020 at 6:00 p.m. as follows:

SECTION 1. That the Official Character Area Map, incorporated into and part of the Next Ten Comprehensive Plan, be amended so the Character Area for a portion of the property, as defined in the provided Site Description, located at **230 Windsor Parkway**, consisting of a total of approximately 0.45 acres, be changed from Neighborhood Village to Commercial Mixed Use.

ALL THAT TRACT or parcel of land lying and being in Land Lot 94 of the 17th District, City of Sandy Springs, Fulton County, Georgia by the attached site description; and

SECTION 2. That all Ordinances or part of Ordinances in conflict with the terms of this Ordinance are hereby repealed; and

SECTION 3. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 21st day of January, 2020.

Attest:

Approved:

Coty Thigpen, City Clerk

Russell K. Paul, Mayor

(Seal)

Site Description
Proposed Out Parcel Area

All that tract or parcel of land lying and being in Land Lot 94 of the 17th District, City of Sandy Springs, Fulton County Georgia and being more particularly described as follows:

Beginning at a point located at the southeasterly end of a mitered Right of Way corner lying at the intersection of the northerly Right of Way line of Windsor Road (Right of Way Varies) and the easterly Right of Way line of Roswell Road (Right of Way Varies); thence along said miter North 42 Degrees 47 Minutes 39 Seconds West, 60.43 feet to a point; thence along the easterly Right of Way line of Roswell Road North 01 degrees 13 Minutes 46 Seconds West, 53.59 feet to an iron pin set; thence leaving the easterly Right of Way line of Roswell Road North 84 Degrees 25 Minutes 56 Seconds East, 193.52 feet to an iron pin set; thence South 01 Degrees 28 Minutes 04 Seconds West, 88.95 feet to a point; thence South 00 Degrees 13 Minutes 04 Seconds East, 27.21 feet to a point on the northerly Right of Way of Windsor Road; thence along the northerly Right of Way of Windsor Road South 89 Degrees 46 Minutes 56 Seconds West, 148.23 feet to The Point of Beginning containing 0.45 acres.

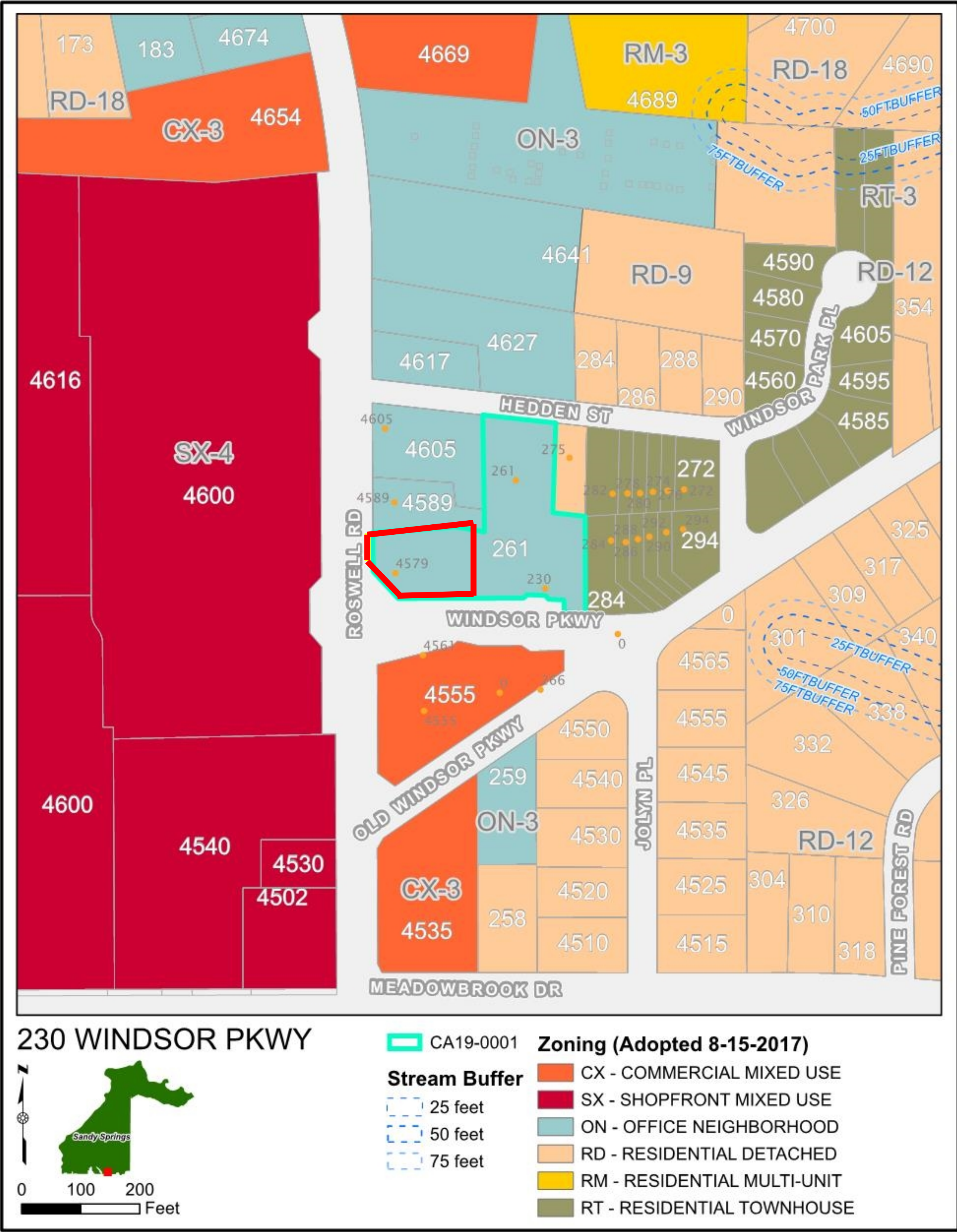
CA19-0001

230 Windsor Parkway

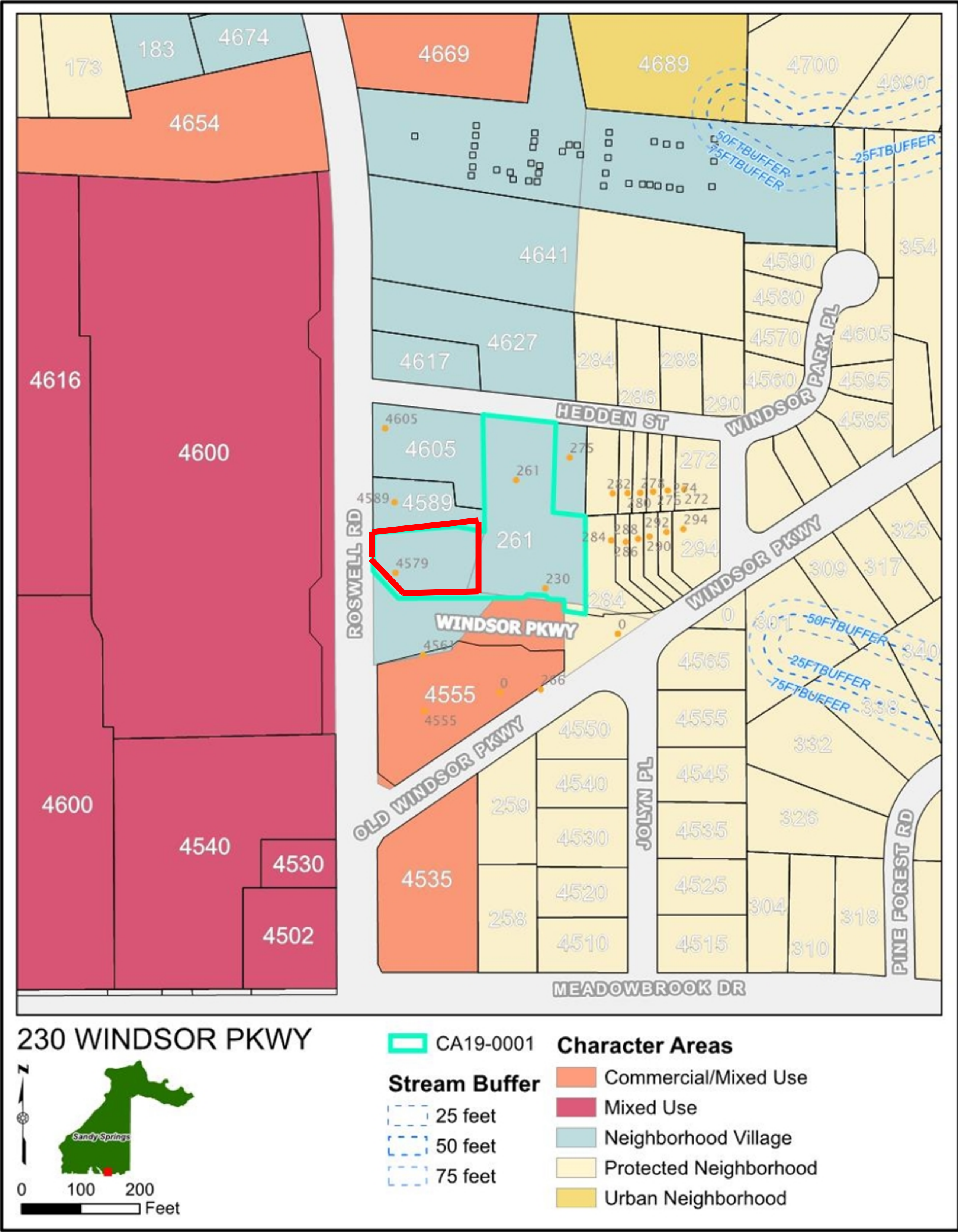
**Request: Comprehensive Plan Character Area Map Amendment
from Neighborhood Village to Commercial/Mixed Use**

**Staff Recommendation: Approval
Planning Commission: Denial**

Zoning Map



Character Area Map



Existing Conditions





Proposed Development

- Subdivide property and amend Character Area Map for the proposed parcel at the corner of Roswell Road and Windsor Parkway
 - Parcel is .5 acres
 - Maintain buffer of Neighborhood Village between proposed parcel and neighborhood
- Applicant would then apply to rezone the property to accommodate a retail use
 - Applicant is proposing a small building to use as a showroom for landscaping business and shop for the sale of local foods and products

Permitted uses in ON-	Permitted uses in CX-		Conditional Uses in ON-	Conditional Uses in CX-	Limited uses in ON-	Limited uses in CX-
single unit attached	single unit attached	passenger terminal	skywalk	skywalk	single unit detached	single unit detached
place of assembly	place of assembly	live/work		cemetery/mausoleum	place of worship	place of worship
conservation	conservation	restaurant		major utilities	community garden	community garden
subdivision amenity	subdivision amenity	retail		amateur radio antenna (more than 90 feet)	swimming pool, multi-family	swimming pool, multi-family
minor utilities	minor utilities	recreational facility		tower antenna		private school
alternative support structure	alternative support structure	micro-producer		hospital		short-term rental
animal care, indoor	animal care, indoor	group living		fuel pump		minor vehicle service/ repair
medical	medical	urban farm		self-storage		
office	office	farmer's market		amphitheater		
bed & breakfast	bed & breakfast	green house, non-commercial		drive-thru		
Personal service	personal service	personal care home, 3 residents		personal care home, 4 or more residents		
artisanal	artisanal	livestock raising				
research and development	research and development	outdoor dining				
home occupation	home occupation	college/university				
poultry raising	poultry raising	amateur radio antenna (up to 90 feet)				
residential accessory structure	residential accessory structure	adult establishment				
solar panels	solar panels	unmanned retail structure				
	government facility	parking, commercial				
	daycare	boutique hotel				
	library/museum					
	multi-unit					
	public school					

***Red indicates uses not allowed in ON-3**

Approval Criteria, Per Section 11.3.6.B.

The Character Area Map Amendment:

- Corrects an error or meets the challenge of some changing condition, trend or fact
- Substantially conforms with the remainder of the Comprehensive Plan
- Will reinforce the existing or planned character of the area
- Will not significantly impact the natural environment, including, water, noise, stormwater management, wildlife and vegetation
- Will not have a significant adverse impact on property in the vicinity of the subject property.

Analysis

- The request does not seek to correct an error
- Goals of the Comprehensive Plan are:
 - Manage land use transitions
 - Walkability and mixed use
 - Improved streetscape on Roswell Road
 - Enhance gateways
- Existing character of the area is commercial to the south and west, office to the north, and office and residential to the east
- Small lot size limits major development

Recommendation

Planning Commission (9/17/19):

Planning Commission recommended denial of the request CA19-0001 on the basis that it opens the possibility of too many undesirable uses, that it would set a precedent for further legislative action, and because a significant amount of time was devoted to the development of the Neighborhood Character Area during the development of the Comprehensive Plan and Planning Commission will honor the pact between the City and Protected Neighborhoods.

Motion

Commissioner Nickles motioned to deny the request CA19-0001. Commissioner Settles seconded. Motion passed unanimously.

Planning Commission (12/18/19):

Recommended denial of the request CA19-0001. The Commission stated several concerns related to the applicant's request to amend only a portion of the subject property. The Commission also stated that the Office Neighborhood was created in collaboration with the community and that effort should be respected by denying the request.

Motion

Commissioner Settles motioned to deny the request CA19-0001. Commissioner Kelly seconded. Motion passed unanimously.

Recommendation

Staff evaluated this request, CA19-0001, strictly based on the criteria listed in Section 11.3.6.B of the Development Code. Staff finds that the proposal sufficiently meets a majority of the criteria. While there may be compelling information regarding the history and development of the Comprehensive Plan and Development Code, staff must be objective in their recommendation.

Staff recommends approval of the request CA19-0001 to amend the Character Area of the proposed parcel, as defined in the legal description provided on October 4, 2019, from Neighborhood Village to Commercial/Mixed Use.



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: Matthew Anspach, Planner II

DATE: January 10, 2020 Submission for the January 21, 2020 Meeting

ITEM: Request for Mayor and City Council Consideration of TA19-0003, to amend sections of the Development Code relating to Cemetery/Mausoleum use; Floodplain Management; and removal of the Beneficial Use Determination Code

Recommendation:

Planning Commission Recommendation (December 18, 2019)
Approval of the amendments.

Staff Recommendation:
Approval of the amendments.

Background:

Cemetery/Mausoleum:

As a part of the City-wide rezoning in 2017, "Cemetery/Mausoleum" was not classified as a permitted use (either 'by right' or by 'conditional use') in the "Conservation Areas/Parks" zoning district. However, Staff considers the "Conservation Areas/Parks" zoning classification to be the most applicable or appropriate zoning for a use such as cemeteries, when placed under the right conditions. This proposed edit to the Allowed Use Table, to allow "Cemetery/Mausoleum" as a Conditional Use in the "Conservation Areas/Parks" zoning district would correct this apparent oversight. In addition, Staff took into consideration reasonable conditions that should be applied to any such use in the district and is proposing for them to be added into the current use standards.

Floodplain Management:

In the fall of 2019, representatives from the Federal Emergency Management Agency (FEMA) performed an audit of the Sandy Springs Community Development Department's regulations and general upkeep of records related to floodplain management. At the end of this audit, FEMA provided Staff with 'recommendations' for improved regulations (pertaining to the City's Floodplain Management Code) and associated definitions of terms. The proposed edits to the Development Code for Floodplain Management and related Defined Terms stem directly from this Federal audit.

Removal of 'Beneficial Use Determination':

Lastly, staff proposes the removal of a section of the code that was intended to serve as an alternative form of relief to any purported loss of value to a property based on the City-wide rezoning in 2017. Staff believes that the other remaining forms of relief available in Division 11.6. of the Development Code are sufficient and that the Beneficial Use Determination is not necessary.

Discussion:

NA

Financial Impact:

NA

Alternatives:

Choose not to adopt.

Modify proposals.

Attachments:

1. Cemeteries and Mausoleums in CON2
2. Div. 9.5. ___ Floodplain Management & Div. 12.2. ___ Defined Terms
3. Sec. 11.1.1. ___ Summary of Review Authority &
Sec. 11.6.4. ___ Beneficial Use Determination
4. TA19-0003 Ordinance-7 Cemetery 9 & 12 Floodplain & 11 BUD Removal
5. TA19-0003 MCC Presentation

Division 7.2. Proposed Edits – Cemetery / Mausoleum

Section	Text to be replaced	Text adopted
Division 7.2 - Cemetery/mausoleum	<i>In CON:-</i> —	<i>In CON:-</i> C
Section 7.4.2.B. Cemetery/mausoleum	B. Cemetery/Mausoleum 1. Defined Any land or structure in the City dedicated to and used for interment of human or pet remains. It may be a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for storing urns containing human or pet remains, or a combination of one or more of the above. 2. Basic Use Standards a. Permitted curb cut access must only be from a major thoroughfare or nonresidential local street, unless in conjunction with a place of worship. b. No building may be located within 50 feet of a Protected Neighborhood district used for residential purposes. c. All structures, including earth interments, must meet the minimum setbacks or 10 feet, whichever is greater. d. Copies of applicable local, state, and federal permits must be provided to the Department prior to the issuance of a	B. Cemetery/Mausoleum 1. Defined Any land or structure in the City dedicated to and used for interment of human or pet remains. It may be a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for storing urns containing human or pet remains, or a combination of one or more of the above. 2. Basic Use Standards a. Permitted curb cut access must only be from a major thoroughfare or nonresidential local street, unless in conjunction with a place of worship. b. No building may be located within 50 100 feet of a Protected Neighborhood district used for residential purposes. c. Above ground monuments may not be located within 50 feet of any property line. e. d. All other structures, including earth interments, must meet the minimum setbacks or

Division 7.2. Proposed Edits – Cemetery / Mausoleum

	Certificate Occupancy.	of	10 feet, whichever is greater. e. No parking areas may be located within 50 feet of any Protected Neighborhood district used for residential purposes. f. Buildings shall not exceed 35 feet in height. g. Any security lighting shall have a controlled footprint and be screened from adjacent residential areas. h. The maximum lot coverage is determined through the Conditional Use Permit process. i. An undisturbed natural vegetative buffer of 25 feet shall be located and maintained along all side and rear lot lines. d-j. Copies of applicable local, state, and federal permits must be provided to the Department prior to the issuance of a Certificate of Occupancy.
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Div. 9.5. - Floodplain Management

Sec. 9.5.1. - In General

- A. **Purpose** The purpose of this Division is to protect, maintain and enhance the public health, safety, environment and general welfare and to minimize public and private losses due to flood conditions in flood hazard areas, as well as to protect the beneficial uses of floodplain areas for water quality protection, streambank and stream corridor protection, wetland preservation and ecological and environmental protection by provisions designed to:
1. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
 - ~~2. Regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands;~~
 - ~~2.3.~~ Restrict or prohibit uses which are dangerous to health, safety and property due to flooding or erosion hazards, or which increase flood heights, velocities, or erosion;
 - ~~3.4.~~ Control filling, grading, dredging and other development which may increase flood damage or erosion;
 - ~~4.5.~~ Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands;
 - ~~5.6.~~ Limit the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters; and
 - ~~6.7.~~ Protect the stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation and ecological functions of natural floodplain areas.
- B. **Applicability** This Division shall be applicable to all areas of special flood hazard within the City. For the purposes of defining and determining areas of special flood hazard, areas of future-conditions flood hazard, areas of shallow flooding, base flood elevations, floodplains, floodways, future-conditions floodplains, potential flood hazard or risk categories as shown on FIRM maps, and other such terms used in this Division, the following documents and sources may be used for such purposes and are adopted by reference thereto:
1. The flood insurance study (FIS) for the county, dated May 7, 2001, with accompanying maps and other supporting data and any revision thereto.
 2. Other studies which may be relied upon for the establishment of the base flood elevation or delineation of the base or one-percent (100-year) floodplain and floodprone areas, including:
 3. Any flood or flood-related study conducted by the United States Corps of Engineers, the United States Geological Survey, or any other local, state or federal agency applicable to the City; and
 4. Any base flood study conducted by a licensed professional which has been prepared utilizing FEMA-approved methodology and approved by the Director.
 5. Other studies which may be relied upon for the establishment of the future-conditions flood elevation or delineation of the future-conditions floodplain and floodprone areas including:
 6. Any flood or flood-related study conducted by the United States Army Corps of Engineers, the United States Geological Survey, or any other local, state, or federal agency applicable to the City; and
 7. Any future-conditions flood study conducted by a licensed professional engineer which has been prepared by utilizing FEMA-approved methodology approved by the Director.
 8. The repository for public inspection of the FIS, accompanying maps and other supporting data is located at the City hall.

- C. **Compatibility with Other Regulations** This Division is not intended to modify or repeal any other chapter, rule, regulation, statute, easement, covenant, deed restriction or other provision of law. The requirements of this Division are in addition to the requirements of any other chapter, rule, regulation or other provision of law, and where any provision of this Division imposes restrictions different from those imposed by any other chapter, rule, regulation or other provision of law, whichever provision is more restrictive or imposes higher protective standards for human health or the environment shall control.
- D. **Severability** If the provisions of any section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged invalid by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause of this ordinance.
- E. ~~D.~~ **Warning and Disclaimer of Liability** The degree of flood protection required by this Division is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur; flood heights may be increased by manmade or natural causes. This Division does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This Division shall not create liability on the part of the City or by any officer or employee thereof for any flood damages that result from reliance on this Division or any administrative decision lawfully made thereunder.
- F. ~~E.~~ **Violations, Enforcement and Penalties** Any action or inaction which violates the provisions of this Division, or the requirements of an approved stormwater management plan or permit, may be subject to the enforcement actions outlined in this section. Any such action or inaction which is continuous with respect to time is deemed to be a public nuisance and may be abated by injunctive or other equitable relief.
- G. ~~F.~~ **Notice of Violation** If the Department determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved stormwater management plan or the provisions of this Division, it shall issue a written notice of violation to such applicant or other responsible person. Where a person is engaged in activity covered by this Division without having first secured a permit therefor, the notice of violation is served on the owner or the responsible person in charge of the activity being conducted on the site. The notice of violation shall contain:
1. The name and address of the owner or the applicant or the responsible person;
 2. The address or other description of the site upon which the violation is occurring;
 3. A statement specifying the nature of the violation;
 4. A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the stormwater management plan or this Division and the date for the completion of such remedial action;
 5. A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed; and
 6. A statement that the determination of violation may be appealed to the Department by filing a written notice of appeal within 30 days after the notice of violation.
- H. ~~G.~~ **Penalties** In the event the remedial measures described in the notice of violation have not been completed by the date set forth for such completion in the notice of violation, any one or more of the following actions or penalties may be taken or assessed against the person to whom the notice of violation was directed. Before taking any of the following actions or imposing any of the following penalties, the Department shall first notify the applicant or other responsible person in writing of its intended action, and shall provide a reasonable opportunity, of not less than ten days (except that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours' notice is sufficient), to cure such violation. In the event the applicant or other responsible person fails

to cure such violation after such notice and cure period, the Department may take any one or more of the following actions or impose any one or more of the following penalties:

1. **Stop Work Order** The Department may issue a stop work order which is served on the applicant or other responsible person. The stop work order shall remain in effect until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violation or violations described therein, provided the stop work order may be withdrawn or modified to enable the applicant or other responsible person to take the necessary remedial measures to cure such violation or violations.
2. **Withhold Certificate of Occupancy** The City may refuse to issue a certificate of occupancy for the building or other improvements constructed or being constructed on the site until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein.
3. **Suspension, Revocation or Modification of Permit** The City may suspend, revoke or modify the permit authorizing the land development project. A suspended, revoked or modified permit may be reinstated after the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein, provided such permit may be reinstated (upon such conditions as the Department may deem necessary) to enable the applicant or other responsible person to take the necessary remedial measures to cure such violations.
4. **Civil Penalties** In the event the applicant or other responsible person fails to take the remedial measures set forth in the notice of violation or otherwise fails to cure the violations described therein within ten days, or such greater period as the Department shall deem appropriate (except that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours' notice is sufficient) after the Department has taken one or more of the actions described in Sec. 9.5.1.G, the Department may impose a penalty not to exceed \$1,000.00 (depending on the severity of the violation) for each day the violation remains unremedied after receipt of the notice of violation.
5. **Criminal penalties** For intentional and flagrant violations of this Division, the Department may issue a citation to the applicant or other responsible person, requiring such person to appear in court to answer charges for such violation. Upon conviction, such person shall be guilty of a violation of this Code.

([Ord. of 4-17-2018\(7\)](#), §§ 9-47, 9-49)

Sec. 9.5.2. - Administration and Enforcement

A. **Designation of Administrator**

1. **Appointed** The Director or his designee is hereby appointed to administer and implement the provisions of this division.
2. **Duties and Responsibilities** Duties of the Director shall include, but not be limited to:
 - a. Review all land development applications and permits to assure that the requirements of this Division have been satisfied and to determine whether proposed building sites will be reasonably safe from flooding;
 - b. ~~Review proposed development to assure that all necessary permits have been received from those~~ [Review proposed development to assure that all necessary permits have been received from those](#) ~~Require that copies of all necessary permits from~~ governmental agencies from which approval is required by federal or state law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 USC 1344, ~~be provided and maintained on file;~~
 - c. Require the applicant to obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source, when base flood elevation

data or floodway data have not been provided, in order to meet the provisions of Sec. 9.8.4 and Sec. 9.8.5;

- d. Review and record the actual elevation in relation to mean sea level (or highest adjacent grade) of the lowest floor, including basement, of all new or substantially improved structures;
- e. Review and record the actual elevation, in relation to mean sea level to which any substantially improved structures have been floodproofed;
- f. Obtain certification of design criteria from a registered professional engineer or architect, when floodproofing is utilized for a structure;
- g. Notify affected adjacent communities and the state Department of natural resources prior to any alteration or relocation of a watercourse and submit evidence of such notification to the federal Emergency Management Agency (FEMA);
- h. Make the necessary interpretation where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (e.g., where there appears to be a conflict between a mapped boundary and actual field conditions). Any person contesting the location of the boundary is given a reasonable opportunity to appeal the interpretation as provided in this Division. Where floodplain elevations have been defined, the floodplain is determined based on flood elevations rather than the area graphically delineated on the floodplain maps.
- i. [Coordinate all FIRM revisions with the Georgia Department of Natural Resources and FEMA.](#)
- j. [Review variance applications and make recommendations to the \(appointed board\).](#)

3. Records

- a. All records pertaining to the provisions of this Division is maintained in the office of the Director, and is open for public inspection.
- b. Lowest floor means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of other provisions of adopted City building code.

B. Permit Requirements

- 1. No owner or developer shall perform any land development activities on a site where an area of special flood hazard or area of future-conditions flood hazard is located, without first meeting the requirements of this division prior to commencing the proposed activity.
- 2. No land development permit will be approved for any land development activities that do not meet the requirements, restrictions and criteria of this division.

