

AN ORDINANCE TO REZONE PROPERTY FROM THE O-I (OFFICE AND INSTITUTIONAL DISTRICT) CONDITIONAL TO O-I (OFFICE AND INSTITUTIONAL DISTRICT), PROPERTY LOCATED AT 109 & 135 HILDERBRAND DRIVE AND 6110 & 6118 BLUESTONE ROAD

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on March 18, 2008 at 7:00 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 property located at **109 & 135 Hilderbrand Drive and 6110 & 6118 Bluestone Road**, consisting of a total of approximately 4.20 acres, be changed from the O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 89 of the 17th 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 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 5. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 6. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

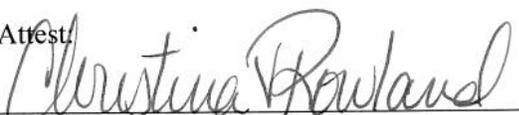
ORDAINED this the 18th day of March, 2008.

Approved:



Eva Galambos, Mayor

Attest:



Christina Rowland, CMC, City Clerk
(Seal)



CONDITIONS OF APPROVAL

RZ07-043/CV07-031/U07-017

109 & 135 Hilderbrand Drive and 6110 & 6118 Bluestone Road

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by the City of Sandy Springs located at 109 & 135 Hilderbrand Drive and 6110 & 6118 Bluestone Road. Rezoning petition RZ07-043/CV07-031/U07-017 to rezone the subject property from O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) was approved by the Mayor and City Council at the March 18, 2008 hearing, subject to the following conditions:

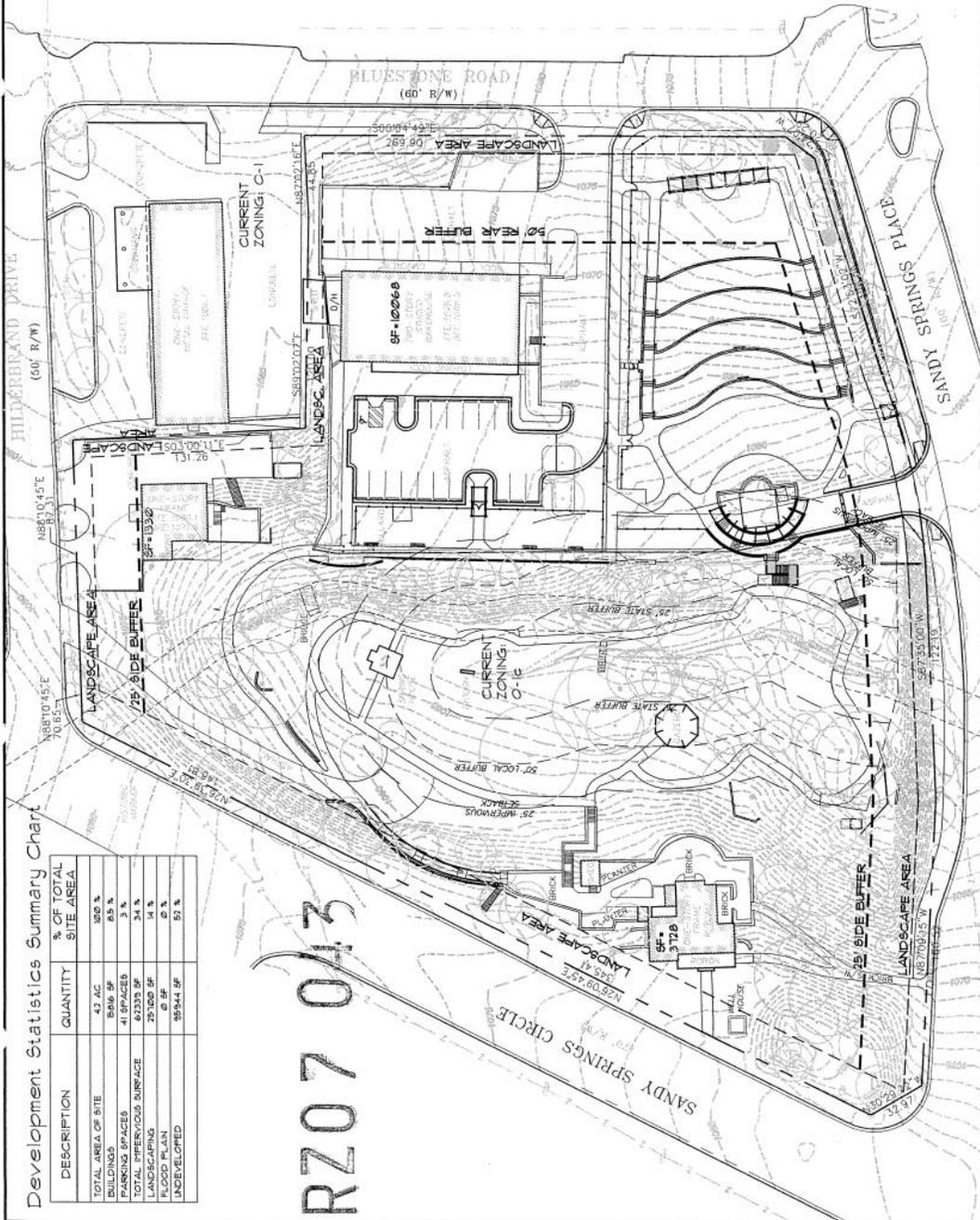
1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. An amphitheater, office, and accessory uses at a maximum density of 3,765.71 gross square feet per acre or 15,816 gross square feet. (U07-017)
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated December 3, 2007. 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 Sandy Springs Circle 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. The owner/developer shall dedicate twenty-five (25) feet of right-of-way from centerline of Hilderbrand Drive 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.
 - c. The owner/developer shall dedicate twenty-five (25) feet of right-of-way from centerline of Bluestone Road 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.
 - d. The owner/developer shall dedicate twenty-five (25) feet of right-of-way from centerline of Sandy Springs Place 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 change the maximum number of freestanding signs from one (1) per lot to one (1) per road frontage as shown site plan received by the Department of Community Development dated December 3, 2007. (CV07-031)

