

To: John McDonough, City Manager

From: Blake J. Dettwiler, AICP, Director of Community Development **BD**

Date: February 17, 2011 for submission onto the March 1, 2011 City Council meeting

Agenda Item: **RZ10-010 7700-7760 Spalding Drive**, a Mayor and City Council initiated request to rezone the subject property from C-1 (Community Business District) conditional to C-1 (Community Business District) conditional to allow additional uses normally permitted under the C-1 zoning classification.

CMO (City Manager's Office) Recommendation:

APPROVAL CONDITIONAL of the Mayor and City Council initiated request to rezone the subject property from C-1 (Community Business District) conditional to C-1 (Community Business District) conditional to allow additional uses normally permitted under the C-1 zoning classification.

Background:

The subject property is currently zoned C-1 (Community Business District) conditional under zoning case Z83-132. The subject property is currently developed with a shopping center. The conditions of Z83-132 restrict the use of the property to retail commercial and accessory uses.

On September 21, 2010, the City Council resolved to initiate this application to rezone the subject property from C-1 (Community Business District) conditional to C-1 (Community Business District) conditional to allow additional uses normally permitted under the C-1 zoning classification.

A record of current Sandy Springs business licenses for Spalding Corners, most of which were issued under Fulton County, indicates restaurants, service businesses(s), and a dental clinic are currently licensed to operate in the subject shopping center.

Discussion:

The Mayor and City Council initiated the rezoning of the subject property rezone from C-1 (Community Business District) conditional to C-1 (Community Business District) conditional to allow additional uses normally permitted under the C-1 zoning classification. Currently, the conditions of zoning limit the property to retail uses only.

Concurrent Review:

The staff held a Focus Meeting on October 6, 2010 at which the following city departments provided comments:

- Building and Development Division
- Fire Department
- Transportation Division

In addition, the following external departments were contacted for comment:

- Atlanta Regional Commission
- Fulton County Board of Education
- Fulton County Department of Environment and Community Development (*comments received*)
- Fulton County Department of Public Works
- Fulton County Environmental Health Services (*comments received*)
- Sandy Springs Council of Neighborhoods
- Sandy Springs Revitalization Inc.
- Georgia Department of Transportation
- City of Atlanta Department of Watershed Management (*comments received*)
- U.S. Postal Service Address Management Systems
- MARTA
- Fulton County Emergency Management



Rezoning Petition No. RZ10-010

HEARING & MEETING DATES

Community Zoning Information Meeting	Community Developer Resolution Meeting	Planning Commission Hearing	Mayor and City Council Hearing
September 28, 2010	October 27, 2010	November 18, 2010 January 20, 2011	December 21, 2010 March 1, 2011

APPLICANT/PETITIONER INFORMATION

Property Owners	Petitioner	Representative
Selig Enterprises, Inc.	City of Sandy Springs	Selig Enterprises, Inc./Kevin Curry

PROPERTY INFORMATION

Address, Land Lot, and District	7700-7760 Spalding Drive Land Lot 313, District 6
Council District	1
Frontage and Area	467 feet of frontage along the north side of Spalding Drive and 105 feet of frontage along the west side Holcomb Bridge Road. The subject property has a total area of 9.02 acres (392,911 square feet).
Existing Zoning and Use	C-1 (Community Business District) conditional under zoning case Z83-132. The subject property is currently developed with a shopping center.
2027 Comprehensive Future Land Use Map Designation	Live-Work Community (LWC).
Proposed Zoning	C-1 (Community Business District) conditional

INTENT

TO REZONE THE SUBJECT PROPERTY FROM C-1 (COMMUNITY BUSINESS DISTRICT) CONDITIONAL TO C-1 (COMMUNITY BUSINESS DISTRICT) CONDITIONAL.

The Mayor and City Council initiated the rezoning of the subject property rezone from C-1 (Community Business District) conditional to C-1 (Community Business District) conditional to allow additional uses normally permitted under the C-1 zoning classification. Currently, the conditions of zoning limit the property to retail uses only.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

RZ10-010 - APPROVAL CONDITIONAL

PLANNING COMMISSION RECOMMENDATION

RZ10-010 - APPROVAL CONDITIONAL

The petition was heard at the November 18, 2010 Planning Commission meeting. The Commission recommended a deferral of up to 60 days. Approved (4-0-1, Thatcher, Maziar, Rupnow, and Tart for; Pond abstained; Duncan not voting; Rubenstein absent). In approving the recommendation for deferral, the Commission expressed the following plan of action: Regarding existing or proposed Shopping Centers, Staff should consult with the City Attorney and Commissioner Tart to alleviate discrepancies between how Shopping Centers are typically used and operated, uses that are conditioned by zoning, and uses as they are defined and regulated in the Zoning Ordinance.

Prior to the January 20, 2011 Planning Commission meeting, Staff consulted with the City Attorney and Commissioners Tart, Rupnow, and Thatcher to discuss discrepancies between how Shopping Centers are typically used and operated, uses that are conditioned by zoning, and uses as they are defined and regulated in the Zoning Ordinance.

The petition was heard at the January 20, 2011 Planning Commission meeting. The Commission recommended approval subject to Staff conditions. Approved (5-0, Thatcher, Pond, Rupnow, Rubenstein, and Tart for; Duncan not voting; Maziar absent). In approving the recommendation for approval, the Planning Commission strongly suggests the Mayor and City Council consider amendments to the Zoning Ordinance to address uses, design standards, and process improvements for C-1 (Community Business District) zoned properties/areas of the City. These amendments could include form based and/or unified development codes, which would allow for ease of implementation by staff while clearly outlining the desired development for these properties/areas.

