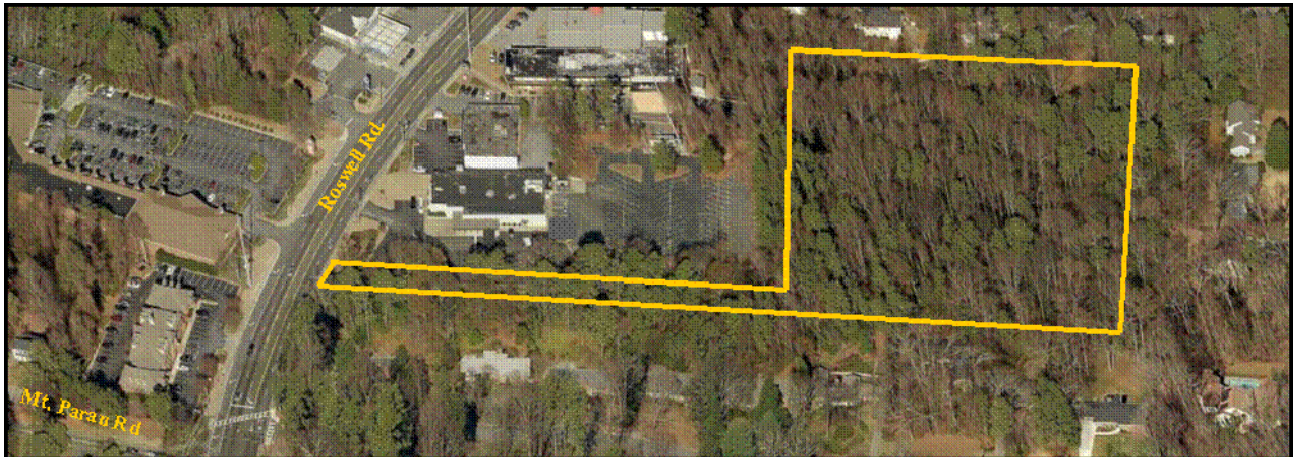




JOEL & GRANOT

COMMERCIAL REAL ESTATE

F95 @9GH5 H9 '9L97I HJ9 'GI AA5FM
) &+) 'Fcgk Y''FcUX'f6 UW 'DUfW'Ł
GUbXmiGdf]b[gż; 5 '' '\$' (&



DfYgYbhYX'6 m'

5`Ub`>cYž77=A`
Df]bV]dU`

D\ cbY.`f(\$ (Ł, *- !&* \$&
9a UJ.`UUb4 `cYUbX[fUbchWta`

8 Ub`; fUbchžG=CF`
Df]bV]dU`

D\ cbY.`f(\$ (Ł, *- !&* \$`
9a UJ.`XUb4 `cYUbX[fUbchWta`

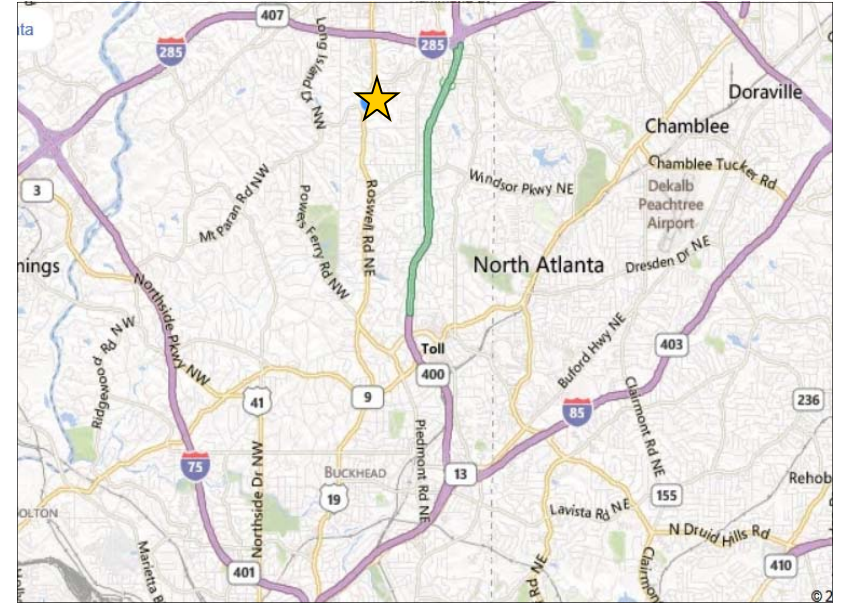
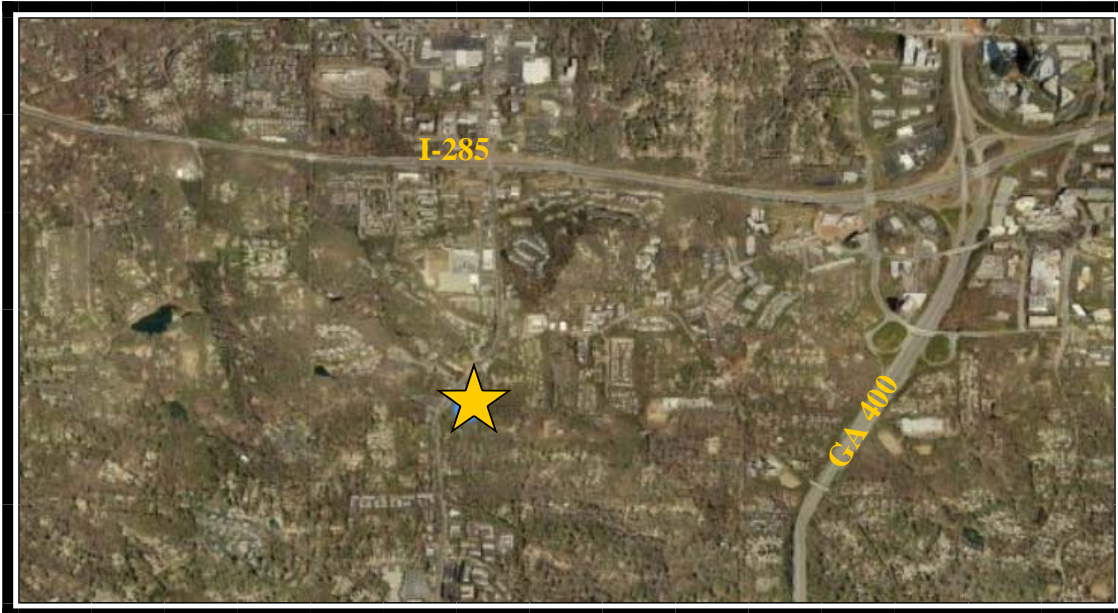
k k k `cYUbX[fUbchWta

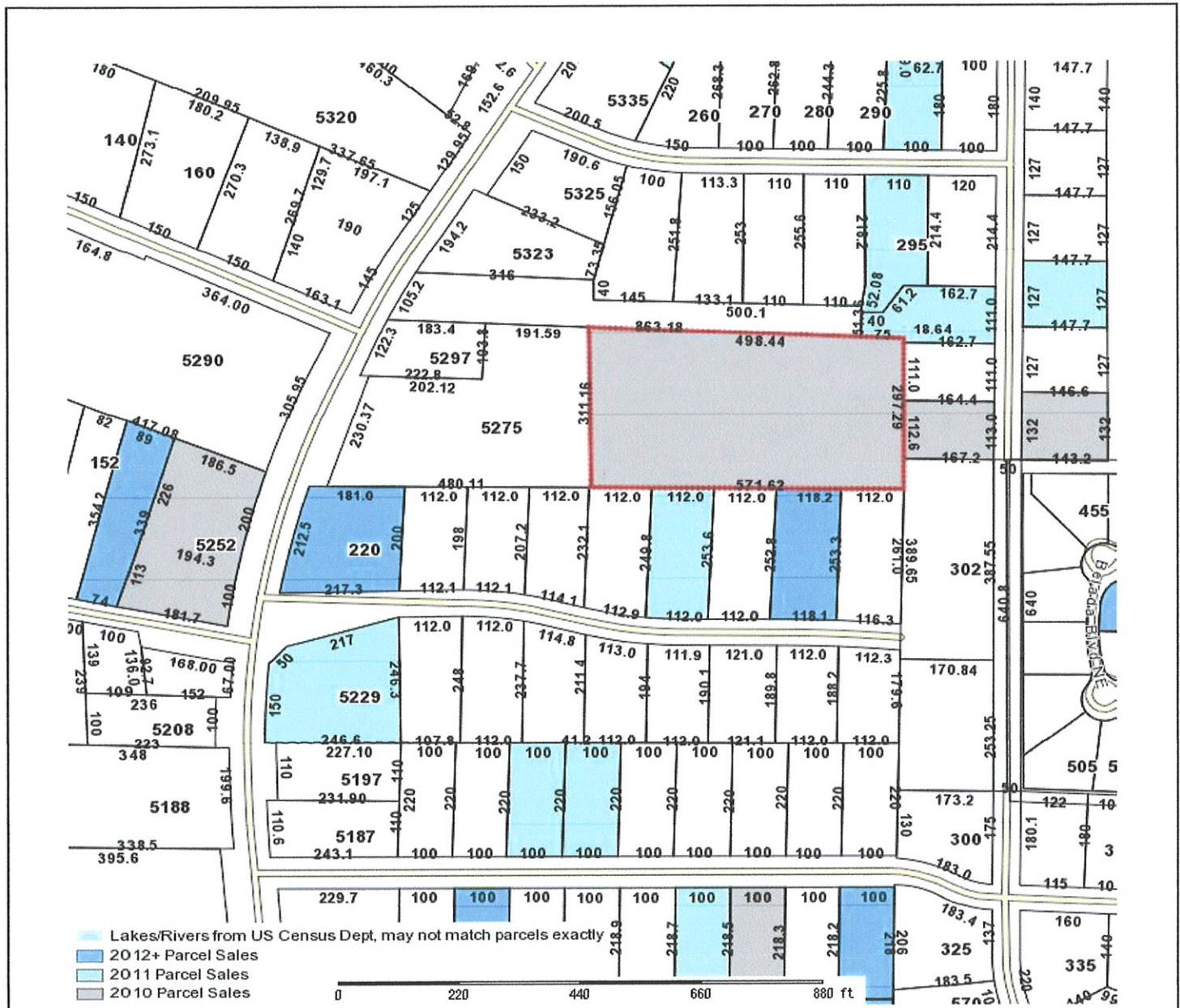
EXECUTIVE SUMMARY

This unique 4 acre site is located in Sandy Springs just north of the city of Atlanta on Roswell Road. Sandy Springs is a city in northern Fulton County, Georgia, United States with a population of 93,853. Sandy Springs, Georgia's sixth largest city, is located just north of the thriving metropolis of Atlanta. This bustling city offers residents and guests both immediate access to big-city excitement and traditional Southern charm. Sandy Springs is rich in a variety of unique delights: more than 20 miles of glorious shoreline along the Chattahoochee River, 11 parks city-wide, a dynamic economy and a sense of community that sustains and welcomes all.

