

STATE OF GEORGIA  
COUNTY OF FULTON

TO REZONE TO C-1 (COMMUNITY BUSINESS DISTRICT) TO ALLOW A 3,500  
SQUARE FOOT MEDICAL CLINIC USE, PROPERTY LOCATED AT 8610 ROSWELL  
ROAD

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on June 19, 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 8610 Roswell Road, consisting of a total of approximately 0.671 acres, be changed from CUP (Community Unit Plan District) conditional to C-1 (Community Business District) conditional to allow a 3,500 square foot building for Medical Clinic Use, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lots 363 and 368 of the 6<sup>th</sup> 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**SECTION 5.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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.

**APPROVED AND ADOPTED** this the 19<sup>th</sup> day of June, 2012.

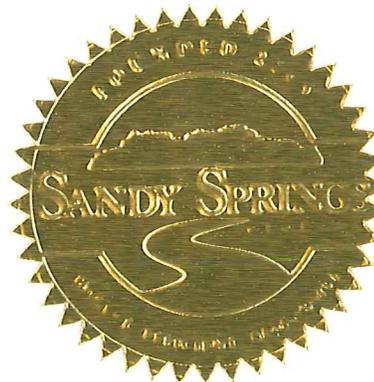
Approved:

  
\_\_\_\_\_  
Eva Galambos, Mayor

Attest:

  
\_\_\_\_\_  
Michael Casey, City Clerk

(Seal)



200-81W/500-8128

Received

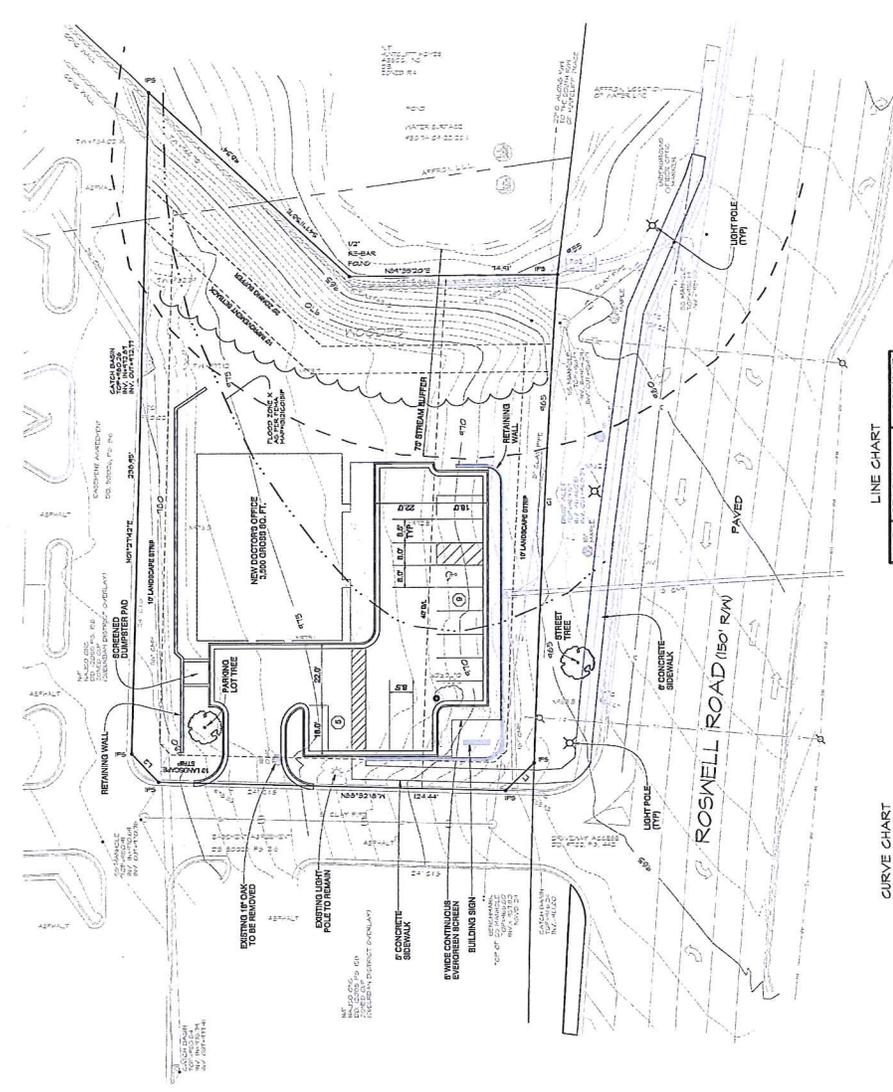
MAR 06 2012

City of Sandy Springs  
Community Development  
Department

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Community Development  
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MAR 06 2012

