

AN ORDINANCE TO REZONE PROPERTY FROM THE C-1 (COMMUNITY BUSINESS DISTRICT) CONDITIONAL TO C-1 (COMMUNITY BUSINESS DISTRICT), PROPERTY LOCATED AT 240 SANDY SPRINGS PLACE

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on April 15, 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 **240 Sandy Springs Place**, consisting of a total of approximately 0.338 acres, be changed from the C-1 (Community Business District) conditional to C-1 (Community Business 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 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

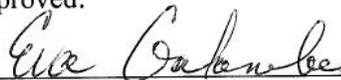
SECTION 3. That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 Mayor and City Council and the signature of approval of the Mayor.

ORDAINED this the 15th day of April, 2008.

Approved:



Eva Galambos, Mayor

Attest:



Christina Rowland, CMC, City Clerk
(Seal)



CONDITIONS OF APPROVAL

RZ08-001 **240 Sandy Springs Place**

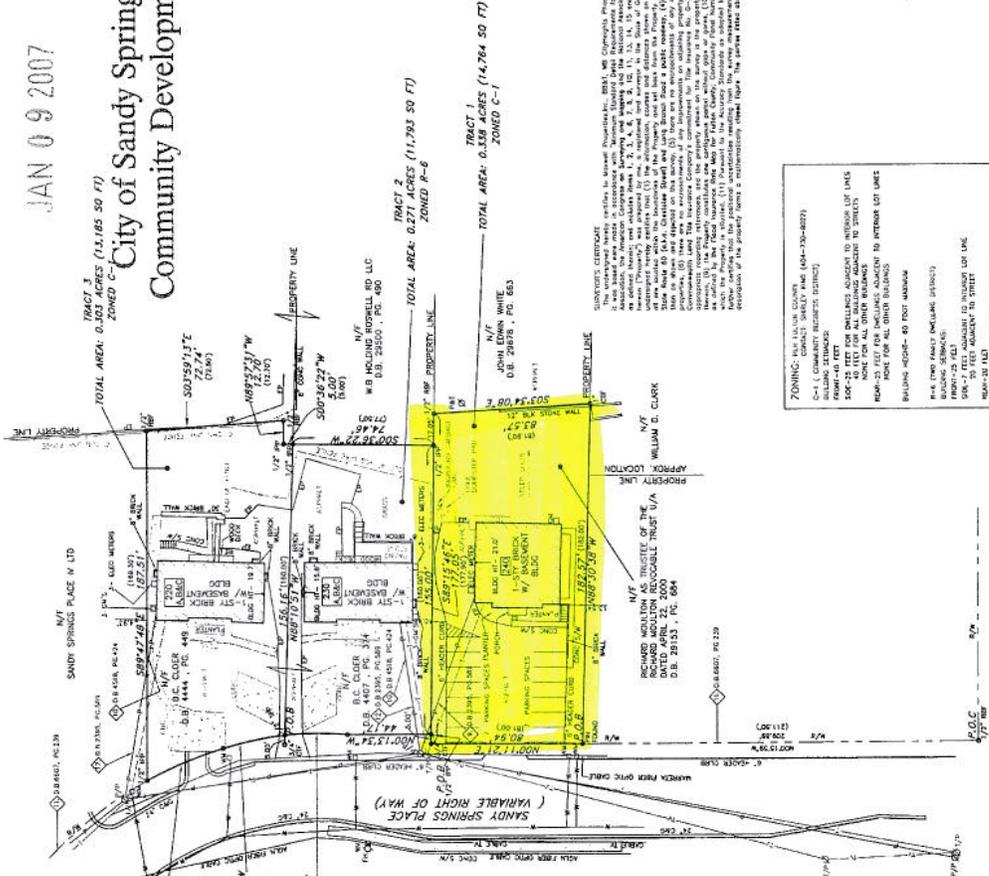
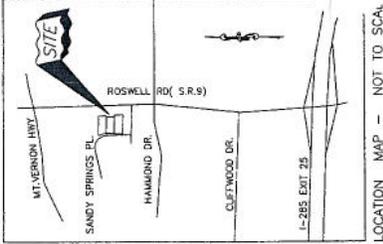
The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Re/Max Around Atlanta located at 240 Sandy Springs Place. Rezoning petition RZ08-001 to rezone the subject property from C-1 (Community Business District) conditional to C-1 (Community Business District) was approved by the Mayor and City Council at the April 15, 2008 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Office and associated accessory uses located in the existing 4,082 square foot structure. No modifications shall be made to the exterior of the structure, other than normal maintenance.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated January 9, 2008. 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 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. Reduce all minimum yards, landscape strips, undisturbed buffers, and improvement setbacks to the extent necessary for the existing structure to remain.

