

STATE OF GEORGIA  
COUNTY OF FULTON

TO REZONE TO O-I (OFFICE AND INSTUTIONAL DISTRICT) TO ALLOW THE  
EXISTING CONDITIONS TO BE BROUGHT INTO COMPLINACE, PROPERTY  
LOCATED AT 875 JOHNSON FERRY ROAD

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on February 18, 2014 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 Johnson Ferry Road, consisting of a total of approximately 3.96 acres, be changed from O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) to allow the existing conditions to be brought into compliance, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lots 38 of the 17<sup>th</sup> District, Fulton County, Georgia by the attached legal description; and

**SECTION 2.** That the property shall be developed in compliance with the Sandy Springs Code of Ordinances; 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**SECTION 4.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 City Council and the signature of approval of the Mayor.

**APPROVED AND ADOPTED** this the 18<sup>th</sup> day of February, 2014.

Approved:

  
Russell K. Paul, Mayor

Attest:

  
Michael D. Casey, City Clerk

(Seal)



## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 38, 17th district, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

COMMENCE at a concrete right-of-way monument found at the point of intersection where the easterly right-of-way line of Trimble Road (a 55-foot right-of-way) intersects the southeasterly tapered right-of-way line defining the southerly right-of-way line of Johnson Ferry Road (a variable right-of-way);

THENCE continuing along the southeast line of the right-of-way taper defining the south right-of-way line of Johnson Ferry Road North 43 degrees 20 minutes 24 seconds East a distance of 63.58 feet to a concrete right-of-way monument found;

THENCE continuing along the south right-of-way line of Johnson Ferry Road along a curve to the left having a radius of 996.93 feet and an arc length of 107.56 feet, being subtended by a chord bearing North 74 degrees 51 minutes 28 seconds East for a distance of 107.51 feet to a point, said point being 0.95 northeast of a concrete right-of-way marker found;

THENCE continuing along the aforesaid southerly right-of-way line of Johnson Ferry Road North 71 degrees 53 minutes 42 seconds East a distance of 80.23 feet to a concrete right-of-way monument found;

THENCE continuing along the aforesaid right-of-way line North 71 degrees 50 minutes 25 seconds East a distance of 128.35 feet to an iron pin found, said pin being 1.1 feet southwest of a concrete right-of-way monument found;

THENCE leaving the aforesaid right-of-way line and traveling South 17 degrees 41 minutes 20 seconds East a distance of 74.54 feet to an iron pin found;

THENCE along a curve to the right having a radius of 5509.58 feet and an arc length of 616.10 feet, being subtended by a chord bearing South 17 degrees 02 minutes 59 seconds West for a distance of 615.77 feet to an iron pin found;

THENCE South 75 degrees 47 minutes 39 seconds West a distance of 171.07 feet to a point located on the easterly right-of-way line of Trimble Road, said point being 1.14 feet southwest of an iron pin found;

THENCE continuing along the easterly right-of-way line of Trimble Road along a curve to the right having a radius of 538.16 feet and an arc length of 80.20 feet, being subtended by a chord bearing North 05 degrees 53 minutes 29 seconds West for a distance of 80.12 feet to an iron pin found;

THENCE continuing along the aforesaid right-of-way line North 01 degree 37 minutes 20 seconds West a distance of 482.94 feet to a concrete right-of-way monument found at the POINT OF BEGINNING.

Said tract or parcel of land contains 3.960 acres more or less

RECEIVED

NOV 05 2013

City of Sandy Springs  
Community Development

**LEGAL DESCRIPTIONS**

**Tract 1 (Silver Parcel)**

All that tract or parcel of land lying and being in Land Lot 38, 17th district, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:  
 COMMENCE at a concrete right-of-way monument found at the point of intersection where the easterly right-of-way line of Trimble Road to 55-foot right-of-way intersects the southeasterly tapered right-of-way line defining the southerly right-of-way line of Johnson Ferry Road to variable right-of-way;

THENCE continuing along the southeasterly line of the right-of-way taper defining the southerly right-of-way line of Johnson Ferry Road North 43 degrees 20 minutes 24 seconds East a distance of 63.58 feet along the southeasterly right-of-way line of Johnson Ferry Road to a concrete right-of-way monument found;

THENCE continuing along the southerly right-of-way line of Johnson Ferry Road along a curve to the left having a radius of 996.93 feet and an arc length of 107.56 feet, being subtended by a chord bearing North 74 degrees 51 minutes 28 seconds East for a distance of 107.51 feet to a point, sold point being 0.95 feet northeast of a concrete right-of-way monument found;

THENCE continuing along the aforesaid southerly right-of-way line of Johnson Ferry Road North 71 degrees 53 minutes 42 seconds East a distance of 80.23 feet to a concrete right-of-way monument found and being the POINT OF BEGINNING;

