



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Dec 8 2009

ARC REVIEW CODE: Q912081

TO: Potentially Affected Local Governments and Other Interested Parties

FROM: Charles Krautler, Director

NOTE: This is digital signature.
Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: 1155 Mount Vernon Highway

Review Type: MARTA Corridor Area Plan

Description: An Area Plan Review for 1155 Mount Vernon Highway. The proposed development will include the construction of an additional 4,000 square feet of commercial space in addition to the existing 361,272 square feet of existing commercial.

Submitting Local Government: City of Sandy Springs

Date Opened: Dec 8 2009

Deadline for Comments: Dec 18 2009

Earliest the Regional Review can be Completed: Dec 18 2009

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
METRO ATLANTA RAPID TRANSIT AUTHORITY
FULTON COUNTY

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

Attached is information concerning this review.

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3309 or jtuley@atlantaregional.com. If the ARC staff does not receive comments from you by Dec 18 2009, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse>.



AREA PLAN REVIEW FORM - MARTA RAIL CORRIDOR

Please be advised, the following information details a requested development action on property located within the limits of the MARTA Rail Corridor as defined by the Atlanta Regional Commission (ARC). Development actions on properties located within 200 feet of the centerline of any MARTA rail line or within ¼ mile of any MARTA transit station must be reviewed in accordance with ARC regulations. We are writing to solicit your comments with regard to the development action requested below. Please forward a response in writing detailing your comments, or lack thereof, to the Department of Community Development at the following address:

City of Sandy Springs
Department of Community Development
Planning and Zoning Division
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

Requested Action:

☐ Permit

☒ Zoning/Land Use

Property Address:

1155 Mt. VERNON HWY.
SANDY SPRINGS, GA
30338

Tax PIN(s):

MARTA Rail Corridor Location:

☐ North Springs Station

☐ Dunwoody Station

☒ Rail Line (within 200 feet)

☒ Sandy Springs Station

☐ Medical Center Station

PERMIT REQUEST DETAILS

Requested Permit:

☐ Building Permit

☐ Land Disturbance Permit

Permit Project Details:

ZONING/LAND USE REQUEST DETAILS

Existing Zoning:

C-1 (COMMUNITY BUSINESS)

Existing Petition(s):

293-066/VC93-103

Existing Use:

SHOPPING CENTER

Overlay District:

PCID

Total Acreage:

30.41 ACRES

Proposed Zoning:

C-1 (COMMUNITY BUSINESS)

Proposed Use Permit(s):

Comprehensive Plan Land Use Map: LIVING - WORKING REGIONAL, NODE 6

Council District:

5

Zoning/Land Use Project Details:

The subject site is located east of the intersection of Mount Vernon Highway and Perimeter Center West. The property is zoned C-1 (Community Business District) conditional under zoning case Z93-066/VC93-103. The property is developed with a mixture of uses including retail, restaurant, and entertainment. The 30.41 acre subject property currently has a total building area of 361,272 S.F. and a density of 11,880 S.F./Acre.

Under Z93-066/VC93-103, the subject property was conditioned to include the following:

- To a specific site plan
- To a maximum of three (3) outparcels
- To no more than one (1) fast food restaurant on the total site
- To a concurrent variance allowing the existing Chick- Fil-A outparcel to have less than the required 200 feet of frontage abutting a public right-of-way (Mount Vernon Highway)

Note: The above concurrent variance allowing the existing Chick- Fil-A outparcel to have less than the required 200 feet of frontage abutting a public right-of-way (Mount Vernon Highway) is now currently being considered under CV09-015

The current zoning conditions, under Z93-066, allow for no more than one fast food restaurant on the total site at 1155 Mount Vernon Highway. The applicant is requesting to rezone the subject property from C-1 (Community Business District) conditional to C-1 (Community Business District) conditional to allow an additional fast food restaurant on the subject property.

The staff is of the opinion that the proposed use is suitable in view of the use and development of adjacent and nearby property. The surrounding area consists of multi-family developments to the north, multi-family/office/hotel developments to the east, MARTA/retail/office developments to the south, and an office development to the west. The proposal allows for a proper transition between these areas.

