

AN ORDINANCE TO REZONE PROPERTY FROM THE O-I (OFFICE AND INSTITUTIONAL DISTRICT) CONDITIONAL TO O-I (OFFICE AND INSTITUTIONAL DISTRICT), PROPERTY LOCATED AT 124 AND 126 JOHNSON FERRY ROAD

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on June 17, 2008 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 **124 and 126 Johnson Ferry Road**, consisting of a total of approximately 0.89 acres, be changed from the O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 89 of the 17th 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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.

ORDAINED this the 17th day of June, 2008.

Approved:



Eva Galambos, Mayor

Attest:



Christina Rowland, CMC, City Clerk

(Seal)



CONDITIONS OF APPROVAL

RZ08-011/CV08-009
124 and 126 Johnson Ferry Road

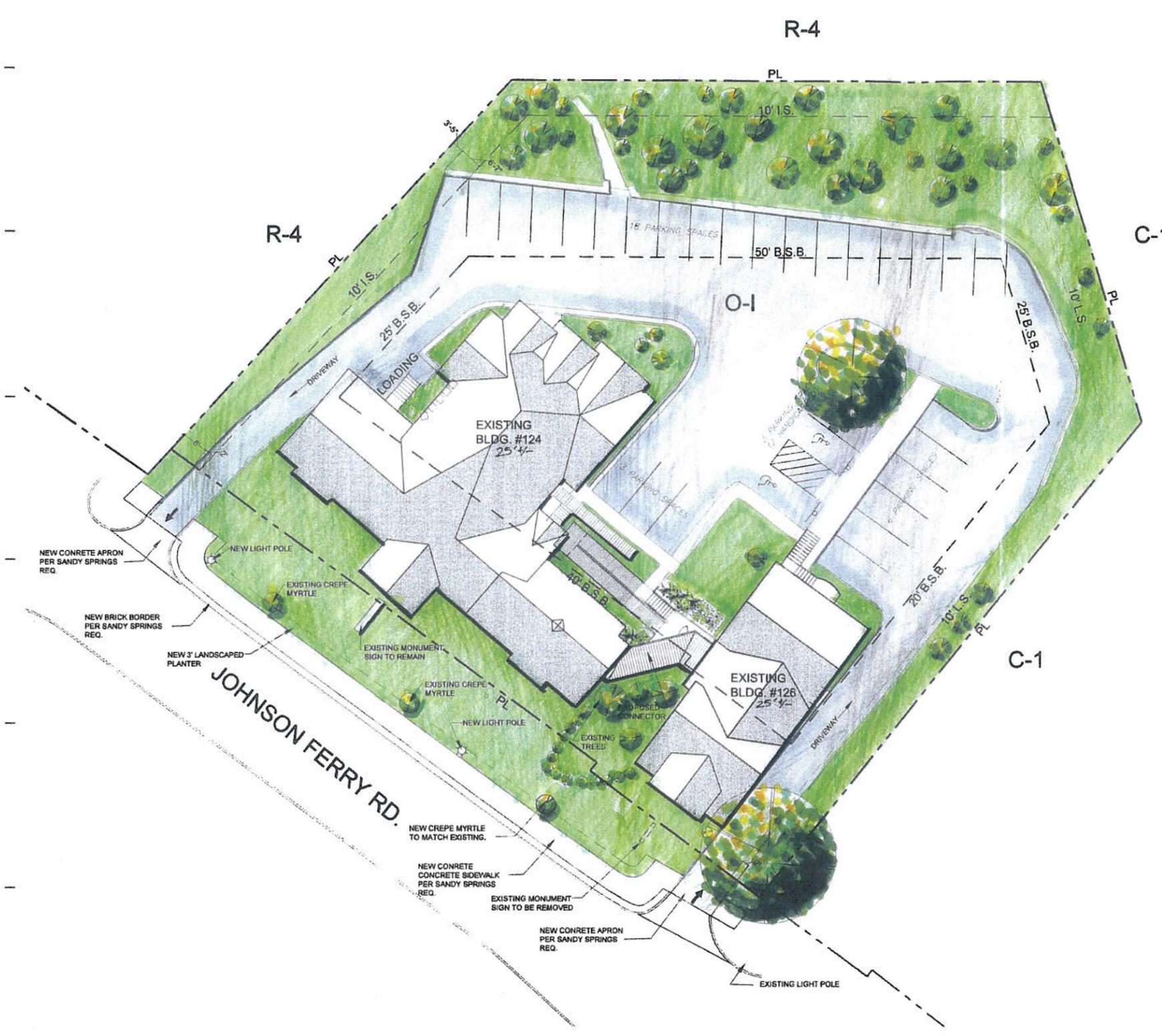
The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by 124 Johnson Ferry Road, LLC at 124 and 126 Johnson Ferry Road. Rezoning petition RZ08-011/CV08-009 was approved to rezone the subject property from O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) by the Mayor and City Council at the June 17, 2008 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 associated accessory uses at a density of 11,940.45 square feet per acre or 10,627 square feet, whichever is less.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated March 4, 2008. 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. 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 dedicate thirty (30) feet of right-of-way from centerline of Johnson Ferry Road along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
 - b. Reserve for the City of Sandy Springs along the necessary property frontage of the following roadways, prior to the approval of a Land Disturbance permit, sufficient land as necessary to provide for compliance with the Comprehensive Plan. All building setback lines shall be measured from the dedication but at no time shall a building be allowed inside the area of reservation, except that a masonry entry wall shall be allowed in the area of reservation subject to an indemnification agreement filed by the owner/developer with the City of Sandy Springs.

