

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE FROM R-2 (SINGLE FAMILY DWELLING DISTRICT)
TO CUP (COMMUNITY UNIT PLAN DISTRICT), FOR PROPERTIES LOCATED AT 0,
6450, & 6500 GLENRIDGE DRIVE**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on November 17, 2015 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 properties located at 0, 6450, and 6500 Glenridge Drive (Parcel ID #17 0035 LL3396; LL3404; LL3412; LL0727; LL0743; LL0772; LL0806) consisting of a total of approximately 36.6 acres, be changed from R-2 (Single Family Dwelling District) to CUP (Community Unit Plan District) conditional, to wit; and

ALL THAT TRACT or parcel of land lying and being in Land Lots 35 & 72 of the 17th 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 the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

SECTION 4. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 5. This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

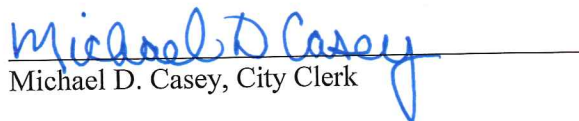
APPROVED AND ADOPTED this the 17th day of November, 2015.

Approved:



Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

201501835

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Louise Rand Glen and Glenridge Land Holdings, LLP at 0, 6450, and 6500 Glenridge Drive, Sandy Springs (tax parcel ID #17 0035 LL3396; LL3404; LL3412; LL0727; LL0743; LL0772; LL0806), Sandy Springs, Georgia. Rezoning petition 201501835 was approved to rezone from R-2 (Single Family Dwelling District) to CUP (Community Unit Plan District) with concurrent variances by the Mayor and City Council at the November 17, 2015 hearing, subject to the following conditions:

1. To abide by the following:
 - a. To the site plan prepared by Christopher Planning & Engineering, dated 09/30/2015 and received by the Department of Community Development 10/01/2015.
2. To restrict the use of the subject property as follows:
 - a. A minimum of ten (10) acres shall be dedicated to recreational fields;
 - b. A minimum of forty-nine (49) detached single-family houses, with the balance of dwelling units to be provided as townhouses;
 - c. A maximum of 99 dwelling units total;
 - d. The use of the recreational fields shall be limited to daylight hours, and nighttime security lighting shall be directed away from adjoining residences;
 - e. The loudspeakers surrounding the recreational fields shall be directed away from the single family area in the Mount Vernon Woods subdivision and the Ashton Woods residential development.
3. To the following site development standards:
 - a. The disturbance of the 50-foot stream buffer shall be limited to a maximum of 6,000 sqft, and said area shall be replanted with native plant species. A planting plan that follows the Administrative Standards of the Tree Conservation Ordinance shall be approved by the City arborist before a land disturbance may be issued;
 - b. The pedestrian paths, with the exception of the sidewalk following the western property line, shall be paved with pervious materials;
 - c. The 37.5-foot buffer along the western property line shall be supplemented with plantings to provide 100% visual screening. A planting plan that follows the Administrative Standards of the Tree Conservation Ordinance shall be approved by the City arborist before a land disturbance may be issued;
 - d. Green lantern style street lights will be used in the streetscape along Glenridge Drive;
 - e. The current sidewalk along Glenridge will be maintained and brick pavers will be added, perpendicular to the existing pavement as allowed by field conditions;
 - f. The entire property frontage on Glenridge Drive shall be supplemented with an interior easement of 20' in width, planted with evergreens, and shall be maintained by the future homeowner's association;
 - g. No more than two curb cuts shall be approved on Glenridge Drive

- h.** A six-foot, black vinyl-coated chain-linked fence shall be installed along the western and northern boundary lines adjacent to the Mount Vernon Woods and Gates at Glenridge properties.
- i.** Pedestrian connectivity between the school's property and the residential portion of the development will not be required;
- j.** The access to roads, paths, and sidewalks internal to the property shall not be gated.

Property Line Description:
Glenridge West, Overall Tract Zoned to CUP— 36.565 Acres

All that tract or parcel of land lying and being in Land Lots 35 and 72 of the 17th District, City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1.5" crimp top pipe found at the southwest corner of Lot 9 of The Gates At Glenridge (PB 217, PG. 1), said point being the **TRUE POINT OF BEGINNING**;

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

Thence S89°25'28"E for a distance of 505.43 feet to a 1/2" rebar set; thence S00°34'19"W for a distance of 157.88 feet to a 3/8" rebar found; thence S89°25'35"E for a distance of 559.98 feet to a 1/2" rebar set on the westerly right of way of Glenridge Drive (right of way varies); thence along said right of way the following courses and distances:
S08°03'38"E for a distance of 8.53 feet to a point; S00°56'58"W for a distance of 12.76 feet to a point; S07°08'07"E for a distance of 111.28 feet to a point; S02°31'39"E for a distance of 107.44 feet to a point; S06°07'43"E for a distance of 10.46 feet to a point; S01°07'43"E for a distance of 257.92 feet to a point; S04°02'39"W for a distance of 11.44 feet to a point; S00°37'39"E for a distance of 64.65 feet to a point; S04°56'34"E for a distance of 11.62 feet to a point; S00°25'31"E for a distance of 156.42 feet to a point; S00°25'33"E for a distance of 132.74 feet to a point; S06°08'14"W for a distance of 15.09 feet to a point; S00°17'59"E for a distance of 67.54 feet to a point; S07°32'38"E for a distance of 15.12 feet to a point; S00°25'33"E for a distance of 149.66 feet to a point; S00°25'34"E for a distance of 165.63 feet to a point; along a curve turning to the right for an arc length of 89.94 feet, said curve having a radius of 725.22 feet, and being subtended by a chord bearing of S03°07'38"W, and a chord length of 89.90 feet to a 1/2" rebar set;
thence leaving said right of way S89°58'33"W for a distance of 344.64 feet to a 1/2" rebar found; thence S50°48'09"W for a distance of 129.18 feet to a 3/8" rebar found; thence N39°12'26"W for a distance of 266.93 feet to a 3/8" rebar found; thence N22°09'20"W for a distance of 213.30 feet to a 1/2" rebar found; thence N88°47'20"W for a distance of 114.42 feet to a 3/8" rebar found; thence S67°49'34"W for a distance of 449.92 feet to a 1/2" rebar found; thence N00°29'49"E for a distance of 53.32 feet to a point; thence N00°05'39"E for a distance of 96.34 feet to a 1.25" crimp top pipe found; thence N00°26'39"E for a distance of 689.76 feet to a 1.25" crimp top pipe found; thence N00°32'11"E for a distance of 163.95 feet to a 1.25" open top pipe found; thence S89°32'42"E for a distance of 122.99 feet to a 1.5" crimp top pipe found; thence N00°32'12"E for a distance of 397.59 feet to the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 36.565 acres.

