

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE TO C-1 (COMMUNITY BUSINESS DISTRICT) CONDITIONAL TO
EXPAND THE USE OF AN EXISTING SELF-STORAGE FACILITY TO INCLUDE RETAIL AND
SERVICE COMMERCIAL, PROPERTY LOCATED AT 1105 MOUNT VERNON HIGHWAY**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on February 16, 2010 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 property located at 1105 Mount Vernon Highway, consisting of a total of approximately 1.51 acres, be changed from the C-1 (Community Business District) conditional to C-1 (Community Business District) conditional, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 19 of the 17th District, Fulton County, Georgia by the attached legal description; and

SECTION 2. That the use permit(s), as listed in the attached conditions of approval, be approved under the provisions of Section 19.2.3 of the Zoning Ordinance of the City of Sandy Springs; and

SECTION 3. 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 4. 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 5. 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 6. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 7. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

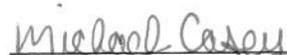
ORDAINED this the 16th day of February, 2010.

Approved:



Eva Galambos, Mayor

Attest:


Michael Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

RZ09-008/U09-008/CV09-017**1105 Mount Vernon Highway**

The City of Sandy Springs Mayor and City Council approved the rezoning of property located at 1105 Mount Vernon Highway. Rezoning petition RZ09-008/U09-008/CV09-017 was approved to rezone the subject property from C-1 (Community Business District) conditional to C-1 (Community Business District) conditional to expand the use of an existing self-storage facility to include retail and service commercial by the Mayor and City Council at the February 16, 2010 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. To a 218,469 square foot storage facility and associated accessory uses with no more than 5,000 square feet of retail and service commercial uses within a single structure developed at a total density of 144,681.45 square feet per acre (U09-008).
 - b. To prohibit the following uses: Indoor Amusements, Art Galleries, Clinics, Financial Establishments, Health Club/Spa, Laundromats, Laundry & Dry Cleaning Shops, Libraries, Communication Services, Museums, Offices, Personal Services (including barber/beauty), Pet Grooming (no overnight stay), Convenience Printing Shops, Repair Shops not involving manufacturing on site, Research Laboratories, Collecting Recycling Centers, and Convenience Stores.
 - c. To limit the access to the proposed retail and service commercial uses to the existing main entrance(s).
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development on November 2, 2009. 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 owner's agreement to provide the following site development standards:
 - a. Delete the required 10 foot landscape strip adjacent to property zoned MIX (Mixed Use District) along the west and south property lines (CV09-017).
 - b. To reduce the required 10 foot sign setback from the right-of-way to 0 feet to allow for the placement of the two (2) proposed identification monument signs in the landscape strips along Peachtree-Dunwoody Road and Mount Vernon Highway (CV09-017).

- c. To reduce the required off-street parking for Mini-warehouses and Retail uses from forty-seven (47) spaces to twenty-one (21) spaces (CV09-017).
- d. The owner/developer shall dedicate fifty-five (55) feet of right-of-way from centerline of Mount Vernon Highway 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.
- e. The owner/developer shall upgrade the deceleration lane to the permitted access point on Mount Vernon Highway to City of Sandy Springs Driveway Manual standards at time of building permit for the future 4-story self storage building addition as shown on the site plan received by the Department of Community Development on November 2, 2009.

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NOV 02 2009

**LEGAL DESCRIPTION
New Overall Property**

City of Sandy Springs
Community Development

All that tract or parcel of land lying and being in Land Lot 19, 17th District, City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

