ORDINANCE NO. 2007-08-50
PETITION NO. RZ07-015/CV07-016

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO REZONE PROPERTY FROM THE R-2 (SINGLE FAMILY DWELLING) DISTRICT AND THE R-3 (SINGLE FAMILY DWELLING) DISTRICT TO THE R-5 (SINGLE FAMILY DWELLING) DISTRICT, PROPERTY LOCATED AT 6030, 6050, 6060, 6080, 6090, 6100, AND 6116 GLENRIDGE DRIVE

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 **6030, 6050, 6060, 6080, 6090, 6100, and 6116 Glenridge Drive**, consisting of a total of approximately 7.39 acres, be changed from the R-2 (Single Family Dwelling) District and the R-3 (Single Family Dwelling) District to R-5 (Single Family Dwelling) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lots 36 and 71 of the 17th District, Fulton County, Georgia by the attached legal description; and

SECTION 2. That the variance(s), as listed in the attached conditions of approval, be approved under the provisions of Section 22.9 of the Zoning Ordinance of the City of Sandy Springs; and

SECTION 3. 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 4. 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 5. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 6. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

ORDAINED this the 21st day of August, 2007.

Approved:

Eva Galambos, Mayor

Attest:

Christina Rowland, CMC, City Clerk

(Seal)

CONDITIONS OF APPROVAL

RZ07-015/CV07-016

6030, 6050, 6060, 6080, 6090, 6100, and 6116 Glenridge Drive

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Beatriz Diaz, Carol Thomas, Dolores Fawkes, Herbert & Colleen Mabry, Fatima Mili, JoAnn Gable, Gail Fabrizio, and Elberto Gonzalez-Rubio located at 6030, 6050, 6060, 6080, 6090, 6100, and 6116 Glenridge Drive. Rezoning petition RZ07-015/CV07-016 to rezone the subject property from R-2 (Single Family Dwelling District) and R-3 (Single Family Dwelling District) to R-5 (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. Twenty-eight (28) single family residential lots at a density of 3.79 units per acre, whichever is less.

   b. The existing single family structure shown on the lot labeled "PARK" as shown on the site plan received by the Department of Community Development dated June 12, 2007 shall be limited to use in conjunction with the park and shall not be used as a residence.

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

   a. To a revised site plan to be submitted to 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. 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 of Glenridge 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. The owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of Johnson 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.

   c. Reserve for the City of Sandy Springs along the necessary property frontage of the following roadways, prior to the approval of a Land Disturbance permit, sufficient land as necessary to provide for compliance with the Comprehensive Plan. All building setback lines shall be measured from the dedication but at no time shall a building be allowed inside the area of reservation, except that a masonry entry wall

shall be allowed in the area of reservation subject to an indemnification agreement filed by the owner/developer with the City of Sandy Springs.

Fifty-five (55) feet from centerline of Glenridge Drive

Forty-five (55) feet from centerline of Johnson Ferry Road

d. The owner/developer shall upgrade the intersection of Glenridge Drive/Johnson Ferry Road/Glenairy Drive to full pedestrian accommodations. This shall include installation of ADA ramps, crosswalks, and pedestrian signals. All work must be completed and approved by Public Works prior to final plat approval.

e. No garage shall be visible from Glenridge Drive.

f. To allow hammerheads to be installed as a part of the proposed private street rather than the required cul-de-sacs (CV07-016 #1).

g. Variance from Section 34.5.3 of the Zoning Ordinance to delete the required sidewalk improvements along the southwest side of the proposed internal road of the subject property (CV07-016 #3).

h. Variance from Section 8.2.4 of the Sandy Springs Subdivision Regulations to delete the required sidewalk improvements along the southwest side of the proposed internal road of the subject property (CV07-016 #4).

i. Variance from Chapter 16 of the Sandy Springs Code of Ordinances to delete the required sidewalk improvements along the southwest side of the proposed internal road of the subject property (CV07-016 #5).

