

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE FROM R-3 (SINGLE FAMILY DWELLING DISTRICT)
TO R-5 (SINGLE FAMILY DWELLING DISTRICT), PROPERTIES LOCATED AT 85
JOHNSON FERRY ROAD**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on September 16, 2014 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 85 Johnson Ferry Road consisting of a total of approximately 0.7050 acres, be changed from R-3 (Single Family Dwelling District) to R-5 (Single Family Dwelling District) conditional, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 125 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 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 5. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 6. 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 September, 2014.

Approved:



Russell K. Paul, Mayor

Attest:



Michael D. Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

**201401628
85 Johnson Ferry Road**

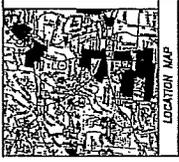
Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of properties owned by Matthew A. Genco and Shahrzad Moghandard at 85 Johnson Ferry Road. Rezoning petition 201401628 was approved to rezone from R-3 (Single Family Dwelling District) to R-5 (Single Family Dwelling District) by the Mayor and City Council at the September 16, 2014 hearing, subject to the following conditions:

1. To the owner's agreement to provide the following site development standards:
 - a. Variance from section 4.11.G.3.b to allow a fence over four (4) feet in height to not have a picketed design on the south side of the Belmont Trace entrance.
 - b. Variance from 4.11.F to reduce the fence setback from three (3) feet to zero (0).
 - c. Variance from 33.22.c to reduce the sign setback from ten (10) feet setback to zero (0).
 - d. No vehicle access shall be permitted on Johnson Ferry Road.

RECEIVED

AUG 19 2014

City of Sandy Springs Community Development



THIS DRAWING IS NOT TO BE CONSIDERED AS A CONTRACT. THE CONTRACT SHALL BE THE CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT DEPARTMENT'S STANDARD CONTRACT FOR THE CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT DEPARTMENT. THE CONTRACT SHALL BE THE CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT DEPARTMENT'S STANDARD CONTRACT FOR THE CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT DEPARTMENT.

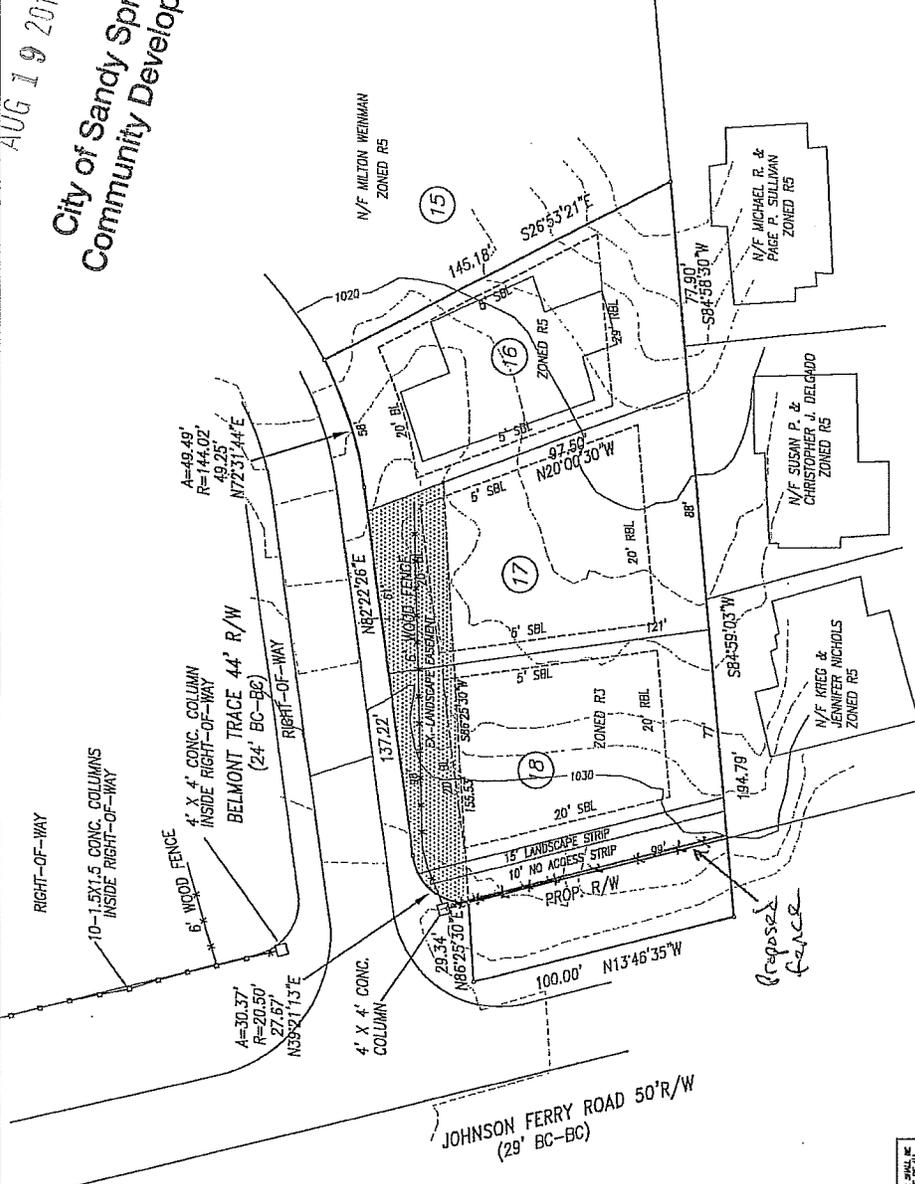
EXISTS LANDSCAPE DESIGN SHALL BE REMOVED ALONG RELAY TRACE

