

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 5392 POWERS FERRY ROAD**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on November 8, 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 **5392 Powers Ferry Road**, consisting of a total of approximately 2.68 acres, be changed from the R-1 (Single Family Dwelling) District to R-2 (Single Family Dwelling) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 175 of the 17<sup>th</sup> 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**SECTION 4.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 8<sup>th</sup> day of November, 2006.

Approved:

  
Eva Galambos, Mayor

Attest:

  
Christina Rowland, Interim City Clerk



CONDITIONS OF APPROVAL

**RZ06-041**

**5392 Powers Ferry Road**

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Floy A. Bradley and Susan G. Howard located at 5392 Powers Ferry Road. Rezoning petition RZ06-041 to rezone the subject property from R-1 (Single Family Dwelling District) to R-2 (Single Family Dwelling District) was approved by the Mayor and City Council at the November 8, 2006 hearing, subject to the following conditions:

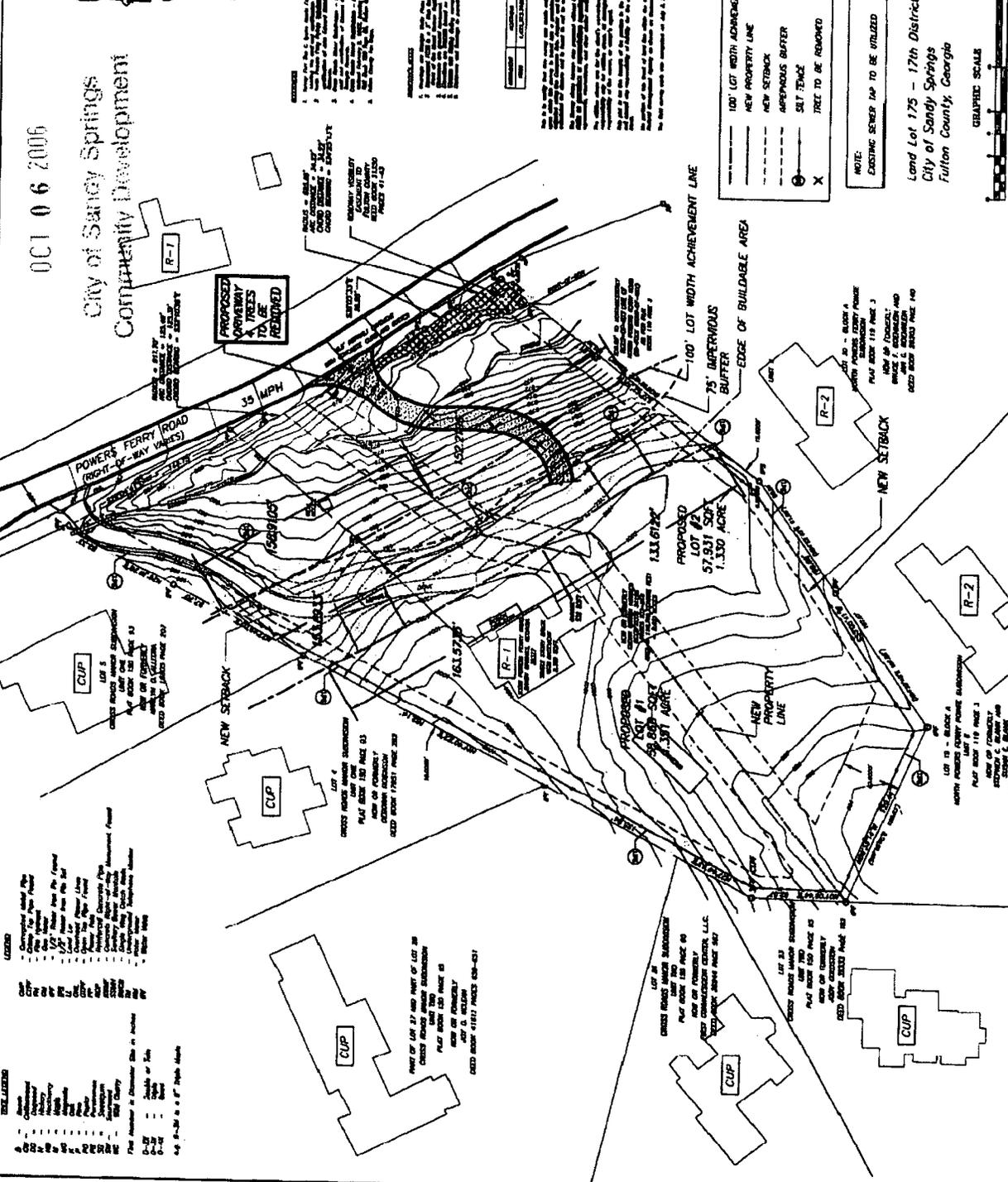
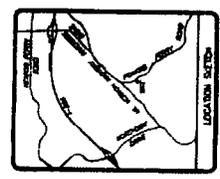
1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Two (2) single family residential lots at a density of 0.74 units per acre.
  - b. The minimum heated floor area per dwelling unit shall be 4,000 square feet.
2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development dated August 22, 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 from the centerline of Powers Ferry Road or ten and one-half (10.5) feet from back of curb along entire property frontage, whichever is greater, to the City of Sandy Springs.
  - b. There shall be no more than one (1) curb cut onto Powers Ferry Road.

