

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO MODIFY CONDITION(S) OF A RESOLUTION BY FULTON
COUNTY BOARD OF COMMISSIONERS APPROVING PETITION Z98-0046/U98-
0043/VC98-0147 ON SEPTEMBER 2, 1998 FOR PROPERTY LOCATED AT 5660
NORTHSIDE DRIVE**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on February 21, 2015 at 6:00 p.m. as follows:

SECTION 1. That the condition(s) of a Resolution by the Fulton County Board of Commissioners on September 2, 1998, for petition Z98-0046/U98-0043/VC98-0147 that allowed the property to be rezoned to C-2 (Commercial District) be changed for the property located at 5660 Northside Drive, consisting of a total of approximately 6.22 acres, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 205 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 April, 2015.

Approved:



Russell K. Paul, Mayor

Attest:

Michael D. Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

201500378
5660 New Northside Drive

Please be advised, the zoning modification for property at 5660 New Northside Drive has been accepted by the City of Sandy Springs and given the case number 201500378. The zoning modification process is hereby initiated for the request to modify zoning condition(s) 1a. and 2a. with concurrent variances. Zoning Modification petition 201500378 was approved by the Mayor and City Council at the April 21, 2015 hearing subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Two office buildings and accessory uses at a maximum density of 94,534 square feet per acre zoned or a total gross floor area of 588,000 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 Environment and Community Development dated January 27, 2015. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution 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 the first Certificate of Occupancy.

5. To the owner's agreement to abide by the following:
 - h. To receive approval from the Georgia DOT for the security fence to encroach in the right-of-way. Documentation will required to be submitted along with the application for Building and/or Fence Permit.