

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO REZONE PROPERTY FROM THE O-I (OFFICE AND INSTITUTIONAL) DISTRICT AND THE R-2 (SINGLE FAMILY DWELLING) DISTRICT TO THE O-I (OFFICE AND INSTITUTIONAL) DISTRICT, PROPERTY LOCATED AT 1430 SOUTH JOHNSON FERRY ROAD AND 1160 JOHNSON FERRY ROAD

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on May 16, 2006 at 7:00 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 **1430 South Johnson Ferry Road and 1160 Johnson Ferry Road**, consisting of a total of approximately 4.04 acres, be changed from the O-I (Office and Institutional) District and R-2 (Single Family Dwelling) District to the O-I (Office and Institutional) District with conditions, to wit;

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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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

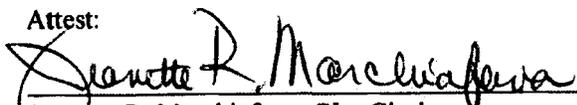
ORDAINED this the 16th day of May, 2006.

Approved:



Eva Galambos, Mayor

Attest:


Jeanette R. Marchiafava, City Clerk

(Seal)



LEGAL DESCRIPTION FOR PROPERTY TO BE ADDED IN FULTON COUNTY

ALL THAT TRACT OR PARCEL OF LAND, lying and being in Land Lots 16 of the 17th District, Fulton, Georgia and being more particularly described as follows:

COMMENCING at a point on the northern right-of-way of Johnson Ferry Road and the easterly Land Lot line of Land Lot 16, 17th District, Fulton County, Georgia and point being true POINT OF BEGINNING and thence traveling along the arc of a 74 foot radius curve, an arc distance of 20.64 and being subtended by a 62.03 foot chord bearing North 23 degrees 46 minutes 07 seconds West to a point; thence traveling North 66 degrees 04 minutes 20 seconds West a distance of 65.06 feet to a point, thence traveling along the arc of a 64 foot radius curve, an arc distance of 34.00 feet and being subtended by a 60.63 foot chord bearing South 56 degrees 36 minutes 43 seconds West to a point; thence traveling along the arc of a 71 foot radius curve, an arc distance of 79.62 feet and being subtended by a 51.22 foot chord bearing South 26 degrees 49 minutes 56 seconds West to a point; thence traveling South 57 degrees 58 minutes 03 seconds West a distance of 86.69 feet to a point; thence traveling along the arc of a 667.01 foot radius curve, and arc distance of 27.55 feet, being subtended by a 27.54 foot chord bearing South 58 degrees 05 minutes 48 seconds West to a point; thence traveling along the arc of a 753.25 foot radius curve, an arc distance of 81.37 feet and being subtended by a 80.91 foot chord bearing South 64 degrees 46 minutes 56 West seconds to a point; thence traveling North 68 degrees 18 minutes 24 seconds West a distance of 42.42 feet to a point; thence North 23 degrees 19 minutes 47 seconds West a distance of 46.89 feet to a point; thence North 23 degrees 36 minutes 19 seconds West a distance of 43.27 feet to a point; thence North 25 degrees 22 minutes 45 seconds West a distance of 39.76 feet to a point; thence North 25 degrees 41 minutes 05 seconds West a distance of 43.50 feet to a point; thence North 25 degrees 41 minutes 05 seconds West a distance of 37.86 feet to a point; thence along the arc of a 507.40 foot radius curve, an arc distance of 162.80 feet, said curve being subtended by a 162.10 foot chord bearing North 35 degrees 42 minutes 38 seconds West to a point; thence along the arc of a 716.20 foot radius curve, an arc distance of 72.96 feet, said curve being subtended by a 72.92 foot chord bearing South 55 degrees 00 minutes 49 seconds East to a point; thence along the arc of a 286.80 foot radius curve, an arc distance of 113.86 feet, said curve being subtended by a 113.11 foot chord bearing North 43 degrees 52 minutes 30 seconds East to a point; thence North 55 degrees 15 minutes 05 seconds East a distance of 54.00 feet to a point; thence North 55 degrees 14 minutes 47 seconds East a distance of 114.01 feet to a point; thence North 55 degrees 14 minutes 52 seconds East a distance of 132.96 feet to a point; thence along the arc of a 458.41 foot radius curve, an arc distance of 209.02 feet, said curve being subtended by a 207.21 foot chord bearing North 42 degrees 11 minutes 07 seconds East to a point; said point being the POINT OF BEGINNING.

CONDITIONS OF APPROVAL

RZ06-001

1430 South Johnson Ferry Road and 1160 Johnson Ferry Road

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by St. Joseph's Hospital of Atlanta located at 1430 South Johnson Ferry Road and 1160 Johnson Ferry Road. Rezoning petition RZ06-001 to rezone the subject property to O-I (Office and Institutional District) was approved by the Mayor and City Council at the May 16, 2006 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Office and institutional uses and associated accessory uses, limited to the use of the existing 1,955 gross square foot structure at a density of 483.91 gross square feet per acre.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated received March 2, 2006. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance 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.
3. To the owner's agreement to provide the following site development standards:
 - a. The owner/developer shall file a combination plat incorporating the rezoned property into the larger St. Joseph's Hospital of Atlanta tract.
 - b. The owner/developer shall complete all roadway improvements shown under Land Disturbance Permit LDP06-010003.
 - c. The owner/developer shall complete the abandonment of right-of-way for the realigned section of Old Johnson Ferry Road and dedication of new right-of-way, as shown under Land Disturbance Permit LDP06-010003.
 - d. Based on the subject property's combination with the larger St. Joseph's Hospital of Atlanta tract, the subject property shall be limited to a single free standing sign, monument in design, having a total structure size of ten (10) feet in height and seven (7) feet in width, and limited to maximum sign area of thirty-two (32) square feet.