C. Additional Requirements

- 1. An application for a development project with any area of special flood hazard located on the site shall include a floodplain management/flood damage prevention plan. This plan shall include the following items:
- 2. Site plan drawn to scale, which includes but is not limited to:
 - a. Existing and proposed elevations of the area in question and the nature, location and dimensions of existing and/or proposed structures, earthen fill placement, amount and location of excavation material, and storage of materials or equipment;

1. No encroachments, including structures or fill material, shall be located within an area equal to twice the width of the stream or fifty feet from the top of the bank of the stream, whichever is greater.
 2. In special flood hazard areas without base flood or future-conditions flood elevation data, new construction and substantial improvements shall have the lowest floor of the lowest enclosed area (including basement) elevated no less than three feet above the highest adjacent grade at the building site. Flood openings sufficient to facilitate automatic equalization of hydrostatic flood forces shall be provided for flood-prone enclosures in accordance with Sec. 9.5.4.A.5.a.
- E. **Building Standards for Areas of Shallow Flooding (AO zones)** Areas of special flood hazard may include designated AO shallow flooding areas. These areas have base flood depths of one foot to three feet above ground, with no clearly defined channel. In these areas the following provisions apply:
1. All new construction and substantial improvements of residential and nonresidential structures shall have the lowest floor, including basement, elevated to no lower than one foot above the flood depth number specified on the flood insurance rate map (FIRM), above the highest adjacent grade. If no flood depth number is specified, the lowest floor, including basement, is elevated at least three feet above the highest adjacent grade. Flood openings sufficient to facilitate automatic equalization of hydrostatic flood forces shall be provided in accordance with the standards of Sec. 9.5.4.A.5.a;
 2. New construction and substantial improvement of a nonresidential structure may be floodproofed in lieu of elevation. The structure, together with attendant utility and sanitary facilities, must be designed to be watertight to the specified FIRM flood level plus one foot above the highest adjacent grade, with walls substantially impermeable to the passage of water, and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A licensed professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice, and shall provide such certification to the City using the FEMA floodproofing certificate along with the design and operation/maintenance plan; and
 3. Drainage paths shall be provided to guide floodwater around and away from any proposed structure.
- F. **Standards for Subdivisions of Land and Other Development**
1. All subdivision proposals shall identify the areas of special flood hazard and areas of future-conditions flood hazard therein and provide base flood elevation data and future-conditions flood elevation data;
 2. All residential lots in a subdivision proposal shall have sufficient buildable area outside of the future-conditions floodplain such that encroachments into the future-conditions floodplain for residential structures will not be required;
 3. All subdivision plans will provide the elevations of proposed structures in accordance with Sec. 9.5.2.C.
- G. **Standards for Utilities**
1. All new and replacement water supply and sanitary sewerage systems are designed to minimize or eliminate:
 - a. Infiltration of floodwaters into the systems; and
 - b. Discharges from the systems into floodwaters.
 2. On-site waste disposal systems are located outside the floodplain to avoid impairment to them, or contamination from them during flooding.

([Ord. of 4-17-2018\(7\)](#), §§ 9-54—9-60)

Div. 12.2. - Defined Terms

Existing construction. Means for the purposes of determining rates, structures for which the 'start of construction' commenced before the effective date of the FIRM (May 7, 2001) or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

Flood or flooding.

- (a) A general and temporary condition of partial or complete inundation of normally dry land areas from:
- (1) The overflow of inland or tidal waters. ~~surface water volumes too great to be confined within the banks or walls of a conveyance or stream~~
 - (2) The unusual and rapid accumulation or runoff of surface waters from any source.
 - (3) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (a)(2) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
- (b) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

Floodplain or floodprone area. Any land area susceptible to being inundated by water from any source (see definition of 'flooding') ~~flooding, which would have at least a one percent probability of flooding occurrence in any calendar year based on the basin being fully developed as shown on the current land use plan, i.e., the regulatory flood.~~

Historic structure. Any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d), ~~or~~ Individually listed on a local inventory of historic places by communities with ~~an official~~ historic preservation programs that have been certified either:
 - (1) By an approved state program as determined by the Secretary of the Interior or
 - (2) Directly by the Secretary of the Interior in states without the approved programs.

Manufactured home. A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use ~~to be used~~ with or without a permanent foundation when attached to the required utilities. The term includes any structure commonly referred to as a "mobile home" regardless of the date of manufacture. ~~The term also includes parked trailers, travel trailers and similar transportable~~

~~structures placed on a site for 180 consecutive days or longer and intended to be improved property.~~ The term 'manufactured home' does not include a 'recreational vehicle'.

Manufactured home park or subdivision. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

New construction. For the purposes of determining insurance rates, ~~Article 9, any~~ structures for which the 'start of construction' commenced on or after the effective date of an initial FIRM (May 7, 2001) or after December 31, 1974 ~~July 5, 2006~~, whichever is later, and includes any subsequent improvements to such ~~the~~ structures. For floodplain management purposes, new construction means structures for which the start of construction commenced on **July 5, 2006**, as adopted by the Mayor and City Council and includes any subsequent improvements to such structures.

Start of construction (includes substantial improvement). ~~As related to floodplain management~~
~~m~~Means the date the permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement activity was within 180 days of the permit date. The actual start means either the first placement of permanent construction of the structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or part of the main structure. ~~excavation or the erection of temporary forms; nor does it include the installation on the property of accessory buildings.~~ For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building ~~interior only improvements applies to first alteration of any structural part of a building~~, whether or not that alteration affects the external dimensions of the ~~it expands~~ building footprint.

Structure. Any construction attached to the ground or a building, whether permanently or temporarily. Structures include, as examples, fences, kiosks, mechanical equipment, pergolas, gazebos, monument signs, ~~gas or liquid storage tanks~~, and swimming pools.

Substantial Improvement. Means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the 'start of construction' of the improvement. This term includes structures which have incurred 'substantial damage', regardless of the actual repair work performed. The term does not, however, include either:

- (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or
- (2) Any alteration of a 'historic structure', provided that the alteration will not preclude the structure's continued designation as a 'historic structure'.

Substantially Improved Manufactured Home Park or Subdivision. Means when the repair, reconstruction, rehabilitation or improvement of streets, utilities, and pads equals or exceeds 50 percent of the value of the streets, utilities, or pads.

Section 11.1.1. Proposed Edits – Removal of Beneficial Use Determination Process

Sec. 11.1.1. - Summary of Review Authority

Land Disturbance Permit		D	A-PH	—	—	—	—	Y*	—	—
Building Permit		D	A-PH	—	—	—	—	Y*	—	—
Tree Removal Permit		D	A-PH	—	—	—	—	Y*	—	—
Temporary Use Permit		D	A-PH	—	—	—	—	—	—	—
Relief	Div. 11.6									
Administrative Variance		D	—	—	—	—	—	—	—	—
Variance		R	D-PH	—	—	—	Y	Y	Y	Y
Appeal of an Administrative Decision		R	D-PH	—	—	—	Y	—	—	Y
Beneficial Use Determination		R	—	R-PH	D-PH	—	Y	Y	Y	Y

KEY: R = Review & Recommendation D = Final Decision A = Appeal PH = Public Hearing
Y = Required Y* = Plan box posted on site at time of application — = Not Required

Section 11.6.4. Proposed Edits – Removal of Beneficial Use Determination Process

Sec. 11.6.4. – ~~Reserved~~ *[Remove the section in its entirety]* ~~Beneficial Use Determination~~

- ~~A. — **Purpose** The intent of the City is that all landowners in the City enjoy an economically beneficial use of their land. The procedures in this Section are intended to permit landowners who believe they have been deprived of economically beneficial use of their land to apply to the City for relief from application of this Development Code sufficient to provide an economically beneficial use of the land.~~
- ~~B. — **Applicability**~~
- ~~1. — This procedure applies to lots with an unbuilt zoning or site approval originally approved by Fulton County or the City of Sandy Springs, but eliminated by adoption of this Development Code and the new Official Zoning Map.~~
 - ~~2. — If a landowner is of the opinion that the lot's designation on the Official Zoning Map and the regulations of this Development Code have denied economically beneficial use of that landowner's land, then the procedures of this Section must be used prior to seeking relief from the courts in order that any denial of economically beneficial use of land may be remedied through a non-judicial forum.~~
- ~~C. — **Authority** The City Council will make determinations of beneficial use following a public hearing on the application at issue.~~
- ~~D. — **Findings** In determining if a landowner is deprived of an economically beneficial use of land, the following factors must be taken into account:~~
- ~~1. — **Economically Beneficial Use** The uses of the land as provided by this Development Code, and in relation to the uses allowed on similarly situated lands. For the purposes of this Section, "economically beneficial use" means the opportunity to make a return equivalent to that which would have been received from a conservative financial investment. Transitory economic issues are not relevant to this determination.~~
 - ~~2. — **Diminution in Value**~~
 - ~~a. — The market value of the land, as established by the comparable sales approach, prior to adoption of the regulations that caused the landowner to apply for relief must be compared to the market value of the land, as established by the comparable sales approach, with the regulations as applied.~~
 - ~~b. — Market value of the land prior to the adoption of the regulations that caused the landowner to apply for relief must constitute its highest and best use one day prior to the effective date of the regulations that caused the landowner to apply for relief, or the date of purchase of the land, whichever is later; and any other land value/appraisal information that the applicant would like considered.~~
 - ~~c. — All appraisals must be prepared by qualified licensed appraisers and follow the best professional practices as established by the profession.~~
 - ~~d. — A mere diminution in market value is not sufficient to support a determination of denial of economically beneficial use.~~
 - ~~3. — **External Costs** The amount or nature of any subsidy that may be required by the City, neighbors, purchasers, tenants, or the public at large if the development allowed under this Development Code is modified; and any other adverse effects on the City and its residents created by the modification of the standards of this Development Code.~~
 - ~~4. — **Current State of the Law** The state of the law established by the United States Supreme Court, the 11th Circuit Federal Court of Appeals, and the Georgia Supreme Court relevant to these standards.~~
- ~~E. — **Granting of Relief** If the City Council finds that a landowner has been deprived economically beneficial use of land or is otherwise entitled to relief in accordance with the standards of this Section, relief must be granted.~~

Section 11.6.4. Proposed Edits – Removal of Beneficial Use Determination Process

- ~~1. **General** In granting relief, any legally available incentive or measure reasonably necessary to offset any substantial economic hardship may be adopted, and such incentives may be conditioned upon approval of specific development plans. If there is a finding that the denial of the application would create a substantial economic hardship, additional relief to provide an appropriate increase in market value or other benefit or return to the applicant sufficient to offset the substantial economic hardship may be considered. The types of incentives include, but are not limited to:~~
 - ~~a. Grant of a beneficial use approval. Such approval must occur in the form of a conceptual master plan and associated development program for the allowed beneficial use. The grant of a beneficial use approval will amend the Comprehensive Plan, if necessary, and create a site-specific designation on the Official Zoning Map linking the conceptual master plan and associated development program with the land.~~
 - ~~b. An amendment of the Official Zoning Map to a more appropriate zoning classification, issuance of an administrative variance, issuance of a conditional use permit, issuance of a variance, or other appropriate development regulatory action that will enable the applicant to realize a reasonable return on the land;~~
 - ~~c. A waiver of permit fees;~~
 - ~~d. Development finance assistance;~~
 - ~~e. Approval of development on some portion of the land; or~~
 - ~~f. Acquisition of all or a portion of the land at market value.~~
- ~~2. **Minimum Increase**~~
 - ~~a. In granting relief, the landowner must be given the minimum increase in use, intensity, or other possible concessions from this Development Code in order to permit an economically beneficial use of the land, or a use that is determined to be required by law.~~
 - ~~b. The highest use, or even an average or generally reasonable expectation, is not required or intended as the appropriate remedy.~~
- ~~3. **Guidelines** The following guidelines must be used for determining the minimum economically beneficial use of land and, therefore, the amount of relief to be granted a landowner in order to reach that minimum.~~
 - ~~a. **No Governmental Subsidy** A minimum economically beneficial use of the land should be one that does not have any governmental subsidy attached to the long-term safe occupation of the land. If such a subsidy is needed, then that should be reflected by lowering the use or intensity that is considered a minimum economically beneficial use on a market valuation basis.~~
 - ~~b. **Common Use** A use common to the City, although it may not involve further development of the land, is considered an economically beneficial use. Attention must also be given to land uses that are considered to be the lowest intensity in the City, but which still provide for occupation and living within the City. These land uses, as well, must be considered economically beneficial uses.~~
 - ~~c. **Actual Condition of Land Considered** The actual condition of the land must be considered. The reality of limited development potential, given the natural condition of the land, must not be attributed to the regulations applied to the land. If the land is such that it must not safely accommodate development with normal grading and clearing practices, this fact will lower the intensity of use that is considered a minimum economically beneficial use.~~
 - ~~d. **Potential for Damages** The potential for damages to either residents or land must be assessed in determining economically beneficial use. The need for a governmental subsidy to future landowners must be considered, and the cost of such subsidies must be deducted from the otherwise established minimum economically beneficial use.~~

Section 11.6.4. Proposed Edits – Removal of Beneficial Use Determination Process

- e. ~~**Only Investment-Backed Expectations Considered**~~ Expectations must, in general, not be considered. Only reasonable expectations backed by investments as recognized by the current state of the law will be considered.
- f. ~~**Current State of the Law**~~ The current state of law established by the United States Supreme Court, the 11th Circuit Federal Court of Appeals, and the Georgia Supreme Court, relevant to the granting of relief.
- F. ~~**Effect**~~ The beneficial use determination does not permit any physical development, use or subdivision that has not been approved pursuant to this Development Code and will not ensure approval of any future application.

STATE OF GEORGIA
CITY OF SANDY SPRINGS

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA TO AMEND DIVISION 7.2., SECTION 7.4.2.B., DIVISION 9.5., SECTION 11.1.1., SECTION 11.7.6., AND DIVISION 12.2. OF THE SANDY SPRINGS DEVELOPMENT CODE AS FURTHER DESCRIBED BELOW; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the City of Sandy Springs is charged with providing for the health, safety and welfare of the citizens of the City; and

WHEREAS, the City of Sandy Springs previously adopted and amended the Development Code and has identified text amendments necessary to the proper implementation of The Next Ten Comprehensive Plan; and

WHEREAS, the Mayor and City Council have conducted a properly-advertised Public Hearing prior to adoption of this Ordinance in accordance with the Zoning Procedures Act.

NOW THEREFORE, THE MAYOR AND COUNCIL FOR THE CITY OF SANDY SPRINGS HEREBY ORDAIN AS FOLLOWS:

SECTION I: The City of Sandy Springs Development Code is hereby amended by revising certain sections as follows:

Section	Text amended
7.2. Allowed Use Table – Cemetery/ Mausoleum	<i>In CON-: C</i>
7.4.2.B. Cemetery/Mausoleum	B. Cemetery/Mausoleum 1. Defined Any land or structure in the City dedicated to and used for interment of human or pet remains. It may be a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for storing urns containing human or pet remains, or a combination of one or more of the above. 2. Basic Use Standards a. Permitted curb cut access must only be from a major thoroughfare or nonresidential local street, unless in conjunction with a place of worship. b. No building may be located within 100 feet of a Protected Neighborhood district used for residential purposes. c. Above ground monuments may not be located within 50 feet of any property line. d. All other structures, including earth interments, must meet the

	minimum setbacks or 10 feet, whichever is greater. e. No parking areas may be located within 50 feet of any Protected Neighborhood district used for residential purposes. f. Buildings shall not exceed 35 feet in height. g. Any security lighting shall have a controlled footprint and be screened from adjacent residential areas. h. The maximum lot coverage is determined through the Conditional Use Permit process. i. An undisturbed natural vegetative buffer of 25 feet shall be located and maintained along all side and rear lot lines. j. Copies of applicable local, state, and federal permits must be provided to the Department prior to the issuance of a Certificate of Occupancy.
(Division) 9.5. Floodplain Management	Div. 9.5. – Floodplain Management Sec. 9.5.1. – In General A. Purpose The purpose of this Division is to protect, maintain, and enhance the public health, safety, environment, and general welfare and to minimize public and private losses due to flood conditions in flood hazard areas, as well as to protect the beneficial uses of floodplain areas for water quality protection, streambank and stream corridor protection, wetland preservation, and ecological and environmental protection by provisions designed to: 1. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction; 2. Restrict or prohibit uses which are dangerous to health, safety and property due to flooding or erosion hazards, or which increase flood heights, velocities, or erosion; 3. Control filling, grading, dredging, and other development which may increase flood damage or erosion; 4. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands; 5. Limit the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters; and 6. Protect the stormwater management, water quality, streambank

protection, stream corridor protection, wetland preservation, and ecological functions of natural floodplain areas.

(In Sec. 9.5.1.D. and following)

- D. **Severability** If the provisions of any section, subsection, paragraph, subdivision, or clause of this ordinance shall be adjudged invalid by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this ordinance.
- E. **Warning and Disclaimer of Liability** The degree of flood protection required by this Division is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur; flood heights may be increased by manmade or natural causes. This Division does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This Division shall not create liability on the part of the City or by any officer or employee thereof for any flood damages that result from reliance on this Division or any administrative decision lawfully made thereunder.
- F. **Violations, Enforcement, and Penalties** Any action or inaction which violates the provisions of this Division or the requirements of an approved stormwater management plan or permit may be subject to the enforcement actions outlined in this section. Any such action or inaction which is continuous with respect to time is deemed to be a public nuisance and may be abated by injunctive or other equitable relief.
- G. **Notice of Violation** If the Department determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved stormwater management plan, or the provisions of this Division, it shall issue a written notice of violation to such applicant or other responsible person. Where a person is engaged in activity covered by this Division without having first secured a permit therefor, the notice of violation is served on the owner or the responsible person in charge of the activity being conducted on the site. The notice of violation shall contain:
1. The name and address of the owner, the applicant, or the responsible person;
 2. The address or other description of the site upon which the violation is occurring;
 3. A statement specifying the nature of the violation;
 4. A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the stormwater management plan, or this Division and the date for the completion of such remedial action;

	5. A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed; and 6. A statement that the determination of violation may be appealed to the Department by filing a written notice of appeal within 30 days after the notice of violation. H. Penalties In the event the remedial measures described in the notice of violation have not been completed by the date set forth for such completion in the notice of violation, any one or more of the following actions or penalties may be taken or assessed against the person to whom the notice of violation was directed. Before taking any of the following actions or imposing any of the following penalties, the Department shall first notify the applicant or other responsible person in writing of its intended action and shall provide a reasonable opportunity, of not less than 10 days (except that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours' notice is sufficient), to cure such violation. In the event the applicant or other responsible person fails to cure such violation after such notice and cure period, the Department may take any one or more of the following actions or impose any one or more of the following penalties: <i>(In Sec. 9.5.2.A.2.)</i> 2. Duties and Responsibilities Duties of the Director shall include, but not be limited to: a. Review all land development applications and permits to assure that the requirements of this Division have been satisfied and to determine whether proposed building sites will be reasonably safe from flooding; b. Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 USC 1344; c. Require the applicant to obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, when base flood elevation data or floodway data have not been provided, in order to meet the provisions of Sec. 9.8.4. and Sec. 9.8.5.; d. Review and record the actual elevation in relation to mean sea level (or highest adjacent grade) of the lowest floor, including basement, of all new or substantially improved structures; e. Review and record the actual elevation, in relation to mean sea level to which any substantially improved structures have been floodproofed;
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[illegible]

	<table><tr><td>Administrative Variance</td><td></td><td>D</td><td>—</td><td>—</td><td>—</td><td>—</td><td>—</td><td>—</td><td>—</td><td>—</td></tr><tr><td>Variance</td><td></td><td>R</td><td>D- PH</td><td>—</td><td>—</td><td>—</td><td>Y</td><td>Y</td><td>Y</td><td>Y</td></tr><tr><td>Appeal of an Administrative Decision</td><td></td><td>R</td><td>D- PH</td><td>—</td><td>—</td><td>—</td><td>Y</td><td>—</td><td>—</td><td>Y</td></tr></table>	Administrative Variance		D	—	—	—	—	—	—	—	—	Variance		R	D- PH	—	—	—	Y	Y	Y	Y	Appeal of an Administrative Decision		R	D- PH	—	—	—	Y	—	—	Y
Administrative Variance		D	—	—	—	—	—	—	—	—																								
Variance		R	D- PH	—	—	—	Y	Y	Y	Y																								
Appeal of an Administrative Decision		R	D- PH	—	—	—	Y	—	—	Y																								
11.7.6. Beneficial Use Determination	<i>Reserved.</i>																																	
(Division) 12.2. Defined Terms	Div. 12.2. – Defined Terms Existing construction. Means for the purposes of determining rates, structures for which the ‘start of construction’ commenced before the effective date of the Flood Insurance Rate Map (FIRM) (May 7, 2001) or before January 1, 1975 for FIRMs effective before that date. “Existing construction” may also be referred to as “existing structures.” Flood or flooding. (a) A general and temporary condition of partial or complete inundation of normally dry land areas from: (1) The overflow of inland or tidal waters. (2) The unusual and rapid accumulation or runoff of surface waters from any source. (3) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (a)(2) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current. (b) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition. Floodplain or floodprone area. Any land area susceptible to being inundated by water from any source (see definition of ‘flooding’) Historic structure. Any structure that is: (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;																																	

(b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

(d) Individually listed on a local inventory of historic places by communities with historic preservation programs that have been certified either:

(1) By an approved state program as determined by the Secretary of the Interior or

(2) Directly by the Secretary of the Interior in states without the approved programs.

Manufactured home. A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term includes any structure commonly referred to as a "mobile home" regardless of the date of manufacture. The term 'manufactured home' does not include a 'recreational vehicle.'

Manufactured home park or subdivision. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

New construction. For the purposes of determining insurance rates, structures for which the 'start of construction' commenced on or after the effective date of an initial FIRM (May 7, 2001) or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, new construction means structures for which the start of construction commenced on July 5, 2006, as adopted by the Mayor and City Council, and includes any subsequent improvements to such structures.

Start of construction (includes substantial improvement). Means the date the permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of the structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading, and filling; nor does it include installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure. Any construction attached to the ground or a building, whether permanently or temporarily. Structures include, as examples, fences, kiosks, mechanical equipment, pergolas, gazebos, monument signs, gas or liquid storage tanks, and swimming pools.

	Substantial Improvement. Means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the 'start of construction' of the improvement. This term includes structures which have incurred 'substantial damage,' regardless of the actual repair work performed. The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or (2) Any alteration of a 'historic structure,' provided that the alteration will not preclude the structure's continued designation as a 'historic structure.' Substantially Improved Manufactured Home Park or Subdivision. Means when the repair, reconstruction, rehabilitation, or improvement of streets, utilities, and pads equals or exceeds 50 percent of the value of the streets, utilities, or pads.
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SECTION II: It is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of the City of Sandy Springs Development Code, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

SECTION III: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION IV: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

SECTION V: This Ordinance shall become effective immediately upon adoption.

APPROVED AND ADOPTED this the 21st day of January, 2020.

Approved:

Russell K. Paul, Mayor

Attest:

Coty Thigpen, City Clerk

(Seal)

Mayor & City Council

TA19-0003



SANDY SPRINGS™

GEORGIA

Overview

- Cemetery / Mausoleum Edits
 - Div. 7.2. Allowed Use Table
 - Sec. 7.4.2.B. Use Standards
- Floodplain Management Edits
 - FEMA Audit
 - Div. 9.5. Floodplain Management
 - Div. 12.2. New and edited definitions
- Beneficial Use Determination Removal
 - Sec. 11.1.1.
 - Sec. 11.6.4.

Cemetery / Mausoleum Edits

Div. 7.2. Allowed Use Table

- Appropriate zoning for this type of use is CONservation Area/Parks
- Oversight that this was not a CUP in use table
- Arlington Cemetery

Sec. 7.4.2.B. Use Standards

- Added relevant standards (setbacks, buffers, etc.)
- Standards that have been on previous Use Permits for cemeteries/similar

Floodplain Management Edits

- Div. 9.5. Floodplain Management
 - Removed redundancies
 - Added severability section
 - And clarified official responsibilities
- Div. 12.2. New and edited definitions (related to floodplain)
 - New definitions (4)- existing construction; manufactured home park or subdivision; substantial improvement; substantially improved manufactured home park or subdivision
 - Updated definitions (7)- flood or flooding; floodplain or floodprone; historic structure; manufactured home; new construction; start of construction; structure

Beneficial Use Determination Removal

- Sec. 11.1.1. (Review Authority Section)
 - REMOVE
- Sec. 11.6.4. (Applicable Code Section)
 - REMOVE

Analysis

The cemetery / mausoleum work amends an oversight.

The floodplain work is in response to a Federal audit and substantially conforms to state and federal laws.

The removal of the BUD process meets a changing city policy that this will no longer be an option for requesting relief, as it was created in an attempt to alleviate any immediate potential grievances from the City-wide rezoning and development code update.

Recommendation

- Planning Commission voted unanimously to recommend that the Council approve each edit as presented.
- Staff recommends that the Mayor & City Council approve each edit as presented.



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: Christian Avila, Revenue Manager

DATE: January 9, 2020 Submission for the January 21, 2020 Meeting

ITEM: ABL_66330 - Approval of Alcoholic Beverage License Application for Pramukh Mahant LLC DBA Dan's Package Store located at 8529 Roswell Road Sandy Springs, GA 30350. Applicant is Hardikkumar Patel for Package Wine, Malt Beverages, and Distilled Spirits

Recommendation:

Approve the application for Package Wine, Malt Beverage, and Distilled Spirit for Pramukh Mahant LLC DBA Dan's Package Store 8529 Roswell Rd, Sandy Springs, GA 30350.

Background:

Applicant submitted a completed application on December 10, 2019. Applicant has passed the background investigation.

Discussion:

This is a change of ownership for Package Wine, Malt Beverage, and Distilled Spirits license. Business is located in the intersection of Roswell Rd and Hightower Trail. Staff has reviewed this application and recommends approval.

Financial Impact:

Revenue - \$5,000.00

Alternatives:

None

Attachments:

1. Public Hearing Letter - Dan's Package Store



SANDY SPRINGS

GEORGIA

**CITY OF SANDY SPRINGS
PUBLIC NOTICE
20-66330**

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

DATE & TIME: January 21, 2020
6:00 P.M.

PURPOSE: Change of Ownership
Package Wine, Malt, Beverage, and Distilled Spirits

APPLICANT: Hardikkumar Patel
DBA Dan's Package Store
8529 Roswell Rd
Sandy Springs, GA 30350



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager
FROM: Karen Ellis, Director of Finance
DATE: January 9, 2020 Submission for the January 21, 2020 Meeting
ITEM: Request for Mayor and City Council Consideration of a Resolution Designating Signatories for the City of Sandy Springs Georgia

Recommendation:

Staff recommends that Council approve the Resolution.

Background:

Currently, the City Clerk and the City Finance Director are authorized signers on all of the City's bank accounts with SunTrust Bank. The change was made back in August 2019 while there was an interim City Manager. This change will only replace the City Clerk with the City Manager now that the City has hired a new permanent City Manager.

