

AN ORDINANCE TO REZONE PROPERTY FROM THE R-2 (SINGLE FAMILY DWELLING) DISTRICT TO THE R-3 (SINGLE FAMILY DWELLING) DISTRICT, PROPERTY LOCATED AT 605 DALRYMPLE ROAD

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on December 18, 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 **605 Dalrymple Road**, consisting of a total of approximately 1.10 acres, be changed from the R-2 (Single Family Dwelling) District to R-3 (Single Family Dwelling) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 32 of the 17th 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

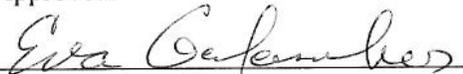
SECTION 3. That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

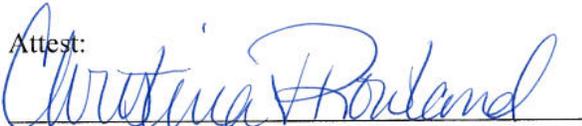
SECTION 5. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

ORDAINED this the 18th day of December, 2007.

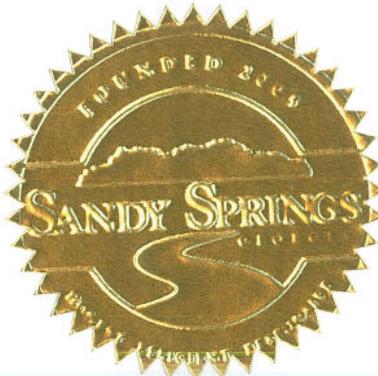
Approved:


Eva Galambos, Mayor

Attest:


Christina Rowland, CMC, City Clerk

(Seal)



CONDITIONS OF APPROVAL

RZ07-030 **605 Dalrymple Road**

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Simion Termure located at 605 Dalrymple Road. Rezoning petition RZ07-030 to rezone the subject property from R-2 (Single Family Dwelling District) to R-3 (Single Family Dwelling District) was approved by the Mayor and City Council at the December 18, 2007 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 1.82 units per acre.
 - b. The minimum heated floor area per dwelling unit shall be a minimum of 2,500 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 September 4, 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 thirty (30) feet of right-of-way from centerline of Dalrymple 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. 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. All required landscape strips and buffers shall straddle the reservation line so that the reservation line bisects the required landscape strip or buffer. At a minimum, 10 feet of the required landscape strip or buffer shall be located outside the area of reservation. All required tree plantings per Article 4.23 shall be placed within the portion of the landscape strip or buffer that lies outside the area of reservation.

Forty-five (45) feet from centerline of Dalrymple Road
 - c. The proposed residences shall share a combined driveway with a single curb cut or all curb cuts on property must conform to AASHTO standards for intersection sight

distance prior to issuance of Certificate of Occupancy. Said curb cut location shall be subject to the approval of the Department of Public Works.

RECEIVED

SEP 04 2007

City of Sandy Springs
Community Development

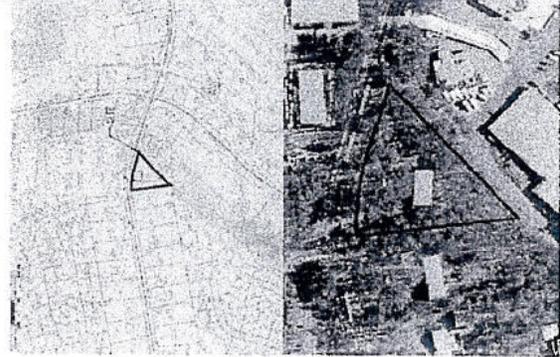
605 DALRYMPLE ROAD
SANDY SPRINGS, ALTAUS COUNTY, GA
DISTRICT 17H
LAD 128 31
PREP FOR TOWN BOARD MEETING
DATE: 08/20/07

Engineering, Inc.
1000 HENRIE PARK - SUITE A
ROSADEX, GEORGIA 30082
PHONE: 404-437-2000
FAX: 404-437-2000

