

STATE OF GEORGIA

COUNTY OF FULTON

**AN ORDINANCE TO ALLOW FOR RELIEF THROUGH THE BENEFICIAL USE  
DETERMINATION PROCESS TO ALLOW A ZONING MAP AMENDMENT TO REZONE  
THE SOUTHERN PORTION OF THE PROPERTY LOCATED AT 255 AMBERIDGE TRAIL  
FROM RD-27 (RESIDENTIAL DETACHED, 27,000 SQ. FT. MINIMUM LOT SIZE) TO RD-18  
(RESIDENTIAL DETACHED, 18,000 SQ. FT. MINIMUM LOT SIZE)**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on Tuesday, June 16, 2020 at 6:00 p.m. as follows:

**SECTION 1.** That the Official Zoning Map, incorporated into and part of the City of Sandy Springs Development Code be amended so the southern portion of the property located at **255 Amberidge Trail** (Parcel # 17 012500080048), consisting of a total of approximately 0.59 acres, be rezoned from RD-27 (Residential Detached, 27,000 sq. ft. minimum lot size) to RD-18 (Residential Detached, 18,000 sq. ft. minimum lot size) with conditions, to wit;

1. To the "Concept Plan for 255 Amberidge Trail Lot 6, Tract A, Unit One Amberglades," prepared by Site Works Surveys & Planning, signed and sealed by Ronald E. Gudger, Land Surveyor, dated November 19, 2019, received November 19, 2019.
2. The lot shall be replatted within 180 days of this resolution per the Legal Description provided in the application received by Staff on November 19, 2019.
3. To the legal description for 255 Amberidge Trail Lot 6-a, received November 19, 2019 below:

**LEGAL DESCRIPTION  
255 AMBERIDGE TRAIL  
LOT 6-A**

All tract or parcel of land lying and being in Land Lot 125, District 17 of Fulton County, within the limits of the City of Sandy Springs, being a portion of Lot 6, Tract A, Unit One, Amberglades and being more particularly described as follows:

Begin at the point of intersection of the easterly right-of-way of Amberidge Trail (having a 50 foot right-of-way) with the northerly right-of-way of River Valley Road (having a 50 foot right-of-way) (if right-of-ways are extended to form an angle); thence along said easterly right-of-way of Amberidge Trail proceed North 28°43'20" West for 35.18 feet to a point being the TRUE POINT OF BEGINNING; thence with the point of beginning thus established, continue along said easterly right-of-way of Amberidge Trail proceed North 28°43'20" West for 80.86 feet to a point; thence continuing said easterly right-of-way of Amberidge Trail proceed around a curve to the left having a radius of 387.80 feet for an arc distance of 12.18 feet and being subtended by a chord of North 29°37'19" West, 12.18 feet; thence leaving said right-of-way proceed North 49°56'47" East for 186.11 feet to a point; thence proceed South 25°07'40" East for 164.22 feet to a point on the northerly right-of-way of River Valley Road; thence along said northerly right-of-way of River Valley Road proceed South 60°58'43" West for 136.82 feet to a point; thence along said right-of-way proceed around a curve to the right having a radius of 35.00 feet for an arc distance of 55.16 feet and being subtended by a chord of North 73°52'19" West, 49.63 feet returning to the point of beginning. Said parcel contains 25,515 square feet or 0.5857 acres, more or less.

**ORDINANCE NO. 2020-06-13**  
**PETITION No. BU 19-0001**

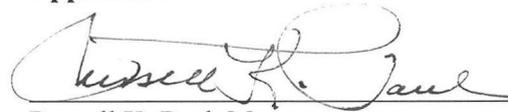
**SECTION 2.** That the property shall be developed in compliance with the conditions of approval, as attached to this Ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

**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 Mayor and City Council and the signature of approval of the Mayor.

**APPROVED AND ADOPTED** this the 16<sup>th</sup> day of June, 2020.

**Approved:**



Russell K. Paul, Mayor

**Attest:**



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Raquel D. Gonzalez, City Clerk

