

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO MODIFY CONDITION 1.D. OF Z80-0043 APPROVED BY THE
FULTON COUNTY BOARD OF COMMISSIONERS ON MAY 7, 1980, PROPERTY
LOCATED AT 5995 BARFIELD ROAD**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on August 21, 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 and May 7, 1980, for petition Z80-0043 that allowed the property to be conditionally rezoned to the O-I (Office Institutional District) be changed for the property located at 5995 Barfield Road, consisting of a total of approximately 2.052 acres, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 36 of the 17th District, Fulton County, Georgia by the attached legal description; and

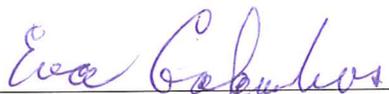
SECTION 2. That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

SECTION 3. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 4. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

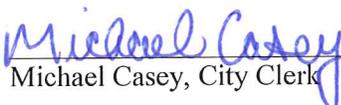
APPROVED AND ADOPTED this the 21st day of August, 2012.

Approved:



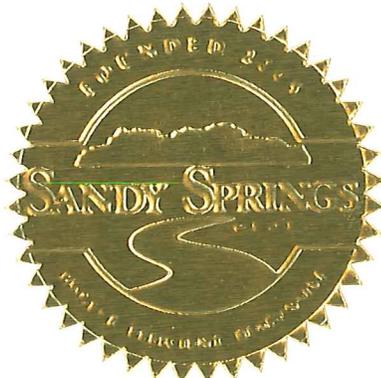
Eva Galambos, Mayor

Attest:



Michael Casey, City Clerk

(Seal)



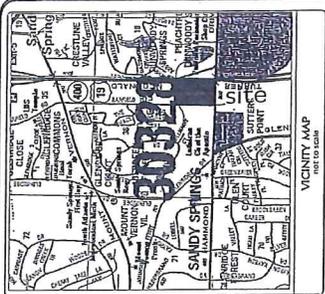
CONDITIONS OF APPROVAL

ZM12-007
5995 Barfield Road

The City of Sandy Springs Mayor and City Council approved the modification of the conditions of zoning case Z80-0043 to revise the minimum heated floor area requirement. Zoning modification petition ZM12-007 was approved by the Mayor and City Council at the August 21, 2012 meeting, subject to the following conditions:

1. To the petitioner's site plan received by the Planning Department April 1, 1980 and to the petitioner's agreement to submit to the Director of Planning for his approval, prior to the issuance of a grading permit, a revised site plan incorporating the stipulations of the enumerated conditions listed below.
2. To the petitioner's agreement that the subject property will be used for a maximum of 27,200 gross square feet of floor area for offices.
3. To the petitioner's agreement to submit to the Director of Planning for his approval, prior to any defoliation of alteration to the site, a grading plan and such other engineering documents as may be required by the Department of Public Works including hydrological study to be submitted prior to grading, soil sedimentation and erosion controls while the project is under development, and provisions for water retention and the method of continuing maintenance of these facilities if required. This applies to the developer, to all builders, and to any and all sub-contractors, as well as material and equipment suppliers associated with development and building.
4. To the petitioner's agreement to submit to the Director of Planning for his approval, prior to the issuance of a Certificate of Occupancy or permanent power, a detailed landscape plan. And further, to the petitioner's agreement that said landscaping as approved by the Director of Planning shall be in place within six (6) months after the issuance of the Certificate of Occupancy or the connection of the permanent power.
5. To the petitioner's agreement that the exterior of all concrete blocks will be coated with an architectural treatment (i.e., epoxy, stucco, brick veneer, etc.) or an alternate solution that may be approved by the Director of Planning.
6. To the petitioner's agreement to pay all necessary tap-on fees, front footage assessment and prorated share of sewerage extensions as determined by the Fulton County Public Works Department.
7. To the petitioner's agreement to connect to metropolitan water and public sanitary sewer available to the site.
8. To the petitioner's agreement to apply for and received the necessary variances from the Fulton County Board of Zoning Appeals prior to any development activity occurring in order to perfect the zoning, and to the petitioner's understanding that if the required variances are not received, any development must be in accordance with all requirements of the zoning district.

