

STATE OF GEORGIA
COUNTY OF FULTON

TO REZONE TO C-1 (COMMUNITY BUSINESS DISTRICT) TO ALLOW AN OFFICE AND OTHER USES PERMITTED IN THE C-1 ZONING DISTRICT, PROPERTY LOCATED AT 5525 INTERSTATE NORTH PARKWAY

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on December 6, 2011 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 5525 Interstate North parkway, consisting of a total of approximately 1.58 acres, be changed from the C-1 (Community Business District) to the C-1 (Community Business District), to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 205 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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.

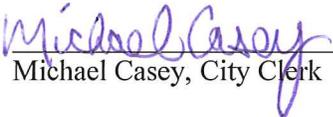
APPROVED AND ADOPTED this the 6th day of December, 2011.

Approved:



Eva Galambos, Mayor

Attest:



Michael Casey, City Clerk

(Seal)



LEGAL DESCRIPTION

All that certain tract or parcel of land situate, lying and being in Land Lot 205 of the 17th District of Fulton County, Georgia, containing 1.578 acres, and being more particularly described on that plat of survey by Barton Surveying, Inc., dated July 17, 1997, reference to which plat is hereby made for a more complete and accurate description of the property herein described. Said property is more particularly described in accordance with said plat as follows:

TRACT "A"

BEGIN at a point on the northeasterly right-of-way of Interstate North Parkway, 376.19 feet southwest of Northside Drive intersection, said point being an iron pin found and known as the POINT OF BEGINNING. From the POINT OF BEGINNING, run South 34°39'35" East a distance of 361.19 feet to a 5/8" iron pin; thence run South 40°12'28" West a distance of 16.45 feet to a point; thence run South 40°39'28" West a distance of 30.73 feet to point; thence run South 40°59'57" West a distance of 183.00 feet to an iron pin; thence run North 34°44'56" West a distance of 246.74 feet to an iron pin found on the southeasterly right-of-way of Interstate North Parkway; thence along the southeasterly right-of-way of Interstate North Parkway North 15°42'06" East a distance of 166.87 feet to a point; continuing along the southeasterly right-of-way of Interstate North Parkway North 20°43'48" East a distance of 115.16 feet to the POINT OF BEGINNING.

