

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE PROPERTY FROM THE R-2 (SINGLE FAMILY DWELLING)
DISTRICT TO THE R-3 (SINGLE FAMILY DWELLING) DISTRICT, PROPERTY LOCATED
AT 7995 ROBERTS DRIVE**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on December 19, 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 **7995 Roberts Drive**, consisting of a total of approximately 1.403 acres, be changed from the R-2 (Single Family Dwelling) District to the R-3 (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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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.

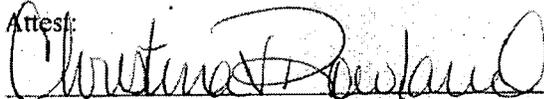
ORDAINED this the 19th day of December, 2006.

Approved:



Eva Galambos, Mayor

Attest:


Christina Rowland, City Clerk

(Seal)



CONDITIONS OF APPROVAL

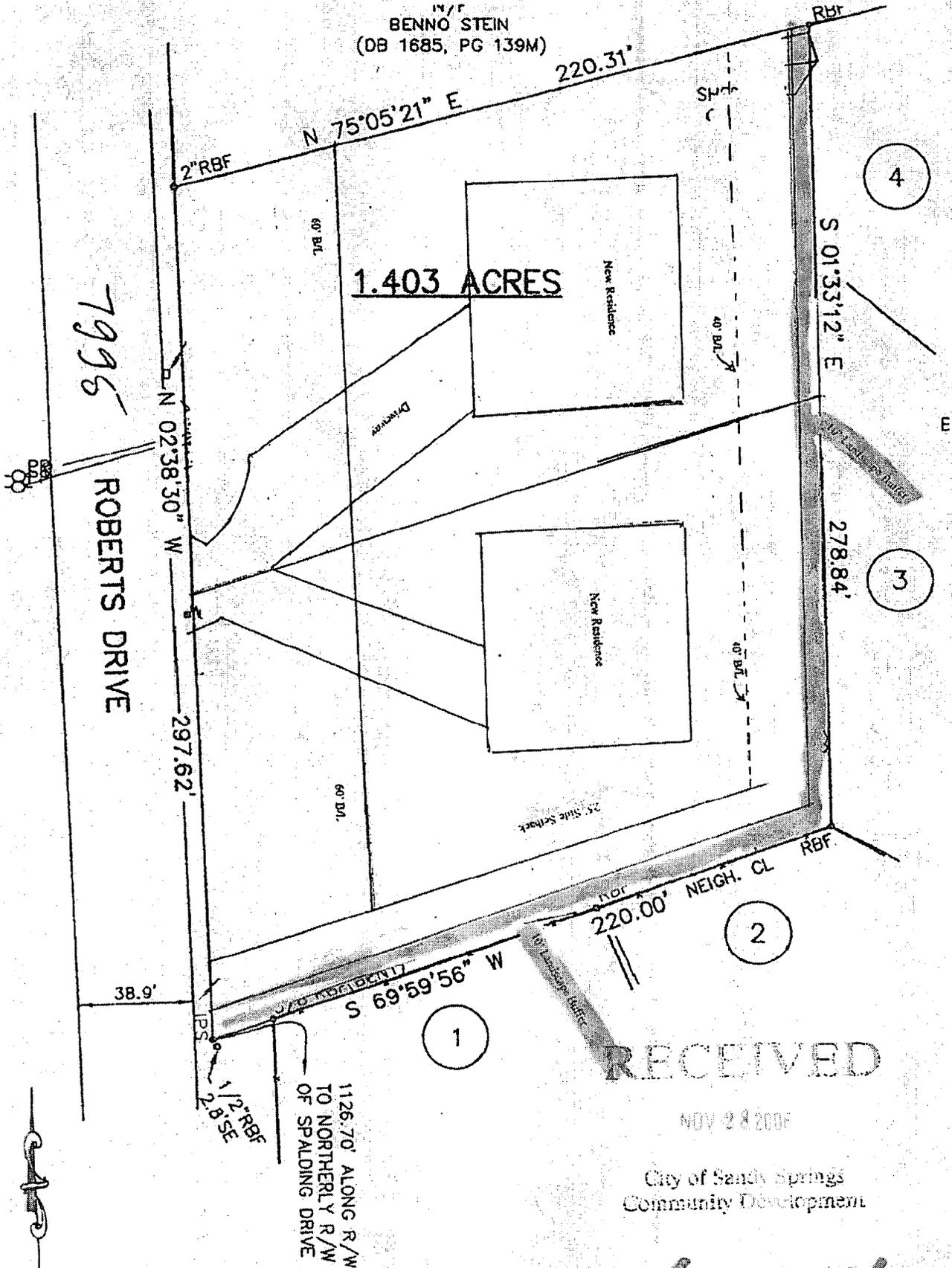
RZ06-040

7995 Roberts Drive

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Patricia H. Saszi located at 7995 Roberts Drive. Rezoning petition RZ06-040 to rezone the subject property from R-2 (Single Family Dwelling District) to R-2A (Single Family Dwelling District) was approved by the Mayor and City Council at the December 19, 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 1.43 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 revised site plan received by the Department of Community Development dated November 28, 2006. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance, the Development Standards contained therein, 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 thirty (30) feet of right-of-way from centerline on Roberts Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
 - b. To a twenty-five (25) foot building setback along the south property line, twenty (20) feet of which shall be an undisturbed buffer and five (5) feet of which shall be an improvement setback.

IN/P
BENNO STEIN
(DB 1685, PG 139M)



1.403 ACRES

7995

ROBERTS DRIVE

RECEIVED

NOV 2 8 2006

City of Sandy Springs
Community Development

R206-0040

1126.70' ALONG R/W
TO NORTHERLY R/W
OF SPALDING DRIVE



BEAVER CREEK HOMES, INC.
P.O. Box 421891, Atlanta, GA 30342 404-661-5522

LEGAL DESCRIPTION

RE: 7995 ROBERTS DR. SANDY SPRINGS, 30350

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 385 of the 6th District of Fulton County, Georgia being known and designated as Lot 6, Block B, Oak Grove Hills Subdivision, as per plat recorded in Plat Book 1686, Page 139, Fulton County.