MAYOR AND CITY COUNCIL ACTION

RZ10-010 - TBD

The petition was heard at the December 21, 2010 Mayor and City Council Hearing. The Council approved a deferral until at least the February 15, 2011 hearing. In approving the deferral, the Mayor and City Council upheld the Planning Commission's recommended plan of action as follows: Regarding existing or proposed Shopping Centers, Staff should consult with the City Attorney and Commissioner Tart to alleviate discrepancies between how Shopping Centers are typically used and operated, uses that are conditioned by zoning, and uses as they are defined and regulated in the Zoning Ordinance.

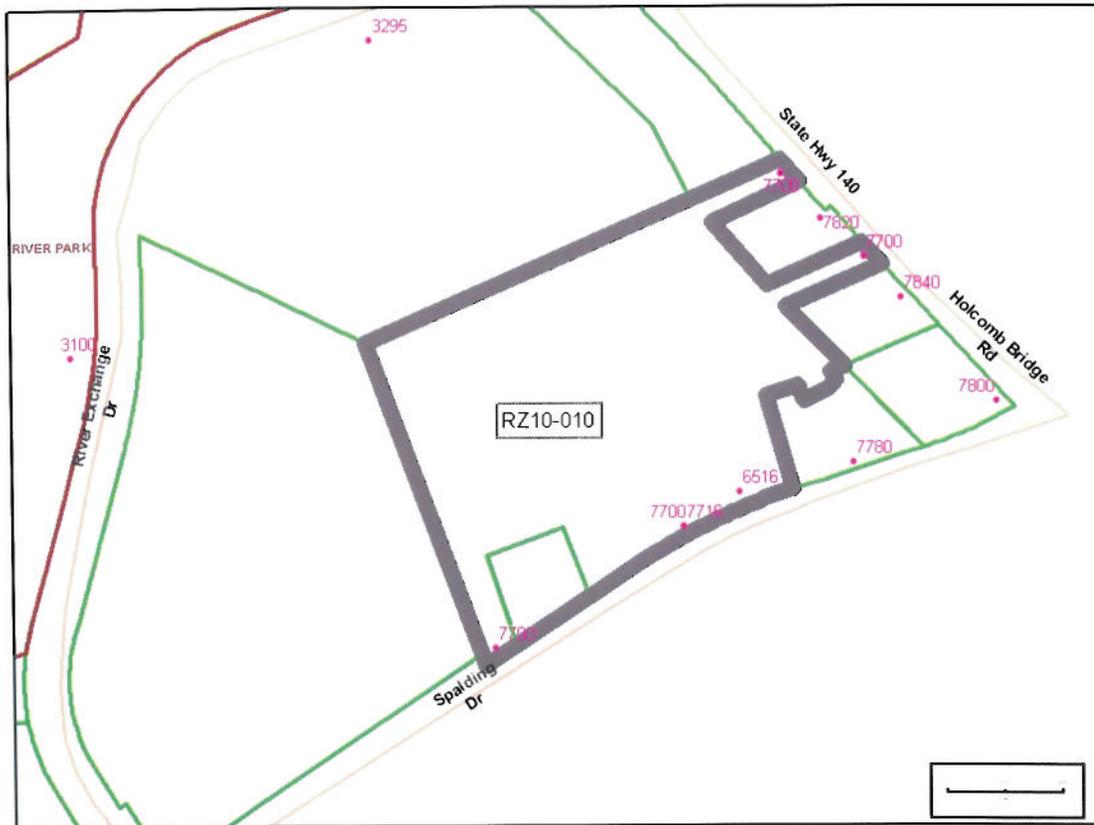
In working with the City Attorney, Staff has comprehensively reviewed existing shopping centers located within the City limits and has analyzed the zoning conditions that apply to each shopping center (see attached spreadsheet). It is the opinion of Staff and the City Attorney that the majority of the aforementioned zoning conditions restrict the uses of the subject shopping centers, unless expressly prohibited, to activities customarily expected within these types of developments. Within the C-1 zoning district regulations, customary shopping center activities were and are contemplated under its Scope and Intent and spelled out in its Permitted Uses. The C-1 zoning district's Scope and Intent includes the following:

- The C-1 district is intended to provide locations in which neighborhood and community-oriented retail (including non-drive-through restaurants) and service activities conclude a transition, or land areas which complement a transition into a more intense activity area. Complementary non-commercial uses (including offices/clinics) are also permitted.

It is the minority of existing shopping center zoning conditions, such as in this case, where the use of a subject shopping center is restricted specifically to Retail (including non-drive-through restaurants) and complementary non-commercial uses (including offices/clinics) are prohibited. Upon considering today's evolving shopping center activities in the United States, Staff is of the opinion it is appropriate, unless expressly prohibited by zoning conditions, to allow service commercial and complementary non-commercial uses (including offices/clinics) within shopping centers located in the City of Sandy Springs on a case by case basis. As such, Staff's original recommendation for approval conditional stands.

Location Map

7700 - 7760 Spalding Drive



BACKGROUND

The subject property is currently zoned C-1 (Community Business District) conditional under zoning case Z83-132. The subject property is currently developed with a shopping center. The conditions of Z83-132 restrict the use of the property to retail commercial and accessory uses.

On September 21, 2010, the City Council resolved to initiate this application to rezone the subject property from C-1 (Community Business District) conditional to C-1 (Community Business District) conditional to allow additional uses normally permitted under the C-1 zoning classification.