The staff is of the opinion that the proposed use is consistent with the Future Land Use Map, which designates the property as Live Work Regional (LWR). The LWR land use designation recommends a density of over 25,000 square feet per acre for commercial and office uses plus over 20 residential units per acre, which is met by the overall project. The complete project lends itself to the overall intent of the LWR designated areas that are intended for high density residential and mixed land uses along major transportation corridors and/or rail transit stations intended to serve larger areas and to provide larger commercial uses with a significant employment concentration. The subject site is located in Living Working Node 6, Perimeter Community Improvement District (PCID), which is made up of high density residential, regional office, and commercial developments.

APPLICANT INFORMATION

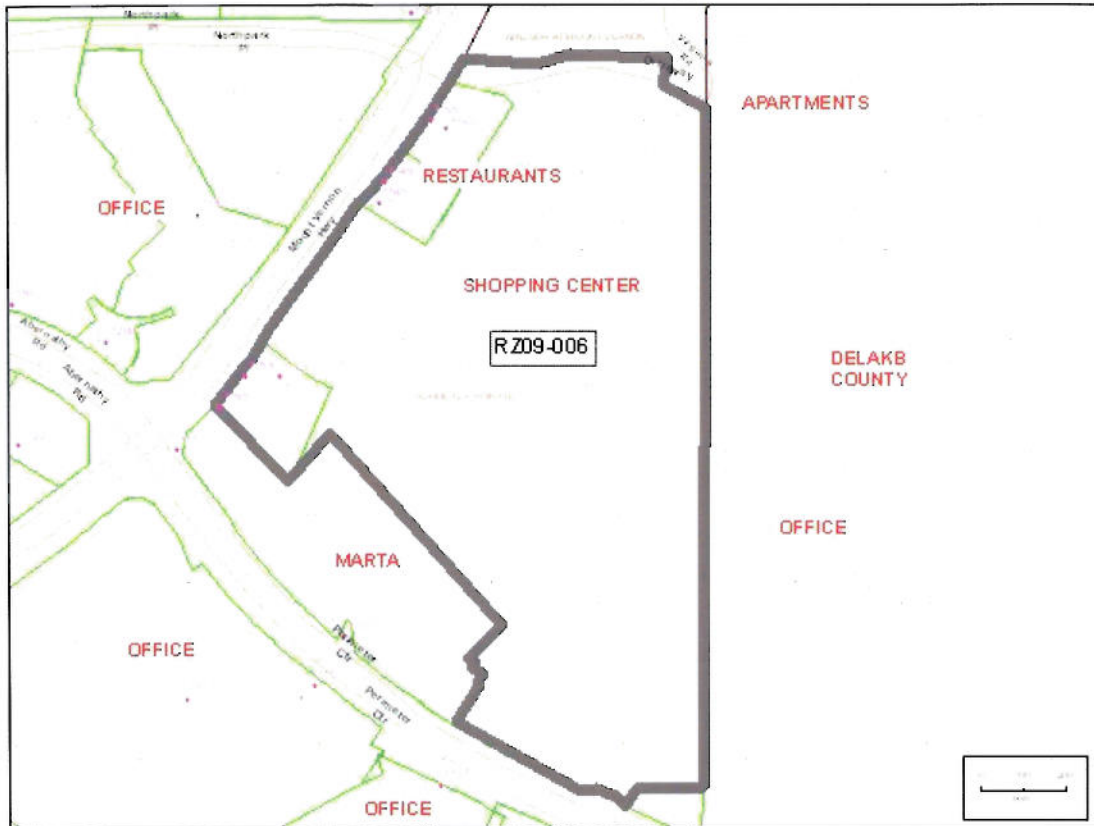
Applicant: MDT PERIMETER POINTE, LLC
WENDY'S ARBY'S GROUP

