

AN ORDINANCE TO REZONE PROPERTY FROM THE C-1 (COMMUNITY BUSINESS DISTRICT) CONDITIONAL TO C-1 (COMMUNITY BUSINESS DISTRICT), PROPERTY LOCATED AT 208 SANDY SPRINGS PLACE

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on December 16, 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 **208 Sandy Springs Place**, consisting of a total of approximately 0.60 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 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

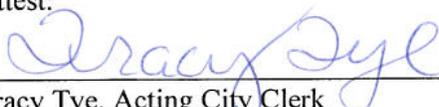
SECTION 6. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

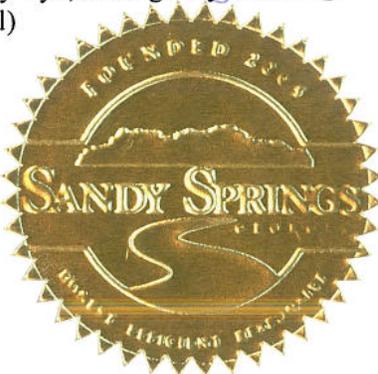
ORDAINED this the 16th day of December, 2008.

Approved:


Eva Galambos, Mayor

Attest:


Tracy Tye, Acting City Clerk
(Seal)



CONDITIONS OF APPROVAL

RZ08-019/CV08-021

208 Sandy Springs Place

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Dawg Days Cattle Company, LLC at 208 Sandy Springs Place. Rezoning petition RZ08-019/CV08-021 was approved to rezone the subject property from C-1 (Community Business District) conditional to C-1 (Community Business District) by the Mayor and City Council at the December 16, 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 at a density of 18,750 square feet per acre or 10,593.75 square feet, whichever is less.
 - b. Retail, service commercial, and associated accessory uses at a density of 6,250 square feet per acre or 3,531.25 square feet, whichever is less.
 - c. The maximum building height shall be 60 feet or 4 stories, excluding any penthouses for mechanical equipment, whichever is less.
 - d. Permitted uses on the property shall be limited to the following: Art Galleries; Catering (Carry-out and Delivery); Clinics; Day Care Facilities (no overnight stay); Delicatessens (7 a.m. to 9 p.m.); Financial Establishments; Health Club/Spa (7 a.m. to 9 p.m.); Laundry and Dry Cleaning Shops (no on-site processing); Communication Services (no cellular towers); Museums; Offices; Personal Services including barber and beauty; Pet Grooming (no overnight stay); Photography Studios; Printing Shops (Convenience); Repair shops (no on-site manufacturing); Restaurants (7 a.m. to 9 p.m., no more than 1,500 square feet); School of Business, Dance, Music, or similar schools. All other uses shall be prohibited.
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 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. The owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of Sandy Springs 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.
- c. Prior to issuance of an LDP, the owner/developer shall attempt to provide interparcel access with the adjacent office/commercial properties. Should the owner/developer not come to an agreement on interparcel access at this time with the adjacent property owners, the owner/developer shall provide documentation of such. In addition, if an interparcel access agreement is not obtained; permanent easements shall be recorded allowing for future inter-parcel access along the entirety of the adjacent property boundaries, prior to the issuance of an LDP.

OWNER/DEVELOPER:

SANDY SPRINGS EXECUTIVE CENTER, LLC.
2264 OAKAWANA RD
ATLANTA, GA 30345
(770)-616-7694
CONTACT: SCOTT ZEINEDINI

ENGINEER:

ACR ENGINEERING, INC.
3060 HOLCOMB BRIDGE ROAD, SUITE C
NORCROSS, GEORGIA 30071
(678) 291-0000
ABBAS HEIDARI

GENERAL NOTES:

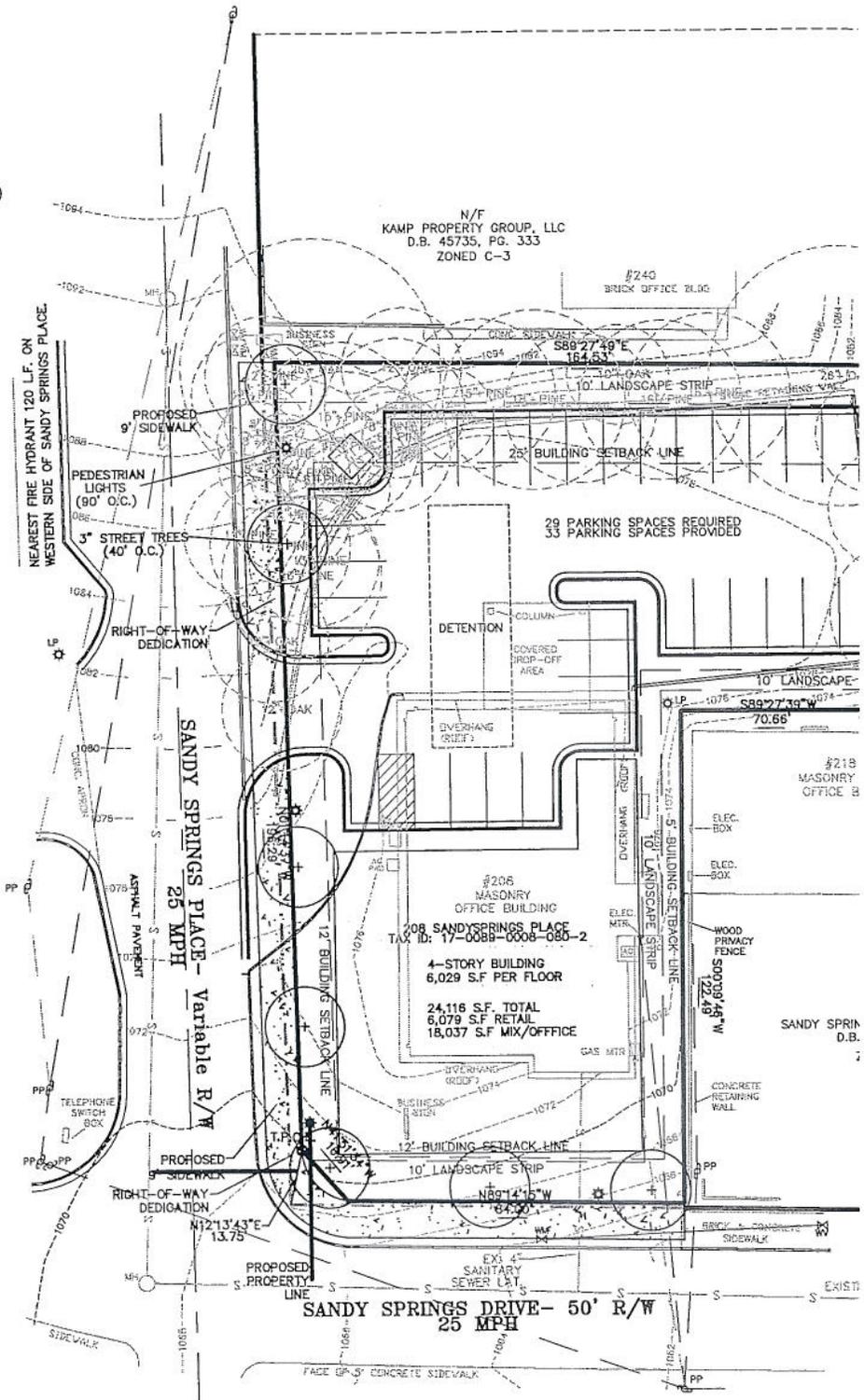
1. TOTAL AREA = 0.60 ACRES
ZONING = C1
MINIMUM FRONT YARD SETBACK = 5'
MINIMUM REAR YARD SETBACK = 5'
MINIMUM SIDE YARD = 5'
AREA BEFORE RIGHT OF WAY DEDICATION = 26,942 S.F. (.62 AC.)
AREA AFTER RIGHT OF WAY DEDICATION = 26,115 S.F. (.60 AC.)

