

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 342 JOHNSON FERRY ROAD AND 185, 203, 225, AND 245 RIVER VALLEY ROAD FROM R-1 AND R-3 (SINGLE FAMILY DWELLING DISTRICTS) TO R-3 (SINGLE FAMILY DWELLING DISTRICT)

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on January 19, 2016 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 342 Johnson Ferry Road and 185, 203, 225, and 245 River Valley Road to wit; and

ALL THAT TRACT or parcel of land lying and being in Land Lot 166 of the 17th District, Fulton County, Georgia by the attached legal description; and

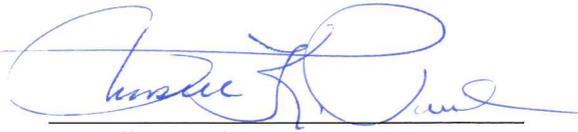
SECTION 2. That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 4. This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

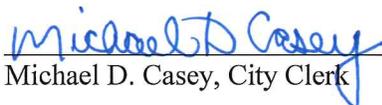
APPROVED AND ADOPTED this the 19th day of January, 2016.

Approved:



Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

RZ15-0075

342 Johnson Ferry Road and 185, 203, 225, and 245 River Valley Road

Please be advised that the City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Investment Partners X, LLC, Susan M. Strother Revocable Living Trust, Maxwell S. and Carol J. Silvera, and Barbara W. and John F. Galloway at 342 Johnson Ferry Road and 185, 203, 225, and 245 River Valley Road at their regularly scheduled meeting on January 19, 2016, from R-1 (Single Family Dwelling District) and R-3 (Single Family Dwelling District) to R-3 (Single Family Dwelling District), under the following conditions:

1. To abide by the following:
 - a. To the site plan prepared by Primus Engineering, Inc. dated received by the Department of Community Development December 3, 2015.
2. To restrict the use of the subject property as follows:
 - a. A maximum of nine (9) total single-family dwelling units.
3. To the following site development standards:
 - a. Stormwater Management shall be designed, reviewed, and approved as an underground system as shown on the above referenced site plan;
 - b. The Stormwater Management detention outlet shall be designed in a location that gives adequate distance from the adjacent property to provide for proper stormwater velocity dissipation and spread. The Best Management Practices at the detention outlet shall be reviewed and approved by the City Engineer prior to the issuance of an LDP, and may require methodology beyond the required minimums for protection of the adjacent property owner(s);
 - c. Minimum lot width: ninety (90) feet for Lots 1-7 (Variance request #1);
 - d. Minimum rear yard: ten (10) feet for Lot 6 (Variance request #2).

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 125 & 126 of the 17th Land District, Fulton County, Georgia and being more particular described as follows:

Commence at the easterly intersection of Amberidge Trail (50'r/w) and the Northerly right of way of River Valley Road (r/w varies); THENCE along the Northerly right-of-way of River Valley Road (r/w varies) in a easterly direction for a distance of 172 feet to a point, said point being a 3/8 inch rebar, said point being **The True Point of Beginning**.

THENCE leaving said right-of-way North 23 degrees 20 minutes 09 seconds West for a distance of 319.52 feet to a point, said point being a 1/2 inch rebar; THENCE North 00 degrees 14 minutes 16 seconds West for a distance of 106.67 feet to a point, said point being a 1/2 inch rebar; THENCE South 89 degrees 53 minutes 25 seconds East for a distance of 284.98 feet to a point, said point being a 1 inch crimp top pipe; THENCE North 57 degrees 59 minutes 14 seconds East for a distance of 436.06 feet to a point, said point being a 1/2 rebar set, said point being on the Westerly right-of-way of Johnson Ferry Road (r/w varies); Thence along said right-of-way South 36 degrees 39 minutes 27 seconds East for a distance of 283.04 feet to a point, said point being a 1/2 inch rebar set; THENCE leaving said right-of-way South 13 degrees 25 minutes 12 seconds West for a distance of 21.12 feet to a point, said point being a 1/2 inch rebar set; THENCE South 88 degrees 14 minutes 49 seconds West for a distance of 76.47 feet to a point, said point being a 1 inch open top pipe; THENCE North 87 degrees 41 minutes 28 seconds West for a distance of 56.28 feet to a point, said point being a 1/2 inch rebar set; THENCE South 16 degrees 15 minutes 52 seconds East for a distance of 138.95 feet to a point, said point being a 1/2 inch rebar set, said point being on the Northern right-of-way of River Valley Road (r/w varies), THENCE along said right-of-way South 53 degrees 14 minutes 40 seconds West for a distance of 12.81 feet to a point, said point being a 1/2 inch rebar set, THENCE leaving said right-of-way North 16 degrees 15 minutes 52 seconds West for a distance of 147.47 feet to a point, said point being a 1/2 inch rebar set; THENCE North 87 degrees 41 minutes 28 seconds West for a distance of 105.82 feet to a point, said point being a 1/2 inch rebar; THENCE South 02 degrees 08 minutes 02 seconds West for a distance of 232.94 feet to a point, said point being a 1/2 inch rebar set, said point being on the Northerly right-of-way of River Valley Road (r/w varies) THENCE continuing along said right-of-way a curve to the right having a radius of 532.96 feet and an arc length of 47.20 feet, being subtended by a chord of South 72 degrees 47 minutes 53 seconds West for a distance of 47.18 feet to a point, said point being a concrete monument; THENCE South 72 degrees 45 minutes 16 seconds West for a distance of 245.66 feet to a point, said point being a concrete monument; THENCE South 54 degrees 17 minutes 18 seconds West for a distance of 17.46 feet to a point, said point being a concrete monument; THENCE along a curve to the left having a radius of 1083.20 feet and an arc length of 149.98 feet, being subtended by a chord of South 67 degrees 13 minutes 49 seconds West for a distance of 149.86 feet to a point, said point being a 3/8 inch rebar, said point being **The True Point of Beginning**.

Together with subject to covenants, easements, and restrictions of record, said property contains 5.459 acres.