

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE PROPERTY LOCATED AT 305 CARPENTER DRIVE
FROM A-L (APARTMENT LIMITED DWELLING DISTRICT) TO TR (TOWNHOUSE
RESIDENTIAL DISTRICT)**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on July 19, 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 305 Carpenter Drive to wit; and

ALL THAT TRACT or parcel of land lying and being Land Lot 90 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 19th day of July, 2016.

Approved:



Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)



LEGAL DESCRIPTION

All the lot or lots of land lying and being in Land Lot 90 of the 17th, Fulton County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the easterly right of way of Roswell Road (variable right of way) and the southerly right of way of Carpenter Drive (variable right of way) thence along the southerly right of way of Carpenter Drive a distance of 536.12 feet to a 1\2 inch rebar; said rebar being the POINT OF BEGINNING; thence continuing along said right of way North 78 degrees 46 minutes 24 seconds East, a distance of 188.70 feet to a 5\8 inch rebar set; thence leaving said right of way South 06 degrees 31 minutes 27 seconds East, a distance of 304.50 feet to a 5\8 inch rebar set; thence South 80 degrees 36 minutes 50 seconds West, a distance of 146.30 feet to a 1\2 inch rebar found; thence North 14 degrees 34 minutes 52 seconds West, a distance of 299.29 feet to a 1\2 inch rebar found on the southerly right of way of Carpenter Drive; said rebar being the POINT OF BEGINNING.

GENERAL NOTES

THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 1351600095C DATED MARCH 15, 1984. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THIS PROPERTY ON A FLOOD MAP. NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE OR VERIFY THIS DETERMINATION.

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 35,393 FEET, AND AN ANGULAR ERROR OF 01 SECONDS PER SETUP, AND WAS NOT ADJUSTED. A TOPCON GTS3B ELECTRONIC TOTAL STATION WAS USED TO MEASURE ANGLES AND DISTANCES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 663,748 FEET.

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF THE ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UTILITY PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

OCT 06 2015

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION AND SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE. THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENTS OF LAW. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF

CALL BEFORE YOU DIG!

PLEASE NOTE
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF

REVISIONS

NO.	DATE	DESCRIPTION	INITIALS
1	5/20/99	ROTATE INTO REFERENCE BEARING	REG

CONDITIONS OF APPROVAL
RZ15-0076
 305 Carpenter Drive

Please be advised that the City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Masoud Zahedi at 305 Carpenter Drive at their regularly scheduled meeting on July 19, 2016, from A-L (Apartment Limited Dwelling District) to TR (Townhouse Residential District), under the following conditions:

1. To abide by the following:
 - a. To the conceptual site plan dated March 29, 2016, and received by the Department of Community Development on March 29, 2016. The site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit.
2. To restrict the use of the subject property as follows:
 - a. A maximum of 17 townhome units.
3. To the following site development standards:
 - a. The side elevations for townhome numbers 1 and 7 shall be substantially similar to Exhibit A, attached to this package, dated received by the Department of Community Development on June 1, 2016, and shall include no less than 35% transparent glazing, an entrance onto Carpenter Drive, and a mix of architectural features to create visual interest. Should the Director of the Department of Community Development determine that the side elevations are not substantially similar to Exhibit A, the proposed side elevations must be approved by the Planning Commission acting as the Design Review Board;
 - b. No vinyl siding shall be used;
 - c. The development shall not be gated.

Approval of the following concurrent variances:

1. Variance from 103-75(b)(7) of the Development Regulations to allow the private street and easement to be located within 50 feet of residentially zoned property;
2. Variance from 103-75(a)(1) of the Development Regulations to allow a 44 foot easement along the proposed private street, to allow the easement to be offset from the centerline along the hammerhead, and to allow a 6 foot maintenance easement from the stub;
3. Variance from 103-75(a)(1) of the Development Regulations to allow steps for townhome units to encroach into the private street easement;
5. Variance from Section 12B.8.C.4 of the Main Street District regulations of the Zoning Ordinance to allow decks for unit numbers 7-12 to encroach five (5) feet into the minimum side yard of five (5) feet;
6. Variance from Section 12B.8.F.2.c.i to allow less than 60% of ground level facades visible from the right-of-way to be transparent glazing.

Denial of the following concurrent variance:

4. Variance from 103-110 of the Development Regulations to allow the existing stormwater facilities to remain on site and be grandfathered from current regulations;