

STATE OF GEORGIA  
COUNTY OF FULTON

AN ORDINANCE TO MODIFY CONDITIONS OF RZ08-006 APPROVED BY THE CITY  
OF SANDY SPRINGS MAYOR AND CITY COUNCIL ON NOVEMBER 6, 2012, WITH  
CONCURRENT VARIANCES, PROPERTY LOCATED AT 915 CRESTLINE PARKWAY

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

**SECTION 1.** That the condition(s) of a resolution by the Sandy Springs Mayor and City Council, approved on April 15, 2008, for petition RZ08-006 that allowed the property to be conditionally rezoned to the O-I (Office Institutional District) be changed for the property located at 915 Crestline Parkway, consisting of a total of approximately 1.257 acres, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lots 19 of the 17<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**SECTION 4.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

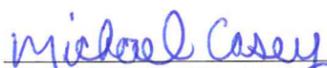
**SECTION 5.** This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

**APPROVED AND ADOPTED** this the 6<sup>th</sup> day of November, 2012.

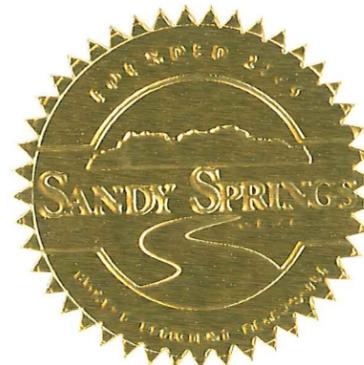
Approved:

  
Eva Galambos, Mayor

Attest:

  
Michael Casey, City Clerk

(Seal)



## CONDITIONS OF APPROVAL

**201201735**  
**915 Crestline Parkway**

Please be advised, the City of Sandy Springs Mayor and City Council approved the modification of the conditions of RZ08-006, with regard to the above referenced property currently zoned O-I (Office Institutional District) conditional. Zoning modification petition 201201735 with concurrent variances was approved by the Mayor and City Council at the November 6, 2012 meeting subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. A 130-room hotel (without a restaurant) and associated accessory uses.
  - b. The maximum building height shall be 100 feet or 6 stories over 2 stories of structured parking, excluding any penthouses for mechanical equipment. (U08-002)
2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development dated ~~March 10, 2008~~ **September 24, 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.
3. To the owner's agreement to provide the following site development standards:
  - a. The owner/developer shall dedicate forty-five (45) feet of right-of-way from centerline of Crestline Parkway along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
  - b. To reduce the required front yard setback from forty (40) feet to fifteen (15) feet along the Crestline Parkway frontage of the subject property to allow conformity with the Perimeter Community Improvement Design District standards (CV08-003).
  - c. To reduce the required forty (40) front yard setback to ten (10) feet along the west property line adjacent to the GA-400 ~~frontage to allow the construction of an underground parking deck (CV08-003)~~.
  - d. To reduce the required twenty (20) foot landscape strip to ten (10) feet along the west property line adjacent to the GA-400 ~~frontage to allow the construction of an underground parking deck (CV08-003)~~.

- e. To reduce the required twenty (20) foot landscape strip to ten (10) feet along the east property line adjacent to the Crestline Parkway frontage to allow the construction of a patio, steps, and pedestrian walkway to the proposed building (CV08-003).
- f. To change the required twenty-five (25) foot buffer and ten (10) foot improvement setback to a ten (10) foot landscape strip planted to buffer standards along the south property line adjacent to a residential use to allow the existing shared driveway to remain (CV08-003).
- g. To increase the number of parking spaces between landscape islands from every sixth space to every ninth (CV08-003).
- h. No less than 27% of the site shall be maintained as greenspace as shown on the site plan received by the Department of Community Development dated January 7, 2008.
- i. The owner/developer shall construct the hotel building with a brick and/or stucco architectural finish.
- j. The external lighting in the development shall be screened, cut-off type and shall not glare into adjoining residential properties.
- k. To a maximum illuminance level of 0.5 footcandles along all property lines abutting residentially zoned property.
- l. At the time of application for a Land Disturbance Permit, the owner/developer shall be required to submit a photometric study detailing the illuminance level as outlined in the previous condition and illustrating the proposed lighting fixtures.
- m. The owner/developer shall install a decorative fence along the south property line adjacent to the townhouse residential development and heavily landscape both sides to provide a visual screen. The location and type of said fence and landscaping shall be subject to the approval of Sandy Springs Arborist.
- n. To reduce the required twenty (20) foot side yard setback to ten (10) to allow for the encroachment shown on the approved site plan. (CV – 201201735)

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 19, 17th District, Fulton County, Georgia, being more particularly described as follows:  
Beginning at the intersection of the southern right of way of Mount Vernon Highway with the eastern right of way of Georgia Highway 400; thence south along the easterly right of way of Georgia Highway 400 South 05°03'39" West, a distance of 188.04 feet to a point; thence South 01°05'25" East, a distance of 248.72 feet to a point; thence leaving said existing right of way and along the future right of way of Georgia Highway 400 South 87°13'08" East, a distance of 32.83 feet to a point, that is the POINT OF BEGINNING; thence leaving said future right of way South 87°13'08" East, a distance of 221.47 feet to a point on the westerly right of way of record of Crestline Parkway; thence along said right of way South 02°46'44" West, a distance of 204.38 feet to a point; thence 80.01 feet along a curve, said curve having a chord of South 02°08'42" East 79.91 feet and a radius of 465.00 feet to a point; thence leaving said right of way of record North 87°13'08" West, a distance of 180.68 feet to a point on the future right of way of Georgia Highway 400; thence along said future right of way North 22°36'59" West, a distance of 12.46 feet to a point; thence North 06°05'54" West, a distance of 242.69 feet to a point; thence North 05°36'12" West, a distance of 33.32 feet to a point, being the POINT OF BEGINNING. Said tract contains 1.305 Acres to the right of way of record.

