

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE THE PROPERTIES AT 1265, 1309, 1329, 1349, 1369
SPALDING DRIVE FROM RE-1 (RESIDENTIAL ESTATE – 1 ACRE MINIMUM LOT
SIZE) TO RD-9 (RESIDENTIAL DETACHED – 9,000 SQUARE FOOT MINIMUM LOT
SIZE) ZONING DISTRICT**

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of property at of 1265, 1309, 1329, 1349 and 1369 Spalding Drive (Parcel # 06 0378 LL0010, Parcel # 06 038400010556, Parcel # 06 038400010127, Parcel # 06 038400010135, and Parcel # 06 038400010143), Sandy Springs, Georgia. Rezoning petition RZ-25-6 was approved to rezone from RE-1 to RD-9 by the Mayor and City Council at the May 19, 2026 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. The entrance to the subdivision shall be at the Pitts Rd/Spalding Drive signalized intersection;
 - b. The two stormwater facilities along Spalding Drive shall be installed underground; and the surface shall be developed as usable amenity space;
 - c. The number of homes to be developed in the Sandy Springs portion shall be limited to 21;
 - d. No more than three (3) additional homes developed in the area within the City of Dunwoody shall have access to or from Spalding Drive;
 - e. The average lot size of the 21 proposed residential lots within the subdivision, shall be no less than 10,500 square feet;
 - f. Parking of construction vehicles or vehicles related to the site development shall only park on the subject site, and shall not park on Spalding Drive or Pitts Road or any of the streets that intersect with Spalding Drive or Pitts Road;
 - g. 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;
 - h. The Homeowners Association (HOA) shall maintain all common and landscaped areas, fences, and buffers; and
 - i. Development shall be substantially similar to the site plan provided, including the turn lanes shown on the site plan.

ALL THAT TRACT or parcel of land lying and being in Land Lot 378 & 384 of the 16th 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 19th day of May 2026.

Approved:



Russell K. Paul, Mayor

Attest:

