

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO MODIFY CONDITION(S) OF A RESOLUTION BY THE CITY OF SANDY SPRINGS APPROVING PETITION 201300437 ON MAY 21, 2013 PROPERTY LOCATED AT 5776, 5792, 5806, 5820, 5836, 5850, 5866, 5880 GLENRIDGE DRIVE**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on August 20, 2013 at 7:00 p.m. as follows:

**SECTION 1.** That the condition(s) of a Resolution by the City of Sandy Springs, approved on May 21, 2013, for petition 201300437 that allowed the property to be rezoned to the TR (Townhouse Residential District) be changed for the property located at 5776, 5792, 5806, 5820, 5836, 5850, 5866, 5880 Glenridge Drive, consisting of a total of approximately 8.231 acres, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 37 of the 17<sup>th</sup> District, Fulton County, Georgia by the attached legal description; and

**SECTION 2.** That the variance(s), as listed in the attached conditions of approval, be approved under the provisions of Section 22.9 of the Zoning Ordinance of the City of Sandy Springs; and

**SECTION 3.** 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**SECTION 4.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

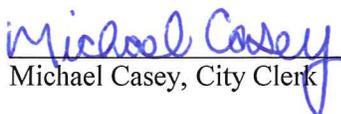
**SECTION 5.** This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

**APPROVED AND ADOPTED** this the 20<sup>th</sup> day of August, 2013.

Approved:

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

Attest:

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

(Seal)



## CONDITIONS OF APPROVAL

**201301779**

**5776, 5792, 5806, 5820, 5836, 5850, 5866, 5880 Glenridge Drive**

Please be advised, the City of Sandy Springs Mayor and City Council approved the modification of the conditions of 201300437, with regard to the above referenced property currently zoned TR (Townhouse Residential District). Zoning modification petition 201301779 was approved by the Mayor and City Council at the August 20, 2013 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Townhouses at a density of 7.65 units per acre or 63 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 ~~April 5, 2013~~ June 4, 2013. 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. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, 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 the first Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
  - a. A 25-foot landscape strip planted to buffer standards along the length of the westerly property line meeting the following standards:
    - i. A six (6) foot earthen berm (slopes no greater than 3:1)
    - ii. Two staggered rows of the following evergreen trees at 14 feet in height (planting spaced 14 feet on center) planted atop the 6-foot berm creating a visual screen using the following trees: Cryptomeria, Southern Magnolia, American Holly
    - iii. Remainder of landscape strip planted to buffer standards to be planted with a mix of one third deciduous trees (3 ½ in. caliper, 30 feet on center), one third large evergreen shrubs (8-10 ft. at 12 feet on center), and one third medium evergreen flowering shrubs (6-8 feet in height at 8 feet on center)
    - iv. All planting subject to the approval of the City of Sandy Springs Arborist
    - v. All plantings to be installed prior to the issuance of the first building permit.
  - b. Prior to the issuance of the Land Disturbance permit, provide analysis of downstream conveyance conditions and capacities along the downstream conveyances between the project site and the point at which the project site drainage basin area is no greater than 10% of the total drainage basin area. Development shall provide stormwater management facilities as necessary to avoid exceeding capacity of downstream conveyances for up to a 100 year storm event between the site and the 10% point. Where proposal will result in a concentrated surface flow across a property line where no existing channel or pipe exists to receive and convey a concentrated flow developer shall obtain, execute, and record a drainage easement from property line to location of a

conveyance possessing capacity to convey a 100 year concentrated flow or to the 10% point. Drainage from all new improvements shall be routed to the detention system.

- c. Townhouses adjacent to the westerly property line shall not exceed 2-stories in height.
- d. Developer shall construct a fence along the westerly property line with a brick column 7 feet in height, 24-square inches at each intersecting property line corner of the adjacent single family residential lots. Between the columns shall be constructed a decorative metal picket fence between the columns, 6 feet in height along the length of the westerly property line in accordance with Sandy Spring Code.
- e. Developer shall construct a fence along the Glenridge Drive (easterly property line) with a brick column 7 feet in height, 24-square inches, every 48 feet. Between the columns shall be constructed a decorative metal picket fence between the columns, 6 feet in height in accordance with Sandy Spring Code.
- f. No vehicular access is permitted from Glenforest Road.
- g. No construction access is permitted from Glenforest Road.
- h. All building facades shall be a minimum of 70% brick or stone, excluding garages. All rear building facades adjacent to Glenridge Drive and Glenforest Road shall have faux front facades, with an architectural treatment subject to the approval of the Director of Community Development.
- i. All Garage doors shall have an upgrade architectural treatment such as carriage style architecture, subject to the approval of the Director of Community Development.
- j. Units 41-47 (adjacent to Glenforest Road) as show on the plan received by the Department of Community Development on April 5, 2013 shall be split into 3 units / 4 units or 3 units / 3 units sections. The units adjacent to the westerly property line shall remain as shown on approved site plan.
- k. To reduce the forty (40) foot perimeter setback and landscape strip to twenty-two (22) feet to create a twenty (20) foot building separation between the buildings adjacent to Glenforest Road. (CV 201301779)

**ZONING DESCRIPTION**  
**TRACT 1**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 37 of the 17<sup>th</sup> District, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the northerly right-of-way line of Glenforest Road (50' R/W) with the southwesterly right-of-way line of Glenridge Drive (50' R/W); thence along said right-of-way line of Glenforest Road in a westerly direction 305 feet to a point; thence leaving said right-of-way line in a northerly direction along the rear lot line of Lots 1 through 4, 600 feet to a point on the line common to Lots 4 & 5; thence along said line 303.4 feet to a point of said right-of-way line of Glenridge Drive; thence in a southerly direction along said right-of-way line 601.3 feet to a point and the POINT OF BEGINNING.

Said Tract containing 4.2 acres and being Lots 1, 2, 3 and 4 of Glenridge Forest – Unit 3, recorded in Plat Book 56, Page 64, Fulton County, Georgia Records.

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**JUN 04 2013**  
**City of Sandy Springs**  
**Community Development**  
**Department**

**ZONING DESCRIPTION**  
**TRACT 2**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 37 of the 17<sup>th</sup> District, Fulton County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from the intersection of the northerly right-of-way line of Glenforest Road (50' R/W) with the southwesterly right-of-way line of Glenridge Drive (50' R/W); thence along said right-of-way line of Glenridge Drive in a northerly direction 751.3 feet to the northerly line of Lot 5 and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line and along the lot line common to Lots 5 & 6, 304.4 feet to a point; thence in a northerly direction along the rear line of Lots 6 through 8, 450 feet to a point on the north line of Lot 8; thence along said line 300 feet to a point on said right-of-way line Glenridge Drive; thence along said right-of-way line in an southerly direction, 450 feet to the POINT OF BEGINNING.

Said Tract containing 3.13 acres and being Lots 6, 7 and 8 of Glenridge Forest – Unit 3, recorded in Plat Book 56, Page 64, Fulton County, Georgia Records..

***Received***

**JUN 04 2013**

***City of Sandy Springs  
Community Development  
Department***

