AN ORDINANCE TO REZONE PROPERTY FROM THE C-1 (COMMUNITY BUSINESS DISTRICT) CONDITIONAL TO C-1 (COMMUNITY BUSINESS DISTRICT), PROPERTY LOCATED AT 240 SANDY SPRINGS PLACE

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on April 15, 2008 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 240 Sandy Springs Place, consisting of a total of approximately 0.338 acres, be changed from the C-1 (Community Business District) conditional 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 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 3. 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 4. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 5. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

ORDAINED this the 15th day of April, 2008.

Approved:

Eva Galambos, Mayor

Attest:

Christina Rowland, CMC, City Clerk
(Seal)
CONDITIONS OF APPROVAL

RZ08-001
240 Sandy Springs Place

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Re/Max Around Atlanta located at 240 Sandy Springs Place. Rezoning petition RZ08-001 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 April 15, 2008 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 located in the existing 4,082 square foot structure. No modifications shall be made to the exterior of the structure, other than normal maintenance.

2. To the owner’s agreement to abide by the following:
   a. To the site plan received by the Department of Community Development dated January 9, 2008. 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 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. Reduce all minimum yards, landscape strips, undisturbed buffers, and improvement setbacks to the extent necessary for the existing structure to remain.