RECEIVED

AUG 02 2011

City of Sandy Springs
Community Development

RZ11-008

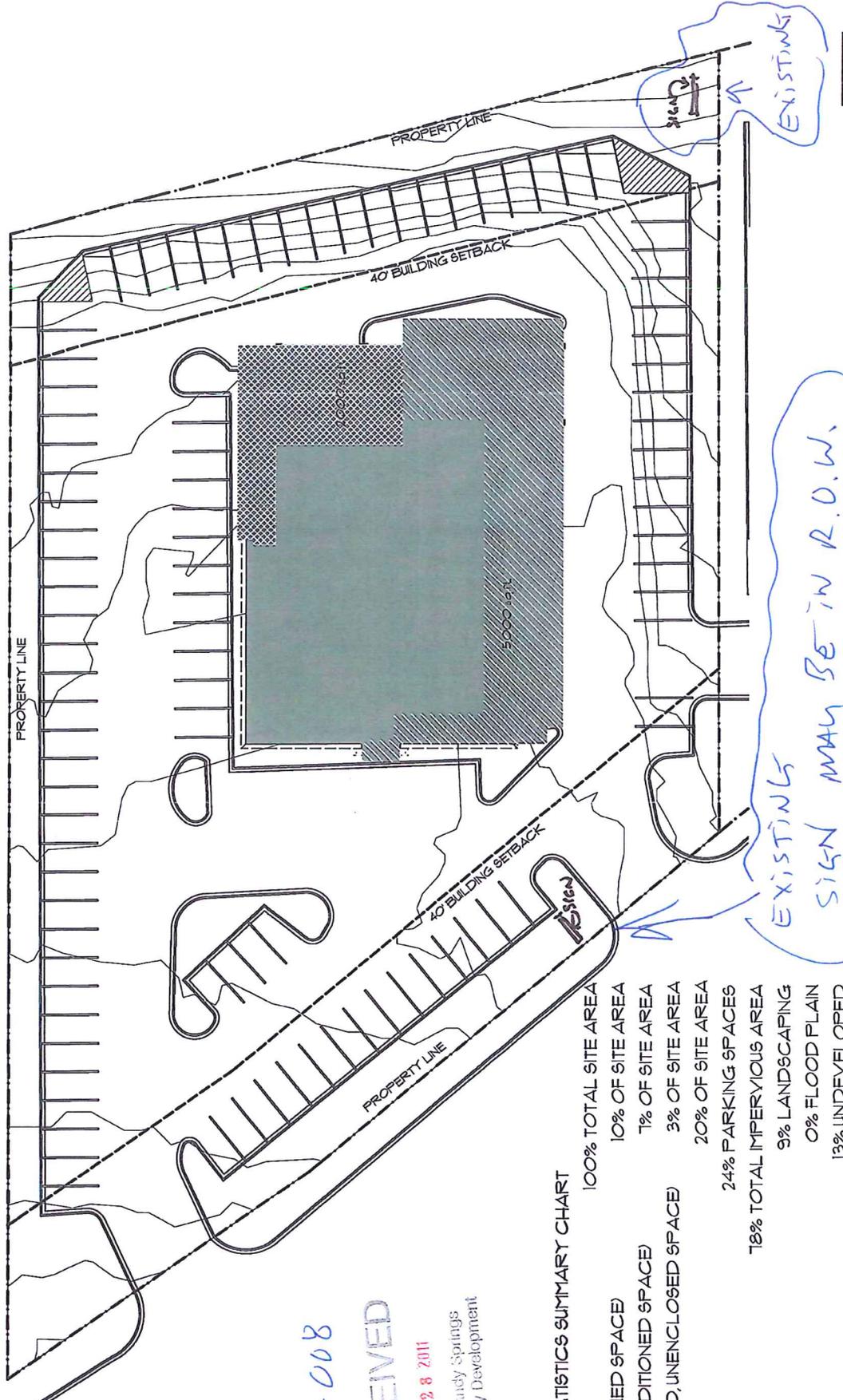
CONDITIONS OF APPROVAL

RZ11-008**5525 Interstate North Parkway**

City of Sandy Springs Mayor and City Council approved the rezoning of property located at 5525 Interstate North Parkway. Rezoning petition RZ11-008 was approved to rezone from C-1 (Community Business District) to C-1 (Community Business District) to allow an office and other uses permitted in the C-1 zoning district by the Mayor and City Council at the December 6, 2011 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. To the existing 7,451 square foot building and a total density of 4,716 square feet per acre. The applicant/owner may renovate and maintain the existing building on an as needed basis.
 - b. To the proposed Phase I building having 11,701 square feet and a total density of 7,406 square feet per acre.
 - c. To the proposed Phase II building having 21,701 square feet and a total density of 13,735 square feet per acre.
 - d. To Uses permitted in the C-1 Zoning District, excepting Adult Establishments, Businesses Performing Specified Sexual Activities, Massage Parlors, and Lingerie/Bathing Suit Modeling, Automotive parking lot, Automotive specialty shop, Church (temple or other place of worship), Funeral home, Automotive Repair Garage, Laundromat, Landscaping business (garden center), Laundry & dry cleaning shop, Millinery or similar trade whenever products are sold retail exclusively on the site where produced, Parking lot, Plant nursery, Recycling collecting center, Repair shop not involving any manufacturing on the site, Service station, and Stadium shall be prohibited.
2. To the owner's agreement to abide by the following:
 - a. To be in accordance with the site plans (Existing, Phase I, and Phase II) received by the Department of Community Development on October 28, 2011. Said site plans are 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.
 - b. The applicant/owner shall install sidewalks fronting the subject property per the Development Ordinance and as approved by the Director of the Public Works Department prior to the issuance of a Certificate of Occupancy.

3. To the owner's agreement to provide the following site development standards:
 - a. To reduce the zoning regulations to the extent necessary for all the existing non-conforming (grandfathered) structure(s) to comply in accordance with the site plans received by the Department of Community Development on October 28, 2011.



RZ11-008

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OCT 28 2011

City of Sandy Springs
Community Development

DEVELOPMENT STATISTICS SUMMARY CHART

1578 AC.	100% TOTAL SITE AREA
6,701 SF (CONDITIONED SPACE)	10% OF SITE AREA
5,000 SF (NEW CONDITIONED SPACE)	7% OF SITE AREA
2,000 SF (COVERED, UNENCLOSED SPACE)	3% OF SITE AREA
13,701 SF (TOTAL)	20% OF SITE AREA
100	24% PARKING SPACES
53,836 SF	78% TOTAL IMPERVIOUS AREA
5,942 SF	9% LANDSCAPING
0 SF	0% FLOOD PLAIN
8,960 SF	13% UNDEVELOPED

EXISTING
SIGN MAY BE IN R.O.W.

PHASE I ALTERATIONS AND ADDITION
5525 INTERSTATE NORTH PARKWAY
SANDY SPRINGS, GEORGIA

