

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  
200 SANDY SPRINGS PLACE**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on March 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 **200 Sandy Springs Place**, consisting of a total of approximately 0.59 acres, be changed from the C-1 (Community Business) District to C-1 (Community Business) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 89 of the 17<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

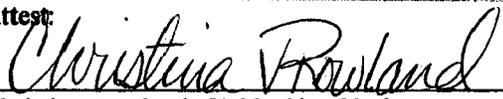
**SECTION 5.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

**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 March, 2007.

Approved:

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

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

(Seal)



CONDITIONS OF APPROVAL

**RZ06-059/CV06-044**  
**200 Sandy Springs Place**

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by W & M Associates, LLC located at 200 Sandy Springs Place. Rezoning petition RZ06-059/CV06-044 to rezone the subject property from C-1 (Community Business District) conditional to C-1 (Community Business District) was approved by the Mayor and City Council at the March 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. Office and associated accessory uses at a density of 29,006.78 square feet per acre or 17,114 square feet, 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 dated December 20, 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 thirty (30) feet of right-of-way from centerline of Sandy Springs 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. To delete the required ten (10) foot landscape island placed every sixth parking space (CV06-044). In lieu of the landscape islands, the owner/developer shall provide five (5) shade trees along the north property line in the required landscape strip and an additional two (2) shade trees behind the parking area on the Sandy Springs Place frontage along the south property line.



**Legal description of 200 Sandy Springs Place, NE, Atlanta, GA 30328**

**EXHIBIT "B"**

All that tract or parcel of land lying and being in Land Lot 89 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at a point located on the northerly right of way of Sandy Springs Place (40-foot right of way), said point is located at the southeasterly terminus of a curve having a radius of 19.10 feet formed by the intersection of the northerly right of way of Sandy Springs Place and the easterly right of way of Bluestone Road (40-foot right of way); running thence along the northerly right of way of Sandy Springs Place north 89 degrees 09 minutes 34 seconds east, a distance of 195.53 feet to a point, said point being the True Point of Beginning; running thence north 00 degrees 38 minutes 56 seconds east, a distance of 58.69 feet to a point; running thence south 87 degrees 53 minutes 30 seconds east a distance of 8.94 feet to a point; running thence north 00 degrees 24 minutes 48 seconds west, a distance of 29.26 feet to an iron pin; running thence south 87 degrees 48 minutes 51 seconds east, a distance of 299.88 feet to an iron pin; running thence south 02 degrees 10 minutes 58 seconds east, a distance of 100.12 feet to an iron pin; running thence north 87 degrees 37 minutes 00 seconds west, a distance of 166.28 feet to an iron pin located on the northeasterly right of way of Sandy Springs Place; running thence along said right of way, along the arc of a curve to the left, said arc having a radius of 195.00 feet, a chord bearing and distance of north 79 degrees 22 minutes 54 seconds west and 81.43 feet, and an arc distance of 82.03 feet to a point; continuing along said right of way, running thence south 89 degrees 09 minutes 34 seconds west, a distance of 12.77 feet to a point, said point being the True Point of Beginning.

Said property has been designated the street address of 200 Sandy Springs Place, according to the present system of numbering commercial structures in Fulton County, Georgia.

LESS AND EXCEPT THEREFROM, HOWEVER, any portion of the above property which has been conveyed to Fulton County, Georgia, for the purpose of the widening of the right-of-way of Sandy Springs Place and/or Bluestone Road.

TOGETHER WITH all right, privileges and easements reserved to Sandy Springs Summit, as Grantor within an deed dated July 30, 1990, to Atlanta Dodson Corporation, as Grantee, recorded in the office of the Clerk of the Superior Court of Fulton County, Georgia, at Deed Book 13610, page 265.

**RECEIVED**  
JUL 1 2006

City of Sandy Springs  
Community Development

R2-06-059