- c. To allow for changeable copy on the existing and proposed freestanding signs on the site as shown site plan received by the Department of Community Development dated December 3, 2007. (CV07-031)
- d. To allow the existing freestanding signs to be located within the required ten (10) foot sign setback as shown site plan received by the Department of Community Development dated December 3, 2007. (CV07-031)
- e. All freestanding signs shall be designed in a style similar to the identification monument signs currently installed at the city recreation and parks facilities. Said signs shall be subject to the approval of the Department of Community Development and the Parks and Recreation Department.
- f. To reduce the required minimum acreage from ten (10) acres to four (4) acres (CV07-031).
- g. To reduce the required 600 foot stage setback from residential properties to 300 feet (CV07-031).
- h. To allow the site to be accessed from local streets Sandy Springs Place, Hilderbrand Drive, and Bluestone Road as shown site plan received by the Department of Community Development dated December 3, 2007 (CV07-031).
- i. To delete the required fifty (50) foot buffer and ten (10) foot improvement setback adjacent to non-residential zoning districts or development as shown site plan received by the Department of Community Development dated December 3, 2007 (CV07-031).

Development Statistics Summary Chart

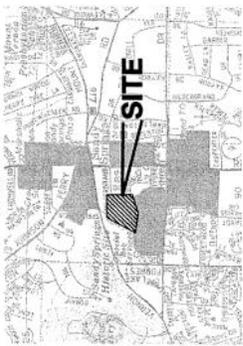
| DESCRIPTION | QUANTITY | % OF TOTAL SITE AREA |
|--------------------------|-----------|----------------------|
| TOTAL AREA OF SITE | 42 AC | 100% |
| BUILDINGS | 51,840 SF | 52% |
| PAVED SPACES | 41,840 SF | 52% |
| TOTAL IMPERVIOUS SURFACE | 93,680 SF | 34% |
| LANDSCAPING | 25,100 SF | 14% |
| FLOOD PLAN | 0 SF | 0% |
| UNDEVELOPED | 98,944 SF | 57% |

RZ07 013



NOTES:
 EASEL (MANSION BASEMENT) THIS PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN PER FIR MAP PANEL NUMBER B33002H2E FULTON COUNTY DATED JUNE 27, 1998
 CURRENT ZONING: C-1c
 REQUIRED PARKING: 31 SPACES
 PROVIDED PARKING: 41 SPACES
 EXISTING ZONED LIMITS ON ADJOINING ROADS:
 HILDEBRAND DRIVE - 35' R/W
 SANDY SPRINGS PLACE - 25' R/W
 BLUESTONE ROAD - NO FOOTED SPEED LIMIT SIGN