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RZ06041

OCT 06 2006

# City of Sandy Springs Companiment Development



- LEGEND**
- Proposed Lot
  - Existing Lot
  - Proposed Right-of-Way
  - Existing Right-of-Way
  - Proposed Easement
  - Existing Easement
  - Proposed Setback
  - Existing Setback
  - Proposed Property Line
  - Existing Property Line
  - Proposed Building Footprint
  - Existing Building Footprint
  - Proposed Driveway
  - Existing Driveway
  - Proposed Utility
  - Existing Utility
  - Proposed Tree
  - Existing Tree
  - Proposed Tree to be Removed
  - Existing Tree to be Removed
  - Proposed Tree to be Preserved
  - Existing Tree to be Preserved
  - Proposed Tree to be Planted
  - Existing Tree to be Planted
  - Proposed Tree to be Replaced
  - Existing Tree to be Replaced
  - Proposed Tree to be Transplanted
  - Existing Tree to be Transplanted
  - Proposed Tree to be Pruned
  - Existing Tree to be Pruned
  - Proposed Tree to be Staked
  - Existing Tree to be Staked
  - Proposed Tree to be Fenced
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  - Proposed Tree to be Protected
  - Existing Tree to be Protected
  - Proposed Tree to be Monitored
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  - Proposed Tree to be Maintained
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  - Proposed Tree to be Inspected
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  - Proposed Tree to be Reported
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  - Proposed Tree to be Reported
  - Existing Tree to be Reported

