

**AN ORDINANCE TO MODIFY CONDITION(S) OF A RESOLUTION BY THE FULTON COUNTY BOARD OF COMMISSIONERS APPROVING PETITION Z03-0082 ON AUGUST 6, 2003, PROPERTY LOCATED AT 6411 AND 6421 WRIGHT ROAD**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on October 16, 2007 at 7:00 p.m. as follows:

**SECTION 1.** That the condition(s) of a Resolution by the Fulton County Board of Commissioners, approved on August 6, 2003, for petition Z03-0082 that rezoned property from the R-3 (Single Family Dwelling) District to the TR (Townhouse Residential) District be changed for the property located at **5416 and 5424 Glenridge Drive**, consisting of a total of approximately 1.33 acres, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 88 of the 17<sup>th</sup> 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**SECTION 4.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 16<sup>th</sup> day of October, 2007.

Approved:

  
Eva Galambos, Mayor

Attest:

  
Christina Rowland, CMC, City Clerk

(Seal)



CONDITIONS OF APPROVAL

**ZM07-008/CV07-023**  
**6411 and 6421 Wright Road**

The City of Sandy Springs Mayor and City Council approved the modification of the conditions of Z03-0082/CV03-0114, with regard to the above referenced property currently zoned TR (Townhouse Residential District). Zoning modification petition ZM07-008/CV07-023 was approved by the Mayor and City Council at the October 16, 2007, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. No more than two (2) total dwelling units at a maximum density of 1.50 dwelling units per acre based on the total acreage zoned, whichever is less.
2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development dated September 10, 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 the first Certificate of Occupancy.
3. To the owner's agreement to the following site development considerations:
  - a. Provide a 7-foot perimeter side yard setback along the south property line adjacent to TR (Townhouse Residential) zoning. (2003VC-01 14 NFC)
  - b. To reduce the required forty (40) foot front perimeter setback to thirty (30) feet (CV07-023).
  - c. To reduce the required thirty (30) foot side perimeter setback to twenty (20) feet along the north property line (CV07-023).
  - d. To allow the proposed retaining wall to encroach into the required twenty-five (25) foot impervious surface setback adjacent the stream on the site (CV07-023).
  - e. To delete the required streetscape improvements along the Wright Road frontage of the property to allow the existing sidewalk, pedestrian lighting, and other improvements to remain (CV07-023).
4. To the owner's agreement to abide by the following requirements, dedication and improvements:
  - a. Reserve Dedicate at no cost to the City of Sandy Springs along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as

necessary to provide the following rights-of-way, and dedicate at no cost to the City of Sandy Springs such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the necessary construction easements while the rights-of-way are being improved:

30 feet from centerline of Wright Road

5. To the owner's agreement to abide by the following:
  - a. To contact the Director of Public Works, prior to the application for a Land Disturbance Permit with the Department of Community Development, to meet with the Sandy Springs Traffic Engineer. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
  - b. Prior to the application for a Land Disturbance Permit with the Department of Community Development, arrange an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries with the Sandy Springs Arborist. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
  - c. Prior to the application for a Land Disturbance Permit (LDP) with the Department of Community Development, the developer/engineer shall contact the Building and Development Division to arrange an on-site visit to review drainage issues.
  - d. The engineer/developer is required to submit along with the application for a Land Disturbance Permit (LDP) signed documentation verifying the storm water concept plan approval.
  - e. Provide at the LDP approval documentation (such as cross-section, profile, etc.) describing all existing natural streams, creeks, or draws geometry, within the proposed development boundary and provide the appropriate bank erosion protection for the conveyance system after development.
  - f. The developer/engineer is responsible to demonstrate to the City by engineering analysis/computation at the Land Disturbance Permit application that the post-development storm water runoff discharge rate and velocity leaving the site are controlled to 75 percent of the pre-development storm water runoff conditions for the 1-year storm up to and including the 10-year storm event frequencies.
  - g. Prior to the application for a Land Disturbance Permit, the developer/engineer shall submit to the Department of Community Development, a project Storm Water Concept Plan. This concept plan shall include a preliminary drawing describing the proposed location of the project surface water quality and quantity facilities/Best Management Practices (BMP's), the existing downstream off-site drainage conveyance system that the proposed development runoff will impact, and the

discharge path(s) from the facilities'/BMP's outlet(s) through the offsite drainage system to the appropriate receiving waters. As part of the concept plan, a preliminary capacity analysis shall be performed on the identified offsite drainage system to identify the capacity of all points of constraint (pipes, culverts, etc.), the point in the stream channel where 25 year storm peak flow is the greatest percentage of the channel capacity, and the impact of post developed flows on these points. The critical capacity points shall be selected based upon the engineers' professional judgment and limited field survey data.

