

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE PROPERTY FROM THE R-1 (SINGLE FAMILY DWELLING)
DISTRICT TO THE R-2 (SINGLE FAMILY DWELLING) DISTRICT, PROPERTY LOCATED
AT 5965 RIVERSIDE 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 **5965 Riverside Drive**, consisting of a total of approximately 1.11 acres, be changed from the R-1 (Single Family Dwelling) 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 133 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

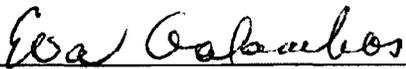
SECTION 3. That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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

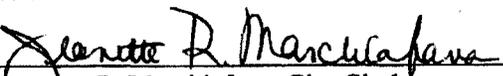
ORDAINED this the 1st day of August, 2006.

Approved:



Eva Galambos, Mayor

Attest:



Jeanette R. Marchiafava, City Clerk

(Seal)



CONDITIONS OF APPROVAL

RZ06-020 5965 Riverside Drive

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Ebrahim Mahdavi located at 5965 Riverside Drive. Rezoning petition RZ06-020 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. The Mayor and City Council, while approving this rezoning petition, does not intend to set a precedent for the platting of lots smaller than two (2) acres along Riverside Drive.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. One (1) single family residential lot at a density of 0.90 units per acre.
 - b. The maximum heated floor area per dwelling unit shall be 4,500 square feet.
 - c. The maximum building height shall be two (2) stories.

2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development on May 2, 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 provide the following site development standards:
 - a. The owner/developer shall dedicate 30' of right-of-way to the City of Sandy Springs along entire property frontage along Riverside Drive.
 - b. The owner/developer shall dedicate 25' of right-of-way to the City of Sandy Springs along entire property frontage along Coldstream Court.
 - c. There shall be no direct access to Riverside Drive.