This site is located across the street from the intersection of Mt. Paran Rd and Roswell Rd. Currently zoned C-1 Commercial (See attached C-1 Commercial regulations) but according to the long term land use plan of the City of Sandy Springs, the parcels is zoned Living-Working Neighborhood (see attached regulation). The site is unimproved and is offered for sale at \$500,000 per acre.

5275 Roswell Road, Atlanta, GA 30342 (Back Parcel) Aerial





Fulton County Assessor			
Parcel: 17 009200070477 Acres: 0			
Name:	GURIN JODY LYNN	Land Value	\$ 288,000
Site:	ROSWELL RD REAR	Building Value	0
Sale:	0 on 2010-08-24 Reason=U Qual=T	Misc Value	0
Mail:	2460 PEACHTREE RD	Total Value:	\$ 288,000
	ATLANTA, GA 30305		



The Fulton County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER FULTON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 05/31/13 : 16:03:41

LEGEND	
A	ARC
AC	ACRE(S)
AE	ACCESS EASEMENT
ALCO	ATLANTA GAS LIGHT COMPANY
ASP	ASPHALT
BB	BOTTOM OF BANK
BC	BACK OF CURB
B/C	BUILDING CORNER
BL	BUILDING SETBACK LINE
BM	BENCHMARK
BPF	BLUE PIN FLAG
BPM	BLUE PAINT MARK
BS	BOTTOM OF SLOPE
BSD	BELLSOUTH TELEPHONE CO.
BSDM	BELLSOUTH CABLE MARKER
BM	BOTTOM OF WALL
B/W	BARRIED WIRE
CB	CATCH BASIN
CI	CURB INLET
CL	CENTERLINE
C/L	CHAINLINK
CM	CONCRETE MONUMENT FOUND
CMF	CORRUGATED METAL PIPE
CMH	CLEANDIT
COMH	COMMUNICATION
COMPT	CONCRETE MALK
CTV	CABLE TELEVISION
C/W	CONCRETE WALK
DE	DEED BOOK
DE	DRAINAGE EASEMENT
DE	DROP INLET
DIP	DUCTILE IRON PIPE
DNR	DEPT. OF NATURAL RESOURCES
DMS	DNR MONUMENT SET
EB	ELECTRIC BOX
ENC	ELECTRIC MEMBERSHIP CORP.
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
F/C	FENCE CORNER
FDC	FIRE DEPARTMENT CONNECTION
FEE	FINDERS FLOOR ELEVATION
FH	FIRE HYDRANT
F/L	FENCE LINE
FOCM	FIBRE OPTIC CABLE MARKER
FP	FENCE POST
FP	FLAG POLE
GLMP	GAS LINE MARKER POST
GN	GAS METER
GP	BUY POLE
GPC	GEORGIA POWER COMPANY
GV	GAS VALVE
GW	BUY WIRE
HVP/P	HIGH VOLTAGE POWER POLE
HW	HIGH WATER
H/W	HEADWALL
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
IPF	IRON PIN FOUND
IRP	IRON PIN PLACED
IRF	INTERMEDIATE REGIONAL FLOOD
JB	JUNCTION BOX
L	CURVE TO THE LEFT
L/A	LIMIT OF ACCESS
L/C	LENGTH OF CHORD
LL	LAND LOT LINE
L/P	LAND POST/LIGHT POLE
L/S	LANDSCAPED AREA
LFE	MINIMUM FLOOR ELEVATION
MFC	METROMEDIA FIBRE NETWORK
MM	MANHOLE
N/C	NAIL IN CAP
NF	NAIL FOUND
N/F	NOW OR FORMERLY
N/O	OUTLET CONTROL STRUCTURE
OCS	ORANGE PIN FLAG
OPF	ORANGE PIN FLAG
OPM	ORANGE PAINT MARK
OT	OUTLET TOP PIPE
P	POWER LINE
P/B	POWER BOX
PV	POST INDICATOR VALVE
PV	PAGE(S)
PL	PROPERTY LINE
PL	POINT OF BEGINNING
POC	POINT OF COMMENCING
PM	POWER METER
P/P	PLAT BOOK
PS	PARKING SPACE(S)
P/S	POLYETHYLENE GLASS PIPE
R	RADIUS
R	CURVE TO THE RIGHT
RES	RE-SHADE
RCP	REINFORCED CONCRETE PIPE
RS	RED PAINT MARK
RS	RED PAINT MARK
RS	RAILROAD
R/T	RETAINING
R/W	RIGHT OF WAY
S	SQUARE FEET
S/P	SERVICE POLE
SS	SANITARY SENER EASEMENT
SS	SANITARY SENER EASEMENT
SS	SIDEMALK
T	TELEPHONE LINE
T/B	TEMPORARY BENCHMARK
T/P	TELEPHONE POLE
TM	TRAFFIC POLE
TRANS	TRANSFORMATION
T/S	TRAFFIC SIGNAL
T/S	TRAFFIC SIGN
TW	TOP OF WALL
TEST	TEST WELL
U/G	UNDERGROUND
VB	VALVE BOX
V	VALVE MARKER POST
W	WATER LINE
WF	WETLAND FLAG
WM	WATER METER
WM	WATER VALVE
X	CORNER
Y/P	YELLOW PIN FLAG
Y/M	YELLOW PAINT MARK

NOTE: THE REFERENCED MUNICIPALITY SUPPLIED THE ZONING INFORMATION STATED ON THIS PLAT. ANY GRAPHIC DEPICTION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.

NOTE: THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

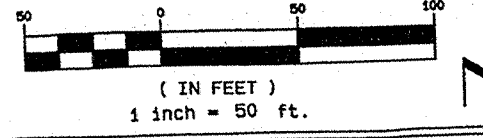
NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 50,000 FEET AND AN ANGULAR ERROR OF 07" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 500,000 FEET.

A TOPCON GPT-3005 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

CONTOUR INTERVAL = 2 FEET
GRAPHIC SCALE



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS & REQUIREMENTS OF L.A.M. MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

- REFERENCE MATERIAL:
- PLAT: SURVEY FOR CHI CHI'S PROPERTY MANAGEMENT COMPANY OF GEORGIA - LAND LOT 92, 17TH DISTRICT - FULTON COUNTY, GEORGIA - DATED DECEMBER 7, 1978, LAST REVISED DECEMBER 21, 1978 BY METRO ENGINEERING AND SURVEYING CO., INC.
 - QUIT-CLAIM DEED: H. GERRY GURIN TO JODY GURIN DATED DECEMBER 27, 1989 DEED BOOK 14432, PAGE 244 FULTON COUNTY RECORDS.
 - PLAT: BOUNDARY SURVEY FOR TOM WELLS - LAND LOT 68, 17TH DISTRICT - FULTON COUNTY, GEORGIA BY SAMUEL G. EVANS DATED MAY 2, 1972 PLAT BOOK 98, PAGE 74 FULTON COUNTY RECORDS.
 - PLAT: SURVEY FOR CHI CHI'S PROPERTY MANAGEMENT COMPANY OF GEORGIA - LAND LOT 92, 17TH DISTRICT FULTON COUNTY, GEORGIA BY METRO ENGINEERING AND SURVEYING CO., INC. DATED DECEMBER 7, 1978, LAST REVISED MAY 19, 1980 PLAT BOOK 147, PAGE 65 FULTON COUNTY RECORDS.
 - PLAT: SURVEY FOR SANDALON, INC., EXECUTIVE COMMERCIAL FUNDING, INC. AND CHICAGO TITLE INSURANCE COMPANY - LAND LOT 92, 17TH DISTRICT - FULTON COUNTY, GEORGIA - DATED APRIL 24, 1985, LAST REVISED APRIL 28, 1989 BY GASKINS SURVEYING CO.