Discussion:

N/A

Financial Impact:

N/A

Alternatives:

N/A

Attachments:

1. RESOLUTION_Signatories for Bank Accounts 2020

STATE OF GEORGIA
CITY OF SANDY SPRINGS

A RESOLUTION DESIGNATING SIGNATORIES FOR THE
CITY OF SANDY SPRINGS, GEORGIA

WHEREAS, it is the desire of the Mayor and City Council of the City of Sandy Springs, Georgia to designate certain individuals as signatories for City financial transactions including, but not limited to Bank Accounts, Investments, Cash Management Services, Trust Accounts, etc.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF SANDY SPRINGS, GEORGIA**

The following persons are designated as signatories for the City of Sandy Springs, Georgia in connection with City financial transactions including, but not limited to Bank Accounts, Investments, Cash Management Services, Trust Accounts, etc.:

Signatories:

Andrea Surratt, City Manager

Karen Ellis, City Finance Director

Resolved this the 21st day of January 2020.

Russell K. Paul, Mayor

Attest:

Coty Thigpen, City Clerk

(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: Dan Lee, City Attorney

DATE: January 9, 2020 Submission for the January 21, 2020 Meeting

ITEM: Request for Mayor and City Council Consideration of the Approval of Acquisition of Property at 5696 Roswell Road through the Use of Eminent Domain for the CDBG T-0033-7 Roswell Road Sidewalk Project

Recommendation:

Staff recommends that the Mayor and City Council approve the use of eminent domain to acquire a portion of property and associated rights for Project T-0033-7, CDBG Roswell Road Sidewalk Project (the "Project"), such portion being located in Land Lot 91 of the 17th District, Fulton County, Georgia, at 5696 Roswell Road (the portion of the Property required for the Project shall henceforth be called the "Subject Property"), see Exhibit A for Property Profile. The Property is owned by Roswell Road Development Partners, LLC ("Owner").

Background:

In order to construct the Project, property rights are required over, under, and through the Subject Property. Utility acquisitions are scheduled to begin in January, 2020. City Staff first made contact with the Owner on January 15, 2018 and provided a fair market value offer established by the City's appraiser, a record of contact with the Owner is attached hereto as Exhibit B.

Discussion:

The Property is a 0.86 acre lot. The Subject Property includes 905.13 sq. ft. of fee simple and 1,074.56 sq. ft. of temporary construction easement. (See Exhibit C for Acquisition Summary). The City's offer of \$136,700, includes:

Fee simple	905.13 sq. ft.	\$26.00/sq. ft.	\$25,664.00
Temporary Construction Easement	1,074.56 sq. ft.	\$26.00/sq. ft. x 10% x 2	\$5,588.00
Site Improvements			\$2,131.00
Consequential Damages & Cost to Cure*			\$105,383.00

The Owner submitted a counteroffer of \$680,000.00 with an appraisal performed by Weibel & Associates, Inc. The City is not in agreement with Clayton M. Weibel, MAI's, determination of value.

Financial Impact:

There are sufficient funds in the project.

Alternatives:

N/A

Attachments:

1. Exhibit C - Appraisal Summary
2. Exhibit A - Property Profile PAR 21
3. Exhibit B - Communications
4. Resolution-5696 PAR 21 Roswell Rd

Square Feet:		1,074.56
Fee Value per SF	x	<u>\$26.00</u>
Total Fee Value:		\$27,939
Rental Rate:	x	<u>10.0%</u>
Annual Rent:		\$2,794
Easement Period (Years):	x	<u>2</u>
Temporary Easement:		\$5,588

Section 19 – Compensation Summary

Total Before		\$1,216,000
Less Part Acquired		
Fee Acquisition	\$23,533	
Permanent Easements	\$0	
Improvements (Site)	<u>\$2,131</u>	
Total Part Acquired		<u>\$25,664</u>
Remainder Before		\$1,190,336
Remainder After		<u>\$1,084,953</u>
Consequential Damages		\$105,383
Add Part Acquired		
Fee Acquisition		\$23,533
Permanent Easements		\$0
Improvements (Site)		\$2,131
Trade Fixtures		\$0
Temporary Easement		<u>\$5,588</u>
Total Award		\$136,635
Rounded To:		\$136,700

COMPENSATION SUMMARY – 388N

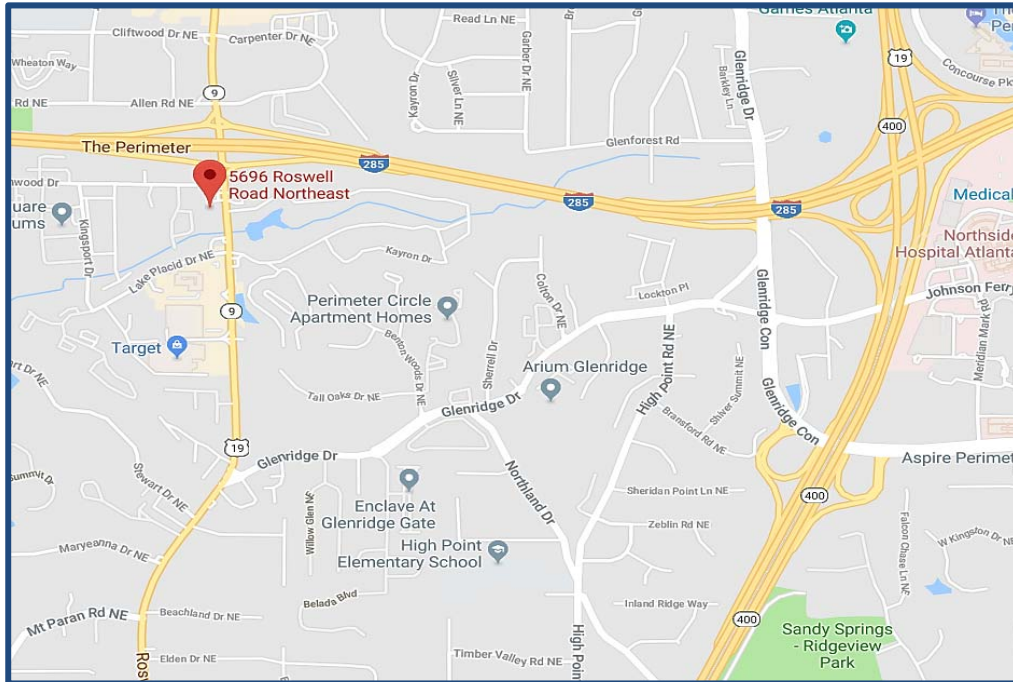
Project:	CDBG Roswell Road Sidewalks		Parcel:	21
Project #:	17SdySprgs22		P.I. #:	WA #02
County:	Fulton		Date of Value:	March 13, 2019
Appraiser/Signature:	April 18, 2019		Certification #:	CG5047
Appraiser Name:	Kenneth H. Cantrell, MAI		Address:	2675 Paces Ferry Road Suite 145 Atlanta, GA 30339
Telephone:	(678) 644-4853		Facsimile:	(770) 745-0511

Total Value Before Acquisition:					\$1,216,000
Value of Land Acquired, Fee Simple:					
	905.13	\$26.00		\$23,533	
	Land Area	\$/SF			
Value of Permanent Easement(s):					
	0.00	\$26.00	50.0%	\$0	
	Land Area	\$/SF	% of Fee Value		
Value of Improvements to be Acquired:					
Main Structure:				\$0	
Site Improvements:				\$2,131	
Total Improvements:				\$2,131	
Market Value of Acquisition:					\$25,664
Impact/Damages to the Remainder (not offset by specific benefits):					\$105,383
Damages/Acquisition of Trade Fixtures:					\$0
Temporary Easement:					\$5,588
Recommended Compensation:					\$136,635
Rounded To:					\$136,700

SUMMARY OF COMPENSATION FOR OWNERSHIP INTERESTS

	Name	Compensation	Items Included
Owner/Fee Simple	Roswell Road Development Partners, LLC	\$136,700	Land; Site Improvements; CTC
Leasehold	N/A	\$0	N/A
Subleasehold	N/A	\$0	N/A

Location Map and Aerial View



VIEW OF SUBJECT

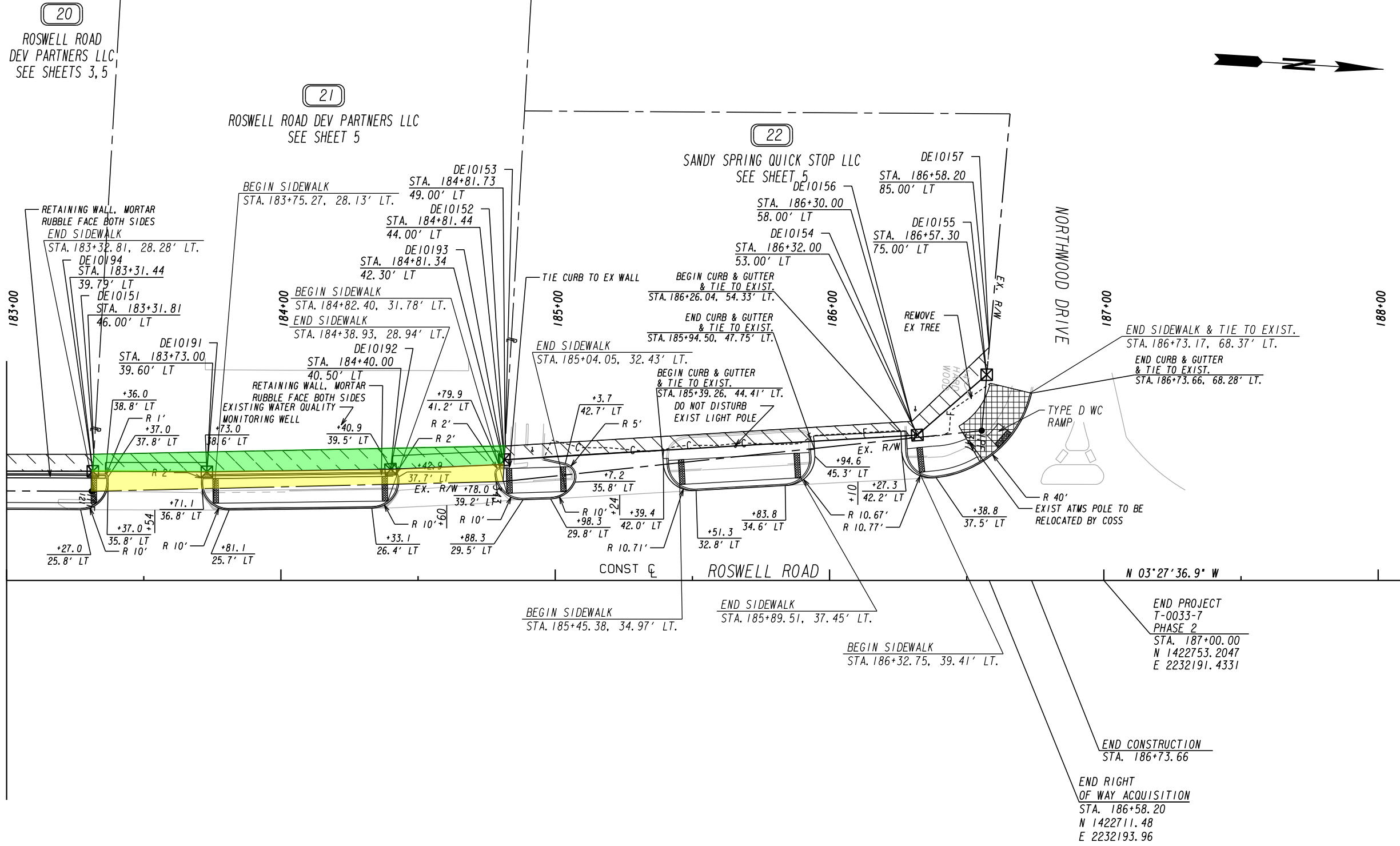


VIEW OF SUBJECT



(Additional Subject Photographs included in the Attachments)





Michael Baker
INTERNATIONAL
400 TECHNOLOGY PARKWAY, STE. 400
NORCROSS, GEORGIA 30092
770.263.3942

PROPERTY AND EXISTING R/W LINE REQUIRED R/W LINE CONSTRUCTION LIMITS EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES EASEMENT FOR CONSTR OF SLOPES EASEMENT FOR CONSTR OF DRIVES	BEGIN LIMIT OF ACCESS.....BLA END LIMIT OF ACCESS.....ELA LIMIT OF ACCESS REQ'D R/W & LIMIT OF ACCESS SCALE IN FEET 	DATE	REVISIONS	DATE	REVISIONS	STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT NO:T-0033-7 COUNTY:FULTON LAND LOT NO:91 LAND DISTRICT:17 GMD 1100 DATE 11-22-17 SH 4 OF 5 DRAWING No. 60-0004
		02/08/19	PAR 21 RW AND ESMTS UPDATED			

21

ROSWELL ROAD DEV PARTNERS LLC

REQ'D R/W - PARCEL 21/SV27		REQ'D R/W DE1021	
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
121	32.51 L	183+31.02	ROSWELL ROAD
	7.31	S 89°47'33.7" W	
DE10194	39.80 L	183+31.44	ROSWELL ROAD
	41.56	N 3°11'04.4" W	
DE10191	39.60 L	183+73.00	ROSWELL ROAD
	67.01	N 4°13'47.5" W	
DE10192	40.50 L	184+40.00	ROSWELL ROAD
	41.38	N 5°57'11.7" W	
DE10193	42.30 L	184+81.34	ROSWELL ROAD
	6.26	N 89°52'03.0" E	
343	36.05 L	184+80.98	ROSWELL ROAD
	150.00	S 4°48'57.0" E	
121	32.51 L	183+31.02	ROSWELL ROAD
REQ'D R/W	= 905.13	SF	
REQ'D R/W	= 0.021	ACRES	
REMAINDER	= +/- 0.837	ACRES	

TESMT - PARCEL 21/SV27		REQ'D TEMP. EASMT. DE1021A	
PNT	OFFSET/	STATION/	ALIGNMENT
DE10194	39.80 L	183+31.44	ROSWELL ROAD
DE10151	46.00 L	183+31.81	ROSWELL ROAD
DE10153	49.00 L	184+81.73	ROSWELL ROAD
DE10193	42.30 L	184+81.34	ROSWELL ROAD
DE10192	40.50 L	184+40.00	ROSWELL ROAD
DE10191	39.60 L	183+73.00	ROSWELL ROAD
DE10194	39.80 L	183+31.44	ROSWELL ROAD
REQ'D EASMT AREA	= 1074.56	SF	

Record of Correspondence:

Parcel 21 – Roswell Rd Development Partners, LLC
 Mr. Van Westmoreland: 404-997-6026
 Owner's Counsel: Adam Struletz
 5674-5680 Roswell Rd
 T-0033-7/CDBG Roswell Rd Sidewalk

EXHIBIT B

Subject	Income Commercial/Multi-Tenant property with 4 business / retail stores (Quick Stop, Cash Coin, & Metro PCS). The acquisition is a strip take to improve the frontage of the property with sidewalk improvements. The acquisition also includes a temporary construction easement to regrade the driveways with the new sidewalk.
1/18/18	THC, Inc., John Albrycht, was the consultant responsible for acquiring the subject parcel. The ROW phase included 22 parcels needed acquired for this project. Negotiations for this parcel were placed on hold due to contamination surveys that needed to be performed prior to negotiations.
11/8/18, 11/12/18	<i>1st Offer:</i> Per Mr. Westmoreland's request the offer package was mailed to him, via email. John Albrycht met with Mr. Westmoreland on site to discuss the offer. Mr. Westmoreland stated there were discrepancies in value and asked for a surveyor to mark / stake the acquisition areas. The City asked Michael Baker to perform the survey for parcels 20 and 21.
1/7/19	John Albrycht met with Mr. Westmoreland, S. Beau Bruce (Owners Representative) and Adam Struletz (Owners Attorney) on site of the subject property. The meeting discussion from the perspective of the owner and his representatives was that the City needed to go back to the design engineer to look into minimizing the acquisition to provide an improved design to reduce the impacts to the owners parking for his income property. At this point, the owner was not interested in selling any of his property to the City for sidewalk improvements.
3/14/19	John Albrycht notified the owner's attorney informing him the City has reduced the acquisition areas to minimize the impacts to the parking lot. Currently, the City has ordered an updated appraisal to reflect the revised areas.
4/22/19	<i>2nd Offer:</i> Per the owner's request, the revised offer was sent, via email, to the owner and his counsel, Adam Struletz. A meeting with the Adam Struletz, Joe Leonard, Kerry Missel, John Albrycht was held on site to discuss the revised acquisition areas. Adam stated they would be hiring an appraiser to determine value.
5/9/19	Kerry Missel, Joe Leonard, John Albright and Wesley Waters met at the owner's attorney's office to discuss the acquisition revisions and parking impacts.
8/13/19	John Albrycht received a counter offer from the owner in the amount of, \$680,000. John stated it appeared the appraiser highly inflated the loss of parking. Note: City's staff, Joy Kerley, reviewed the owner's appraisal and noticed the billboard sign income was included in the value of the determination. In my opinion, this does not reflect the value since the billboard will not be impacted by the taking.
9/19/19	10 day letter was mailed certified to the owner.
<i>To summarize, this parcel required contamination investigation early on in the ROW phase, which stalled the negotiations. The first offer presented to the owner, the owner stated damages to his parking were not included in the offer. After further review of design, the City asked the design engineer to re-evaluate the impacts to the parking. The design engineer reduced the acquisition areas to mitigate the parking impacts. The second offer included the consequential damages and cost to cure of the parking. Negotiations were unsuccessful for 5 months as John Albrycht diligently tried to address the concerns of the property owner. Once the owner hired a private appraiser and counter offered \$543,300.00 above the City's offer, the City recognized we were negotiating with 2 completely separate opinions of value. John Albrycht, a GDOT retired appraiser, stated, "...the owners appraisal had subtle differences in the data that was used as well as the appraisers opinion of damages in the after situation". City's staff does not agree with the counter offer from the owner nor can it be justified to compensate the owner 3 + times higher than the City's offer. Therefore, a 10-day letter was mailed to the owner. Once the owner receives the 10-day letter, the City's attorney attempts to reach a settlement with the property owner.</i>	

ACQUISITION SUMMARY - EXHIBIT C

CDBG Roswell Rd Sidewalk Project - T-0033-7

Parcel 21	Roswell Rd Development Parnters	Description	Date City Offer	10 Day Letter Mailed	City Appraised Value / sf	SF	Time (Yrly)	Offer Total
			4/19/19	9/17/19				
ROW	Fee Simple Interest				\$26.00	905.13		\$23,533.38
TCE	Temp Construction Esmt				\$26.00	1,074.56	2 yr	\$5,588.00
Impr.	Site Improvements:	Asphalt, Curbing, Landscaping						\$2,131.00
Consequential Damages		Parking -3 spaces						\$99,591.00
	Cost to Cure	Market Value Cure						\$5,791.00

Sub-Total

\$136,634.38

TOTAL

\$136,700.00 RD

Owner Counter Offer
\$680,000
<i>City does not agree with Property Owner's appraisers determination of value.</i>

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO APPROVE THE APPROPRIATION OF CERTAIN
PROPERTY RIGHTS AND INTERESTS LOCATED AT 5696 ROSWELL ROAD
THROUGH THE USE OF EMINENT DOMAIN**

WHEREAS, the City of Sandy Springs (“City”) has determined it is necessary to construct certain streetscape improvements along Roswell Road specifically between Long Island Drive to the Prado (T-0033-7 CDBG Roswell Road Sidewalks Project) (“Project”); and

WHEREAS, in order to construct the Project, certain property rights and interests are required over, under, and through the property located at 5696 Roswell Road within the City, those interests being more particularly described in Exhibit “A” attached to this resolution; and

WHEREAS, the Mayor and Council have considered the Project and determined that appropriation of the property rights and interests is necessary and must be carried out expeditiously to ensure timely completion of the Project; and

WHEREAS, the Mayor and City Council find that the circumstances are such that it is necessary to proceed with appropriation under eminent domain provisions of Article 1 of Chapter 3 of Title 32 of the Official Code of Georgia Annotated (“Georgia Code”);

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

1. The City Attorney’s office is hereby authorized to acquire through the use of eminent domain pursuant to Title 32 of the Georgia Code the necessary property rights and interests over, under, and across the property located at 5696 Roswell Road in order to ensure that the City acquires free and clear title to such rights and interests and to ensure the timely completion of the Project; and

2. The City Manager and City Attorney are hereby authorized to take such actions as may be necessary to effectuate the intent of this resolution.

SO RESOLVED, this _____ day of January, 2020.

Approved:

RUSSELL K. PAUL, Mayor

Attest:

COTY THIGPEN, City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION/ REQUIRED RIGHT OF WAY

CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA, PROJECT: T-0033-7 Roswell Rd Sidewalks, PARCEL NO. 21/ ROSWELL ROAD DEV PARTNERS INC

ALL THAT TRACT or parcel of land lying and being in Land Lot 91 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point 32.51 feet left and opposite of Station 183+31.02 on City of Sandy Springs Roswell Rd Sidewalks Project No.T-0033-7 (N 1422382.937000 E 2232181.256180); running thence S 89°47'33.7" W a distance of 7.31 feet to a point 39.80 feet left of and opposite station 183+31.44 on said construction centerline laid out for ROSWELL ROAD; thence N 3°11'04.4" W a distance of 41.56 feet to a point 39.60 feet left of and opposite station 183+73.00 on said construction centerline laid out for ROSWELL ROAD; thence N 4°13'47.5" W a distance of 67.01 feet to a point 40.50 feet left of and opposite station 184+40.00 on said construction centerline laid out for ROSWELL ROAD; thence N 5°57'11.7" W a distance of 41.38 feet to a point 42.30 feet left of and opposite station 184+81.34 on said construction centerline laid out for ROSWELL ROAD; thence N 89°52'03.0" E a distance of 6.26 feet to a point 36.05 feet left of and opposite station 184+80.98 on said construction centerline laid out for ROSWELL ROAD; thence S 4°48'57.0" E a distance of 150.00 feet back to the point of beginning.

Containing 0.021 acres more or less.

LEGAL DESCRIPTION/ EASEMENT FOR CONSTRUCTION OF SLOPES

CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA, PROJECT: T-0033-7 Roswell Rd Sidewalks, PARCEL NO. NO. 21/ ROSWELL ROAD DEV PARTNERS INC

ALL THAT TRACT or parcel of land lying and being in Land Lot 91 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point 39.80 feet left and opposite of Station 183+31.44 on City of Sandy Springs Roswell Rd Sidewalks Project No.T-0033-7 (N 1422382.911004 E 2232173.957982); running thence S 89°57'19.7" W a distance of 6.21 feet to a point 46.00 feet left of and opposite station 183+31.81 on said construction centerline laid out for ROSWELL ROAD; thence N 4°36'23.7" W a distance of 149.96 feet to a point 49.00 feet left of and opposite station 184+81.73 on said construction centerline laid out for ROSWELL ROAD; thence N 89°52'03.0" E a distance of 6.71 feet to a point 42.30 feet left of and opposite station 184+81.34 on said construction centerline laid out for ROSWELL ROAD; thence S 5°57'11.7" E a distance of 41.38 feet to a point 40.50 feet left of and opposite station 184+40.00 on said construction centerline laid out for ROSWELL ROAD; thence S 4°13'47.5" E a distance of 67.01 feet to a point 39.60 feet left of and opposite station 183+73.00 on said construction centerline laid out for ROSWELL ROAD; thence S 3°11'04.4" E a distance of 41.56 feet back to the point of beginning.

Containing 0.025 acres more or less.



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: Dan Lee, City Attorney

DATE: January 9, 2020 Submission for the January 21, 2020 Meeting

ITEM: Request for Mayor and City Council Consideration of the Approval of Acquisition of Property at 5674 Roswell Road through the Use of Eminent Domain for the CDBG T-0033-7 Roswell Road Sidewalk Project

Recommendation:

Staff recommends that the Mayor and City Council approve the use of eminent domain to acquire a portion of property and associated rights for Project T-0033-7, CDBG Roswell Road Sidewalk Project ("Project"), such portion being located in Land Lot 91 of the 17th District, Fulton County, Georgia, at 5674 Roswell Road (the portion of the Property required for the Project shall henceforth be called the "Subject Property") see Exhibit A for Property Profile. The Property is owned by Roswell Road Development Partners, LLC ("Owner").

Background:

In order to construct the Project, property rights are required over, under, and through the Subject Property. Utility acquisitions are scheduled to begin in January, 2020. City Staff first made contact with the Owner on January 15, 2018 and provided a fair market value offer established by the City's appraiser, a record of contact with the Owner is attached hereto as Exhibit B.

Discussion:

The Property is a 1.453 acre lot. The Subject Property includes 1,459.89 sq. ft. of fee simple and 1,258.77 sq. ft. of temporary construction easement, see Exhibit C for Acquisition Summary. The City's offer of \$200,300.00, includes:

Fee simple	1,459.89 sq. ft.	\$26.00/sq. ft.	\$37,879.00
Temporary Construction Easement	1,258.77 sq. ft.	\$26.00/sq. ft. x 10% x 2	\$6,546.00
Site Improvements*			\$4,474.00
Damages to Trade Fixtures & Improvements*			\$11,043.00
Consequential Damages*			\$138,340.00
Cost to Cure: Re-stripe Parking*			\$1,985.00

The Owner submitted a counteroffer of \$ 840,000.00 with an appraisal performed by Weibel & Associates, Inc. The City is not in agreement with Clayton M. Weibel, MAI's, determination of value.

Financial Impact:

There are sufficient funds in the project.