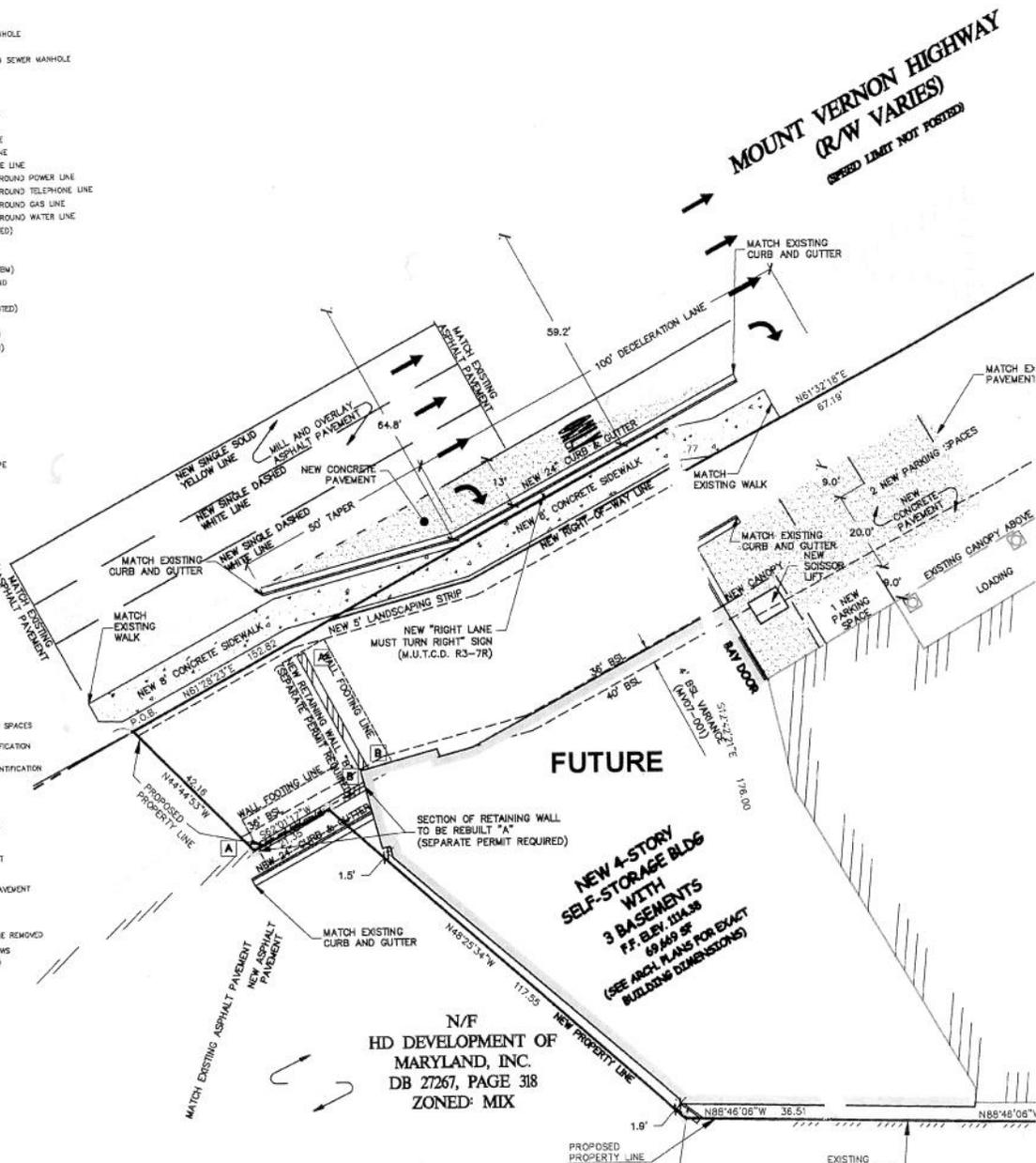
Commencing at the Northwestern end of the miter intersection of the Southern right-of-way of Mount Vernon Highway (variable width right-of-way) and the Westerly right-of-way of Peachtree-Dunwoody Road (variable width right-of-way), being the TRUE POINT OF BEGINNING ;thence from the TRUE POINT OF BEGINNING as thus established and following the Westerly right-of-way of Peachtree-Dunwoody Road the following three calls: South 73 degrees 02 minutes 24 seconds East a distance of 47.56 feet to a point; thence South 19 degrees 11 minutes 24 seconds East a distance of 86.46 feet to a point; thence, along the arc of a curve to the left a distance of 72.27 feet said arc having a radius of 446.38 feet and being subtended by a chord with a bearing and distance of South 23 degrees 49 minutes 41 seconds East 72.19 feet to a point; thence departing the Westerly right-of-way of Peachtree-Dunwoody Road South 59 degrees 37 minutes 10 seconds West a distance of 62.49 feet to a point; thence North 30 degrees 22 minutes 50 seconds West a distance of 3.50 feet to a point; thence South 59 degrees 37 minutes 10 seconds West a distance of 9.00 feet to a point; thence North 30 degrees 22 minutes 50 seconds West a distance of 2.00 feet to a point; thence South 59 degrees 37 minutes 10 seconds West a distance of 127.00 feet to a point; thence South 30 degrees 22 minutes 50 seconds East a distance of 5.50 feet to a point; thence South 30 degrees 22 minutes 50 seconds East a distance of 12.00 feet to a point; thence South 59 degrees 37 minutes 10 seconds West a distance of 3.67 feet to a point; thence North 88 degrees 46 minutes 06 seconds West a distance of 22.89 feet to a point; thence North 88 degrees 46 minutes 06 seconds West a distance of 76.53 feet to a point; thence North 88 degrees 46 minutes 06 seconds West a distance of 36.51 feet to a point; thence North 48 degrees 25 minutes 34 seconds West a distance of 117.55 feet to a point; thence South 62 degrees 01 minutes 17 seconds West a distance of 21.35 feet to a point; thence North 44 degrees 44 minutes 53 seconds West a distance of 42.21 feet to a point being on the Southerly right-of-way of Mount Vernon Highway; thence following the Southerly right-of-way the following four calls: North 62 degrees 50 minutes 06 seconds East a distance of 151.86 feet to a point; thence South 12 degrees 42 minutes 21 seconds East a distance of 8.06 feet to a point; thence North 61 degrees 32 minutes 18 seconds East a distance of 67.19 feet to a point; thence North 60 degrees 37 minutes 10 seconds East a distance of 162.63 feet to the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 65669square feet or 1.51 acres as shown on a Site plan for Dunwoody Self Storage, prepared by Travis Pruitt and Associates, Inc., dated June 16, 2006.

