

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE TO O-I (OFFICE AND INSTITUTIONAL DISTRICT)
CONDITIONAL TO ALLOW FOR A PLACE OF WORSHIP, HAVING ACCESSORY USES,
AND TO ALLOW FOR A BOARDING HOUSE, PROPERTY LOCATED AT 6860 PEACHTREE
DUNWOODY ROAD**

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 6860 Peachtree Dunwoody Road, consisting of a total of approximately 2.01 acres, be changed from the O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) conditional, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 20 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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.

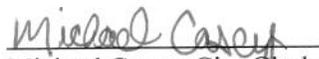
ORDAINED this the 16th day of February, 2010.

Approved:



Eva Galambos, Mayor

Attest:


Michael Casey, City Clerk
(Seal)

CONDITIONS OF APPROVAL

RZ09-009/CV09-018
6860 Peachtree Dunwoody Road

The City of Sandy Springs Mayor and City Council approved the rezoning of property located at 6860 Peachtree Dunwoody Road. Rezoning petition RZ09-009/CV09-018 was approved to rezone the subject property from O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) conditional to allow for a Place of Worship, having accessory uses, and to allow for a Boarding House 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 Place of Worship having accessory uses and to a Boarding House.
 - b. To a 7,430 square foot building developed at a density of 3,696.52 square feet per acre. There shall be no more than twelve (12) overnight occupants at any time.
 - c. The owner shall obtain a Special Event Permit from the City on occasions where the necessary parking will or is expected to exceed the required 41 parking spaces, and no more than 5 Special Event Permits shall be issued to the owner per calendar year.
 - d. There shall be no parking in surrounding neighborhoods and office developments without written agreement(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 January 11, 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.
 - b. To limit any monument/free standing sign to no more than a total of 32 square feet and limit the lighting to external.
3. To the owner's agreement to provide the following site development standards:
 - a. Variance from the Tree Conservation Ordinance, Administrative Standards, & Best Management Practices - Landscape Strips, Buffers, and Parking (F.1) to

- relieve the requirement of planting a large shade tree every 6 parking spaces for all new parking lots (CV09-018).
- b. Variance from Section 4.23.2 of the Zoning Ordinance to eliminate the requirement to provide minimum ten (10) foot wide landscape islands at the end of each parking bay, and a ten (10) foot wide landscape island every sixth (6th) space for all new parking lots (CV09-018).
 - c. Variance from Section 4.23.1.B of the Zoning Ordinance to reduce the required twenty-five (25) foot zoning buffer and ten (10) foot improvement setback to a minimum of seven (7) feet from the east side property lines to allow for existing building, gravel drive, walkways, and porch (CV09-018).
 - d. Variance from Section 4.23.1.B of the Zoning Ordinance to reduce the required fifty (50) foot zoning buffer and ten (10) foot improvement setback to a minimum of two (2) feet from the western rear property line to allow for existing building, rear patio, gravel drive & parking spaces, and wall. And to allow for proposed retaining walls & a proposed ADA accessible/compliant path (CV09-018).
 - e. Variance from Section 12B(1) of the Zoning Ordinance to reduce the required PCID streetscape improvements for rights-of-way designated as a “Street” (Peachtree Dunwoody Court) and as an “Avenue” (Peachtree Dunwoody Road) (CV09-018).
 - f. Variance from Section 18.3.1.E of the Zoning Ordinance to reduce the required twenty-five (25) foot spacing of parking (new) from any property of a single-family use to two (2) feet from the western rear property line (CV09-018).
 - g. Variance from Section 18.3.1.E of the Zoning Ordinance to allow parking (new) located within a required setback for the side corner yard (CV09-018).
 - h. Variance from the Zoning Ordinance to reduce the minimum yards and landscape strips (adjacent to Peachtree Dunwoody Court) to the extent necessary for the existing structures and proposed parking areas, as shown on the recommended Site Plan, to comply (CV09-018).
 - i. No access or curb cut on Peachtree Dunwoody Road will be allowed.
 - j. The existing eastern curbcut on Peachtree Dunwoody Court (adjacent to Peachtree Dunwoody Road) shall be blocked in a manor to eliminate vehicular ingress/egress as determined by the Director of Public Works. The existing driveway serving the aforementioned curbcut shall be converted for pedestrian use/connectivity in accordance with the site plan received by the Department of Community Development on January 11, 2010 and as determined by the Director of Community Development.