A record of current Sandy Springs business licenses for Spalding Corners, most of which were issued under Fulton County, indicates restaurants, service businesses(s), and a dental clinic are currently licensed to operate in the subject shopping center.

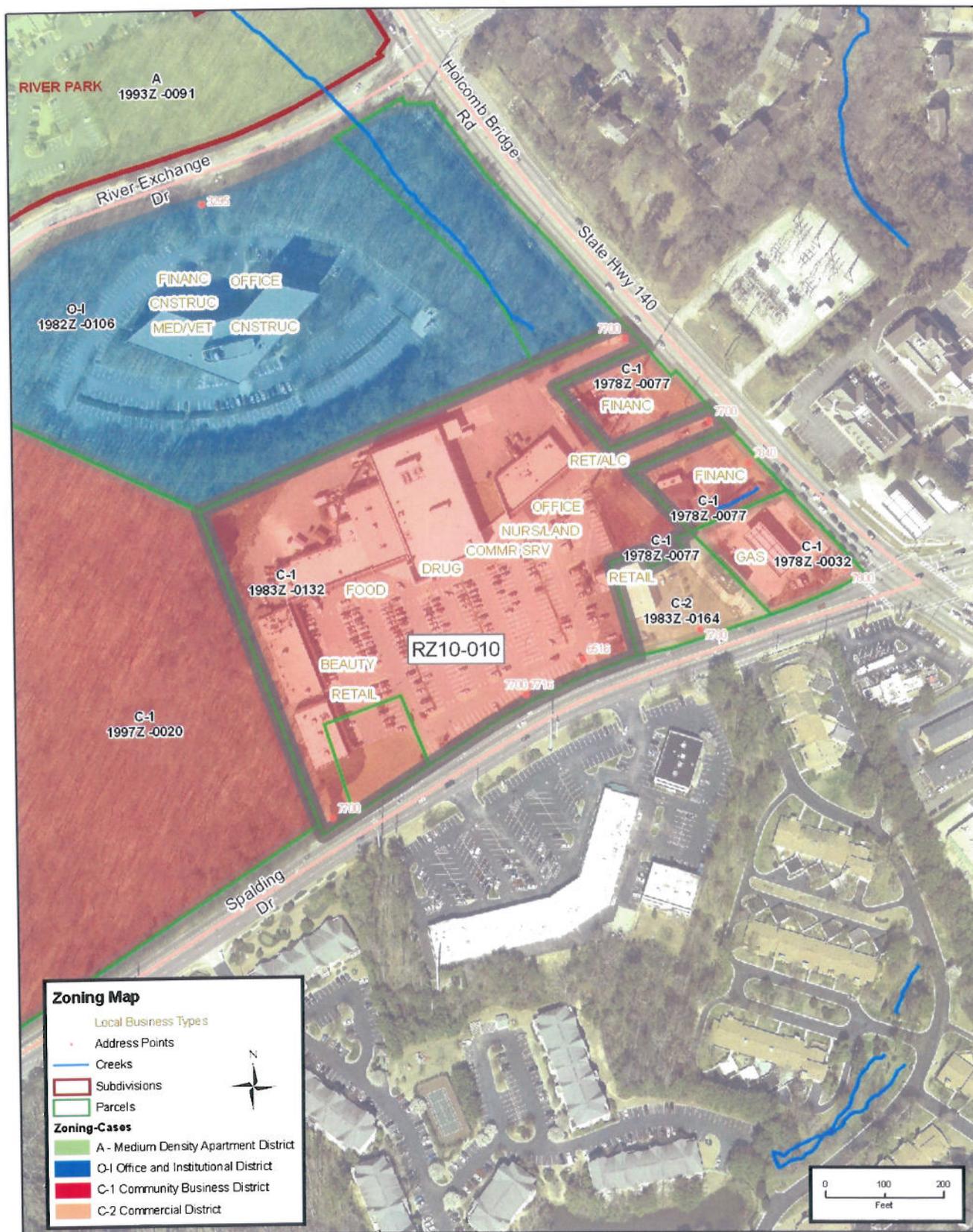
EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY

SUBJECT PETITION RZ10-010	Requested Zoning	Proposed Use	Land Area (Acres)	Square Footage	Density (S.F. per Acre)
	C-1	Shopping Center	9.02 acres	69,777	7,735.81 S.F./ Acre
Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Footage or Number of Units	Density (Square Feet or Units Per Acre)
North	O-I Z82-106	Office Complex	10	116,250 S.F.	11,625 S.F./ Acre
East	Gwinnett County Commercial	Shopping Center & Office	-----	-----	-----
South	Gwinnett County Commercial	Shopping Center	-----	-----	-----