2209-008/409-008/CV09-017

LEGEND

- EXIST. POWER POLE W/DUY WIRE
- EXIST. LIGHT STANDARD
- EXIST. ELECTRIC BOX w/ TRANSFORMER
- EXIST. WATER METER
- EXIST. WATER VALVE
- EXIST. UNKNOWN UTILITY STRUCTURE
- EXIST. TELEPHONE MONUMENT
- EXIST. TELEPHONE BOX
- EXIST. TRAFFIC SIGNAL BOX
- EXIST. GAS METER
- EXIST. GAS VALVE
- EXIST. SANITARY SEWER MANHOLE
- EXIST. CLEAN OUT
- EXIST. JUNCTION BOX/STORM SEWER MANHOLE
- EXIST. CATCH BASIN
- EXIST. DROP INLET
- EXIST. STORM SEWER LINE
- EXIST. FLARED END SECTION
- EXIST. VARD INLET
- EXIST. SANITARY SEWER LINE
- EXIST. OVERHEAD POWER LINE
- EXIST. OVERHEAD TELEPHONE LINE
- APPROX. LOCATION UNDERGROUND POWER LINE
- APPROX. LOCATION UNDERGROUND TELEPHONE LINE
- APPROX. LOCATION UNDERGROUND GAS LINE
- APPROX. LOCATION UNDERGROUND WATER LINE
- EXIST. FENCE LINE (AS NOTED)
- EXIST. SIGN (AS NOTED)
- EXIST. TREE (AS NOTED)
- TEMPORARY BENCHMARK (TBM)
- CONCRETE MONUMENT FOUND
- PROPERTY CORNER
- FIELD LOCATED PIN (AS NOTED)
- EXIST. SPOT ELEVATION
- EXIST. CONTOUR ELEVATION
- IRON PIN SET (1/2" REBAR)
- POINT OF BEGINNING
- RIGHT-OF-WAY
- NOW OR FORMERLY
- BUILDING SETBACK LINE
- DEED BOOK
- PAGE
- TOP OF CURB
- BOTTOM OF CURB
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- POLYVINYL CHLORIDE PIPE
- INVERT
- THROAT
- CONC. CONCRETE
- CURB & GUTTER
- BUILDING SETBACK LINE
- NEW SANITARY SEWER LINE
- NEW WATER LINE
- NEW STORM SEWER
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW DROP INLET
- NEW HEADWALL
- NEW CATCH BASIN
- NEW MANHOLE
- NEW CLEANOUT
- NEW SPOT ELEVATION
- NEW CONTOUR
- NEW NUMBER OF PARKING SPACES
- STORM STRUCTURE IDENTIFICATION
- SANITARY STRUCTURE IDENTIFICATION
- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- DEMOLITION AREA
- XX.XXX STRUCTURES/ITEMS TO BE REMOVED
- TRAFFIC DIRECTION ARROWS (FOR INFORMATION ONLY)