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND IT IS OUR OPINION THAT THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW AS PER: FULTON COUNTY FIRM PANEL 131210144 E, DATED JUNE 22, 1996.
ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD

BOUNDARY AND TOPOGRAPHIC SURVEY FOR
CHILDRESS KLEIN PROPERTIES
LOCATED IN
LAND LOT 92
17TH DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA

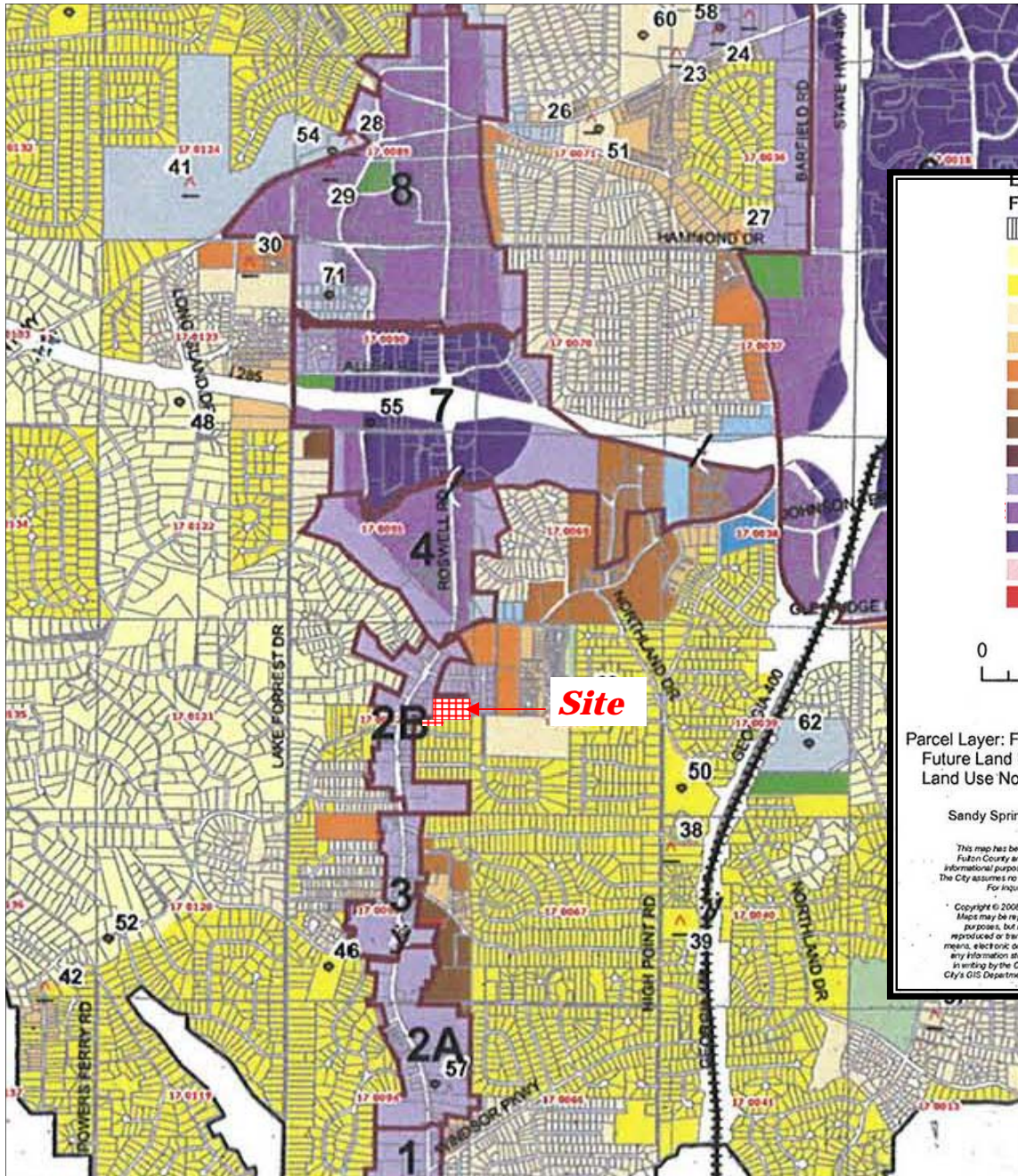


NO.	DATE	BY	DESCRIPTION

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
5582 PEACHTREE ROAD
ATLANTA, GEORGIA 30341-4953
PHONE: (770) 451-7453
FAX: (770) 455-3535
WWW.WBENR.COM

SCALE: 1" = 50'
DATE SURVEYED: 10/09/06
DATE UPDATED: N/A
SURVEYED BY: T. GREENE
DATE DRAFTED: 10/17/06
UPDATE DRAFTED: N/A
DRAWN BY: AMCN
CHECKED BY: NH
FIELD BOOK #: 2292, 2295
JOB NUMBER: 060918
FOLDER NUMBER: 060918
COSO FILE: 062-060918
DISC FILE: 269-060918
COUNTY/LL/D/S: FULTON/92/17
PLAT FILE: 8
SHEET: 1 OF 1

Sandy Springs Future Land Use Map



Legend

Future Land Use Categories

	Residential, 0 to 0.5 units per acre		Office
	Residential, 0 to 1 units per acre		Office High Density
	Residential, 1 to 2 units per acre		Industrial
	Residential, 2 to 3 units per acre		Private Recreational
	Residential, 3 to 5 units per acre		Public Recreational and Conservation
	Residential, 5 to 8 units per acre		Stream and Water Bodies
	Residential, 8 to 12 units per acre		Community Facility
	Residential, 12 to 20 units per acre		Transportation
	Residential, over 20 units per acre		Landlots
	Living-Working Neighborhood		MRPA Chattahoochee River Corridor
	Living-Working Community		MARTA Rail
	Living-Working Regional		Private Institutional Use
	Business Park		Schools
	Commercial		MARTA Station

0 1
Miles

Source Data:
Parcel Layer: Fulton County, Georgia GIS Layers
Future Land Use: Sandy Springs GIS Layers
Land Use Nodes: Sandy Springs GIS Layers

Prepared by the
Sandy Springs Geographic Information System
October 1, 2008

This map has been compiled from the most accurate source data from Fulton County and the City of Sandy Springs. However, this map is for informational purposes only and is not to be interpreted as a legal document. The City assumes no legal responsibility for the information shown on this map. For inquiries please contact the City of Sandy Springs.

Copyright © 2008 City of Sandy Springs, GA 30038. All rights reserved. Maps may be reproduced or transmitted for personal and informational purposes, but not for commercial use. No part of this work may be reproduced or transmitted for commercial purposes, in any form or by any means, electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, except as expressly permitted in writing by the City of Sandy Springs. Requests should be made to the City's GIS Department at (770) 730-5600 or george.vail@sandyspringsga.org

ANNUAL NOTICE OF ASSESSMENT

FULTON COUNTY ASSESSORS OFFICE 141 Pryor Street, SW, Suite 1056 Atlanta, GA 30303 (404) 612-6440	Notice Date: 05/14/2012
	This is not a tax bill Do not send payment
	Last Date To File Appeal: 06/28/2012
GURIN JODY LYNN 2460 PEACHTREE RD APT 1814 ATLANTA GA 30305	County property records are available online at: www.fultonassessor.org
OFFICIAL TAX MATTER - 2012 ASSESSMENT	

The amount of your ad valorem tax bill for the year shown above will be based on the appraised (100%) and assessed (40%) values specified in this notice. You have the right to appeal these values to the County Board of Tax Assessors. All documents and records used to determine the current value are available on request. Additional information on the appeal process may be obtained at <https://etax.dor.ga.gov/PTD/adm/taxguide/appeals.aspx>

At the time of filing your appeal you must select one of the following options:

- (1) Appeal to the County Board of Equalization with appeal to the Superior Court. (value, uniformity, denial of exemption, taxability)
- (2) To arbitration without an appeal to the Superior Court (valuation is the only grounds that may be appealed to arbitration)
- (3) For a parcel of non-homestead property with a FMV in excess of \$1 million, to a hearing officer with appeal to the Superior Court.

If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at www.fultonassessor.org

For further information on the proper method of filing an appeal, you may contact the Board of Tax Assessors which is located at 141 Pryor Street, SW, Ste 1056, Atlanta and which may be contacted by telephone at: 404-612-6440. Your staff contact is Joe, Patrick

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
3003667	17 -0092-0007-047-7	4	SANDY SPRINGS		NO
Property Description	VA - Vacant Parcel NBHD - C202				
Property Address	0 ROSWELL RD NE REAR				
Fair Market Value	Returned Value	Previous Year Value	Current Year Value	Other Value	
100% Fair Market Value		288,000	288,000		
40% Assessed Value		115,200	115,200		

REASONS FOR NOTICE

Annual Notice-No Change In Fair Market Value

The estimate of your ad valorem tax bills for the current year is based on the previous year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Previous Millage	Estimated Tax
FULTON OPER			115,200	.010281	1,184.37
FULTON BONDS			115,200	.000270	31.10
FUL SCHOOL OPER			115,200	.018502	2,131.43
Total County Tax					3,346.90
SANDY SPRINGS			115,200	.004731	545.01
Total City Tax					545.01
STATE			115,200	.000200	23.04
Total Estimate					3,914.95

Legal Description

ALL THAT TRACT or parcel of land lying and being in Land Lot 92 of the 17th District of Fulton County, Georgia, and more particularly described as follows:

BEGINNING at a point on the Eastern side of Roswell Road 1510.3 feet Northerly from the South line of Land Lot 92, said point of beginning; being formerly 1516.2 feet Northerly from the South line of Land Lot 92 (before the widening of Roswell Road), and Easterly 503.5 feet along the North line of the A.M. Rainwater property to the true point of beginning; Thence continuing Easterly in a straight line 569.7 feet along the North line of the Beachland Forest Subdivision to the east line of Land Lot 92; Thence North along the East line of Land Lot 92, 297.5 feet to an iron pin; Thence North 89 degrees 41 minutes west 562.8 feet; Thence Southerly 314 feet to the point of beginning.

9.1 - C-1 Community Business District.

9.1.1 C-1 District scope and intent. Regulations set forth in this section are the C-1 District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by administrative permits or use permits. The C-1 District is intended to provide locations in which neighborhood and community-oriented retail and service activities conclude a transition, or land areas which compliment a transition into a more intense activity area. Complimentary noncommercial uses are also permitted.

9.1.2 Use regulations. Within the C-1 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as permitted shall be prohibited.