- k. The owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of Peachtree Dunwoody Court 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.
- l. The owner/developer shall dedicate forty-five (45) feet of right-of-way from centerline of Peachtree Dunwoody 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.
- m. Reserve for the City of Sandy Springs along the necessary property frontage of the following roadways, prior to the approval of a Land Disturbance permit, sufficient land as necessary to provide for compliance with the Comprehensive Plan. All building setback lines shall be measured from the dedication but at no time shall a building be allowed inside the area of reservation. All required landscape strips and buffers shall straddle the reservation line so that the reservation line bisects the required landscape strip or buffer. At a minimum, 10 feet of the required landscape strip or buffer shall be located outside the area of reservation. All required tree plantings per Article 4.23 shall be placed within the portion of the landscape strip or buffer that lies outside the area of reservation.

Fifty-five (55) feet from centerline of Peachtree Dunwoody Road.

- n. Accessory retail uses within the Place of Worship shall not exceed fifty (50) square feet.
- o. The proposed on-site parking spaces shall be delineated as approved by the Director of Community Development.

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 20 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

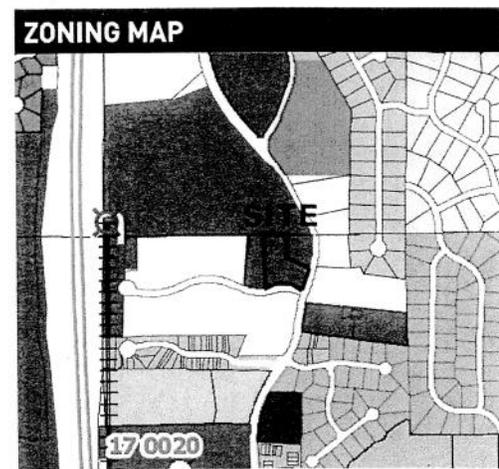
BEGINNING AT AN IRON PIN ON THE NORTHWESTERLY SIDE OF PEACHTREE DUNWOODY ROAD, THREE HUNDRED AND ONE AND TWENTY-FIVE HUNDREDTHS (301.25) FEET SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, FROM THE NORTH LINE OF SAID LAND LOT 20, AS MEASURED ALONG THE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY SIDE OF PEACHTREE DUNWOODY ROAD, AND RUNNING THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY SIDE OF PEACHTREE DUNWOODY ROAD, ONE HUNDRED FIFTY-FIVE (155) FEET TO AN IRON PIN; RUNNING THENCE NORTHWESTERLY, WESTERLY, AND SOUTHWESTERLY, THREE HUNDRED FOUR AND SIXTY-FIVE HUNDREDTHS (304.65) FEET TO AN IRON PIN; RUNNING THENCE NORTHERLY THREE HUNDRED EIGHTY-FOUR AND EIGHTY-ONE HUNDREDTHS (384.81) FEET TO AN IRON PIN ON THE NORTH LINE OF SAID LAND LOT 20; RUNNING THENCE EAST ALONG THE NORTH LAND LOT LINE, ON HUNDRED SIXTY-FIVE (165) FEET TO AN IRON PIN RUNNING THENCE SOUTH, ONE HUNDRED SEVENTY-ONE AND FIFTY-FIVE HUNDREDTHS (171.55) FEET TO AN IRON PIN; RUNNING THENCE SOUTHEASTERLY, TWO HUNDRED THIRTY-NINE AND A SEVENTY-SIX HUNDREDTHS (239.76) FEET TO THE NORTHWESTERLY SIDE OF PEACHTREE DUNWOODY ROAD AND THE POINT OF BEGINNING, BEING IMPROVED PROPERTY KNOWN AS NO. 6860 PEACHTREE DUNWOODY ROAD ACCORDING TO THE PRESENT NUMBERING OF HOUSES IN THE CITY OF ATLANTA, GEORGIA SUBURBS

