

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE PROPERTY FROM THE R-3 (SINGLE FAMILY DWELLING)
DISTRICT TO THE R-4 (SINGLE FAMILY DWELLING) DISTRICT, PROPERTY LOCATED
AT 461 JOHNSON FERRY ROAD AND 435 JOHNSON FERRY ROAD**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on May 16, 2006 at 7:00 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 **461 Johnson Ferry Road and 435 Johnson Ferry Road**, consisting of a total of approximately 1.643 acres, be changed from the R-3 (Single Family Dwelling) District to the R-4 (Single Family Dwelling) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 71 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

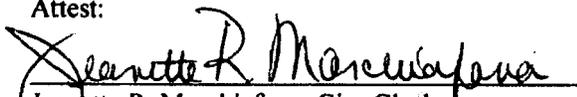
SECTION 5. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

ORDAINED this the 16th day of May, 2006.

Approved:


Eva Galambos, Mayor

Attest:


Jeanette R. Marchiafava, City Clerk

(Seal)



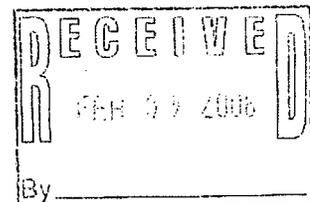
Legal Description

All that tract or parcel of land lying and being in Land Lots 71 of the 17TH District, in the City of Sandy Springs in Fulton County, Georgia and being more particularly described as follows:

Commencing from the intersection of the westerly right-of-way of Kayron Drive (having a 50 foot right-of-way) and the southerly right-of-way of Johnson Ferry Road (having a 50 foot right-of-way), Thence proceeding along said right of way of Johnson Ferry Road for a distance of 520.00 feet to rebar found, said point being the **TRUE POINT OF BEGINNING**;

Thence leaving said right of way proceeding South 05 degrees 58 minutes 50 seconds West for a distance of 145.88 feet to a point; Thence proceeding South 05 degrees 58 minutes 50 seconds West for a distance of 65.37 feet to a rebar found; Thence proceeding North 76 degrees 36 minutes 23 seconds West for a distance of 90.09 feet to a point; Thence proceeding North 02 degrees 34 minutes 37 seconds East for a distance of 23.25 feet to a rebar found; Thence proceeding North 85 degrees 34 minutes 34 seconds West for a distance of 43.48 feet to a point; Thence proceeding North 85 degrees 34 minutes 34 seconds West for a distance of 60.01 feet to a point; Thence proceeding North 85 degrees 34 minutes 34 seconds West for a distance of 60.01 feet to a point; Thence proceeding North 85 degrees 34 minutes 34 seconds West for a distance of 64.65 feet to a point; Thence proceeding North 02 degrees 37 minutes 12 seconds East for a distance of 183.11 feet to a rebar found along said right of way of Johnson Ferry Road; Thence along said right of way proceeding South 85 degrees 14 minutes 53 seconds East for a distance of 74.10 feet to a point; Thence along said right of way proceeding South 85 degrees 14 minutes 53 seconds East for a distance of 19.14 feet to a point; Thence along said right of way proceeding South 83 degrees 51 minutes 57 seconds East for a distance of 40.87 feet to a point; Thence along said right of way proceeding South 83 degrees 51 minutes 57 seconds East for a distance of 60.00 feet to a point; Thence along said right of way proceeding South 83 degrees 51 minutes 57 seconds East for a distance of 34.21 feet to a point; Thence along said right of way proceeding South 84 degrees 00 minutes 33 seconds East for a distance of 25.80 feet to a point; Thence along said right of way proceeding South 84 degrees 00 minutes 33 seconds East for a distance of 75.41 feet to a rebar found, said point being the **TRUE POINT OF BEGINNING**.

Said parcel containing 1.643 acres



CONDITIONS OF APPROVAL

RZ06-006

461 and 435 Johnson Ferry Road

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by William C. Collins located at 461 and 435 Johnson Ferry Road. Rezoning petition RZ06-006 to rezone the subject property to R-4 (Single Family Dwelling District) was approved by the Mayor and City Council at the May 16, 2006 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Five (5) single family residential lots at a density of 3.04 units per acre.
 - b. The minimum lot size shall be 11,500 square feet.
 - c. The minimum house size shall be 1,600 square feet.
2. To the owner's agreement to abide by the following:
 - a. To the revised site plan received by the Department of Community Development dated received March 31, 2006. Said 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. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to meet the following site development standards:
 - a. The minimum side yard shall be 10'.
 - b. The minimum lot width shall be a minimum of 72' along the entire length of the lot.
 - c. To a 35' building line adjacent to the south property line.
 - d. There shall be a minimum 10' building setback adjacent to all other properties zoned R-3 (Single Family Residential District).
 - e. To provide shared driveways that will provide access to a maximum of two residences.
 - f. No driveway shall be located less than 10' from properties zoned R-3 (Single Family Dwelling District).
 - g. No garage doors shall face Johnson Ferry Road. Garages shall be no more than 1 ½ stories in height.

- h. To use brick and/or other masonry material on the walls of the detention pond facing properties zoned R-3 (Single Family Dwelling District), subject to the approval of the Design Review Board.
- i. To provide sewer laterals to neighboring properties where the sewer extends in front of existing residences.
- j. All air conditioner compressors shall be installed on the sides of the new residences and not in the rear.
- k. The proposed homes abutting properties zoned R-3 shall be 1 ½ story in height and the three interior homes shall be a maximum of 2 stories.
- l. The detention facility will be decked instead of fenced and will be landscaped.

