

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6870 ROSWELL ROAD
FROM C-1 (COMMUNITY BUSINESS DISTRICT) TO TR (TOWNHOUSE
RESIDENTIAL DISTRICT)

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on April 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 6870 Roswell Road to wit; and

ALL THAT TRACT or parcel of land lying and being Land Lot 73 of the 17th District, Fulton County, Georgia by the attached legal description; and

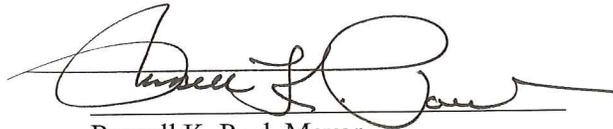
SECTION 2. That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

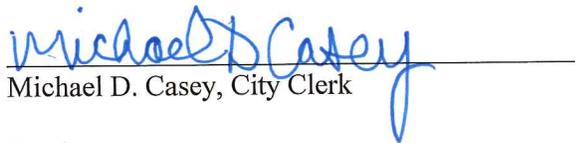
SECTION 4. This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

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

Approved:


Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

RZ15-0083
6870 Roswell Road

Please be advised that the City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Emerald-Dresden, LLC., located at 6870 Roswell Road at their regularly scheduled meeting on April 19, 2016, from C-1 (Community Business District) to TR (Townhouse Residential District), under the following conditions:

1. To the conceptual site plan by Summit Engineering Consultants, Inc., dated revised 3/9/18 [sic] and received by the Department of Community Development on March 9, 2016.
2. To the following site development standards:
 - a. No vinyl siding shall be used;
 - b. At minimum, interparcel access shall be established with the property bordering the development on the southwest through pedestrian walkways;
 - c. Stormwater management shall be designed, reviewed, and approved as an underground system.
3. To conditions 1-6 as agreed upon by the applicant and the Sandy Springs Council of Neighborhoods, included on Page 15 of the staff report for the April 19 Mayor and City Council meeting and amended as follows:
 - a. At least seventy percent (70%) of exterior materials shall consist of masonry, brick or hard stucco on every building elevation. Windows and doors are excluded from the calculations.
 - b. The narrowest or any side elevation of each building shall include no less than four (4) windows and a mix of architectural elements.
 - c. Elevations shall be reviewed and approved by the Planning Commission acting as Design Review Board.
 - d. Pedestrian lighting shall be installed approximately every fifty feet, along the private road and drive. Model shall be similar to that shown in the Zoning Ordinance Section 12B(1).5.D. (or choose another style from Georgia Power: <https://www.georgiapower.com/business/electric-products/outdoor-lighting/design-a-light.cshhtml>).
 - e. Where feasible, a twenty-five foot (25') landscape strip composed of a mix of trees and shrubs shall be planted along the northern property line (adjoining Highgate), except in those areas where the private road and alley approach the property line and except behind the mailbox kiosk. Plant materials must be a minimum five (5) feet in height at time of planting. A planting plan shall be submitted with the LDP in accordance with the Tree Conservation Administrative Standards and Best Management Practices and must be approved by the City arborist.

Buffer width	Planting Rows (staggered)
<20'	2
20' to 30'	3
30' to 50'	4
> 50'	4 + 1 row/15

- f. Street trees shall be planted along the private road and drive, spaced by approximately fifty feet. The species shall be selected among those with a medium or large canopy, from Appendix 2.b Sandy Springs Tree Species List from the Tree Conservation Administrative Standards.

To the following concurrent variances:

1. Reduce the required minimum front yard along Roswell Road from 40 feet to 25 feet (CV #1);
2. Allow encroachments into required setbacks not to exceed those shown on the proposed site plan (CV #2);
3. Reduce the 50 foot common easement to 40 feet along the private alley (CV #5);
4. Allow the common easements to be restrained by property lines where private road and alley approach property lines and to allow private road and alley to encroach within 50 feet of the property line (CV #6);
5. Allow sidewalks per plan, not on both sides of internal streets, to be five-feet wide and eliminate the two-foot landscape strip adjacent to private road and alley (CV #7);
6. Allow disturbance within the 50 foot undisturbed stream buffer for the purposes of removal of existing structures and impervious surfaces and to be replanted with vegetation (CV #8), subject to the following condition:
 - a. Submit a mitigation plan as part of the Land Disturbance Permit, following the Community Development department guide.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 73 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED / FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD (RIGHT OF WAY VARIES) LOCATED 448.6 FEET SOUTHWESTERLY FROM THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD WITH THE NORTH LINE OF LAND LOT 73, AS MEASURED ALONG THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD; THENCE SOUTH 39 DEGREES 46 MINUTES 22 SECONDS WEST 336.15 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY OF ROSWELL ROAD TO AN IRON PIN SET; THENCE NORTH 54 DEGREES 21 MINUTES 06 SECONDS WEST 485.66 FEET TO AN IRON PIN SET; THENCE SOUTH 87 DEGREES 40 MINUTES 55 SECONDS EAST 610.20 FEET TO AN IRON PIN FOUND MARKING THE TRUE POINT OF BEGINNING. DESCRIBED TRACT OR PARCEL OF LAND CONTAINS 1.87 ACRES OR 81,408 SQUARE FEET AND IS KNOWN AS 6800-6870 ROSWELL ROAD, SANDY SPRINGS, GEORGIA, ACCORDING TO PRESENT SYSTEM OF NUMBERING PROPERTIES IN FULTON COUNTY, GEORGIA.