

STATE OF GEORGIA

COUNTY OF FULTON

**AN ORDINANCE TO REZONE THE PROPERTY AT 9755 ROBERTS DRIVE
(PARCEL #06 036700010011) FROM RE-1 (RESIDENTIAL DETACHED – 1
ACRE MINIMUM LOT SIZE) TO RD-7.5 (RESIDENTIAL DETACHED – 7,500
SQUARE FEET MINIMUM LOT SIZE) ZONING DISTRICT**

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of property at 9755 Roberts Drive, Sandy Springs (tax parcel ID #06 036700010011), Sandy Springs, Georgia. Rezoning petition RZ-25-2 was approved to rezone from RE-1 to RD-7.5 by the Mayor and City Council at the September 16, 2025 hearing, subject to the following conditions:

Zoning

1. To the owners' agreement to abide by the following conditions in addition to the Development Code, which shall apply to the entire properties in the aggregate:
 - a. There be a maximum of three (3) residential lots subdivided at tax parcel # 06 036700010011;
 - b. All three (3) lots shall be served by one access point from Roberts Drive at the most suitable location, to be determined by the City Engineer;
 - c. The property owner shall ensure compliance with planned City projects, including the dedication of any required rights-of-way or easements, and that this verbiage be included in any Plat for the property;
 - d. The Metropolitan River Protections Act (MRPA) allocations for the site determined by the Atlanta Regional Commission (ARC) must be kept at the current provisions and may not be increased or transferred from other neighboring sites; and
 - e. The boat docked in the Chattahoochee River at the parcel's northern property line must be removed. The removal of the boat must be included as a component of the scope of work for the demolition permit for the property.

ALL THAT TRACT or parcel of land lying and being in Land Lot 367 & 372 of the 6th District of City of Sandy Springs, Fulton County, Georgia by the attached legal description; and

SECTION 2. 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 3. That all Ordinances or part of Ordinances in conflict with the terms of this Ordinance are hereby repealed; and

SECTION 4. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

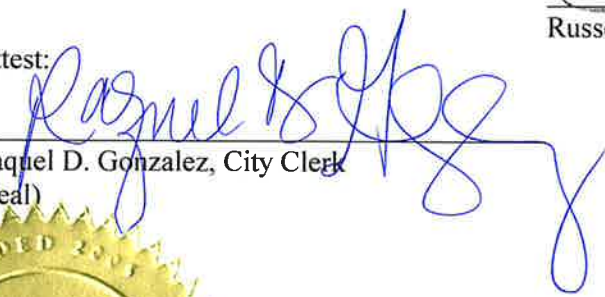
APPROVED AND ADOPTED this the 16th day of September 2025.

Approved:



Russell K. Paul, Mayor

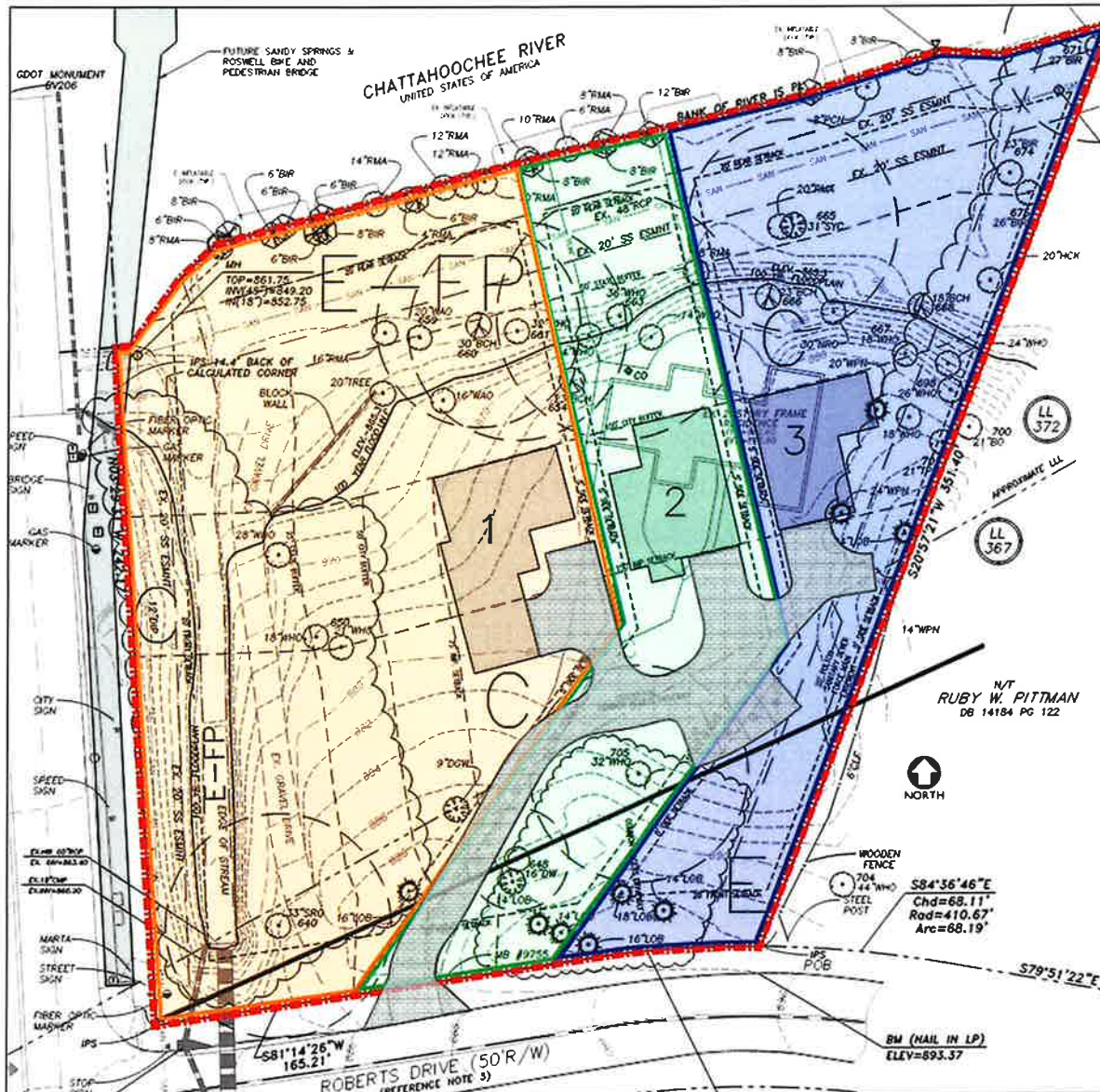
Attest:



Raquel D. Gonzalez, City Clerk
(Seal)



Site Plan



9755 ROBERTS DRIVE - LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND BEING IN LAND LOTS 367 & 372 OF THE 6TH DISTRICT, OF FULTON COUNTY, GEORGIA; THIS DESCRIPTION IS BASED ON INFORMATION TAKEN FROM A SURVEY BY GENUINE MAPPING AND DESIGN DATED SEPTEMBER 21, 2016 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF ROSWELL ROAD / STATE ROUTE 9 (100' R/W) AND THE ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF ROBERTS DRIVE (50 FOOT RIGHT-OF-WAY); FROM THE POINT OF BEGINNING PROCEEDING THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF ROSWELL ROAD NORTH 03°29'31" WEST FOR A DISTANCE OF 242.17 FEET TO A POINT;

THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 84°36'18" EAST FOR A DISTANCE OF 5.69 FEET TO A POINT;

THENCE NORTH 35°27'16" EAST FOR A DISTANCE OF 29.48 FEET TO A POINT;

