

STATE OF GEORGIA
COUNTY OF FULTON

TO REZONE TO R-2A (SINGLE FAMILY DWELLING DISTRICT) TO ALLOW THE DEVELOPMENT OF TWO (2) SINGLE FAMILY LOTS, PROPERTY LOCATED AT 211 MOUNT VERNON HIGHWAY

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on July 16, 2013 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 211 Mount Vernon Highway, consisting of a total of approximately 1.9371 acres, be changed from R-2 Single Family Dwelling District) to R-2A (Single Family Dwelling District) to allow the development of two (2) single family lots, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lots 123 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 Sandy Springs Code of Ordinances; and

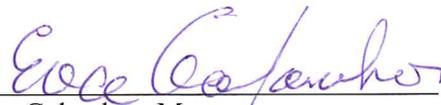
SECTION 3. That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

SECTION 4. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

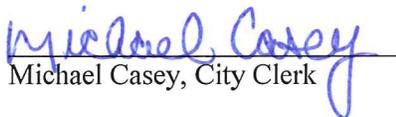
SECTION 5. This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 16th day of July, 2013.

Approved:


Eva Galambos, Mayor

Attest:


Michael Casey, City Clerk

(Seal)



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RECEIVED

APR 01 2013

City of Salisbury
Community Development

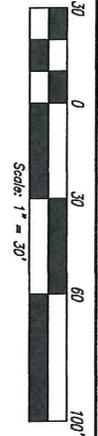
1. CONFORMANCE WITH THE COMPREHENSIVE PLAN

I am requesting that you rezone 1.94 acres located at 211 Mount Vernon Highway from R-1 to the R-2A zoning classification to allow for the subdivision of the property into two approximate 1 acre lots for the construction of two new homes.

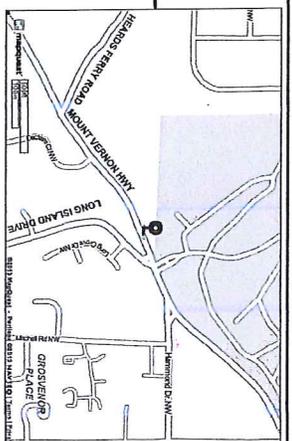
The property currently contains one house that will be demolished. The property is wooded, has 260' of frontage along Mount Vernon Highway, and has a gentle slope from front to rear. There are no streams, wetlands, or defined drainage areas located on the property.

The property backs up to Arlington Cemetery, is across the street from existing R-2A zoning and is recognized in the Comprehensive Land Use Plan for 1-2 units per acre. The rezoning would provide for a density of 1.03 units per acre which is well within the recommended density in the Comprehensive Land Use Plan.

As mentioned, the property has 260' of road frontage on Mount Vernon Highway and becomes wider toward the rear property line. The new houses to be constructed will be sited well off of Mount Vernon Highway, in keeping with other homes located along Mount Vernon Highway.



N/E
EXECUTIVE EQUITIES, INC.
TAX I.D.# 17 0124 LL154
ZONED: AG-1



N/E
THE EO CORP. PROPERTY TAX DEPT.
TAX I.D.# 17 0123 LL118
ZONED: AG-1

RECEIVED

APR 01 2013

City of Sandy Springs
Community Development
801306699



FLOOD STATEMENT
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD
AREA ACCORDING TO F.I.R.M. PANEL #1312100142 E,
LAST REVISED ON JUNE 22, 1998.

(DISTING ZONING: R-1
TBACKS:
TOUT - 60 FEET
DE - 25 FEET
SAR - 50 FEET
POPOSED ZONING: R-24
TBACKS:
TOUT - 60 FEET
DE - 15 FEET
SAR - 40 FEET
SEA SUMMARY:
EXISTING AREA: 84,382 SQ. FT. = 1,9371 ACRES
EXISTING AREA: 84,382 SQ. FT. = 1,9371 ACRES
SS 15' R/W DEDICATION: 3,920 SQ. FT. = 0.0911 ACRES
+ 2 = 0.923 ACRES PER LOT

VEZTID G.I.S.