RECEIVED

JUL 09 2007

City of Sandy Springs
Community Development

Legal Description

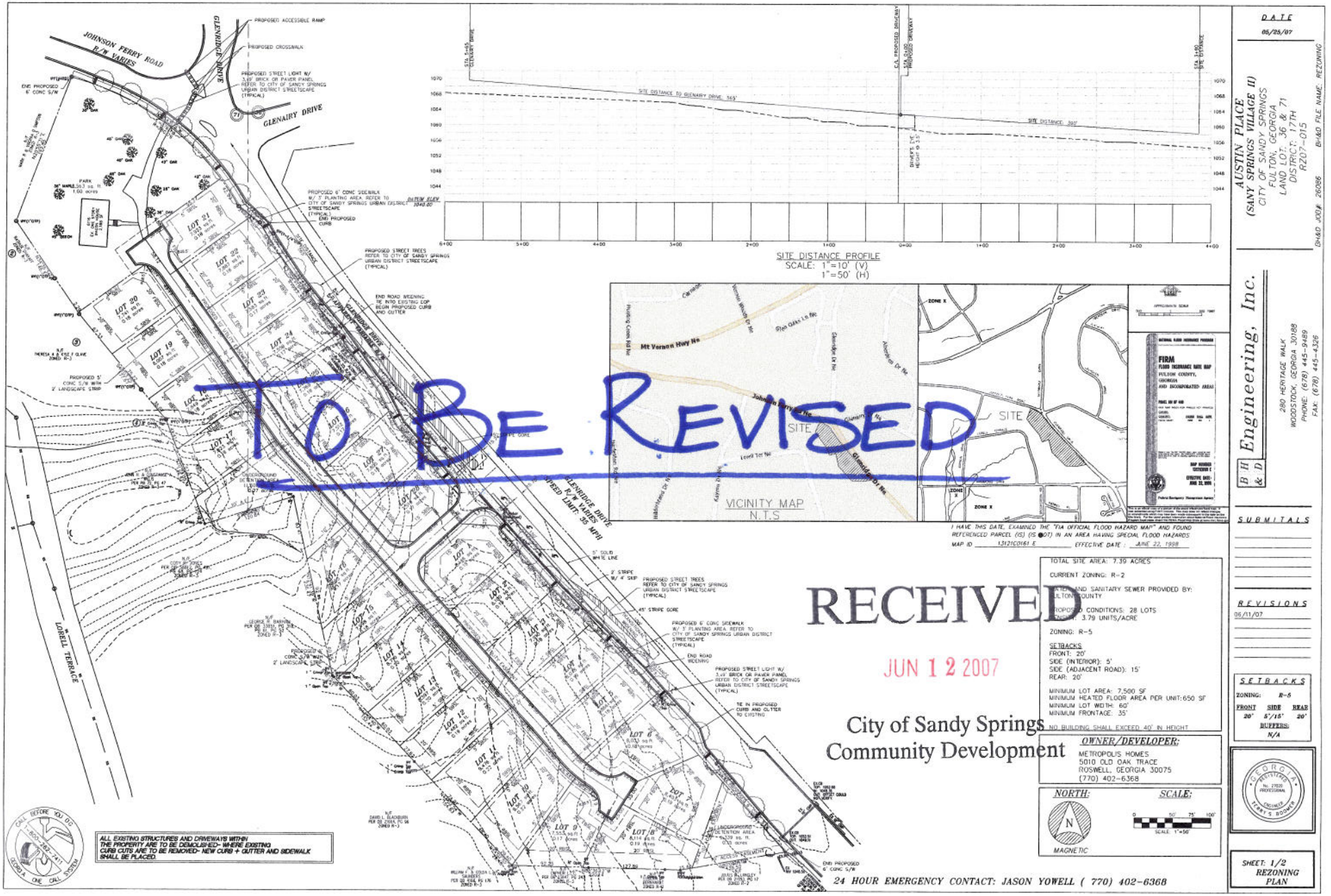
All that tract or parcel of land lying and being in Land Lot 71 and Land Lot 36 of the 17TH District in the City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

Commencing from the extended intersection of the westerly right-of-way of Glenridge Drive (having a variable right-of-way) and the northerly right-of-way of Hammond Drive; Thence along said right-of-way of Glenridge Drive for a distance of 306.19 feet to a point, said point being the **TRUE POINT OF BEGINNING**;

Thence proceeding South 80 degrees 09 minutes 11 seconds West for a distance of 139.52 feet to a ¾" angle iron found;
Thence proceeding North 88 degrees 36 minutes 12 seconds West for a distance of 220.14 feet to a 1" angle iron found;
Thence proceeding North 44 degrees 02 minutes 55 seconds West for a distance of 29.40 feet to a point;
Thence proceeding North 44 degrees 02 minutes 54 seconds West for a distance of 154.83 feet to a 1" crimp top found;
Thence proceeding North 43 degrees 54 minutes 40 seconds West for a distance of 152.44 feet to a 1" open top found;
Thence proceeding North 46 degrees 15 minutes 39 seconds West for a distance of 2.41 feet to a 1" crimp top found;
Thence proceeding North 12 degrees 41 minutes 39 seconds West for a distance of 236.47 feet to an iron pin found;
Thence proceeding South 72 degrees 54 minutes 21 seconds West for a distance of 120.84 feet to a ¾" crimp top found;
Thence proceeding North 20 degrees 53 minutes 05 seconds West for a distance of 144.51 feet to a ¾" crimp top found;
Thence proceeding North 40 degrees 03 minutes 25 seconds West for a distance of 177.67 feet to a point;
Thence proceeding North 34 degrees 36 minutes 34 seconds West for a distance of 146.33 feet to a point;
Thence proceeding North 20 degrees 55 minutes 31 seconds East for a distance of 199.85 feet to a point along the westerly right-of-way Glenridge Drive;
Thence along said right-of-way proceeding along with a curve turning to the right with an arc length of 276.10 feet, with a radius of 360.79 feet, with a chord bearing of South 52 degrees 43 minutes 26 seconds East, with a chord length of 276.10 feet to a point,
Thence proceeding South 52 degrees 43 minutes 26 seconds East for a distance of 34.75 feet to a point;
Thence along said right-of-way proceeding along with a curve turning to the left with an arc length of 184.59 feet, with a radius of 993.39 feet, with a chord bearing of South 36 degrees 43 minutes 12 seconds East, with a chord length of 184.59 feet to a point,
Thence continuing along said right-of-way proceeding South 41 degrees 13 minutes 44 seconds East for a distance of 164.89 feet to a point;

