

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO REZONE FROM O-I (OFFICE AND INSTITUTIONAL DISTRICT) TO TR (TOWNHOUSE RESIDENTIAL DISTRICT), PROPERTIES LOCATED AT 0 NORTHWOOD DRIVE (17-0090-0001-087)

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 Northwood Drive (17-0090-0001-087) consisting of a total of approximately 1.29 acres, be changed from O-I (Office and Institutional District) to TR (Townhouse Residential District) conditional, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 90 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

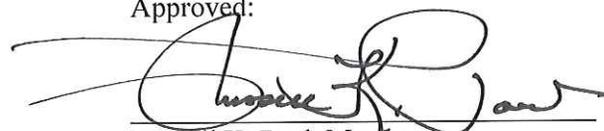
SECTION 4. That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

SECTION 5. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

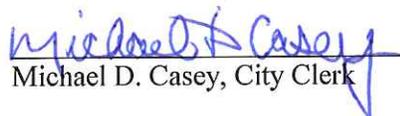
SECTION 6. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

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

Approved:


Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

20130364
0 Northwood Drive (17-0090-0001-087)

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of properties owned by Providence Bank at 0 Northwood (17-0090-0001-087). Rezoning petition 201303646 was approved to rezone from O-I (Office and Institutional District) to TR (Townhouse Residential 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 restrict the use of the subject property as follows:
 - a. Townhomes units and associated accessory uses at a density of 8.52 units per acre or 11 units, whichever is less.

2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development on November 1, 2013. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance, the Development Standards contained therein, and these conditions prior to the approval of any Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

3. To the owner's agreement to provide the following site development standards:
 - a. A variance from section 7.2.3.G to reduce the perimeter setback from forty (40) feet to thirty (30) feet on the west side and from forty (40) feet to fifteen (15) feet in the front and rear (CV-201303646 #1).

 - b. **The south elevation (Northwood Drive) shall have two (2) functioning windows.**

EXHIBIT "A"
Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 90 of the 17th District of Fulton County, Georgia, containing 1.29 acres, as shown on that survey for Lake Forrest Partners, LLC, Lawyers Title Insurance Corporation, Providence Bank, prepared by Southeastern Engineering, Inc., containing the seal of Chris Amos Adams, Georgia Registered Land Surveyor No. 2796, dated February 21, 2008, being more particularly described as follows:

BEGINNING at an iron pin set (#4 Reinforcing Bar) located at the northeast corner of the intersection of Lake Forrest Drive (40' right-of-way) and Northwood Drive (60' right-of-way formerly known as Copeland Road); thence proceeding north 00 degrees 08 minutes 00 seconds west along the right-of-way of Lake Forrest Drive a distance of 136.35 feet to an iron pin set (#4 reinforcing bar); thence south 89 degrees 40 minutes 59 seconds east a distance of 5.10 feet to an iron pin set (#4 reinforcing bar); thence north 09 degrees 29 minutes 59 seconds east a distance of 152.42 feet to an iron pin set (#4 reinforcing bar); thence north 52 degrees 43 minutes 00 seconds east a distance of 60.37 feet to a concrete monument found on the right-of-way of I-285 Perimeter Highway (Limited Access – right-of-way varies); thence south 84 degrees 29 minutes 00 seconds east along said right-of-way a distance of 114.00 feet to an iron pin set (#4 reinforcing bar); thence south 01 degrees 10 minutes 31 west a distance of 315.61 feet to an iron pin found (3/4" OTP Disturbed) on the northern right-of-way line of Northwood Drive (60' right-of-way); thence north 88 degrees 59 minutes 00 seconds west along said right-of-way a distance of 185.00 feet to an iron pin set (#4 reinforcing bar) and the POINT OF BEGINNING.

RECEIVED

NOV 01 2016

City of Sandy Springs
Community Development