

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO REZONE PROPERTY FROM THE AG-1 (AGRICULTURAL) DISTRICT  
TO THE R-3A (SINGLE FAMILY DWELLING) DISTRICT, PROPERTY LOCATED AT 7700  
AND 7710 NESBIT FERRY ROAD**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on August 21, 2007 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 **7700 and 7710 Nesbit Ferry Road**, consisting of a total of approximately 2.00 acres, be changed from the AG-1 (Agricultural) District to R-3A (Single Family Dwelling) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 312 of the 6<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**SECTION 4.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 21<sup>st</sup> day of August, 2007.

Approved:

  
\_\_\_\_\_  
Eva Galambos, Mayor

Attest:

  
\_\_\_\_\_  
Christina Rowland, CMC, City Clerk

(Seal)



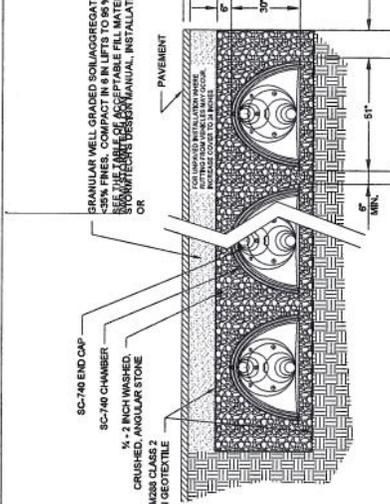
## CONDITIONS OF APPROVAL

### **RZ07-017**

#### **7700 and 7710 Nesbit Ferry Road**

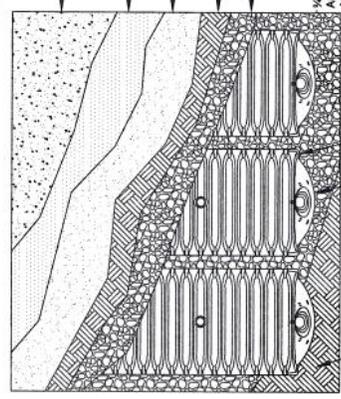
The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Jason and Joie Frost located at 7700 and 7710 Nesbit Ferry Road. Rezoning petition RZ07-017 to rezone the subject property from AG-1 (Agricultural District) to R-3A (Single Family Dwelling District) was approved by the Mayor and City Council at the August 21, 2007 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Four (4) single family residential lots at a density of 2.00 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 May 31, 2007. 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. 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 twenty-five (25) feet of right-of-way from centerline of Nesbit Ferry Road 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 side yard setback along all property lines abutting property zoned AG-1 (Agricultural District). This condition as it relates to an abutting AG-1 (Agricultural District) property becomes null and void if such abutting property is rezoned. In such an event, the required setbacks along the abutting rezoned property will revert to the normal setbacks of an R-3A zoned property.
  - c. Prior to issuance of an LDP, the owner/developer shall attempt to provide interparcel access with the properties to the north. Should the owner/developer not come to an agreement on interparcel access at this time, the owner/developer shall provide documentation of such. In addition, if an interparcel access agreement is not obtained, permanent easements shall be recorded allowing for future inter-parcel access, prior to the issuance of an LDP.



STORMTECH SC-740 CHAMBER SYSTEM  
TYPICAL CROSS SECTION DETAIL  
NOT TO SCALE

FOR STORMTECH INFORMATION CALL 1-888-892-2884  
SEE STORMTECH'S DESIGN MANUAL



STORMTECH SC-740 CHAMBER SYSTEM  
PLAN VIEW DETAIL  
NOT TO SCALE

FOR STORMTECH INFORMATION CALL 1-888-892-2884  
SEE STORMTECH'S DESIGN MANUAL

CHAMBERS CALCULATIONS (PER LOT)