THENCE from said point of beginning continuing along the aforesaid right-of-way line North 71 degrees 50 minutes 25 seconds East a distance of 128.35 feet to an iron pin found, sold pin being 1.1 feet southwest of a concrete right-of-way monument found;

THENCE leaving the aforesaid right-of-way line and travelling South 17 degrees 41 minutes 20 seconds East a distance of 74.54 feet to an iron pin found;

THENCE along a curve to the right having a radius of 5509.58 feet and an arc length of 616.10 feet, being subtended by a chord bearing South 17 degrees 02 minutes 59 seconds West for a distance of 615.77 feet to an iron pin found;

THENCE South 75 degrees 47 minutes 39 seconds West a distance of 25.69 feet to a point located on the easterly right-of-way line of Trimble Road, sold point being 1.14 feet southwest of an iron pin found;

THENCE continuing along the easterly right-of-way line of Johnson Ferry Road along a curve to the left having a radius of 996.93 feet and an arc length of 107.56 feet, being subtended by a chord bearing North 74 degrees 51 minutes 28 seconds East for a distance of 107.51 feet to a point, sold point being 0.95 feet northeast of a concrete right-of-way monument found;

THENCE continuing along the aforesaid southerly right-of-way line of Johnson Ferry Road North 71 degrees 53 minutes 42 seconds East a distance of 80.23 feet to a concrete right-of-way monument found;

THENCE leaving the aforesaid right-of-way line and travelling South 05 degrees 33 minutes 03 seconds West a distance of 628.98 feet to an iron pin found;

THENCE South 75 degrees 47 minutes 39 seconds West a distance of 145.38 feet to a point located on the easterly right-of-way line of Trimble Road, sold point being 1.14 feet southwest of an iron pin found;

THENCE continuing along the easterly right-of-way line of Johnson Ferry Road along a curve to the right having a radius of 538.16 feet and an arc length of 80.20 feet, being subtended by a chord bearing North 05 degrees 53 minutes 29 seconds West for a distance of 80.12 feet to an iron pin found;

THENCE continuing along the aforesaid right-of-way line North 01 degree 31 minutes 20 seconds West a distance of 482.94 feet to a concrete right-of-way monument found at the POINT OF BEGINNING.

**DEVELOPMENT STATISTICS SUMMARY**

TOTAL SITE AREA	172,501 SQ. FT.
GROSS BUILDING AREA	42,000 SQ. FT.
TOTAL PARKING SPACES	185
TOTAL IMPERVIOUS SURFACE	76,701 SQ. FT. +/- OR 44.5% +/-
TOTAL LANDSCAPE AREA	33,900 SQ. FT. +/- OR 19.6% +/-
UNDEVELOPED AND/OR OPEN SPACE	61,900 SQ. FT. +/- OR 35.9% +/-
FLOOD PLAIN	NONE EXISTS

SAID TRACT OR PARCEL OF LAND CONTAINS 3.960 ACRES MORE OR LESS.

