

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO REZONE PROPERTY LOCATED AT 5111 PEACHTREE-DUNWOODY ROAD AND 0 CURRY DRIVE FROM R-3 (SINGLE FAMILY DWELLING DISTRICT) TO R-2A (SINGLE FAMILY DWELLING DISTRICT)**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on February 16, 2016 at 6:00 p.m. as follows:

**SECTION 1.** That the Zoning Ordinance of the City of Sandy Springs be amended, and the official maps established in connection therewith be changed so that the following property located at 5111 Peachtree-Dunwoody Road and 0 Curry Drive to wit; and

ALL THAT TRACT or parcel of land lying and being in Land Lot 15 of the 17<sup>th</sup> District, Fulton County, Georgia by the attached legal description; and

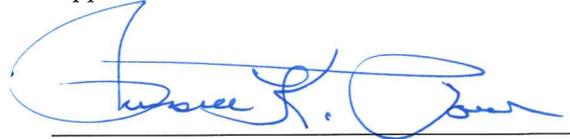
**SECTION 2.** That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

**SECTION 3.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 City Council and the signature of approval of the Mayor.

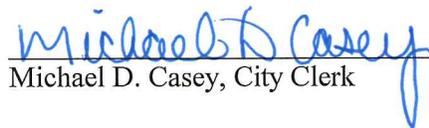
**APPROVED AND ADOPTED** this the 16<sup>th</sup> day of February, 2016.

Approved:



Russell K. Paul, Mayor

Attest:



Michael D. Casey, City Clerk

(Seal)



## CONDITIONS OF APPROVAL

**RZ15-0074**

5111 Peachtree-Dunwoody Road and 0 Curry Drive

Please be advised that the City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Michael and Angela Mabry at 5111 Peachtree-Dunwoody Road and 0 Curry Drive at their regularly scheduled meeting on February 16, 2016, from R-2 (Single Family Dwelling District) to R-2A (Single Family Dwelling District), under the following conditions:

1. To abide by the following:
  - a. To the site plan prepared by Georgia Land Surveyors received by the Department of Community Development January 8, 2016, with the modification that the parcels be equal in size at .7 acres plus or minus;
2. To restrict the use of the subject property as follows:
  - a. A maximum of two (2) total single-family dwelling units.
3. To the following site development standards:
  - a. Access to the new single family residences should be from Curry Drive only;
  - b. Development shall be limited to two (2) single family residences;
  - c. Applicant shall dedicate fifteen (15) feet of right-of-way along Peachtree-Dunwoody Road;
  - d. The frontage of Peachtree Dunwoody Road requires a 5-foot sidewalk with 2-foot landscape buffer;
  - e. Applicant must maintain vegetative buffer along Peachtree-Dunwoody Road with a combination of evergreen and deciduous trees and shrubs as determined appropriate by the Department of Community Development.

### LEGAL DESCRIPTION

BEGINNING AT A POINT at the Southeast intersection of the right of ways of Peachtree Dunwoody Road (50' Right of Way) and Curry Drive (50' Right of Way) (Formerly West Nancy Creek Drive), thence following the southern right of way of Curry Drive North 76 Degrees 35 Minutes 18 Seconds East a distance of 275.05 feet to a 1/2" rebar set, thence leaving said right of way South 15 Degrees 51 Minutes 56 Seconds East a distance of 266.10 feet to a 1/2" rebar set, thence South 89 Degrees 57 Minutes 53 Seconds West a distance of 285.34 feet to a 1/2" rebar found on the eastern right of way of Peachtree Dunwoody Road, thence following said right of way North 15 Degrees 50 Minutes 53 Seconds West a distance of 150.03 feet to a 1/2" rebar found, thence North 16 Degrees 14 Minutes 50 Seconds West a distance of 50.02 feet to the POINT OF BEGINNING.

Said tract having an area of 63,982.805 square feet (1.469 acres); and being more particularly shown on plat of survey by Georgia Land Surveying Co., bearing the seal of Josh L. Lewis IV, Registered Land Surveyor No. 3028, dated July 29, 2015.