

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO REZONE FROM C-1 (COMMUNITY BUSINESS DISTRICT) TO
C-1 (COMMUNITY BUSINESS DISTRICT), FOR PROPERTIES LOCATED AT 5801
ROSWELL ROAD

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on October 21, 2014 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 properties located at 5801 Roswell Road, consisting of a total of approximately 0.246 acres, be changed from C-1(Community Business District) to C-1 (Community Business District) conditional, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 90 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 City Council and the signature of approval of the Mayor.

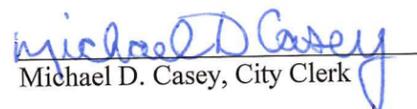
APPROVED AND ADOPTED this the 21st day of October, 2014.

Approved:



Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

201401611
5801 Roswell Road

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of properties owned by Zahedi, Inc. Rezoning petition 201401611 was approved to rezone from C-1 (Community Business District) to C-1 (Community Business District), conditional by the Mayor and City Council at the October 21, 2014 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Commercial uses at a density of 24,583.33 square feet per acre or 5,900 square feet, whichever is less.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated May 5, 2014. 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. The applicant shall be required to complete the concept review procedure prior to application for 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.

JN96404
01/17/97

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 90 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the northerly right-of-way line of Carpenter Drive and the easterly right-of-way line of Roswell Road, both being variable right-of-ways, and proceeding thence along the easterly right-of-way line of Roswell Road, North 12° 23' 46" West a distance of 75.16 feet to a point, leaving said right-of-way and proceeding thence 26.19 feet along the arc of a curve to the right, said curve having a radius of 31.54 feet and being subtended by a chord having a bearing and distance of North 84° 00' 49" East, 25.44 feet to a point, proceeding thence South 64° 58' 25" East, a distance of 42.42 feet to a point, proceeding thence North 89° 56' 04" East, a distance of 87.38 feet to a point, proceeding thence North 85° 26' 31" East, a distance of 38.03 feet to a point, proceeding thence South 06° 32' 57" East, a distance of 54.75 feet to a point, on the northerly right-of-way line of Carpenter Drive, proceeding thence along said right-of-way line South 88° 45' 39" West, a distance of 90.44 feet to a point, continuing thence South 86° 50' 34" West, a distance of 88.85 feet to the point of beginning.

Said parcel contains 0.246 acres.

201401611
RECEIVED
MAY 05 2014
City of Sandy Springs
Community Development

ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE. PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE.

CONTACT THE DEPARTMENT OF DEVELOPMENT SERVICES AT 404-730-7532 FOR SITE INSPECTION UPON COMPLETION OF LAND SCAPE INSTALATION.

CONTACT THE DEPARTMENT OF DEVELOPMENT SERVICES AT 404-730-7532 OR 404-730-7531 TO ARRANGE A PRECONSTRUCTION CONFERENCE WITH THE COUNTY ARBORIST PRIOR TO ANY LAND DISTURBANCE.

ALL THE TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING. UNDISTURBED BUFFER SHALL BE REPLANTED TO BUFFER STANDARD WHERE SPARSLY VEGETATED OR DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO COUNTY ARBORIST APPROVAL.

CH = N84°00'49"E
R = 31.54'
C = 25.44'
L = 26.18'

LANDSCAPE STRIP CALCULATION

FRONT STRIP
75.2 X 10 = 750.2 SF
3 TREES 4" CHINESE ELM 3 X 50 SF = 150 SF
60% COVERAGE: 750.2 SF X 0.6 = 450 SF
34 SHRUBS AT 3' O.C. = 34 X 9 SF = 306 SF
306 SF + 150 SF = 456 SF
456 SF > 450 SF OR 60% COVERAGE

REAR STRIP
55 X 5 = 275 SF
2 TREES 2" RED MAPLE: 2 X 50 SF = 100 SF
60% COVERAGE: 275 SF X 0.6 = 165 SF
8 SHRUBS AT 3' O.C. = 8 X 9 SF = 72 SF
72 SF + 100 SF = 172 SF
172 SF > 165 SF OR 60% COVERAGE