A. *Permitted uses.* Structures and land may be used for only the following purposes: (Amended 11/1/95, 7/7/99)

1. Amusements, indoor.
2. Apartments, above or behind commercial and office uses in the same building.
3. Art galleries.
4. Assembly halls.
5. Automotive parking lots.
6. Automotive specialty shops. (Amended 4/7/93)
7. Catering, carry-out and delivery.
8. Church, temple or other place of worship.
9. Clinics.
10. Convalescent center/nursing/hospice.
11. Day care facilities.
12. Delicatessens.
13. Financial establishments.
14. Funeral homes.
15. Group residences.
16. Gymnasiums.
17. Hotels.
18. Health club/spa. (Added 2/7/01)

19. Laundromats.
20. Landscaping business, garden center. (Added 4/3/02)
21. Laundry and dry cleaning shops.
22. Lawn service businesses.
23. Libraries.
24. Communication services.
25. Millinery or similar trade whenever products are sold retail, exclusively on the site where produced.
26. Motels.
27. Museums.
28. Offices.
29. Parking garages/decks.
30. Parking lots.
31. Personal care homes.
32. Personal services including barber, beauty.
33. Pet grooming (no overnight stay). (Added 2/7/01)
34. Photography studios.
35. Plant nurseries.
36. Printing shops, convenience.
37. Repair shops not involving any manufacturing on the site.
38. Research laboratories.
39. Restaurants.
40. Retail stores or shops.
41. School of business, dance, music or similar schools.
42. Service stations except that repair and service offerings shall not include painting, body repair nor overhaul of major components, and no portion of the site shall be used for the display of cars for sale.
43. Stadiums.
44. Theaters.

45. Recycling centers, collecting. (Added 3/4/92)

B. *Accessory uses.* Structures and land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation. Automobile and/or moving truck rental may be used in accessory to a permitted use. Not more than 45 percent of the floor area of a building or land may be devoted to storage incidental to primary uses. (Amended 2/7/01)

(Amd. No. 11-0478, 6-1-11)

9.1.3 Development standards.

A. *Height regulations:* No structure shall exceed the higher of four stories or 60 feet in height except as approved pursuant to article XIX.

B. *Minimum front yard:* 40 feet.

C. *Minimum side yard:*

— 25 feet for dwellings adjacent to interior lot lines.

— None for all other buildings. See 4.23 for buffer and landscape requirements.

— 40 feet for all buildings adjacent to streets.

D. *Minimum rear yard:*

— 25 feet for dwellings adjacent to interior lot lines.

— None for all other buildings. See section 4.23 for buffer and landscape requirements.

E. *Minimum lot area:*

— Multifamily dwellings including a unit above or behind a commercial use: 2,500 s.f.

— Single family: 18,000 s.f.

— Two family: 18,000 s.f.

— All other buildings: Zero s.f.

F. *Minimum heated floor area per unit:*

Single family: 1,100 s.f.

Two family: 800 s.f.

Multifamily: 700 s.f.

Efficiency: 450 s.f.

G. *Minimum lot frontage:* 35 feet adjoining a street. (Amended 11/3/93)

H. *Minimum accessory structure requirements:*

Single family and two family uses: Accessory structures may be located in the rear yard only, but shall not be located within a minimum yard.

Other use: Accessory structures shall not be located in the minimum front yard.

9.1.4 Other regulations. The headings below contain provisions applicable to the C-1 District:

Development regulations. Article XXXIV

Exceptions. Section 4.3

Floodplain management. Section 4.24

Off-street parking and loading. Article XVIII

Outside storage. Section 4.2

Landscape area and buffer regulations. Section 4.23

River protection. Metropolitan River Protection Act

Signs. Article XXXIII

Noise study report, Article 28.4.7 (Added 4/3/02)

FUTURE LAND USE PLAN MAP

Under the state’s local planning standards, a future land use plan map is considered optional. Although optional under state rules, this map is considered essential in the case of Sandy Springs. The map will remain the most useful map in terms of making zoning decisions, since unlike the visionary character area map, it will provide specific recommendations for land uses on a parcel basis. It should be noted that the future land use plan map was the subject of considerable work by the Comprehensive Plan Citizens Advisory Committee (CAC), who met on March 26 and 28, and April 3 and 23 to review recommended revisions to the existing map adopted on June 20, 2006. The final revised map and the map documenting the recommended revisions are included following Table 1.4. Additional discussion was also held on the boundaries of the Town Center and Live Work nodes, which is provided on a node map and also included.

**Table 1.4
Future Land Use Plan Map Categories**

Abbreviation	Name of Category
1. R0-0.5	Residential, 0 to 0.5 Unit per Acre
2. R0-1	Residential, 0 to 1 Unit per Acre
3. R1-2	Residential, 1 to 2 Units per Acre
4. R2-3	Residential, 2 to 3 Units per Acre
5. R3-5	Residential, 3 to 5 Units per Acre
6. R5-8	Residential, 5 to 8 Units per Acre
7. R8-12	Residential, 8 to 12 Units per Acre
8. R12-20	Residential, 12 to 20 Units per Acre
9. R20+	Residential, 20+ Units per Acre
10. P-I	Public-Institutional
11. TCU	Transportation/Communication/Utilities
12. O	Office
13. OH	Office – High Intensity
14. C	Commercial
15. BP	Business Park
16. LWN	Living Working Neighborhood
17. LWC	Living Working Community
18. LWR	Living Working Regional
19. PRC	Park/Recreation/Conservation



**TABLE 1.5: CITY OF SANDY SPRINGS
FUTURE LAND USE DESIGNATION/ZONING DISTRICT CLASSIFICATION COMPARISON TABLE
UNOFFICIAL – FOR USE AS A GUIDE ONLY**

Future Land Use		Recommended Density	Corresponding Zoning District	Minimum Lot Area per Unit	Maximum Density Allowed by Zoning (Units per Acre)
R0-0.5	Residential	0 to 0.5 units per acre	R-1	2 acres	0.50
R0.5-1	Residential	0.5 to 1 units per acre	R-2	1acre	1.00
			AG-1	1 acre or 3 acres See Zoning Ordinance	0.50 or 0.33 See Zoning Ordinance
R1-2	Residential	1 to 2 units per acre	R-2A	27,000 sq. ft.	1.61
R2-3	Residential	2 to 3 units per acre	R-3	18,000 sq. ft.	2.42
			R-3A	18,000 sq. ft.	2.42
R3-5	Residential	3 to 5 units per acre	R-4A	12,000 sq. ft.	3.63
			R-4	9,000 sq. ft.	4.84
			R-6	9,000 sq. ft.	4.84
			CUP (single family)	See Zoning Ordinance	5.00 See Zoning Ordinance
			NUP	4,000 sq. ft.	5.00
R5-8	Residential	5 to 8 units per acre	R-5	7,5000 sq. ft.	5.81
			MHP	See Zoning Ordinance	5.50 See Zoning Ordinance
R8-12	Residential	8 to 12 units per acre	R-5A	4,000 sq. ft.	10.89
			CUP (multifamily)	See Zoning Ordinance	9.00 See Zoning Ordinance
			TR	2,000 sq. ft.	9.00
R12-20	Residential	12 to 20	A	See Zoning Ordinance	14.00
R20+	Residential	Over 20 units per acre	A-L	See Zoning Ordinance	See Zoning Ordinance
BP O OH	Business Park	--	O-I	See Zoning Ordinance	See Zoning Ordinance
	Office	--		See Zoning Ordinance	See Zoning Ordinance
	Office High Density	--		See Zoning Ordinance	See Zoning Ordinance
LWN	Live Work-Neighborhood	Residential-up to 5 units/acre Commercial/Office-up to 10,000 sf/acre	MIX	See Zoning Ordinance	See Zoning Ordinance
LWC	Live Work-Community	Residential-up to 20 units/acre Commercial/Office-up to 25,000 sf/acre		See Zoning Ordinance	See Zoning Ordinance
LWR	Live Work-Regional	Residential-over 20 units/acre Commercial/Office-over 25,000 sf/acre		See Zoning Ordinance	See Zoning Ordinance
C	Commercial	--	C-1	See Zoning Ordinance	See Zoning Ordinance
			C-2	See Zoning Ordinance	See Zoning Ordinance
I	Industrial	--	M-1A	See Zoning Ordinance	See Zoning Ordinance
			M-1	See Zoning Ordinance	See Zoning Ordinance
			M-2	See Zoning Ordinance	See Zoning Ordinance
PR	Private Recreational	--	--	--	--
PRC	Public Rec & Conservation	--	--	--	--

Living Working Categories

The purpose of the living-working designations is to allow an appropriate and balanced mix of uses to create a live-work environment at a scale and character that is compatible with its surrounding community. Living Working areas will be activity centers where the community can live, work, shop, meet, and play. These areas should be compact, pedestrian-oriented, with a mix of uses (residential, civic, institutional, office, and retail/service, or some combination thereof, along with open space), both horizontally and vertically (i.e., more than one use in the same building). These classifications are intended to protect environmental resources, provide accessible open space, balance all modes of transportation, increase housing choices and improve prospects for civic interaction.

The uses within the living-working areas should be in close proximity to one another in order to encourage walking, and to increase mobility to those who do not drive especially the elderly and the young. Within these areas, there must be an appropriate transition of land uses, height and density/intensity at the edges abutting protected neighborhoods. Such areas should be planned with connections to adjacent properties where compatible, and to serve surrounding neighborhoods.

Some areas are designated this category in order to encourage the redevelopment of underutilized commercial, office and residential areas and to reshape sprawling commercial corridors into a more compact, mixed use, pedestrian-oriented environment.

The future land use plan map identifies three types of Living Working Areas²; each is described below.

1. **Living Working Neighborhood:** This is the lowest intensity option of the three living-working designations. These areas are intended to serve a single neighborhood or small group of adjacent neighborhoods, and to be compatible neighbors to lower density residential neighborhoods.
2. **Living Working Community:** This is a medium intensity/density category that is intended to serve a group of adjacent neighborhoods and to be compatible with low and medium density residential neighborhoods.
3. **Living Working Regional:** This is a high intensity/density category that applies adjacent to major transportation interchanges and/or rail transit stations (with the exception of the Live-work area at Dunwoody Place and Roswell Road). These areas have significant concentrations of employment.