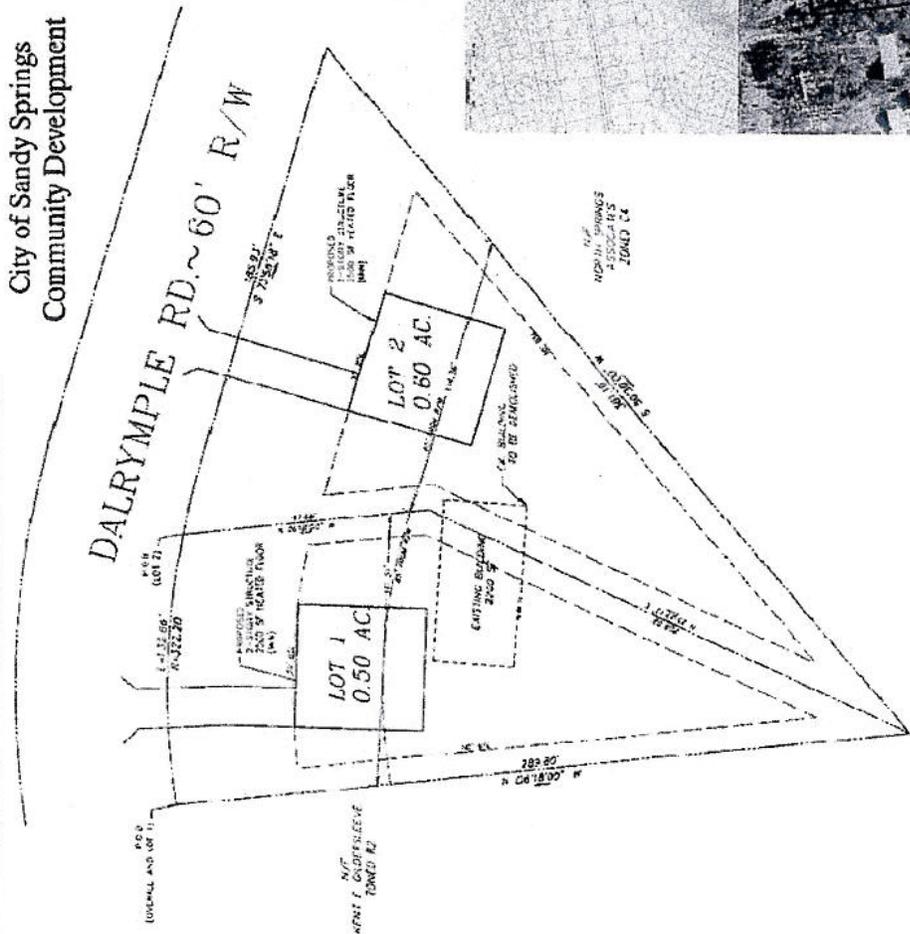
REVISIONS
SUBMITTALS

SEALING
S.E. BELL
DATE: 08/20/07
PROJECT: 0611000000
SHEET: 1 OF 1

DIMENSIONS
SCALE: 1" = 40'
NORTH

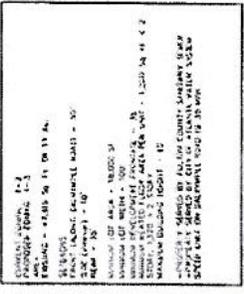


INFORMATION: STATE OF GA
COUNTY OF ALTAUS
DISTRICT 17H
LAD 128 31
PREP FOR TOWN BOARD MEETING
DATE: 08/20/07



LEGEND
PROPERTY LINES
EXISTING BUILDINGS
EXISTING DRIVEWAYS
EXISTING UTILITIES
EXISTING EASEMENTS
EXISTING SETBACKS
EXISTING FENCES
EXISTING CURBS
EXISTING SIDEWALKS
EXISTING DRIVEWAYS
EXISTING UTILITIES
EXISTING EASEMENTS
EXISTING SETBACKS
EXISTING FENCES
EXISTING CURBS
EXISTING SIDEWALKS

GENERAL NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UTILITY UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE EASEMENT UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SETBACK UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FENCE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.