- h. The developer/engineer is responsible to conceptually describe to the City at the Storm Water Concept Plan approval phase post development structural Best Management Practices (BMP's) to be utilized to reduce surface water pollution impact associated with the proposed development. The detailed engineering analysis and specifications of BMP's shall be included as a part of the LDP storm water submittal.
- i. Where storm water currently drains by sheet flow and it is proposed to be collected to and/or discharged at a point, the discharge from any storm water management facility shall mimic pre-development sheet flow conditions and shall as a minimum utilize a level spreader as described in "Fulton County Storm Water Management Storm Drainage Design and Criteria Manual, December 2000".
- j. At the Concept review stage provide information on the Structural Best Management Practices (BMP's) that will be used to remove pollutants, such as organic matter, oil and grease from parking lot surface water runoff leaving the site. An assessment of the use of adsorptive filter catch basin inserts shall be provided, and selected BMP's shall be described and located on the storm water concept plan.

**LEGEND**

2PS	IRON PIN SET	CH	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	L	OVERHEAD UTILITY LINE(S)
OT	OPEN TOP PIN	SV	SEWER MAN HOLE
CT	CRIMP TOP PIN	MH	MAN HOLE TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
L	LAND LOT	LLL	LAND LOT LINE
R	RADIUS	HW	HEAD WALL
CONC	CONCRETE	CMP	CORRUGATED METAL PIPE
C	CURVE	RCF	REINFORCED CONCRETE PIPE
PP	POWER POLE	CS	CROSS DRAIN
SP	SERVICE POLE	SSE	SANITARY SEWER EASEMENT
DV	GAS VALVE	DE	DRAINAGE EASEMENT
GU	GAS METER	FH	FIRE HYDRANT
LP	LAMP POLE	WV	WATER VALVE
SS	SANITARY SEWER	VM	WATER METER
N&C	NAIL & CAP	PC	POINT OF CURVE
FC	FENCE CORNER	PCB	POINT OF BEGINNING
-X-X-	FENCE	PCC	POINT OF COMMENCEMENT
M	MEASURED	PI	POINT OF INTERSECTION
PL	PLAT	D	DEED
⊗	HARD WOOD TREE	IPP	IRON PIN PLACED (1/2" REBAR)
		⊗	PINE TREE

**GENERAL NOTES**

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY THAT RIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.
5. BEARINGS BASED ON GRID OBSERVATIONS AS NOTED ON: F-301 TO F-451 COORDINATES.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.
7. CONTOURS ARE BASED ON ELEVATIONS TAKEN FROM SURVEY BY SOLAR LAND SURVEYING COMPANY DATED 12-31-02, JOB# 02-9319.

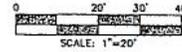
**OWNER/DEVELOPER:**

PAUL & ANNETA SELLERS  
6411 WRIGHT ROAD, NE  
SANDY SPRINGS, GA 30090

**DATE**  
07/17/2007

**NORTH:**

**SCALE:**



MAGNETIC

SETBACK

ZM07 008

LOT 13  
ZONED: R-3  
0.2' F PL  
16' 31" W

N/E  
R. LESLIE  
2720 PG 44  
188' R

ORIGINAL

N/E  
DE MUNDAY  
1267 PG 53B  
ED: R-3  
LOT 11

RECEIVED

SEP 10 2007

PERMITS

ROGER BLICHFELDT (404) 822-8910

6411 WRIGHT ROAD  
FULTON COUNTY, GA  
LAND LOT: 88  
DISTRICT: 17th  
H&D JOB# 13015 H&D FILE NAME: CSP-TR

**Engineering, Inc.**  
280 HERITAGE WALK  
WOODSTOCK, GEORGIA 30088  
PHONE: (678) 445-9489  
FAX: (678) 445-4926

SUBMITALS  
REVISIONS

**SETBACKS**  
ZONING: TR  
FRONT: 40' SIDE: 7' REAR: 35'  
BUFFERS:  
SEE PLAN



SHEET: 1  
PRELIMINARY  
PLAN

NOT ISSUED FOR CONSTRUCTION

ZM 07 008 LEGAL DESCRIPTION CV 07 023

All that tract or parcel of land lying and being in Land Lots 88, 17<sup>th</sup> District, Fulton County Georgia and being more particularly described as follows:

Commencing at a point being on the Northeasterly right-of-way of Johnson Ferry Road and Wright Road;

Thence traveling along said right-of-way a distance of 249.82' to a point; said point being the **TRUE POINT OF BEGINNING**:

Thence continuing along said right-of-way,

Run North 18 degrees 09 minutes 04 seconds East, a distance of 94.95 feet;

Thence North 18 degrees 09 minutes 04 seconds East, a distance of 16.60 feet;

Thence along a curve with a radius of 1025.45 feet North 16 degrees 06 minutes 01 seconds East, a distance of 73.40 feet;

Thence South 82 degrees 09 minutes 17 seconds East, a distance of 305.43 feet;

Thence South 08 degrees 04 minutes 20 seconds West, a distance of 72.90 feet;

Thence South 07 degrees 44 minutes 31 seconds West, a distance of 17.06 feet;

Thence South 07 degrees 44 minutes 31 seconds West, a distance of 89.96 feet;

Thence North 82 degrees 34 minutes 32 seconds West, back to said **TRUE POINT OF BEGINNING** a distance of 335.83.

Said parcel containing 1.33 acres more or less.

RECEIVED  
105-17-007  
City of Sandy Springs  
Community Development