

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO MODIFY CONDITIONS OF Z65-0020 APPROVED BY THE CITY OF SANDY SPRINGS MAYOR AND CITY COUNCIL ON JUNE 19, 2012, WITH CONCURRENT VARIANCES, PROPERTY LOCATED AT 8610 ROSWELL ROAD**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on June 19, 2012 at 6:00 p.m. as follows:

**SECTION 1.** That the condition(s) of a resolution by the Fulton County Board of Commissioners, approved on June 6, 1965, for petition Z65-0020 that allowed the property to be conditionally rezoned to the CUP (Community Unit Plan District) be changed for the property located at 8610 Roswell Road, consisting of a total of approximately .671 acres, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lots 363 and 368 of the 6<sup>th</sup> 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**SECTION 4.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

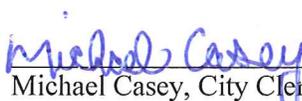
**SECTION 5.** This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

**APPROVED AND ADOPTED** this the 19<sup>th</sup> day of June, 2012.

Approved:

  
\_\_\_\_\_  
Eva Galambos, Mayor

Attest:

  
\_\_\_\_\_  
Michael Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

**ZM12-002/CV12-006**  
**8610 Roswell Road**

The City of Sandy Springs Mayor and City Council approved the modification of the conditions of Z65-0020, with regard to the above referenced property currently zoned CUP (Community Unit Plan District) conditional. Zoning modification petition ZM12-002/CV12-006 was approved by the Mayor and City Council at the June 19, 2012 subject to the following conditions:

1. To the site plan received by the Department of Community Development dated April 3, 2012. 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. (ZM12-002)
2. To delete the required ten (10) foot Landscape Strip along the easterly property line abutting the northern most Out Parcel as shown on the Site Plan, filed by the owner/applicant, received by the Department of Community Development on April 3, 2012. (CV12-006 #1)
3. To delete the required ten (10) foot Landscape Strip along the northerly property line abutting the northern most Out Parcel as shown on the Site Plan, filed by the owner/applicant, received by the Department of Community Development on April 3, 2012. (CV12-006 #2)



All that tract or parcel of land lying and being in Land Lots 363, & 368, of the 6<sup>th</sup>. District, Fulton County, Georgia, and being more particularly described as follows.

Commencing at the intersection of the Southerly right-of-way of Huntcliff Trace (100 R/W) and the Western right-of-way of Roswell Road (150' R/W), Thence Southerly along the Western right-of-way of Roswell Road a distance of 397.41' to a Rebar set, which is the point of beginning.

Thence S 46°27'42" W leaving said right-of-way A Distance Of 14.27' to a Point

Thence N 88°32'18" W A Distance Of 124.44' to a Point

Thence N 43°32'18" W A Distance Of 14.14' to a Point

Thence N 01°27'42" E A Distance Of 238.95' to a Point

Thence N 47°11'23" W A Distance Of 227.37' to a Point

Thence S 77°38'05" W A Distance Of 80.09' to a Point

Thence S 66°37'21" W A Distance Of 164.88' to a Point

Thence N 89°22'11" W A Distance Of 124.95' to a Point

Thence S 13°12'47" E A Distance Of 577.75' to a Point

Thence S 07°34'35" E A Distance Of 412.77' to a Point on the Northerly right-of-way of Hightower Trl.

Thence S 72°58'05" E along said right-of-way A Distance Of 189.53' to a Point

Thence With A Curve

Turning To The Right, along said right-of-way

With An Arc Length Of 184.45',

With A Radius Of 356.77',

With A Chord Bearing Of S 58°09'28" E,

With A Chord Length Of 182.40' to a Point

Thence S 43°20'50" E along said right-of-way A Distance Of 59.32' to a point

Thence N 05°07'20" W A Distance Of 99.68' to a point

Thence S 88°41'27" E A Distance Of 138.20' to a point on the Westerly right-of-way of Roswell Rd.

Thence With A Curve

Turning To The Right, along said right-of-way

With An Arc Length Of 268.42',

With A Radius Of 5016.51',

With A Chord Bearing Of N 05°17'03" W,

With A Chord Length Of 268.39' to a point

Thence S 88°15'11" W leaving said right-of-way A Distance Of 125.93' to a point

Thence N 01°42'51" W A Distance Of 218.00' to a point

Thence N 88°30'19" E A Distance Of 9.17' to a point

Thence N 01°16'49" E A Distance Of 227.33' to a point

Thence S 86°44'57" E A Distance Of 75.28' to a point

Thence S 01°57'54" W A Distance Of 6.67' to a point

Thence S 86°28'35" E A Distance Of 33.24' to a point on the Westerly right-of-way of Roswell Rd.

Thence With A Curve

Turning To The Left, along said right-of-way

With An Arc Length Of 58.78',

With A Radius Of 5864.49',

With A Chord Bearing Of N 01°47'15" E,

With A Chord Length Of 58.77' to a Rebar set

Which point is the point of beginning

**Received**

APR 03 2015 ✓

**City of Sandy Springs  
Community Development  
Department**