

STATE OF GEORGIA  
COUNTY OF FULTON

**TO REZONE TO C-1 (COMMUNITY BUSINESS DISTRICT) TO ALLOW  
ADDITIONAL COMMERCIAL USES WITHIN THE EXISTING 2,193 SQUARE FOOT  
BUILDING, PROPERTY LOCATED AT 165 CLIFTWOOD DRIVE**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on May 15, 2012 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 165 Cliftwood Drive, consisting of a total of approximately 0.40 acres, be changed from O-I (Office Institutional District) conditional to C-1 (Community Business District) conditional to allow additional commercial uses within the existing 2,193 square foot building, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 9 of the 17<sup>th</sup> 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**SECTION 4.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

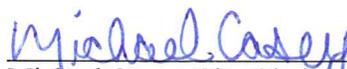
**SECTION 5.** This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

**APPROVED AND ADOPTED** this the 15<sup>th</sup> day of May, 2012.

Approved:

  
Eva Galambos, Mayor

Attest:

  
Michael Casey, City Clerk

(Seal)



## CONDITIONS OF APPROVAL

**RZ12-001**  
**165 Cliftwood Drive**

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by you located at 165 Cliftwood Drive. Rezoning petition RZ12-001 was approved to rezone from O-I (Office Institutional District) conditional to C-1 (Community Business District) conditional to allow additional commercial uses within the existing 2,193 square foot building by the Mayor and City Council at the May 15, 2012 hearing, subject to the following conditions:

1. To the owners' agreement to restrict the use of the subject property as follows:
  - a. To the existing 2,193 square foot building. The applicant/owner may renovate and maintain the existing building on an as needed basis.
  - b. To Uses permitted in the C-1 Zoning District and the Main Street District of the Sandy Springs Overlay Districts.
2. To the owners' agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development on January 26, 2012.
3. To the owner's agreement to provide the following site development standards:
  - a. Ninety (90) days after approval of this petition RZ12-001, the owner/applicant shall dedicate the minimum right-of-way for Cliftwood Drive, which is 60 feet for a non-residential local street or 30 feet as measured from the centerline or one-foot from the back of sidewalk, whichever is greater. Additionally, the owner/applicant shall dedicate the right-of-way necessary to accommodate the Main Street District overlay, which includes a 2-foot wide brick paver and 9-foot wide sidewalk.
  - b. The subject property shall have only one curb cut on Cliftwood Drive.
  - c. To reduce the zoning regulations to the extent necessary for all the existing non-conforming (grandfathered) structure(s) to comply in accordance with the site plan received by the Department of Community Development dated January 26, 2012.