Thence continuing along said right-of-way proceeding South 42 degrees 12 minutes 02 seconds East for a distance of 305.44 feet to a point;
Thence continuing along said right-of-way proceeding South 42 degrees 13 minutes 19 seconds East for a distance of 154.91 feet to a point;
Thence continuing along said right-of-way proceeding South 47 degrees 53 minutes 07 seconds West for a distance of 15.00 feet to a point;
Thence continuing along said right-of-way proceeding South 42 degrees 48 minutes 34 seconds East for a distance of 255.46 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel l containing 7.39 acres



ALL EXISTING STRUCTURES AND DRIVEWAYS WITHIN THE PROPERTY ARE TO BE DEMOLISHED- WHERE EXISTING CURB CUTS ARE TO BE REMOVED- NEW CURB + GUTTER AND SIDEWALK SHALL BE PLACED.

SITE DISTANCE PROFILE
SCALE: 1"=10' (V)
1"=50' (H)

VICINITY MAP
N.T.S

I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (IS) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS
MAP ID 13121C0161 E EFFECTIVE DATE: JUNE 22, 1998

TO BE REVISED

RECEIVED
JUN 12 2007
City of Sandy Springs
Community Development

TOTAL SITE AREA: 7.39 ACRES

CURRENT ZONING: R-2

WATER AND SANITARY SEWER PROVIDED BY: FULTON COUNTY

PROPOSED CONDITIONS: 28 LOTS
DENSITY: 3.79 UNITS/ACRE

ZONING: R-5

SETBACKS
FRONT: 20'
SIDE (INTERIOR): 5'
SIDE (ADJACENT ROAD): 15'
REAR: 20'

MINIMUM LOT AREA: 7,500 SF
MINIMUM HEATED FLOOR AREA PER UNIT: 650 SF
MINIMUM LOT WIDTH: 60'
MINIMUM FRONTAGE: 35'

NO BUILDING SHALL EXCEED 40' IN HEIGHT

OWNER/DEVELOPER:
METROPOLIS HOMES
5010 OLD OAK TRACE
ROSWELL, GEORGIA 30075
(770) 402-6368

NORTH: N MAGNETIC

SCALE: 0 50' 75' 100' SCALE: 1"=50'

24 HOUR EMERGENCY CONTACT: JASON YOWELL (770) 402-6368

DATE
05/25/07

AUSTIN PLACE
(SANY SPRINGS VILLAGE II)
CITY OF SANDY SPRINGS
FULTON, GEORGIA
LAND LOT: 36 & 71
DISTRICT: 17TH
RZ07-015

DH&D JOB# 26086 BH&D FILE NAME: REZONING

BH&D Engineering, Inc.
280 HERITAGE WALK
WOODSTOCK, GEORGIA 30188
PHONE: (678) 445-9489
FAX: (678) 445-4326