10. To the petitioner's agreement to dedicate at no cost to Fulton County 50 feet of right-of-way from the existing centerline of Hammond Drive as well as to allow the necessary construction easements while that right-of-way is being improved.
11. To the petitioner's agreement to landscape the setback along both Barfield Road and Hammond Drive. ~~as well as to provide a minimum 5-foot landscape strip along the northerly property line.~~
12. To the petitioner's agreement to provide a minimum 40-foot wide natural, undisturbed buffer, replanted where sparsely vegetated, adjacent to the Georgia Highway 400 right-of-way.
13. To the petitioner's agreement that the intensity of any lighting and advertising on this site shall not be more than 1.3 lumens measured at the property line.
14. ~~To the petitioner's agreement to limit the signage to one project identification monument on Barfield Road and on Hammond Drive, both of which shall be restricted to a maximum height of 8 feet and a maximum size of 20 square feet in surface area, and further to the petitioner's agreement that there will be no wall or roof signs.~~



LEGEND

1/4" = 1' = 100'	1/4" = 1' = 100'
1/8" = 1' = 50'	1/8" = 1' = 50'
1/16" = 1' = 25'	1/16" = 1' = 25'
1/32" = 1' = 12.5'	1/32" = 1' = 12.5'
1/64" = 1' = 6.25'	1/64" = 1' = 6.25'
1/128" = 1' = 3.125'	1/128" = 1' = 3.125'
1/256" = 1' = 1.5625'	1/256" = 1' = 1.5625'
1/512" = 1' = 0.78125'	1/512" = 1' = 0.78125'
1/1024" = 1' = 0.390625'	1/1024" = 1' = 0.390625'
1/2048" = 1' = 0.1953125'	1/2048" = 1' = 0.1953125'
1/4096" = 1' = 0.09765625'	1/4096" = 1' = 0.09765625'
1/8192" = 1' = 0.048828125'	1/8192" = 1' = 0.048828125'
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LEGAL DESCRIPTION - TRACT II

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 36 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the southerly end of the mitered right-of-way line at the intersection of the northerly right-of-way line of Hammond Drive (variable width R/W) with the easterly right-of-way line of Barfield Road; thence running North 43 degrees 53 minutes 23 seconds West along said mitered right-of-way line a distance of 84.83 feet to an iron pin set on the easterly right-of-way line of Barfield Road (70' R/W at this point); thence running North 00 degrees 42 minutes 11 seconds East along said easterly right-of-way line a distance of 186.73 feet to an iron pin found; thence leaving said right-of-way line and running South 89 degrees 46 minutes 21 seconds East a distance of 374.58 feet to an iron pin set on the westerly right-of-way line of Georgia Highway 400; thence running along a curve to the left an arc distance of 155.18 feet, said arc having a radius of 4,984.58 feet and a chord which bears South 00 degrees 54 minutes 29 seconds West a distance of 155.17 feet to a point; thence running South 00 degrees 00 minutes 58 seconds West a distance of 37.08 feet to a point; thence running along a curve to the right an arc distance of 76.09 feet, said arc having a radius of 49.21 feet and a chord which bears South 44 degrees 18 minutes 38 seconds West a distance of 68.73 feet to a point on the northerly right-of-way line of Hammond Drive; thence running South 88 degrees 35 minutes 03 seconds West along said right-of-way line a distance of 167.75 feet to a point; thence continuing along said right-of-way line and following a curve to the right an arc distance of 54.19 feet, said arc having a radius of 9,771.58 feet and a chord which bears South 88 degrees 44 minutes 10 seconds West a distance of 54.19 feet to a point; thence continuing along said right-of-way line and following a curve to the right an arc distance of 45.70 feet, said arc having a radius of 11,251.83 feet and a chord which bears North 89 degrees 31 minutes 13 seconds West a distance of 45.70 feet to the POINT OF BEGINNING.

Said Tract or Parcel containing 89,398 square feet or 2.052 acres.

RECEIVED

JUN 05 2012

City of Sandy Springs
Community Development

ZM12-007