

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO REZONE PROPERTY FROM THE O-I (OFFICE AND INDUSTRIAL) DISTRICT CONDITIONAL TO THE O-I (OFFICE AND INDUSTRIAL) DISTRICT CONDITIONAL AND TO APPROVE CONCURRENT VARIANCE(S), PROPERTY LOCATED AT 5881 GLENRIDGE DRIVE

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on June 6, 2006 at 7:00 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 property located at **5881 Glenridge Drive**, consisting of a total of approximately 13.1 acres, be changed from the O-I (Office and Industrial) District conditional to the O-I (Office and Industrial) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 37 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

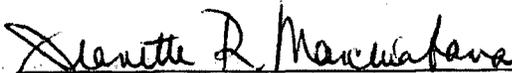
SECTION 6. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

ORDAINED this the 6th day of June, 2006.

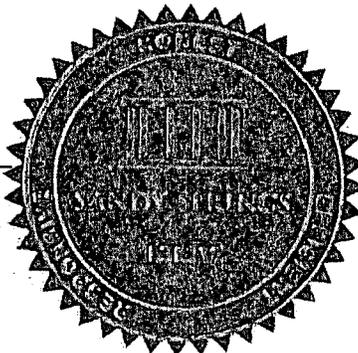
Approved:


Eva Galambos, Mayor

Attest:


Jeanette R. Marchiafava, City Clerk

(Seal)



CONDITIONS OF APPROVAL

RZ06-014/CV06-006

5881 Glenridge Drive

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by CEP Plaza Partners, LLC located at 5881 Glenridge Drive. Rezoning petition RZ06-014, including associated concurrent variance petition CV06-006, to rezone the subject property to O-I (Office and Industrial District) was approved by the Mayor and City Council at the June 6, 2006 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Office and associated accessory uses at a total of 222,203 gross square feet or 17,080 gross square feet per acre, 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 on March 6, 2006. 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 allow 588 parking spaces where 668 are required for General Office use (CV06-006).