STATE OF GEORGIA
COUNTY OF FULTON

TO REZONE TO R-2A (SINGLE FAMILY DWELLING DISTRICT) TO ALLOW THE
DEVELOPMENT OF TWO (2) SINGLE FAMILY LOTS, PROPERTY LOCATED AT
211 MOUNT VERNON HIGHWAY

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 property located at 211 Mount
Vernon Highway, consisting of a total of approximately 1.9371 acres, be changed from R-2 Single
Family Dwelling District) to R-2A (Single Family Dwelling District) to allow the development of two (2)
single family lots, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lots 123 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 Sandy Springs Code of
Ordinances; 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hereby repealed; and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:

[Signature]
Eva Galambos, Mayor

Attest:

[Signature]
Michael Casey, City Clerk

(Seal)
1. CONFORMANCE WITH THE COMPREHENSIVE PLAN

I am requesting that you rezone 1.94 acres located at 211 Mount Vernon Highway from R-1 to the R-2A zoning classification to allow for the subdivision of the property into two, approximate 1 acre lots for the construction of two new homes.

The property currently contains one house that will be demolished. The property is wooded, has 260’ of frontage along Mount Vernon Highway, and has a gentle slope from front to rear. There are no streams, wetlands, or defined drainage areas located on the property.

The property backs up to Arlington Cemetery, is across the street from existing R-2A zoning and is recognized in the Comprehensive Land Use Plan for 1-2 units per acre. The rezoning would provide for a density of 1.03 units per acre which is well within the recommended density in the Comprehensive Land Use Plan.

As mentioned, the property has 260’ of road frontage on Mount Vernon Highway and becomes wider toward the rear property line. The new houses to be constructed will be sited well off of Mount Vernon Highway, in keeping with other homes located along Mount Vernon Highway.