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THENCE NORTH 72°36'38" EAST FOR A DISTANCE OF 54.19 FEET TO A POINT;

THENCE SOUTH 86°30'16" EAST FOR A DISTANCE OF 21.41 FEET TO A POINT;

THENCE NORTH 74°35'04" EAST FOR A DISTANCE OF 41.25 FEET TO A POINT;

THENCE SOUTH 20°57'21" WEST FOR A DISTANCE OF 351.40 FEET TO A POINT ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF ROBERTS DRIVE (50' R/W);

THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT FOR 50.67 FEET, SAID CURVE HAVING A RADIUS OF 410.67 FEET AND BEING SUBTENDED BY A CHORD SOUTH 87°05'45" WEST FOR A DISTANCE OF 50.64 FEET TO A POINT;

THENCE SOUTH 81°14'26" WEST FOR A DISTANCE OF 165.21 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1.871 ACRES OR 81,521 SQUARE FEET.



SANDY SPRINGS
COMMUNITY DEVELOPMENT

September 17, 2025

AEC Inc
Attn: Bradley Riffel
50 Warm Springs Circle
Roswell GA 30076

Subject: **Approval of RZ-25-2**
9755 Roberts Drive
Parcel # 06 036700010011

Dear Bradley Riffel,

Please be advised that the City of Sandy Springs Mayor and City Council at the September 16, 2025, public hearing **Approved with conditions** RZ-25-2, a Zoning Map Amendment (rezoning) request to rezone 9755 Roberts Drive from RE-1 to RD-7.5. The rezoning request (RZ-25-2) was **Approved** subject to the following **conditions**:

1. There be a maximum of three (3) residential lots subdivided at tax parcel # 06 036700010011;
2. All three (3) lots shall be served by one access point from Roberts Drive at the most suitable location, to be determined by the City Engineer;
3. The property owner shall ensure compliance with planned City projects, including the dedication of any required rights-of-way or easements, and that this verbiage be included in any Plat for the property;
4. The Metropolitan River Protections Act (MRPA) allocations for the site determined by the Atlanta Regional Commission (ARC) must be kept at the current provisions and may not be increased or transferred from other neighboring sites; and
5. The boat docked in the Chattahoochee River at the parcel's northern property line must be removed. The removal of the boat must be included as a component of the scope of work for the demolition permit for the property.

Please include a copy of this letter in any construction documents set upon application for any permits associated with this property.

Should you have questions or need additional information, please do not hesitate to contact LaQuita Williams at lwilliams@sandyspringsga.gov or (770) 730-5600.