² These designations have their origins in the Focus Fulton Comprehensive Plan 2025, Land Use Element (See "Types of Live-work Areas" and Table 6-16 in that document).

Table 1.6
Specifications for Living Working Categories

Designation	Sandy Springs LW Neighborhood	Sandy Springs LW Community	Sandy Springs LW Regional
1. Residential	Up to 5 units/acre	Up to 20 units/acre*	Over 20 units/acre
2. Commercial/Office Density	10,000 sf /acre	25,000 sf /acre	Over 25,000 sf/acre
3. Total Square feet/tenant	30,000 sf limit	100,000 sf limit	Case-by-case
4. Height Limit	2 story	4 story**	8 story***
5. Minimum Open and Green Space Components	10% -- 5% must be green space, the remaining 5% may be open space or green space	15% -- 10% must be green space, the remaining 5% may be open space or green space	20%**** -- 15% must be green space, the remaining 5% may be open space or green space

* Except at Powers Ferry Node where a maximum 10 units per acre is recommended.

** Except in Town Center where heights are allowed to be six stories maximum. See Town Center assemblage policy for height incentives and bonuses.

*** Except at I-285/Roswell Road node where heights are not proposed to be limited. Other permitted height variations apply to the PCID and can be found under the Land Use Policies in Chapter 5; on the east side of Roswell Road, north of Dunwoody Place, heights at this node are proposed to be limited to a maximum of 15 stories.

**** Except at Dunwoody Place Node where minimum open and green space components are required to be a minimum of 30% with 25% required to be green space and the remaining 5% may be open space or green space.

Additional Overlays

Nodes

The adopted Future Land Use Map shows all nodes (1-14) and their locations. The specific development standards and guidelines for each node are defined in Chapter 5. A graphic “Conceptual Mixed Use Nodal Development” is also included to offer initial guidance on the character of node areas to use during the review of potential living-working development or redevelopment proposals the City may receive in the future.

CHI CHI'S RESTAURANT

January 3, 1980

TO: WHOM IT MAY CONCERN

RE: Chi Chi's Restaurant, 5275 Roswell Road, Atlanta, Georgia

This is to advise and acknowledge that Abe Besser and H. Gerry Gurin have reached an agreement with and hereby agree with Chi-Chi's Property Management Company of Atlanta (hereinafter referred to as "Chi-Chi's") for the fact that the existing entry and exit from the easement across the property of Chi-Chi's is satisfactory and that Abe Besser and H. Gerry Gurin agree with the location and positioning of the second means of access to the property of Chi-Chi's anywhere along the frontage of said property on Roswell Road.

This acknowledgment and agreement is given for good and valuable consideration which the parties hereto acknowledge. This agreement and approval is entered into and agreed to with the understanding that the Department of Transportation of the State of Georgia and the Public Works Department of Fulton County, Georgia approve said second curb cut onto Roswell Road.

This agreement and approval entered into this the 3rd day of January, 1980.

Signed, sealed and delivered in the presence of

Etha Catt

N. P. SEAL

Unofficial Witness

Mary K. Bowen

Notary Public

My Commission Expires: 6/15/82
(NOTARY SEAL)

Abe Besser (SEAL)
ABE BESSER

Signed, sealed and delivered in the presence of

Etha Catt

N. P. SEAL

Unofficial Witness

Michael R. Woodfill

Notary Public

Notary Public, Georgia, State at Large

My Commission Expires: Sept. 19, 1982
(NOTARY SEAL)

H. Gerry Gurin (SEAL)
H. GERRY GURIN

Signed, sealed and delivered in the presence of

Bill S. Painter

N. P. SEAL

Unofficial Witness

James S. Jones

Notary Public

My Commission Expires: Sept. 30, 1982
(NOTARY SEAL)

CHI-CHI'S PROPERTY MANAGEMENT COMPANY OF ATLANTA
By: *Bill S. Painter*
Bill S. Painter, Representative

Georgia, Fulton County, Clerk's Office Superior Court
Filed & Recorded, JAN 25 1980 at 4:21
Sabrina J. Price CLERK

(24) PETITION #Z-78-94 FC, ROSWELL ROAD - APPL. TION OF ABE
BESSER, COMMERCIAL

Mr. Albert E. Johnson, Clerk, presented the following letter from
C. A. "Dusty" Rhodes, Chairman of the Fulton County Planning
Commission:

November 30, 1978
Board of Commissioners
Fulton County
Georgia

12-9-78

Re: ROSWELL ROAD (IN REAR) - Application of Abe Besser, seeks to re-
zone from "A" (Apartments) Conditional to C-1 (Commercial);
property is located in the rear of the property on the southeast
side of Roswell Road, beginning 1510.3 feet northeastwardly from
where the south land lot line of Land Lot 92 intersects the east
side of Roswell Road, and running northeastwardly (and being 503
feet in rear from Roswell Road), and having a width of 314 feet,
and having a depth of 569.7 feet, and being in Land Lot 92 of the
17th District, Fulton County, Georgia. (Abe Besser, 1332 Normandy
Drive, N.E., Atlanta, Georgia 30306) (#Z-78-94 FC)

The Fulton County Planning Commission, following twenty-one days
of public notice, as required by law, preliminary public hearing on
November 21, 1978, and after careful study of the area, including
inspection of the site by members of the Planning Commission,
recommended the petition be denied.

Reasons for denial listed on Page 2...

/s/ C. A. Rhodes
C. A. "Dusty" Rhodes

Attest:

/s/ A. H. Hutchinson
A. H. Hutchinson, Administrator

REGULAR MEETING, DECEMBER 6, 1978, P.M.

REASONS:

1. The Land Use Element of the Comprehensive Plan identifies this area as suitable for residential development at the density of 4 to 10 units per acre. The subject property is currently zoned under the "A" (Apartments) CONDITIONAL zoning classification with a Special Use Permit to allow a private tennis facility which would consist of 8 indoor tennis courts and 10 outdoor tennis courts with a pool and clubhouse facilities. This private tennis facility was approved under Petition #Z-74-78 FC and #U-74-44 FC. The policies of the Comprehensive Plan suggest apartment uses in order to provide a transition from the intense commercial uses along Roswell Road to the single family uses to the east and south of the subject property. An apartment development or the existing approved private tennis facility would provide the transition and protection to the existing single family homes.
2. It is the Planning Commission's opinion that the approval of a commercial use, with the intensity of the use not specified, on the subject property would have a severe detrimental effect on the residential value of the single family lots abutting the subject property. It is the Planning Commission's opinion that the uses which are currently approved on the subject property or apartment development would be a more acceptable use and would have less of an impact on the existing single family lots.

Mr. Johnson read letters received from the Health Department, the Board of Education, and the Public Works Department regarding this petition, said letters to be on file in the Office of the Clerk to the Commission as part of this petition.

Also presented were the following Resolution, Conditions, Legal Description, and Letters of Intent:

R E S O L U T I O N

A RESOLUTION TO AMEND THE 1955 ZONING RESOLUTION
OF FULTON COUNTY

WHEREAS, proper notice of this amendment has been published once a week for three weeks in the newspaper in which the Sheriff's advertisements are published, which notice stated the nature of the proposed change and the date, hour, and place at which the Board of Commissioners of Fulton County would hold a public hearing on said amendment, said notice having been published on the following dates: October 31, 1978 and November 7 and 14, 1978; and,

WHEREAS, said proposed amendment was submitted to the Planning Commission, and said Planning Commission has held a public hearing thereon, and has made its recommendation to the Board of Commissioners of Fulton County;

NOW, THEREFORE, BE IT RESOLVED that the 1955 Zoning Resolution adopted by the Board of Commissioners of Fulton County on March 11, 1955, and recorded in Minute Book #1, pages 180 continuous of the Minutes of the Board of Commissioners of Fulton County, and heretofore amended, be and the same is hereby further amended as follows:

CONDITIONS:

1. The petitioner's original Letter of Intent received by the Zoning Department October 3, 1978, and signed by Abe Besser.

REGULAR MEETING, DECEMBER 6, 1978, P.M.

2. The petitioner's addendum to his original Letter of Intent received by the Zoning Department November 15, 1978, and signed by Abe Besser, in which he agreed to comply with all Fulton County requirements; to submit a detailed grading plan as well as a hydrological study prior to grading; to provide soil sedimentation and erosion control during construction; to submit a detailed landscape plan prior to occupancy; to allow the County Archeologist the opportunity to survey the property; to allow no exposed concrete blocks as exterior building materials; to a structure height not to exceed three stories; to pay all appropriate fees for sewer and/or sewer extension; and to provide a 50 foot buffer along the rear property line, a 25 foot buffer along the south property line, and a 10 foot landscaped area along the north property line.
3. The petitioner's second addendum to his original Letter of Intent received by the Zoning Department November 21, 1978, and signed by Abe Besser.
4. To the petitioner's agreement that the buffers agreed to in the amended Letter of Intent would be maintained as undisturbed buffers, replanted where sparsely vegetated; and that no water retention facilities will be located within the natural buffers.
5. To the petitioner's revised Site Plan received by the Zoning Department December 1, 1978.
6. And to further agree that where these conditions conflict with the stipulations in the Letters of Intent, these conditions shall supersede.

PETITION #2-78-94 FC
PETITIONER: Abe Besser

ZONING RE-CLASSIFICATION: From "A" (Apartments) Conditional District
To C-1 (Commercial) CONDITIONAL District

DATES IF PUBLISHED NOTICE: October 31, 1978 and November 7 and 14,
1978

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 92 of the 17th District of Fulton County, Georgia, and more particularly described as follows:

BEGINNING at a point on the Eastern side of Roswell Road 1510.3 feet Northerly from the South line of Land Lot 92, said point of beginning; being formerly 1516.2 feet Northerly from the South line of Land Lot 92 (before the widening of Roswell Road), and Easterly 503.5 feet along the North line of the A.M. Rainwater property to the true point of beginning; Thence continuing Easterly in a straight line 559.7 feet along the North line of the Beachland Forest Subdivision to the east line of Land Lot 92; Thence North along the East line of Land Lot 92, 297.5 feet to an iron pin; Thence North 89 degrees 41 minutes West 562.8 feet; Thence Southerly 314 feet to the point of beginning.

