

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE TO R-3 (SINGLE-FAMILY DWELLING DISTRICT) TO
ALLOW THE PROPERTIES TO BE UNDER A SINGLE ZONING DISTRICT (R-3) AND TO
CONTINUE TO BE DEVELOPED TO R-3 STANDARDS, PROPERTY LOCATED AT 465, 475,
485, 490, AND 500 TANACREST DRIVE**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on June 15, 2010 at 6:00 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 properties located at 465, 475, 485, 490, and 500 Tanacrest Drive, consisting of a total of approximately 2.18 acres, be changed from the R-2 & R-3 (Single-family Dwelling Districts) to R-3 (Single-family Dwelling District), to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 131 of the 17th District, Fulton County, Georgia by the attached plat; 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 June, 2010.

Approved:



Eva Galambos, Mayor

Attest:


Michael Casey, City Clerk
(Seal)

CONDITIONS OF APPROVAL

RZ10-003**465, 475, 485, 490, and 500 Tanacrest Drive**

The City of Sandy Springs Mayor and City Council approved the rezoning of property located at 465, 475, 485, 490, and 500 Tanacrest Drive. Rezoning petition RZ10-003 was approved to rezone from R-2 & R-3 (Single-family Dwelling Districts) to R-3 (Single-family Dwelling District) to allow the properties to be under a single zoning district (R-3) and to continue to be developed to R-3 standards by the Mayor and City Council at the June 15, 2010 hearing, subject to the following conditions:

1. To the owners' agreement to restrict the use of the subject properties as follows:
 - a. To Single-family residential and associated accessory uses.
2. To the owners' agreement to abide by the following:
 - a. To the size and configuration of the subject lots as currently approved and shown on the site plan received by the Department of Community Development on March 2, 2010.
3. To the property owners' agreement to provide the following site development standards:
 - a. To reduce the zoning regulations to the extent necessary for the existing legal non-conforming (grandfathered) structure(s) to comply.