

Residents worried about traffic due to proposed Glenridge midrise

By Caroline Gray

Neighbor Newspapers Staff Writer

Following its Dec. 21 meeting, the Sandy Springs Planning Commission is recommending a 90-day deferral to City Council on a proposed midrise redevelopment at 5775 and 5795 Glenridge Drive. The issue will go before the council Tuesday.

The proposed mixed-use redevelopment would replace five five-story office buildings with two 16-story buildings and would require several zoning variances. The developer, Cobb County-based Greenstone Properties, also is proposing an eight-story hotel with 200 rooms, 300 apartments and 50,000 square feet of retail space for the buildings.

According to Sandy Springs Council of Neighborhoods spokesman Mark Sampl, the project would add an incremental 10,000 to 11,000 car trips to the area, about a 50 percent increase.

"We're opposed to the density of the project," said Sampl. "We're opposed to the impact on the roads, sewer and water. We stated [to the developer] we didn't want retail on Glenridge."

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Doug Falciglia, vice president of the Glenridge-Hammond Neighborhood Association, said he is impressed with the way the developers are trying to work with residents. But he said he is still concerned about the traffic impact and the look of the road.

"I'm concerned particularly with the evening commute, that they'll use our neighborhood as a cut-through," he

said. "We also talked to them about the view. We don't have much of a view of the buildings right now and we want to keep it that way. We want to keep the trees and setbacks; we don't want it to turn into another Roswell Road."

Falciglia said he also is worried that retail would change the character of that part of Glenridge Drive. He said the developers said a possible bank and fine-dining restaurant would be "low impact."

After Greenstone approached the neighborhood last summer about the project, Falciglia said some minor changes to the plans have been discussed. These changes include an additional lane to help access onto Interstate 285 and additional access points and better timing of traffic signals at the complex.

But he added he does not feel these minor changes will be enough and hopes with the additional three months, the planning commission will be able to come up with more solutions.

"We don't feel this is just a neighborhood concern," he said. "Everyone who wants to use that road is going to be impacted."