ORDINANCE NO.2012-07-25
PETITION NO. ZM12-003/CV12-008

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 JULY 17, 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 6th 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 17th day of July, 2012.

Approved:

Eva Galambos

Eva Galambos, Mayor

Attest:

Michael Casey

Michael Casey, City Clerk

(Seal)

CONDITIONS OF APPROVAL

ZM12-003/CV12-008
8610 Roswell Road

Please be advised, 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 ZM12-003/CV12-008 was approved by the Mayor and City Council at the July 17, 2012 subject to the following conditions:

1. To the site plan received by the Department of Community Development dated April 4, 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. (ZM12-003)

2. To delete the required ten (10) foot landscape strip adjacent to the newly formed northern property line(s) of the proposed outparcel to allow for a new sidewalk and an existing sign as indicated on the Site Plan received by the Department of Community Development on April 4, 2012. (CV12-008 #1)

3. 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)

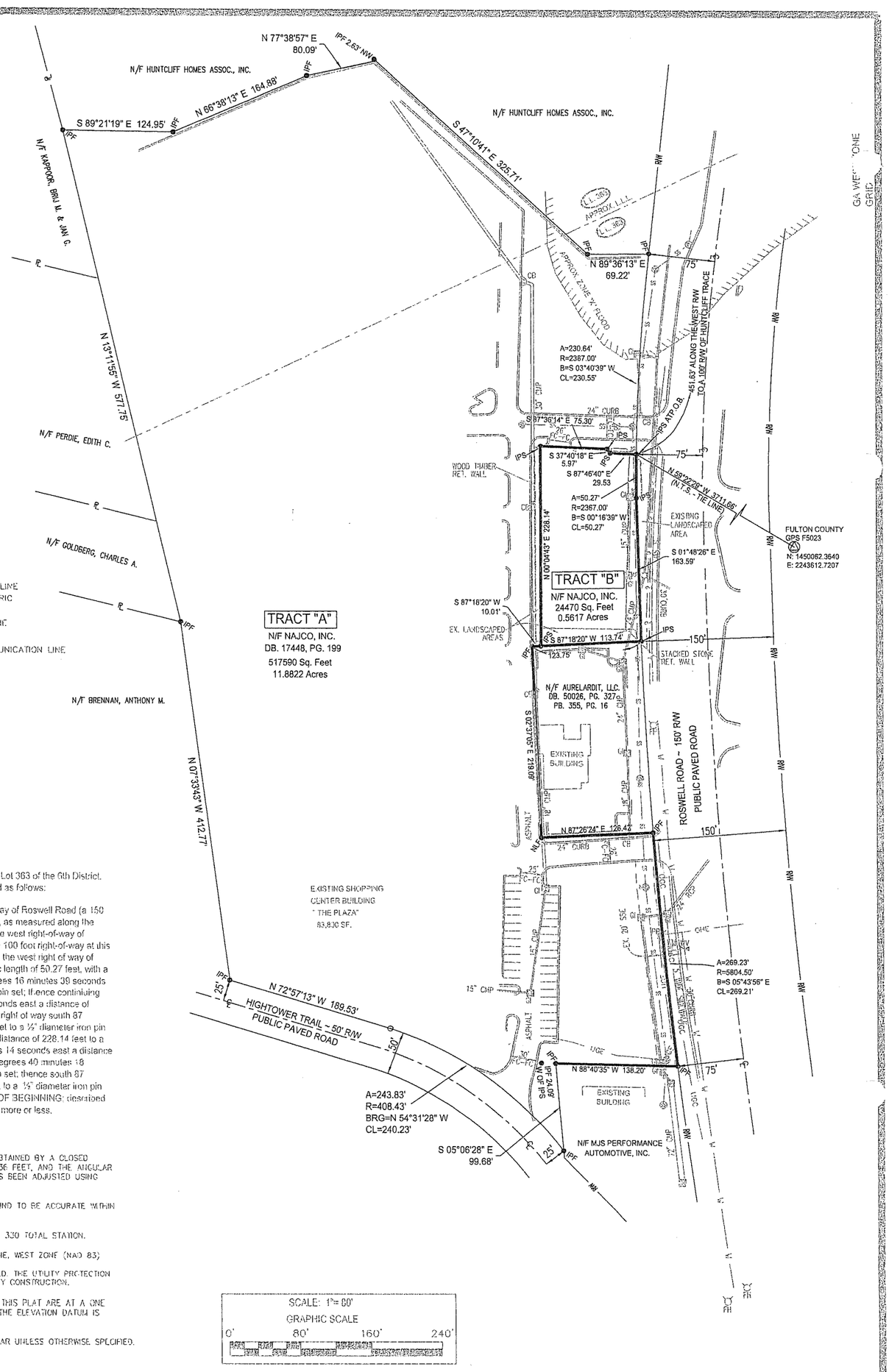
4. To delete the required ten (10) foot Landscape Strip along the northerly property line abutting the northern most Out Parcel as shown on the Site Plan, filed by the owner/applicant, received by the Department of Community Development on April 3, 2012. (CV12-006 #2)

