

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO REZONE FROM O-I (OFFICE AND INSTITUTIONAL DISTRICT)  
TO A (MEDIUM DENSITY APARTMENT DISTRICT), PROPERTY LOCATED AT 6860  
PEACHTREE DUNWOODY ROAD 1000 PEACHTREE DUNWOODY COURT**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on October 21, 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 6860 Peachtree Dunwoody Road and 1000 Peachtree Dunwoody Court consisting of a total of approximately 3.091 acres, be changed from O-I (Office and Institutional District) to A (Medium Density Apartment District) conditional, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 20 of the 17<sup>th</sup> 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

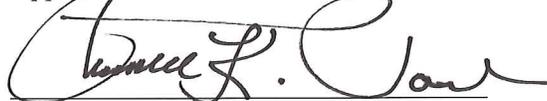
**SECTION 4.** That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

**SECTION 5.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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

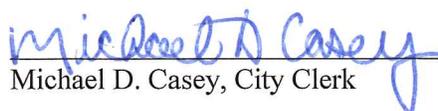
**APPROVED AND ADOPTED** this the 21<sup>st</sup> day of October, 2014.

Approved:



Russell K. Paul, Mayor

Attest:

  
Michael D. Casey, City Clerk

(Seal)



## CONDITIONS OF APPROVAL

**201402384****6860 Peachtree Dunwoody Road and 1000 Peachtree Dunwoody Court**

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of properties owned by Barbara Shanks Lanzer Fincher, James Z. Shanks, Elizabeth L. Shanks, Leslie Shanks Smithwick, James Z. Shanks, Jr. and Kadampa Meditation Center New York at 6860 Peachtree Dunwoody Road & 1000 Peachtree Dunwoody Court. Rezoning petition 201402360 was approved to rezone from O-I (Office and Institutional District) conditional to A (Medium Density Apartment District) by the Mayor and City Council at the October 21, 2014 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Townhouses at a density of 12.29 units per acre or 38 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 dated July 1, 2014. 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. The applicant shall be required to complete the concept review procedure prior to application for 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. Streetscape to reduce the required front and side corner landscape strip from forty (40) feet to zero (0) feet (CV201402384 #1)
  - b. To reduce the front yard setback from forty (40) feet to five (5) feet. (CV201402384 #2)
  - c. To reduce the side setback from forty (40) feet to five (5) feet along Peachtree Dunwoody Court and twenty (20) feet for the rest of the property. (CV201402384 #3)
  - d. To reduce the rear yard setback from twenty-five (25) feet to twenty (20) feet. (CV201402384 #4)



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City of Sandy Springs  
Community Development

Written Description

Peachtree Dunwoody Court

All that tract or parcel of land lying and being in Land Lot 20 of the 17th District, City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at a point at the northern end of the mitered intersection of the westerly right of way of Peachtree Dunwoody Road (right of way varies) with the northerly right of way of Peachtree Dunwoody Court; Thence along said mitered right of way intersection South 65 degrees 18 minutes 26 seconds West, 29.37 feet to a point;

Thence along said northerly right of way of Peachtree Dunwoody Court the following courses and distances:

Thence along a curve to the left, an arc distance of 129.94 feet, said curve having a radius of 234.63 feet and being subtended by a chord of 128.29 feet, at North 83 degrees 18 minutes 47 seconds West, to a point;

Thence South 80 degrees 49 minutes 17 seconds West, 132.20 feet to a point;

Thence along a curve to the right, an arc distance of 6.05 feet, said curve having a radius of 242.84 feet and being subtended by a chord of 6.05 feet, at South 81 degrees 32 minutes 05 seconds West, to a 1/2ø rebar set;

Thence South 00 degrees 35 minutes 37 seconds East, 5.06 feet to a 1/2ø rebar found;

Thence along a curve to the right, an arc distance of 123.32 feet, said curve having a radius of 247.84 feet and being subtended by a chord of 122.06 feet, at North 83 degrees 10 minutes 42 seconds West, to a point;

Thence North 68 degrees 55 minutes 16 seconds West, 32.12 feet to a 1/2ø rebar found;

Thence leaving said right of way

North 04 degrees 50 minutes 46 seconds East, 358.58 feet to a point on the north line of Land Lot 20;

Thence along said Land Lot Line North 89 degrees 27 minutes 56 seconds East, 116.85 feet to a 3/4ø crimp top pipe found;

Thence continuing along said Land Lot Line North 89 degrees 27 minutes 56 seconds East, 165.49 feet to an angle iron found;

Thence leaving said Land Lot Line South 00 degrees 29 minutes 58 seconds East, 171.54 feet to a 1/2ø rebar found;

Thence South 66 degrees 24 minutes 27 seconds East, 176.77 feet to a 1/2ø rebar set on the westerly right of way of Peachtree Dunwoody Road;

Thence along said right of way the following courses and distances:

Thence South 15 degrees 07 minutes 19 seconds West, 46.29 feet to a point;

Thence South 16 degrees 05 minutes 14 seconds West, 55.48 feet to a point;

Thence South 18 degrees 03 minutes 43 seconds West, 22.44 feet to the TRUE POINT OF BEGINNING.

Said tract contains 3.091 acres and is more fully shown as Tract 1 and Tract 2 on a Boundary and Topographic Survey for Edge City Properties, Inc. by Gunnin Land Surveying, LLC dated June 12, 2014.