

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
347 CARPENTER DRIVE**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on June 19, 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 **347 Carpenter Drive**, consisting of a total of approximately 0.437 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 70 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 19th day of June, 2007.

Approved:


Eva Galambos, Mayor

Attest:


Christina Rowland, CMC, City Clerk

(Seal)



CONDITIONS OF APPROVAL

RZ07-011/CV07-012

347 Carpenter Drive

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Three Four Seven Carpenter Drive, LLC located at 347 Carpenter Drive. Rezoning petition RZ07-011/CV07-012 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 June 19, 2007 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Commercial and associated accessory uses in the existing structure at a density of 7,418.76 square feet per acre or 3,242 square feet, whichever is less. The following uses permitted under the C-1 (Commercial District) zoning classification are prohibited: Amusements, Indoor; Apartments, Above or Behind Commercial and Office uses in the Same Building; Automotive Parking Lots; Automotive Specialty Shops; Catering, Carry-out and Delivery; Clinics; Convalescent Center/Nursing/Hospice; Day Care Facilities; Delicatessens; Financial Establishments; Garage, Automobile Repair except painting, body repair and overhaul of major components; Group Residences; Gymnasiums; Hotels; Health Club/Spa; Laundromats; Landscaping Business, Garden Center ; Millinery or Similar Trade whenever products are sold retail, exclusively on the site where produced; Motels; Parking Garages\Decks; Parking Lots; Personal Care Homes; Plant Nurseries; Printing Shops, Convenience; Repair Shops not involving any manufacturing on the site; Research Laboratories; Restaurants; Retail Stores or Shops; School of Business, Dance, Music or similar schools; Service Stations except that repair and service offerings shall not include painting, body repair nor overhaul of major components, and no portion of the site shall be used for the display of cars for sale; Stadiums; Theaters; Recycling Centers, Collecting.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated March 27, 2007. 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 twenty-five (25) feet of right-of-way from centerline of Carpenter 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. The owner/developer shall dedicate twenty-five (25) feet of right-of-way from centerline of Mountain Creek Road 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.
- c. To change the required twenty-five (25) foot buffer and ten (10) foot improvement setback along the south property line adjacent to residentially zoned property to a ten (10) foot landscape strip (CV07-012).
- d. To change the required fifty (50) foot buffer and ten (10) foot improvement setback along the west property line adjacent to residentially zoned property to a ten (10) foot landscape strip (CV07-012).
- e. To delete the Sandy Springs Overlay District streetscape requirements along the Mountain Creek Road frontage of the subject property (CV07-012).

347 CARPENTER DRIVE
CONCURRENT VARIANCES:

- 1.) SOUTH PROPERTY LINE REDUCED FROM 25' BUFFER AND 10' IMPROVEMENT TO A 10' LANDSCAPE STRIP & REDUCE 25' SETBACK TO A 10' SETBACK.
- 2.) NORTH PROPERTY LINE REDUCED FROM 25' BUFFER AND 10' IMPROVEMENT TO A 10' LANDSCAPE STRIP AND REDUCE 25' SETBACK TO A 10' SETBACK.
- 3.) WEST PROPERTY LINE REDUCED FROM 50' BUFFER AND 10' IMPROVEMENT SETBACK TO A 10' LANDSCAPE STRIP.
- 4.) DELETE THE STREETSCAPE STANDARDS ALONG CARPENTER DRIVE AND MOUNTAIN CREEK ROAD

ALL OF THESE REDUCTIONS ARE BECAUSE OF EXISTING CONDITIONS (EXISTING PARKING, EXISTING ASPHALT, EXISTING BUILDING, ETC) ALONG WITH CONSTRAINTS OF TOPOGRAPHY AND THE DESIRE TO PRESERVE THE EXISTING TREE LINE ALONG CARPENTER DRIVE.)

