

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO MODIFY CONDITION(S) OF A RESOLUTION BY FULTON COUNTY BOARD OF COMMISSIONERS APPROVING PETITION Z79-0008 ON APRIL 4,1979 FOR PROPERTY LOCATED AT 7365 TALBOT COLONY

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on November 19, 2013 at 7:00 p.m. as follows:

SECTION 1. That the condition(s) of a Resolution by the Fulton County Board of Commissions, approved on April 4, 1979, for petition Z79-0008 that allowed the property to be rezoned to R-4 (Single Family Residential District) be changed for the property located at 7365 Talbot Colony, consisting of a total of approximately 0.21 acres, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 22 of the 17th 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

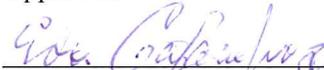
SECTION 3. That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 Mayor and City Council and the signature of approval of the Mayor.

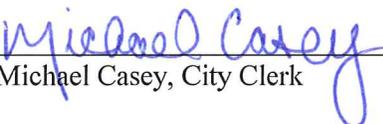
APPROVED AND ADOPTED this the 19th day of November, 2013.

Approved:



Eva Galambos, Mayor

Attest:



Michael Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

201302556
7365 Talbot Colony

Please be advised, the City of Sandy Springs Mayor and City Council approved the modification of the conditions of Z79-0008, with regard to the above referenced property currently zoned R-4 (Single Family Residential District). Zoning modification petition 201302856 was approved by the Mayor and City Council at the November 19, 2013 hearing, subject to the following conditions:

1. To the petitioner's original Letter of Intent received by the Zoning Department on February 5, 1979, signed by Richard B. Goodsell.
2. To the petitioner's addendum to original Letter of Intent received by the Zoning Department on March 8, 1979, signed by Rene Childress.
3. To the petitioner's agreement to a minimum house size of 2,000 square feet (heated area) for a one story structure and 2,200 square feet (heated area) for a two story structure and an average lot size of 12,000 square feet.
4. To the petitioner's conceptual plan labeled Preliminary Plat Drummond Point received by the Zoning Department March 8, 1979; and to the petitioner's agreement to submit to the Director of Planning Community Development Department for his approval. Prior to the approval of a grading plan, a revised plat incorporating the stipulations of these conditions of approval. It should be noted that the approval of the conceptual plan, which indicates 29 lots, does not negate the requirement for the applicant to submit for subdivision review under the Subdivision Development Regulation of Fulton the City of Sandy Springs nor does it guarantee the applicant 29 lots on subject property.
5. To the petitioner's agreement to submit to the Director of Planning Community Development for his approval, prior to any defoliation or alteration of this site, a grading plan and such other engineering documents as may be required by the Department of Public Works including a hydrological study to be submitted prior to grading, soil sedimentation and erosion controls while the project is under development, and provisions for water retention, and the method of continuing maintenance of these facilities if required.
6. To the petitioner's agreement to allow the Fulton County Archeologist the opportunity to survey the property for possible historical remains.
7. To the petitioner's agreement that the exterior of all concrete blocks will be coated with an architectural solution that may be approved by the Director of Planning Community Development.
8. To the petitioner's agreement to pay all necessary tap-on fees, front footage assessment, and pro-rated share cost of sewage extensions as determined by the Fulton County City of Sandy Springs Public Works Department.
9. To the petitioner's agreement to provide a 25 foot natural buffer, replanted where sparsely vegetated, along the right-of-way for the Turner McDonald Parkway (GA 400). This 25 foot buffer should be indicated on the Final Recorded Plat as well as made of deed restrictions for the lots which abut the Tuner McDonald Parkway.

- a. Except property located at 7365 Talbot Colony shall be reduced from a twenty-five (25) foot natural buffer to zero (0) to allow a tree house, existing shed and a sunroom, as shown on the site plan dated September 2, 2013, where necessary, to accommodate the portion of the encroachment(s) only.
10. To reduce the twenty-five (25) foot rear setback to zero (0) for the tree house, two (2) feet for the existing shed and twenty (20) feet for the sunroom, as shown on the site plan dated September 2, 2013, where necessary, to accommodate the portion of the encroachment(s) only. (CV201302856).
11. Accessory structure (tree house) shall be a maximum of 144 square feet and no greater than 16 feet in height at the highest point of the roof.
12. A row of evergreen trees planted at a minimum of ten (10) feet in height shall be installed to screen the accessory structures (tree house), subject to the Sandy Springs Arborist approval.