Alternatives:

N/A

Attachments:

1. Exhibit B - Communications
2. Exhibit C - Appraisal Summary
3. Exhibit A - Property Profile PAR 20
4. Resolution-5674 PAR 20 Roswell Rd

EXHIBIT B

Subject	Income Commercial/Multi-Tenant property with 4 business / retail stores (Love Shack, Cricket, Coin Laundry & Restaurant). The acquisition is a strip take to improve the frontage of the property with sidewalk improvements. The acquisition also includes a temporary construction easement to regrade the driveways with the new sidewalk.
1/18/18	THC, Inc., John Albrycht, was the consultant responsible for acquiring the subject parcel. The ROW phase included 22 parcels needed acquired for this project. Negotiations for this parcel were placed on hold due to contamination surveys that needed to be performed prior to negotiations.
11/8/18, 11/12/18	<i>1st Offer:</i> Per Mr. Westmoreland's request the offer package was mailed to him, via email. John Albrycht met with Mr. Westmoreland on site to discuss the offer. Mr. Westmoreland stated there were discrepancies in value and asked for a surveyor to mark / stake the acquisition areas. The City asked Michael Baker to perform the survey for parcels 20 and 21.
1/7/19	John Albrycht met with Mr. Westmoreland, S. Beau Bruce (Owners Representative) and Adam Struletz (Owners Attorney) on site of the subject property. The meeting discussion from the perspective of the owner and his representatives was that the City needed to go back to the design engineer to look into minimizing the acquisition to provide an improved design to reduce the impacts to the owners parking for his income property. At this point, the owner was not interested in selling any of his property to the City for sidewalk improvements.
3/14/19	John Albrycht notified the owner's attorney informing him the City has reduced the acquisition areas to minimize the impacts to the parking lot. Currently, the City has ordered an updated appraisal to reflect the revised areas.
4/22/19	<i>2nd Offer:</i> Per the owner's request, the revised offer was sent, via email, to the owner and his counsel, Adam Struletz. A meeting with the Adam Struletz, Joe Leonard, Kerry Missel, John Albrycht was held on site to discuss the revised acquisition area. Adam stated they would be hiring an appraiser to determine value.
5/9/19	Kerry Missel, Joe Leonard, John Albright and Wesley Waters met at owner's attorney's office to discuss the acquisition revisions and parking impacts.
8/13/19	John Albrycht received a counter offer from the owner in the amount of, \$840,000. John stated it appeared the appraiser highly inflated the loss of parking. Note: City's staff, Joy Kerley, reviewed the owner's appraisal and noticed the billboard sign income was included in the value of the determination. In my opinion, this does not reflect the value since the billboard will not be impacted by the taking.
9/19/19	10 day letter was mailed certified to the owner.
<i>To summarize, this parcel required contamination investigation early on in the ROW phase, which stalled the negotiations. The first offer presented to the owner, the owner stated damages to his parking were not included in the offer. After further review of design, the City asked the design engineer to re-evaluate the impacts to the parking. The design engineer reduced the acquisition areas to mitigate the parking impacts.</i> <i>The second offer included the consequential damages and cost to cure of the parking. Negotiations were unsuccessful for 5 months as John Albrycht diligently tried to address the concerns of the property owner. Once the owner hired a private appraiser and counter offered \$600,000.00 above the City's offer, the City recognized we were negotiating with 2 completely separate opinions of value. John Albrycht, a GDOT retired appraiser, stated, "...the owners appraisal had subtle differences in the data that was used as well as the appraisers opinion of damages in the after situation". City's staff does not agree with the counter offer from the owner nor can it be justified to compensate the owner 3 times higher than the City's offer. Therefore, a 10-day letter was mailed to the owner. Once the owner receives the 10-day letter, the City's attorney attempts to reach a settlement with the property owner.</i>	

ACQUISITION SUMMARY - EXHIBIT C

CDBG Roswell Rd Sidewalk Project - T-0033-7

Parcel 20	Roswell Rd Development Parnters	Description	Date City Offer	10 Day Letter Mailed	City Appraised Value / sf	SF	Time (Yrly)	Offer Total
			4/19/19	9/17/19				
ROW	Fee Simple Interest				\$26.00	1,459.89		\$37,879.00
TCE	Temp Construction Esmt				\$26.00	1,258.77	2 yr	\$6,545.60
Impr.	Site Improvements:	Asphalt, Curbing, Landscaping & Bollards						\$4,474.00
Sign	Damages to Trade Fixtures:	Sign 20 S-1						\$8,443.00
		Back Flow Preventer						\$2,200.00
		Bollards						\$400.00
Unmitigated Damages	Consequential Damages	Parking -2 spaces						\$138,340.00
CTC	Cost to Cure	Re-strip Parking						\$1,985.00

Sub-Total

\$200,266.60

TOTAL

\$200,300.00 RD

Owner Counter Offer
\$800,000
<i>City does not agree with Property Owner's appraisers determination of value.</i>

Section 19 – Compensation Summary

Total Before		\$1,851,000
Less Part Acquired		
Fee Acquisition	\$37,879	
Permanent Easements	\$0	
Improvements (Site)	<u>\$4,474</u>	
Total Part Acquired		<u>\$42,353</u>
Remainder Before		\$1,808,647
Remainder After		<u>\$1,668,322</u>
Consequential Damages		\$140,325
Add Part Acquired		
Fee Acquisition		\$37,879
Permanent Easements		\$0
Improvements (Site)		\$4,474
Trade Fixtures		\$11,043
Temporary Easement		<u>\$6,546</u>
Total Award		\$200,267
Rounded To:		\$200,300

COMPENSATION SUMMARY – 388N

Project: CDBG Roswell Road Sidewalks
 Project #: 17SdySprgs22
 County: Fulton
 Appraiser/Signature: April 18, 2019
 Appraiser Name:



Kenneth H. Cantrell, MAI

Parcel: 20
 P.I. #: WA #02
 Date of Value: March 13, 2019
 Certification #: CG5047
 Address: 2675 Paces Ferry Road
 Suite 145
 Atlanta, GA 30339
 Facsimile: (770) 745-0511

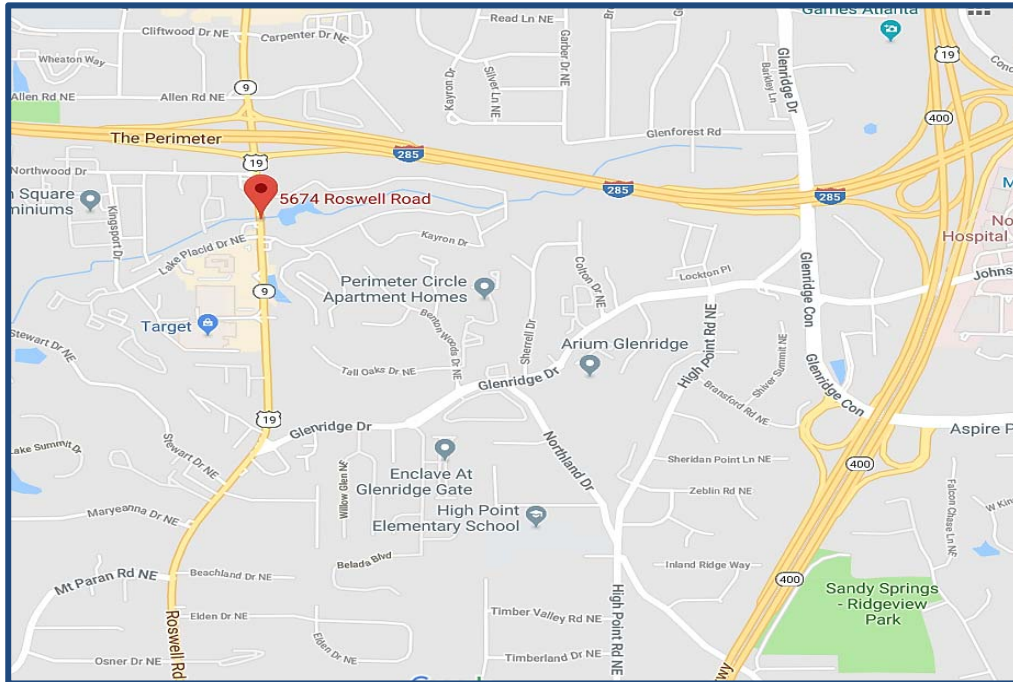
Telephone: (678) 644-4853

Total Value Before Acquisition:					\$1,851,000
Value of Land Acquired, Fee Simple:					
	1,456.89	\$26.00		\$37,879	
	Land Area	\$/SF			
Value of Permanent Easement(s):					
	0.00	\$26.00	50.0%	\$0	
	Land Area	\$/SF	% of Fee Value		
Value of Improvements to be Acquired:					
Main Structure:				\$0	
Site Improvements:				\$4,474	
Total Improvements:				\$4,474	
Market Value of Acquisition:					\$42,353
Impact/Damages to the Remainder (not offset by specific benefits):					\$140,325
Damages/Acquisition of Trade Fixtures:					\$11,043
Temporary Easement:					\$6,546
Recommended Compensation:					\$200,267
Rounded To:					\$200,300

SUMMARY OF COMPENSATION FOR OWNERSHIP INTERESTS

	Name	Compensation	Items Included
Owner/Fee Simple	Roswell Road Development Partners, LLC	\$200,300	Land; Site Improvements; CTC
Leasehold	N/A	\$0	N/A
Subleasehold	N/A	\$0	N/A

Location Map and Aerial View



VIEW OF SUBJECT



VIEW OF SUBJECT

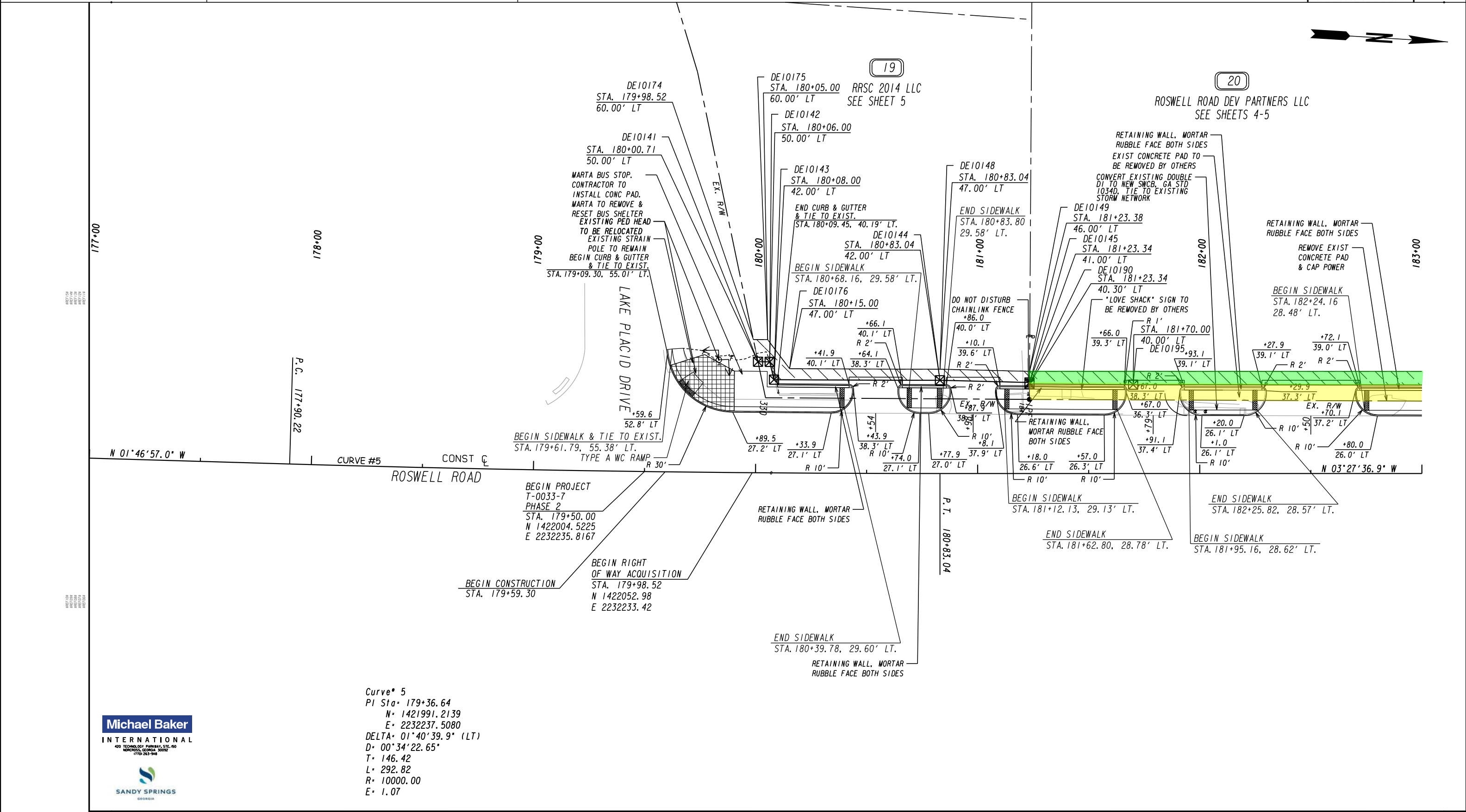


VIEW OF SUBJECT

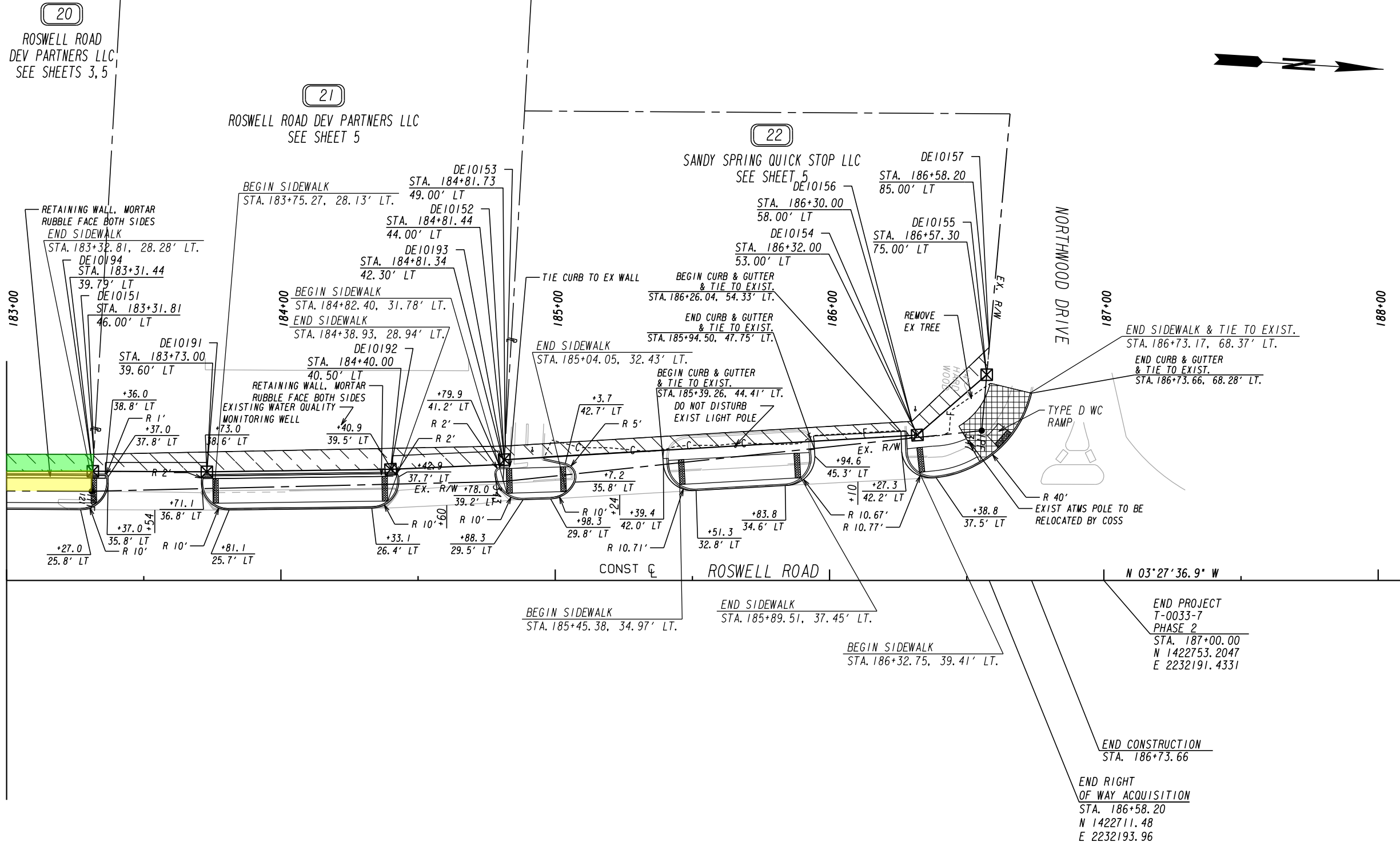


(Additional Subject Photographs included in the Attachments)





PROPERTY AND EXISTING R/W LINE REQUIRED R/W LINE CONSTRUCTION LIMITS EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES EASEMENT FOR CONSTR OF SLOPES EASEMENT FOR CONSTR OF DRIVES		BEGIN LIMIT OF ACCESS.....BLA END LIMIT OF ACCESS.....ELA LIMIT OF ACCESS REQ'D R/W & LIMIT OF ACCESS	SCALE IN FEET 0 20 40 80	DATE	REVISIONS	DATE	REVISIONS	STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT NO:T-0033-7 COUNTY:FULTON LAND LOT NO:91 LAND DISTRICT:17 GMD 1100 DATE 11-22-17 SH 3 OF 5	DRAWING No. 60-0003
				02/08/19	PAR 20, 21 RW AND ESMTS UPDATED				



Michael Baker

INTERNATIONAL

400 TECHNOLOGY PARKWAY, STE. 400
NORCROSS, GEORGIA 30092
11700-263-946

PROPERTY AND EXISTING R/W LINE	— P —
REQUIRED R/W LINE	— C — F —
CONSTRUCTION LIMITS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS.....BLA

END LIMIT OF ACCESS.....ELA

LIMIT OF ACCESS

REQ'D R/W & LIMIT OF ACCESS

DATE	REVISIONS	DATE	REVISIONS
02/08/19	PAR 21 RW AND ESMTS UPDATED		

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO:T-0033-7
COUNTY:FULTON
LAND LOT NO:91
LAND DISTRICT:17
GMD 1100
DATE 11-22-17 SH 4 OF 5

DRAWING No.

60-0004

20

ROSWELL ROAD DEV PARTNERS LLC

REQ'D R/W - PARCEL 20/SV26		REQ'D R/W DE1020	
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
184	33.39 L	181+23.30	ROSWELL ROAD
	6.91	S 86°53'33.9" W	
DE10190	40.30 L	181+23.34	ROSWELL ROAD
	46.66	N 3°05'30.8" W	
DE10195	40.00 L	181+70.00	ROSWELL ROAD
	161.44	N 3°23'21.4" W	
DE10194	39.80 L	183+31.44	ROSWELL ROAD
	7.31	N 89°47'33.7" E	
121	32.51 L	183+31.02	ROSWELL ROAD
	207.73	S 3°12'57.0" E	
184	33.39 L	181+23.30	ROSWELL ROAD
REQ'D R/W	= 1456.89	SF	
REQ'D R/W	= 0.033	ACRES	
REMAINDER	= +/- 1.42	ACRES	

TESMT - PARCEL 20/SV26		REQ'D TEMP. EASMT. DE1020A	
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10190	40.30 L	181+23.34	ROSWELL ROAD
DE10149	46.00 L	181+23.38	ROSWELL ROAD
DE10151	46.00 L	183+31.81	ROSWELL ROAD
DE10194	39.80 L	183+31.44	ROSWELL ROAD
DE10195	40.00 L	181+70.00	ROSWELL ROAD
DE10190	40.30 L	181+23.34	ROSWELL ROAD
REQ'D EASMT AREA	= 1258.77	SF	

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO APPROVE THE APPROPRIATION OF CERTAIN
PROPERTY RIGHTS AND INTERESTS LOCATED AT 5674 ROSWELL ROAD
THROUGH THE USE OF EMINENT DOMAIN**

WHEREAS, the City of Sandy Springs (“City”) has determined it is necessary to construct certain streetscape improvements along Roswell Road specifically between Long Island Drive to the Prado (T-0033-7 CDBG Roswell Road Sidewalks Project) (“Project”); and

WHEREAS, in order to construct the Project, certain property rights and interests are required over, under, and through the property located at 5674 Roswell Road within the City, those interests being more particularly described in Exhibit “A” attached to this resolution; and

WHEREAS, the Mayor and Council have considered the Project and determined that appropriation of the property rights and interests is necessary and must be carried out expeditiously to ensure timely completion of the Project; and

WHEREAS, the Mayor and City Council find that the circumstances are such that it is necessary to proceed with appropriation under eminent domain provisions of Article 1 of Chapter 3 of Title 32 of the Official Code of Georgia Annotated (“Georgia Code”);

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

1. The City Attorney’s office is hereby authorized to acquire through the use of eminent domain pursuant to Title 32 of the Georgia Code the necessary property rights and interests over, under, and across the property located at 5674 Roswell Road in order to ensure that the City acquires free and clear title to such rights and interests and to ensure the timely completion of the Project; and

2. The City Manager and City Attorney are hereby authorized to take such actions as may be necessary to effectuate the intent of this resolution.

SO RESOLVED, this _____ day of January, 2020.

Approved:

RUSSELL K. PAUL, Mayor

Attest:

COTY THIGPEN, City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION/REQUIRED RIGHT OF WAY

CITY OF SANDY SPRINGS FULTON COUNTY, GEORGIA, PROJECT: T-0033-7 Roswell Rd Sidewalks, PARCEL NO. 20/ ROSWELL ROAD DEV PARTNERS INC

ALL THAT TRACT or parcel of land lying and being in Land Lot 91 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point 33.39 feet left and opposite of Station 181+23.30 on City of Sandy Springs Roswell Rd Sidewalks Project No.T-0033-7 (N 1422175.538160 E 2232192.909080); running thence S 86°53'33.9" W a distance of 6.91 feet to a point 40.30 feet left of and opposite station 181+23.34 on said construction centerline laid out for ROSWELL ROAD; thence N 3°05'30.8" W a distance of 46.66 feet to a point 40.00 feet left of and opposite station 181+70.00 on said construction centerline laid out for ROSWELL ROAD; thence N 3°23'21.4" W a distance of 161.44 feet to a point 39.80 feet left of and opposite station 183+31.44 on said construction centerline laid out for ROSWELL ROAD; thence N 89°47'33.7" E a distance of 7.31 feet to a point 32.51 feet left of and opposite station 183+31.02 on said construction centerline laid out for ROSWELL ROAD; thence S 3°12'57.0" E a distance of 207.73 feet back to the point of beginning.

Containing 0.033 acres more or less.

LEGAL DESCRIPTION/EASEMENT FOR CONSTRUCTION OF SLOPES

CITY OF SANDY SPRINGS FULTON COUNTY, GEORGIA, PROJECT: T-0033-7 Roswell Rd Sidewalks, PARCEL NO. NO. 20/ ROSWELL ROAD DEV PARTNERS INC

ALL THAT TRACT or parcel of land lying and being in Land Lot 91 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point 40.30 feet left and opposite of Station 181+23.34 on City of Sandy Springs Roswell Rd Sidewalks Project No.T-0033-7 (N 1422175.163729 E 2232186.011585); running thence S 86°53'33.9" W a distance of 5.70 feet to a point 46.00 feet left of and opposite station 181+23.38 on said construction centerline laid out for ROSWELL ROAD; thence N 3°27'36.9" W a distance of 208.43 feet to a point 46.00 feet left of and opposite station 183+31.81 on said construction centerline laid out for ROSWELL ROAD; thence N 89°57'19.7" E a distance of 6.21 feet to a point 39.80 feet left of and opposite station 183+31.44 on said construction centerline laid out for ROSWELL ROAD; thence S 3°23'21.4" E a distance of 161.44 feet to a point 40.00 feet left of and opposite station 181+70.00 on said construction centerline laid out for ROSWELL ROAD; thence S 3°05'30.8" E a distance of 46.66 feet back to the point of beginning.

Containing 0.029 acres more or less.



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: Dan Lee, City Attorney

DATE: January 17, 2020 Submission for the January 21, 2020 Meeting

ITEM: Request for Mayor and City Council Consideration of the Purchase of Certain Property Rights and Interests Located at 6010 Spalding Drive, Project TS-166

Recommendation:

The City Attorney recommends as settlement of all claims related to the acquisition of the property located at 6010 Spalding Drive, Sandy Springs, Georgia ("Property") needed to complete the project known as TS-166 Spalding Drive Sidewalk Project in the total sum of \$65,000.00.

Background:

The pending condemnation action against the Property was initiated in an effort to allow the TS-166 Spalding Sidewalk Project to proceed without jeopardizing construction and funding schedules. After much discussion, the property owner, Ellsworth Holdings, LLC has proffered an offer to settle this matter in the amount of \$65,000.00. This includes the fee simple right-of-way, necessary easements to complete the project as well as the consequential damages as a result of the project.

Discussion:

The Property is a 0.8035 acre lot. The Subject Property includes 697.39 sq. ft. of fee simple and 1,383.75 sq. ft. of temporary construction easement. The City's offer of \$46,900, includes:

Fee simple	697.39 sq. ft.	\$4.47/sq. ft.	\$3,117.33
Temporary Construction Easement	1,383.75 sq. ft.	\$4.47/sq. ft. x 10% x 3	\$1,855.61
Site Improvements*			\$4,321.66
Consequential Damages*			\$37,559.84

Financial Impact:

The property owner will be paid the sum of \$46,900.00 from the funds originally paid into the Court Registry at the time of the taking and the City will make an additional payment of \$18,100.00 to the property owner. The total sum paid would be \$65,000.00. There are sufficient funds in the project.