(MDTPP) 216.755.5500
 (WAG) 770.855.3560

Phone: _____
 Email: barnold@arbys.com
 Fax: 678.684.4692

Location Map

Perimeter Pointe Shopping Center



Enclosures:

Letter of intent and site plans

Arby's Restaurant Group, Inc.
35 Technology Parkway South
Suite 170
Norcross, GA 30092

T (678) 684-4600
www.arbys.com

RECEIVED

OCT 06 2009

October 5, 2009

City of Sandy Springs
Community Development

City of Sandy Springs
Planning and Zoning Department
7840 Roswell Rd.
Building 500
Sandy Springs, GA 30350

RE: LETTER OF INTENT
Arby's Wendy's Dual Concept – New construction
Variance request
Tax Parcel id: 17-0019-LL-121-8
1155 Mount Vernon Highway
Sandy Springs, GA

To Whom It May Concern:

Please use this letter as notice of intent to request to carry forward the below previously approved variance on the overall site.

4.13.C (previous 3.G) Frontage reduced from 200' to 160' (Chic-fil-a site)

3.G Each outparcel which abuts a public right-of-way shall have a minimum of 200' feet of frontage on said public right-of-way, except the outparcel labeled on the site plan as #44, building B, shall have a minimum of 160' feet of frontage; however, direct access to said right-of-way shall be prohibited (part3,93VC-103).

This new location will be a unique restaurant combination of Wendy's and Arby's. This restaurant is across the street from the Wendy's Arby's Group corporate office, and will be a monument to the two brands fantastic menu offerings. It will be a showcase location that will generate additional excitement, and partnership in the community.

While still in the planning stages, the new building will be approximately 4,000 square feet, with 90 seats. This project will be an addition to the existing shopping center on the previously developed site.

We look forward to serving you soon.