West	C-1 Z97-020	Vacant	-----	-----	-----

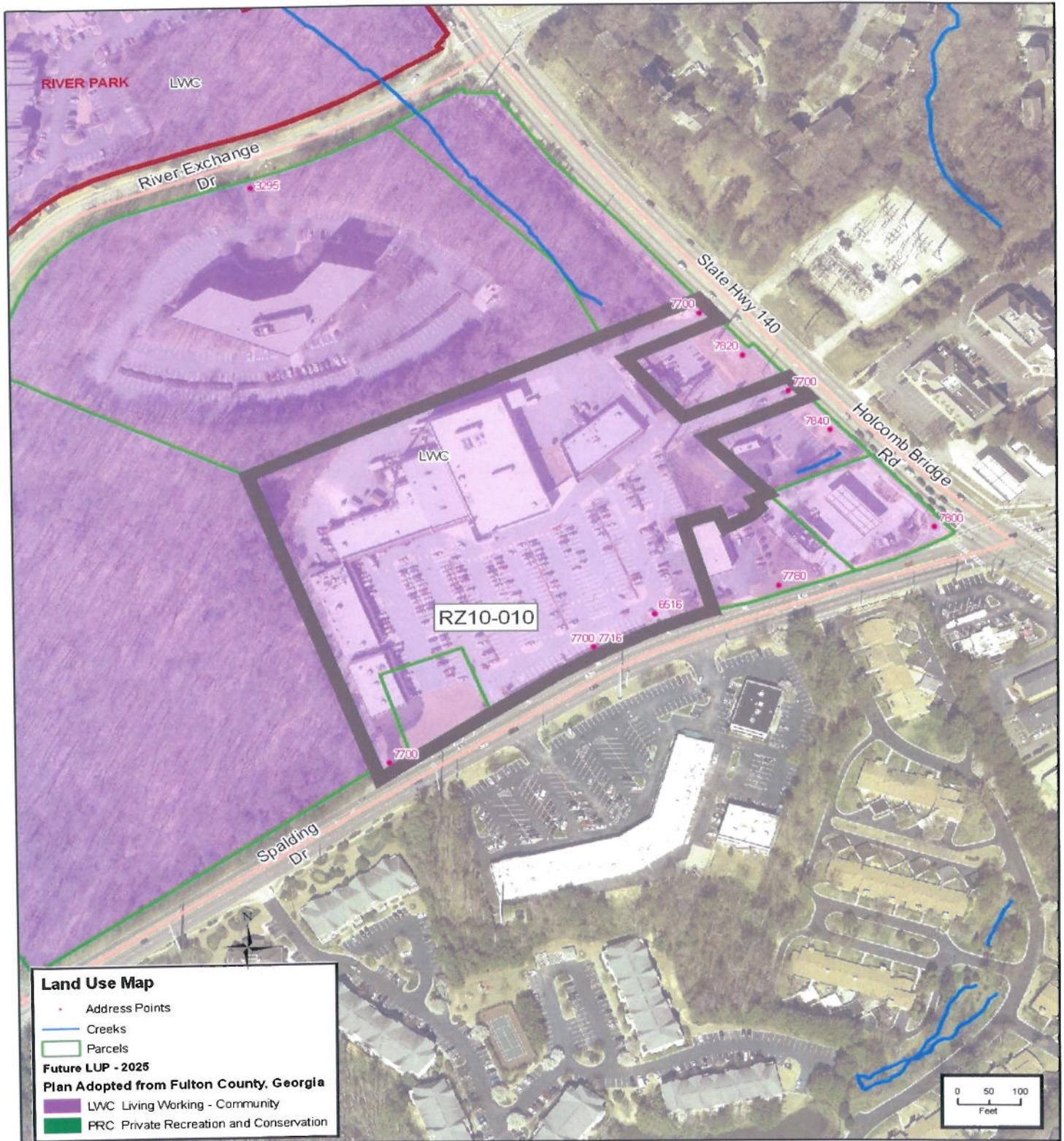
Zoning Map

7700 - 7760 Spalding Drive



Future Land Use Map

7700 - 7760 Spalding Drive





Subject Property looking west



Subject Property looking west



Subject Property looking north



Subject Property looking north



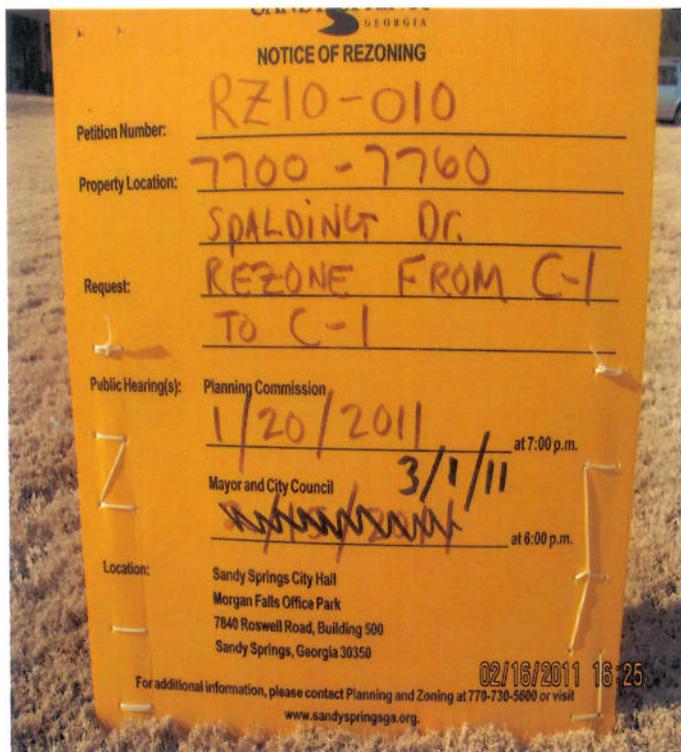
Subject Property looking east



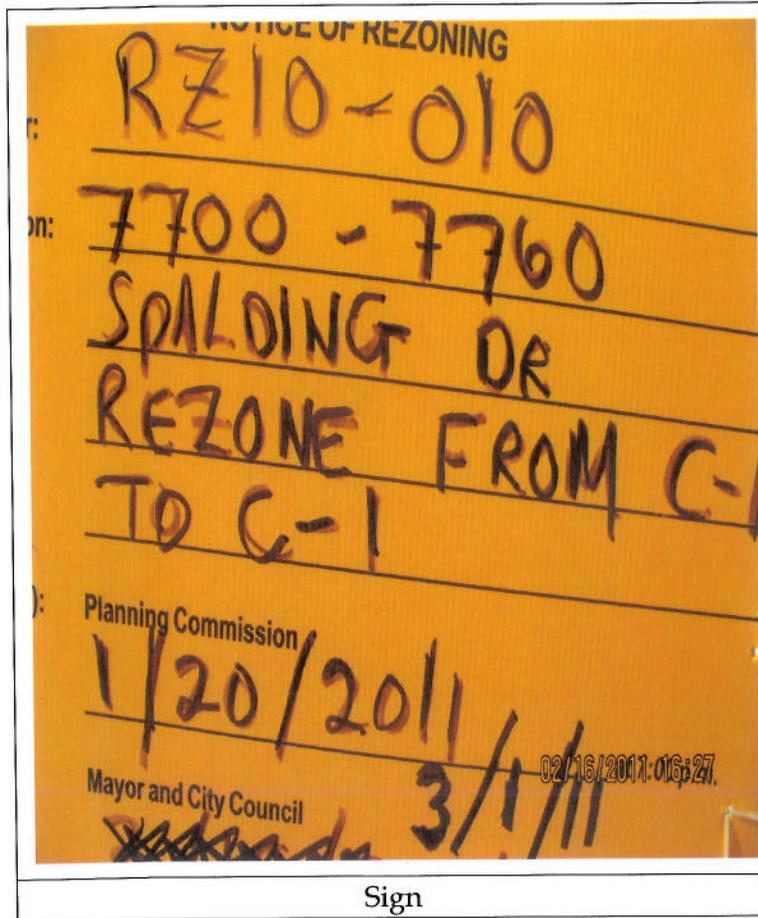
Subject Property looking east



Subject Property looking west from Holcomb Bridge Rd.



Sign



SITE PLAN ANALYSIS

The site plan submitted shows the subject property to be 9.02 acres and developed with a shopping center.

PARKING AND TRAFFIC IMPACT ANALYSIS

Without utilizing the allowance for a shared parking reduction, Section 18.2.1, *Basic Off-street Parking Requirements*, requires a minimum amount of parking spaces for typical businesses in a shopping center as follows:

- 5 spaces per 1,000 square feet (Service/Retail).
- 10 spaces per 1,000 square feet (Restaurant).
- 3 spaces per 1,000 square feet (General Office).
- 4 spaces per 1,000 square feet (Clinic/Medical Office)

A record of current Sandy Springs business licenses for Spalding Corners, most of which were issued under Fulton County, indicates restaurants, service businesses(s), and a dental clinic are currently licensed to operate in the subject shopping center.

The site plan provided by the owner indicates the subject property is developed with 69,777 square feet of commercial space and indicates 376 parking spaces are provided. Therefore, uses permitted under the C-1 zoning district may qualify to utilize the allowance for a shared parking reduction, and, without a variance, would have to require 376 parking spaces or less.

LANDSCAPE PLAN ANALYSIS

The subject properties appear to be well landscaped having a shopping center within the buildable area, leaving the remaining unimproved area as green space.

ENVIRONMENTAL SITE ANALYSIS

Regarding this application, Staff is of the opinion the Environmental Site Analysis that was conducted has no environmental issues.