RECEIVED

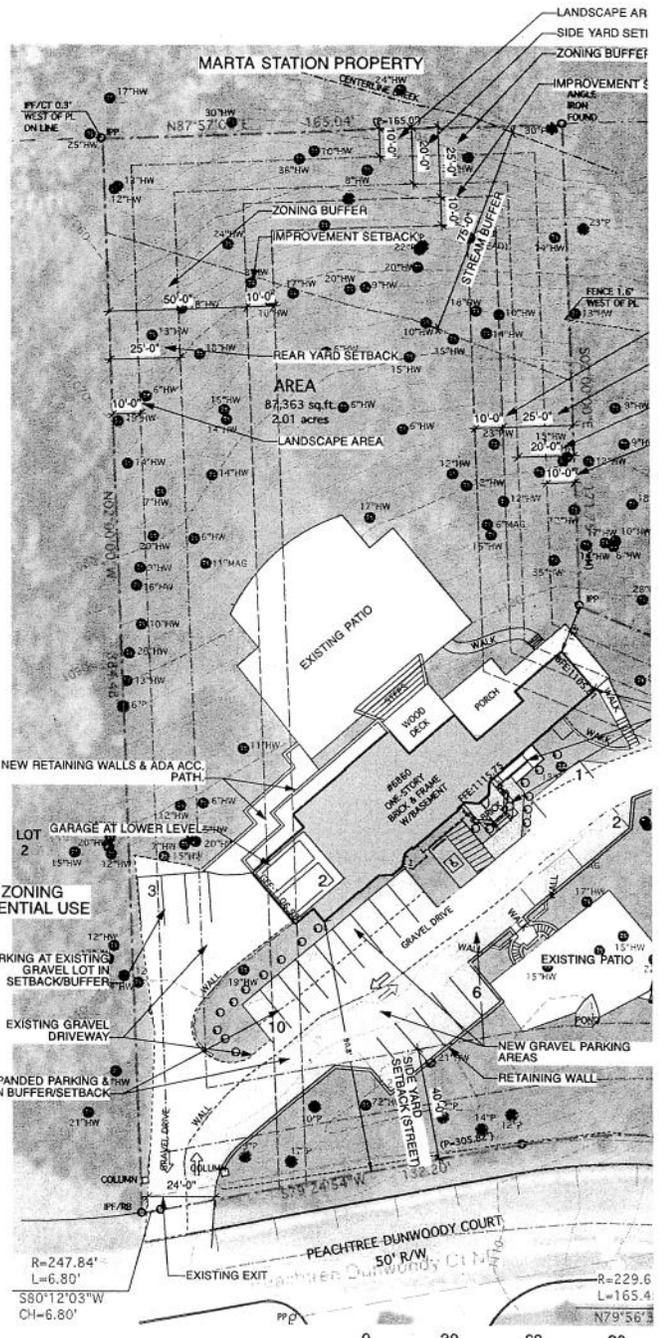
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City of Sandy Springs
Community Development