Sincerely,

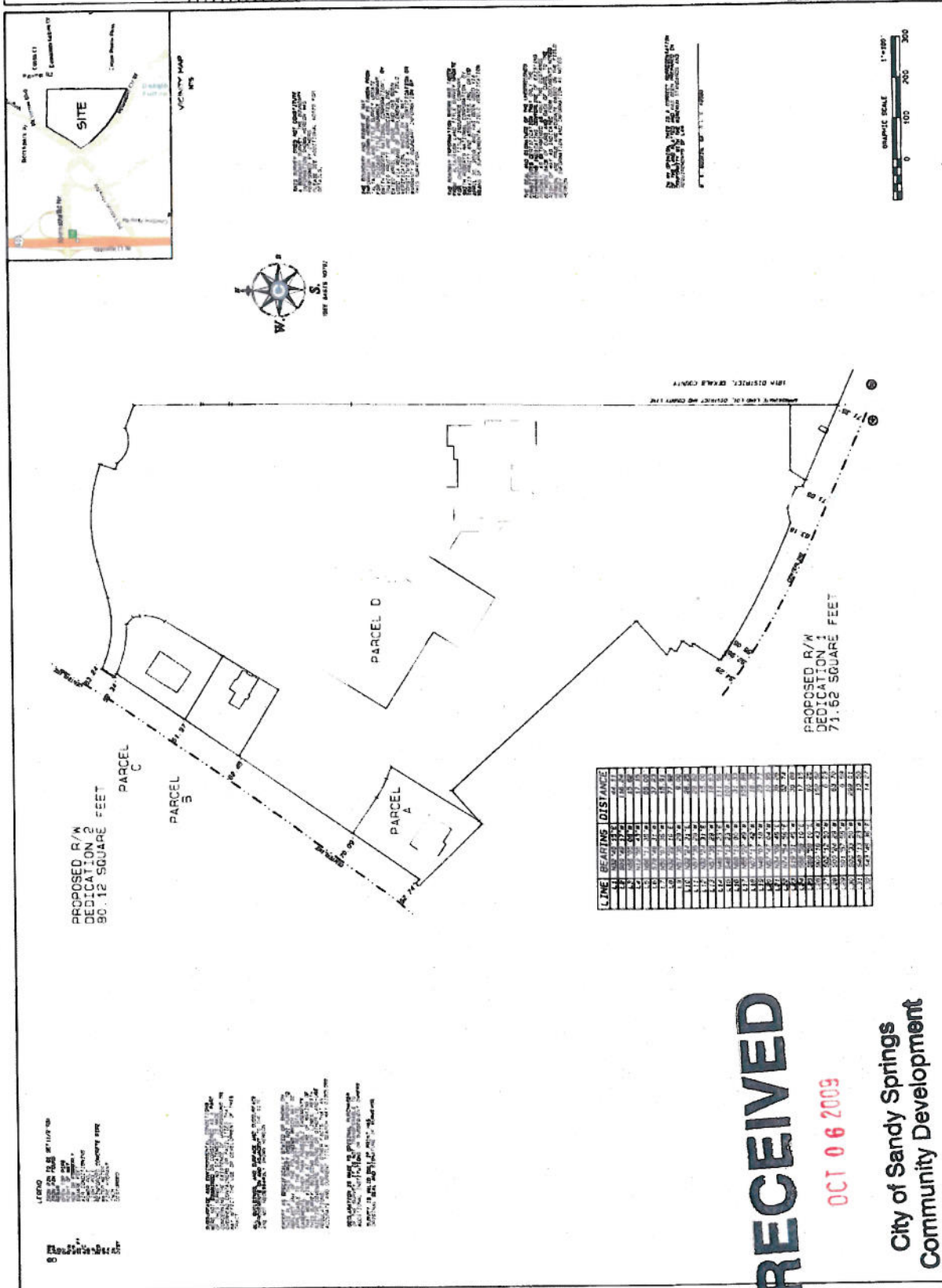


Brian Arnold
Vice President of Construction
South Region

RZ09 006

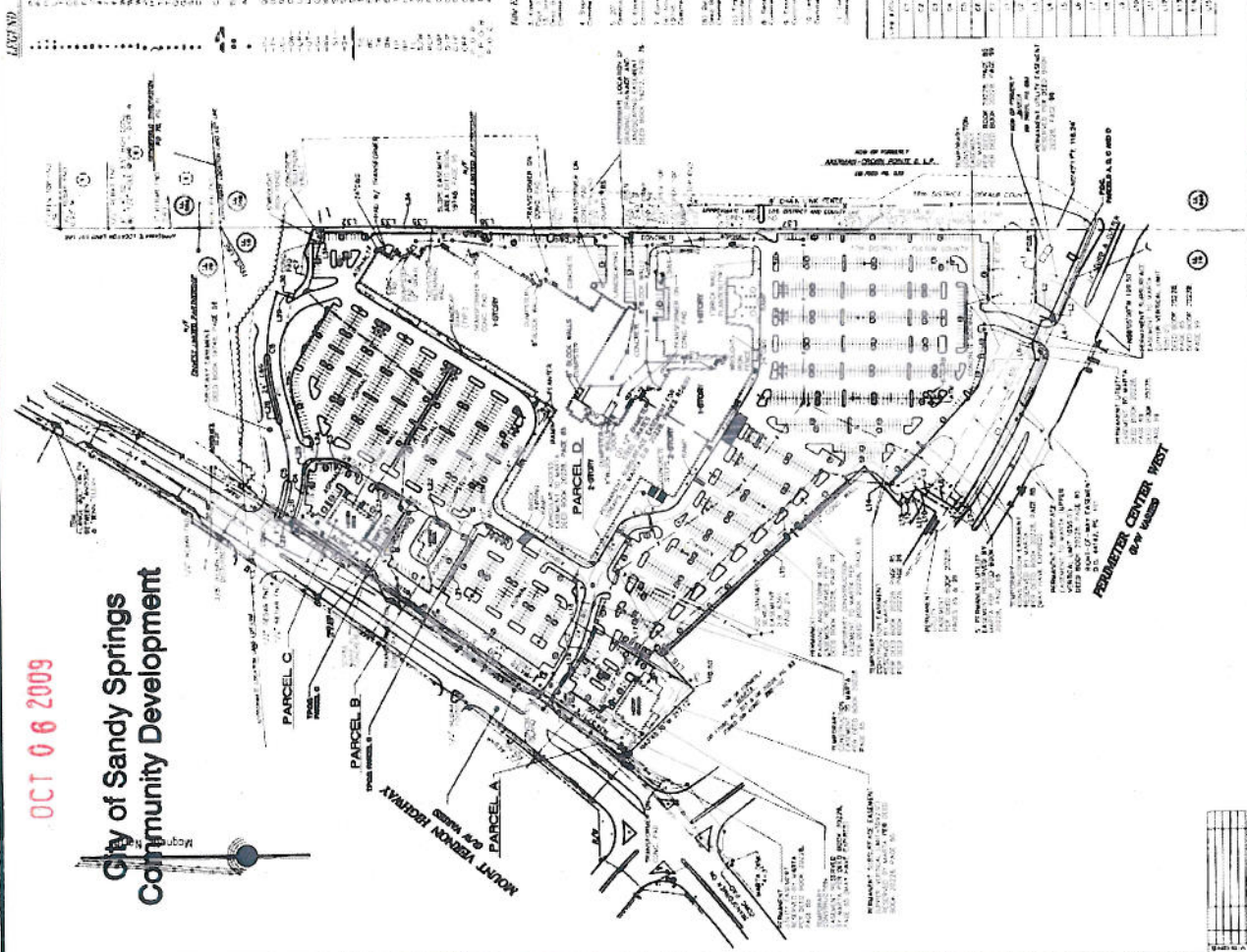


I'm thinking Arby's.



RZ09 006

OCT 06 2009

City of Sandy Springs
Community Development[illegible][illegible]

TOTAL AREA:
10.476 ACRES
3.14 ACRES SUBMITTING

ZONING:
UNBUTL A, J 93-127
PARCELS B, C, E & FCG

PROPORTION OF SAMPLES

CHICAGO TITLE INSURANCE
COMPANY, SMITH ROBERTS
NATIONAL CORPORATION

LAND LOT 15
17th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF ATLANTA
APRIL 30, 2008 / SCALE: 1" = 100'



THE UNIVERSITY OF CHICAGO PRESS

PARCEL A	PARCEL B	PARCEL C	PARCEL D
10115 ACRES	10115 ACRES	10115 ACRES	10115 ACRES
45,263 SQ. FT.	45,263 SQ. FT.	45,263 SQ. FT.	45,263 SQ. FT.

[illegible]

RZ09006



Omni Consulting Services
475 Peachtree Road, Suite 200
Atlanta, GA 30308
Tel: 770.466.7370
Fax: 770.466.7300
omni@omni-svcs.com