DEPARTMENT COMMENTS

The staff held a Focus Meeting on October 6, 2010 at which the following departmental comments were provided:

BUILDING & DEVELOPMENT DIVISION	Sandy Springs Building Officer and/or ADA Compliance Officer	<ul style="list-style-type: none"> ▪ There are no building and compliance requirements that need to be addressed at this time.
	Sandy Springs Chief Engineer	<ul style="list-style-type: none"> ▪ There are no site development requirements that need to be addressed at this time.
	Sandy Springs Landscape Architect/Arborist	<ul style="list-style-type: none"> ▪ There are no landscape and stream requirements that need to be addressed at this time.
FIRE DEPT.	Sandy Springs Fire Protection Engineer	<ul style="list-style-type: none"> ▪ There are no Fire Department requirements that need to be addressed at this time.
TRANSPORTATION	Sandy Springs Transportation Planner	<ul style="list-style-type: none"> • Public Works does not anticipate that the proposed zoning modification will cause an excessively burdensome use of existing streets or transportation facilities. • The subject property is located on an arterial street. • Right-of-way dedication: 40' from centerline of Spalding Drive
	Georgia Department of Transportation	<ul style="list-style-type: none"> ▪ There are no GDOT requirements that need to be addressed at this time.

The staff has not received any additional comments from the Fulton County Board of Education.

PUBLIC INVOLVEMENT

Required Meetings

The applicant attended the following required meetings:

- Community Zoning Information Meeting held September 28, 2010 at the Sandy Springs City Hall
- Community/Developer Resolution Meeting held October 27, 2010 at the Sandy Springs City Hall

Public Comments (no attached letters)

No comments or concerns have been received.

Notice Requirements

The petition will be advertised in the Daily Report on November 11, 2010 and November 25, 2010. The applicant posted a sign issued by the Department of Community Development along the frontage of Spalding Drive and Holcomb Bridge Road on October 22, 2010.