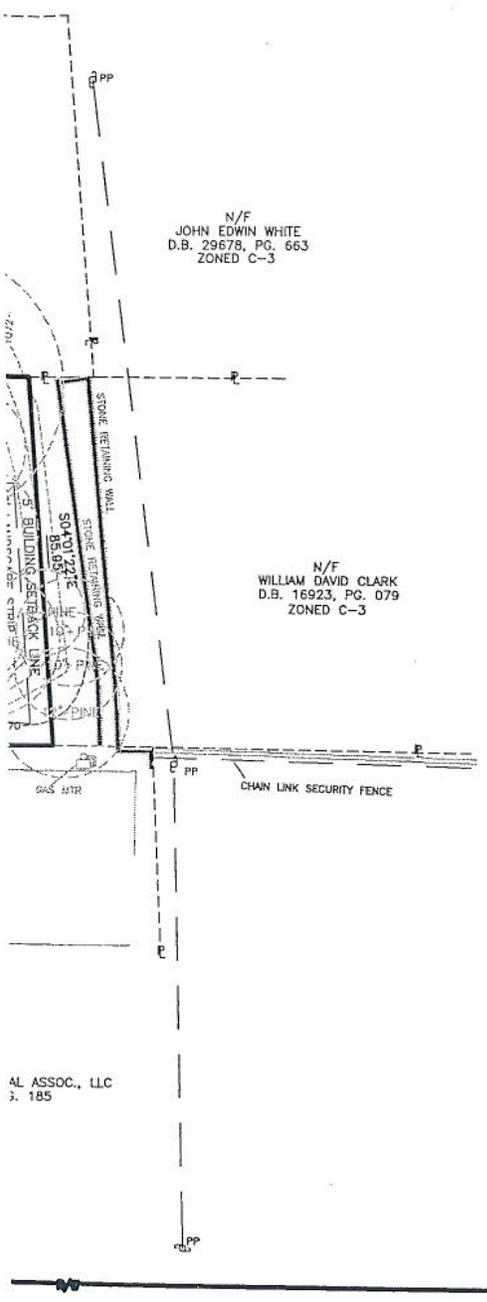
DEVELOPMENT STATISTICS SUMMARY CHART:

1. TOTAL AREA = (26,115 S.F.) = 100%
2. BUILDING AREA = (6,029 S.F.) = 23%
3. PARKING SPACES = 33 PROVIDED, 29 REQUIRED
4. IMPERVIOUS AREA = (17,509 S.F.) = 67%
5. LANDSCAPING AREA = (5,999.8 S.F.) = 23%
6. FLOOD PLAIN AREA = (0 S.F.) = 0%
7. UNDEVELOPED/ OPEN SPACE AREA = (2,606 S.F.) = 10%

TREE NOTE:

ALL TREES NOT EFFECTED BY GRADING WILL BE SAVED.





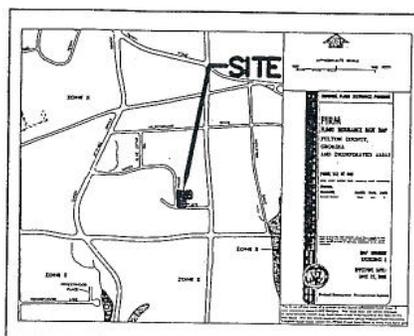
N/F
JOHN EDWIN WHITE
D.B. 29678, PG. 663
ZONED C-3

N/F
WILLIAM DAVID CLARK
D.B. 16923, PG. 079
ZONED C-3

AL ASSOC., LLC
3. 185



VICINITY MAP
N.T.S.



FIRM PANEL 13121C0142E DATED 6/22/98
N.T.S.

RECEIVED
JUN 24 2008
City of Sandy Springs
Community Development

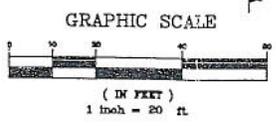
TAX PARCEL I.D.
17-0089-0008-060-2

BENCHMARK
FULTON COUNTY MONUMENT
#F-351, ELEVATION 956.020
MEAN SEA LEVEL (DATUM NAD 83)
Northing: 1432184.8030
Easting: 2231887.8260

UTILITY PROVIDERS:
TELEPHONE- BELL SOUTH, INC.
POWER- GEORGIA POWER, INC.
WATER- FULTON COUNTY
SEWER- FULTON COUNTY
GAS- ATLANTA GAS AND LIGHT, INC.