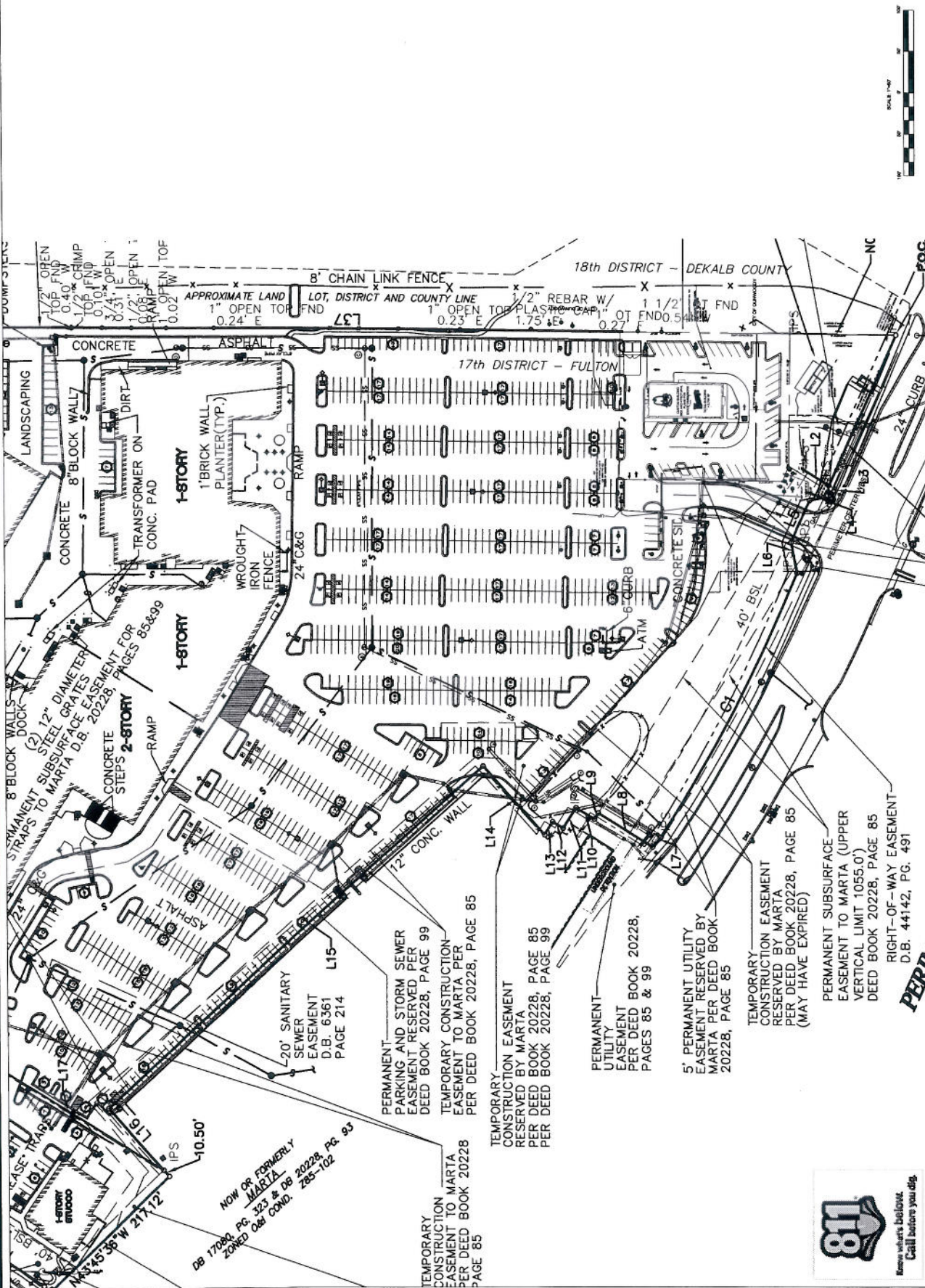
REVISIONS

DEVELOPED
BASIN MAP

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NOVEMBER 18, 2008

11/18/2008 1:56:31 PM



PERMANENT SUBSURFACE EASEMENT TO MARTA (UPPER VERTICAL LIMIT 1055.0') DEED BOOK 20228, PAGE 85

RIGHT-OF-WAY EASEMENT D.B. 44142, PG. 491

PERMANENT UTILITY EASEMENT RESERVED BY MARTA PER DEED BOOK 20228, PAGE 85

TEMPORARY CONSTRUCTION EASEMENT RESERVED BY MARTA PER DEED BOOK 20228, PAGE 85 (MAY HAVE EXPIRED)

PERMANENT UTILITY EASEMENT RESERVED BY MARTA PER DEED BOOK 20228, PAGE 85

TEMPORARY CONSTRUCTION EASEMENT RESERVED BY MARTA PER DEED BOOK 20228, PAGE 85

PERMANENT UTILITY EASEMENT RESERVED BY MARTA PER DEED BOOK 20228, PAGE 85

TEMPORARY CONSTRUCTION EASEMENT RESERVED BY MARTA PER DEED BOOK 20228, PAGE 85

PERMANENT UTILITY EASEMENT RESERVED BY MARTA PER DEED BOOK 20228, PAGE 85

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Know what's below
Call before you dig

