

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE PROPERTY FROM THE C-1 (COMMUNITY BUSINESS)
DISTRICT TO THE C-1 (COMMUNITY BUSINESS) DISTRICT, PROPERTY LOCATED AT
208 SANDY SPRINGS PLACE**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on August 1, 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 **208 Sandy Springs Place**, consisting of a total of approximately 0.63 acres, be changed from the C-1 (Community Business) District to the C-1 (Community Business) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 89 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 1st day of August, 2006.

Approved:

Eva Galambos

Eva Galambos, Mayor

Attest:

Jeannette R. Marchiafava
Jeannette R. Marchiafava, City Clerk

(Seal)



CONDITIONS OF APPROVAL

RZ06-018/CV06-018
208 Sandy Springs Place

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Dawg Days Cattle Company, LLC located at 208 Sandy Springs Place. Rezoning petition RZ06-018/CV06-018 to rezone the subject property to C-1 (Community Business District) was approved by the Mayor and City Council at the August 1, 2006 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. To maintain the existing 7,213 square foot structure developed at a density of 11,449 square feet per acre.
 - b. To the uses permitted under the C-1 (Community Business District) zoning classification excluding the following: adult bookstores; adult entertainment facilities; any type of automotive repair or service center, garage, or parking lot; bars; church, temple, or other place of worship; funeral homes; garden center/plant nurseries; gymnasiums; hotels, motels; medical offices; millinery or similar trade; parking garage/decks/lots; pawn shops; restaurants; spas; stadiums; and, theaters.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development on April 26, 2006.
3. To the owner's agreement to provide the following site development standards:
 - a. Reduce all minimum yards, improvement setbacks, landscape strips and undisturbed buffers to the extent necessary for existing structures to remain.
 - b. Reduce the required parking from 36 parking spaces to no fewer than 16 spaces. (CV06-018)

1. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

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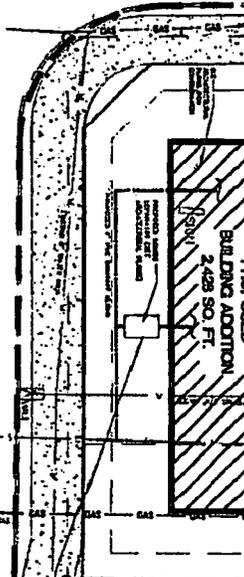
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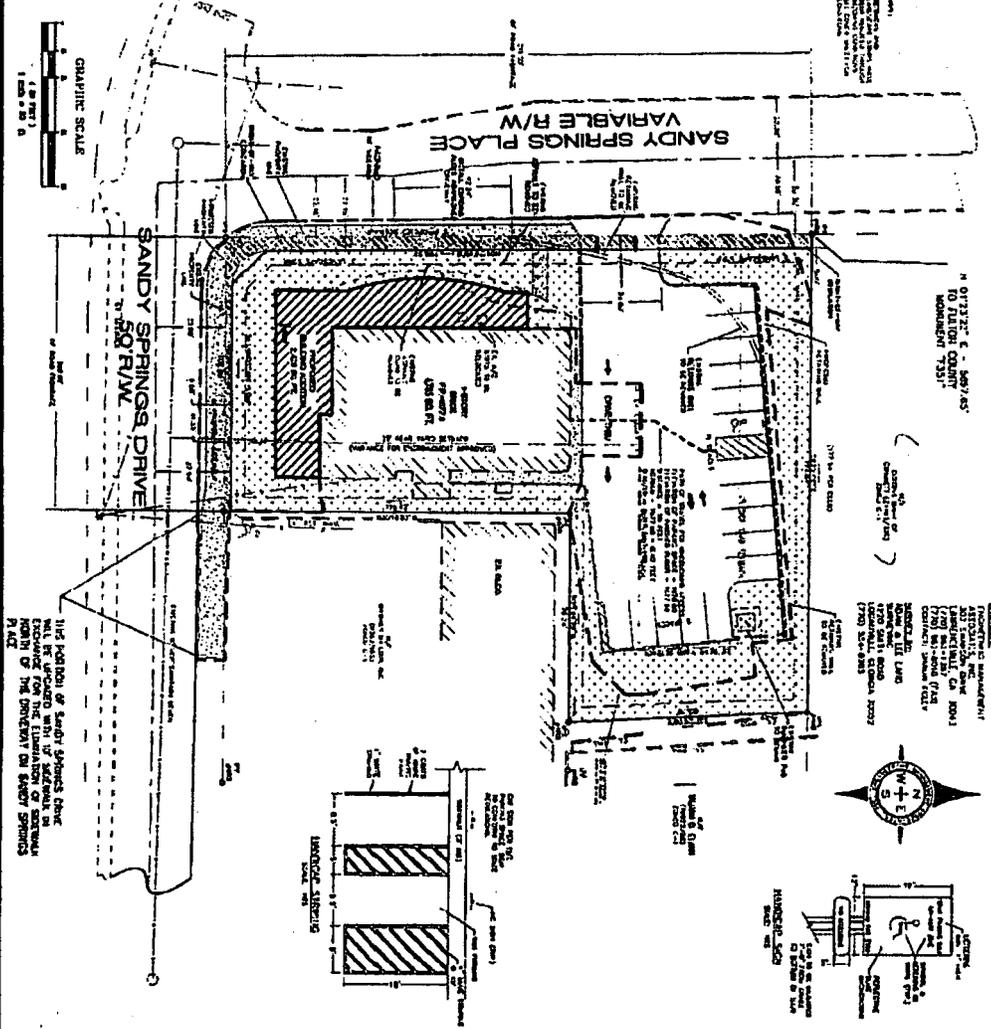
INSET SHOWING EXISTING AND PROPOSED UTILITIES



APR 26 2006

City of Sandy Springs
Community Development

SANDY SPRINGS DRIVE
RECEIVED
GRAPHIC SCALE



NOTICE TO CONTRACTOR

1. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANDY SPRINGS AND THE DISTRICT OF COLUMBIA.

2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

4. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

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	SITE AND UTILITY PLAN SHEET TITLE SCALE: AS SHOWN DATE: 05-30-02 BY: [Signature] CHECKED BY: [Signature]	NORTH ATLANTA ANIMAL MEDICAL SANDY SPRINGS DRIVE LAND LOT 89, DISTRICT 17, FULTON CO., GA	EMA ENGINEERING MANAGEMENT ASSOCIATES, INC. CIVIL AND ENVIRONMENTAL ENGINEERS 1000 W. BUCKLEBOURNE ROAD, SUITE 100 ALPHARETTA, GA 30201 (770) 442-1100	<table border="1"> <thead> <tr> <th>DATE</th> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>07-11-02</td> <td>1</td> <td>ISSUED TO CITY</td> </tr> </tbody> </table>	DATE	NO.	DESCRIPTION	07-11-02	1	ISSUED TO CITY	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED TO CITY</td> </tr> </tbody> </table>	NO.	DESCRIPTION	1	ISSUED TO CITY
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	STAMP 05-30-02 0044 [Signature] [Signature]	PROJECT SHEET	REVISION	PRICE [Table with pricing information]	[Table with additional information]										