October 3, 1978

Fulton County Board of Commissioners
Room 208, Administration Building
165 Central Avenue, S.W.
Atlanta, Georgia 30303

REGULAR MEETINGS, DECEMBER 6, 1978, P.M.

RE: Land Lot 92, 17th District, Fulton County - Roswell Road (Rear)

Gentlemen:

This letter of intent is submitted for the purpose of re-zoning a tract of land located in the rear of Roswell Road.

The property is presently zoned "A" (Apartments) Conditional, and I have been unable to acquire a loan or to attract a suitable client for this type of zoning. At the present time the property adjacent to and fronting on Roswell Road, of which I am also owner, is zoned C-1 (Commercial). For this reason I would like to obtain C-1 zoning in the rear, so that I might develop the entire tract for commercial useage, for which I can obtain a loan and suitable tenant(s).

We will meet all the necessary requirements of the Zoning Resolution.

Thanking you very much for your consideration, I am,

Sincerely yours,

/s/ Abe Besser
Abe Besser
1332 Normandy Drive, N.E.
Atlanta, Georgia 30306

November 14, 1978
Department of Planning
Room 305
Fulton County Administration Building
165 Central Ave., S.W.
Atlanta, Georgia 30303

RE: 5271 Roswell Road property Request for rezoning Case #Z-78-94

Gentlemen:

This is a letter of intent.

1. I agree to comply with all Fulton County Zoning Resolution requirements.
2. Agree to furnish a detailed grading plan prior to construction.
3. Agree to provide hydrological study prior to grading, if necessary.
4. Agree to provide soil sedimentation and erosion control during construction.
5. Detailed landscape plan prior to construction.
6. Agree to allow the Fulton County Archeologist to investigate the property for possible historical significance.
7. Will provide minimum parking area.
8. No concrete blocks will be exposed on any structures.
9. No structure will exceed four stories in height.
10. I agree to pay all appropriate fees for sewer taps or sewer extension lines to said property, if necessary.



Demographic and Income Profile

3275 Roswell Rd NE, Atlanta, Georgia, 30305
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 33.84434
 Longitude: -84.37961

Summary	Census 2010	2016	2021
Population	14,188	16,033	17,588
Households	8,436	9,290	10,083
Families	2,608	2,844	3,070
Average Household Size	1.65	1.70	1.72
Owner Occupied Housing Units	3,904	3,863	4,167
Renter Occupied Housing Units	4,532	5,427	5,916
Median Age	36.9	37.7	38.1
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.87%	1.02%	0.84%
Households	1.65%	0.96%	0.79%
Families	1.54%	0.87%	0.72%
Owner HHs	1.53%	0.93%	0.73%
Median Household Income	2.53%	2.34%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	1,131	12.2%	1,071	10.6%
\$15,000 - \$24,999	675	7.3%	698	6.9%
\$25,000 - \$34,999	722	7.8%	842	8.4%
\$35,000 - \$49,999	1,048	11.3%	725	7.2%
\$50,000 - \$74,999	1,393	15.0%	1,624	16.1%
\$75,000 - \$99,999	1,014	10.9%	1,051	10.4%
\$100,000 - \$149,999	1,355	14.6%	1,716	17.0%
\$150,000 - \$199,999	527	5.7%	677	6.7%
\$200,000+	1,424	15.3%	1,678	16.6%
Median Household Income	\$67,519		\$76,513	
Average Household Income	\$112,469		\$123,277	
Per Capita Income	\$63,469		\$68,840	

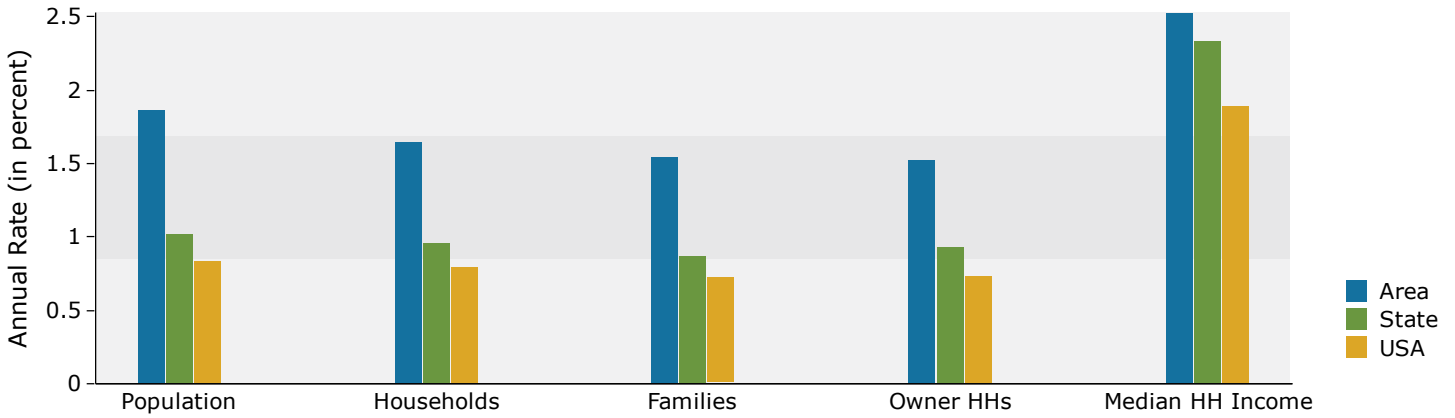
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	598	4.2%	629	3.9%	707	4.0%
5 - 9	534	3.8%	583	3.6%	623	3.5%
10 - 14	434	3.1%	581	3.6%	592	3.4%
15 - 19	314	2.2%	499	3.1%	543	3.1%
20 - 24	1,144	8.1%	1,149	7.2%	1,157	6.6%
25 - 34	3,599	25.4%	3,850	24.0%	4,245	24.1%
35 - 44	2,290	16.1%	2,452	15.3%	2,695	15.3%
45 - 54	1,619	11.4%	1,847	11.5%	1,939	11.0%
55 - 64	1,320	9.3%	1,592	9.9%	1,775	10.1%
65 - 74	1,046	7.4%	1,411	8.8%	1,641	9.3%
75 - 84	783	5.5%	877	5.5%	1,074	6.1%
85+	506	3.6%	564	3.5%	594	3.4%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,013	77.6%	12,176	75.9%	13,065	74.3%
Black Alone	1,695	11.9%	1,877	11.7%	2,002	11.4%
American Indian Alone	37	0.3%	37	0.2%	37	0.2%
Asian Alone	577	4.1%	865	5.4%	1,213	6.9%
Pacific Islander Alone	13	0.1%	19	0.1%	25	0.1%
Some Other Race Alone	545	3.8%	657	4.1%	747	4.2%
Two or More Races	307	2.2%	401	2.5%	498	2.8%
Hispanic Origin (Any Race)	1,145	8.1%	1,319	8.2%	1,479	8.4%

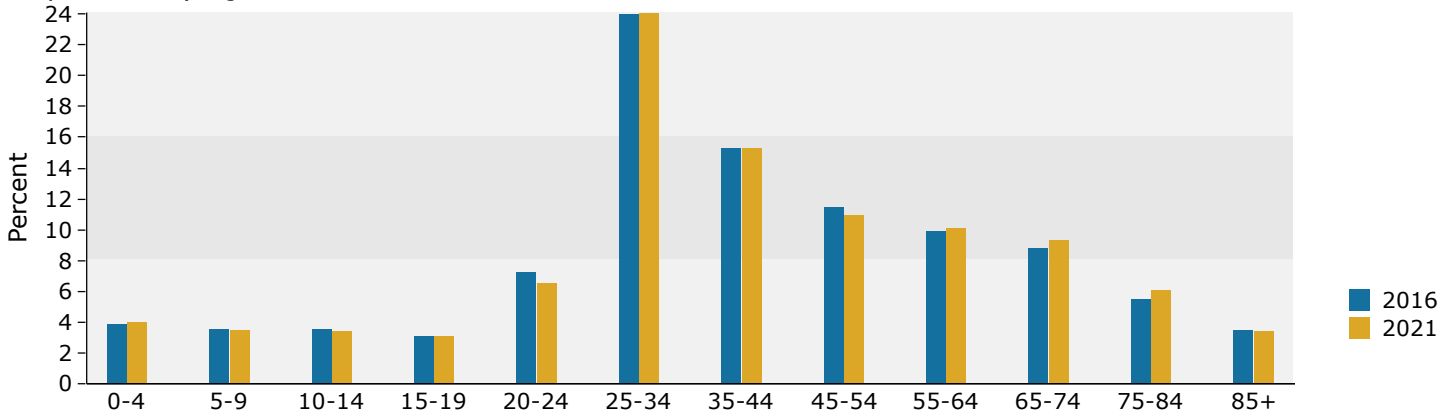
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