Forty-five (45) feet from centerline of Johnson Ferry Road
 - c. To reduce the required forty (40) foot front yard setback as shown on the site plan submitted to allow the existing structures to remain (CV08-009).
 - d. To reduce the required fifty (50) foot buffer, twenty (25) foot buffer, and ten (10) foot improvement setbacks along the north and west property lines adjacent to residentially zoned property as shown on the site plan submitted. The owner/developer shall be required to provide the full buffer where possible and any reduction shall be limited to

the area around existing improvements. Said plantings shall be subject to the approval of the Sandy Springs Arborist (CV08-009).

- e. To reduce the required number of parking spaces from 32 to 30 (CV08-009).
- f. To allow the existing monument sign to encroach into the right-of-way as shown on the site plan received by the Department of Community Development dated March 4, 2008. Said monument sign shall include the property address. The owner/developer shall be required to file an indemnification agreement with the Department of Public Works prior to the issuance of a Certificate of Occupancy. (CV08-009)
- g. The owner/developer shall install the Urban District streetscape improvements consistent with the requirements of the Sandy Springs Overlay District prior to the issuance of the Certificate of Occupancy for the existing 126 Johnson Ferry Road building currently under renovation.
- h. To submit to the City of Sandy Springs a combination plat to consolidate the two existing parcels, which will be filed with the Fulton County Tax Assessor's Office and recorded with the Clerk's Office of the Superior Court of Fulton County.



DEVELOPMENT STATISTICS SUMMARY CHART

SITE AREA = 0.89 ACRES (38,768 SF) = 100%
 BUILDING FOOTPRINT = 7,080 SF = 18%
 PARKING PROVIDED = 30 SP = 14,214 SF = 37%
 SIDEWALKS = 1,556 SF = 4%
 TOTAL IMPERVIOUS SURFACE = 22,850 SF = 59%
 LANDSCAPING = 6,194 SF = 24%
 FLOOD PLAIN = 0 SF = 0%
 UNDEVELOPED / OPEN SPACE = 6,724 SF = 17%

BLDG.	BUILDING AREA	USE	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
BLDG 124	7,377 SF	OFFICE	3/1000 SF	22 SPACES	22 SPACES
BLDG 126	3,000 SF	OFFICE	3/1000 SF	9 SPACES	8 SPACES
CURRENT TOTAL	10,377 SF	OFFICE	3/1000 SF	31 SPACES	30 SPACES
CONNECTOR	250 SF	OFFICE	3/1000 SF	1 SPACES	0 SPACES
PROPOSED TOTAL	10,627 SF	OFFICE	3/1000 SF	32 SPACES	30 SPACES
SURPLUS / DEFICIT				-2 SPACES	

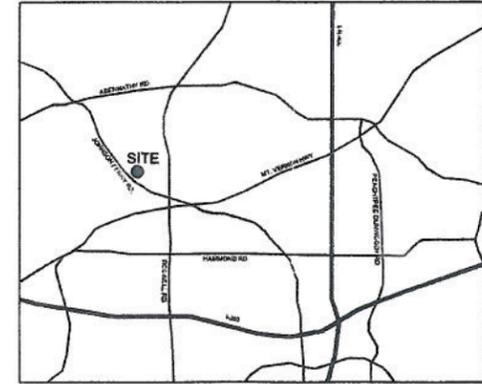
LEGEND

- PROPERTY LINE - - - - -
- SETBACK - - - - -
- LANDSCAPE BUFFER - - - - -

NOTES:

THERE WILL BE NO ADDED IMPERVIOUS SITE AREA DUE TO THE NEW CONSTRUCTION AND RENOVATION.
 ACCORDING TO F.I.R.M. PANEL NO. 13121C 0142E FOR FULTON COUNTY, GEORGIA, DATED 8.28.98, THIS PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.
 LAND LOT 89, 17TH DISTRICT
 CITY OF SANDY SPRINGS, FULTON COUNTY, GA

VICINITY MAP



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MAR 04 2008

City of Sandy Springs
 Community Development

GREGORY GREENFIELD & ASSOCIATES, LLC
 124-126 JOHNSON FERRY ROAD
 SANDY SPRINGS, GA
 CNNA ARCHITECTS, INC.

RZ08 011

THIS DRAWING IS FOR THE ABOVE LOCATION ONLY.
 IT IS THE USER'S RESPONSIBILITY TO VERIFY THE LOCATION AND SCALE OF THE SITE AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Print Record

12-13-2007	FOR PRICING ONLY
1-30-2008	BUILDING PERMIT
2-04-2008	ZONING SUBMITTAL

Revisions

1		
2		
3		
4		
5		
6		

Project No: A08050.00
 Project Date: 3-01-2008
 Cadd File No: 8050 A0-1.DWG
 Drawn By: TH
 Checked By: RHN
 Scale: 1/16"=1'-0"

Sheet Title:
PROPOSED SITE PLAN

Sheet No.

1 ARCHITECTURAL SITE PLAN
 A0.1 SCALE: 1/16"=1'-0"

A 0.1

Released for construction Not Released for construction



A
A3.2 PROPOSED SOUTH BUILDING COMPOSITE ELEVATION
SCALE: 1/8"=1'-0"



B
A3.2 PROPOSED NORTH BUILDING COMPOSITE ELEVATION
SCALE: 1/8"=1'-0"

RECEIVED

MAR 04 2008

City of Sandy Springs
Community Development

ANNEX RENOVATION
GREGORY GREENFIELD & ASSOCIATES, LLC
126 JOHNSON FERRY ROAD
SANDY SPRINGS, GA
CNNA ARCHITECTS, INC.

R208
T10 011

*THIS DRAWING IS FOR THE ABOVE LOCATION ONLY

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Print Record

10-13-2007	FOR PRICING ONLY
1-30-2008	BUILDING PERMIT
2-12-2008	DESIGN REVIEW BOARD

Revisions

1		
2		
3		
4		
5		
6		

Project No. A07410.00
Project Date: 10-30-2007
Cadd File No. 7410 A3-2.DWG
Drawn By: WR
Checked By: RHN
Scale: 1/8"=1'-0"

Sheet Title:
PROPOSED WORK
BUILDING ELEVATIONS

Sheet No.
A3.2

115 LUCAS STREET, SUITE 101, ATLANTA, GEORGIA 30309-1148, PHONE 404.572.0077, FAX 404.572.0099, WWW.CNNAARCHITECTS.COM, PROJECT MANAGEMENT: J. GREGORY GREENFIELD

Not Released for Construction
 Released for Construction

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MAR 04 2008

City of Sandy Springs
Community Development

GREGORY GREENFIELD
& ASSOCIATES, LLC

124-126 JOHNSON FERRY ROAD
SANDY SPRINGS, GA

CNNA ARCHITECTS, INC.

113 LUCKIE STREET NW ATLANTA, GEORGIA 30303.2146 J. 404.522.8077 I. 404.522.0980 FAX
ARCHITECTURE | PLANNING | PROGRAMMING | INTERIOR DESIGN | PROJECT MANAGEMENT | GRAPHIC DESIGN



124 JOHNSON FERRY ROAD
CADD INTD

126 JOHNSON FERRY ROAD
CADD INTD

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Print Record

Date	Description
12-13-2007	FOR PERMITS ONLY
1-30-2008	BUILDING PERMIT
3-04-2008	ZONING SUBMITTAL

Revisions

No.	Description
▲	
▲	
▲	
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Project No.:
A08050.00
Project Date:
3-01-2008
Cadd File No:
Drawn By:
Checked By:
Scale:

Sheet Title:

Not Released for Construction

Released for Construction

RZ08-011
Sheet No.