ST JOSEPH'S HOSPITAL
 OLD JOHNSON FERRY RD. REALIGNMENT
 ST JOSEPH'S HOSPITAL
 1000 JOHNSON FERRY RD.
 DEKALB COUNTY, GA 30033

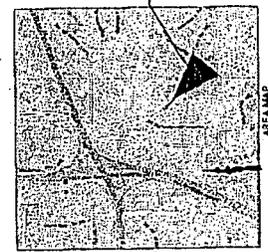
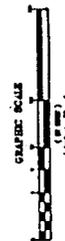
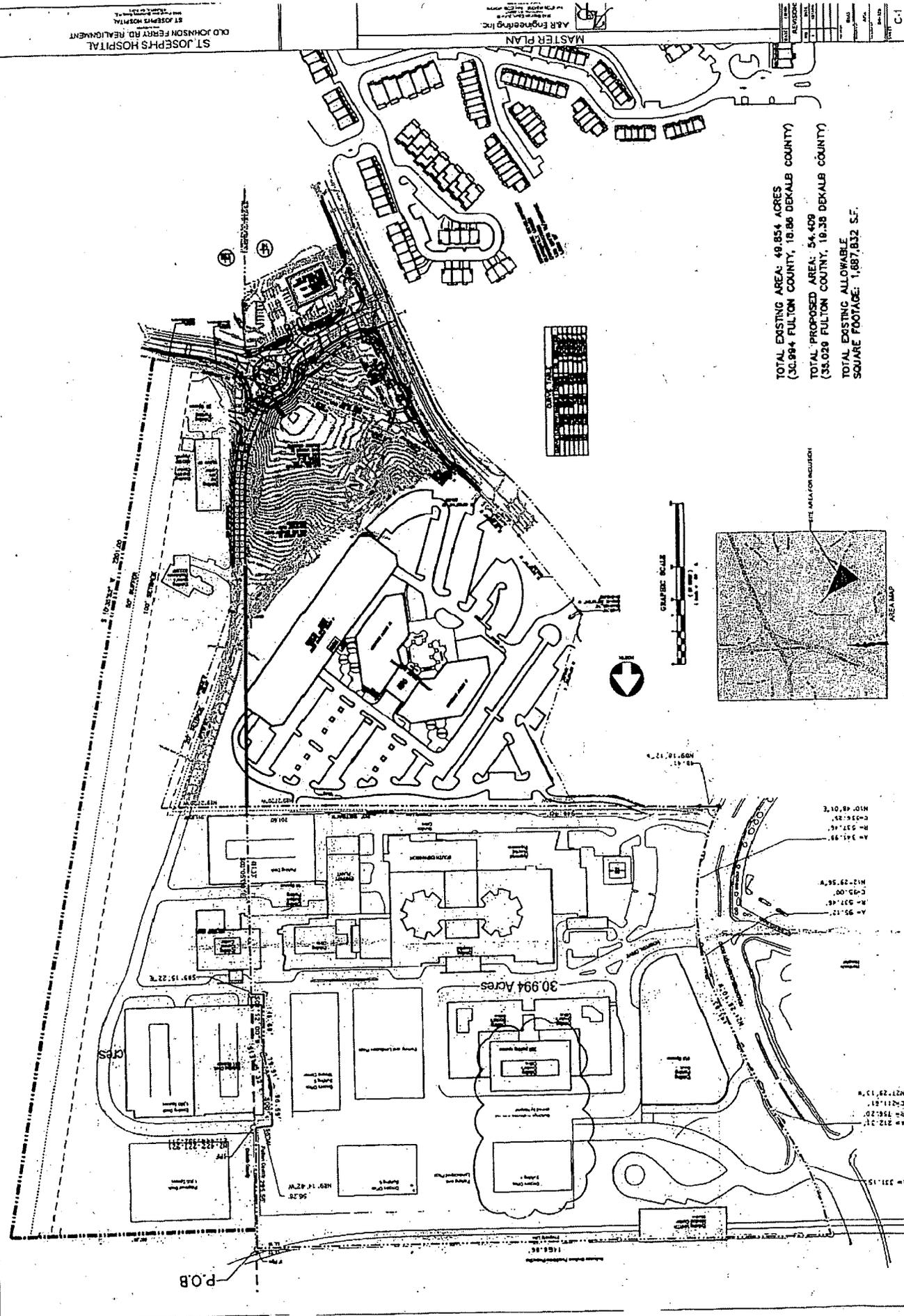
A&R Engineering Inc.
 1000 JOHNSON FERRY RD.
 DEKALB COUNTY, GA 30033

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	11/15/01	...
2
3
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10

C-1

MASTER PLAN

TOTAL EXISTING AREA: 49.854 ACRES
 (30.994 FULTON COUNTY, 18.86 DEKALB COUNTY)
 TOTAL PROPOSED AREA: 54,409
 (35,020 FULTON COUNTY, 19,38 DEKALB COUNTY)
 TOTAL EXISTING ALLOWABLE
 SQUARE FOOTAGE: 1,667,832 S.F.



SITE AREA FOR INDUSTRY

AREA A&M

P.O.B.

30.994 Acres

A= 345.93
 C= 33.25
 R= 537.45
 M= 29.56 W
 A= 95.12
 R= 237.45
 C= 211.51
 M= 29.15 W
 A= 212.21
 R= 758.20
 C= 211.51
 M= 29.15 W
 A= 331.15