LOCATION MAP
 42 ACRE SITE



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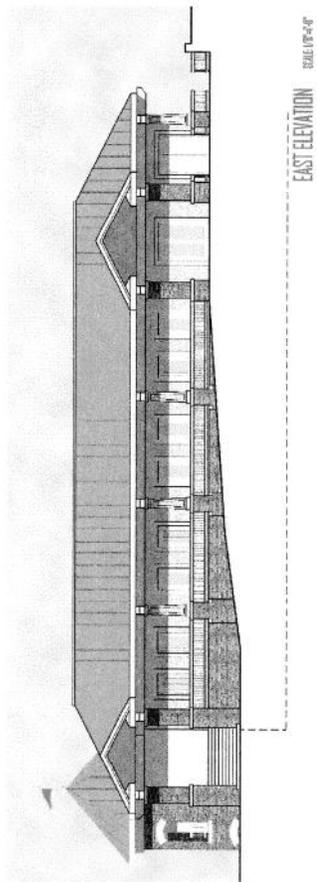
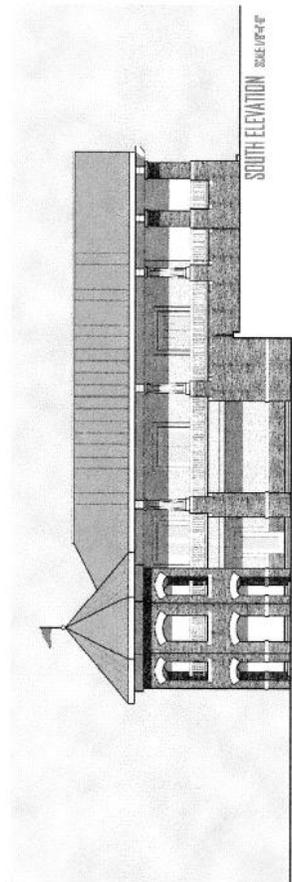
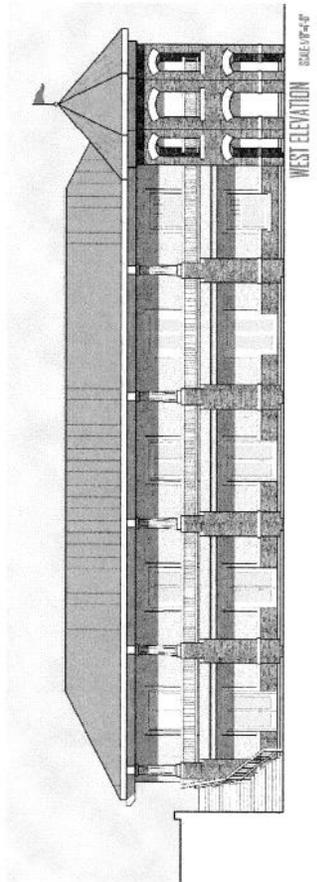
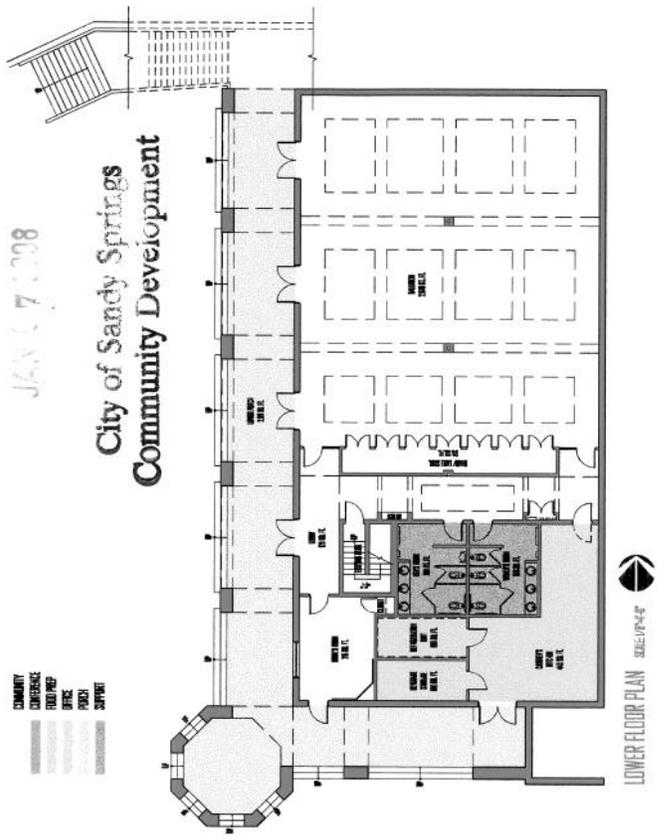
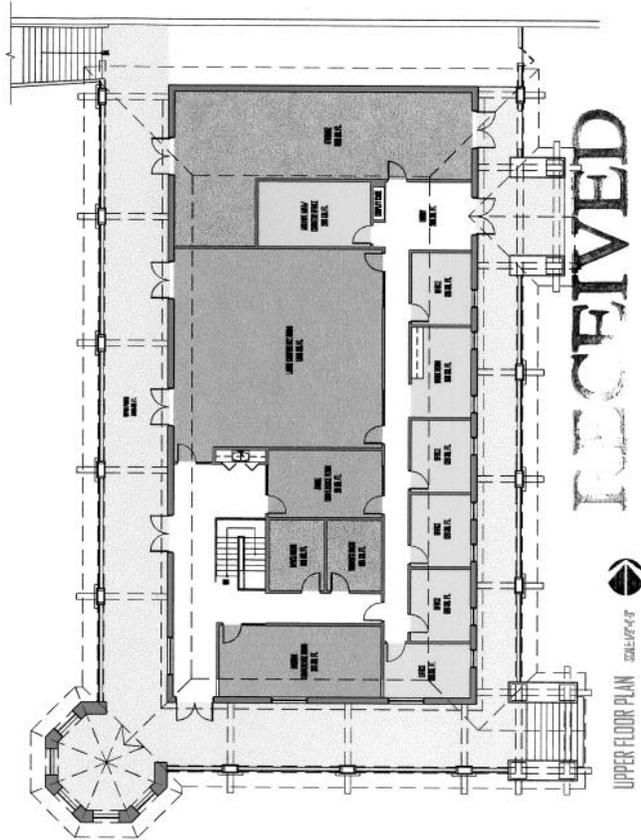