LEGEND
(SYMBOLS AND ABBREVIATIONS)

- PROPERTY CORNER WITH MONUMENT
- PROPERTY CORNER WITHOUT MONUMENT
- GRATE INLET
- CB CATCH BASIN
- R/W RIGHT OF WAY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- FC FACE OF CURB
- POB POINT OF BEGINNING
- ELECTRIC UTILITY POLE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- NTS NOT TO SCALE
- N/F PRESENT OR FORMER OWNER
- UGC UNDERGROUND COMMUNICATION CABLE
- UGE UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC
- SSE SANITARY SEWER EASEMENT
- RCP REINFORCED CONCRETE PIPE
- SANITARY SEWER MANHOLE
- CMP CRRUGATED METAL PIPE
- GI GRATE INLET
- IPS IRON PIN SET
- IFP IRON PIN FOUND
- NLF NAIL FOUND

LEGEND
(LINE TYPES)

- ℄ — ADJOINER PROPERTY LINE
- UGE — UNDERGROUND ELECTRIC
- SS — SANITARY SEWER
- OHE — OVERHEAD POWER LINE
- W — WATER LINE
- UGC — UNDERGROUND COMMUNICATION LINE
- RW — RIGHT OF WAY



Received

APR 04 2012

City of Sandy Springs Community Development Department

WRITTEN DESCRIPTION OF TRACT "B":

All that tract or parcel of land lying and being located in Land Lot 363 of the 6th District, Fulton County, Georgia and being more particularly described as follows:

Beginning at a ½" diameter iron pin set on the west right-of-way of Roswell Road (a 150 foot right-of-way at this point) a distance of 451.63 feet south, as measured along the west right-of-way of Roswell Road, from the intersection of the west right-of-way of Roswell Road with the south right-of-way of Huntcliff Trace (a 100 foot right-of-way at this point); thence running southerly along a curve to the left and the west right of way of Roswell Road and following the curvature thereof, with an arc length of 50.27 feet, with a radius of 2367.00 feet, with a chord bearing of south 00 degrees 16 minutes 39 seconds west, with a chord length of 50.27 feet to a ½" diameter iron pin set; thence continuing along said right of way south 01 degrees 48 minutes 26 seconds east a distance of 163.59 feet to a ½" diameter iron pin set; thence leaving said right of way south 87 degrees 18 minutes 20 seconds west a distance of 113.74 feet to a ½" diameter iron pin set; thence north 00 degrees 04 minutes 43 seconds east a distance of 228.14 feet to a ½" diameter iron pin set; thence south 87 degrees 36 minutes 14 seconds east a distance of 75.30 feet to a ½" diameter iron pin set thence south 37 degrees 40 minutes 18 seconds east a distance of 5.97 feet to a ½" diameter iron pin set; thence south 87 degrees 46 minutes 40 seconds east a distance of 29.53 feet to a ½" diameter iron pin set on the west right-of-way of Roswell road and the POINT OF BEGINNING; described parcel or tract containing 0.5617 acres or 24,470 square feet more or less.

SURVEY NOTES

1) THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY A CLOSED TRAVERSE. THE CLOSURE PRECISION IS ONE FOOT IN 56,836 FEET, AND THE ANGULAR ERROR IS 05 SECONDS PER ANGLE POINT. THE DATA HAS BEEN ADJUSTED USING THE LEAST SQUARES METHOD.

2) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 94,246 FEET.

3) THE EQUIPMENT USED FOR FIELD MEASUREMENTS IS NIKON 330 TOTAL STATION.

4) THE BEARING BASIS FOR THIS PLAT GEORGIA STATE PLANE, WEST ZONE (NAD 83)

5) UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.

6) THE TOPOGRAPHIC CONTOURS, IF APPLICABLE, SHOWN ON THIS PLAT ARE AT A ONE FOOT INTERVAL AND ARE BASED UPON A FIELD SURVEY. THE ELEVATION DATUM IS NAVD 1988.

7) ALL IRON PINS FOUND OR SET ARE 1/2 " DIAMETER REBAR UNLESS OTHERWISE SPECIFIED.

SCALE: 1"= 60'
GRAPHIC SCALE
0' 80' 160' 240'

SHEET 2 OF 2

REVISIONS		
NO.	DATE	DESCRIPTION
0	3/15/2012	FIRST ISSUE
1	3/26/2012	NORTH BOUNDARY LINES CHANGED

MINOR SUBDIVISION PLAT FOR :

NAJCO, INC. &

CHRISTIAN BROTHERS AUTOMOTIVE

3/26/2012

PROPERTY LOCATED IN:

LAND LOTS: 363 & 358 DISTRICT: 6
CITY OF SANDY SPRINGS
FULTON COUNTY
STATE OF GEORGIA
DATE OF FIELD WORK: 2/13/2012
DRAWN: JS CHECKED: DS

GEORGIA REGISTERED No. 2670 LAND SURVEYOR DAVID W. SHIRLEY

D&S LAND SURVEYING
313 RED FOX DR., PO BOX 1365, CANTON, GA 30114
770.720.9443 (OFFICE) 678.294.2204 (FAX)
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