LEGEND

- 1" = 1" CONCRETE
- 1" = 1" MASONRY
- 1" = 1" METAL
- 1" = 1" ASPHALT
- 1" = 1" GRAVEL
- 1" = 1" SAND
- 1" = 1" SOIL
- 1" = 1" FERTILIZER
- 1" = 1" MULCH
- 1" = 1" PLANTING
- 1" = 1" LIGHTING
- 1" = 1" SIGNAGE
- 1" = 1" FENCE
- 1" = 1" UTILITY
- 1" = 1" TREE
- 1" = 1" ROCK
- 1" = 1" SANDSTONE
- 1" = 1" GRANITE
- 1" = 1" MARBLE
- 1" = 1" QUARTZ
- 1" = 1" GEMSTONE
- 1" = 1" METAL
- 1" = 1" WOOD
- 1" = 1" PLASTIC
- 1" = 1" GLASS
- 1" = 1" CERAMIC
- 1" = 1" FABRIC
- 1" = 1" PAPER
- 1" = 1" CARBON
- 1" = 1" SILICON
- 1" = 1" COPPER
- 1" = 1" ALUMINUM
- 1" = 1" ZINC
- 1" = 1" IRON
- 1" = 1" STEEL
- 1" = 1" BRASS
- 1" = 1" NICKEL
- 1" = 1" TIN
- 1" = 1" LEAD
- 1" = 1" BISMUTH
- 1" = 1" ANTIMONY
- 1" = 1" ARSENIC
- 1" = 1" MERCURY
- 1" = 1" SODIUM
- 1" = 1" POTASSIUM
- 1" = 1" CALCIUM
- 1" = 1" MAGNESIUM
- 1" = 1" PHOSPHORUS
- 1" = 1" SULFUR
- 1" = 1" CHLORINE
- 1" = 1" FLUORINE
- 1" = 1" IODINE
- 1" = 1" BROMINE
- 1" = 1" OXYGEN
- 1" = 1" NITROGEN
- 1" = 1" CARBON
- 1" = 1" HYDROGEN
- 1" = 1" HELIUM
- 1" = 1" NEON
- 1" = 1" ARGON
- 1" = 1" KRYPTON
- 1" = 1" XENON
- 1" = 1" RADIUM
- 1" = 1" POLONIUM
- 1" = 1" ASTATINE
- 1" = 1" FRANEIUM
- 1" = 1" RADIUM
- 1" = 1" ACTINIUM
- 1" = 1" THORIUM
- 1" = 1" PROTACTINIUM
- 1" = 1" URANIUM
- 1" = 1" NEPTUNIUM
- 1" = 1" PLUTONIUM
- 1" = 1" AMERICIUM
- 1" = 1" CURIUM
- 1" = 1" BERKELIUM
- 1" = 1" CALIFORNIUM
- 1" = 1" EINSTEINIUM
- 1" = 1" FERMIUM
- 1" = 1" MENDELIUM
- 1" = 1" NUBIUM
- 1" = 1" TENNESSEIUM
- 1" = 1" DARMSTADTIUM
- 1" = 1" ROENTGENIUM
- 1" = 1" COPERNICIUM
- 1" = 1" LIVERMORIUM
- 1" = 1" TENNESSEIUM
- 1" = 1" OGANESON

OWNER/DEVELOPER:
SECOND CHURCH OF CHRIST, SCIENTIST, ATLANTA
CANTON, GEORGIA 30114
CONTACT: JULES LEM, 770.946.5364
ADDRESS: 130 WOODLAND ROAD
ATLANTA, GEORGIA 30309

DATE: 5/15/07
SCALE: 1"=40'
DRAWN: MC
CHECKED: JCB
JOB NO.: 07053

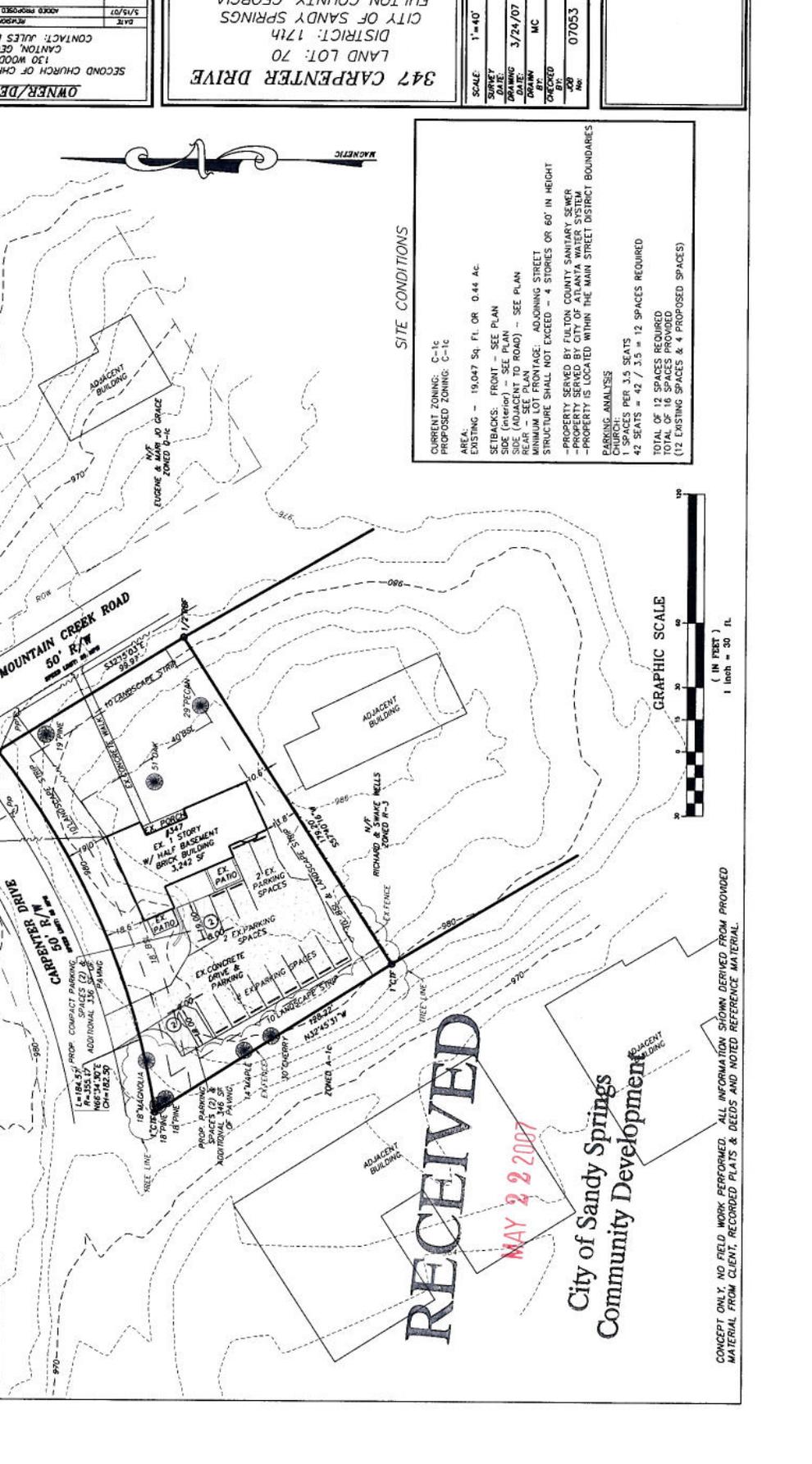
CITY OF SANDY SPRINGS
DISTRICT: 1714
LAND LOT: 70
347 CARPENTER DRIVE
FULTON COUNTY, GEORGIA