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| NO. | DATE | DESCRIPTION OF REVISION |
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| | |
|-----------------------------|-----------------------------------|
| SANDY SPRINGS HISTORIC SITE | |
| SITE PLAN | |
| DESIGNED BY BRANK, BU | CHECKED BY DATE: NOVEMBER 2007 |
| JOB NO. 2384-002 | SCALE: 1"=25'-0" |
| 1 | 10 |
| SHEET | REV |



HERITAGE-SANDY SPRINGS COMMUNITY BUILDING
DATE: FEBRUARY 10, 2008



Legal Description for Sandy Springs Historic Site
Fulton County, Georgia

RZ07 043

All that parcel or tract of land lying and being in Land Lot 89 of the 17th District, Fulton County, Georgia, and being more particularly as follows: beginning at an iron pin at the intersection of the easterly right-of-way of Sandy Springs Circle (a 70' ROW) and the northerly right-of-way of Sandy Springs Place (a 60' ROW); thence running north 30 degrees 29 minutes 32 seconds west 32.97 feet to an iron pin found; thence running north 26 degrees 9 minutes 45 seconds east 345.41 feet to an iron pin found; thence running north 26 degrees 39 minutes 30 seconds east 148.81 feet to an iron pin found; thence running north 88 degrees 10 minutes 45 seconds east 70.65 feet to an iron pin found; thence running north 88 degrees 10 minutes 45 seconds east 87.31 feet to an iron pin found; thence running south 3 degrees 0 minutes 11 seconds east 131.26 feet to an iron pin found; thence running south 89 degrees 2 minutes 7 seconds east 120.00 feet to an iron pin found; thence running north 88 degrees 2 minutes 16 seconds east 118.5 feet to an iron pin found; thence running south 0 degrees 4 minutes 49 seconds east 269.9 feet to an iron pin found; thence running south 36 degrees 24 minutes 7 seconds west 20.29 feet to an iron pin found; thence running south 72 degrees 53 minutes 2 seconds west 125.96 feet to an iron pin found; thence running south 87 degrees 35 minutes 0 seconds west 122.19 feet to an iron pin found; thence running north 87 degrees 9 minutes 15 seconds west 160.52 feet to an iron pin found, this being the point of beginning, totaling an area of +/- 4.22 acres.

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DEC 03 2007

City of Sandy Springs
Community Development