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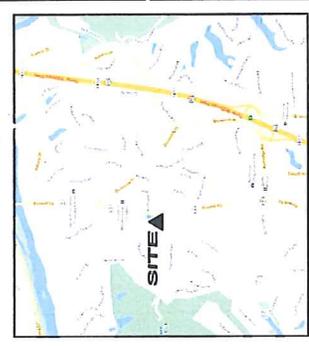
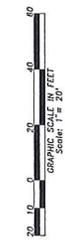


LINE CHART

LINE	BEARING	DISTANCE
L1	S46°27'42"W	14.27'
L2	N43°52'18"W	14.14'

CURVE CHART

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5016.51'	176.43'	S02°48'05"W	502°48'05"W



**SUBJECT PROPERTY**  
 Site Address: 8610 Roswell Road, Sandy Springs, Georgia  
 County: Polk County  
 Lot: Lot 152 and 158  
 Area: 0.071 Acres ± (29,248 sq. ft.)

**SITE PLAN NOTES**  
 1. Property Address: 8610 Roswell Road, Sandy Springs, Georgia  
 2. Aerial Scale: 1 inch = 40 feet  
 3. Surveyed: 2011  
 4. Notes:  
 a. Notes to 4.2.1 - Site is of the unimproved lot with the existing building to be demolished and replaced with the proposed building.  
 b. Notes to 4.2.2 - Site is of the unimproved lot with the existing building to be demolished and replaced with the proposed building.  
 5. Existing Street Right-of-Way: 14' Street  
 6. Existing Street Right-of-Way: 14' Street  
 7. Stormwater Management will be provided by existing stormwater management facilities.  
 8. Surveyed: 2011  
 9. Surveyed: 2011  
 10. Surveyed: 2011  
 11. Surveyed: 2011

**ARCHITECTS**  
 ARCHITECTS  
 121 PONDIC DE LOVA AVENUE, SUITE 203,  
 ATLANTA, GA 30309  
 (404) 525-8774

**CIVIL SURVEY**  
 CIVIL SURVEY  
 810 Drive Bailey Road  
 Marietta, GA 30066  
 (770) 428-7774

**PROJECT TITLE**  
 SANDY SPRINGS  
 FAMILY CARE CENTER  
 URGENT CARE CENTER  
 8610 ROSWELL ROAD,  
 ATLANTA, GA 30350

DATE: 03-05-12  
 ISSUE: Prepare for city comments

**PROJECT NO.** 12-003

**TITLE** SITE PLAN

**SHEET NO.** C101

*Received*

MAR 06 2012

*City of Sandy Springs  
Community Development  
Department*

SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOTS 363 AND 368 OF THE 6th DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF ROSWELL ROAD (A 150 FOOT RIGHT-OF-WAY AT THIS POINT) A DISTANCE OF 221.0 FEET SOUTH, AS MEASURED ALONG THE WEST RIGHT-OF-WAY OF ROSWELL ROAD, FROM THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF ROSWELL ROAD WITH THE SOUTH RIGHT-OF-WAY OF HUNTCLIFF TRACE (A 100 FOOT RIGHT-OF-WAY AT THIS POINT);  
THENCE RUNNING SOUTHERLY ALONG A CURVE TO THE LEFT AND THE WEST RIGHT-OF-WAY OF ROSWELL ROAD AND FOLLOWING THE CURVATURE THEREOF, A DISTANCE 176.41 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 5018.51 FEET AND A CHORD DISTANCE OF 176.40 FEET ON A BEARING OF SOUTH 02 DEGREES 49 MINUTES 08 SECONDS WEST;  
THENCE SOUTH 46 DEGREES 27 MINUTES 42 SECONDS WEST A DISTANCE OF 14.27 FEET TO A IRON PIN SET;  
THENCE NORTH 88 DEGREES 32 MINUTES 18 SECONDS WEST A DISTANCE OF 124.44 FEET TO A IRON PIN SET;  
THENCE NORTH 43 DEGREES 32 MINUTES 18 SECONDS WEST A DISTANCE OF 14.14 FEET TO A IRON PIN SET;  
THENCE NORTH 01 DEGREES 27 MINUTES 42 SECONDS EAST A DISTANCE OF 238.95 FEET TO A IRON PIN SET;  
THENCE SOUTH 47 DEGREES 11 MINUTES 58 SECONDS EAST A DISTANCE OF 98.34 FEET TO A 1" RE-BAR FOUND;  
THENCE NORTH 89 DEGREES 35 MINUTES 20 SECONDS EAST A DISTANCE OF 74.91 FEET TO A IRON PIN SET  
ON THE WEST RIGHT-OF-WAY OF ROSWELL ROAD AND THE POINT OF BEGINNING; SAID TRACT CONTAINING 0.671 ACRES.