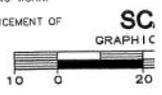
Site area is 1.51 ac and 65,997 sq ft
 Building footprint is 24,800 sq ft which is 37.6%
 Parking spaces 21 or 3,780 sq ft
 Total impervious surface is 48,240 sq ft or 73%
 landscaping is 17,757 sq ft or 27%
 Flood plain is zero and open space is zero

N/F
 HD DEVELOPMENT OF
 MARYLAND, INC.
 DB 27267, PAGE 318
 ZONED: MIX

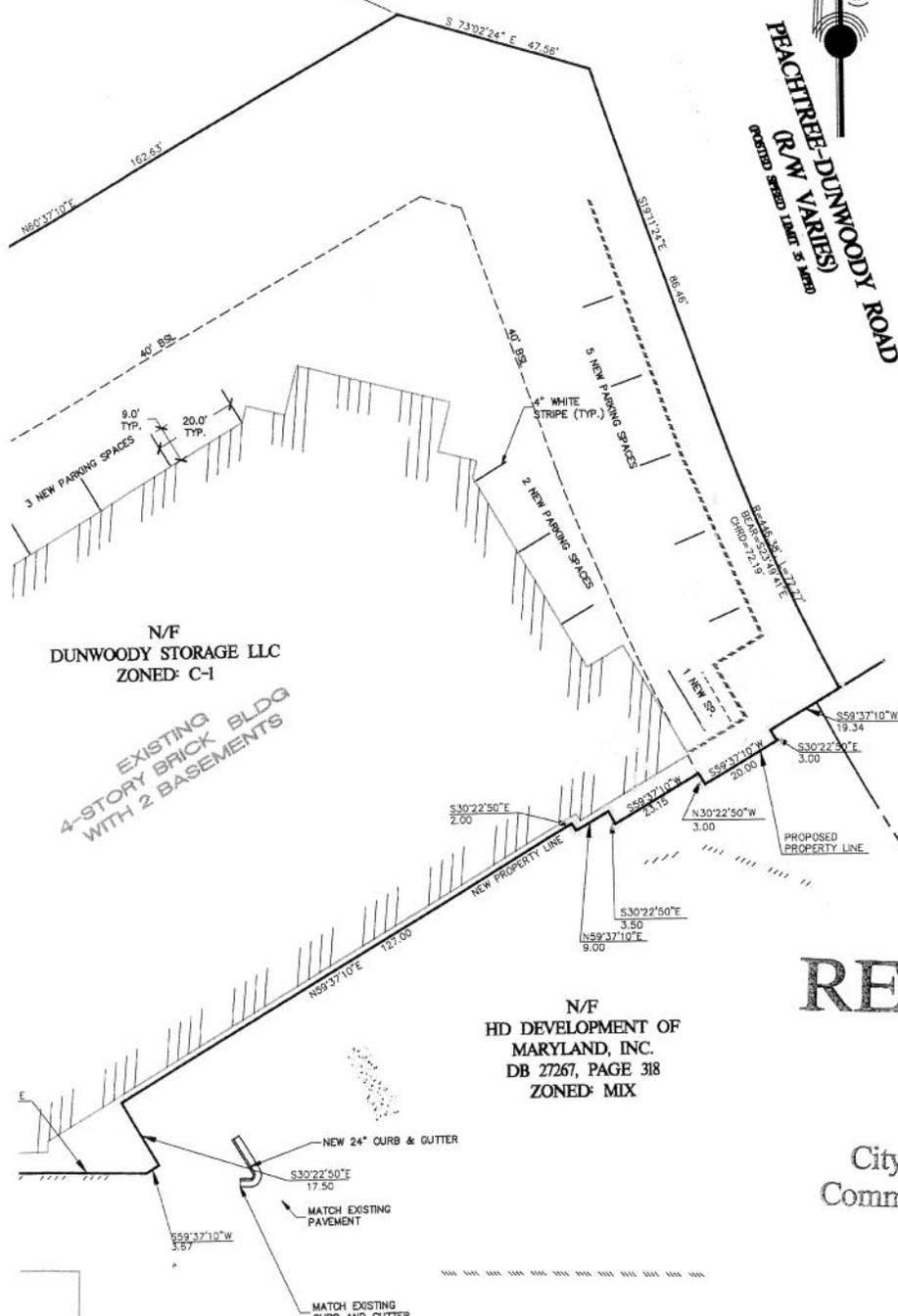
TRANSPORTATION NOTES:

1. NEW PAVEMENT IS REQUIRED ACROSS ALL PROPERTY FRONTS, TO BE INSTALLED PER SANDY SPRINGS STANDARD DETAILS OR AS DIRECTED BY SANDY SPRINGS TRAFFIC ENGINEER.
2. ALL TRAFFIC CONTROL AND WARNING DEVICES MUST BE SHOWN AND PLACED PER MUTCD. THE TRAFFIC CONTROL PLAN IS SUBJECT TO CHANGE BY SANDY SPRINGS TRAFFIC ENGINEER.
3. TEMPORARY TRAFFIC CONTROL AND WARNING DEVICES SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF ANY ROAD IMPROVEMENT WORK ON CITY ROADS AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL SIGNAGE AND STRIPING WORK.
4. ALL SIGNS SHALL CONFORM TO THE MUTCD STANDARD AND SANDY SPRINGS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT AND PLACEMENT.
5. STRIPING (WHITE AND YELLOW) AND ARROW MARKING SHALL BE APPLIED USING GDOT STANDARDS FOR THERMOPLASTIC STRIPING.
6. WHEN NECESSARY, EXISTING STRIPING SHALL BE REMOVED BY GRINDING, UNLESS SPECIFIED BY THE SANDY SPRINGS TRAFFIC ENGINEER.
7. ALL FINAL SIGNAGE MUST BE INSTALLED CONCURRENTLY WITH THE PERFORMANCE OF THE STRIPING WORK.
8. CONTACT THE SANDY SPRINGS TRAFFIC ENGINEER (770-698-4161) ONE WEEK PRIOR TO COMMENCEMENT OF ANY STRIPING WORK.