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City of Sandy Springs Community Development



Legal Description of TRACT 1 (0.558 Sandy Springs Place)
All that certain parcel of land being and being in Lot 18 of the 17th District, Fulton County, Georgia, containing 0.558 acres (14,764 sq ft) and being more or less as shown on the plat of subdivision of the City of Sandy Springs, Georgia, recorded in the Public Records of Fulton County, Georgia, Book 1410, Page 1410, and as the same is more particularly described in the plat of subdivision of the City of Sandy Springs, Georgia, recorded in the Public Records of Fulton County, Georgia, Book 1410, Page 1410, and as the same is more particularly described in the plat of subdivision of the City of Sandy Springs, Georgia, recorded in the Public Records of Fulton County, Georgia, Book 1410, Page 1410.

Legal Description of TRACT 2 (0.271 Sandy Springs Place)
All that certain parcel of land being and being in Lot 19 of the 17th District, Fulton County, Georgia, containing 0.271 acres (7,415 sq ft) and being more or less as shown on the plat of subdivision of the City of Sandy Springs, Georgia, recorded in the Public Records of Fulton County, Georgia, Book 1410, Page 1410, and as the same is more particularly described in the plat of subdivision of the City of Sandy Springs, Georgia, recorded in the Public Records of Fulton County, Georgia, Book 1410, Page 1410.

Legal Description of TRACT 3 (0.912 Sandy Springs Place)
All that certain parcel of land being and being in Lot 20 of the 17th District, Fulton County, Georgia, containing 0.912 acres (24,979 sq ft) and being more or less as shown on the plat of subdivision of the City of Sandy Springs, Georgia, recorded in the Public Records of Fulton County, Georgia, Book 1410, Page 1410, and as the same is more particularly described in the plat of subdivision of the City of Sandy Springs, Georgia, recorded in the Public Records of Fulton County, Georgia, Book 1410, Page 1410.

COMMUNITY DEVELOPMENT
SANDY SPRINGS PLACE
CITY OF SANDY SPRINGS, GEORGIA

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ZONING: SANDY SPRINGS PLACE (C-1) (COMMUNITY BUSINESS DISTRICT)
BUILDING SETBACKS:
SIDE 25 FEET FOR BUILDINGS ADJACENT TO INTERIOR LOT LINES
FRONT 25 FEET FOR BUILDINGS ADJACENT TO INTERIOR LOT LINES
REAR 25 FEET FOR BUILDINGS ADJACENT TO INTERIOR LOT LINES
SIDE 25 FEET ADJACENT TO STREET
SIDE 25 FEET FOR ALL OTHER BUILDINGS
BUILDING HEIGHT: 40 FEET MAXIMUM
MAXIMUM FLOOR AREA: 100,000 SQ. FT.
MAXIMUM NUMBER OF STORIES: 3
MAXIMUM NUMBER OF UNITS: 100
MAXIMUM NUMBER OF PARKING SPACES: 100

PREPARED FOR THE EXCLUSIVE USE OF THAT NAME APPEARING IN THE TITLE HEREON AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF METRO SURVEYING & CONSULTING, INC.
METRO SURVEYING & CONSULTING, INC.
CLAYTONVILLE AVENUE
MARIETTA, GA 30067
(770) 949-9977

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THAT NAME APPEARING IN THE TITLE HEREON AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF METRO SURVEYING & CONSULTING, INC.

NOTICE: THIS PLAN IS NOT VALID UNLESS SIGNED BY THE SURVEYOR'S SIGNATURE APPEARING IN BLACK INK.

PARKING SUMMARY:
220 SANDY SPRINGS PLACE: NO PAINTED PARKING SPACES
230 SANDY SPRINGS PLACE: NO PAINTED PARKING SPACES
240 SANDY SPRINGS PLACE: 14 PARKING SPACES

LEGEND:
SPT --- 3/4" SANDY SPRINGS PLACE (C-1)
C-1 --- COMMUNITY BUSINESS DISTRICT
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C-1 --- COMMUNITY BUSINESS DISTRICT

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