SUBMITALS

REVISIONS
06/11/07

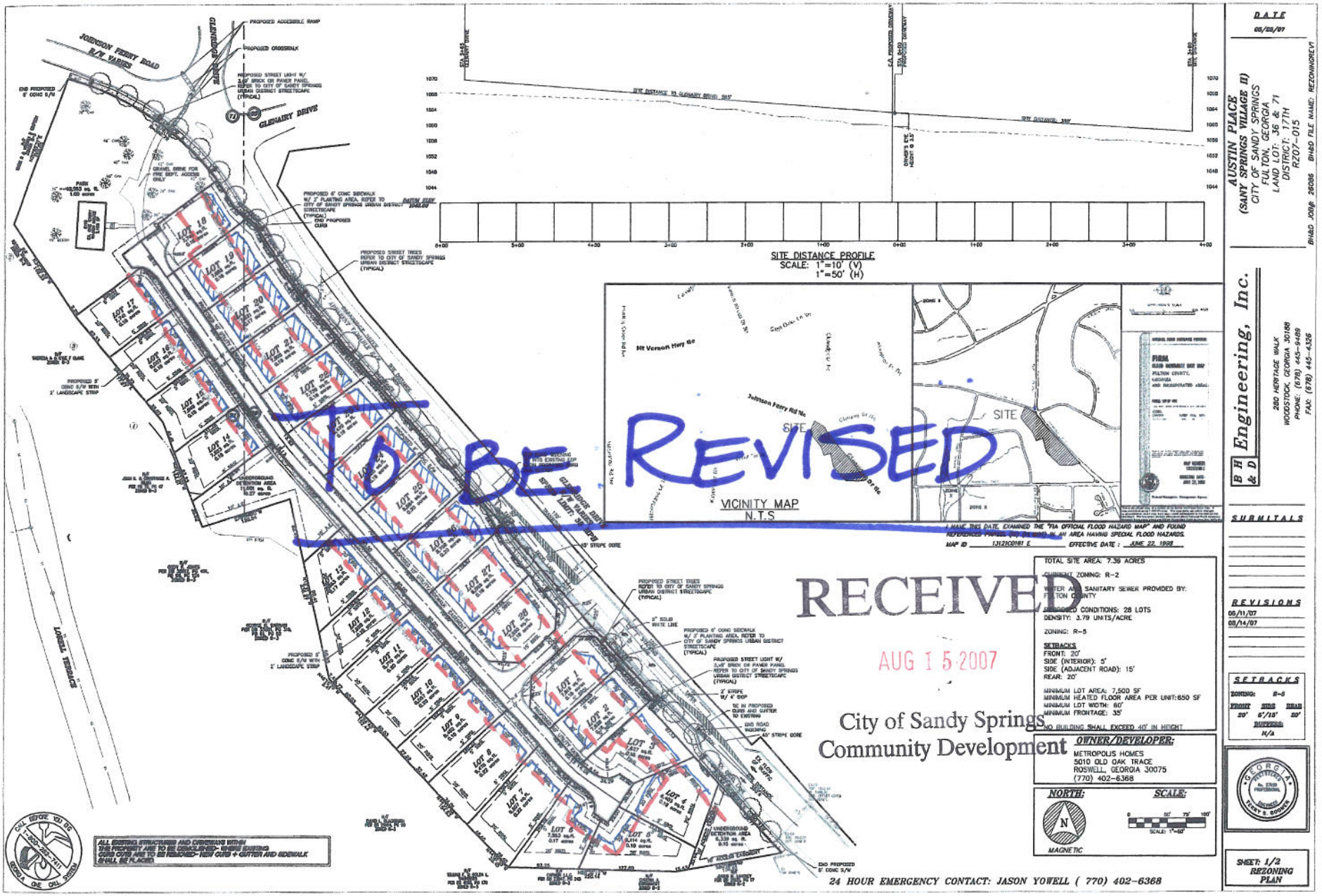
SETBACKS
ZONING: R-5

FRONT	SIDE	REAR
20'	5'/15'	20'

BUFFERS:
N/A

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 27020 TERRY S. BOOMER

SHEET: 1/2
REZONING PLAN



TO BE REVISED

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AUG 1 5 2007

City of Sandy Springs
Community Development

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5010 OLD OAK TRACE
ROSWELL, GEORGIA 30075
(770) 402-6368

NORTH: N MAGNETIC

SCALE: 0 50' 75' 100' SCALE: 1"=50'

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CALL BEFORE YOU DIG 1-800-282-7411 GEORGIA ONE CALL SYSTEM

24 HOUR EMERGENCY CONTACT: JASON YOWELL (770) 402-6368

DATE
05/25/07

AUSTIN PLACE
(SANY SPRINGS VILLAGE II)
CITY OF SANDY SPRINGS
FULTON, GEORGIA
LAND LOT: 36 & 71
DISTRICT: 17TH
RZ07-015

BH&D JOB#: 26086 BH&D FILE NAME: REZONINGREV1

BH&D Engineering, Inc.
280 HERITAGE WALK
WOODSTOCK, GEORGIA 30188
PHONE: (678) 445-9489
FAX: (678) 445-4326

SUBMITALS

REVISIONS
05/11/07
08/14/07

SETBACKS
ZONING: R-5

FRONT	SIDE	REAR
20'	5'/15'	20'

BUFFERS: N/A

GEORGIA REGISTERED No. 27439 PROFESSIONAL ENGINEER TERRY S. BOOMER

SHEET: 1/2
REZONING PLAN