- LEGEND**
- BY = IRON PIN PLUMB (+)
 - CB = IRON PIN SET (3)
 - CON = CONCRETE MONUMENT FOUND
 - CON = CONCRETE MONUMENT SET
 - R/W = RIGHT OF WAY
 - STA = STATION NUMBER
 - LA = LAND LOT LINE
 - CL = CENTERLINE
 - PL = PROPERTY LINE
 - BN = BENCHMARK
 - PT = POINT OF TRANSITION
 - PC = POINT OF CURVATURE
 - EL = ELEVATION
 - ELV = ELEVATION (DELT)
 - BL = BUILDING LINE
 - R = ROADS
 - SE = SUBGRADE ELEVATION
 - F = FLOW
 - PC = PROPERTY CORNER
 - F = FENCE
 - P = POLE
 - T = TELEPHONE LINE
 - TL = TELEPHONE LINE
 - P = POWER LINE
 - SB = SANITARY SEWER LINE
 - SE = SANITARY SEWER EXHIBIT
 - SH = MANHOLE
 - DL = DRAIN LINE
 - WL = WATER LINE
 - FL = FLOODED AREA
 - GV = GATE VALVE
 - FH = FIGHT FIRE HYDRANT
 - PH = POINT OF BEGINNING
 - WM = WATER METER (M)
 - SM = STORM SEWER LINE
 - Y = YARD MILET
 - DM = DRAIN MILET
 - CB = CATCH BASIN
 - JE = JUNCTION
 - HC = HEAD CURB
 - DE = DRAINAGE ELEVATION
 - FM = FENCE FORCE MARK
 - DO = DOWNPOUT
 - CE = CLEAN CUT
 - CM = CORRUGATED METAL PIPE
 - RC = REINFORCED CONCRETE PIPE
 - VP = VENTED PLASTIC PIPE
 - DI = DUCTILE IRON PIPE
 - PO = POLYETHYLENE GLASS FIBER PIPE
 - CL = CLAY AND GUTTER
 - FM = FEDERAL MEASURE RATE MAP
 - PO = POINT OF BEGINNING
 - GA = GA. WITH DISTRICT
 - MD = MAIL DISTRICT
 - TL = TRAIL LINE
 - BR = BRANCH
 - BR = BRANCH
 - ES = EXISTING CONTOURS (DASHED)
 - PR = PROPOSED CONTOURS (SOLID)
 - TO = TOP OF CURB ELEVATION
 - TR = TRANSFER POINT
 - LP = LIGHT POLE (S)
 - PL = PLANTED TREE
 - MT = MARKED TREE



BACR Engineering, Inc.
3060 HOLCOMB BRIDGE ROAD
SUITE C
NORCROSS, GA 30071
(678) 291-0000

SITE PLAN
FOR
SANDY SPRINGS EXECUTIVE BUILDING
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA

No.	Revision/Issue	Date
A	CITY SUBMITAL	06/19/08

LAND LOTS:	89
DISTRICT:	17TH
TAX PARCEL NO.:	17-0089-0008-060-2
COUNTY:	FULTON
STATE:	GEORGIA
DESIGNED:	JC
DRAWN:	SK

DRAWING:	Sheet
080002.DWG	1
SUBMITAL:	1
DATE:	or
DECEMBER 27, 2007	1
SCALE:	1"=20'
N/A	

RZ08 019

PROPERTY LINE DESCRIPTION 208 FOR SANDY SPRINGS PLACE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 89 OF THE 17 DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY INTERSECTION OF SANDY SPRINGS PLACE RIGHT OF WAY AND THE NORTH RIGHT OF WAY SANDY SPRINGS DRIVE
THENCE NORTH 12 DEGREES 13 MINUTES 43 SECONDS EAST, 13.75 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST, 196.29 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 27 MINUTES 49 SECONDS EAST, 164.53 FEET TO A POINT;

THENCE SOUTH 04 DEGREES 01 MINUTES 22 SECONDS EAST, 85.95 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 27 MINUTES 39 SECONDS WEST, 70.66 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS WEST, 122.49 FEET TO A POINT;

THENCE NORTH 89 DEGREES 14 MINUTES 15 SECONDS WEST, 84.00 FEET TO A POINT;

THENCE NORTH 41 DEGREES 51 MINUTES 34 SECONDS WEST, 16.91 FEET TO A POINT;
SAID POINT BEING THE POINT OF BEGINNING;

SAID THE PARCEL THAT CONTAINS 0.60A.C OR 26,115 SQFT.

RECEIVED

JUN 13 2008

City of Sandy Springs
Community Development