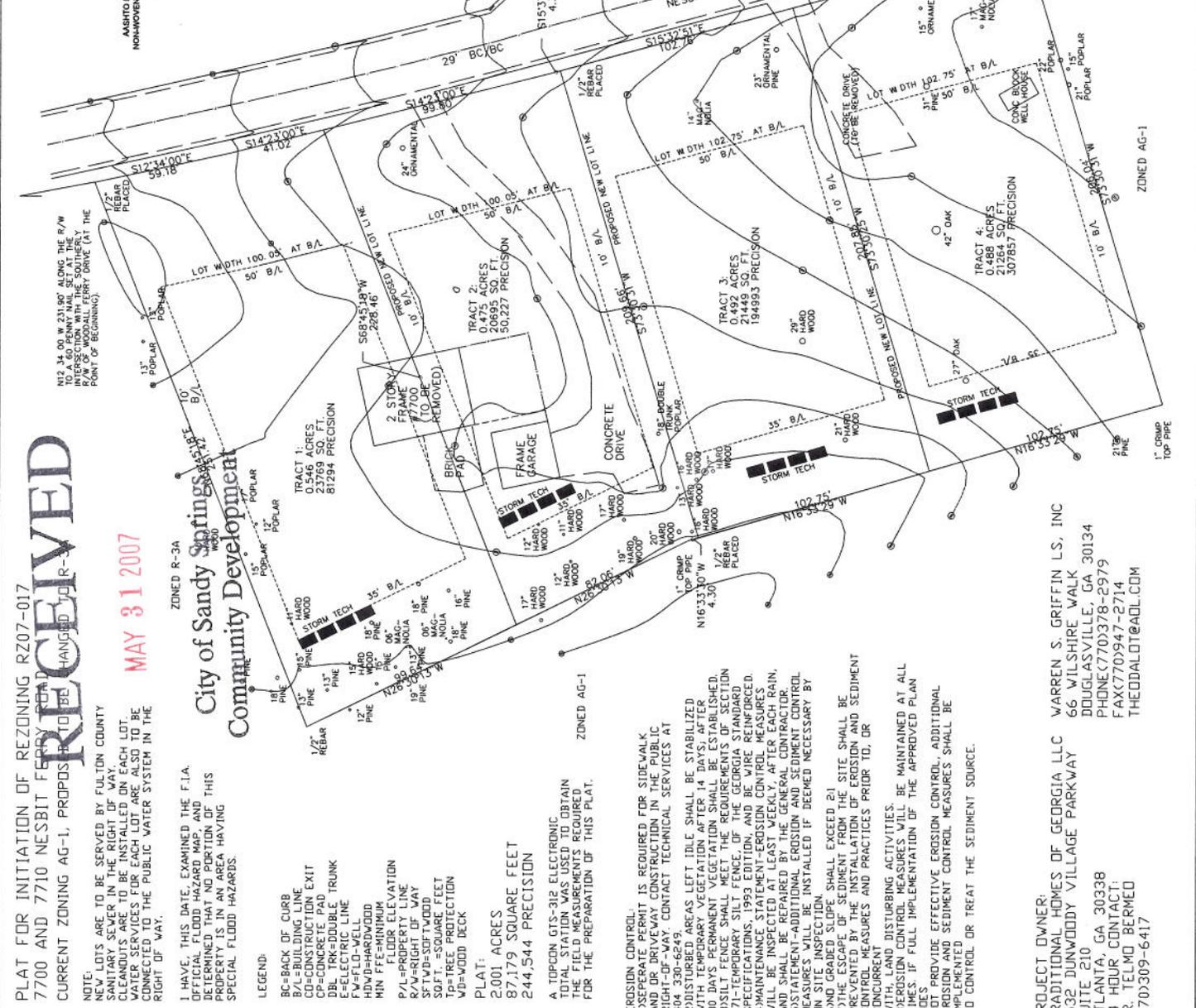
TYPICAL DWELLING 2,752 SQ. FT.  
SC-740 CHAMBER STORAGE CAPACITY = 775 CUBIC FT.  
SITE TO INSTALL 4 CHAMBERS (PER LOT)

PROPOSED WATER QUALITY CATEGORIES (TP)

DETENTION CHAMBERS SHOWN ARE APPROXIMATE LOCATION THE EXACT LOCATION TO BE DETERMINE BY CONTRACTOR (MIN. 10' SEPARATION FROM FOUNDATION)

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE PROPOSED CHAMBERS AND IS PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW. MEMBER: SURVEYING AND MAPPING SOCIETY OF GEORGIA

<b>NESBIT FERRY RD</b>	
<b>DRAWN</b>	<b>DATE</b>
WARREN S. GRIFFIN RLS	06/06/07
<b>APPROVED</b>	<b>DATE</b>
66 WILSHIRE WALK	DOUGLASVILLE, GA 30134
<b>SCALE</b>	<b>SHEET</b>
1" = 30'	PROJECT NO.
	SITE PLAN



# RECEIVED

PLAT FOR INITIATION OF REZONING RZ07-017  
7700 AND 7710 NESBIT FERRY RD, PROPOSED TO BE CHANGED TO R-3A  
CURRENT ZONING AG-1, PROPOSED TO BE CHANGED TO R-3A

**MAY 31 2007**

**City of Sandy Springs  
Community Development**

NOTE: NEW LOTS ARE TO BE SERVED BY FULTON COUNTY SANITARY SEWER IN THE RIGHT OF WAY. CLEANOUTS ARE TO BE INSTALLED ON EACH LOT. WATER SERVICES FOR EACH LOT ARE ALSO TO BE CONNECTED TO THE PUBLIC WATER SYSTEM IN THE RIGHT OF WAY.

I HAVE, THIS DATE, EXAMINED THE FINAL DEFECTIVE PLAT AND FOUND THAT THE SAME IS DETERMINED THAT NO PORTION OF THIS SPECIAL FLOOD HAZARDS.