IF YOU DIG GEORGIA...
 CALL US FIRST!
 UTILITIES PROTECTION CENTER
 1-800-282-7411
 (404) 325-5000
 (metro Atlanta only)
 IT'S THE LAW



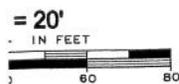
*N67°56'32" W 5775.11' TO FULTON COUNTY AZMUTH MARK "F 451"



N/F
DUNWOODY STORAGE LLC
ZONED: C-1

EXISTING BRICK BLDG
WITH 2 BASEMENTS

N/F
HD DEVELOPMENT OF
MARYLAND, INC.
DB 27267, PAGE 318
ZONED: MIX



DRWN BY:RS CHKD BY:EDWH JN:070225 CR:070225PN-DATE REVISED FOR CLIENT LSK: SITE PRN1-07-0225 FN:150-D-020

R209-008
V09-008
CV09-017

Grid North (GA West Zone)

PEACHTREE-DUNWOODY ROAD
R/W VARIES
SEE SHEET 150-D-020



OWNER
DUNWOODY STORAGE LLC.
1105 MOUNT VERNON HWY.
SANDY SPRINGS, GA. 30328
404-272-2518
DEVELOPER/24 HR. CONTACT

COOKE ENTERPRISES
1301 SHILOH ROAD (SUITE 530)
KENNESAW, GA 30144
678-797-9797
24 HOUR EMERGENCY CONTACT
MITCHELL COOKE
404-391-5381

TAX PARCEL ID: 17-19-3-21

SITE ADDRESS: 1105 MOUNT VERNON HWY, SANDY SPRINGS GA.
DISTURBED AREA:
± 0.47 ACRES

SITE ZONING: C-1

BUILDING SETBACK LINES:

FRONT YARD : 40 FEET
SIDE YARD : NONE
REAR YARD : NONE

BUILDING SUMMARY:

4 STORY ADDITION WITH 3 BASEMENTS
EXISTING BUILDING AREA: 148,800 SQUARE FEET
NEW BUILDING ADDITION AREA: 69,669 SQUARE FEET
TOTAL BUILDING AREA: 218,469 SQUARE FEET
BUILDING HEIGHT: 60.05 AVERAGE

PARKING SUMMARY:

	REQUIRED*	PROVIDED
REGULAR PARKING:	20	20
HANDICAP PARKING:	1	1
TOTAL PARKING SPACES:	21	21

*ONE SPACE PER 5000 SQUARE FEET OF GROSS FLOOR AREA.
PLUS 1 SPACE PER EMPLOYEE
7 SPACES ARE PROVIDED FOR THE EXISTING FACILITY PER PREVIOUS FULTON COUNTY ZONING CONDITIONS. 14 ADDITIONAL SPACES ARE PROVIDED WITH THIS PLAN FOR THE BUILDING ADDITION.

PROJECT DESCRIPTION:

EXISTING LAND USE: SELF STORAGE FACILITY
PROPOSED LAND USE:
BUILDING ADDITION TO EXISTING SELF STORAGE FACILITY.

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City of Sandy Springs
Community Development

THERE ARE NO STATE WATERS WITHIN 200 FEET OF THE SITE.
THERE ARE NO WETLANDS ON THE SITE.

FLOOD HEADNOTE
This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of Fulton County, Georgia Community Plan Number 13100081 dated June 22, 1998.

Information regarding the required presence, size, character and location of existing underground utilities and structures is shown herein. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and placement of underground utilities and structures shown herein may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES PLACED WITH INVERT ELEVATIONS UNDER TO CONSTRUCTION. NOTIFY ENGINEER OF ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

NOTE: ALL CURB RADIUS ARE 5' UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

NOTE: ALL PIPE LENGTHS ARE SEALED LENGTHS FROM CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.

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NO.	DATE	DESCRIPTION	BY
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1			
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3			
4			
5			

4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6789
www.travispruitt.com
Contact Person: Eric M. Huffine



SITE PLAN
DUNWOODY SELF STORAGE PHASE II
LAND LOT 9, 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA



For The Firm
Travis Pruitt & Associates, Inc.
DATE: 10-20-09
SCALE: 1" = 20'
DN: 070225PN-DATE REVISED
LSV: SITE
JN: 070225
FN: 150-D-020
Sheet No. C03