VICINITY MAP - NTS
DATE: 08/20/07
PROJECT: 0611000000
SHEET: 1 OF 1

24 HOUR EMERGENCY CONTACT: SIMON TERNUM (404) 518-4488

**Legal Description~Overall Site
605 Dalrymple Road, Sandy Springs, GA**

RZ07 030

All that tract or parcel of land lying and being in Land Lot 32 in the City of Sandy Springs, 32ND District, Fulton County, Georgia and being more particularly described as follows:

Commencing at a point being the intersection of Dalrymple Road and the western property line of 605 Dalrymple Road, Sandy Springs, GA; said point being the **TRUE POINT OF BEGINNING**:

Thence proceeding along the right of way of Dalrymple Road in a clockwise curve with a radius of 322.20 feet (said curve having an arc length of 132.86 feet, and being subtended by a chord bearing South 86 degrees 56 minutes, 51 seconds East a distance of 131.92 feet) to a point; Thence proceeding along South 73 degrees 58 minutes 18 seconds East for a distance of 185.93 feet to a point; Thence proceeding South 50 degrees 30 minutes 00 seconds West for a distance of 361.10 feet to a point; Thence proceeding North 06 degrees 18 minutes 00 seconds West for a distance of 289.80 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said parcel containing 1.10 acres

Legal Description~Lot 1
605 Dalrymple Road, Sandy Springs, GA

All that tract or parcel of land lying and being in Land Lot 32 in the City of Sandy Springs, 32ND District, Fulton County, Georgia and being more particularly described as follows:

Commencing at a point being the intersection of Dalrymple Road and the western property line of 605 Dalrymple Road, Sandy Springs, GA; said point being the **TRUE POINT OF BEGINNING**:

Thence proceeding along the right of way of Dalrymple Road in a clockwise curve with a radius of 322.20 feet (said curve having an arc length of 111.49 feet, and being subtended by a chord bearing South 88 degrees 50 minutes, 51 seconds East a distance of 110.94 feet) to a point; Thence proceeding along South 06 degrees 18 minutes 00 seconds East for a distance of 97.68 feet to a point; Thence proceeding South 25 degrees 27 minutes 13 seconds West for a distance of 209.02 feet to a point; Thence proceeding North 06 degrees 18 minutes 00 seconds West for a distance of 289.80 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said parcel containing 0.50 acres

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AUG 31 2007

City of Sandy Springs
Community Development

RZ07 U30

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Legal Description~Lot 2
605 Dalrymple Road, Sandy Springs, GA

AUG 31 2007

City of Sandy Springs
Community Development
All that tract or parcel of land lying and being in Land Lot 32 in the City of Sandy Springs, 32ND District, Fulton County, Georgia and being more particularly described as follows:

Commencing at a point being the intersection of Dalrymple Road and the western property line of 605 Dalrymple Road, Sandy Springs, GA; Thence proceeding along the right of way of Dalrymple Road in a clockwise curve with a radius of 322.20 feet (said curve having an arc length of 111.49 feet, and being subtended by a chord bearing South 88 degrees 50 minutes, 51 seconds East a distance of 110.94 feet) to a point; said point being the **TRUE POINT OF BEGINNING**:

Thence proceeding along the right of way of Dalrymple Road in a clockwise curve with a radius of 322.20 feet (said curve having an arc length of 21.47 feet, and being subtended by a chord bearing South 77 degrees 02 minutes, 04 seconds East a distance of 21.36 feet) to a point; Thence proceeding South 73 degrees 58 minutes 18 seconds East for a distance of 185.93 feet to a point; Thence proceeding South 50 degrees 30 minutes 00 seconds West for a distance of 361.10 feet to a point; Thence proceeding North 25 degrees 27 minutes 13 seconds East for a distance of 209.02 feet to a point; Thence proceeding North 06 degrees 18 minutes 00 seconds West for a distance of 97.68 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said parcel containing 0.60 acres

RZ07 050