STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO REZONE PROPERTY FROM C-1 (Community Business District) CONDITIONAL TO C-1 (Community Business District) CONDITIONAL, PROPERTY LOCATED AT 6550 ROSWELL ROAD (SR9)

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on March 16, 2010 at 6:00 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 6550 Roswell Road, consisting of a total of approximately 0.42 acres, be changed from the C-1 (Community Business District) conditional to C-1 (Community Business District) conditional, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 88 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and
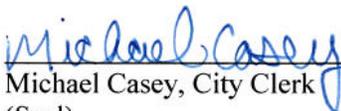
SECTION 5. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

ORDAINED this the 16st day of March 16, 2010.

Approved:

Eva Galambos

Eva Galambos, Mayor

Attest:

Michael Casey

Michael Casey, City Clerk
(Seal)

CONDITIONS OF APPROVAL

RZ09-011
6550 Roswell Road (SR9)

The City of Sandy Springs Mayor and City Council approved the rezoning of property located at **6550 Roswell Road (SR9)**. Rezoning petition RZ09-011 was approved to rezone the subject property from C-1 (Community Business District) conditional to C-1 (Community Business District) conditional by the Mayor and City Council at the March 26, 2010 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:

   a. Clinics, financial establishments, offices, and retail as well as their accessory uses at a maximum density of 9,550 square feet of gross floor area per acre zoned, or a total gross floor area of 4,011 square feet, whichever is less.

2. To the owner's agreement to abide by the following:

   a. To the revised site plan received by the Department of Community Development on December 1, 2009. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution 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 the first Certificate of Occupancy.

   b. Provide a 25 foot wide natural undisturbed buffer, replanted where sparsely vegetated, adjacent to the west property line.

   c. Any exterior illumination on the site will not exceed 1.2 footcandles at the western or northern property lines nor will the light source be directly visible form adjoining residential properties.

3. To the owner's agreement to abide by the following:

   a. The owner/developer shall dedicate 55 feet from the centerline of Roswell Road (SR9) along the entire street frontage or 10.5 feet from the edge of curb, whichever is greater. Prior to issuance of permanent CO, applicant shall provide right-of-way dedication and easements, at no cost to the City, as required per the GDOT approved right-of-way plans for the T-0012 streetscape project.

   b. No more than one exit/entrance on Roswell Road.

   c. Provide interparcel access to property to the south.

4. To reduce minimum yards, landscape strips, and any other development standards to the extent necessary for the existing structures and site improvements, as shown on the Site Plan, to comply with the requirements of the Zoning Ordinance.