ORDINANCE NO. 2006-08-53
PETITION NO. RZ06-017

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO REZONE PROPERTY FROM THE AG-1 (AGRICULTURAL) DISTRICT TO THE R-2 (SINGLE FAMILY DWELLING) DISTRICT, PROPERTY LOCATED AT 940 DUNWOODY CLUB DRIVE

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on August 1, 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 **940 Dunwoody Club Drive**, consisting of a total of approximately 1.189 acres, be changed from the AG-1 (Agricultural) District to the R-2 (Single Family Dwelling) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 383 of the 6th 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 1st day of August, 2006.

Approved:

Eva Galambos

Eva Galambos, Mayor

Attest:

Jeanette R. Marchiafava

Jeanette R. Marchiafava, City Clerk

(Seal)

SANDY SPRINGS
CITY

CONDITIONS OF APPROVAL

RZ06-017
940 Dunwoody Club Drive

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Daryl R. Cook located at 940 Dunwoody Club Drive. Rezoning petition RZ06-017 to rezone the subject property to R-2 (Single Family Dwelling District) was approved by the Mayor and City Council at the August 1, 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 (1) single family residential lots at a density of 0.84 units per acre.

    b. The minimum heated floor area per dwelling unit shall be a minimum of 4,000 square feet.

2. To the owner's agreement to abide by the following:

    a. To a revised site plan to be received by the Department of Community Development. 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 provide the following site development standards:

    a. The subject property shall be limited to one exit/entry drive onto Dun woody Club Drive.

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DESCRIPTION OF PROPERTY
#940 DUNWOODY CLUB DRIVE

ALL THAT THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 383 OF THE 6TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

TO REACH THE POINT OF BEGINNING COMMENCE AT A POINT FORMED BY THE SOUTHERLY RIGHT-OF-WAY OF SPALDING DRIVE AND THE NORTHEASTERLY RIGHT-OF-WAY OF DUNWOODY CLUB DRIVE (50 FOOT RIGHT-OF-WAY) AND PROCEED THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF DUNWOODY CLUB DRIVE (50 FOOT RIGHT-OF-WAY) 1186.20 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED, THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY OF DUNWOODY CLUB DRIVE (50 FOOT RIGHT-OF-WAY) NORTH 43 DEGREES 28 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 442.00 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR);

THENCE SOUTH 23 DEGREES 59 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 120.08 FEET TO AN IRON PIN FOUND (1/2 INCH CRIMPED TOP PIPE);

THENCE SOUTH 40 DEGREES 49 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 140.45 FEET TO AN IRON PIN FOUND (3/4 INCH CRIMPED TOP PIPE);

THENCE SOUTH 32 DEGREES 20 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 219.21 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR) ON THE NORTHEASTERLY RIGHT-OF-WAY OF DUNWOODY CLUB DRIVE (50 FOOT RIGHT-OF-WAY);

THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF DUNWOODY CLUB DRIVE (50 FOOT RIGHT-OF-WAY) ALONG THE ARC OF THE CURVE TO THE RIGHT 164.80 FEET (SAID ARC HAVING A CHORD DISTANCE OF 164.75 FEET ON A BEARING OF NORTH 60 DEGREES 47 MINUTES 42 SECONDS WEST AND A RADIUS OF 1870.00 FEET) TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINING 1.189 ACRES.