

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO REZONE PROPERTY FROM THE O-I (OFFICE AND INSTITUTIONAL) DISTRICT TO THE O-I (OFFICE AND INSTITUTIONAL) DISTRICT, PROPERTY LOCATED AT 367 HAMMOND DRIVE**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on May 15, 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 **367 Hammond Drive**, consisting of a total of approximately 0.91 acres, be changed from the O-I (Office and Institutional) District to O-I (Office and Institutional) District with conditions, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 70 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**SECTION 5.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 15<sup>th</sup> day of May, 2007.

Approved:

  
Eva Galambos, Mayor

Attest:

  
Christina Rowland, CMC, City Clerk

(Seal)



CONDITIONS OF APPROVAL

**RZ07-008/CV07-008**

**367 Hammond Drive**

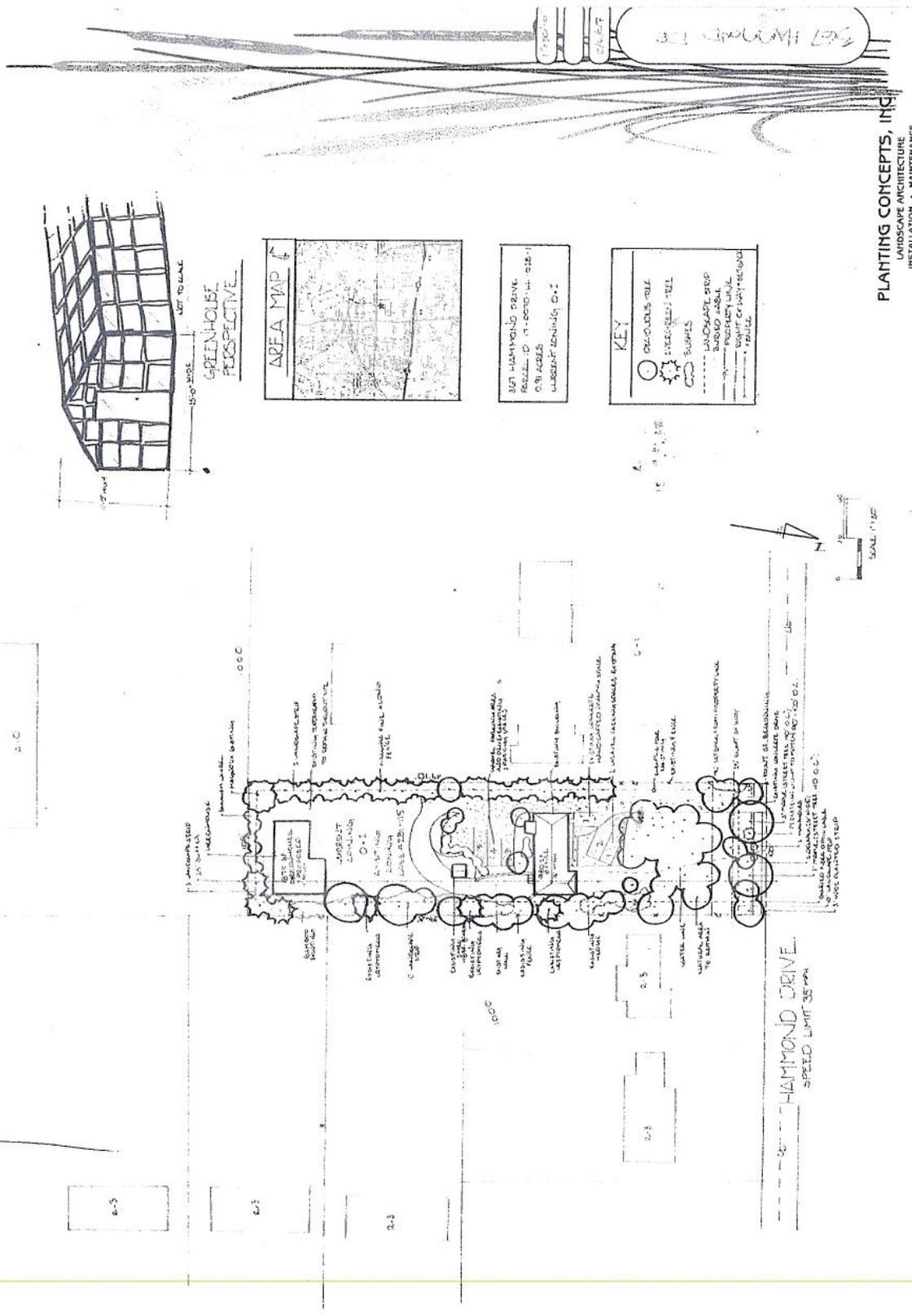
The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Michael Siegel located at 367 Hammond Drive. Rezoning petition RZ07-008/CV07-008 to rezone the subject property from O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) was approved by the Mayor and City Council at the May 15, 2007 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. To office uses in the existing 1,980 square foot structure. No modifications will be made to the exterior of the structure, other than normal maintenance.
  - b. To a greenhouse at a density of 1,758.24 square feet per acre or 1,600 square feet, whichever is less. No retail sales or wholesale activities shall be permitted on the site. Plants grown on-site shall not be used to support off-site business activities.
2. To the owner's agreement to abide by the following:
  - a. To a revised site plan to be submitted to the Department of Community Development. 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. 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 Hammond Drive 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. All landscape areas shall be replanted to buffer standards, subject to the approval of the Sandy Springs Arborist.
  - c. To change the required twenty-five (25) foot buffer and ten (10) foot improvement setback to a fifteen (15) foot landscape strip along the east property line for a distance of thirty-five (35) feet adjacent to residentially zoned property to allow the existing structure to remain as shown on the site plan received by the Department of Community Development dated February 22, 2007 (CV07-008).

RECEIVED

FEB 22 2007

City of Sandy Springs  
Community Development



PLANTING CONCEPTS, INC.  
LANDSCAPE ARCHITECTURE  
INSTALLATION • MAINTENANCE

RECEIVED

Legal Description

FEB 06 2007

City of Sandy Springs  
Community Development

RZ 07008

All that tract or parcel of land lying and being in Land Lot Numbered 70 of the 17<sup>th</sup> District, Fulton County, Georgia, being particularly described as follows:

BEGINNING at an iron pin lying on the southerly line of the 30 foot right-of-way of Hammond Drive, which iron pin is located a distance of 300.0 feet westerly, as measured along the southerly line of aforesaid right-of-way of Hammond Drive, from the intersection of the southerly line of the right-of-way of Hammond Drive with the westerly line of the right-of-way of Hilderbrand Drive; thence from said point of beginning running south 397.0 feet to an iron pin; running thence west 100.00 feet to an iron pin; running thence North 396.8 feet to an iron pin lying on the southerly line of the right-of-way of Hammond Drive; running thence East 100.0 feet to the iron pin which is the point of beginning. Located upon said property is house numbered 367 Hammond Drive, according to the present system of numbering houses in Fulton County, Georgia.