

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO ALLOW FOR A CONDITIONAL USE PERMIT FOR SELF-SERVICE STORAGE USE AT 400 & 0 CARPENTER DRIVE

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on November 20, 2018 at 6:00 p.m. as follows:

SECTION 1. That the Development Code of the City of Sandy Springs be amended, and the official maps established in connection therewith be changed so that the following property located at **400 & 0 Carpenter Drive**, consisting of a total of approximately 0.92 acre, be allowed a conditional use permit under the CX-3 (Commercial Mixed Use, 3 stories maximum height) District, to wit; and

ALL THAT TRACT or parcel of land lying and being in Land Lot 90 of the 17th District of Fulton County, Georgia by the attached legal description; and

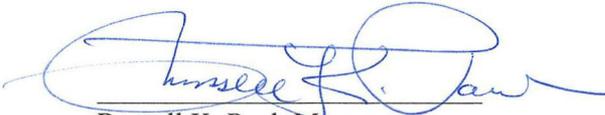
SECTION 2. That the property shall be developed in compliance with the conditions of approval, as attached to this Ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

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 That all Ordinances or part of Ordinances in conflict with the terms of this Ordinance are hereby repealed; and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 City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 20th day of November, 2018.

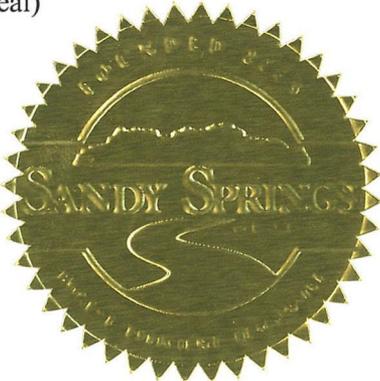
Approved:


Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

U18-0004
400 & 0 Carpenter Drive

Please be advised, the City of Sandy Springs Mayor and City Council approved Conditional Use Permit U18-0004 for the request for self-service storage use at 400 & 0 Carpenter Drive (Parcel #s 17 009000020326 & 17 009000020334). Conditional Use Permit U18-0004 was approved by the Mayor and City Council at the November 20, 2018 public hearing, subject to the following conditions:

1. Along the property lines adjacent to the CX-6 zoning district, the maximum light level of any light fixture shall be in compliance with the regulations for urban and protected neighborhood zoning districts in Section 8.4.4.a of the Development Code.
2. Building design and architectural treatment shall include 100% masonry facing Carpenter Drive and at least 50% masonry on the side elevations excluding windows, doors, and trim.

LEGAL DESCRIPTION

BEGINNING at a point on the south eastern side of Carpenter Drive One Hundred (100) feet west and south westerly, as measured along the south and southeastern side of Carpenter Drive, following the curvature thereof, from the intersection of south side of Carpenter Drive with the east line of Land Lot 90, said beginning point also being at the north west corner of property conveyed to Martha Jameson by Deed from T.L. Lummus dated January 14, 1947 as recorded in Deed Book 2427, page 96, Fulton County Records; thence Southeasterly along the southwestern line of said Jameson Property Two Hundred (200) feet to an iron pin at the southeast corner of property conveyed to H.J. Jameson by deed from Lewis Lummus, dated February, 1948, as recorded in Deed Book 2882, page 194, Fulton County Records; thence Southwesterly along the southeast line of said property Forty-Five 45 feet to an iron pin at the southwest corner there off; thence northwesterly along to southwest line of the property conveyed to H.J. Jameson by said deed, Two Hundred (200) feet to an iron pin on the southeastern side of Carpenter Drive, said iron pin being Three Hundred Sixty-Five (365) feet northeasterly, as measured along the southeastern side of Carpenter Drive, from the southeast corner of Carpenter Drive and Roswell Road (as Roswell Road was located prior to the widening thereof and as Carpenter Drive was located prior to the relocation); thence Northeasterly along the southeastern side of Carpenter Drive, following the curvature thereof, One Hundred (100) feet to the point of beginning.

Parcel 2:

All that tract or parcel of land lying and being a Land Lot 90 of the 17th District of Fulton County, Georgia, being a part of Lot 12 of property of Mrs. S.A. Carpenter, as per Plat Book 11, page 63, Fulton County Records, more particularly described as follows:

BEGINNING at the intersection of the south side of Carpenter Drive with the east line of Land Lot 90, which point is also the northeast corner of said Lot 12, and running thence south along the east line of Land Lot 90, Two Hundred (200) feet to an iron pan at the southeast corner of property conveyed to Martha Jameson by deed from T.L Lummus, dated January 14, 1947 as recorded in Deed Book 2427, page 96, Fulton County Records: thence southwesterly Forty-Five (45) feet to an iron pin at the southwest corner of said property conveyed to Martha Jameson; thence southwesterly Forty-Five (45) feet to an iron pin at the southeast corner of property conveyed to H.G. Jameson by deed from Lewis Lummus dated February 1948, as recorded in Deed Book 2882, page 194, Fulton County Records; thence northwesterly along the northeastern line of said Jameson property Two Hundred (200) feet to the southeastern side of Carpenter Drive; thence northeasterly and east along the southeastern and south side of Carpenter Drive, following the curvature thereof, One Hundred (100) feet to the east of Land Lot 90 and the point of beginning.

Being the same property conveyed by the following Warranty Deeds to Nancy P. Hayden and Robert A. Hayden from:

- (a) H.J. Jameson, dated September 3, 1965, filed for record September 7, 1965, recorded in Deed Book 4475, page 406, in the Office of the Clerk of the Superior Court of Fulton County, Georgia. (Conveys Parcel 1)
- (b) Martha Jameson, dated September 3, 1965, filed for record September 7, 1965, recorded in Deed Book 4475, page 406, aforesaid records. (Conveys Parcel 2)