Alternatives:

N/A

Attachments:

1. Photos
2. Plans
3. Resolution Settlement_6010 Spalding

Project No. F-1069-03, 1058-01, 1235-01
Spalding Drive (Winters Chapel Rd to Holcomb Bridge Rd)

Parcel 5



Photos taken by Ken Plank on December 4, 2018

Project No. F-1069-03, 1058-01, 1235-01
Spalding Drive (Winters Chapel Rd to Holcomb Bridge Rd)



Photos taken by Ken Plank on December 4, 2018



Overview



Legend

- Parcels
- Roads

Parcel ID 06 031200040022
Class Code R3
Taxing District 59
Acres 0.8035

Physical Address 6010 SPALDING DR
Owner ELLSWORTH HOLDINGS LLC
265 TROWBRIDGE RD
ATLANTA GA 30350
Assessed Value \$372,100

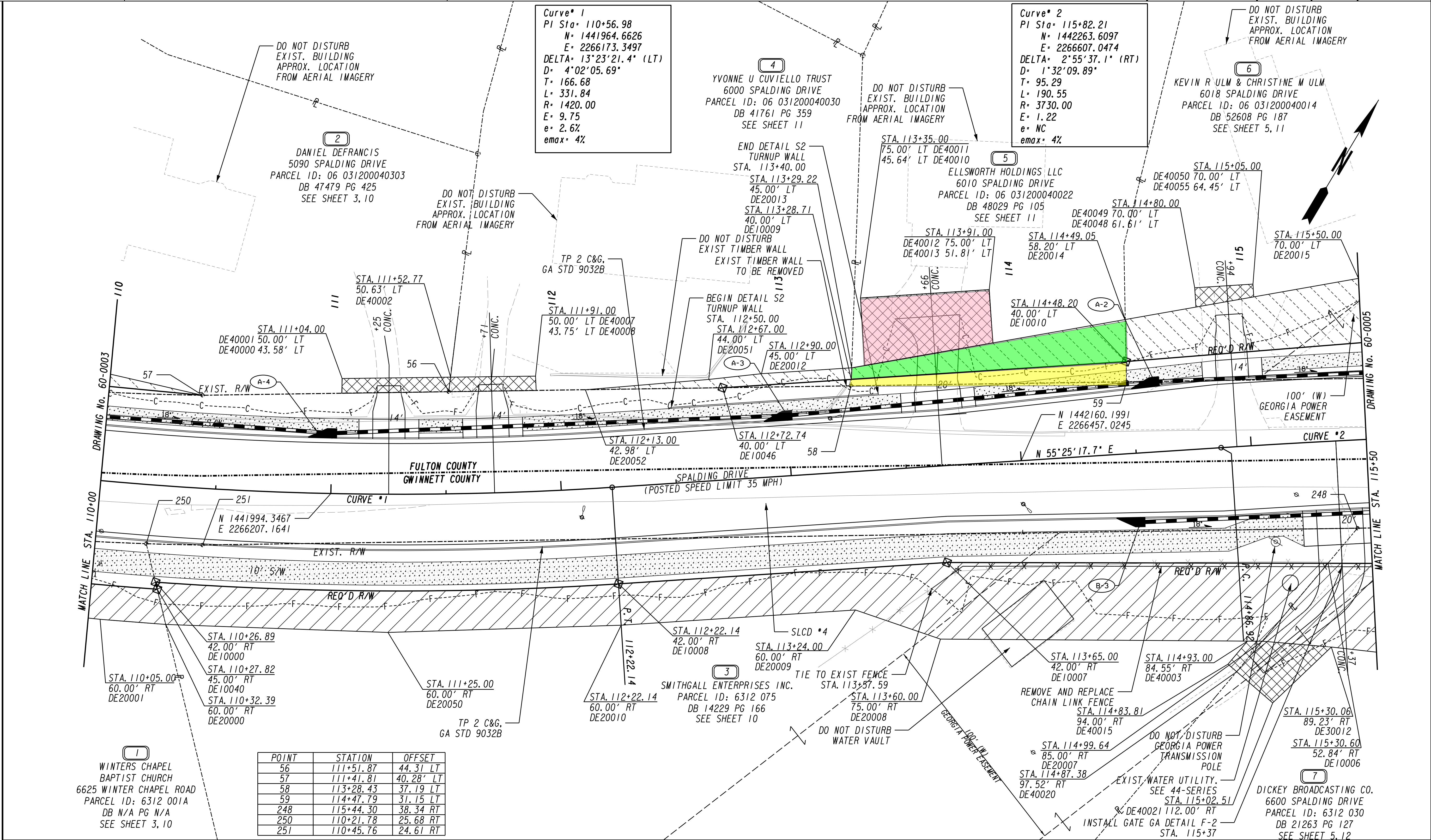
Last 2 Sales

Date	Price	Reason	Qual
5/20/2009	0	Sale <= 1000	U
2/28/2007	\$278000	Valid Sale	Q

Date created: 11/30/2018

Last Data Uploaded: 11/30/2018 4:48:02 AM

Developed by  Schneider
GEOSPATIAL



PROPERTY AND EXISTING R/W LINE

REQUIRED R/W LINE

CONSTRUCTION LIMITS

EASEMENT FOR CONSTR & MAINT OF SLOPES & UTILITIES

EASEMENT FOR CONSTR OF SLOPES

EASEMENT FOR CONSTR OF DRIVES

EASEMENT FOR CONSTR & MAINT OF DRAINAGE

BEGIN LIMIT OF ACCESS.....BLA

END LIMIT OF ACCESS.....ELA

LIMIT OF ACCESS

REQ'D R/W & LIMIT OF ACCESS

DATE

REVISIONS

DATE

REVISIONS

GWINNETT COUNTY

DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY PLANS

PROJECT NO: F-1069-03, F-1058-01, F-1235-01

COUNTY: GWINNETT

LAND LOT NO: 312, 313

LAND DISTRICT: 6

GMD: N/A

DATE: 09-21-2018 SH 4 OF 14

DRAWING No.
60-0004

 PARCEL 5 REQ'D R/W DE10002 SEE SHEET 4
 ELLSWORTH HOLDINGS LLC

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
58	37.19 L	113+28.43	Spalding Drive
	2.83	N 28°48'43.4" W	
DE10009	40.00 L	113+28.71	Spalding Drive
	119.49	N 55°25'17.7" E	
DE10010	40.00 L	114+48.20	Spalding Drive
	8.86	S 31°54'37.1" E	
59	31.15 L	114+47.79	Spalding Drive
	119.51	S 58°18'54.0" W	
58	37.19 L	113+28.43	Spalding Drive
REQD R/W	= 697.39	SF	
REQD R/W	= 0.016	ACRES	
REMAINDER	= +/- 0.79	ACRES	

 PARCEL 5 EASEMENT FOR CONSTR OF SLOPES DE20004
 ELLSWORTH HOLDINGS LLC SEE SHEET 4

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10009	40.00 L	113+28.71	Spalding Drive
DE20013	45.00 L	113+29.22	Spalding Drive
DE20014	58.20 L	114+49.05	Spalding Drive
DE10010	40.00 L	114+48.20	Spalding Drive
DE10009	40.00 L	113+28.71	Spalding Drive
REQD EASMT AREA	= 1383.75	SF	
REQD EASMT AREA	= 0.032	ACRES	

 PARCEL 5 EASEMENT FOR CONSTR OF DRIVES DE40002
 ELLSWORTH HOLDINGS LLC SEE SHEET 4

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE40010	45.64 L	113+35.00	Spalding Drive
DE40011	75.00 L	113+35.00	Spalding Drive
DE40012	75.00 L	113+91.00	Spalding Drive
DE40013	51.81 L	113+91.00	Spalding Drive
DE40010	45.64 L	113+35.00	Spalding Drive
REQD EASMT AREA	= 1471.56	SF	
REQD EASMT AREA	= 0.034	ACRES	

RESOLUTION NO: _____

**STATE OF GEORGIA
COUNTY OF FULTON**

A RESOLUTION TO ACCEPT THE SETTLEMENT AND PURCHASE OF RIGHT-OF-WAY AND EASEMENTS RELATED TO 6010 SPALDING DRIVE, SANDY SPRINGS, FULTON COUNTY, GEORGIA, PARCEL NO: 06-0312-0004-002-2 FOR TS-166 SPALDING DRIVE SIDEWALK PROJECT

WHEREAS, the City of Sandy Springs (the “City”) requires 0.016 acres of fee simple Right of Way and 0.066 acres of Easement on the lands owned by Ellsworth Holdings, LLC; and

WHEREAS, the acquisition of the Right of Way and Easement are required to construction the TS-166 Spalding Drive Sidewalk Project; and,

WHEREAS, the City and the property owner have in good faith agreed upon a purchase price of Sixty Five Thousand and No/100 Dollars (\$65,000.00) for the Right of Way and Easement herein described; and,

WHEREAS, the Mayor and Council have considered the Right of Way and Easement rights acquisition and has determined that it is in the City’s best interest.

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

That the City of Sandy Springs Mayor and Council approve the Agreement and Consent to purchase the Right of Way and Temporary Easement rights through that tract of land located in Land Lot 312 of the 6th District, Fulton County, Georgia, and authorize the City Manager to sign and execute all documents required to facilitate this transaction.

RESOLVED this _____ day of anuary, 2020.

APPROVED:

RUSSELL K. PAUL, Mayor

Attest:

Coty Thigpen, City Clerk
(Seal)

EXHIBIT "A"

LEGAL DESCRIPTION/REQUIRED RIGHT OF WAY

CITY OF SANDY SPRINGS FULTON COUNTY, GEORGIA, PROJECT: TS-166/F-1069-03/F-1058-01/F-1235-01 Spalding Drive (Winters Chapel Road to Holcomb Bridge Road/SR 140), PARCEL NO. 5/ ELLSWORTH HOLDINGS LLC

ALL THAT TRACT or parcel of land lying and being in Land Lot 312 of the 6th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point 37.19 feet left and opposite of Station 113+28.43 on City of Sandy Springs Spalding Drive (Winters Chapel Road to Holcomb Bridge Road/SR 140) Project No. F-1069-03/F-1058-01/F-1235-01 (N 1442150.1966 E 2266376.9923); running thence N 28°48'43.4" W a distance of 2.83 feet to a point 40.00 feet left of and opposite station 113+28.71 on said construction centerline laid out for Spalding Drive; thence N 55°25'17.7" E a distance of 119.49 feet to a point 40.00 feet left of and opposite station 114+48.20 on said construction centerline laid out for Spalding Drive; thence S 31°54'37.1" E a distance of 8.86 feet to a point 31.15 feet left of and opposite station 114+47.79 on said construction centerline laid out for Spalding Drive; thence S 58°18'54.0" W a distance of 119.51 feet back to the point of beginning.

Containing 0.016 acres more or less.

AND

LEGAL DESCRIPTION/TEMPORARY EASEMENT FOR CONSTRUCTION OF DRIVEWAYS

CITY OF SANDY SPRINGS FULTON COUNTY, GEORGIA, PROJECT: TS-166/F-1069-03/F-1058-01/F-1235-01 Spalding Drive (Winters Chapel Road to Holcomb Bridge Road/SR 140), PARCEL NO. 5/ ELLSWORTH HOLDINGS LLC

ALL THAT TRACT or parcel of land lying and being in Land Lot 312 of the 6th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point 45.64 feet left and opposite of Station 113+35.00 on City of Sandy Springs Spalding Drive (Winters Chapel Road to Holcomb Bridge Road/SR 140) Project No. F-1069-03/F-1058-01/F-1235-01 (N 1442160.8847 E 2266377.6061); running thence N 34°34'42.3" W a distance of 29.36 feet to a point 75.00 feet left of and opposite station 113+35.00 on said construction centerline laid out for Spalding Drive; thence N 55°25'17.7" E a distance of 56.00 feet to a point 75.00 feet left of and opposite station 113+91.00 on said construction centerline laid out for Spalding Drive; thence S 34°34'42.3" E a distance of 23.19 feet to a point 51.81 feet left of and opposite station 113+91.00 on said construction centerline laid out for Spalding Drive; thence S 49°08'02.1" W a distance of 56.34 feet back to the point of beginning.

Containing 0.034 acres more or less.

AND

LEGAL DESCRIPTION/TEMPORARY EASEMENT FOR CONSTRUCTION OF SLOPES
CITY OF SANDY SPRINGS FULTON COUNTY, GEORGIA, PROJECT: TS-166/F-1069-03/F-1058-01/F-1235-01 Spalding Drive (Winters Chapel Road to Holcomb Bridge Road/SR 140), PARCEL NO. 5/ ELLSWORTH HOLDINGS LLC

ALL THAT TRACT or parcel of land lying and being in Land Lot 312 of the 6th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point 40.00 feet left and opposite of Station 113+28.71 on City of Sandy Springs Spalding Drive (Winters Chapel Road to Holcomb Bridge Road/SR 140) Project No. F-1069-03/F-1058-01/F-1235-01 (N 1442152.6753 E 2266375.6289); running thence N 28°48'43.4" W a distance of 5.03 feet to a point 45.00 feet left of and opposite station 113+29.22 on said construction centerline laid out for Spalding Drive; thence N 49°08'02.1" E a distance of 120.55 feet to a point 58.20 feet left of and opposite station 114+49.05 on said construction centerline laid out for Spalding Drive; thence S 31°54'37.1" E a distance of 18.22 feet to a point 40.00 feet left of and opposite station 114+48.20 on said construction centerline laid out for Spalding Drive; thence S 55°25'17.7" W a distance of 119.49 feet back to the point of beginning.

Containing 0.032 acres more or less.

STATE OF GEORGIA

COUNTY OF FULTON

**A RESOLUTION APPOINTING A MEMBER TO THE SANDY SPRINGS PLANNING
COMMISSION**

BE IT RESOLVED by the City Council of the City of Sandy Springs, GA while in regular session on January 21, 2020, at 6:00 p.m. as follows:

SECTION 1. That Reed Haggard (Post 2) is hereby appointed to serve as a member of the Sandy Springs Planning Commission for a four (4) year term commencing January 21, 2020 and ending on January 20, 2024; and

SECTION 2. That should a Board member not fulfill the completion of the term referenced herein, that the member appointed to replace said member shall serve the remainder of the term; and

SECTION 3. That this Resolution shall become effective upon its adoption.

RESOLVED this the 21st day of January, 2020.

Approved:

Russell K. Paul, Mayor

Attest:

Coty Thigpen, City Clerk

(Seal)

STATE OF GEORGIA

COUNTY OF FULTON

A RESOLUTION APPOINTING MEMBERS TO THE
SANDY SPRINGS BOARD OF APPEALS

BE IT RESOLVED by the City Council of the City of Sandy Springs, GA while in regular session on January 21, 2020, at 6:00 p.m. as follows:

SECTION 1. That Alvin Johnson (Post 1) is hereby re-appointed to serve as a member of the Sandy Springs Board of Appeals for a four (4) year term commencing January 21, 2020 and ending on January 20, 2024; and

SECTION 2. That Mel Mobley (Post 2) is hereby re-appointed to serve as a member of the Sandy Springs Board of Appeals for a four (4) year term commencing January 21, 2020 and ending on January 20, 2024; and

SECTION 3. That Robin Conklin (Post 3) is hereby appointed to serve as a member of the Sandy Springs Board of Appeals for a four (4) year term commencing January 21, 2020 and ending on January 20, 2024; and

SECTION 4. That should a Board member not fulfill the completion of the term referenced herein, that the member appointed to replace said member shall serve the remainder of the term; and

SECTION 5. That the appointees shall be eligible for re-appointment upon nomination by the Mayor and confirmation by the City Council; and

SECTION 6. That this Resolution shall become effective upon its adoption.

RESOLVED this the 21st day of January, 2020.

Approved:

Russell K. Paul, Mayor

Attest:

Coty Thigpen, City Clerk

(Seal)

STATE OF GEORGIA

COUNTY OF FULTON

**A RESOLUTION TO APPOINT COMMITTEE MEMBERS TO THE
NORTH END REVITALIZATION ADVISORY COMMITTEE;
TO ESTABLISH AN EFFECTIVE DATE AND FOR OTHER PURPOSES**

WHEREAS, the Mayor and City Council of the City of Sandy Springs, Georgia ("City") are charged with protecting the health, safety and public welfare; and

WHEREAS, creating a healthy and vibrant retail environment, along with workforce housing in the City's north end, is a top priority for City leadership; and

WHEREAS, pursuant to Chapter 2, Article V, Division 3 of the City's Code of Ordinances ("Code"), the City Council may establish advisory committees to study City priorities, seek community input, and report to council on findings and proposals; and

WHEREAS, to further the priority of north end redevelopment, the Mayor and Council established the North End Revitalization Advisory Committee ("Committee"); and

WHEREAS, pursuant to Code Section 2-281, each committee person shall be nominated by the Mayor and approved by the Council; and

WHEREAS, the Mayor desires to nominate Sean O'Keefe and Derek Lawrie to serve as a member of the Committee for a term to conclude upon completion of the committee's business.

BE IT RESOLVED, by the Mayor and City Council of the City of Sandy Springs, Georgia that Sean O'Keefe and Derek Lawrie are hereby nominated by the Mayor and approved by City Council to serve as a member of the North End Revitalization Advisory Committee.

This Resolution shall be effective immediately upon adoption.

APPROVED AND ADOPTED this the 21st day of January, 2020.

Approved:

Russell K. Paul, Mayor

Attest:

Coty Thigpen, City Clerk

(SEAL)

O.C.G.A. 50-18-70
STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION APPOINTING AN INTERIM CITY CLERK FOR THE CITY OF
SANDY SPRINGS, GEORGIA, PURSUANT TO ARTICLE III, SECTION 3.09 OF
THE CITY CHARTER**

WHEREAS, Article III, Section 3.09 of the City of Sandy Springs (“City”) Charter provides for the appointment by the Mayor of a City Clerk, subject to confirmation by majority vote of the City Council; and

WHEREAS, on January 15, 2019 Mayor Rusty Paul appointed Coty Thigpen as City Clerk, effective February 11, 2019, and City Council confirmed the appointment; and

WHEREAS, Coty Thigpen has resigned as City Clerk effective January 22, 2020; and

WHEREAS, pursuant to Article III, Section 3.09 of the City Charter, the Mayor and City Council desire to name and confirm the appointment of a successor City Clerk.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council for the City of Sandy Springs, Georgia, while in regular session on January 21, 2020 at 6:00 p.m. as follows:

SECTION 1. That the Mayor hereby appoints Lia Jones as the Interim City Clerk for the City of Sandy Springs, Georgia, and that such appointment is confirmed by the City Council pursuant to the provisions of Article III, Section 3.09 of the City Charter; and

SECTION 2. That Ms. Jones’ appointment is effective January 22, 2020; and

SECTION 3. That this Resolution shall become effective upon its adoption.

RESOLVED this the 21st day of January, 2020.

Approved:

Russell K. Paul, Mayor

Attest:

Coty Thigpen, City Clerk

(Seal)



SANDY SPRINGS™
GEORGIA

FINANCIAL HIGHLIGHTS FY 2020
NOVEMBER 30, 2019

UNAUDITED

**NOTES TO THE FINANCIAL STATEMENTS
NOVEMBER 30, 2019**

Financial Overview / Highlights

- ▶ General Fund Revenues for the fiscal year approximate 60.80% compared to the Adopted Budget. We are at 41.67% of the year. Most revenues received in July are recognized in June. Revenues such as Electric Franchise and Ins Premium Tax occur once a year.
- ▶ General Fund Expenditures for the fiscal year approximate 34.42% compared to the Adopted Budget. We are at 41.67% of the year. Contractor payments are one month behind as they are paid the following month of services rendered.

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Comments
Revenues - Fund 100				
Property Taxes	\$35,592,077	\$34,000,000	104.68%	
Motor Vehicle Tax	\$36,433	\$0	N/A	<--These two will be adjusted as the rate at which the <-- old MVT phases out and the new TAVT increases
Motor Vehicle TAVT	\$648,682	\$1,000,000	64.87%	
Local Option Sales Tax	\$9,381,992	\$25,000,000	37.53%	
Business Occupational Tax	\$505,350	\$9,500,000	5.32%	Final payments due March 31
Insurance Premium Tax	\$6,514,775	\$6,250,000	104.24%	Payment received October of each year
Building Permits	\$944,816	\$1,500,000	62.99%	
Expenditures - Fund 100				
<u>All Departments</u>				
Workers Comp Insurance	\$213,247	\$867,000	24.60%	Includes all departments and is semi-annual

**CASH AND INVESTMENTS
THROUGH PERIOD 05, NOVEMBER FY 2020**

UNAUDITED

SUNTRUST

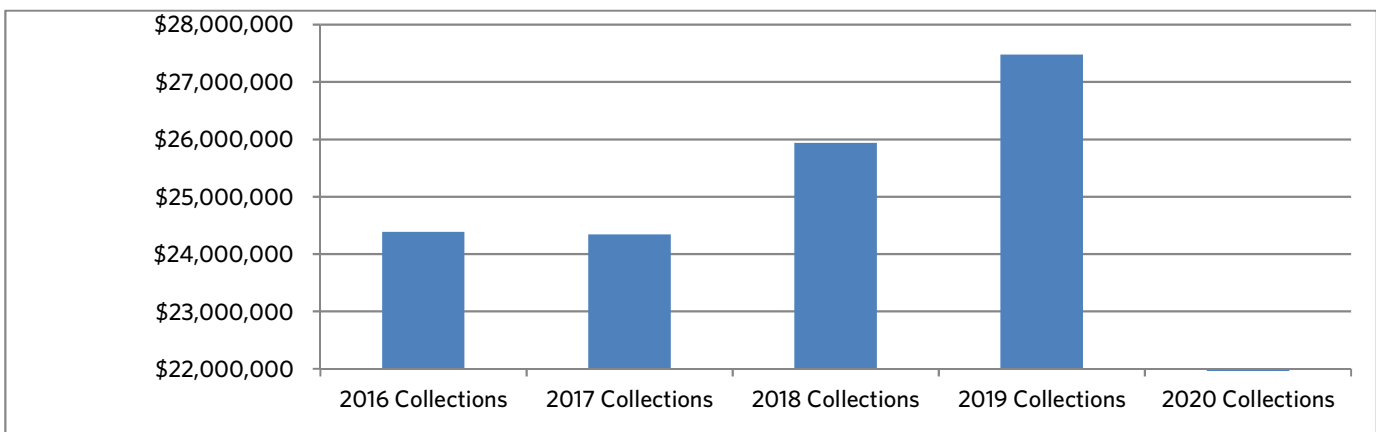
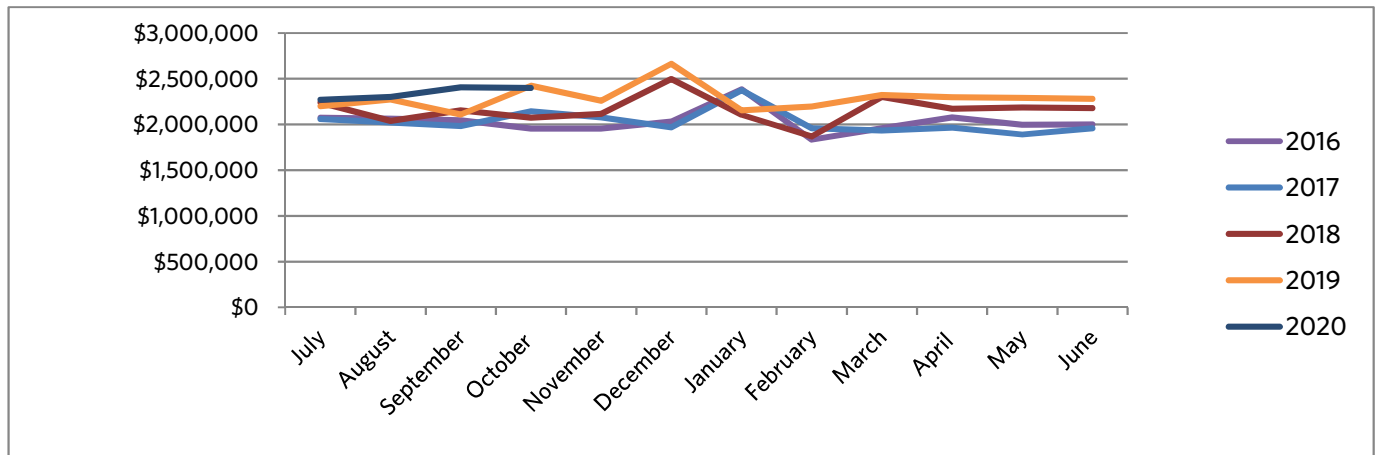
OPERATING ACCOUNT	14,289,462
COMMUNITY DEVELOPMENT ESCROW	4,563,645
POLICE - CUSTODIAL ESCROW	16,962
POLICE - FEDERAL FORFEITURE	241,189
POLICE - STATE SEIZED RESTRICTED	185,106
POLICE - STATE SEIZED UNRESTRICTED	294,599
POLICE - FEDERAL SEIZED TREASURY FUND	68,564
POLICE - FEDERAL SEIZED FUNDS US POSTAL SERVICES	58,405
HOTEL / MOTEL TAX ACCOUNT	416,229
COURT SERVICES	492,785
IMPACT FEE ACCOUNT	8,008,448
TREE FUND ACCOUNT	772,638
HOSPITALITY BOARD	1,089,246
TSPLOST FUND	35,611,893
DEVELOPMENT AUTHORITY MONEY MARKET ACCT	333,393
PAC OPERATING & EVENTS ACCOUNT	2,084,467
TOTAL SUNTRUST	\$68,527,030

GEORGIA FUND ONE	\$87,175,265
FIRST TENNESSEE	9,500,000
US BANK - SINKING FUND	238
TOTAL INVESTMENT ACCOUNTS	\$96,675,502

TOTAL CASH AND CASH EQUIVALENTS **\$165,202,533**

**LOCAL OPTION SALES TAX COLLECTIONS
THROUGH PERIOD 05, NOVEMBER FY 2020**

	2016 Collections	2017 Collections	2018 Collections	2019 Collections	2020 Collections	% Change from Prior Year
July	\$2,075,386	\$2,061,561	\$2,240,290	\$2,199,602	\$2,271,667	3.28%
August	2,063,080	2,020,988	2,041,079	2,275,504	2,300,996	1.12%
September	2,046,612	1,983,997	2,154,073	2,109,943	2,407,613	14.11%
October	1,956,001	2,146,133	2,074,045	2,423,979	2,401,716	-0.92%
November	1,956,924	2,078,863	2,117,845	2,259,523		
December	2,034,052	1,968,607	2,497,910	2,663,619		
January	2,384,890	2,375,651	2,106,942	2,155,711		
February	1,834,186	1,959,251	1,868,609	2,197,080		
March	1,957,492	1,933,241	2,301,871	2,321,849		
April	2,079,548	1,966,649	2,170,864	2,299,086		
May	1,998,165	1,890,507	2,186,481	2,290,253		
June	2,001,542	1,958,584	2,178,187	2,279,757		
	\$24,387,878	\$24,344,032	\$25,938,196	\$27,475,907	\$9,381,992	-65.85%



GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
100-0000-90-311100	CURRENT YEAR PROPERTY TAXES	8,978,188	35,592,077	34,000,000	104.68 %
100-0000-90-311310	MOTOR VEHICLE	-	36,433	-	- %
100-0000-90-311315	MOTOR VEHICLE TAVT FEE	-	648,682	1,000,000	64.87 %
100-0000-90-311340	INTANGIBLES	72,561	220,499	425,000	51.88 %
100-0000-90-311600	REAL ESTATE TRANSFER TAX	19,099	108,395	200,000	54.20 %
100-0000-90-311710	ELECTRIC FRANCHISE TAX	-	-	5,800,000	- %
100-0000-90-311730	GAS FRANCHISE TAX	-	199,739	750,000	26.63 %
100-0000-90-311750	CABLE TV FRANCHISE TAX	315,630	443,003	1,750,000	25.31 %
100-0000-90-311760	TELEPHONE FRANCHISE TAX	52,181	325,422	300,000	108.47 %
100-0000-90-311790	SOLID WASTE FRANCHISE TAX	14,107	120,349	425,000	28.32 %
100-0000-90-313100	LOCAL OPTION SALES TAX	2,401,716	9,381,992	25,000,000	37.53 %
100-0000-90-314200	ALCOHOLIC BEVERAGE EXCISE	85,613	359,903	1,000,000	35.99 %
100-0000-90-314300	EXCISE MIXED DRINK TAX	22,673	132,804	375,000	35.41 %
100-0000-90-316100	BUSINESS & OCCUPATION TAX	15,311	505,350	9,500,000	5.32 %
100-0000-90-316110	BUSINESS AUDIT REVENUE	-	70,873	-	- %
100-0000-90-316200	INSURANCE PREMIUM TAX	-	6,514,775	6,250,000	104.24 %
	TOTAL TAXES	11,977,078	54,660,296	86,775,000	62.99 %
100-0000-90-321100	ALCOHOLIC BEVERAGE LIC	413,500	519,575	625,000	83.13 %
100-0000-90-321910	OTHER LICENSES AND PERMITS	9,426	49,586	110,000	45.08 %
100-0000-60-322210	PLANNING/ZONING FEES	10,387	36,789	50,000	73.58 %
100-0000-60-322215	DEVELOPMENT REVIEW FEE	8,491	53,982	100,000	53.98 %
100-0000-60-323120	BUILDING PERMITS	101,450	944,816	1,500,000	62.99 %
100-0000-60-323130	PLUMBING PERMITS	890	4,915	10,000	49.15 %
100-0000-60-323140	ELECTRICAL PERMITS	637	4,629	10,000	46.29 %
100-0000-60-323160	HVAC PERMITS	4,098	26,209	30,000	87.36 %
100-0000-60-323920	BLDG REINSPECTION FEE	125	2,325	5,000	46.50 %
	TOTAL LICENSES & PERMITS	549,005	1,642,825	2,440,000	67.33 %
100-0000-30-342900	FALSE ALARM FEES	22,354	81,576	100,000	81.58 %
100-0000-40-343300	STATE ROAD MAINTENANCE FEES	-	47,040	141,120	33.33 %
100-0000-10-346900	SPECIAL EVENT FEES	200	1,550	5,000	31.00 %
100-0000-50-347500	RECREATION PRG FEES-GYMNASTICS	4,138	11,515	420,000	2.74 %
100-0000-50-347501	RECREATION PRG FEES-ATHL LEIS	2,720	23,529	172,000	13.68 %
100-0000-50-347900	SSTC CONTRACT	11,250	52,500	120,000	43.75 %
100-0000-50-347910	FACILITY RENTALS	7,528	51,439	108,000	47.63 %
	TOTAL CHARGES & FEES	48,189	269,149	1,066,120	25.25 %
100-0000-20-351170	MUNICIPAL COURT	247,901	1,051,161	2,500,000	42.05 %
	TOTAL FINES & FORFEITURES	247,901	1,051,161	2,500,000	42.05 %
100-0000-90-361000	INTEREST REVENUE	114,798	592,917	1,000,000	59.29 %
	TOTAL INVESTMENT INCOME	114,798	592,917	1,000,000	59.29 %
100-0000-40-381000	RENTAL REVENUE	37,994	80,345	120,000	66.95 %
100-0000-90-381100	ROYALTIES-GAS SOUTH	614	2,526	8,000	31.58 %
100-0000-90-389000	MISCELLANEOUS REVENUE	37,753	137,955	125,000	110.36 %
100-0000-60-389100	PERMIT TECHNOLOGY FEE	4,155	21,995	50,000	43.99 %
100-0000-90-389200	INSURANCE REIMBURSEMENTS	100	43,302	15,000	288.68 %
	TOTAL MISCELLANEOUS	80,616	286,122	318,000	89.98 %

