

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO REZONE PROPERTY FROM THE NUP (NEIGHBORHOOD UNIT PLAN) DISTRICT TO THE R-2 (SINGLE FAMILY DWELLING) DISTRICT FOR PROPERTY LOCATED AT 35 BROOKSIDE WALK

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on June 6, 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 **35 Brookside Walk** consisting of a total of approximately 37,519 sq/ft., be changed from the NUP(Neighborhood Unit Plan) District to the R-2 (Single Family Residential) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 12 of the 17 th District, Fulton County, Georgia by the attached legal description; and

SECTION 1. 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

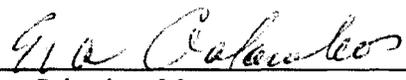
SECTION 2. That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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

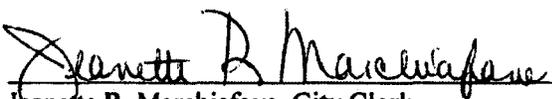
ORDAINED this the 6th day of June, 2006.

Approved:



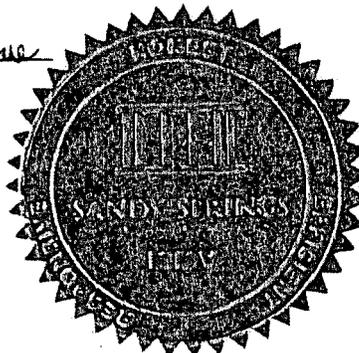
Eva Galambos, Mayor

Attest:



Jeanette R. Marchiafava, City Clerk

(Seal)



CONDITIONS OF APPROVAL

RZ06-013
35 Brookside Walk

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Michael mc located at 35 Brookside Walk. Rezoning petition RZ06-013 to rezone the subject property to R-2 (Single Family Residential) was approved by the Mayor and City Council at the June 6, 2006 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. One single family dwelling and associated accessory structures and uses.
2. To the owner's agreement to:
 - a. The owner/ developer shall file a plat combining the subject property with the 2 parcels to the north owned by the applicant.
 - b. Prior to the approval of the plat combining the properties referenced in condition 2.a, the owner/ developer shall establish a maintenance agreement and access easement in perpetuity with the property owners along Brookside Walk. The purpose of the agreement and easement is to allow maintenance and access to the pond, which serves as the detention pond for the Brookside Walk subdivision.