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 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 20th 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 29,066.78 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 11th 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 18.10 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 89 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
51 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 14
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 now
to Sandy Springs Summit, as Grantor within the land
deed dated July 10, 1990, to Atlanta Odom, Corporation,
as Grantee, recorded in the office of the Clerk of the
Superior Court of Fulton County, Georgia, at Deed Book
15610, Page 263.

City of Sandy Springs
Community Development

R 2-1-059