**GENERAL FUND REVENUES & EXPENDITURES
THROUGH PERIOD 05, NOVEMBER FY 2020**

01/03/2020

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
100-0000-90-391275	TRANSFER IN FROM HOTEL MOTEL	300,060	1,264,149	3,562,650	35.48 %
100-0000-90-391280	TRANSFER IN FROM MVRET FUND	8,697	35,106	105,000	33.43 %
100-0000-90-391356	TRANSFER IN FROM IMPACT FEES	200	17,534	15,000	116.89 %
100-0000-90-391840	TRANSFER IN FROM DEV AUTH	-	-	600,000	- %
100-0000-90-392100	SALE OF ASSETS	2,579	3,671	10,000	36.71 %
TOTAL OTHER FINANCING SOURCES		311,536	1,320,460	4,292,650	30.76 %
TOTAL REVENUES		\$13,329,124	\$59,822,930	\$98,391,770	60.80 %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
CITY COUNCIL EXPENDITURES					
100-1310-10-511100	REGULAR SALARIES	12,333	49,333	148,000	33.33 %
100-1310-10-512200	SOCIAL SECURITY	765	3,059	9,200	33.25 %
100-1310-10-512300	MEDICARE	179	715	2,200	32.52 %
100-1310-10-512600	UNEMPLOYMENT TAX	-	(5)	800	(0.64%)
100-1310-10-512700	WORKERS' COMPENSATION	-	105	300	35.00 %
Salaries & Benefits		13,277	53,207	160,500	33.15 %
100-1310-10-523200	COMMUNICATIONS	384	1,825	4,400	41.47 %
100-1310-10-523500	TRAVEL	-	50	10,000	0.50 %
100-1310-10-523600	DUES & FEES	-	13,488	36,000	37.47 %
100-1310-10-523700	EDUCATION/TRAINING	-	-	2,000	- %
100-1310-10-531100	GENERAL OPERATING SUPPLIES	427	587	5,000	11.73 %
100-1310-10-531300	HOSPITALITY	532	3,237	8,500	38.08 %
Operations & Capital		1,343	19,187	65,900	29.11 %
TOTAL CITY COUNCIL		14,620	72,394	226,400	31.98 %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
CITY MANAGER EXPENDITURES					
100-1320-10-511100	REGULAR SALARIES	34,943	309,068	678,600	45.54 %
100-1320-10-511110	BONUSES	-	-	28,000	- %
100-1320-10-512101	HEALTH INSURANCE	1,923	12,926	62,500	20.68 %
100-1320-10-512102	DISABILITY INSURANCE	125	634	2,700	23.47 %
100-1320-10-512103	DENTAL INSURANCE	81	687	2,200	31.21 %
100-1320-10-512104	LIFE INSURANCE	236	1,380	6,100	22.62 %
100-1320-10-512200	SOCIAL SECURITY	1,385	8,256	43,800	18.85 %
100-1320-10-512300	MEDICARE	501	4,403	10,200	43.17 %
100-1320-10-512401	RETIREMENT 401A	2,184	15,532	98,800	15.72 %
100-1320-10-512402	RETIREMENT-MATCHING	910	5,667	32,600	17.38 %
100-1320-10-512600	UNEMPLOYMENT TAX	-	-	3,300	- %
100-1320-10-512700	WORKERS' COMPENSATION	-	491	1,300	37.77 %
Salaries & Benefits		42,287	359,042	970,100	37.01 %
100-1320-10-521200	PROFESSIONAL SERVICES	4,182	4,721	10,000	47.21 %
100-1320-10-523200	COMMUNICATIONS	241	1,114	4,000	27.85 %
100-1320-10-523400	PRINTING & BINDING	-	-	1,000	- %
100-1320-10-523500	TRAVEL	280	3,268	15,000	21.79 %
100-1320-10-523600	DUES & FEES	-	200	12,000	1.67 %
100-1320-10-523700	EDUCATION/TRAINING	-	2,400	30,800	7.79 %
100-1320-10-531100	GENERAL OPERATING SUPPLIES	-	326	5,000	6.53 %
100-1320-10-531300	HOSPITALITY	1,013	3,083	28,000	11.01 %
100-1320-10-531600	SMALL TOOLS & EQUIPMENT	-	-	5,000	- %
Operations & Capital		5,715	15,112	110,800	13.64 %
TOTAL CITY MANAGER		48,002	374,154	1,080,900	34.62 %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
CITY CLERK EXPENDITURES					
100-1330-10-511100	REGULAR SALARIES	17,348	84,513	284,700	29.68 %
100-1330-10-511110	BONUSES	-	-	6,000	- %
100-1330-10-512101	HEALTH INSURANCE	2,634	13,170	35,700	36.89 %
100-1330-10-512102	DISABILITY INSURANCE	65	447	1,800	24.81 %
100-1330-10-512103	DENTAL INSURANCE	115	574	1,700	33.79 %
100-1330-10-512104	LIFE INSURANCE	135	946	2,000	47.28 %
100-1330-10-512200	SOCIAL SECURITY	1,049	5,109	18,000	28.38 %
100-1330-10-512300	MEDICARE	245	1,195	4,300	27.78 %
100-1330-10-512401	RETIREMENT 401A	2,082	8,679	34,200	25.38 %
100-1330-10-512402	RETIREMENT-MATCHING	867	3,616	14,200	25.47 %
100-1330-10-512600	UNEMPLOYMENT TAX	-	3	1,400	0.19 %
100-1330-10-512700	WORKERS' COMPENSATION	-	72	900	8.00 %
Salaries & Benefits		24,541	118,323	404,900	29.22 %
100-1330-10-521300	TECHNICAL SERVICES	-	34,761	53,000	65.59 %
100-1330-10-522230	REP & MAINT-VEHICLES	71	176	5,000	3.53 %
100-1330-10-523200	COMMUNICATIONS	42	277	1,500	18.50 %
100-1330-10-523300	ADVERTISING	-	-	1,000	- %
100-1330-10-523400	PRINTING & BINDING	-	1,708	15,000	11.39 %
100-1330-10-523500	TRAVEL	-	953	3,000	31.78 %
100-1330-10-523600	DUES & FEES	-	400	3,500	11.44 %
100-1330-10-523700	EDUCATION/TRAINING	708	1,012	2,000	50.61 %
100-1330-10-523900	CONTRACTUAL SERVICES	95	386	40,000	0.96 %
100-1330-10-531100	GENERAL OPERATING SUPPLIES	117	270	1,000	27.03 %
100-1330-10-531270	GASOLINE	29	29	1,000	2.92 %
100-1330-10-531300	HOSPITALITY	-	-	500	- %
100-1330-10-531600	SMALL TOOLS & EQUIPMENT	-	-	500	- %
Operations & Capital		1,063	39,974	127,000	31.48 %
TOTAL CITY CLERK		25,603	158,297	531,900	29.76 %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
FINANCE EXPENDITURES					
100-1500-10-511100	REGULAR SALARIES	94,159	470,390	1,354,400	34.73 %
100-1500-10-511110	BONUSES	-	-	6,000	- %
100-1500-10-512101	HEALTH INSURANCE	12,929	65,812	206,100	31.93 %
100-1500-10-512102	DISABILITY INSURANCE	340	1,816	12,600	14.41 %
100-1500-10-512103	DENTAL INSURANCE	732	3,659	11,300	32.38 %
100-1500-10-512104	LIFE INSURANCE	763	4,076	10,300	39.57 %
100-1500-10-512200	SOCIAL SECURITY	4,798	26,470	84,400	31.36 %
100-1500-10-512300	MEDICARE	1,300	6,484	19,700	32.91 %
100-1500-10-512401	RETIREMENT 401A	10,878	22,434	162,500	13.81 %
100-1500-10-512402	RETIREMENT-MATCHING	4,285	9,026	67,700	13.33 %
100-1500-10-512600	UNEMPLOYMENT TAX	6	27	6,800	0.40 %
100-1500-10-512700	WORKERS' COMPENSATION	-	114	9,500	1.20 %
Salaries & Benefits		130,189	610,308	1,951,300	31.28 %
100-1500-10-521200	PROFESSIONAL SERVICES	-	9,680	25,000	38.72 %
100-1500-10-521210	PROF SVCS-AUDIT	18,000	67,000	100,000	67.00 %
100-1500-10-521300	TECHNICAL SERVICES	-	13,000	110,000	11.82 %
100-1500-10-523200	COMMUNICATIONS	152	760	1,300	58.48 %
100-1500-10-523300	ADVERTISING	-	1,000	17,000	5.88 %
100-1500-10-523400	PRINTING & BINDING	894	1,472	5,000	29.44 %
100-1500-10-523500	TRAVEL	-	621	10,000	6.21 %
100-1500-10-523600	DUES & FEES	1,309	1,491	5,000	29.82 %
100-1500-10-523700	EDUCATION/TRAINING	10	1,095	28,000	3.91 %
100-1500-10-523900	CONTRACTUAL SERVICES	1,977	8,626	30,000	28.75 %
100-1500-10-523950	MERCHANT SVCS CHARGES	6	127	5,000	2.54 %
100-1500-10-523955	BANK SERVICE CHARGES	-	(160)	1,000	(16.00%)
100-1500-10-531100	GENERAL OPERATING SUPPLIES	211	1,636	20,000	8.18 %
100-1500-10-531300	HOSPITALITY	-	341	1,000	34.11 %
100-1500-10-531750	UNIFORMS	-	-	1,000	- %
100-1500-10-542400	COMPUTER EQUIPMENT	4,856	3,841	45,000	8.54 %
Operations & Capital		27,415	110,530	404,300	27.34 %
TOTAL FINANCE		157,604	720,838	2,355,600	30.60 %



