

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO REZONE TO R-2 (SINGLE-FAMILY DWELLING DISTRICT)  
CONDITIONAL TO ALLOW MORGAN FALLS OVERLOOK PARK TO BE  
CONSISTENT WITH OTHER CITY PARKS HAVING AN UNDERLYING SINGLE-  
FAMILY RESIDENTIAL ZONING DISTRICT, PROPERTY LOCATED AT 200  
MORGAN FALLS ROAD**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on December 21, 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 property located at 200 Morgan Falls Road, consisting of a total of approximately 26.9 acres, be changed from the M-2 (Heavy Industrial District) to R-2 (Single-family Dwelling District), to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 83 of the 17<sup>th</sup> 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**SECTION 4.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

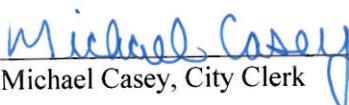
**SECTION 5.** This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

**APPROVED AND ADOPTED** this the 21<sup>st</sup> day of December, 2010.

Approved:

  
\_\_\_\_\_  
Eva Galambos, Mayor

Attest:

  
\_\_\_\_\_  
Michael Casey, City Clerk

(Seal)

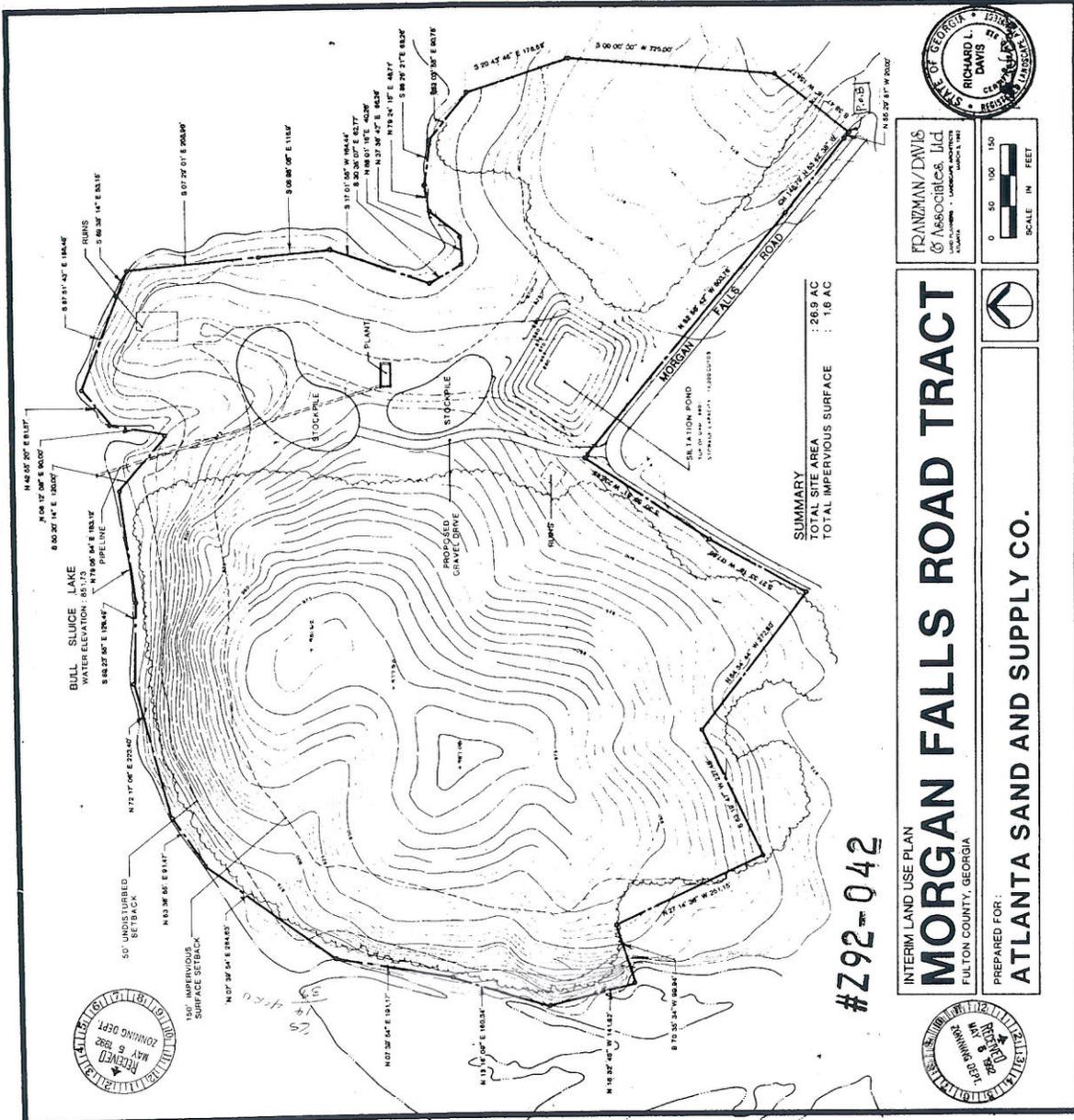


CONDITIONS OF APPROVAL

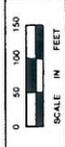
**RZ10-009**  
**200 Morgan Falls Road**

The City of Sandy Springs Mayor and City Council approved the rezoning of property located at 200 Morgan Falls Road. Rezoning petition RZ10-009 was approved to rezone from M-2 (Heavy Industrial District) conditional to R-2 (Single-family Dwelling District) conditional to allow Morgan Falls Overlook Park to be consistent with other City parks having an underlying single-family residential zoning district by the Mayor and City Council at the December 21, 2010 hearing, subject to the following conditions:

1. To the owners' agreement to restrict the use of the subject property as follows:
  - a. To a Recreational Facility and associated accessory uses.



FRANZMAN/DAVIS  
 & Associates, Ltd.  
 LAND SURVEYORS • ENGINEERS ARCHITECTS  
 FULTON COUNTY, GEORGIA



SUMMARY  
 TOTAL SITE AREA : 26.9 AC  
 TOTAL IMPERVIOUS SURFACE : 1.6 AC

INTERM LAND USE PLAN  
**MORGAN FALLS ROAD TRACT**  
 FULTON COUNTY, GEORGIA

PREPARED FOR:  
**ATLANTA SAND AND SUPPLY CO.**

#Z92-042



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OCT 20 2010

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12210-009

EXHIBIT "A"  
(OXFORD)

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ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 83, 17th District, Fulton County, Georgia, and being more particularly described as follows:

TO ARRIVE AT THE POINT OF BEGINNING, COMMENCE at a two inch pipe, which monuments the northeast corner of Land Lot 77 also being common to the corners of Land Lots 78, 29 and 30; RUN THENCE along the land lot line common to Land Lots 77 and 30 South 00 degrees 10 minutes 23 seconds East a distance of 1,596.33 feet to a point; thence leaving said land lot line along a curve to the right an arc distance of 131.10 feet (said curve having a radius of 383.10 feet, a chord distance of 130.46 feet, a delta angle of 19 degrees 36 minutes 26 seconds and a chord bearing of South 67 degrees 48 minutes 05 seconds West) to a point; thence South 77 degrees 37 minutes 02 seconds West a distance of 297.21 feet to a point; thence along a curve to the left an arc distance of 418.59 feet (said curve having a radius of 333.10 feet, a chord distance of 391.58 feet, a delta angle of 72 degrees 00 minutes 00 seconds and a chord bearing of South 41 degrees 37 minutes 02 seconds West) to a point; thence South 05 degrees 37 minutes 02 seconds West a distance of 237.42 feet to a point; thence South 84 degrees 22 minutes 58 seconds East a distance of 20.00 feet to a point; thence along a curve to the right an arc distance of 118.54 feet (said curve having a radius of 522.46 feet, a chord distance of 118.29 feet, a delta angle of 13 degrees 00 minute 00 seconds and a chord bearing of South 12 degrees 07 minutes 02 seconds West) to a point; thence South 18 degrees 37 minutes 02 seconds West a distance of 99.62 feet to a point on the northerly right-of-way of Morgan Falls Road (40 foot right-of-way); thence along said right-of-way the following courses and distances: North 72 degrees 18 minutes 46 seconds West a distance of 205.73 feet to a point; thence along a curve to the right an arc distance of 158.07 feet (said curve having a radius of 1,490.70 feet, a chord distance of 158.00 feet, a delta angle of 06 degrees 04 minutes 32 seconds and a chord bearing of North 69 degrees 16 minutes 30 seconds West) to a point; thence North 66 degrees 14 minutes 14 seconds West a distance of 633.50 feet to a point; thence along a curve to the left an arc distance of 255.48 feet (said curve having a radius of 233.98 feet, a chord distance of 242.98 feet, a delta angle of 62 degrees 33 minutes 37 seconds West and a chord bearing of South 82 degrees 28 minutes 58 seconds West) to a point; thence South 51 degrees 12 minutes 09 seconds West a distance of 1,401.15 feet to a point; thence along a curve to the right an arc distance of 176.29 feet (said curve having a radius of 116.73 feet, a chord distance of 160.01 feet, a delta angle of 86 degrees 31 minutes 44 seconds and a chord bearing of North 85 degrees 32 minutes 00 seconds West) to a point; thence along a curve to the right an arc distance of 125.66 feet (said curve having a radius of 308.24 feet, a chord distance of 124.79 feet, a delta angle of 23