Public Participation Plan and Report

The applicant will meet the Public Participation Plan requirements. The applicant will be required to submit the Public Participation Report seven (7) days prior to the Mayor and City Council Hearing on December 21, 2010. The Public Participation Report must be submitted on or before December 14, 2010.

ZONING IMPACT ANALYSIS

Per Article 28.4.1, *Zoning Impact Analysis by the Planning Commission and the Department*, the staff shall make a written record of its investigation and recommendation on each rezoning petition with respect to the following factors:

A. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*

Finding: The staff is of the opinion that the proposed use is suitable in view of the use and development of adjacent and nearby property. The surrounding area consists of commercial developments.

B. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*

Finding: The staff is of the opinion that the proposal will not have an adverse impact on the use or usability of adjacent or nearby property.

C. *Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.*

Finding: The staff is of the opinion that the subject property has a reasonable economic use as currently zoned.

D. *Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.*

Finding: The staff is of the opinion that the proposal will not result in a use which will cause an excessive or burdensome use of the existing infrastructure.

E. *Whether the zoning proposal is in conformity with the policies and intent of the land use plan.*

Finding: This application is in conformity with the Comprehensive Plan and Future Land Use Map, which designates the property as Live-Work Community (LWC).

The subject property is currently zoned C-1 (Community Business District) conditional under zoning case Z83-132. The subject property is currently developed with a shopping center. The conditions of Z83-132 restrict the use of the property to retail commercial and accessory uses.

The subject property is surrounded by commercial uses, and the Mayor and City Council initiated the rezoning of the subject property rezone from C-1 (Community Business District) conditional to C-1 (Community Business District) conditional to allow additional uses normally permitted under the C-1 zoning classification, which have been historically permitted by Fulton County.

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Finding: The staff is of the opinion that there are existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval of the applicant's proposal. Fulton County historically permitted uses beyond those conditioned on the property.

G. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs.

Finding: The staff is of the opinion that the proposal will not permit a use which could be considered environmentally adverse to the natural resources, environment, or citizens of Sandy Springs.

CONCLUSION TO FINDINGS

It is the opinion of the staff that the proposal is in conformity with the intent of the Comprehensive Plan Policies and the Future Land Use Map, as the proposal involves a use and density that is consistent with abutting and nearby properties. Therefore, based on these reasons, the staff recommends APPROVAL CONDITIONAL of this petition.

STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to approve the petition to rezone from C-1 (Community Business District) conditional to C-1 (Community Business District) conditional to allow additional uses, including a dental office, normally permitted under the C-1 zoning classification, the staff recommends the approval be subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council.

1. To the owners' agreement to restrict the use of the subject properties as follows:
 - a. Retail uses (including non-drive-through restaurants), service commercial activities, complementary non-commercial uses (including offices/clinics), and accessory uses at a maximum total density of 7,735.81 square feet per acre.
 - b. To prohibit the following uses: Adult Establishments, Businesses Performing Specified Sexual Activities, and Massage Parlors, Lingerie/Bathing Suit Modeling. The aforementioned uses shall be prohibited as determined by the Director of Community Development.
 - c. To prohibit drive-through restaurants.
2. To the owners' agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development on September 28, 2010. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance, the Development Standards contained therein, 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.
3. To the property owners' agreement to provide the following site development standards:
 - a. To reduce the zoning regulations to the extent necessary for the existing legal non-conforming (grandfathered) structure(s) to comply.

Attachments

- Site Plan(s) dated received September 28, 2010
- Letter Fulton County Dept. of Health Services received October 20,2010
- Resolution by the Planning Commission to request the Mayor and City Council initiate a rezoning petition approved September 21, 2010.
- Letter City of Atlanta Dept. of Watershed Management received November 17, 2010
- Letter Fulton County Dept. of Environment and Community Development received October 20,2010
- Property owner email dated September 27, 2010
- Staff Shopping Center Spreadsheet

MEMORANDUM



TO: Patrice S. Ruffin, Assistant Director of Planning & Zoning
City of Sandy Springs, Department of Community Development

FROM: Monica Robinson, B.S., M.B.A., Environmental Planner 
Department of Health Services, Office of the Director

DATE: October 11, 2010

SUBJECT: **Zoning Comments for November 18, 2010 Planning Commission**

AGENDA ITEM	ZONING COMMENTS
RZ10-008	The Fulton County Department of Health Services does not anticipate any health problems with this proposal to rezone the subject properties from C-1 (Community Business District) conditional to C-1 (Community Business District).
RZ10-009	The Fulton County Department of Health Services does not anticipate any health problems with this proposal to rezone the subject properties from M-2 (Heavy Industrial District) conditional to R-2 (Single-family Dwelling District) provided that existing and previous uses within the area do not pose an environmental hazard.
RZ10-010	The Fulton County Department of Health Services does not anticipate any health problems with this proposal to rezone the subject property from C-1 (Community Business District) conditional to C-1 (Community Business District) conditional.
ZM10-008	The Fulton County Department of Health Services does not anticipate any health problems with this proposal to modify condition 3.I. of petition RZ06-055/U06-008/CV06-039 to allow for a reduction from five (5) to four (4) of existing specimen trees to be retained on the subject property.

RECEIVED

OCT 20 2010

City of Sandy Springs
Community Development



Department of the Environment and Community Development
Fulton County Government Service Center at Fulton Industrial
5440 Fulton Industrial Boulevard
Atlanta, GA 30336

October 7, 2010

Patrice S. Ruffin, AICP, Assistant Director Planning & Zoning
City of Sandy Springs
Department of Community Development
Planning and Zoning Division
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

Dear Ms. Ruffin:

I am in receipt of your zoning package soliciting comments on the upcoming City of Sandy Springs zoning agenda for the November Planning Commission and December Mayor and City Council Meetings. I have reviewed all items within the package and find none of them have a significant impact on Unincorporated Fulton County. Thank you for the opportunity to review the requests.