Copyright P&S © ALL RIGHTS RESERVED

**ATKINS**  
 1600 RiverEdge Pkwy, NW Suite 600 Atlanta, GA 30328  
 Tel: (770) 933-0280 Fax: (770) 933-8558

CLIENT  
**THE EMORY CLINIC, INC.**  
**CHICAGO TITLE INSURANCE COMPANY**

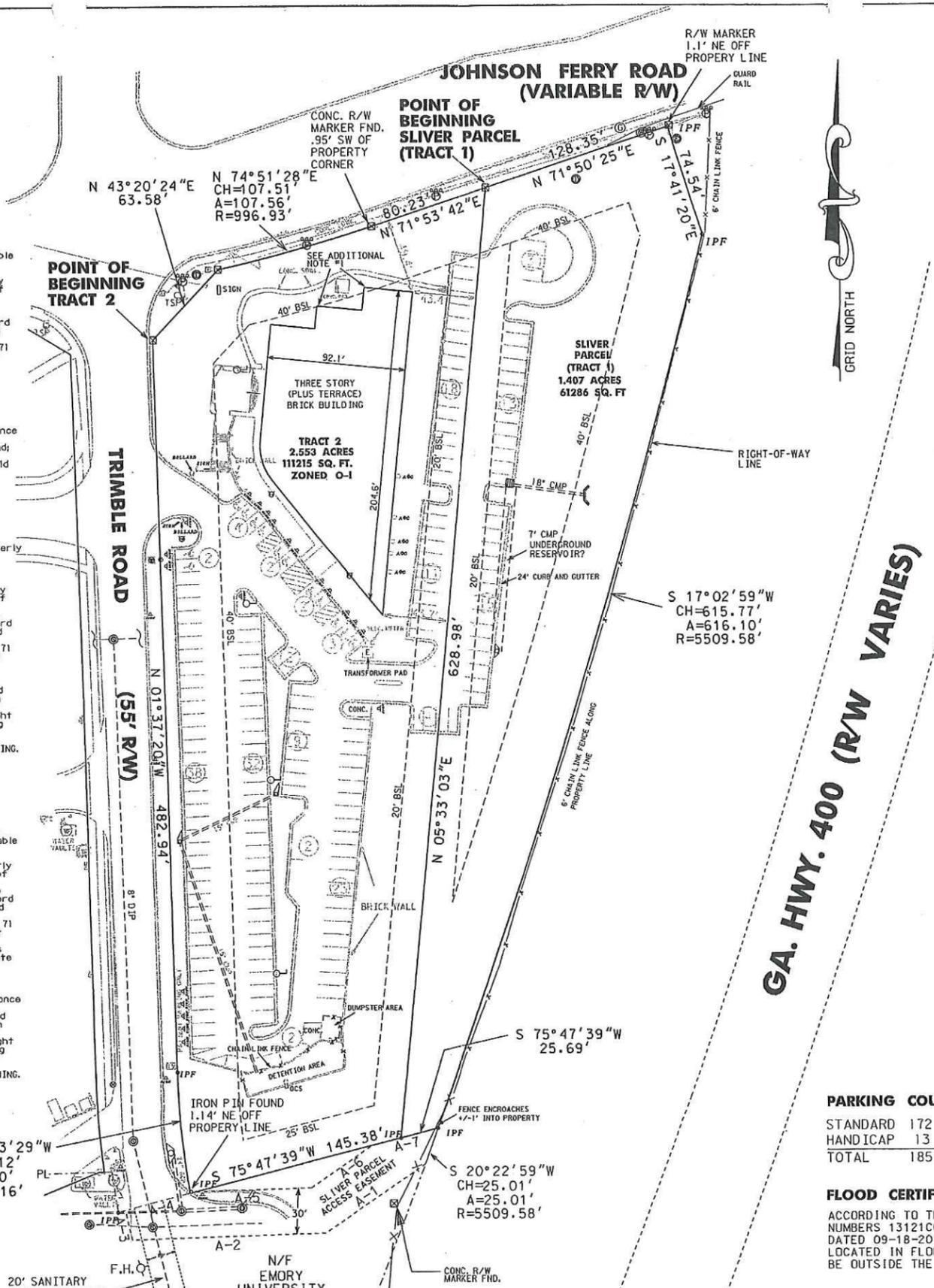
PROJECT  
**ZONING EXHIBIT**

LOCATED IN  
**LAND LOT 38, 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

ORIGINAL 11-04-13

REVISIONS:	6
1	7
2	8
3	9
4	10
5	11
	12

JOB NO. 1000000000  
 DRAWING BY: RSB  
 CHECKED BY: ESH  
 DATE: 0C  
 SHEET 1/1



COURSE BEARING DISTANCE

A-1	S 55° 37' 56" W	79.97'
A-2	S 88° 17' 55" W	130.00'
A-3	N 14° 12' 21" W	20.00'
A-4	N 75° 47' 39" E	48.39'
A-5	N 88° 17' 55" E	78.30'
A-6	N 55° 37' 56" E	49.18'
A-7	N 75° 47' 39" E	45.18'

**SURVEYOR'S NOTES**

- BASIS OF BEARING: GEORGIA WEST ZONE GRID NORTH.
- THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,182 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT METHOD.  
 TYPE OF EQUIPMENT: GEODIMETER 650 TOTAL STATION
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 180,457 FEET.

**ADDITIONAL NOTES**

- According to Petition 98-0006, filed February 23, 1998 to Fulton County Planning Commission - there is no encroachment - all landscape strips, buffers, and setbacks were reduced to conform with existing structures.

**ZONING INFORMATION**

ZONED O-1 (OFFICE AND INSTITUTIONAL)  
 40' FRONT SETBACK  
 40' SIDEYARD  
 20' ON INTERIOR SIDEYARD  
 25' REAR SETBACK  
 HEIGHT: 60' OR 4 STOREYS

ZONING INFORMATION PROVIDED BY CITY OF SANDY SPRINGS ZONING MAP DATED OCTOBER 1, 2010 AND MUNICODE.COM

**PARKING COUNT**

STANDARD	172
HANDICAP	13
TOTAL	185

**FLOOD CERTIFICATION**

ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NUMBERS 13121C0161F AND 13121C0163F BOTH DATED 09-18-2013, SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

RECEIVED

City of Sandy Springs  
 Community Development

04-NOV-2013 11:00:00 AM (775 Johnson Ferry) DGN 2013/07/15 JF ALTA V8.dgn