**NOTES:**

1. ALL PROPOSED LOT LINES SHALL BE SETBACK FROM ALL ADJACENT PROPERTIES BY A MINIMUM OF 10 FEET.
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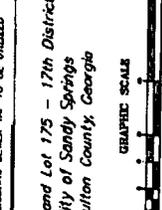
PROPOSED LOT	EXISTING LOT	PROPOSED SETBACK	EXISTING SETBACK
LOT 1	LOT 1	10'	10'
LOT 2	LOT 2	10'	10'
LOT 3	LOT 3	10'	10'
LOT 4	LOT 4	10'	10'
LOT 5	LOT 5	10'	10'
LOT 6	LOT 6	10'	10'
LOT 7	LOT 7	10'	10'
LOT 8	LOT 8	10'	10'
LOT 9	LOT 9	10'	10'
LOT 10	LOT 10	10'	10'
LOT 11	LOT 11	10'	10'
LOT 12	LOT 12	10'	10'
LOT 13	LOT 13	10'	10'
LOT 14	LOT 14	10'	10'
LOT 15	LOT 15	10'	10'
LOT 16	LOT 16	10'	10'
LOT 17	LOT 17	10'	10'
LOT 18	LOT 18	10'	10'
LOT 19	LOT 19	10'	10'
LOT 20	LOT 20	10'	10'
LOT 21	LOT 21	10'	10'
LOT 22	LOT 22	10'	10'
LOT 23	LOT 23	10'	10'
LOT 24	LOT 24	10'	10'
LOT 25	LOT 25	10'	10'
LOT 26	LOT 26	10'	10'
LOT 27	LOT 27	10'	10'
LOT 28	LOT 28	10'	10'
LOT 29	LOT 29	10'	10'
LOT 30	LOT 30	10'	10'
LOT 31	LOT 31	10'	10'
LOT 32	LOT 32	10'	10'
LOT 33	LOT 33	10'	10'
LOT 34	LOT 34	10'	10'
LOT 35	LOT 35	10'	10'
LOT 36	LOT 36	10'	10'
LOT 37	LOT 37	10'	10'
LOT 38	LOT 38	10'	10'
LOT 39	LOT 39	10'	10'
LOT 40	LOT 40	10'	10'
LOT 41	LOT 41	10'	10'
LOT 42	LOT 42	10'	10'
LOT 43	LOT 43	10'	10'
LOT 44	LOT 44	10'	10'
LOT 45	LOT 45	10'	10'
LOT 46	LOT 46	10'	10'
LOT 47	LOT 47	10'	10'
LOT 48	LOT 48	10'	10'
LOT 49	LOT 49	10'	10'
LOT 50	LOT 50	10'	10'

**LEGEND**

- 100' LOT WIDTH ADJACENT LINE
- NEW PROPERTY LINE
- NEW SETBACK
- ADJACENT BUFFER
- SET FENCE
- TREE TO BE REMOVED

**NOTE:**  
EXISTING SETBACK TO BE UTILIZED

Land Lot 175 - 17th District  
City of Sandy Springs  
Fulton County, Georgia



**REZONING**

HARRISON DESIGN ASSOCIATES ARCHITECTS

5392 POWERS FERRY RD.  
SANDY SPRING, GA

PROPOSED SET PLAN  
DATE: 10/06/06  
SCALE: AS SHOWN

1989

1989

1989

# HARRISON DESIGN ASSOCIATES

3198 Cains Hill Place, NW, Suite 200 \* Atlanta, GA 30305  
Phone: 404 365-7760 Fax: 404 365-7769

## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 175 of the 17<sup>th</sup> District, Fulton County, Georgia and being more particularly described as follows:

Beginning at an iron pin set on the southwest right of way of Powers Ferry Road (60' right of way) 233.06' along said right of way from the 44' right of way of North Powers Ferry Road; thence South 37°42'39" West a distance of 218.51' to a point; thence South 55°05'41" West a distance of 198.86' to an iron pin found; thence North 66°35'14" West a distance of 129.44' to an iron pin found; thence North 01°06'44" East a distance of 62.57' to a ¾" crimp top pipe found; thence North 27°44'43" East a distance of 155.94' to an iron pin found; thence North 27°40'22" East a distance of 182.14' to an iron pin found; thence North 27°49'07" East a distance of 97.78' to an iron pin found; thence North 26°39'28" East a distance of 82.33' to an iron pin found on the southwest right of way of Powers Ferry Road (60' right of way); thence continuing along said right of way South 29°04'41" East a distance of 149.75' to a point; thence continuing along said right of way a distance of 125.49' along the arc of a circle (said arc having a radius of 917.79' and being subtended by a chord bearing South 32°10'36" East a chord distance of 125.39') to a point; thence South 36°05'33" East a distance of 26.58'; thence continuing along said right of way a distance of 34.22' along the arc of a circle (said arc having a radius of 585.86' and being subtended by a chord bearing South 34°25'13" East a chord distance of 34.22' to an iron pin set, being the point of beginning according to that certain plat of survey prepared by Braswell Engineering Inc. for the C. Tycho Howle Family Limited Partnership dated 07/07/06, said plat being incorporated herein by reference thereto.

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City of Sandy Springs  
Community Development