

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE FROM R-1 (SINGLE FAMILY DWELLING DISTRICT)
TO T-R (TOWNHOUSE RESIDENTIAL DISTRICT) FOR PROPERTIES LOCATED AT
5996 LAKE FORREST DRIVE**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on March 17, 2015 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 5996 Lake Forrest Drive, consisting of a total of approximately 2.436 acres, be changed from R-1 (Single Family Dwelling District) to TR (Townhouse Residential District), with concurrent variances, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 123 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

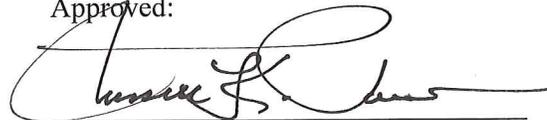
SECTION 4. That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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

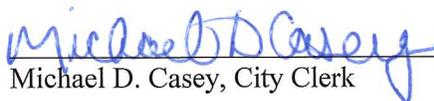
APPROVED AND ADOPTED this the 17th day of March, 2015.

Approved:



Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

**201403938
5996 Lake Forrest Drive**

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of properties owned by the Estate of Margaret Weill at 5996 Lake Forrest Drive. Rezoning petition 201403938 was approved to rezone from R-1 (Single Family Dwelling District) to TR (Townhouse Residential District), with concurrent variances to allow the development of 10 townhome units by the Mayor and City Council at the March, 2015 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 4.11 units per acre or 10 units, whichever is less.
2. To the owner's agreement to abide by the following:
 - a. To the revised site plan received by the Department of Community Development dated March 3, 2015. 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. To reduce the front landscape along Forrest Park Drive from 40 feet to 20 feet;
 - b. To reduce the front yard perimeter setback to a street (Forrest Park Drive) from 40 feet to 20 feet;
 - c. To reduce the side setback adjacent to a street (Hammond Drive) from 40 feet to 30 feet;
 - d. To apply for and obtain a stream buffer variance if the construction of the detention pond shown on the submitted rezoning site plan involves the construction of a concrete wall or other structure necessitating a stream buffer variance; and
 - e. The minimum driveway depth for each townhome unit shall be 18 feet.
 - f. Provide landscaping as outlined in the letter from the Cameron Manor Homeowners Association dated received February 3, 2015.
 - g. Provide a streetscape shown on the revised site plan dated received March 6, 2015.
 - h. On-site stormwater detention be located underground.