

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO REZONE PROPERTY FROM THE C-1 (COMMUNITY BUSINESS)  
DISTRICT TO THE C-2 (COMMERCIAL) DISTRICT, PROPERTY LOCATED AT 8825  
DUNWOODY PLACE**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on February 20, 2007 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 **8825 Dunwoody Place**, consisting of a total of approximately 1.054 acres, be changed from the C-1 (Community Business) District to the C-2 (Commercial) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 368 of the 6<sup>th</sup> 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

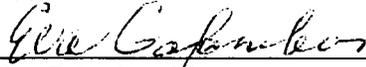
**SECTION 4.** That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

**SECTION 5.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 20<sup>th</sup> day of February, 2007.

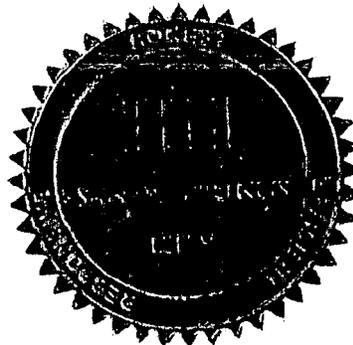
Approved:

  
\_\_\_\_\_  
Eva Galambos, Mayor

Attest:

  
\_\_\_\_\_  
Christina Rowland, CMC, City Clerk

(Seal)



CONDITIONS OF APPROVAL

**RZ06-054/CV06-045**  
**8825 Dunwoody Place**

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Dazzle, Inc. located at 8825 Dunwoody Place. Rezoning petition RZ06-054/CV06-045 to rezone the subject property from C-1 (Community Business District) conditional to C-2 (Commercial District) was approved by the Mayor and City Council at the February 20, 2007 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Carwash and associated accessory uses at a density of 3,707.78 square feet per acre or 3,908 square feet, whichever is less.
  - b. Emissions inspection station at a density of 305.50 square feet per acre or 322 square feet, whichever is less.
  - c. There shall be no servicing of vehicles outside of the carwash and emissions bays or the vacuum stations.
2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development dated November 7, 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. The owner/developer shall dedicate forty-five (45) feet of right-of-way from centerline of Dunwoody Place along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
  - b. Prior to issuance of an LDP, the owner/developer shall attempt to provide interparcel access with the properties to the north and south. Should the owner/developer not come to an agreement on interparcel access at this time, the owner/developer shall provide documentation of such. In addition, if an interparcel access agreement is not obtained, permanent easements shall be recorded allowing for future inter-parcel access, prior to the issuance of an LDP.
  - c. To the removal of the existing pole sign and to the installation of a thirty-two (32) square foot, eight (8) foot tall monument-style sign consistent with the Zoning Ordinance.

- d. To allow the existing vacuum cleaner stations to remain in the required five (5) foot landscape strip along the north property line (CV06-045).
- e. To provide additional landscaping along all property lines in the required landscape strips and around any freestanding sign installed on the property. Said landscaping shall be subject to the approval of the Sandy Springs Landscape Architect/Arborist.



Applicant: M.A. Plan Associates

Legal Description of 8825 Dunwoody Place

Beginning at a 1/2" RBF; said point lies S 29 degrees, 59 minutes, 45 seconds E, 158.00' from a point which lies where the northeasterly side of the right-of-way of Dunwoody Place (80' R/W) intersects the easterly side of the right-of-way of Roswell Road (80' R/W); thence N 62 degrees, 11 minutes, 20 seconds E a distance of 401.13' to a 3/8" RBF; thence S 28 degrees, 14 minutes, 27 seconds E a distance of 114.99' to a 1/2" OTF; thence S 62 degrees, 11 minutes, 55 seconds W a distance of 397.61' to a 1/2" RBS; thence N 29 degrees, 59 minutes, 45 seconds W a distance of 115.00'; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 45907.82 square feet, 1.054 acres.

RECEIVED

NOV 07 2006

City of Sandy Springs  
Community Development

RR206054