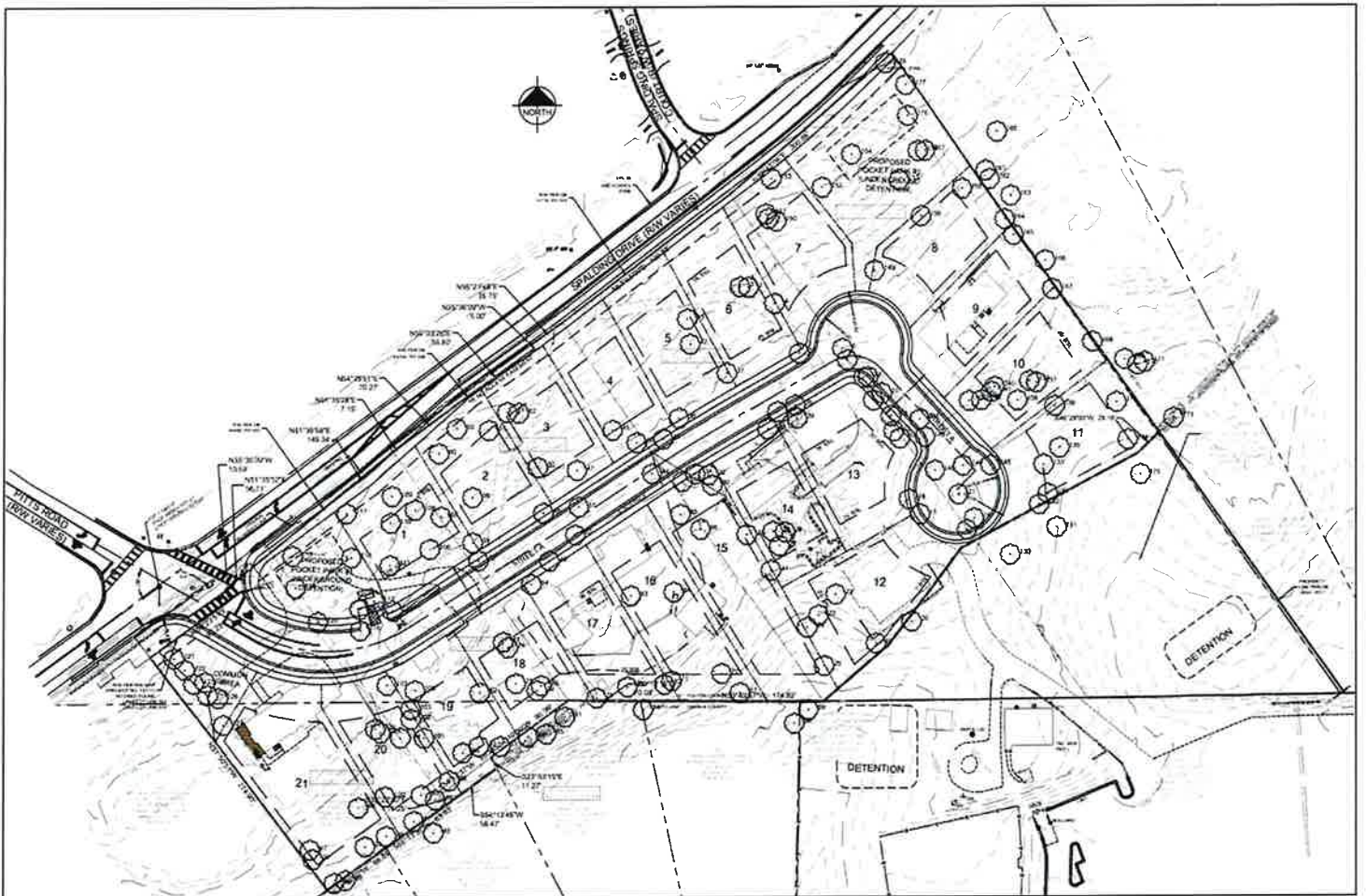


Raquel D. González, City Clerk

(Seal)



Site Plan - close up



PROPERTY DESCRIPTION City of Sandy Springs – Spalding Drive Tract

All that tract or parcel of land lying and being in Land Lot 378 and 384 of the 16th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a 3/4" crimp top pipe found at the northern most corner of Lot 19, as shown on that certain Plat for Unit Four Spalding Springs, prepared by J. Paul Bates & Associates, dated July 1, 1969, recorded in Plat Book 53, Page 90, DeKalb County, Georgia records and the dividing line between the dividing line of the City of Sandy Springs, 16th District Fulton County and the City of Dunwoody, 18th District DeKalb County; **THENCE** proceeding along said northernmost Lot Line of Lot 19 and said dividing line of Fulton County and DeKalb County South 54 degrees 52 minutes 02 seconds West a distance of 68.89 feet to a 1" crimp top pipe found; **THENCE** leaving the northernmost Lot Line of Lot 19 and the line dividing Fulton County and DeKalb County North 37 degrees 50 minutes 51 seconds West a distance of 274.90 feet to a point on the southeastern right of way line of Spalding Drive (right of way varies); **THENCE** proceeding along said southeastern right of way line of Spalding Drive the following courses and distances: North 54 degrees 23 minutes 51 seconds East a distance of 93.23 feet to a point; **THENCE** North 35 degrees 36 minutes 09 seconds West a distance of 10.59 feet to a point; **THENCE** North 51 degrees 35 minutes 52 seconds East a distance of 56.71 feet to a point; **THENCE** North 51 degrees 35 minutes 58 seconds East a distance of 149.34 feet to a point; **THENCE** North 51 degrees 35 minutes 28 seconds East a distance of 7.15 feet to a point; **THENCE** North 54 degrees 23 minutes 51 seconds East a distance of 70.27 feet to a point; **THENCE** North 55 degrees 03 minutes 28 seconds East a distance of 86.80 feet to a point; **THENCE** North 35 degrees 36 minutes 09 seconds West a distance of 5.00 feet to a point; **THENCE** North 55 degrees 23 minutes 48 seconds East a distance of 35.75 feet to a point; **THENCE** North 53 degrees 55 minutes 09 seconds East a distance of 199.88 feet to a point; **THENCE** North 49 degrees 45 minutes 06 seconds East a distance of 200.85 feet to a point; **THENCE** leaving said southeastern right of way line of Spalding Drive South 36 degrees 14 minutes 31 seconds East a distance of 434.44 feet to a point on the dividing line between the dividing line of the City of Sandy Springs, 16th District Fulton County and the City of Dunwoody, 18th District DeKalb County; **THENCE** proceeding along said line the following courses and distances: South 46 degrees 29 minutes 00 seconds West a distance of 28.16 feet to a point; **THENCE** South 62 degrees 29 minutes 00 seconds West a distance of 190.00 feet to a point; **THENCE** South 37 degrees 59 minutes 00 seconds West a distance of 115.00 feet to a point; **THENCE** South

49 degrees 44 minutes 00 seconds West a distance of 80.00 feet to a point; **THENCE** North 89 degrees 49 minutes 37 seconds West a distance of 174.82 feet to a point; **THENCE** North 89 degrees 19 minutes 18 seconds West a distance of 70.08 feet to a point; **THENCE** South 54 degrees 10 minutes 30 seconds West a distance of 90.06 feet to a point; **THENCE** South 27 degrees 53 minutes 15 seconds East a distance of 11.27 feet to a point; **THENCE** South 54 degrees 13 minutes 45 seconds West a distance of 58.47 feet to a point; **THENCE** South 55 degrees 13 minutes 38 seconds West a distance of 69.83 feet to a point; said point being the **POINT OF BEGINNING**.

Said tract or parcel contains 323,163 square feet or 7.4188 acres of land.