Property Line Description:

Glenridge West, Tract A -26.472 Acres - NO USE PERMIT

All that tract or parcel of land lying and being in Land Lots 35 and 72 of the 17th District, City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1.5" crimp top pipe found at the southwest corner of Lot 9 of The Gates At Glenridge (PB 217, PG. 1); thence along the southerly boundary of said Lot 9 S89°25'28"E for a distance of 26.88 feet to a 1/2" rebar set, said point being the **TRUE POINT OF BEGINNING**;

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

Thence S89°25'28"E for a distance of 478.55 feet to a 1/2" rebar set; thence S00°34'19"W for a distance of 157.88 feet to a 3/8" rebar found; thence S89°25'35"E for a distance of 559.98 feet to a 1/2" rebar set on the westerly right of way of Glenridge Drive (right of way varies); thence along said right of way the following courses and distances:
S08°03'38"E for a distance of 8.53 feet to a point; S00°56'58"W for a distance of 12.76 feet to a point; S07°08'07"E for a distance of 111.28 feet to a point; S02°31'39"E for a distance of 107.44 feet to a point; S06°07'43"E for a distance of 10.46 feet to a point; S01°07'43"E for a distance of 257.92 feet to a point; S04°02'39"W for a distance of 11.44 feet to a point; S00°37'39"E for a distance of 64.65 feet to a point; S04°56'34"E for a distance of 11.62 feet to a point; S00°25'31"E for a distance of 156.42 feet to a point; S00°25'33"E for a distance of 132.74 feet to a point; S06°08'14"W for a distance of 15.09 feet to a point; S00°17'59"E for a distance of 67.54 feet to a point; thence S07°32'38"E for a distance of 15.12 feet to a point; S00°25'33"E for a distance of 149.66 feet to a point; S00°25'34"E for a distance of 165.63 feet to a point; along a curve turning to the right for an arc length of 89.94 feet, said curve having a radius of 725.22 feet and being subtended by a chord bearing of S03°07'38"W, and chord distance of 89.90 feet to a 1/2" rebar set; thence leaving said right of way S89°58'33"W for a distance of 344.64 feet to a 1/2" rebar found; thence S50°48'09"W for a distance of 129.18 feet to a 3/8" rebar found; thence N39°12'26"W for a distance of 266.93 feet to a 3/8" rebar found; thence N22°09'20"W for a distance of 213.30 feet to a 1/2" rebar found; thence N20°13'18"W for a distance of 359.57 feet to a 1/2" rebar set; thence N06°23'50"E for a distance of 170.48 feet to a 1/2" rebar set; thence N04°11'08"W for a distance of 251.61 feet to a 1/2" rebar set; thence N47°01'15"W for a distance of 153.65 feet to a 1/2" rebar set; thence N10°24'42"W for a distance of 216.01 feet to a 1/2" rebar set; thence N31°04'58"W for a distance of 183.68 feet to a 1/2" rebar set, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 26.472 acres.

Property Line Description:

Glenridge West, Tract B – 10.093 acres – USE PERMIT REQUESTED

All that tract or parcel of land lying and being in Land Lots 35 and 72 of the 17th District, City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1.5" crimp top pipe found at the southwest corner of Lot 9 of The Gates At Glenridge (PB 217, PG. 1), said point being the **TRUE POINT OF BEGINNING**;

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

Thence S89°25'28"E for a distance of 26.88 feet to a 1/2" rebar set; thence S31°04'58"E for a distance of 183.68 feet to a 1/2" rebar set; thence S10°24'42"E for a distance of 216.01 feet to a 1/2" rebar set; thence S47°01'15"E for a distance of 153.65 feet to a 1/2" rebar set; thence S04°11'08"E for a distance of 251.61 feet to a 1/2" rebar set; thence S06°23'50"W for a distance of 170.48 feet to a 1/2" rebar set; thence S20°13'18"E for a distance of 359.57 feet to a 1/2" rebar found; thence N88°47'20"W for a distance of 114.42 feet to a 3/8" rebar found; thence S67°49'34"W for a distance of 449.92 feet to a 1/2" rebar found; thence N00°29'49"E for a distance of 53.32 feet to a point; thence N 00°05'39"E for a distance of 96.34 feet to a 1.25" crimp top pipe found; thence N00°26'39"E for a distance of 689.76 feet to a 1.25" crimp top pipe found; thence N00°32'11"E for a distance of 163.95 feet to a 1.25" open top pipe found; thence S89°32'42"E for a distance of 122.99 feet to a 1.5" crimp top pipe found; thence N00°32'12"E for a distance of 397.59 feet to the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 10.093 acres.