

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO REZONE THE PEACHTREE MANOR TOWNHOME SUBDIVISION LOCATED AT 1000, 1005, 1010, 1015, 1020, 1025, 1030, 1035, 1040, 1045, 1050, AND 1055 MANORWOOD COURT FROM TR (TOWNHOUSE RESIDENTIAL DISTRICT) TO TR (TOWNHOUSE RESIDENTIAL DISTRICT) TO ALLOW THE LOT DELINEATION OF EXISTING DETACHED TOWNHOMES TO BRING RESULTING NONCONFORMITIES INTO LEGAL STANDING

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on July 18, 2017, 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 1000, 1005, 1010, 1015, 1020, 1025, 1030, 1035, 1040, 1045, 1050, and 1055 Manorwood Court to wit; and

ALL THAT TRACT or parcel of land lying and being Land Lot 21 of the 17th District, Fulton County, Georgia by the attached legal description; and

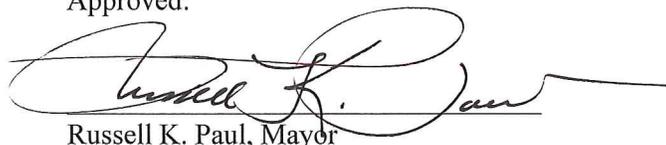
SECTION 2. That the property shall be developed in compliance with the conditions of approval, as attached to this Ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

SECTION 3. That all Ordinances or part of Ordinances in conflict with the terms of this Ordinance are hereby repealed; and

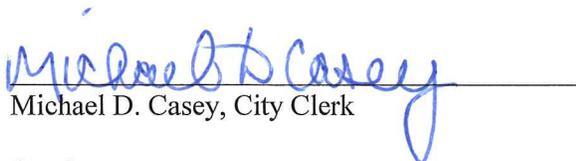
SECTION 4. This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 18th day of July, 2017.

Approved:


Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

RZ16-0102

1000, 1005, 1010, 1015, 1020, 1025, 1030, 1035, 1040, 1045, 1050, and 1055 Manorwood Court

Please be advised, the City of Sandy Springs Mayor and City Council approved rezoning of the Peachtree Manor townhome subdivision located at 1000, 1005, 1010, 1015, 1020, 1025, 1030, 1035, 1040, 1045, 1050, and 1055 Manorwood Court from TR (Townhouse Residential District) to TR (Townhouse Residential District) to allow the lot delineation of existing detached townhomes to bring resulting nonconformities into legal standing. RZ16-0102 was approved by the Mayor and City Council at the July 18, 2017, hearing, subject to the following conditions:

1. To the "Site Plan," including all concurrent variances, prepared by Seaton G. Shepherd, Grant Shepherd & Associates, INC, dated March 22, 2013, last revised May 12, 2017 and received by the Department of Community Development on May 12, 2017 (see attached). The site plan must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Final Plat;
2. All areas which may be held in common ownership shall be maintained by a mandatory homeowners association.

To the following concurrent variances:

To allow all nonconformities resulting from the application of individual lots carved from the existing conditions as shown on the "Site Plan."

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 21 of the 17th District, Fulton County, City of Sandy Springs, Georgia; and being more particularly described as follows:

To find the True Point of Beginning, commence 3003.0 feet along the original easterly 40 foot right of way of Peachtree Dunwoody Road from the intersection of said right of way and the southerly original right of way of Spalding Road (per Deed Book 23553, Page 107); thence North 87 degrees 42 minutes 19 seconds East a distance of 10.89 feet to a ½ inch rebar found on the eastern right of way Hunters Crossing Drive (variable right of way)(formerly known as Peachtree Dunwoody Road) which point is 177.66 feet along said right of way to Margate Drive and the **TRUE POINT OF BEGINNING**;

thence leaving said right of way of Hunters Crossing Drive and proceeding North 87 degrees 42 minutes 19 seconds East a distance of 498.14 feet to a one inch open top pipe found;

thence South 01 degree 06 minutes 57 seconds East a distance of 210.18 feet to an iron pin set;

thence North 89 degrees 41 minutes 55 seconds West a distance of 496.50 feet to an iron pin set on the easterly right of way of Hunters Crossing Drive);

thence along said right of way line of Hunters Crossing Drive North 01 degree 54 minutes 17 seconds West for a distance of 187.65 feet to a ½ inch rebar found and the **TRUE POINT OF BEGINNING** as described on that Final Plat for Peachtree Manor dated March 22, 2013, as revised, by Grant Shepard & Associates, Inc., Seaton G. Shepard, Jr., R.L.S. No. 2136.