OWNER/BUILDER
WATERFORD HOMES
10000 WOODBRIDGE WAY
ALPHARETTA, GA 30003
PHONE (770) 448-3175

24 HOUR CONTACT
MR. DREW CLAWSON
PHONE (770) 448-3175

AREA THIS TRACER
SUBMITTED BY
DATE

770-998-5769
770-849-4665
605 Macy Drive
Roswell, GA 30076



PROPOSED LOT AREAS

LOT 15	LOT 8846 SFT
LOT 17	LOT 9123 SFT
LOT 18	LOT 9865 SFT

THE PROPERTY HAS NOT BEEN FIELD SURVEYED BY THE FIRM

THIS DRAWING IS NOT TO BE CONSIDERED AS A CONTRACT. THE CONTRACT SHALL BE THE CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT DEPARTMENT'S STANDARD CONTRACT FOR THE CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT DEPARTMENT.

UTILITIES PROTECTION CENTER
CALL 811
BEFORE ANY EXCAVATION
OR DRILLING WORK
IS PERFORMED
TRUCKS AND TRAILERS
MAY NOT BE USED
FOR STORAGE OF MATERIALS
OR EQUIPMENT



REV.	DATE	DESCRIPTION
1	02/11/14	ISSUE FOR THIRD SUBMISSION
2	07/17/14	REVISE PER CITY COMMENTS AND REVISIONS

ALL WORK AND MATERIALS SHALL CONFORM TO THE MINIMUM DIMENSIONS AND SPECIFICATIONS OF THE CITY OF SANDY SPRINGS, GEORGIA.

DRAWN	DATE
CHECKED	02/02/14
SCALE	1" = 30'

WATERFORD HOMES
10000 WOODBRIDGE WAY
ALPHARETTA, GA 30003
THE CITY OF SANDY SPRINGS, GEORGIA
LAND LOT 128 17th DISTRICT
FULTON COUNTY, GEORGIA

RECORDING PLAN FOR
WATERFORD HOMES

1754-1-10-00

Tract Legal Description

All that tract or parcel lying or being in Land Lot 125 of the 17th District, of Fulton County, Georgia and The City of Sandy Springs and being more particularly described as follows:

Johnson Ferry Road (50' R/W and varies) with the southerly right-of-way of Belmont Trace (44' R/W and varies); Thence continuing easterly along the southern right-of-way of Belmont Trace, said point being **The True Point of Beginning**; Thence, N.86°25'30"E. a distance of 29.34 feet to a point; Thence following a curve to the right having a length of 30.37 feet and a radius of 20.05 feet (said arc being subtended by a chord of N. 39°21'13"E. a distance of 27.67 feet); Thence, N.82°22'26"E. a distance of 137.22 feet to a point; Thence following a curve to the left having a length of 49.49 feet and a radius of 144.02 feet (said arc being subtended by a chord of N.72°31'44"E. a distance of 49.25 feet) to a point; Thence leaving the aforementioned southerly right-of-way S.26°53'21"E. a distance of 145.18 feet to a point; Thence S.84°58'30"W. a distance of 77.90 feet to a point Thence S.84°59'03"W. a distance of 194.79 feet to a point located on the easterly right-of-way of Johnson ferry Road (50' R/W and varies); Thence N.13°46'35"W. a distance of 100.00 feet to a point, said point being **The True Point of Beginning**.

Said tract or parcel contains 0.7050 acres.

RECEIVED

MAY 06 2014

City of Sandy Springs
Community Development