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PRELIMINARY

**MILLER-MCCOY, INC.**  
CONSULTING ENGINEERS  
915 CRESTLINE ROAD, CHATTANOOGA, TENNESSEE 37408  
PHONE (423) 898-2861 FAX (423) 898-2864

CIVIL ENGINEER:

THOMAS BUILDERS INC.  
855 W. WILSON STREET  
NIOTA, TENNESSEE 37826  
423-568-2134

DEVELOPER:

**HOMEWOOD SUITES**  
BY HILTON  
915 CRESTLINE PARKWAY  
SANDY SPRINGS, GEORGIA

PROJECT:

REVISIONS

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SHEET NAME:  
PARKING & PAVING  
-UPPER LEVEL

DATE: 08/01/12

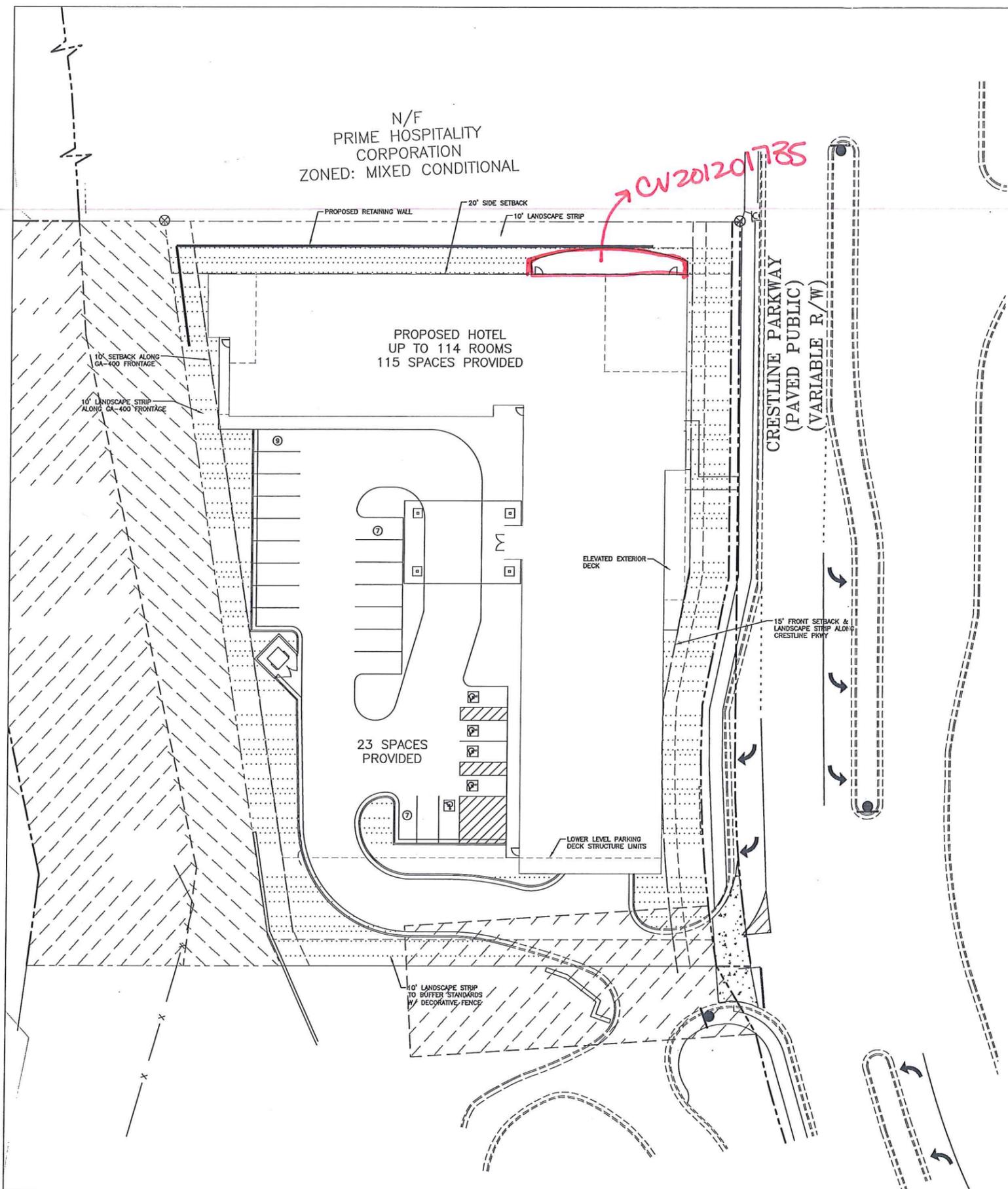
DRAWN BY: CMB

CHECKED BY: BMB

PROJECT NO.: 12051

SHEET NUMBER:

C-02.1



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SEP 24 2012  
201201735  
City of Sandy Springs  
Community Development