OLIVER ROW
CITY SANDY SPRINGS
FULTON COUNTY, GEORGIA
LAND LOT: 71
DISTRICT: 171N

50 JOSEPH ROAD BLDG FILE NAME: 50
PHONE: (878) 443-8488
FAX: (878) 443-4388

Engineering, Inc.

ENGINEERS

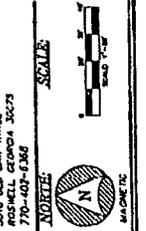
PLANNERS

ARCHITECTS

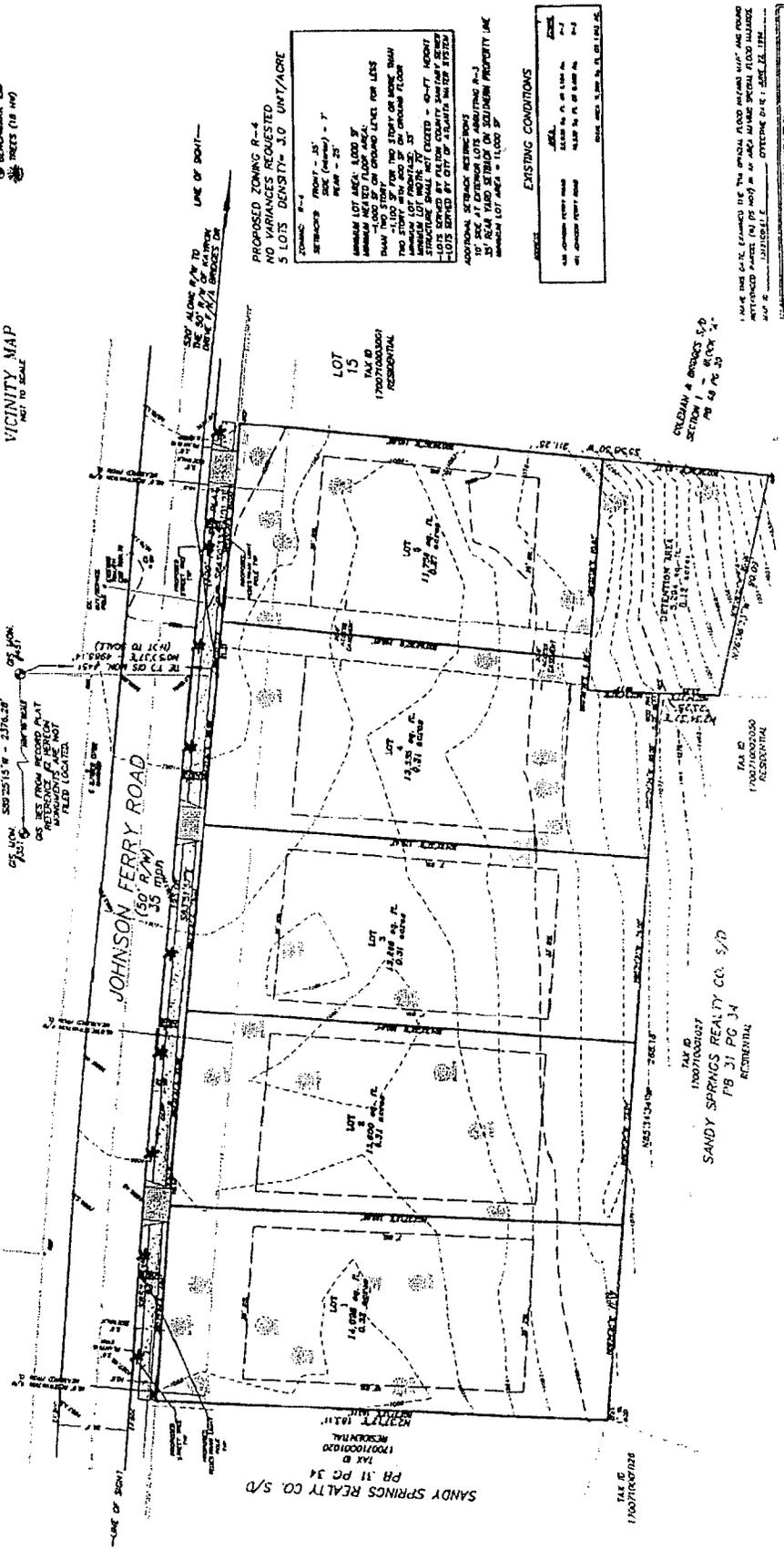
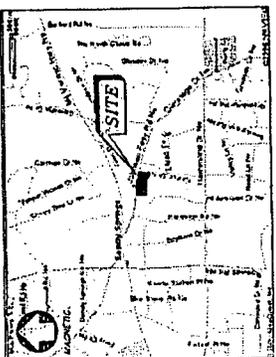


SHEET: 1
REWORKING
FLAG

OLIVER DEVELOPER:
5010 OLD OAK TRACE
ROSWELL, GEORGIA 30073
770-402-4386



- LEGEND**
- REBAR FOUND (RFB)
 - REBAR NOT FOUND (RNF)
 - FOUND (F)
 - NOT FOUND (NF)
 - WALK (W)
 - WATER METER (WM)
 - BENCHMARK (BM)
 - PILES (P)



PROPOSED ZONING R-4
NO VARIANCES REQUESTED
5 LOTS DENSITY = 3.0 UNIT/ACRE

EXISTING CONDITIONS

NO.	DESCRIPTION	DATE
1	AS SHOWN ON THIS PLAN	10/15/10
2	AS SHOWN ON THIS PLAN	10/15/10

ORDINANCE 2008-10
SECTION 1 - ARTICLE 4
PB 49 PG 30

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EMERGENCY CONTACT: JASON JURELL 770-402-6004