

**AN ORDINANCE TO REZONE PROPERTY FROM THE R-2 (SINGLE FAMILY DWELLING DISTRICT) TO R-3 (SINGLE FAMILY DWELLING DISTRICT), PROPERTY LOCATED AT 4815 PEACHTREE-DUNWOODY ROAD**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on January 15, 2008 at 7:00 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 **4815 Peachtree-Dunwoody Road**, consisting of a total of approximately 1.07 acres, be changed from the R-2 (Single Family Dwelling District) to R-3 (Single Family Dwelling District) with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 91 of the 17<sup>th</sup> 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 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**SECTION 4.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

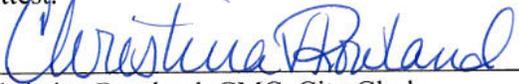
**SECTION 5.** This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

**ORDAINED** this the 15<sup>th</sup> day of January, 2008.

Approved:

  
Eva Galambos, Mayor

Attest:

  
Christina Rowland, CMC, City Clerk

(Seal)



## CONDITIONS OF APPROVAL

### **RZ07-041**

#### **4815 Peachtree-Dunwoody Road**

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Anne T. Parr located at 4815 Peachtree-Dunwoody Road. Rezoning petition RZ07-041 to rezone the subject property from R-2 (Single Family Dwelling District) to R-3 (Single Family Dwelling District) was approved by the Mayor and City Council at the January 15, 2008 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Two (2) single family residential lots at a density of 1.87 units per acre.
2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development dated October 2, 2007. 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. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
  - a. The owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of Peachtree-Dunwoody Road along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
  - b. The owner/developer shall dedicate twenty-five (25) feet of right-of-way from centerline of Balmoral Road along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
  - c. No vehicular access shall be permitted from Peachtree-Dunwoody Road. All access points shall be located on Balmoral Road.



RZ07 041

LEGAL DESCRIPTION  
OF  
4815 PEACHTREE DUNWOODY ROAD  
SANDY SPRINGS, FULTON COUNTY, GEORGIA 30342

ALL THAT TRACT AND PARCEL OF LAND lying and being in Land Lots 13 and 14 of the 17<sup>th</sup> District of Fulton County, Georgia, and being known as Lot 1, Block "A", Section One of DERBY HILLS SUBDIVISION, according to the plat of record in Plat Book 76, Page 123, Fulton County Records, and being more particularly described as follows:

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City of Sandy Springs  
Community Development

BEGINNING at a point on the easterly side of Peachtree Dunwoody Road, 800 feet northerly from a point where the easterly side of Peachtree Dunwoody Road intersects from the northerly side of Windsor Parkway; running thence northerly along the easterly side of Peachtree Dunwoody Road a distance of 155 feet to the southerly side of Balmoral Road; running thence easterly along the southerly side of Balmoral Road a distance of 260 feet to a point; running thence South 13 degrees 23 minutes East a distance of 182.83 feet to a point; running thence North 80 degrees 10 minutes 10 seconds West a distance of 340 feet to the easterly side of Peachtree Dunwoody Road and the POINT OF BEGINNING; being improved property known as No. 4815 Peachtree Dunwoody Road, according to the present system of numbering houses in Fulton County, Georgia.