

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE FROM R-1 (SINGLE FAMILY DWELLING DISTRICT)
TO R-2A (SINGLE FAMILY DWELLING DISTRICT), PROPERTIES LOCATED AT 0,
320, AND 336 MOUNT VERNON HIGHWAY**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on February 18, 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 0, 320, and 336 Mount Vernon Highway consisting of a total of approximately 5.844 acres, be changed from R-1 (Single Family Dwelling District) to R-2A (Single Family Dwelling District) conditional, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 133 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

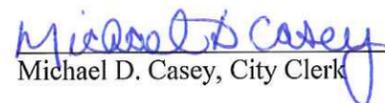
SECTION 6. This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 18th day of February, 2014.

Approved:

Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)



**ORDINANCE NO. 2014-02-03
PETITION NO. 201303645**

CONDITIONS OF APPROVAL

**201303645
0, 320, and 336 Mount Vernon Highway**

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of properties owned by Frances Hardin and Sharon Smith at 0, 320, and 336 Mount Vernon Highway. Rezoning petition 201303645 was approved to rezone from R-1 (Single Family Dwelling District) to R-2A (Single Family Dwelling District) by the Mayor and City Council at the February 18, 2014 hearing, subject to the following conditions:

1. To the owner's agreement to provide the following site development standards:
 - a. Variance from Section 6.3.3.B. to reduce front yard setback from sixty (60) feet to forty (40) feet for lots 3,4,5, and 6.(CV201303645 #1)

Legal Description

for

320-336 Mount Vernon Highway

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NOV 01 2013

City of Sandy Springs
Community Development

All that tract or parcel of land lying and being in Land Lot 133 of the 17th District of Fulton County, Georgia and being part of Lots 10 and 11 of the subdivision for Hewitt W. Chambers and part of a reserve tract to the rear, and being more particularly described as follows:

Beginning at a ½ inch rebar set at the southeast right-of-way of Mount Vernon Highway (variable right-of-way) and the east line of Land Lot 133, said ½ inch rebar set also being 1660.00 feet southwest from the southwest intersection of Mount Vernon Highway and Long Island Drive; running thence S61°-13'-48"W along the southeast right-of-way of Mount Vernon Highway a distance of 350.00 feet to a 3/8 inch rebar found; continuing along said right-of-way S61°-00'-47"W a distance of 214.62 feet to a ¾ inch steel rod found; leaving said right-of-way and running S29°-43'-06"E a distance of 550.16 feet to a ½ inch rebar found on the northeast right-of-way of US Interstate 285 and GA State Route 407; running thence S74°-17'-00"E along said right-of-way 26.99 feet to a ½ inch rebar found; continuing along said right-of-way S76°-49'-21"E a distance of 226.84 feet to a ½ inch rebar found on the east line of Land Lot 133; leaving said right-of-way and running N01°-52'-46"W along the east line of Land Lot 133 a distance of 209.67 feet to a 5/8 inch rebar found; continuing along said Land Lot Line N01°-44'-08"W a distance of 600.00 feet to the point of beginning; as shown on survey for Mt. Vernon Estates, LLC by Georgia Land Surveying Co., Inc. dated October 7, 2013 and having 5.844 acres.