TREE DENSITY CALCULATION

REQUIRED DFS:
0.24 AC. X 15 UNITS/ACRE = 3.6 UNITS REQUIRED

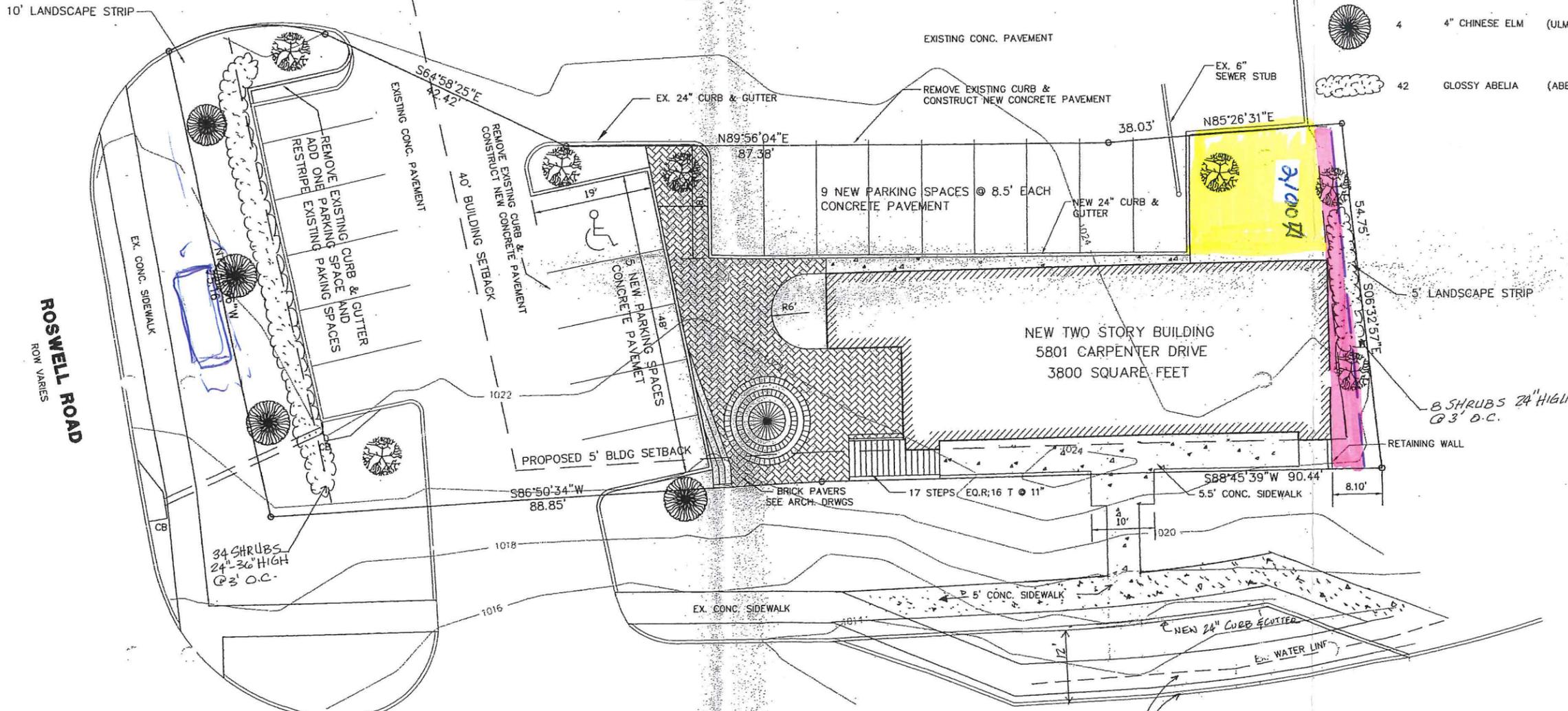
EDF (EXISTING DENSITY FACTOR)
TOTAL EDF = 0

RDF (REPLACEMENT DENSITY FACTOR)

SIZE	UNITS	NUMBER	TOTAL UNITS
2"	0.5	7	3.5
4"	0.7	4	2.8
TOTAL RDF			6.3 DENSITY SATISFIED

TREE LEGEND & PLANT LIST

SYMBOL	QNTY.	SIZE & NAME	BOTANICAL NAME
	7	2" RED MAPLE	(ACER RUBUM)
	4	4" CHINESE ELM	(ULMUS PARVIFOLIA)
	42	GLOSSY ABELIA	(ABELIA GRANDIFLORA)



GENERAL NOTES

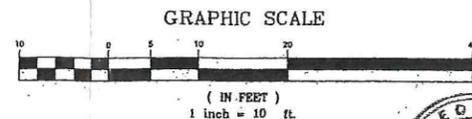
- ALL PLANT MATERIAL AND PLANTING SHALL CONFORM TO CURRENT STANDARD AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN IN THE "AMERICAN STANDARD FOR NURSERY STOCKS".
- THE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR VERIFICATION OF SAME PRIOR TO COMMENCING AND DIGGING OPERATIONS. ANY DAMAGES INCURRED TO UTILITIES, WALKS CURBS, ETC., AS A DIRECT RESULT OF THE PLANTING OPERATIONS SHALL BE RECTIFIED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- PLANT QUANTITIES ON THE PLANT LIST ARE INDICATED ONLY FOR THE COVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANT MATERIALS REQUIRED BY THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL PLANT BEDS.
- ALL MATERIAL SHALL BE PRUNED UPON INSTALLATION IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES FOR THE SPECIES AND SEASON.

RECEIVED
MAY 05 2014

City of Sandy Springs
Community Development

CARPENTER DRIVE
ROW VARIES

REMOVE EXIST. CURB & GUTTER & SIDEWALK AND EXTEND DECELERATION LANE



LANDSCAPE/TREE PROTECTION PLAN
5801 CARPENTER DRIVE
LAND LOT 90 DISTRICT 17
FULTON COUNTY, GEORGIA

CARNEGIE JEWELRY
250 SPRING STREET
SUITE 6W124B
ATLANTA, GEORGIA
TEL: (404) 659-5790

PROJECT NO.	DESIGNED BY	DATE	DESCRIPTION
	SZ		
	CDD		
	SZ		
	SZ		
	DATE	15/9/07	
	SCALE	AS SHOWN	

CMT INC.
1981 Cheatham Woods Dr.
Marietta Ga. 30060
(770) 426-7028

DRAWING NO. 1