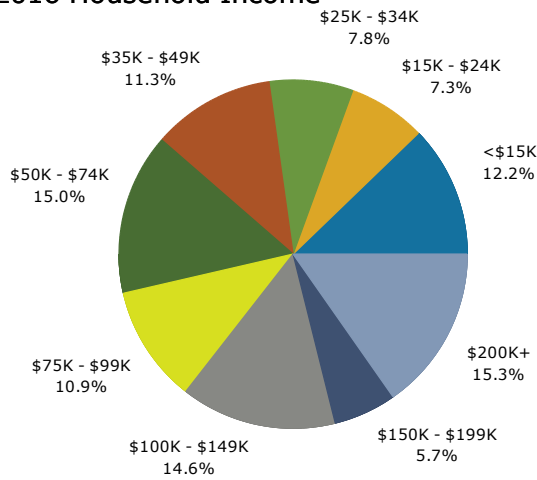
Trends 2016-2021



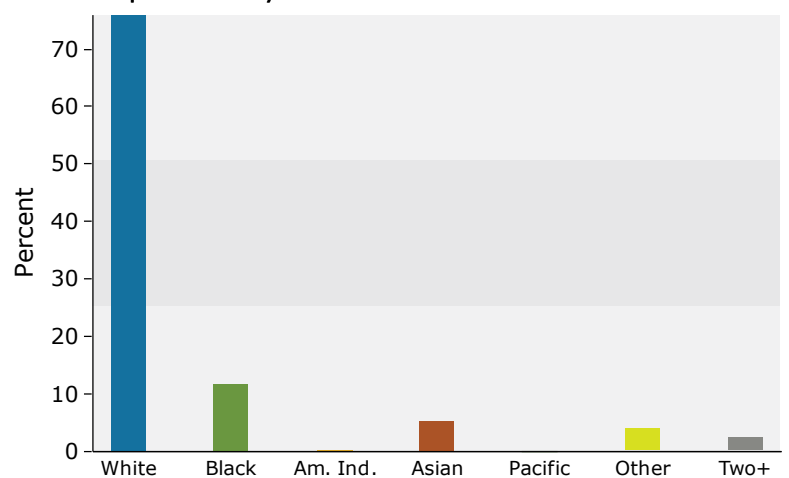
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 8.2%



Demographic and Income Profile

3275 Roswell Rd NE, Atlanta, Georgia, 30305
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 33.84434
 Longitude: -84.37961

Summary	Census 2010	2016	2021
Population	103,076	112,290	120,788
Households	51,574	55,767	59,808
Families	20,301	21,498	22,769
Average Household Size	1.99	2.00	2.01
Owner Occupied Housing Units	24,307	23,557	24,953
Renter Occupied Housing Units	27,267	32,211	34,855
Median Age	34.5	35.3	35.6
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.47%	1.02%	0.84%
Households	1.41%	0.96%	0.79%
Families	1.16%	0.87%	0.72%
Owner HHs	1.16%	0.93%	0.73%
Median Household Income	2.47%	2.34%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	5,608	10.1%	5,383	9.0%
\$15,000 - \$24,999	3,635	6.5%	3,642	6.1%
\$25,000 - \$34,999	3,621	6.5%	3,843	6.4%
\$35,000 - \$49,999	5,849	10.5%	3,526	5.9%
\$50,000 - \$74,999	8,345	15.0%	9,602	16.1%
\$75,000 - \$99,999	6,257	11.2%	6,849	11.5%
\$100,000 - \$149,999	8,885	15.9%	11,131	18.6%
\$150,000 - \$199,999	3,978	7.1%	4,961	8.3%
\$200,000+	9,589	17.2%	10,871	18.2%
Median Household Income	\$77,605		\$87,671	
Average Household Income	\$125,055		\$135,874	
Per Capita Income	\$62,459		\$67,639	

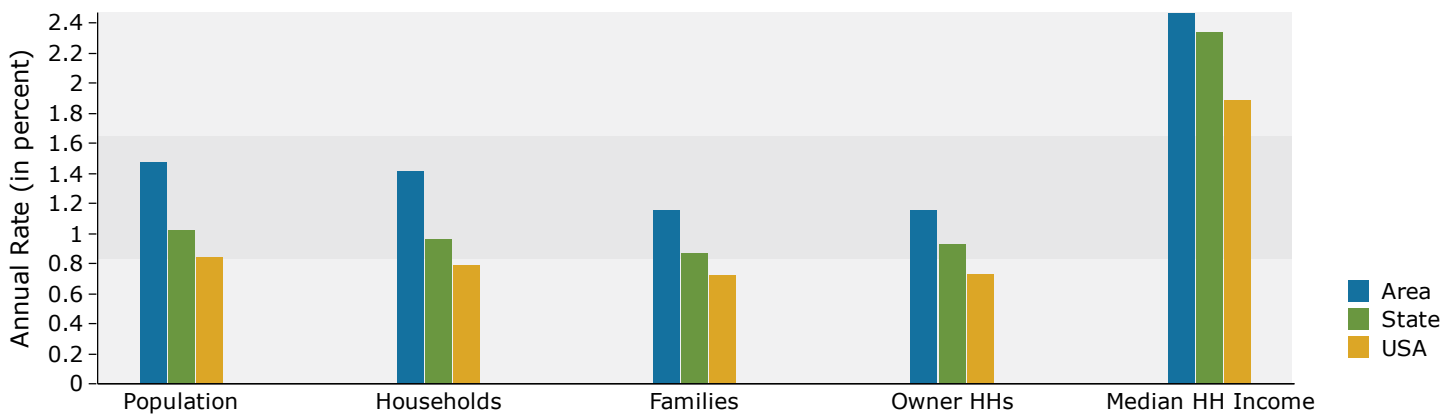
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,326	6.1%	6,148	5.5%	6,550	5.4%
5 - 9	5,621	5.5%	5,842	5.2%	5,870	4.9%
10 - 14	4,238	4.1%	5,277	4.7%	5,267	4.4%
15 - 19	3,190	3.1%	4,327	3.9%	4,553	3.8%
20 - 24	8,636	8.4%	8,129	7.2%	8,708	7.2%
25 - 34	24,646	23.9%	25,902	23.1%	28,167	23.3%
35 - 44	16,988	16.5%	17,503	15.6%	18,726	15.5%
45 - 54	12,425	12.1%	13,696	12.2%	13,949	11.5%
55 - 64	9,595	9.3%	11,055	9.8%	12,053	10.0%
65 - 74	5,436	5.3%	7,648	6.8%	8,978	7.4%
75 - 84	3,550	3.4%	4,055	3.6%	5,062	4.2%
85+	2,423	2.4%	2,708	2.4%	2,904	2.4%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	75,587	73.3%	81,114	72.2%	85,472	70.8%
Black Alone	12,059	11.7%	13,220	11.8%	14,010	11.6%
American Indian Alone	378	0.4%	362	0.3%	373	0.3%
Asian Alone	4,848	4.7%	6,853	6.1%	9,183	7.6%
Pacific Islander Alone	71	0.1%	81	0.1%	93	0.1%
Some Other Race Alone	7,441	7.2%	7,472	6.7%	7,903	6.5%
Two or More Races	2,692	2.6%	3,189	2.8%	3,753	3.1%
Hispanic Origin (Any Race)	14,977	14.5%	15,127	13.5%	16,056	13.3%

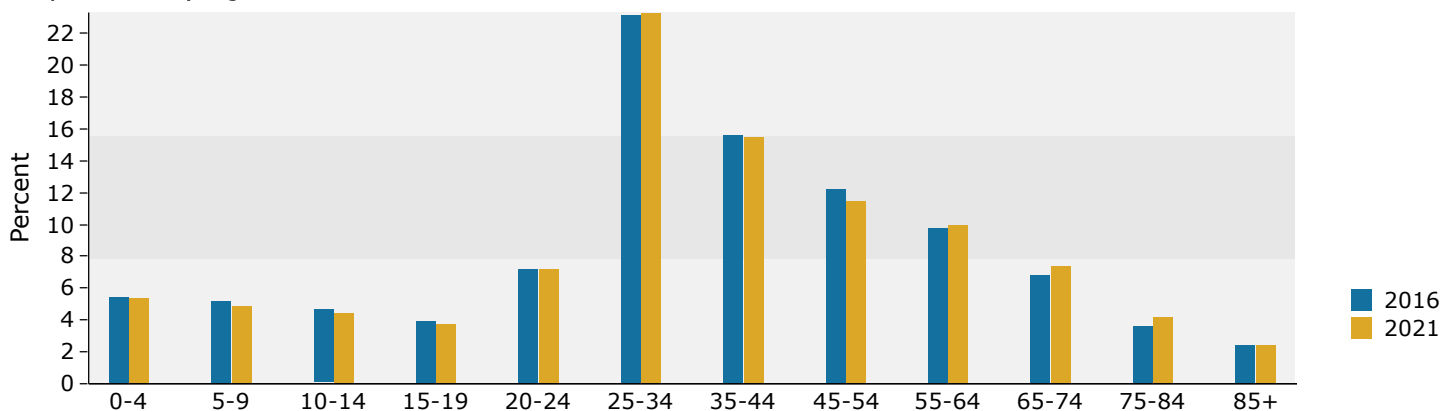
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

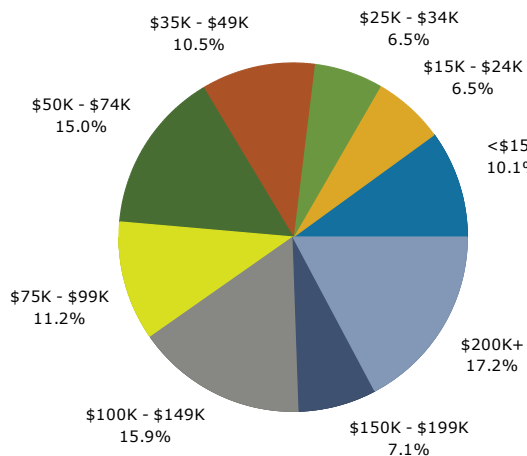
Trends 2016-2021



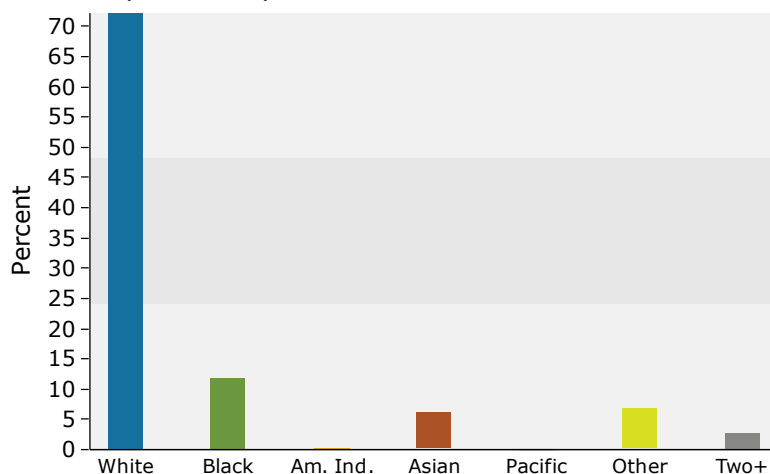
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 13.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