- LEGEND:
- BC=BACK OF CURB
  - B/L=BUILDING LINE
  - CD=CONSTRUCTION EXIT
  - CP=CONCRETE PAD
  - DBL TRK=DOUBLE TRUNK
  - E-ELECTRIC LINE
  - F-FLOOR LEVEL
  - H=HARD WOOD
  - MIN FEE=MINIMUM FLOOR ELEVATION
  - P/L=PROPERTY LINE
  - R/W=RIGHT OF WAY
  - SFTWB=SFT WOOD
  - SGFT.=SQUARE FEET
  - Tp=TREE PROTECTION
  - WB=WOOD DECK

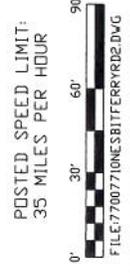
PLAT:  
2,001 ACRES  
87,179 SQUARE FEET  
244,544 PRECISION

A TOPCON GTS-912 ELECTRONIC TOTAL STATION WAS USED TO OBTAIN THE FIELD MEASUREMENTS REQUIRED FOR THE PREPARATION OF THIS PLAT.

EROSION CONTROL:  
1. SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND DR DRIVEWAY CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY. CONTACT TECHNICAL SERVICES AT 404-330-6249.  
2. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS. AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.  
3. TEMPORARY SLOPE PROTECTION SHALL BE INSTALLED WITHIN 171-TERRAPY SHUT FENCE. THE SUBURBAN STANDARDS SPECIFICATIONS, 1993 EDITION, AND BE WIRE REINFORCED.  
4. MAINTENANCE STATEMENT-EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND SHALL BE REPAIRED BY THE GENERAL CONTRACTOR.  
5. STATEMENT-ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.  
6. SLOPE PROTECTION SHALL EXCEED 2:1.  
7. SLOPE PROTECTION SHALL BE MAINTAINED AT ALL TIMES IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES PROVIDE EFFECTIVE EROSION CONTROL. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

PROJECT OWNER:  
TRADITIONAL HOMES OF GEORGIA LLC  
1532 DUNWOODY VILLAGE PARKWAY  
SUITE 210  
ATLANTA, GA 30338  
24 HOUR CONTACT:  
MR. TELMO BERMEJ  
(770)309-6417

WARREN S. GRIFFIN LS, INC  
66 WILSHIRE WALK  
DOUGLASVILLE, GA 30134  
PHONE(770)378-2979  
FAX(770)947-2714  
THEODALOT@AOL.COM



POSTED SPEED LIMIT:  
35 MILES PER HOUR

FILE:77007710NESBITFERRYRD2.DWG

EXHIBIT "A"

**ALL THAT TRACT OR PARCEL** of land lying and being in Land Lot 312 of the 6<sup>th</sup> District of Fulton County, Georgia, and being more particularly described as follows:

**BEGINNING** at a point located on the western right-of-way line of Nesbit Ferry Road, said point located a distance of 231.90 feet as measured southeasterly along said right-of-way line, and following the curvature thereof, from an iron pin found at the intersection of the western right-of-way line of Nesbit Ferry Road with the southeastern right-of-way line of Woodall Ferry Drive; running thence along said right-of-way line of Nesbit Ferry Road, south 12 degrees 34 minutes 00 seconds east a distance of 59.18 feet to a point; continuing thence along said right-of-way line, south 14 degrees 23 minutes 00 seconds east a distance of 140.82 feet to an iron pin found; thence leaving the western right-of-way line of Nesbit Ferry Road, and running south 73 degrees 30 minutes 30 seconds west a distance of 209.74 feet to an iron pin found; running thence north 26 degrees 30 minutes 13 seconds west a distance of 181.70 feet to a point; running thence north 68 degrees 45 minutes 18 seconds east a distance of 251.42 feet to a point located on the western right-of-way line of Nesbit Ferry Road, being the **POINT OF BEGINNING**; according to Survey of "Property of Melanie Frost," dated June 27, 1977, prepared by Lewis Hurd Surveyors, under the seal and certification of Charles C. Jones, Georgia Registered Land Surveyor No. 1650; said tract of land containing 1.000 acre according to said survey, which survey is incorporated herein and made a part hereof by reference.

7700

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City of Sandy Springs  
Community Development

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EXHIBIT "A"

All that tract or parcel of land lying and being IN Land Lot 312, 6th District, Fulton County, Georgia and being more particularly described as follows:

Beginning at an iron pin found on the southwestern right-of-way line of Nesbitt Perry Road (50' Right-of-Way), a distance of 432.00 southeasterly as measured along said right-of-way line from the point of intersection of said right-of-way line and the southeastern right-of-way line of Woodall Perry Road; running thence along the southwestern right-of-way line of Nesbitt Perry Road, South 16 degrees 23 minutes East a distance of 209.6 feet to an iron pin found; thence leaving said right-of-way line and running South 73 degrees 32 minutes West a distance of 210.0 feet to an iron pin found; running thence North 16 degrees 19 minutes 40 seconds West a distance of 210.0 feet to an iron pin found; running thence North 73 degrees 39 minutes East a distance of 209.8 feet to the iron pin found on the southwestern right-of-way line of Nesbitt Perry Road and the Point of Beginning; said tract being described according to survey of "Property of Melanie Sue Frost," dated September 19, 1990, prepared by Georgia Land Surveying Company, Inc., under the seal of Josh L. Lewis, III, Georgia Registered Land Surveyor No. 1751; said tract being improved property having a house located thereon known as 7710 Nesbitt Perry Road according to the present system of numbering.

7710

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