AN ORDINANCE TO REZONE PROPERTY FROM THE R-2 (SINGLE FAMILY DWELLING DISTRICT) TO R-3 (SINGLE FAMILY DWELLING DISTRICT), PROPERTY LOCATED AT 4815 PEACHTREE-DUNWOODY ROAD

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on January 15, 2008 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 4815 Peachtree-Dunwoody Road, consisting of a total of approximately 1.07 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 91 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 15th day of January, 2008.

Approved:

[Signature]
Eva Galambos, Mayor

Attest:

[Signature]
Christina Rowland, CMC, City Clerk

(Seal)
CONDITIONS OF APPROVAL

RZ07-041
4815 Peachtree-Dunwoody Road

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Anne T. Parr located at 4815 Peachtree-Dunwoody Road. Rezoning petition RZ07-041 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 January 15, 2008 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 1.87 units per acre.

2. To the owner’s agreement to abide by the following:
   a. To the site plan received by the Department of Community Development dated October 2, 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 Peachtree-Dunwoody 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. The owner/developer shall dedicate twenty-five (25) feet of right-of-way from centerline of Balmoral 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. No vehicular access shall be permitted from Peachtree-Dunwoody Road. All access points shall be located on Balmoral Road.
LEGAL DESCRIPTION
OF
4815 PEACHTREE DUNWOODY ROAD
SANDY SPRINGS, FULTON COUNTY, GEORGIA 30342

ALL THAT TRACT AND PARCEL OF LAND lying and being in
Land Lots 13 and 14 of the 17th District of Fulton County, Georgia,
and being known as Lot 1, Block "A", Section One of DERBY
HILLS SUBDIVISION, according to the plat of record in Plat
Book 76, Page 123, Fulton County Records, and being more
particularly described as follows:

BEGINNING at a point on the easterly side of Peachtree
Dunwoody Road, 800 feet northerly from a point where the
easterly side of Peachtree Dunwoody Road intersects from the
northerly side of Windsor Parkway; running thence northerly along
the easterly side of Peachtree Dunwoody Road a distance of 155
feet to the southerly side of Balmoral Road; running thence
easterly along the southerly side of Balmoral Road a distance of
260 feet to a point; running thence South 13 degrees 23 minutes
East a distance of 182.83 feet to a point; running thence North 80
degrees 10 minutes 10 seconds West a distance of 340 feet to the
easterly side of Peachtree Dunwoody Road and the POINT OF
BEGINNING; being improved property known as No. 4815
Peachtree Dunwoody Road, according to the present system of
numbering houses in Fulton County, Georgia.