

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 124 JOHNSON FERRY ROAD AND 126 JOHNSON FERRY ROAD FROM R-4 (SINGLE FAMILY DWELLING DISTRICT) AND O-I (OFFICE/INSTITUTIONAL) TO O-I (OFFICE/INSTITUTIONAL)

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on February 16, 2016 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 124 Johnson Ferry Road and 126 Johnson Ferry Road to wit; and

ALL THAT TRACT or parcel of land lying and being in Land Lot 89 of the 17th District, Fulton County, Georgia by the attached legal description; and

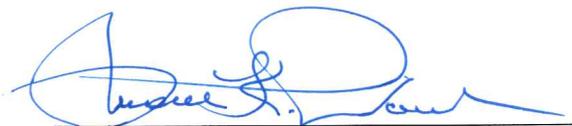
SECTION 2. That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 4. This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 16th day of February, 2016.

Approved:



Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

RZ15-0084

124 Johnson Ferry Road and 126 Johnson Ferry Road

Please be advised that the City of Sandy Springs Mayor and City Council approved the rezoning of property owned by One Two Four Johnson Ferry Rd Owner LLC & One Twenty Four Johnson Ferry Rd Owner LLC at 124 Johnson Ferry Road and 126 Johnson Ferry Road at their regularly scheduled meeting on February 16, 2016, from R-4 (Single Family Dwelling District) and O-I (Office/Institutional) to O-I (Office/Institutional), under the following conditions:

1. To the owner's agreement to restrict the use of the property as follows:
 - a. Office and associated accessory uses of a maximum of 14,000 square feet of gross floor area;
2. To the owner's agreement to abide by the following:
 - a. To the site plan included in the Land Exchange Agreement as Exhibit C (Site Acquisition Study prepared by CNNA Architects, dated 05/14/2014);
3. To the owner's agreement to provide the following site development standards:
 - a. To reduce the required forty (40) - foot front yard setback as shown on the site plan to allow existing structures to remain (CV08-009);
 - b. To encroach into the required fifty (50) foot buffer, twenty-five (25) foot buffer and ten (10) foot improvement setback along the north and west property lines adjacent to residentially zoned property, as shown on the site plan. The owner/developer shall provide the full buffer where possible (CV08-009);
 - c. To maintain the number of parking spaces at a minimum of 32 (CV08-009); and
 - d. To allow the existing monument sign to encroach in the right-of-way as shown on the site plan. Said monument sign shall include the property address (CV08-009).

LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 89 of the 17th District, City of Sandy Springs, Fulton County, Georgia, being more particularly described as follows:

Commencing at the westerly mitered intersection of the northwesterly right-of-way line of Sandy Springs Circle (70 foot right-of-way) and the northeasterly right-of-way of Johnson Ferry Road (right-of-way Varies); THENCE running along the northerly right-of-way of Johnson Ferry Road (right-of-way Varies) North 54 degrees 09 minutes 48 seconds West a distance of 87.5 feet to a ½" re-bar pin found; said re-bar being the TRUE POINT OF BEGINNING;

Running Thence from the TRUE POINT OF BEGINNING along the northerly right-of-way of Johnson Ferry Road (right-of-way Varies) North 53 degrees 24 minutes 31 seconds West a distance of 59.73 feet to an iron pin set; running thence along the northerly right-of-way of Johnson Ferry Road (right-of-way Varies) North 41 degrees 24 minutes 19 seconds East a distance of 3.01 feet to an iron pin set; running thence along the northerly right-of-way of Johnson Ferry Road (right-of-way Varies) North 53 degrees 35 minutes 32 seconds West a distance of 149.90 feet to an iron pin found; running thence along the northerly right-of-way of Johnson Ferry Road (right-of-way Varies) North 53 degrees 48 minutes 22 seconds West a distance of 25.96 feet to a point; running thence North 36 degrees 29 minutes 44.54 seconds East a distance of 88.70 feet to a point; running thence South 86 degrees 19 minutes 16.52 seconds East a distance of 78.09 feet to a point; running thence North 83 degrees 17 minutes 20.59 seconds East a distance of 90.74 feet to a point; running thence North 85 degrees 42 minutes 35.87 seconds East a distance of 57.37 feet iron pin set; running thence South 16 degrees 29 minutes 06 seconds East a distance of 61.04 feet to a concrete nail set in driveway gutter; running thence South 38 degrees 48 minutes 10 seconds a distance of 172.10 feet to a ½" re-bar found on the northerly right-of-way of Johnson Ferry Road (right-of-way Varies) said re-bar being THE TRUE POINT OF BEGINNING.

This deed was compiled from an Alta Survey by Bruce L. Floyd (Surveyor) for Wachovia Bank, National Association 124 Johnson Ferry Road Owner, LLC Stewart Title Guaranty Company and an agreement letter between the City and 124 with description of Tract 4A. However, this deed does not close which could be a result of the discrepancies at the Northeast property line on the Wachovia Bank Plat.