

STATE OF GEORGIA
COUNTY OF FULTON

**TO REZONE FROM O-I (OFFICE AND INSTITUTIONAL DISTRICT) TO A-L
(APRTMENT LIMITED DWELLING DISTRICT) PROPERTIES LOCATED AT 6890
PEACHTREE DUNWOODY ROAD**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on July 16, 2013 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 6890 Peachtree Dunwoody Road, consisting of a total of approximately .97 acres, be changed from O-I (Office and Institutional District) to A-L (Apartment Limited Dwelling District) conditional, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 20 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 City Council and the signature of approval of the Mayor.

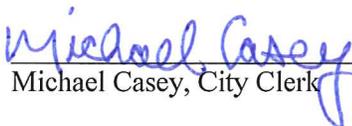
APPROVED AND ADOPTED this the 16th day of July, 2013.

Approved:



Eva Galambos, Mayor

Attest:


Michael Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

201300397**6890 Peachtree Dunwoody Road**

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of properties owned by First Citizens Bank at 6890 Peachtree Dunwoody Road. Rezoning petition 201300397 was approved to rezone from O-I (Office and Institutional District) to A-L (Apartment Limited Dwelling District) conditional by the Mayor and City Council at the July 16, 2013 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Multi-Family Units and associated accessory uses at a density of 19.59 units per acre or 19 units, 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 on June 20, 2013. Said site plan must meet or exceed the requirements of the Zoning Ordinance, the Development Standards contained therein, and these conditions prior to the approval of a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for 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.
 - b. Exterior of all buildings should be limited to brick, stone, hard coat stucco, and hardiplank, with no wood.
 - c. Ceiling heights should be nine (9) feet.
 - d. All units shall be individually metered and/or submetered.
 - e. A fence shall be installed with 2 ½ foot columns minimum made of brick and/or stone and placed every twenty-four (24) feet maximum along the Peachtree Dunwoody Road.
 - f. No left turn onto Peachtree Dunwoody.
 - g. All balconies adjacent to stream buffer shall be enclosed.
3. To the owner's agreement to provide the following site development standards:
 - a. The owner/developer shall dedicate 80 feet of right-of-way along entire property frontage of Peachtree Dunwoody Road or, 40 feet as measured from the centerline or one foot from the back of sidewalk, whichever is greater, to the City of Sandy Springs.

201300397

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FEB 08 2015

City of Sandy Springs
Community Development

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OF LAND IN LAND LOT 20 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 1, PEACHTREE DUNWOODY HEIGHTS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 81, PAGE 6, FULTON COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF PEACHTREE DUNWOODY ROAD (RIGHT-OF-WAY VARIES) WITH THE LAND LOT LINE COMMON TO LAND LOTS 20 AND 21; RUNNING THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF PEACHTREE DUNWOODY ROAD, THE FOLLOWING COURSES AND DISTANCES: (1) SOUTH 10 DEGREES 01 MINUTE 35 SECONDS EAST 24.92 FEET TO A POINT, (2) ALONG THE ARC OF A CURVE TO THE RIGHT (WHICH ARC IS SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02 DEGREES 20 MINUTES 19 SECONDS WEST 166.34 FEET AND A RADIUS OF 388.40 FEET) 167.64 FEET TO A POINT, AND (3) SOUTH 14 DEGREES 42 MINUTES 13 SECONDS WEST 60.97 FEET TO A POINT; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 66 DEGREES 05 MINUTES 19 SECONDS WEST 188.01 FEET TO A 1-INCH OPEN TOP PIPE FOUND; THENCE NORTH 00 DEGREES 17 MINUTES 19 SECONDS WEST 171.71 FEET TO A POINT ON THE LAND LOT LINE COMMON TO SAID LAND LOTS 20 AND 21; THENCE ALONG SAID COMMON LAND LOT LINE NORTH 89 DEGREES 27 MINUTES 28 SECONDS EAST 190.67 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING APPROXIMATELY 0.94954 ACRES AS SHOWN ON PLAT OF ALTA/ACSM LAND TITLE SURVEY OF LOT 1, PEACHTREE DUNWOODY HEIGHTS SUBDIVISION FOR FOUR ACRES, LLC AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, PREPARED BY WATTS & BROWNING ENGINEERS, INC., BEARING THE SEAL AND CERTIFICATION OF VIRGIL T. HAMMOND, GEORGIA REGISTERED LAND SURVEYOR NO. 2554, DATED OCTOBER 18, 2004, LAST REVISED DECEMBER 3, 2004.