Sincerely,

Randy Beck,
Deputy Director, E&CD

RECEIVED

OCT 20 2010

City of Sandy Springs
Community Development

12710-010



CITY OF ATLANTA

KASIM REED
MAYOR

BUREAU OF OPERATIONS
651 14TH STREET, NW
ATLANTA, GEORGIA 30318
Office: (404) 235-2000 Fax: (404) 982-1400

DEPARTMENT OF
WATERSHED MANAGEMENT
DEXTER WHITE
Interim Commissioner

November 10, 2010

Ms. Patrice S. Ruffin
City of Sandy Springs
Department of Community Development
Planning and Zoning Division
7840 Roswell Road, Building 500
Sandy Springs, GA 30350

RECEIVED
NOV 17 2010
City of Sandy Springs
Community Development

Subject: Water Availability at 7700 Spalding Drive

Dear Ms. Ruffin,

Presently the City of Atlanta-Watershed Management does not has water service on Spalding Drive.

Should additional information be needed, please contact me at 404-235-2085.

Sincerely,

Eric Glover, PE
Chief Civil Engineer

cc: file

Trettin, Doug

From: Kevin Curry [kcurry@seligenterprises.com]
Sent: Monday, September 27, 2010 1:02 PM
To: Trettin, Doug
Subject: Spalding Corners re-zoning

Doug,

When we met some time ago about the re-zoning of Spalding Corners I understood that Selig Enterprises would have the opportunity to add uses to the re-zoning application that are compatible with the present day environment around the center.

I have reviewed the list of uses permitted in the C-1 and offer the following list of additional uses we would like to add to the application:

1. Amusements, Indoor
3. Art Galleries
6. Automotive Specialty Shops
7. Catering, Carry-out and Delivery
9. Clinics
11. Day Care Facilities
12. Delicatessens
13. Financial Establishments
19. Health Club/Spa
20. Laundromats
21. Landscaping Business, Garden Center
22. Laundry and Dry Cleaning Shops
25. Communication Services
29. Offices
33. Personal Services including barber, beauty
34. Pet Grooming
35. Photography Studios
36. Plant Nurseries
37. Printing Shops, Convenience
38. Repair Shops not involving manufacturing
40. Restaurants
42. School of Business, Dance, Music or similar schools

All of these uses are either in our center, have been in our center in the past or are uses very consistent with the community environment.

We look forward working with you on the re-zoning.

Kevin

S. Kevin Curry
Vice President
Selig Enterprises, Inc.
1100 Spring Street, Ste. 550
Atlanta, GA 30309

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO APPROVE THE INITIATION OF REZONING FOR THE 7700-7760
SPALDING DRIVE LOCATED IN LAND LOT 313, DISTRICT 6, SANDY SPRINGS, FULTON
COUNTY, GEORGIA**

BE IT RESOLVED by the City Council for the City of Sandy Springs, Georgia while in regular session on September 21, 2010 at 7:00 p.m. as follows:

SECTION 1. That 7700-7760 Spalding Drive is currently zoned C-1 (Community Business District) conditional under Fulton County zoning case Z83-0132; and

SECTION 2. That the conditions of Z83-0132 restrict the property to retail uses only; and

SECTION 3. That other uses such as restaurants and medical offices have historically been permitted at the property.

SECTION 4. The Mayor and City Council hereby approve the initiation of the rezoning of 7700-7760 Spalding Drive for the purpose of making the conditions of approval consistent with the uses previously permitted on the property.

SECTION 5. This Resolution is effective September 21, 2010; and

SECTION 6. That this Resolution shall become effective upon its adoption.

RESOLVED this the 21st day of September, 2010.

Approved:

Eva Galambos, Mayor

Attest:

Michael Casey, City Clerk
(Seal)