GENERAL FUND REVENUES & EXPENDITURES
THROUGH PERIOD 05, NOVEMBER FY 2020

01/03/2020

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
LEGAL SERVICES EXPENDITURES					
100-1530-10-521250	PROF SVCS-LEGAL	51,616	187,090	450,000	41.58 %
100-1530-10-521255	PROF SVCS-LITIGATION	101,328	243,296	450,000	54.07 %
Operations & Capital		152,944	430,385	900,000	47.82 %
TOTAL LEGAL SERVICES		152,944	430,385	900,000	47.82 %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
INFORMATION SERVICES EXPENDITURES					
100-1535-10-511100	SALARIES	77,295	367,796	1,199,700	30.66 %
100-1535-10-511110	BONUSES	-	-	4,500	- %
100-1535-10-512101	HEALTH INSURANCE	11,254	51,834	189,400	27.37 %
100-1535-10-512102	DISABILITY INSURANCE	315	1,422	11,300	12.58 %
100-1535-10-512103	DENTAL INSURANCE	634	2,887	9,900	29.16 %
100-1535-10-512104	LIFE INSURANCE	707	3,191	9,100	35.07 %
100-1535-10-512200	SOCIAL SECURITY	4,533	21,363	74,700	28.60 %
100-1535-10-512300	MEDICARE	1,060	4,996	17,500	28.55 %
100-1535-10-512401	401A RETIREMENT	8,404	17,205	144,500	11.91 %
100-1535-10-512402	401A RETIREMENT-457 MATCH	3,502	7,191	60,200	11.95 %
100-1535-10-512600	UNEMPLOYMENT TAX	7	7	6,000	0.11 %
100-1535-10-512700	WORKERS' COMPENSATION	-	80	7,800	1.03 %
Salaries & Benefits		107,711	477,972	1,734,600	27.56 %
100-1535-10-521300	TECHNICAL SERVICES	7,550	74,774	458,000	16.33 %
100-1535-10-521310	TECHNICAL SERVICES-SECURITY	17,729	53,797	152,000	35.39 %
100-1535-10-522320	EQUIPMENT OPERATING LEASE	-	33,207	100,000	33.21 %
100-1535-10-523200	COMMUNICATIONS	684	3,488	10,000	34.88 %
100-1535-10-523500	TRAVEL	71	126	8,000	1.58 %
100-1535-10-523600	DUES & FEES	-	3,097	8,000	38.71 %
100-1535-10-523700	EDUCATION/TRAINING	-	629	25,400	2.48 %
100-1535-10-523900	CONTRACTUAL SERVICES	-	7,509	80,000	9.39 %
100-1535-10-531100	GENERAL SUPPLIES & MATLS	423	1,258	10,000	12.58 %
100-1535-10-531600	SMALL TOOLS & EQUIPMENT	194	4,650	25,000	18.60 %
100-1535-10-542400	COMPUTER EQUIPMENT	9,835	92,122	225,000	40.94 %
Operations & Capital		36,485	274,657	1,101,400	24.94 %
TOTAL INFORMATION SERVICES		144,195	752,629	2,836,000	26.54 %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
HUMAN RESOURCES EXPENDITURES					
100-1540-10-511100	SALARIES	19,753	105,325	318,500	33.07 %
100-1540-10-511110	BONUSES	-	-	6,500	- %
100-1540-10-512101	HEALTH INSURANCE	1,472	8,639	41,600	20.77 %
100-1540-10-512102	DISABILITY INSURANCE	49	391	1,400	27.93 %
100-1540-10-512103	DENTAL INSURANCE	47	311	1,700	18.30 %
100-1540-10-512104	LIFE INSURANCE	110	878	3,000	29.26 %
100-1540-10-512200	SOCIAL SECURITY	1,183	6,273	20,100	31.21 %
100-1540-10-512300	MEDICARE	277	1,467	4,700	31.22 %
100-1540-10-512401	401A RETIREMENT	2,370	10,331	38,200	27.05 %
100-1540-10-512402	401A RETIREMENT-457 MATCH	988	4,229	15,900	26.60 %
100-1540-10-512600	UNEMPLOYMENT TAX	-	2	1,600	0.15 %
100-1540-10-512700	WORKERS' COMPENSATION	-	143	700	20.43 %
Salaries & Benefits		26,250	137,990	453,900	30.40 %
100-1540-10-521200	PROFESSIONAL SERVICES	17,004	84,223	200,000	42.11 %
100-1540-10-523200	COMMUNICATIONS	126	579	1,400	41.39 %
100-1540-10-523500	TRAVEL	-	-	2,500	- %
100-1540-10-523600	DUES & FEES	-	209	1,500	13.93 %
100-1540-10-523700	EDUCATION/TRAINING	-	629	4,500	13.98 %
100-1540-10-523900	CONTRACTUAL SERVICES	-	-	5,000	- %
100-1540-10-531100	GENERAL SUPPLIES & MATLS	-	769	1,500	51.26 %
Operations & Capital		17,129	86,410	216,400	39.93 %
TOTAL HUMAN RESOURCES		43,379	224,400	670,300	33.48 %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
FACILITIES MANAGEMENT EXPENDITURES					
100-1565-10-511100	SALARIES	55,377	265,445	759,000	34.97 %
100-1565-10-511110	BONUSES	-	-	3,500	- %
100-1565-10-512101	HEALTH INSURANCE	5,018	24,118	102,200	23.60 %
100-1565-10-512102	DISABILITY INSURANCE	226	1,019	6,900	14.77 %
100-1565-10-512103	DENTAL INSURANCE	349	1,717	6,300	27.25 %
100-1565-10-512104	LIFE INSURANCE	509	2,290	5,700	40.18 %
100-1565-10-512200	SOCIAL SECURITY	3,369	16,169	47,300	34.18 %
100-1565-10-512300	MEDICARE	788	3,780	11,100	34.05 %
100-1565-10-512401	401A RETIREMENT	6,011	13,182	91,500	14.41 %
100-1565-10-512402	401A RETIREMENT-457 MATCH	2,449	5,480	38,100	14.38 %
100-1565-10-512600	UNEMPLOYMENT TAX	6	22	3,800	0.58 %
100-1565-10-512700	WORKERS' COMPENSATION	-	66	23,900	0.28 %
Salaries & Benefits		74,103	333,286	1,099,300	30.32 %
100-1565-10-521200	PROFESSIONAL SERVICES	30,618	108,105	506,000	21.36 %
100-1565-10-521300	TECHNICAL SERVICES	110	11,541	18,800	61.39 %
100-1565-10-522100	CLEANING SERVICES	-	75,375	253,800	29.70 %
100-1565-10-522110	GARBAGE DISPOSAL	810	10,309	70,400	14.64 %
100-1565-10-522210	REP & MAINT-EQUIPMENT	4,326	141,504	354,000	39.97 %
100-1565-10-522220	REP & MAINT-BUILDINGS	36,344	178,294	955,000	18.67 %
100-1565-10-522310	BUILDING OPERATING LEASE	25,906	129,530	320,000	40.48 %
100-1565-10-522320	EQUIPMENT OPERATING LEASE	1,950	13,162	34,000	38.71 %
100-1565-10-523200	COMMUNICATIONS	382	1,756	4,000	43.91 %
100-1565-10-523250	POSTAGE	395	5,455	57,000	9.57 %
100-1565-10-523700	EDUCATION/TRAINING	-	300	5,000	6.00 %
100-1565-10-531100	GENERAL OPERATING SUPPLIES	6,720	34,461	210,000	16.41 %
100-1565-10-531210	WATER	8,323	133,125	121,200	109.84 %
100-1565-10-531220	NATURAL GAS	4,846	25,634	61,400	41.75 %
100-1565-10-531230	ELECTRICITY	41,855	188,679	526,800	35.82 %
100-1565-10-531600	SMALL TOOLS & EQUIPMENT	-	-	10,000	- %
100-1565-10-531750	UNIFORMS	-	216	8,000	2.70 %
100-1565-10-541200	SITE IMPROVEMENTS	7,456	31,048	452,900	6.86 %
100-1565-10-579000	CONTINGENCIES	-	-	100,000	- %
Operations & Capital		170,041	1,088,494	4,068,300	26.76 %
TOTAL FACILITIES MANAGEMENT		244,144	1,421,780	5,167,600	27.51 %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
COMMUNICATIONS EXPENDITURES					
100-1570-10-511100	SALARIES	47,433	232,469	618,500	37.59 %
100-1570-10-511110	BONUSES	-	-	4,500	- %
100-1570-10-512101	HEALTH INSURANCE	3,904	19,522	93,500	20.88 %
100-1570-10-512102	DISABILITY INSURANCE	178	892	5,400	16.52 %
100-1570-10-512103	DENTAL INSURANCE	290	1,448	5,200	27.85 %
100-1570-10-512104	LIFE INSURANCE	400	2,002	4,800	41.70 %
100-1570-10-512200	SOCIAL SECURITY	2,881	14,113	38,600	36.56 %
100-1570-10-512300	MEDICARE	674	3,301	9,000	36.67 %
100-1570-10-512401	401A RETIREMENT	5,692	12,939	74,200	17.44 %
100-1570-10-512402	401A RETIREMENT-457 MATCH	2,085	4,934	30,900	15.97 %
100-1570-10-512600	UNEMPLOYMENT TAX	-	2	3,100	0.07 %
100-1570-10-512700	WORKERS' COMPENSATION	-	87	4,200	2.07 %
Salaries & Benefits		63,537	291,708	891,900	32.71 %
100-1570-10-521201	PROF SVCS-GOVERNMENT SERVICES	91,583	183,166	549,500	33.33 %
100-1570-10-522230	REP & MAINT-VEHICLES	-	-	800	- %
100-1570-10-523200	COMMUNICATIONS	336	1,645	5,600	29.37 %
100-1570-10-523300	ADVERTISING	2,820	7,399	93,500	7.91 %
100-1570-10-523400	PRINTING & BINDING	734	1,218	15,000	8.12 %
100-1570-10-523500	TRAVEL	-	14	3,000	0.48 %
100-1570-10-523600	DUES & FEES	-	-	3,000	- %
100-1570-10-523700	EDUCATION/TRAINING	-	42	7,000	0.60 %
100-1570-10-523900	CONTRACTUAL SERVICES	465	27,331	30,500	89.61 %
100-1570-10-523905	WEBSITE ENHANCEMENTS	3,725	32,509	133,000	24.44 %
100-1570-10-531100	GENERAL SUPPLIES & MATLS	285	2,495	20,000	12.48 %
100-1570-10-531270	GASOLINE	-	-	500	- %
100-1570-10-531300	HOSPITALITY	-	57	5,000	1.14 %
100-1570-10-531350	SPECIAL EVENTS	21,348	150,094	264,700	56.70 %
Operations & Capital		121,296	405,972	1,131,100	35.89 %
TOTAL COMMUNICATIONS		184,833	697,680	2,023,000	34.49 %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
GENERAL ADMINISTRATION EXPENDITURES					
100-1595-10-511200	PART-TIME/TEMP EMPLOYEES	-	1,874	45,000	4.17 %
100-1595-10-512200	SOCIAL SECURITY	-	116	2,800	4.15 %
100-1595-10-512300	MEDICARE	-	29	600	4.82 %
100-1595-10-512600	UNEMPLOYMENT TAX	-	(1)	100	(1.36%)
Salaries & Benefits		-	2,018	48,500	4.16 %
100-1595-10-521200	PROFESSIONAL SERVICES	312	91,494	500,000	18.30 %
100-1595-10-521240	PROF SVCS-NON-PROFITS	10,625	80,625	425,000	18.97 %
100-1595-10-523100	PROPERTY & LIABILITY INS	5,107	657,374	1,300,000	50.57 %
100-1595-10-523200	COMMUNICATIONS	5,949	29,664	100,000	29.66 %
100-1595-10-531100	GENERAL SUPPLIES & MATLS	-	-	100,000	- %
100-1595-10-579000	CONTINGENCIES	-	-	300,000	- %
100-1595-10-579005	CONTINGENCIES INSOURCE	-	-	100,000	- %
100-1595-10-579010	CITY MANAGER CONTINGENCIES	-	-	150,000	- %
Operations & Capital		21,993	859,156	2,975,000	28.88 %
TOTAL GENERAL ADMINISTRATION		21,993	861,175	3,023,500	28.48 %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
MUNICIPAL COURT EXPENDITURES					
100-2650-20-511100	REGULAR SALARIES	39,724	136,859	462,900	29.57 %
100-2650-20-511110	BONUSES	-	-	3,500	- %
100-2650-20-512101	HEALTH INSURANCE	5,697	20,029	76,100	26.32 %
100-2650-20-512102	DISABILITY INSURANCE	141	478	4,100	11.67 %
100-2650-20-512103	DENTAL INSURANCE	337	1,182	4,200	28.14 %
100-2650-20-512104	LIFE INSURANCE	318	1,074	3,500	30.70 %
100-2650-20-512200	SOCIAL SECURITY	2,381	8,172	28,900	28.28 %
100-2650-20-512300	MEDICARE	557	1,911	6,800	28.11 %
100-2650-20-512401	RETIREMENT 401A	879	4,312	55,900	7.71 %
100-2650-20-512402	RETIREMENT-MATCHING	366	1,797	23,300	7.71 %
100-2650-20-512600	UNEMPLOYMENT TAX	39	64	2,400	2.66 %
100-2650-20-512700	WORKERS' COMPENSATION	-	69	11,700	0.59 %
Salaries & Benefits		50,439	175,947	683,300	25.75 %
100-2650-20-521201	PROF SVCS-GVMT SERVICES	-	99,709	99,800	99.91 %
100-2650-20-521260	PROF SVCS-COURT	38,530	198,153	547,900	36.17 %
100-2650-20-521300	TECHNICAL SERVICES	4,758	17,660	114,100	15.48 %
100-2650-20-523200	COMMUNICATIONS	118	589	1,500	39.25 %
100-2650-20-523300	ADVERTISING	-	-	500	- %
100-2650-20-523400	PRINTING & BINDING	285	388	1,500	25.88 %
100-2650-20-523500	TRAVEL	1,566	5,652	12,000	47.10 %
100-2650-20-523600	DUES & FEES	325	325	1,000	32.50 %
100-2650-20-523700	EDUCATION/TRAINING	900	1,825	14,000	13.04 %
100-2650-20-523900	CONTRACTUAL SERVICES	-	-	1,500	- %
100-2650-20-523950	MERCHANT SVCS CHARGES	73	296	1,500	19.76 %
100-2650-20-531100	GENERAL OPERATING SUPPLIES	25	5,012	6,000	83.53 %
100-2650-20-531300	HOSPITALITY	-	107	3,000	3.57 %
100-2650-20-541200	SITE IMPROVEMENTS	5,731	35,447	38,000	93.28 %
Operations & Capital		52,310	365,164	842,300	43.35 %
TOTAL MUNICIPAL COURT		102,749	541,111	1,525,600	35.47 %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
POLICE EXPENDITURES					
100-3210-30-511100	REGULAR SALARIES	783,281	3,767,409	10,808,000	34.86 %
100-3210-30-511110	BONUSES	-	9,000	410,000	2.20 %
100-3210-30-511200	PART-TIME/TEMP EMPLOYEES	32,396	135,115	400,000	33.78 %
100-3210-30-511300	OVERTIME	72,521	319,995	750,000	42.67 %
100-3210-30-512101	HEALTH INSURANCE	117,843	588,153	1,736,800	33.86 %
100-3210-30-512102	DISABILITY INSURANCE	2,689	15,358	39,800	38.59 %
100-3210-30-512103	DENTAL INSURANCE	6,887	33,736	94,500	35.70 %
100-3210-30-512104	LIFE INSURANCE	6,048	29,991	85,100	35.24 %
100-3210-30-512200	SOCIAL SECURITY	52,555	251,545	766,800	32.80 %
100-3210-30-512300	MEDICARE	12,485	59,266	179,300	33.05 %
100-3210-30-512401	RETIREMENT 401A	90,012	438,049	1,387,000	31.58 %
100-3210-30-512402	RETIREMENT-MATCHING	36,482	177,508	577,900	30.72 %
100-3210-30-512500	TUITION REIMBURSEMENT	4,723	12,374	25,000	49.50 %
100-3210-30-512600	UNEMPLOYMENT TAX	43	22	31,800	0.07 %
100-3210-30-512700	WORKERS' COMPENSATION	1,671	146,824	425,300	34.52 %
Salaries & Benefits		1,219,635	5,984,345	17,717,300	33.78 %
100-3210-30-521200	PROFESSIONAL SERVICES	7,723	49,405	245,000	20.17 %
100-3210-30-521270	JAIL SERVICES	-	77,641	625,000	12.42 %
100-3210-30-521275	INMATE MEDICAL SERVICES	13,593	40,995	150,000	27.33 %
100-3210-30-521300	TECHNICAL SERVICES	44,658	398,331	1,083,000	36.78 %
100-3210-30-522100	CLEANING SERVICES	-	15,900	65,000	24.46 %
100-3210-30-522110	GARBAGE DISPOSAL	163	752	2,000	37.60 %
100-3210-30-522210	REP & MAINT-EQUIPMENT	949	3,657	55,800	6.55 %
100-3210-30-522220	REP & MAINT-BUILDINGS	3,456	8,326	25,000	33.30 %
100-3210-30-522230	REP & MAINT-VEHICLES	34,338	145,914	350,000	41.69 %
100-3210-30-522310	BUILDING OPERATING LEASE	63,575	292,446	688,000	42.51 %
100-3210-30-522320	EQUIPMENT OPERATING LEASE	-	357	2,000	17.85 %
100-3210-30-523200	COMMUNICATIONS	15,078	85,353	182,000	46.90 %
100-3210-30-523250	POSTAGE	105	525	3,000	17.49 %
100-3210-30-523300	ADVERTISING	2,693	6,434	20,000	32.17 %
100-3210-30-523400	PRINTING & BINDING	48	1,471	15,000	9.81 %
100-3210-30-523500	TRAVEL	8,924	43,013	80,000	53.77 %
100-3210-30-523600	DUES & FEES	1,286	5,509	20,000	27.54 %
100-3210-30-523700	EDUCATION/TRAINING	6,411	15,328	80,000	19.16 %
100-3210-30-523900	CONTRACTUAL SERVICES	6,076	28,709	100,000	28.71 %
100-3210-30-523950	MERCHANT SVCS CHARGES	31	110	1,000	11.03 %
100-3210-30-531100	GENERAL OPERATING SUPPLIES	10,091	44,558	75,000	59.41 %
100-3210-30-531150	UNDERCOVER OPERATIONS	-	-	10,000	- %
100-3210-30-531210	WATER	135	563	2,000	28.16 %
100-3210-30-531220	NATURAL GAS	885	4,182	17,000	24.60 %
100-3210-30-531230	ELECTRICITY	3,518	32,502	55,000	59.09 %
100-3210-30-531270	GASOLINE	44,365	182,867	525,000	34.83 %
100-3210-30-531300	HOSPITALITY	1,281	9,767	27,000	36.18 %
100-3210-30-531600	POLICE EQUIPMENT	15,089	56,439	200,000	28.22 %
100-3210-30-531750	UNIFORMS	11,710	37,600	200,000	18.80 %
100-3210-30-541200	SITE IMPROVEMENTS	-	4,068	50,000	8.14 %
100-3210-30-542200	VEHICLES	546,782	546,909	978,000	55.92 %
100-3210-30-579000	CONTINGENCIES	-	-	200,000	- %
Operations & Capital		842,963	2,139,631	6,130,800	34.90 %
TOTAL POLICE		2,062,598	8,123,976	23,848,100	34.07 %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
FIRE EXPENDITURES					
100-3510-30-511100	REGULAR SALARIES	532,072	2,534,112	7,039,600	36.00 %
100-3510-30-511110	BONUSES	-	-	220,000	- %
100-3510-30-511200	PART-TIME/TEMP EMPLOYEES	9,131	40,401	182,600	22.13 %
100-3510-30-511300	OVERTIME	37,006	197,253	400,000	49.31 %
100-3510-30-512101	HEALTH INSURANCE	94,109	465,182	1,566,000	29.71 %
100-3510-30-512102	DISABILITY INSURANCE	1,801	82,916	116,000	71.48 %
100-3510-30-512103	DENTAL INSURANCE	4,973	23,970	68,900	34.79 %
100-3510-30-512104	LIFE INSURANCE	4,017	19,533	56,700	34.45 %
100-3510-30-512200	SOCIAL SECURITY	33,181	161,739	485,700	33.30 %
100-3510-30-512300	MEDICARE	7,944	38,093	112,700	33.80 %
100-3510-30-512401	RETIREMENT 401A	60,736	295,496	911,000	32.44 %
100-3510-30-512402	RETIREMENT-MATCHING	24,645	119,121	379,600	31.38 %
100-3510-30-512500	TUITION REIMBURSEMENT	2,673	15,155	30,000	50.52 %
100-3510-30-512600	UNEMPLOYMENT TAX	36	36	31,100	0.11 %
100-3510-30-512700	WORKERS' COMPENSATION	1,956	56,197	152,100	36.95 %
Salaries & Benefits		814,278	4,049,202	11,752,000	34.46 %
100-3510-30-521200	PROFESSIONAL SERVICES	6,762	75,326	109,300	68.92 %
100-3510-30-522210	REP & MAINT-EQUIPMENT	2,126	9,375	50,000	18.75 %
100-3510-30-522220	REP & MAINT-BUILDINGS	15,795	88,278	152,300	57.96 %
100-3510-30-522230	REP & MAINT-VEHICLES	19,364	123,789	173,000	71.55 %
100-3510-30-523200	COMMUNICATIONS	3,655	17,251	42,000	41.07 %
100-3510-30-523300	ADVERTISING	-	-	2,000	- %
100-3510-30-523400	PRINTING & BINDING	-	1,129	2,500	45.15 %
100-3510-30-523500	TRAVEL	738	9,901	58,000	17.07 %
100-3510-30-523600	DUES & FEES	35	1,996	15,000	13.31 %
100-3510-30-523700	EDUCATION/TRAINING	7,024	30,843	100,000	30.84 %
100-3510-30-523900	CONTRACTUAL SERVICES	5,008	39,121	155,000	25.24 %
100-3510-30-531100	GENERAL OPERATING SUPPLIES	6,977	52,958	112,000	47.28 %
100-3510-30-531160	EMS MEDICAL SUPPLIES	4,323	54,082	116,000	46.62 %
100-3510-30-531210	WATER	1,983	8,697	25,000	34.79 %
100-3510-30-531220	NATURAL GAS	1,232	5,630	25,000	22.52 %
100-3510-30-531230	ELECTRICITY	3,945	23,769	50,000	47.54 %
100-3510-30-531270	GASOLINE	10,048	32,646	150,000	21.76 %
100-3510-30-531300	HOSPITALITY	435	2,960	16,000	18.50 %
100-3510-30-531600	SMALL TOOLS & EQUIPMENT	3,317	111,985	165,000	67.87 %
100-3510-30-531750	UNIFORMS	23,589	64,150	313,000	20.50 %
100-3510-30-541200	SITE IMPROVEMENTS	-	-	100,000	- %
100-3510-30-542100	MACHINERY & EQUIPMENT	-	146,407	258,000	56.75 %
100-3510-30-542200	VEHICLES	9,680	83,216	95,000	87.60 %
100-3510-30-542300	FURNITURE & FIXTURES	-	24,435	70,500	34.66 %
100-3510-30-542400	COMPUTER EQUIPMENT	48,050	48,050	170,000	28.26 %
100-3510-30-579000	CONTINGENCIES	-	-	200,000	- %
100-3510-30-581200	CAPITAL LEASE PRINCIPAL	-	393,514	964,900	40.78 %
100-3510-30-582200	CAPITAL LEASE INTEREST	-	11,737	133,700	8.78 %
Operations & Capital		174,084	1,461,245	3,823,200	38.22 %
TOTAL FIRE		988,362	5,510,447	15,575,200	35.38 %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
EMERGENCY MANAGEMENT EXPENDITURES					
100-3810-30-511100	SALARIES	-	-	150,000	- %
100-3810-30-511110	BONUSES	-	-	5,000	- %
100-3810-30-512101	HEALTH INSURANCE	-	-	9,600	- %
100-3810-30-512102	DISABILITY INSURANCE	-	-	500	- %
100-3810-30-512103	DENTAL INSURANCE	-	-	700	- %
100-3810-30-512104	LIFE INSURANCE	-	-	1,100	- %
100-3810-30-512200	SOCIAL SECURITY	-	-	9,600	- %
100-3810-30-512300	MEDICARE	-	-	2,200	- %
100-3810-30-512401	401A RETIREMENT	-	-	18,000	- %
100-3810-30-512402	401A RETIREMENT-457 MATCH	-	-	7,500	- %
100-3810-30-512600	UNEMPLOYMENT TAX	-	-	800	- %
100-3810-30-512700	WORKERS' COMPENSATION	-	-	300	- %
Salaries & Benefits		-	-	205,300	- %
100-3810-30-521200	PROFESSIONAL SERVICES	-	130,000	260,000	50.00 %
100-3810-30-521300	TECHNICAL SERVICES	-	-	31,000	- %
100-3810-30-522210	REP & MAINT-EQUIPMENT	-	2,909	10,000	29.09 %
100-3810-30-523200	COMMUNICATIONS	-	441	2,000	22.04 %
100-3810-30-523900	CONTRACTUAL SERVICES	-	-	20,000	- %
100-3810-30-531100	GENERAL SUPPLIES & MATLS	-	-	5,000	- %
100-3810-30-531102	STORM EXPENSE	-	-	100,000	- %
100-3810-30-542100	MACHINERY & EQUIPMENT	-	804	80,000	1.01 %
100-3810-30-572000	PAYMENTS TO OTHER AGENCIES	-	153,791	765,000	20.10 %
100-3810-30-579000	CONTINGENCY	-	-	25,000	- %
Operations & Capital		-	287,945	1,298,000	22.18 %
TOTAL EMERGENCY MANAGEMENT		-	287,945	1,503,300	19.15 %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
PUBLIC WORKS EXPENDITURES					
100-4100-40-511100	SALARIES	203,880	839,520	2,871,000	29.24 %
100-4100-40-511110	BONUSES	-	-	4,500	- %
100-4100-40-512101	HEALTH INSURANCE	26,541	92,705	430,300	21.54 %
100-4100-40-512102	DISABILITY INSURANCE	794	3,271	27,900	11.72 %
100-4100-40-512103	DENTAL INSURANCE	1,360	5,213	24,400	21.37 %
100-4100-40-512104	LIFE INSURANCE	1,748	7,167	21,700	33.03 %
100-4100-40-512200	SOCIAL SECURITY	12,398	50,381	178,300	28.26 %
100-4100-40-512300	MEDICARE	2,900	11,783	41,700	28.26 %
100-4100-40-512401	401A RETIREMENT	16,505	31,410	345,000	9.10 %
100-4100-40-512402	401A RETIREMENT-457 MATCH	6,554	12,695	143,800	8.83 %
100-4100-40-512600	UNEMPLOYMENT TAX	96	120	14,400	0.83 %
100-4100-40-512700	WORKERS' COMPENSATION	607	701	102,300	0.68 %
Salaries & Benefits		273,384	1,054,965	4,205,300	25.09 %
100-4100-40-521200	PROFESSIONAL SERVICES	50,018	50,018	150,000	33.35 %
100-4100-40-521300	TECHNICAL SERVICES	-	100,884	110,000	91.71 %
100-4100-40-522230	REP & MAINT-VEHICLES	248	4,017	15,000	26.78 %
100-4100-40-522240	STREETLIGHT MAINTENANCE	-	3,037	15,000	20.25 %
100-4100-40-522250	BRIDGE & DAM MAINTENANCE	-	-	100,000	- %
100-4100-40-522260	GUARDRAIL MAINTENANCE	-	-	50,000	- %
100-4100-40-522270	SIDEWALK MAINTENANCE	-	-	250,000	- %
100-4100-40-522280	FIBER MAINTENANCE	-	-	30,000	- %
100-4100-40-523200	COMMUNICATIONS	3,277	11,567	18,000	64.26 %
100-4100-40-523500	TRAVEL	72	2,628	17,500	15.02 %
100-4100-40-523600	DUES & FEES	590	1,941	5,000	38.82 %
100-4100-40-523700	EDUCATION/TRAINING	8,160	13,333	40,000	33.33 %
100-4100-40-523900	CONTRACTUAL SERVICES	640,080	1,530,188	5,423,000	28.22 %
100-4100-40-531100	GENERAL OPERATING SUPPLIES	1,544	6,055	25,000	24.22 %
100-4100-40-531235	STREET LIGHTS	115,560	467,193	1,325,000	35.26 %
100-4100-40-531270	GASOLINE	1,517	4,648	25,000	18.59 %
100-4100-40-531600	SMALL TOOLS & EQUIPMENT	1,040	6,662	20,000	33.31 %
100-4100-40-531700	MATERIALS--WASTE HAUL	25,358	123,971	440,000	28.18 %
100-4100-40-531750	UNIFORMS	1,186	2,212	15,000	14.75 %
100-4100-40-572000	PAYMENTS TO OTHER AGENCIES	-	-	120,000	- %
Operations & Capital		848,649	2,328,353	8,193,500	28.42 %
TOTAL PUBLIC WORKS		1,122,033	3,383,318	12,398,800	27.29 %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
FLEET MANAGEMENT EXPENDITURES					
100-4900-10-511100	SALARIES	7,595	36,732	106,300	34.56 %
100-4900-10-511110	BONUSES	-	-	2,000	- %
100-4900-10-512101	HEALTH INSURANCE	471	2,353	6,800	34.61 %
100-4900-10-512102	DISABILITY INSURANCE	21	104	300	34.68 %
100-4900-10-512103	DENTAL INSURANCE	25	124	400	31.05 %
100-4900-10-512104	LIFE INSURANCE	47	234	600	38.92 %
100-4900-10-512200	SOCIAL SECURITY	449	2,169	6,700	32.38 %
100-4900-10-512300	MEDICARE	105	507	1,600	31.71 %
100-4900-10-512401	401A RETIREMENT	676	3,316	9,000	36.84 %
100-4900-10-512402	401A RETIREMENT-457 MATCH	282	1,382	3,800	36.36 %
100-4900-10-512600	UNEMPLOYMENT TAX	-	-	500	- %
100-4900-10-512700	WORKERS' COMPENSATION	-	70	200	35.00 %
Salaries & Benefits		9,671	46,991	138,200	34.00 %
100-4900-10-521200	PROFESSIONAL SERVICES	-	92,664	110,000	84.24 %
100-4900-10-521300	TECHNICAL SERVICES	435	17,676	20,000	88.38 %
100-4900-10-523200	COMMUNICATIONS	80	399	1,000	39.87 %
100-4900-10-523700	EDUCATION/TRAINING	-	-	1,500	- %
100-4900-10-531100	GENERAL SUPPLIES & MATLS	-	-	1,000	- %
100-4900-10-531270	GASOLINE	235	748	3,700	20.22 %
100-4900-10-531750	UNIFORMS	-	-	500	- %
100-4900-10-542100	MACHINERY & EQUIPMENT	-	-	28,000	- %
Operations & Capital		749	111,487	165,700	67.28 %
TOTAL FLEET MANAGEMENT		10,420	158,479	303,900	52.15 %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
PARKS & RECREATION EXPENDITURES					
100-6110-50-511100	SALARIES	48,943	180,243	609,600	29.57 %
100-6110-50-511110	BONUSES	-	-	4,500	- %
100-6110-50-511200	PT/TEMP EMPLOYEES - GYM	(888)	23,072	19,500	118.32 %
100-6110-50-511201	PT/TEMP EMPLOYEES - ATHLETICS	11,969	60,006	366,000	16.40 %
100-6110-50-511202	PT/TEMP EMPLOYEES - PARK	8,025	52,538	167,200	31.42 %
100-6110-50-511203	PT/TEMP EMPLOYEES-LEISURE	1,550	19,436	147,400	13.19 %
100-6110-50-512101	HEALTH INSURANCE	6,495	21,679	81,200	26.70 %
100-6110-50-512102	DISABILITY INSURANCE	180	636	5,300	12.01 %
100-6110-50-512103	DENTAL INSURANCE	377	1,235	4,400	28.06 %
100-6110-50-512104	LIFE INSURANCE	404	1,428	4,700	30.39 %
100-6110-50-512200	SOCIAL SECURITY	4,218	15,330	38,100	40.24 %
100-6110-50-512300	MEDICARE	1,001	3,599	8,900	40.44 %
100-6110-50-512401	401A RETIREMENT	801	7,457	73,600	10.13 %
100-6110-50-512402	401A RETIREMENT-457 MATCH	631	2,791	30,700	9.09 %
100-6110-50-512600	UNEMPLOYMENT TAX	27	(84)	3,100	(2.70%)
100-6110-50-512700	WORKERS' COMPENSATION	1,639	8,081	33,100	24.41 %
Salaries & Benefits		85,372	397,448	1,597,300	24.88 %
100-6110-50-521201	PROF SVCS-GVMT SERVICES	-	125,354	125,400	99.96 %
100-6110-50-521300	TECHNICAL SERVICES	-	25,095	41,000	61.21 %
100-6110-50-522100	CLEANING SERVICES	11,327	27,535	90,000	30.59 %
100-6110-50-522220	REP & MAINT-BUILDINGS	7,889	35,797	75,000	47.73 %
100-6110-50-522230	REP & MAINT-VEHICLES	427	3,402	7,500	45.37 %
100-6110-50-522240	REP & MAINT-PARKS	13,729	106,665	300,000	35.55 %
100-6110-50-523200	COMMUNICATIONS	963	4,720	15,000	31.47 %
100-6110-50-523300	ADVERTISING	1,781	8,302	18,000	46.12 %
100-6110-50-523500	TRAVEL	745	830	3,500	23.73 %
100-6110-50-523600	DUES & FEES	695	695	5,000	13.90 %
100-6110-50-523700	EDUCATION/TRAINING	-	529	5,000	10.58 %
100-6110-50-523900	CONTRACTUAL SERVICES	66,928	269,811	1,085,000	24.87 %
100-6110-50-523950	MERCHANT SVCS CHARGES	244	1,653	12,500	13.23 %
100-6110-50-531100	GENERAL OPERATING SUPPLIES	49	3,772	25,000	15.09 %
100-6110-50-531102	PROGRAM SUPPLIES	2,850	14,336	50,000	28.67 %
100-6110-50-531210	WATER	10,833	41,498	85,000	48.82 %
100-6110-50-531220	NATURAL GAS	818	4,223	15,000	28.16 %
100-6110-50-531230	ELECTRICITY	14,038	56,066	185,000	30.31 %
100-6110-50-531270	GASOLINE	886	4,148	20,000	20.74 %
100-6110-50-531600	SMALL TOOLS & EQUIPMENT	2,393	14,125	50,000	28.25 %
100-6110-50-531750	UNIFORMS	-	1,614	4,000	40.34 %
100-6110-50-541200	SITE IMPROVEMENTS	-	-	25,000	- %
100-6110-50-579000	CONTINGENCIES	-	-	100,000	- %
Operations & Capital		136,595	750,171	2,341,900	32.03 %
TOTAL PARKS & RECREATION		221,968	1,147,619	3,939,200	29.13 %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
COMMUNITY DEVELOPMENT EXPENDITURES					
100-7450-60-511100	SALARIES	174,153	822,394	2,441,300	33.69 %
100-7450-60-511110	BONUSES	-	-	4,500	- %
100-7450-60-512101	HEALTH INSURANCE	25,393	124,612	373,800	33.34 %
100-7450-60-512102	DISABILITY INSURANCE	649	3,185	23,600	13.50 %
100-7450-60-512103	DENTAL INSURANCE	1,014	4,973	20,300	24.50 %
100-7450-60-512104	LIFE INSURANCE	1,391	6,871	18,500	37.14 %
100-7450-60-512200	SOCIAL SECURITY	10,397	49,066	151,700	32.34 %
100-7450-60-512300	MEDICARE	2,432	11,475	35,500	32.32 %
100-7450-60-512401	401A RETIREMENT	19,666	35,454	293,500	12.08 %
100-7450-60-512402	401A RETIREMENT-457 MATCH	8,029	14,518	122,300	11.87 %
100-7450-60-512600	UNEMPLOYMENT TAX	-	40	12,200	0.33 %
100-7450-60-512700	WORKERS' COMPENSATION	-	87	86,500	0.10 %
Salaries & Benefits		243,125	1,072,676	3,583,700	29.93 %
100-7450-60-521300	TECHNICAL SERVICES	-	6,707	105,000	6.39 %
100-7450-60-522230	REP & MAINT-VEHICLES	509	1,691	20,000	8.46 %
100-7450-60-523200	COMMUNICATIONS	1,974	9,718	30,000	32.39 %
100-7450-60-523300	ADVERTISING	270	6,900	30,000	23.00 %
100-7450-60-523500	TRAVEL	66	4,933	28,000	17.62 %
100-7450-60-523600	DUES & FEES	1,080	2,466	13,000	18.97 %
100-7450-60-523700	EDUCATION/TRAINING	887	7,947	38,000	20.91 %
100-7450-60-523900	CONTRACTUAL SERVICES	20,460	20,460	75,000	27.28 %
100-7450-60-523950	MERCHANT SVCS CHARGES	6	24	1,000	2.40 %
100-7450-60-531100	GENERAL OPERATING SUPPLIES	1,698	3,380	39,000	8.67 %
100-7450-60-531270	GASOLINE	1,980	8,279	25,000	33.12 %
100-7450-60-531300	HOSPITALITY	659	2,871	15,000	19.14 %
100-7450-60-531750	UNIFORMS	221	2,413	16,500	14.63 %
Operations & Capital		29,810	77,789	435,500	17.86 %
TOTAL COMMUNITY DEVELOPMENT		272,935	1,150,465	4,019,200	28.62 %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
ECONOMIC DEVELOPMENT EXPENDITURES					
100-7520-60-511100	SALARIES	10,828	52,509	145,600	36.06 %
100-7520-60-511110	BONUSES	-	-	3,500	- %
100-7520-60-512101	HEALTH INSURANCE	2,489	12,445	27,300	45.59 %
100-7520-60-512102	DISABILITY INSURANCE	41	206	1,000	20.61 %
100-7520-60-512103	DENTAL INSURANCE	158	788	1,700	46.34 %
100-7520-60-512104	LIFE INSURANCE	92	462	1,200	38.50 %
100-7520-60-512200	SOCIAL SECURITY	633	3,068	9,200	33.35 %
100-7520-60-512300	MEDICARE	148	717	2,200	32.61 %
100-7520-60-512401	401A RETIREMENT	1,299	4,741	17,500	27.09 %
100-7520-60-512402	401A RETIREMENT-457 MATCH	541	1,976	7,300	27.06 %
100-7520-60-512600	UNEMPLOYMENT TAX	-	1	700	0.12 %
100-7520-60-512700	WORKERS' COMPENSATION	-	61	2,200	2.77 %
Salaries & Benefits		16,231	76,974	219,400	35.08 %
100-7520-60-521205	PROF SVCS-OTHER	-	-	50,000	- %
100-7520-60-521300	TECHNICAL SERVICES	-	-	2,300	- %
100-7520-60-523200	COMMUNICATIONS	80	401	1,500	26.71 %
100-7520-60-523300	ADVERTISING	18,615	33,647	58,000	58.01 %
100-7520-60-523500	TRAVEL	49	1,350	2,500	54.02 %
100-7520-60-523600	DUES & FEES	117	1,624	13,600	11.94 %
100-7520-60-523700	EDUCATION/TRAINING	-	4,390	5,200	84.42 %
100-7520-60-531100	GENERAL SUPPLIES & MATLS	56	76	500	15.18 %
100-7520-60-531300	HOSPITALITY	23	4,057	4,500	90.15 %
Operations & Capital		18,940	45,544	138,100	32.98 %
TOTAL ECONOMIC DEVELOPMENT		35,171	122,518	357,500	34.27 %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
TRANSFERS EXPENDITURES					
100-9000-90-581300	NOTE PRINCIPAL	16,659	83,066	200,400	41.45 %
100-9000-90-582300	NOTE INTEREST EXPENSE	2,952	14,988	35,000	42.82 %
100-9000-90-611110	TRANSFER OUT TO PAC	-	1,350,500	2,701,000	50.00 %
100-9000-90-611351	TRANSFER OUT TO CAPITAL PROJEC	1,618,750	8,193,750	19,525,000	41.97 %
100-9000-90-611360	TRANSFER OUT TO FAC AUTH	3,505,575	3,505,575	9,761,200	35.91 %
100-9000-90-611561	XFER OUT TO STORMWATER	145,833	729,167	1,750,000	41.67 %
Operations & Capital		5,289,769	13,877,046	33,972,600	40.85 %
TOTAL TRANSFERS		5,289,769	13,877,046	33,972,600	40.85 %
TOTAL EXPENDITURES		\$11,143,321	\$40,016,656	\$116,258,600	34.42 %
GENERAL FUND - 100		\$2,185,802	\$19,806,274	(\$17,866,830)	(110.85%)