CITATED REG. RAM

IN REG. RAM

NAME MOUNT VERNON 211

MARCH 25, 2013

RONALD E. GUNGER, IS

404-751-8898

SITE
SURVEYS & PLANNING

7000 PEACHTREE DUNWOODY ROAD

ATLANTA, GEORGIA 30328

PHONE: 770-398-6011 FAX: 770-398-2379
e-mail: gungersurveys@bellsouth.net

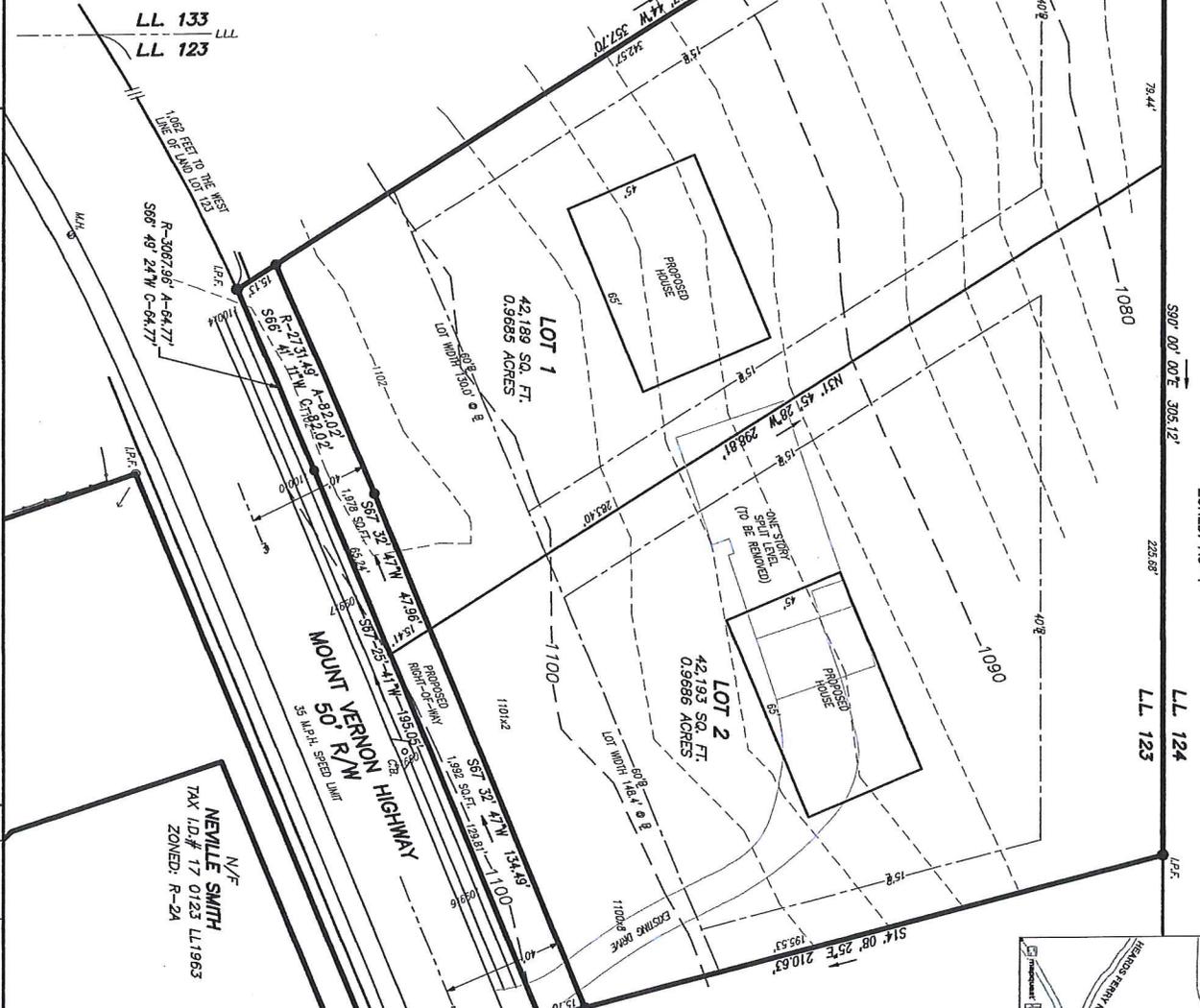
REZONING PLAN FOR

211 MOUNT VERNON HIGHWAY

LOT 6

SUBDIVISION OF B.M. GRANT COMPANY

LL 123 DISTRICT 17
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA



N/E
NEVILLE SMITH
TAX I.D.# 17 0123 LL1963
ZONED: R-24



NO.	DATE	REVISION