2710-010

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OCT 20 2010

City of Sandy Springs
Community Development

Subdivision	Case_Number	Zoning_Class	Conditioned Uses
ABERNATHY SQUARE	1976Z -0003	C-1	Letter of Intent - shopping center (to include supermarket, drug store, boutique shops, and service oriented retailers)
ABERNATHY SQUARE	1967Z -0152	C-1	C-1 uses
ABERNATHY SQUARE	1968Z -0132	C-1	C-1 uses
BELLE ISLE SQUARE	1997Z -0122	C-1	Retail, service commercial and/or office and accessory uses, including all exterior food and beverage service areas, but excluding service stations, commercial amusements and billboards
CENTRE COURT	1997Z -0080	C-1	Retail, service commercial and/or office and accessory uses, including all exterior food and beverage service areas, but excluding service stations, commercial amusements and billboards
CITY WALK	1981Z-0108	C-1	
CITY WALK	1992Z -0085	C-1	Retail, service commercial and/or office and accessory uses, including all exterior food and beverage service areas, within 5 buildings, but excluding service stations, commercial amusements and billboards
CROMWELL SQUARE	1957Z-0029	C-1	C-1 uses
CROMWELL SQUARE	1963Z -0026	C-1	C-1 uses
CROMWELL SQUARE	1970Z -0143	C-1	C-1 uses
DUNWOODY PLAZA	1991Z -0035	C-1	Retail, service commercial and/or office and accessory uses, including all exterior food and beverage service areas, within 7 primary buildings plus two (2) unattended accessory structures, but excluding service stations, commercial amusements and billboards
DUNWOODY PLAZA	1988Z -0222	C-1	Commercial and/or office and accessory uses, within a single structure, but excluding restaurants, service stations, commercial amusements and billboards
FOUNTAIN OAKS	1988Z -0084	C-1	Retail and service commercial and accessory uses, including all exterior food and beverage service areas, within a single building, service stations, commercial amusements and billboards (???)
FOUNTAIN OAKS	1985Z -0115	NONE	---
HAMMOND CENTER	RZ08-014	MIX	Office, retail, restaurant, and associated accessory uses; No more than 400 residential units; a maximum 120-room hotel
HAMMOND SPRINGS	1965Z -0064	C-1	C-1 uses
HAMMOND SPRINGS	1958Z-0011	C-1	C-1 uses
HAMMOND SPRINGS	1982Z -0007	C-1	Retail commercial and accessory uses
HAMMOND SPRINGS	1972Z-0050	C-1	Professional office building
MARSHALLS PLAZA	1959Z-0004	C-1	C-1 uses
MARSHALLS PLAZA	1963Z-0019	C-1	C-1 uses
NORTH RIVER	1971Z -0004	C-1	Letter of Intent - shopping center
NORTH RIVER	2004Z -0112	C-1	Retail, service commercial and/or office and accessory uses, including all exterior food and beverage service areas, but excluding gas pumps, freestanding fast food restaurants, commercial amusements, adult bookstores, and adult entertainment establishments
NORTH SPRINGS	1964Z -0055	C-1	C-1 uses
NORTHRIDGE	1981Z -0017	C-1	C-1 uses with the exception of fast food and automobile service station uses
NORTHRIDGE SQUARE	1987Z -0194	C-1	Retail and service commercial and accessory uses in one building, automotive service and/or gasoline sales in a freestanding building and a freestanding restaurant, but excluding commercial amusements

Subdivision	Case Number	Zoning Class	Conditioned Uses
PARKSIDE SHOPS OF SANDY SPRINGS	1986Z -0132	C-2	Retail and service commercial and accessory uses, , but excluding service stations and commercial amusements other than movie theaters
PERIMETER POINTE	RZ09-006	C-1	Retail, service commercial and/or office and accessory uses, including all exterior food and beverage service areas, but excluding adult entertainment establishments, car washes, convenience stores, service stations, grocery stores, commercial amusements and billboards or any uses which are 24 hour operations; A maximum of three outparcels shall be allowed ; No more than two (2) fast food restaurants, having drive-through windows, on the total site
PRADO	RZ10-007	C-1	Retail, service commercial and/or office and accessory uses, including all exterior food and beverage service areas, including no more than one freestanding fast food restaurant with or without drive thru, a financial institution with a drive-thru and a drug store with a drive-thru. Convenience stores with gas pumps and commercial amusements are excluded.
PRADO	RZ07-019	C-1	Retail and associated accessory uses
PRADO	1971Z-0012	C-1	Shopping center site plan revision to add parking spaces
PUBLIX AT PERIMETER	1996Z -0119	C-1	Retail, service commercial and/or office and accessory uses, including all exterior food and beverage service areas, but excluding service stations, commercial amusements and billboards
SANDY SPRINGS CROSSING	1986Z -0200	C-1	Retail and service commercial and accessory uses, but excluding fast food restaurants with drive-through service, service stations, and commercial amusements, to be contained within 2 buildings
SANDY SPRINGS CROSSING	1987Z -0153	C-1	Retail and service commercial and accessory uses, including all exterior food and beverage service areas, within in no more than 2 buildings, but excluding fast food restaurants with drive-through service, service stations, commercial amusements and billboards
SANDY SPRINGS LANDING	1981Z-0108	C-1	Limited to retail shops only, which shall be contained in one structure
SANDY SPRINGS LANDING	1992Z -0085	C-1	Retail, service commercial and/or office and accessory uses, including all exterior food and beverage service areas, within 5 buildings, but excluding service stations, commercial amusements and billboards
SANDY SPRINGS PLACE	1985Z -0023	C-1	Retail and service commercial uses in one building and office uses in another building
SANDY SPRINGS PLAZA	1957Z-0020	C-1	C-1 uses
SANDY SPRINGS PLAZA	1957Z-0034	C-1	C-1 uses
SANDY SPRINGS SHOPPING CENTER	N/A	C-1	C-1 uses
SANDY SPRINGS VILLAGE	1996Z -0074	C-1	Retail, service commercial and/or office and accessory uses, including all exterior food and beverage service areas
SANDY SPRINGS VILLAGE	1976Z -0072	C-1	C-1 uses
THE EXCHANGE AT HAMMOND	1958Z-0025	C-1	C-1 uses
THE EXCHANGE AT HAMMOND	1967Z -0116	C-1	C-1 uses
THE EXCHANGE AT HAMMOND	1957Z -0057	C-1	C-1 uses

Subdivision	Case_Number	Zoning_Class	Conditioned Uses
THE SHOPPES OF MORGAN FALLS	1986Z -0289	C-1	Retail and service commercial and accessory uses in two structures but excluding fast food restaurants, service stations, commercial amusements and billboards
THE SHOPPES OF MORGAN FALLS	1981Z -0022	C-1	C-1 uses; No more than 3 outparcels
TROWBRIDGE CROSSING	1975Z -0003	C-2	C-2 uses