Sincerely,

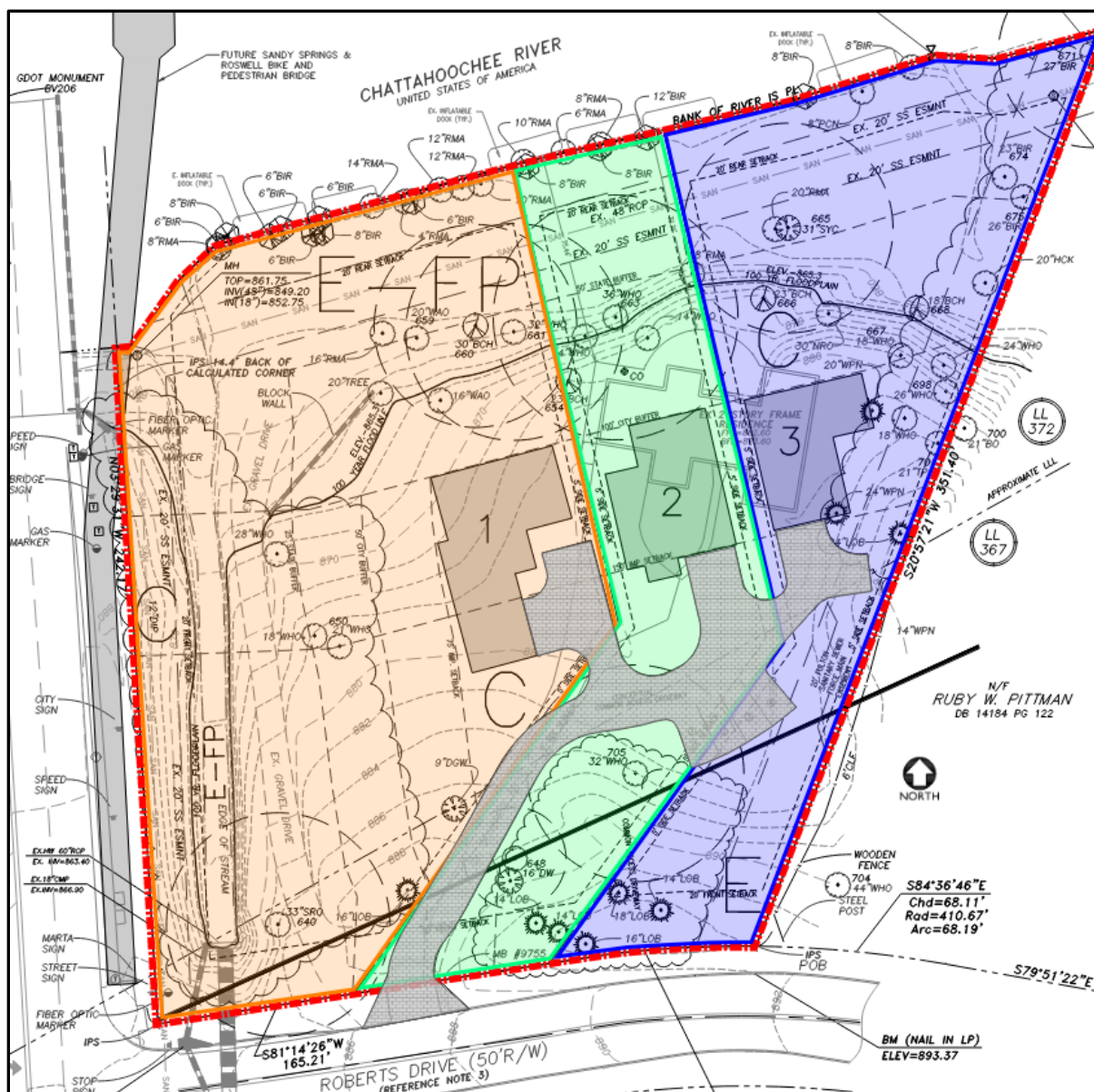
Ginger Sottile

Ginger Sottile
Community Development Director

GS/LSW

Certification of Approval	
I hereby certify that the subject case was approved by the Mayor and City Council of the City of Sandy Springs with the associated conditions on the above stated hearing date.	
<i>Raquel Gonzalez</i> Raquel Gonzalez City Clerk	September 22, 2025 Date

Site Plan



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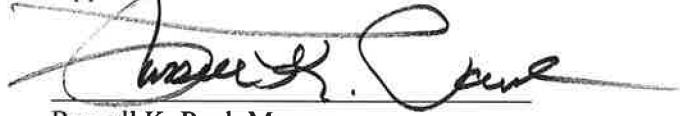
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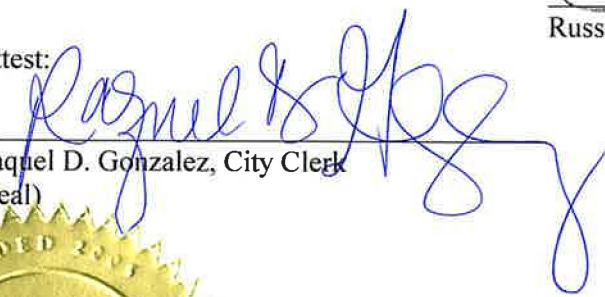
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