Demographic and Income Profile

3275 Roswell Rd NE, Atlanta, Georgia, 30305
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 33.84434
 Longitude: -84.37961

Summary	Census 2010	2016	2021
Population	274,851	300,582	322,930
Households	129,754	141,533	152,273
Families	51,074	54,436	57,783
Average Household Size	2.01	2.02	2.03
Owner Occupied Housing Units	59,774	58,046	61,763
Renter Occupied Housing Units	69,980	83,487	90,510
Median Age	32.7	33.6	33.9
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.44%	1.02%	0.84%
Households	1.47%	0.96%	0.79%
Families	1.20%	0.87%	0.72%
Owner HHs	1.25%	0.93%	0.73%
Median Household Income	2.49%	2.34%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	15,841	11.2%	15,550	10.2%
\$15,000 - \$24,999	10,674	7.5%	10,749	7.1%
\$25,000 - \$34,999	9,979	7.1%	10,949	7.2%
\$35,000 - \$49,999	14,996	10.6%	9,180	6.0%
\$50,000 - \$74,999	21,869	15.5%	25,032	16.4%
\$75,000 - \$99,999	16,195	11.4%	17,826	11.7%
\$100,000 - \$149,999	21,053	14.9%	26,542	17.4%
\$150,000 - \$199,999	10,058	7.1%	12,629	8.3%
\$200,000+	20,867	14.7%	23,815	15.6%
Median Household Income	\$71,029		\$80,342	
Average Household Income	\$113,950		\$124,038	
Per Capita Income	\$54,560		\$59,323	

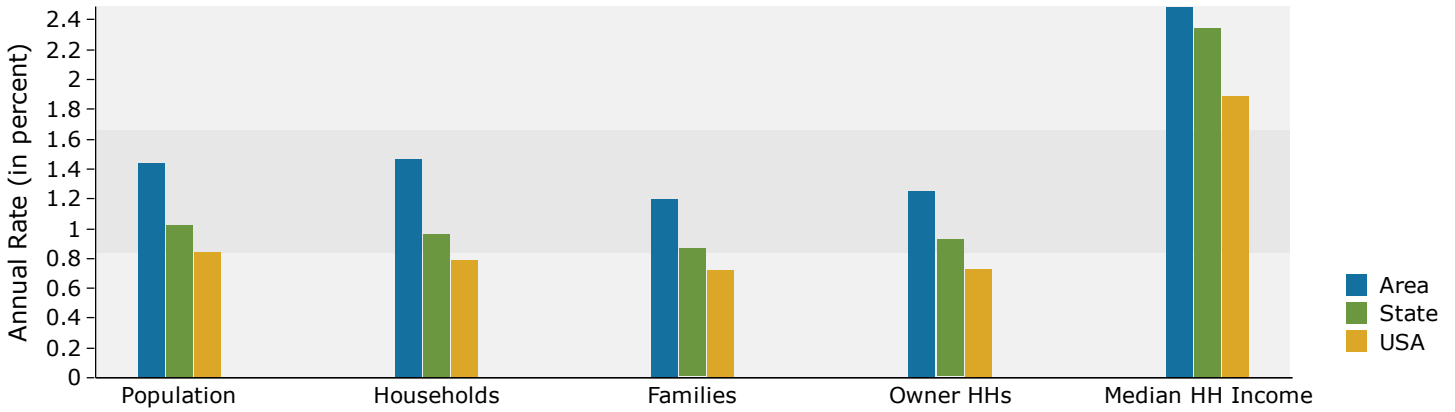
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	16,513	6.0%	16,072	5.3%	17,121	5.3%
5 - 9	13,330	4.8%	14,677	4.9%	14,798	4.6%
10 - 14	10,061	3.7%	12,806	4.3%	13,143	4.1%
15 - 19	13,827	5.0%	16,265	5.4%	16,872	5.2%
20 - 24	31,046	11.3%	29,927	10.0%	30,281	9.4%
25 - 34	65,939	24.0%	69,391	23.1%	76,714	23.8%
35 - 44	43,303	15.8%	45,642	15.2%	48,617	15.1%
45 - 54	31,783	11.6%	35,093	11.7%	36,167	11.2%
55 - 64	24,149	8.8%	28,166	9.4%	30,312	9.4%
65 - 74	12,302	4.5%	18,126	6.0%	22,037	6.8%
75 - 84	7,681	2.8%	8,864	2.9%	10,970	3.4%
85+	4,918	1.8%	5,555	1.8%	5,898	1.8%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	192,832	70.2%	206,400	68.7%	216,469	67.0%
Black Alone	35,884	13.1%	39,338	13.1%	41,717	12.9%
American Indian Alone	1,018	0.4%	994	0.3%	1,028	0.3%
Asian Alone	18,090	6.6%	24,767	8.2%	31,986	9.9%
Pacific Islander Alone	149	0.1%	184	0.1%	211	0.1%
Some Other Race Alone	19,391	7.1%	19,984	6.6%	21,108	6.5%
Two or More Races	7,487	2.7%	8,915	3.0%	10,411	3.2%
Hispanic Origin (Any Race)	40,152	14.6%	41,393	13.8%	43,765	13.6%

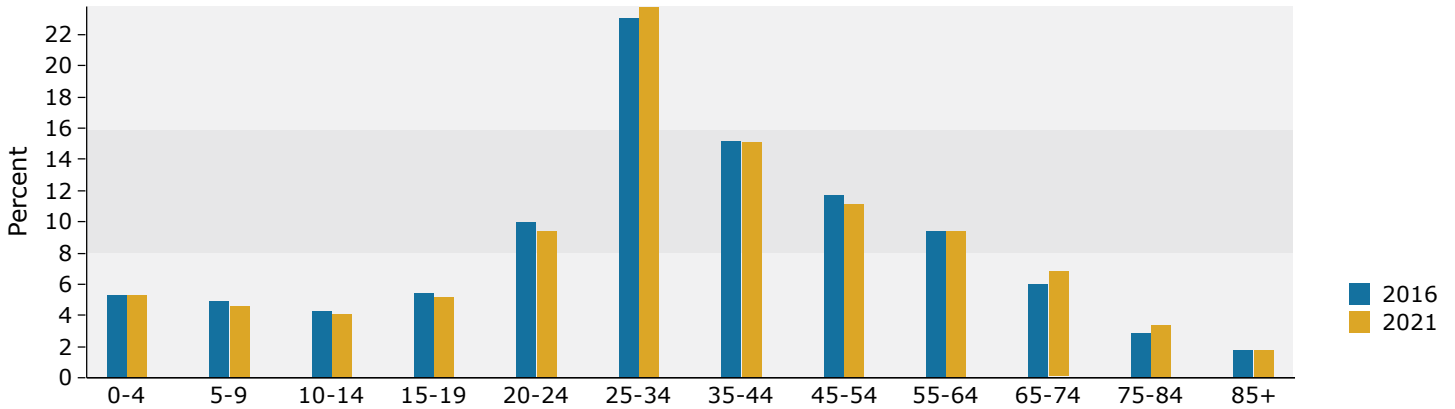
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

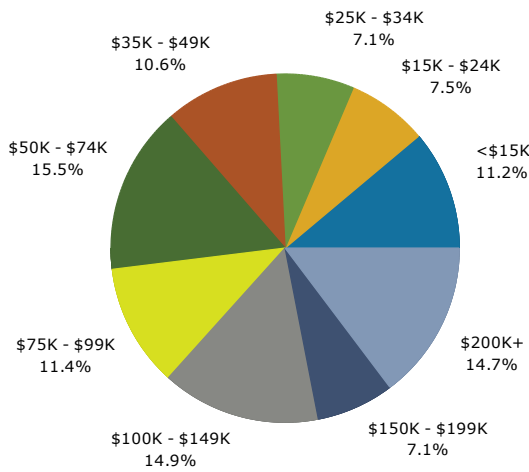
Trends 2016-2021



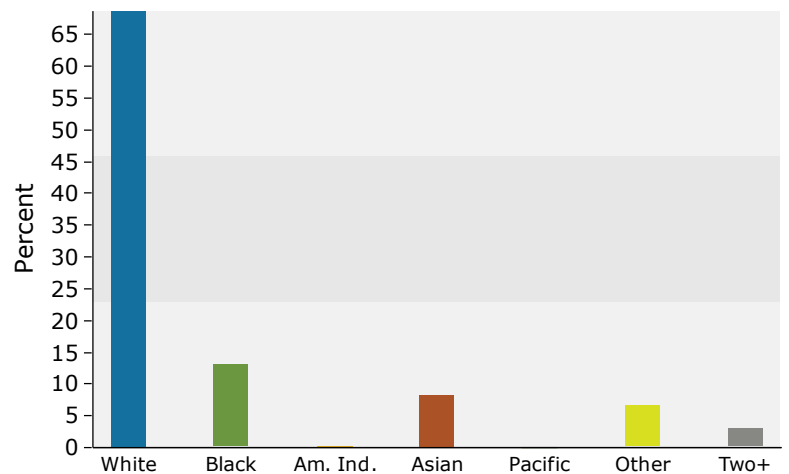
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 13.8%