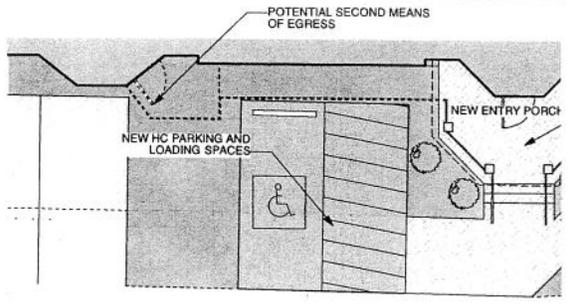
R7109-009 / 1109-018



O-I Office and Institutional District

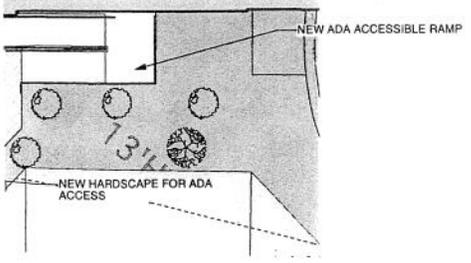
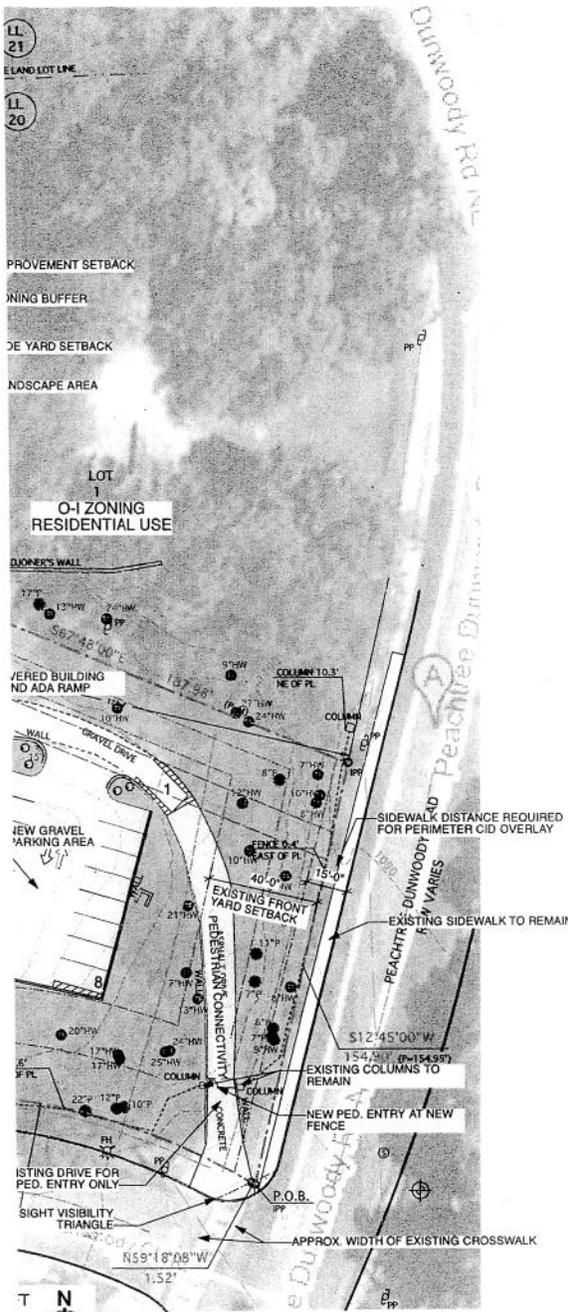


1 SITE PLAN
Scale: 1" = 30 ft



2 NEW ENTRY PLAN
Scale: 1/8" = 1'-0"

P209-009/CV09-018



PROJECT INFO

LOCATION:
ADDRESS: 6860 PEACHTREE DUNWOODY ROAD
 SANDY SPRINGS, GA 30328

LAND LOT: 20
DISTRICT: 17TH
COUNTY: FULTON

CURRENT ZONING: O-I-C
PROPOSED ZONING: O-I-C

AREAS:
NET LOT AREA (NLA): 87363 SF

BUILDING AREA:
BASEMENT: 3690 SF
FIRST FLOOR: 3740 SF
TOTAL: 7430 SF

FIXED SEATS ASSEMBLY AREA: 88
ASSEMBLY AREA UNFIXED SEATS: 0 SF
DORM COMMON AREA: 1453 SF

BEDROOMS: 8
BUILDING FOOTPRINT: 3690 SF
HARDSCAPE/PAVED DRIVE: 8610 SF
TOTAL IMPERVIOUS SURFACE: 12300 SF

GRAVEL DRIVE: 16904 SF
% IMPERVIOUS SURFACE: 0.14
% PERVIOUS SURFACE (GRAVEL): 0.19
LANDSCAPE STRIPS: 8950 SF
% LANDSCAPE STRIPS: 0.10

