

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE PROPERTY LOCATED AT 0 & 5455 MERIDIAN MARK
RD AND 1001 JOHNSON FERRY RD FROM O-I (OFFICE INSTITUTIONAL DISTRICT)
PER 1987Z-0067 TO O-I (OFFICE INSTITUTIONAL DISTRICT)**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on May 17, 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 0 & 5455 Meridian Mark Road and 1001 Johnson Ferry Road to wit; and

ALL THAT TRACT or parcel of land lying and being Land Lot 16 of the 17th District, Fulton County, Georgia by the attached legal description; and

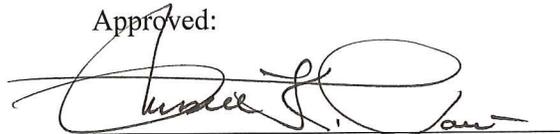
SECTION 2. That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 17th day of May, 2016.

Approved:



Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)



PROPERTY DESCRIPTION
Overall

Being all that tract or parcel of land lying and being in Land Lot 16, 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the intersection of the southerly right-of-way line of Johnson Ferry Road (having an apparent variable public right-of-way) and the westerly right-of-way line of Peachtree Dunwoody Road (having an apparent variable public right-of-way). Thence, leaving the aforesaid right-of-way line of Johnson Ferry Road and run with the aforesaid right-of-way line of Peachtree Dunwoody Road

1. South 02° 48' 45" West, 81.99 feet; thence,
2. South 06° 28' 54" West, 139.50 feet; thence,
3. South 00° 58' 27" West, 150.74 feet; thence,
4. South 89° 01' 33" East, 11.17 feet; thence,
5. South 00° 51' 01" West, 253.51 feet; thence,
6. South 00° 39' 25" West, 240.23 feet; thence,
7. South 00° 42' 30" West, 38.81 feet; thence,
8. South 19° 20' 44" West, 24.28 feet; thence,
9. South 02° 18' 30" West, 230.32 feet; thence, leaving the aforesaid right-of-way line of Peachtree Dunwoody Road and running with property now or formerly owned by Meridian Mark Plaza, LLC per Deed Book 49182, Page 151, recorded among the Land Records of Fulton County, Georgia
10. North 89° 14' 46" West, 490.69 feet to a 1/2 inch rebar found on the easterly right-of-way line of Meridian Mark Road (having an apparent variable public right-of-way); thence, leaving the aforesaid property of Meridian Mark Plaza, LLC and run with the said right-of-way line of Meridian Mark Road
11. North 00° 05' 34" East, 291.15 feet; thence,
12. North 00° 06' 13" East, 234.53 feet; thence,
13. North 06° 05' 16" East, 54.70 feet to a PK Nail Found; thence,
14. North 07° 22' 12" East, 564.12 feet; thence,
15. 72.38 feet along the arc of a curve deflecting to the left, having a radius of 250.83 feet and a chord bearing and distance of North 13° 35' 46" West, 72.13 feet; thence,
16. North 21° 52' 25" West, 142.34 feet to a point on the aforesaid right-of-way line of Johnson Ferry Road; thence, leaving the aforesaid right-of-way of Meridian Mark Road and run with the said right-of-way line of Johnson Ferry Road
17. North 87° 47' 23" East, 154.19 feet; thence,
18. 181.26 feet along the arc of a curve deflecting to the right, having a radius of 292.00 feet and a chord bearing and distance of South 72° 38' 24" East, 178.36 feet; thence,
19. South 53° 14' 29" East, 240.58 feet to the POINT OF BEGINNING, containing 628,642 square feet or 14.4316 acres of land, more or less.

Described property is subject to all rights-of-way and easements both recorded and unrecorded.

CONDITIONS OF APPROVAL

RZ16-0089

0 & 5455 Meridian Mark Road and 1001 Johnson Ferry Road

Please be advised that the City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Scottish Rite Children's Medical Center, Inc. and Children's Healthcare of Atlanta, Inc. located at 0 & 5455 Meridian Mark Road and 1001 Johnson Ferry Road at their regularly scheduled meeting on May 17, 2016, from O-I (Office Institutional District) per 1987Z-0067 to O-I (Office Institutional District), subject to the following condition:

1. To the rezoning site plan prepared by Kimley-Horn and Associates, Inc. dated March 23, 2016 and received by the Department of Community Development on March 24, 2016.

To the following concurrent variances:

1. Variance from Section 4.23.1.A of the Zoning Ordinance to reduce the required landscape strips for approximately 90 feet along Peachtree Dunwoody and 140 feet along Johnson Ferry Road as shown on the site plan dated March 23, 2016 and received by the Department of Community Development on March 24, 2016;
2. Variance from Section 8.1.3.C of the Zoning Ordinance to reduce the required minimum side corner yard of 40 feet for approximately 50 feet along Peachtree Dunwoody Road and 160 feet along Meridian Mark Road as shown on the site plan dated March 23, 2016 and received by the Department of Community Development on March 24, 2016;
3. Variance from Section 8.1.3.D of the Zoning Ordinance to reduce the required rear yard from 25 feet to 15 feet adjacent to the Meridian Mark Plaza.