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degrees 21 minutes 31 seconds and a chord bearing of North 30 degrees 35 minutes 22 seconds West) to a point; thence North 18 degrees 54 minutes 37 seconds West a distance of 40.73 feet to a point; thence along a curve to the left an arc distance of 145.32 feet (said curve having a radius of 227.56 feet, a chord distance of 142.86 feet, a delta angle of 36 degrees 35 minutes 14 seconds and a chord bearing of North 37 degrees 12 minutes 14 seconds West) to a point; thence North 55 degrees 29 minutes 51 seconds West a distance of 116.50 feet to a point which is the TRUE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING RUN North 55 degrees 29 minutes 51 seconds West a distance of 20.00 feet to a point; thence along a non-tangent curve to the right an arc distance of 148.80 feet (said curve having a radius of 5,568.03 feet, a chord distance of 148.79 feet, a delta angle of 01 degrees 31 minutes 52 seconds and a chord bearing of North 53 degrees 42 minutes 38 seconds West) to a point; thence North 52 degrees 56 minutes 42 seconds West a distance of 503.76 feet to an iron pin set; thence continuing along said right-of-way, but now having a width of 20 feet, South 30 degrees 59 minutes 51 seconds West a distance of 238.43 feet to a point; thence continuing along said right-of-way South 27 degrees 33 minutes 18 seconds West a distance of 177.66 feet to a one inch pipe; thence leaving said right-of-way North 54 degrees 34 minutes 44 seconds West a distance of 272.69 feet to a one and one-half inch iron rod; thence South 63 degrees 19 minutes 47 seconds West a distance of 227.48 feet to a point; thence North 27 degrees 14 minutes 36 seconds West a distance of 251.15 feet to a one inch pipe; thence South 70 degrees 35 minutes 34 seconds West a distance of 99.94 feet to a point at the water's edge of Bulls Sluice Lake, said point also being at the contour elevation 855.61 (based on U.S.G.S. datum); thence along the edge of Bulls Sluice Lake and said contour elevation the following courses and distances: North 16 degrees 32 minutes 48 seconds West a distance of 141.82 feet to a point; thence North 13 degrees 16 minutes 09 seconds East a distance of 160.34 feet to a point; thence North 07 degrees 39 minutes 54 seconds East a distance of 191.17 feet to a point; thence North 33 degrees 56 minutes 08 seconds East a distance of 264.63 feet to a point; thence North 53 degrees 36 minutes 55 seconds East a distance of 91.47 feet to a point; thence North 72 degrees 17 minutes 06 seconds East a distance of 223.40 feet to a point; thence South 89 degrees 23 minutes 55 seconds East a distance of 128.49 feet to a point; thence North 79 degrees 05 minutes 54 seconds East a distance of 183.12 feet to a point; thence South 50 degrees 20 minutes 04 seconds East a distance of 120.00 feet to a point; thence North 06 degrees 12 minutes 08 seconds East a distance of 90.00 feet to a point; thence North 42 degrees 55 minutes 20 seconds East a distance of 81.57 feet to a point; thence South 67 degrees 51 minutes 43 seconds East a distance of 155.48 feet to a point; thence South 69 degrees 38 minutes 14 seconds East a distance of 53.15 feet to a point; thence South 07 degrees 29 minutes 01

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