FLOOD PLAIN: NONE PER SURVEY
% FLOOD PLAIN: 0
UNDEVELOPED/OPEN SPACE: 39445 SF
% UNDEVELOPED/OPEN SPACE: 0.45

PARKING
PARKING SPACES REQ'D ASSEMBLY: 1 PER 3.5 FIXED SEATS
 1 PER 30 SF FOR UNFIXED SEATS
PARKING SPACES REQ'D DORM: 1 PER 1 BEDROOM
 5 PER 1000 SF COMMON AREA

SPACES REQUIRED: 40.408
MARTA PROX. REDUCTION: NA
TOTAL SPACES REQUIRED: 40.408
PARKING SPACES PROVIDED: 41
ON-STREET SPACES: 9 (NOT COUNTED TOWARDS TOTAL REQ'D)

TREES PER SURVEY: 131
TOTAL # TREES LOST: 14

PROJECT INFO - POST ROW TAKING

LOCATION:
ADDRESS: 6860 PEACHTREE DUNWOODY ROAD
 SANDY SPRINGS, GA 30328

LAND LOT: 20
DISTRICT: 17TH
COUNTY: FULTON

CURRENT ZONING: O-I-C
PROPOSED ZONING: O-I-C

AREAS:
NET LOT AREA (NLA): 85230 SF +/-

BUILDING AREA:
BASEMENT: 3690 SF
FIRST FLOOR: 3740 SF
TOTAL: 7430 SF

FIXED SEATS ASSEMBLY AREA: 88
ASSEMBLY AREA UNFIXED SEATS: 0 SF
DORM COMMON AREA: 1453 SF

BEDROOMS: 8
BUILDING FOOTPRINT: 3690 SF
HARDSCAPE/PAVED DRIVE: 8385 SF +/-
TOTAL IMPERVIOUS SURFACE: 12075 SF +/-
GRAVEL DRIVE: 16904 SF +/-
% IMPERVIOUS SURFACE: 0.14
% PERVIOUS SURFACE (GRAVEL): 0.20
LANDSCAPE STRIPS: 8950 SF +/-
% LANDSCAPE STRIPS: 0.11

FLOOD PLAIN: NONE PER SURVEY
% FLOOD PLAIN: 0
UNDEVELOPED/OPEN SPACE: 37537 SF +/-
% UNDEVELOPED/OPEN SPACE: 0.44

PARKING
PARKING SPACES REQ'D ASSEMBLY: 1 PER 3.5 FIXED SEATS
 1 PER 30 SF FOR UNFIXED SEATS
PARKING SPACES REQ'D DORM: 1 PER 1 BEDROOM
 5 PER 1000 SF COMMON AREA

SPACES REQUIRED: 40.408
MARTA PROX. REDUCTION: NA
TOTAL SPACES REQUIRED: 40.408
PARKING SPACES PROVIDED: 41
ON-STREET SPACES: 9 (NOT COUNTED TOWARDS TOTAL REQ'D)

TREES PER SURVEY: 131
TOTAL # TREES LOST: 14



KRONBERG WALL
 ARCHITECTS/PLANNERS

1359 La France St. Unit A Atlanta, GA 30307 tel. 404/653/0553 fax 404/653/0025



6860 PEACHTREE DUNWOODY RD
KMC MEDIATION CENTER
SANDY SPRINGS, GA 30328

RECEIVED

JAN 11 2010

City of Sandy Springs
 Community Development

| Mark | Date | Description |
|------|---------|----------------|
| 1 | 12/9/09 | REV 1 REZONING |

| | |
|----------------|-------------------|
| Issue/Revision | REV 1 |
| Project ID | 2935 |
| CAD File Name | SitePlan-2935.vwx |
| Drawn By | EJK |
| Checked By | EJK |

SITE PLAN

Drawing No. **A-1.0**