**PERFORMING ARTS CENTER FUND REVENUES & EXPENDITURES
THROUGH PERIOD 05, NOVEMBER FY 2020**

01/03/2020

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
110-0000-50-347900	EVENT INCOME	60,206	539,954	662,600	81.49 %
110-0000-50-347910	FACILITY RENTALS	23,827	213,709	250,100	85.45 %
110-0000-50-389000	OTHER CONTRIBUTIONS	1,310	6,980	-	- %
110-0000-50-389900	MISCELLANEOUS INCOME	1,142	5,856	6,100	95.99 %
110-0000-50-391100	TRANSFER IN FROM GENERAL FUND	-	1,350,500	2,701,000	50.00 %
TOTAL PERFORMING ARTS CENTER		86,485	2,116,999	3,619,800	58.48 %
TOTAL REVENUES		\$86,485	\$2,116,999	\$3,619,800	58.48 %
PERFORMING ARTS CENTER					
110-6190-00-511100	SALARIES	64,708	128,889	150,000	85.93 %
110-6190-00-511110	BONUSES	-	-	4,500	- %
110-6190-00-511200	PT/TEMP EMPLOYEES	13,176	54,867	50,200	109.30 %
110-6190-00-512101	HEALTH INSURANCE	8,100	16,267	23,600	68.93 %
110-6190-00-512102	DISABILITY INSURANCE	207	369	1,500	24.61 %
110-6190-00-512103	DENTAL INSURANCE	340	838	800	104.72 %
110-6190-00-512104	LIFE INSURANCE	666	666	1,100	60.50 %
110-6190-00-512200	SOCIAL SECURITY	4,749	10,675	9,600	111.20 %
110-6190-00-512300	MEDICARE	1,218	3,279	2,200	149.03 %
110-6190-00-512401	401A RETIREMENT	-	534	18,000	2.96 %
110-6190-00-512402	401A RETIREMENT-457 MATCH	756	1,290	7,500	17.20 %
110-6190-00-512600	UNEMPLOYMENT TAX	66	92	800	11.45 %
110-6190-00-512700	WORKERS' COMPENSATION	-	-	300	- %
110-6190-00-521201	PROF SVCS-GOVERNMENT SERVICES	-	369,813	2,480,500	14.91 %
110-6190-00-521250	PROF SVCS-LEGAL	87	992	20,000	4.96 %
110-6190-00-521300	TECHNICAL SERVICES	727	10,908	84,800	12.86 %
110-6190-00-522220	REP & MAINT-BUILDINGS	860	12,945	122,000	10.61 %
110-6190-00-523200	COMMUNICATIONS	564	6,354	29,200	21.76 %
110-6190-00-523300	ADVERTISING	4,040	7,166	300,000	2.39 %
110-6190-00-523400	PRINTING & BINDING	-	296	4,800	6.17 %
110-6190-00-523500	TRAVEL	-	3,019	27,700	10.90 %
110-6190-00-523600	DUES & FEES	-	5,035	9,300	54.14 %
110-6190-00-523700	EDUCATION/TRAINING	999	999	13,000	7.68 %
110-6190-00-523900	CONTRACTUAL SERVICES	413	10,119	18,000	56.22 %
110-6190-00-523950	MERCHANT SVCS CHARGES	342	4,011	26,400	15.19 %
110-6190-00-531100	GENERAL SUPPLIES & MATLS	6,139	23,418	69,000	33.94 %
110-6190-00-531300	HOSPITALITY	2,809	3,049	13,500	22.58 %
110-6190-00-531600	SMALL TOOLS & EQUIPMENT	-	1,580	71,500	2.21 %
110-6190-00-531750	UNIFORMS	-	1,470	10,000	14.70 %
110-6190-00-579000	CONTINGENCIES	-	-	50,000	- %
TOTAL PERFORMING ARTS CENTER		110,966	678,938	3,619,800	18.76 %
TOTAL EXPENDITURES		\$110,966	\$678,938	\$3,619,800	18.76 %
PERFORMING ARTS CENTER FUND - 110		(\$24,480)	\$1,438,061	\$-	- %

**CONFISCATED ASSET FUND REVENUES & EXPENDITURES
THROUGH PERIOD 05, NOVEMBER FY 2020**

01/03/2020

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
210-0000-30-351320	STATE SEIZED FUNDS REV	32,875	143,746	5,000	2,874.92 %
210-0000-30-351325	FEDERAL SEIZED FUNDS REV	-	14,678	175,000	8.39 %
210-0000-30-351326	CUSTODIAL FUNDS UNRESTRIC	-	-	20,000	- %
	TOTAL FINES & FORFEITURES	32,875	158,423	200,000	79.21 %
210-0000-30-361000	INTEREST REVENUE	250	1,214	-	- %
	TOTAL INVESTMENT INCOME	250	1,214	-	- %
	TOTAL REVENUES	\$33,126	\$159,637	\$200,000	79.82 %
POLICE EXPENDITURES					
210-3210-30-521200	PROFESSIONAL SERVICES	61,106	61,106	-	- %
210-3210-30-522310	BUILDING OPERATING LEASE	-	-	59,000	- %
210-3210-30-523500	TRAVEL	-	-	5,000	- %
210-3210-30-523700	EDUCATION/TRAINING	-	-	35,000	- %
210-3210-30-531600	SMALL TOOLS & EQUIPMENT	27,611	47,475	25,000	189.90 %
210-3210-30-542200	MOTOR VEHICLES	(24,947)	95,254	76,000	125.33 %
	TOTAL POLICE	63,770	203,835	200,000	101.92 %
	TOTAL EXPENDITURES	\$63,770	\$203,835	\$200,000	101.92 %
CONFISCATED ASSET FUND - 210		(\$30,644)	(\$44,198)	\$-	- %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
215-0000-30-342500	ALL REVENUE	258,095	803,654	2,900,000	27.71 %
	TOTAL CHARGES & FEES	258,095	803,654	2,900,000	27.71 %
	TOTAL REVENUES	\$258,095	\$803,654	\$2,900,000	27.71 %
EMERGENCY MANAGEMENT EXPENDITURES					
215-3810-30-572000	PAYMENTS TO OTHER AGENCIES	258,095	803,654	2,900,000	27.71 %
	TOTAL EMERGENCY MANAGEMENT	258,095	803,654	2,900,000	27.71 %
	TOTAL EXPENDITURES	\$258,095	\$803,654	\$2,900,000	27.71 %
E911 FUND - 215		\$-	\$-	\$-	- %



**TREE FUND REVENUES & EXPENDITURES
THROUGH PERIOD 05, NOVEMBER FY 2020**

01/03/2020

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
220-0000-50-341320	DEVELOPMENT IMPACT FEES	17,327	147,372	100,000	147.37 %
	TOTAL CHARGES & FEES	17,327	147,372	100,000	147.37 %
220-0000-90-361000	INTEREST REVENUE	2,306	11,221	-	- %
	TOTAL INVESTMENT INCOME	2,306	11,221	-	- %
	TOTAL REVENUES	\$19,633	\$158,594	\$100,000	158.59 %
TREE FUND EXPENSE EXPENDITURES					
220-6240-00-523900	CONTRACTUAL SERVICES	-	2,700	120,000	2.25 %
220-6240-00-541200	SITE IMPROVEMENTS	-	85	250,000	0.03 %
	TOTAL TREE FUND EXPENSE	-	2,785	370,000	0.75 %
	TOTAL EXPENDITURES	\$-	\$2,785	\$370,000	0.75 %
TREE FUND - 220		\$19,633	\$155,809	(\$270,000)	(57.71%)



MULTIPLE GRANT FUND REVENUES & EXPENDITURES
THROUGH PERIOD 05, NOVEMBER FY 2020

01/03/2020

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
POLICE EXPENDITURES					
240-3210-30-542100	MACHINERY & EQUIPMENT	-	11,493	-	- %
	TOTAL POLICE	-	11,493	-	- %
	TOTAL EXPENDITURES	\$-	\$11,493	\$-	- %
MULTIPLE GRANT FUND - 240		\$-	(\$11,493)	\$-	- %

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
245-0000-60-361000	INTEREST REVENUE	3,926	24,210	-	- %
	TOTAL INVESTMENT INCOME	3,926	24,210	-	- %
245-0000-60-331100	FEDERAL MATCHING GRANTS	-	60,340	1,305,326	4.62 %
	TOTAL OTHER REVENUES	-	60,340	1,305,326	4.62 %
	TOTAL REVENUES	\$3,926	\$84,550	\$1,305,326	6.48 %
COMMUNITY DEVELOPMENT BLOCK GR EXPENDITURES					
245-7450-60-541400	INFRASTRUCTURE	6,855	247,439	1,305,326	18.96 %
	TOTAL COMMUNITY DEVELOPMENT BLO	6,855	247,439	1,305,326	18.96 %
CDBG FUND DEBT SERVICE EXPENDITURES					
245-8000-00-582300	NOTE INTEREST EXPENSE	-	27,749	68,358	40.59 %
	TOTAL CDBG FUND DEBT SERVICE	-	27,749	68,358	40.59 %
	TOTAL EXPENDITURES	\$6,855	\$275,188	\$1,373,684	20.03 %
CDBG FUND - 245		(\$2,929)	(\$190,638)	(\$68,358)	278.88 %

**HOTEL/MOTEL TAX FUND REVENUES & EXPENDITURES
THROUGH PERIOD 05, NOVEMBER FY 2020**

01/03/2020

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
275-0000-50-314100	HOTEL/MOTEL TAX	442,175	1,862,878	5,250,000	35.48 %
	TOTAL TAXES	442,175	1,862,878	5,250,000	35.48 %
	TOTAL REVENUES	\$442,175	\$1,862,878	\$5,250,000	35.48 %
TRANSFERS EXPENDITURES					
275-9000-90-611100	TRANSFER TO GENERAL FUND	300,060	1,264,149	1,499,400	84.31 %
275-9000-90-611360	TRANSFER OUT TO FAC AUTH	-	-	2,063,250	- %
275-9000-90-611850	TRANSFER TO HOSPITALITY	142,115	598,729	1,687,350	35.48 %
	TOTAL TRANSFERS	442,175	1,862,878	5,250,000	35.48 %
	TOTAL EXPENDITURES	\$442,175	\$1,862,878	\$5,250,000	35.48 %
HOTEL/MOTEL TAX FUND - 275		\$-	\$-	\$-	- %

**RENTAL MOTOR VEH EXCISE TAX FD REVENUES & EXPENDITURES
THROUGH PERIOD 05, NOVEMBER FY 2020**

01/03/2020

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
280-0000-90-314400	EXCISE TAX ON RENTAL MV	8,697	35,106	105,000	33.43 %
	TOTAL TAXES	8,697	35,106	105,000	33.43 %
	TOTAL REVENUES	\$8,697	\$35,106	\$105,000	33.43 %
RMVET EXPENDITURES EXPENDITURES					
280-9000-90-611100	TRANSFER TO GENERAL FUND	8,697	35,106	105,000	33.43 %
	TOTAL RMVET EXPENDITURES	8,697	35,106	105,000	33.43 %
	TOTAL EXPENDITURES	\$8,697	\$35,106	\$105,000	33.43 %
RENTAL MOTOR VEH EXCISE TAX FD - 280		\$-	\$-	\$-	- %

PROJECT DESCRIPTION	PROJ #	NOVEMBER MTD ACTUAL	2020 YTD ACTUAL	CUMULATIVE ACTUAL	CUMULATIVE BUDGET	AVAILABLE BUDGET
REVENUES						
T-SPLOST TAX		1,557,755	6,277,149	46,775,307	119,321,802	72,546,495
FEDERAL MATCHING GRANTS	TS131	-	-	-	4,500,000	4,500,000
INTEREST REVENUE		14,812	66,486	150,479	-	(150,479)
		\$1,572,567	\$6,343,635	\$46,925,786	\$123,821,802	\$76,896,016
TRANSPORTATION						
TIER 1 - UNCOMMITTED	TS100	-	-	-	1,520,444	1,520,444
TEI-Spalding@Dalrymple/Trowbridge	TS103	828	828	644,427	1,650,000	1,005,573
TEI-Roswell@GrogansFerry	TS105	-	86,986	327,885	4,900,000	4,572,115
TEI-Riverview@Northside	TS106	12,504	13,867	303,263	2,700,000	2,396,737
TEI-SCOOT Upgrade	TS107	3,477	28,625	1,639,551	1,500,000	(139,551)
TEI-Roswell@Dalrymple	TS108	15,544	25,231	167,288	850,000	682,712
TEI-PeachtreeDunwoody@Windsor	TS109	-	-	144,875	750,000	605,125
TEI-MountParan@PowersFerry	TS110	1,151	1,346	343,546	2,500,000	2,156,454
TEI-Spalding@Pitts	TS111	20,413	41,191	249,519	1,200,000	950,481
TEI-MountVernon@LongIsland	TS115	-	-	91,937	91,937	-
LMC-PeachtreeDun Bike/Ped Trail	TS131	-	-	-	9,000,000	9,000,000
LMC-Central Parkway Sidewalk	TS136	-	-	15,899	15,899	-
LMC-JohnsonFerry:Glenridge/WellsFar	TS137	635	26,438	235,896	882,660	646,764
SWP-JohnsonFerry:Harleston/Glenridg	TS161	188	3,601	446,233	516,000	69,767
SWP-Windsor:PeachtreeDun/CityLimit	TS164	7,940	83,809	219,605	734,289	514,684
SWP-Northwood:Kingsport/Roswell	TS165	-	-	268,968	280,912	11,945
SWP-Spalding:SpaldingLake/Publix	TS166	133,875	170,275	279,271	1,418,537	1,139,266
SWP-BrandonMill:MarshCr/LostForest	TS167	379	1,940	1,308,733	1,666,086	357,353
SWP-DunwoodyClub:Spalding/Fenimore	TS169	3,454	10,413	138,800	586,350	447,550
SWP-InterstateN:CityLimit/Northside	TS170	26,311	68,353	285,039	2,280,240	1,995,201
SWP-Roberts:Northridge/DavisAcademy	TS171	760	8,110	84,900	420,000	335,100
SWP-BrandonMill:LostForest/BrandonR	TS172	-	-	800	900,150	899,350
JohnsonFerry/MountVernon Efficiency	TS191	135,270	326,506	1,286,764	23,021,614	21,734,850
MountVernon Multiuse Path	TS192	8,672	24,027	755,772	9,873,198	9,117,427
Hammond Phase 1 (ROW/Design)	TS193	97,135	3,575,877	8,834,898	14,361,016	5,526,118
TIER 2 - UNCOMMITTED	TS200	-	-	-	4,555,707	4,555,707
GA-400 Trail System	TS201	-	-	-	5,500,000	5,500,000
Roberts Drive Multiuse Path	TS202	-	-	-	5,500,000	5,500,000
Roadway Maintenance and Paving	TS301	-	-	-	15,617,086	15,617,086
T-SPLOST ADMIN COSTS	TS999	-	-	2,556,671	9,029,677	6,473,005
		\$468,534	\$4,497,422	\$20,630,539	\$123,821,802	\$103,191,263
T-SPLOST PROJECTS FUND - 335		\$1,104,033	\$1,846,213	\$26,295,247	\$-	(\$26,295,247)

PROJECT DESCRIPTION	PROJ #	NOVEMBER MTD ACTUAL	2020 YTD ACTUAL	CUMULATIVE ACTUAL	CUMULATIVE BUDGET	AVAILABLE BUDGET
CAPITAL CONTINGENCY	C9999	-	-	-	8,043,809	8,043,809
		\$-	\$-	\$-	\$8,043,809	\$8,043,809
FACILITIES						
HERITAGE BLUESTONE BLDG	F0002	30,168	65,364	1,794,025	2,192,425	398,400
FIRE STATION	F0004	-	200	1,650,207	5,253,957	3,603,750
TROWBRIDGE FACILITY	F0005	4,366	15,893	2,039,639	2,460,000	420,361
BACK-UP E911 CALL CENTER	F0007	-	-	-	500,000	500,000
CULTURAL CENTER	F0008	-	-	-	2,500,000	2,500,000
		\$34,534	\$81,457	\$5,483,871	\$12,906,382	\$7,422,511
CITY CENTER						
LAND ACQUISITION & DEMOLITION	CC001	6,888	9,328	30,842,015	35,240,213	4,398,198
UTILITIES RELOCATION	CC006	-	-	40,000	2,770,000	2,730,000
SANDY SPRINGS CIRCLE PHASE 2	CC010	8,498	543,137	3,698,038	8,087,570	4,389,532
FURNITURE FIXTURES & EQUIPMENT	CC011	9,574	30,600	7,820,951	7,847,862	26,912
		\$24,959	\$583,065	\$42,401,003	\$53,945,645	\$11,544,642
PARKS						
SS TENNIS CENTER	P0006	-	80,199	776,744	787,679	10,935
HAMMOND PARK IMPROVEMENTS	P0007	514	1,234	3,013,477	3,158,981	145,504
MORGAN FALLS OVERLOOK PARK	P0009	-	8,000	4,141,814	4,415,033	273,219
MORGAN FALLS ATHLETIC FIELDS	P0010	10,600	10,600	4,894,730	5,484,130	589,400
ALLEN ROAD PARK	P0013	-	840	289,995	335,415	45,420
RIDGEVIEW	P0016	93,914	93,914	112,154	125,000	12,846
OLD RIVERSIDE DRIVE PARK	P0019	-	-	1,578,439	1,677,000	98,561
CROOKED CREEK PARK	P0020	300	300	241,674	448,607	206,933
LAKE FOREST ELEMENTARY (IGA)	P0024	-	1,100	13,300	310,000	296,700
ISON SPRINGS ELEMENTARY (IGA)	P0025	1,425	3,325	34,100	250,000	215,900
PATH FOUNDATION TRAIL MASTER PLAN	P0027	1,920	41,803	82,100	85,000	2,900
CITY TRAIL CONSTRUCTION	P0028	-	7,420	7,420	750,000	742,580
RIVERSHORE FLOODPLAIN	P0029	1,375	6,325	19,900	125,000	105,100
TRIANGLE PARK	P0030	-	-	22,524	25,000	2,476
		\$110,048	\$255,060	\$15,228,370	\$17,976,845	\$2,748,475
TRANSPORTATION						
ROSWELL ROAD PHASE I	T0019	-	-	231,521	2,163,051	1,931,530
CHATTAHOOCHEE RIVER BRIDGE	T0035	-	-	81,048	760,000	678,952
GLENRIDGE @ ROSWELL RD INTERSECTION	T0043	-	-	1,439,582	1,937,354	497,772
CARPENTER DR REALIGNMENT	T0046	1,875	38,849	3,378,610	3,586,199	207,589
HAMMOND PD GLENRIDGE ATMS	T0054	-	228,095	1,708,788	1,721,735	12,947
CITY CENTER TRANSPORTATION NETWORK	T0058	-	-	3,082,342	3,915,000	832,658
BIKE/PED/TRAIL DESIGN & IMPEM	T0060	-	277,739	1,837,782	2,051,919	214,137
HILDERBRAND STREETSCAPE	T0061	-	-	29,700	100,000	70,300
CITY SPRINGS STREETSCAPES	T0062	3,180	46,030	1,216,725	2,350,000	1,133,275
NORTH END REVITALIZATION	T0063	600	10,503	277,172	1,750,000	1,472,828
Peachtree @ Telford Improvement	T0064	-	94,100	126,990	1,750,000	1,623,010
Signal Pre-Emption Emergency	T0065	-	-	-	700,000	700,000
SR140 Holcomb @ Spalding ROW	T0066	-	-	-	450,000	450,000
Mt. Vernon @ Dupree Signal	T0067	-	-	-	350,000	350,000
Transportation Master Plan	T0068	-	600	600	350,000	349,400
		\$5,655	\$695,916	\$13,410,860	\$23,935,257	\$10,524,398
TRANSPORTATION						
WATER RELIABILITY PROGRAM	T2000	54,095	124,558	659,878	1,000,000	340,122
PAVEMENT MANAGEMENT PROGRAM	T3000	572,547	1,130,976	44,819,669	49,064,647	4,244,978
CITY BEAUTIFICATION PROGRAM	T4000	712	1,052	27,674	402,572	374,898
SIDEWALK PROGRAM	T6000	4,922	27,199	10,192,815	10,630,500	437,685
INTERSECTIONS & OPERATIONAL	T7000	375	4,550	5,650,010	6,191,048	541,037
GUARDRAIL REPLACEMENT PROGRAM	T7500	104,533	104,533	274,328	734,150	459,822
UNDERGROUND UTILITY PROGRAM	T8000	-	76,684	76,684	1,000,000	923,316
BRIDGE & DAM MAINTENANCE	T9000	-	59,800	2,118,859	3,554,882	1,436,023
TRAFFIC MANAGEMENT PROGRAM	T9500	83,375	133,238	5,231,582	6,086,507	854,925
TRAFFIC CALMING	T9600	-	-	209,319	310,000	100,681
		\$820,559	\$1,662,590	\$69,260,818	\$78,974,305	\$9,713,487

PROJECT DESCRIPTION	PROJ #	NOVEMBER MTD ACTUAL	2020 YTD ACTUAL	CUMULATIVE ACTUAL	CUMULATIVE BUDGET	AVAILABLE BUDGET
ARTS PROGRAM						
OUTDOOR ART PROGRAM	A0001	-	10,500	35,755	150,000	114,245
INDOOR ART PROGRAM	A0002	-	-	-	100,000	100,000
		\$-	\$10,500	\$35,755	\$250,000	\$214,245
CIPIT						
CAPITAL IT EQUIPMENT	CIPIT	123,021	148,324	2,204,547	2,267,500	62,953
		\$123,021	\$148,324	\$2,204,547	\$2,267,500	\$62,953
CAPITAL PROJECTS FUND - 351		\$1,118,776	\$3,436,912	\$148,025,225	\$198,299,744	\$50,274,519

**IMPACT FEE FUND REVENUES & EXPENDITURES
THROUGH PERIOD 05, NOVEMBER FY 2020**

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
Revenues					
356-0000-30-341322	PUBL SAFETY IMPACT FEES	445	37,972	80,000	47.47%
356-0000-40-341323	TRANS FAC IMPACT FEES	1,667	385,134	310,000	124.24%
356-0000-50-341321	PARKS & REC IMPACT FEES	4,544	161,353	610,000	26.45%
356-0000-90-361000	INTEREST REVENUE	3,440	18,018	15,000	120.12%
TOTAL REVENUES		\$10,095	\$602,477	\$1,015,000	59.36%
Expenditures					
356-9000-90-611351	TRANSFER TO CAPITAL PROJECTS	0	0	1,000,000	0.00%
356-9000-90-611360	TRANSFER TO GENERAL FUND	0	0	15,000	0.00%
TOTAL EXPENDITURES		\$0	\$0	\$1,015,000	0.00%
NET CHANGE IN FUND BALANCE			\$602,477		
FUND BALANCE @	JULY 1, 2019			\$6,669,794	
FUND BALANCE @	NOVEMBER 30, 2019			\$7,272,271	

**PUBLIC FACILITIES AUTHORITY REVENUES & EXPENDITURES
THROUGH PERIOD 05, NOVEMBER FY 2020**

01/03/2020

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
360-0000-10-361000	INTEREST REVENUE	-	749,985	750,000	100.00 %
360-0000-10-362000	REALIZED GAIN/LOSS	-	(24,684)	-	- %
360-0000-10-389000	OTHER CONTRIBUTIONS	-	323,369	323,369	100.00 %
360-0000-10-391100	TRANSFER IN FROM GENERAL FUND	-	26,140,600	26,140,600	100.00 %
360-0000-10-391351	TRANSFER IN FROM CAPITAL PROJ	-	21,298,031	21,298,031	100.00 %
360-0000-10-391356	TRANSFER IN FROM IMPACT FEES	-	300,000	300,000	100.00 %
360-0000-10-392100	SALE OF ASSETS	-	9,283,250	9,000,000	103.15 %
360-0000-10-393100	REVENUE BOND PROCEEDS	-	171,400,000	171,400,000	100.00 %
TOTAL PUBLIC FACILITIES AUTH REVENU		-	229,470,551	229,212,000	100.11 %
360-9000-90-391100	TRANSFER IN FROM GENERAL FUND	3,505,575	29,097,579	35,353,154	82.31 %
360-9000-90-393100	REVENUE BOND PROCEEDS	-	8,299,542	8,299,542	100.00 %
TOTAL PFA OTHER FINANCING USES		3,505,575	37,397,121	43,652,696	85.67 %
TOTAL REVENUES		\$3,505,575	\$266,867,672	\$272,864,696	97.80 %
PUBLIC FACILITIES AUTH CONSTR EXPENDITURES					
360-6220-00-521200	PROFESSIONAL SERVICES	-	19,311,373	19,323,125	99.94 %
360-6220-00-541400	INFRASTRUCTURE	28,277	194,805,838	196,882,073	98.95 %
360-6220-00-541405	INFRASTRUCTURE - OTHER	-	613,530	775,000	79.17 %
360-6220-00-541410	INFRASTRUCTURE - SPECIAL	61,661	10,427,228	10,945,260	95.27 %
360-6220-00-579000	CONTINGENCIES	-	-	1,286,542	- %
TOTAL PUBLIC FACILITIES AUTH CONSTR		89,938	225,157,969	229,212,000	98.23 %
PUBLIC FACILITIES AUTH DEBT EXPENDITURES					
360-8000-00-581100	PRINCIPAL DEBT RETIREMENT	-	7,560,000	10,310,000	73.33 %
360-8000-00-582100	INTEREST EXPENSE	3,505,575	28,923,110	32,428,685	89.19 %
360-8000-00-584000	COSTS OF ISSUANCE	-	914,011	914,011	100.00 %
TOTAL PUBLIC FACILITIES AUTH DEBT		3,505,575	37,397,121	43,652,696	85.67 %
TOTAL EXPENDITURES		\$3,595,513	\$262,555,090	\$272,864,696	96.22 %
PUBLIC FACILITIES AUTHORITY - 360		(\$89,938)	\$4,312,582	\$-	- %

**STORMWATER FUND REVENUES & EXPENDITURES
THROUGH PERIOD 05, NOVEMBER FY 2020**

01/03/2020

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
561-0000-90-391100	TRANSFER IN FROM GENERAL FUND	145,833	11,029,167	12,050,000	91.53 %
	TOTAL OTHER FINANCING SOURCES	145,833	11,029,167	12,050,000	91.53 %
	TOTAL REVENUES	\$145,833	\$11,029,167	\$12,050,000	91.53 %
STORMWATER CAPITAL MAINT & IMP EXPENDITURES					
561-4250-40-521200	PROFESSIONAL SERVICES	20,483	606,908	1,339,408	45.31 %
561-4250-40-541450	STORMWATER IMPROVEMENT	-	7,468,132	9,657,786	77.33 %
	TOTAL STORMWATER CAPITAL MAINT &	20,483	8,075,040	10,997,194	73.43 %
STORMWATER OPERATIONS EXPENDITURES					
561-4320-40-521200	PROFESSIONAL SERVICES	-	51,911	145,880	35.58 %
561-4320-40-522240	REP & MAINT-OTHER	5,600	1,052,138	1,129,422	93.16 %
561-4320-40-523900	CONTRACTUAL SERVICES	-	151,187	192,169	78.67 %
561-4320-40-542100	MACHINERY & EQUIPMENT	-	56,697	52,714	107.56 %
	TOTAL STORMWATER OPERATIONS	5,600	1,311,933	1,520,185	86.30 %
	TOTAL EXPENDITURES	\$26,083	\$9,386,973	\$12,517,379	74.99 %
STORMWATER FUND - 561		\$119,750	\$1,642,194	(\$467,379)	(351.36%)

**DEVELOPMENT AUTHORITY REVENUES & EXPENDITURES
THROUGH PERIOD 05, NOVEMBER FY 2020**

01/03/2020

GL ACCOUNT	DESCRIPTION	NOVEMBER MTD ACTUAL	YTD ACTUAL	ADOPTED BUDGET	% OF BUDGET
REVENUES					
840-0000-10-389000	CONTRACT PAYMENTS	-	-	600,000	- %
	TOTAL MISCELLANEOUS	-	-	600,000	- %
	TOTAL REVENUES	\$-	\$-	\$600,000	- %
DEVELOPMENT AUTHORITY EXPENDITURES					
840-1595-10-521240	PROF SVCS-NON-PROFITS	-	-	50,000	- %
840-1595-10-523100	PROPERTY & LIABILITY INS	-	2,008	3,000	66.93 %
840-1595-10-523500	TRAVEL	-	-	250	- %
840-1595-10-523700	EDUCATION/TRAINING	-	-	500	- %
	TOTAL DEVELOPMENT AUTHORITY	-	2,008	53,750	3.74 %
TRANSFERS EXPENDITURES					
840-9000-90-611100	TRANSFER TO GENERAL FUND	-	-	600,000	- %
	TOTAL TRANSFERS	-	-	600,000	- %
	TOTAL EXPENDITURES	\$-	\$2,008	\$653,750	0.31 %
DEVELOPMENT AUTHORITY - 840		\$-	(\$2,008)	(\$53,750)	3.74 %