WOODRUFF & ASSOCIATES
ARCHITECTS, INC.
280 HENRIETTA BLVD, SUITE B
ROSWELL, GA 30086
PHONE: 770.991.1101
FAX: 770.991.3488
EMAIL: wsa@woodruff.com

VICINITY MAP
MOUNTAIN CREEK ROAD
CARPENTER DRIVE
MOUNTAIN CREEK ROAD
CARPENTER DRIVE

SITE CONDITIONS
CURRENT ZONING: C-1c
PROPOSED ZONING: C-1c
AREA: EXISTING - 19,047 Sq. Ft. OR 0.44 AC.
SETBACKS: FRONT - SEE PLAN
SIDE (INTERIOR) - SEE PLAN
SIDE (ADJACENT TO ROAD) - SEE PLAN
MINIMUM LOT FRONTAGE: ADJOINING STREET
STRUCTURE SHALL NOT EXCEED - 4 STORIES OR 60' IN HEIGHT
-PROPERTY SERVED BY FULTON COUNTY SANITARY SEWER
-PROPERTY SERVED BY CITY OF SANDY SPRINGS WATER SYSTEM
-PROPERTY IS LOCATED WITHIN THE MAIN STREET DISTRICT BOUNDARIES

PARKING ANALYSIS
CHURCH: 1 SPACES PER 3.5 SEATS
42 SEATS = 42 / 3.5 = 12 SPACES REQUIRED
TOTAL OF 12 SPACES REQUIRED
TOTAL OF 16 SPACES PROVIDED
(12 EXISTING SPACES & 4 PROPOSED SPACES)



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City of Sandy Springs
Community Development

CONCEPT ONLY. NO FIELD WORK PERFORMED. ALL INFORMATION SHOWN DERIVED FROM PROVIDED MATERIAL FROM CLIENT, RECORDED PLATS & DEEDS AND NOTED REFERENCE MATERIAL.

EXHIBIT "A"

(Legal Description of 347 Carpenter Drive, Atlanta, Georgia)

ALL THAT TRACT or parcel of land lying and being in Land Lot 70, 17th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a 1" crimp top found at the point created by the intersection of the southerly right-of-way of Carpenter Drive (a 50-foot right-of-way) and the westerly right-of-way of Mountain Creek Road (a 50-foot right-of-way) and thence proceeding southeasterly along said westerly right-of-way of Mountain Creek Road South 32 degrees 15 minutes 03 seconds East a distance of 99.97 feet to a 1/2" rebar found; thence leaving said right-of-way of Mountain Creek Road and proceeding South 57 degrees 40 minutes 16 seconds West a distance of 179.20 feet to a 1" crimp top found; thence proceeding North 32 degrees 45 minutes 31 seconds West a distance of 128.22 feet to a 1/2" crimp top found on the southerly right-of-way of Carpenter Drive; thence proceeding northeasterly along said southerly right-of-way of Carpenter Drive along an arc of a curve to the left with a radius of 355.169 feet an arc distance of 182.56 feet, said arc being subtended by a chord bearing North 66 degrees 34 minutes 33 seconds East a chord distance of 182.49 feet, to a 1" crimp top found at the intersection with the westerly right-of-way of Mountain Creek Road and the TRUE POINT OF BEGINNING, being improved property and containing 0.437 acres, more or less, all as shown on that Survey for 347 Carpenter Drive, LLC, National Bank of Commerce and Lawyers Title Insurance Corporation, dated February 12, 2004, by Josh L. Lewis, III, G.R.L.S. No. 1751, of Ga. Land Surveying Co., Inc.

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City of Sandy Springs
County of DeKalb