

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO REZONE FROM C-1 (COMMUNITY BUSINESS DISTRICT) to MIX (MIXED USE DISTRICT) FOR PROPERTIES LOCATED AT 235 JOHNSON FERRY ROAD**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on April 21, 2015 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 properties located 235 Johnson Ferry Road, consisting of a total of approximately 9.89 acres, be changed from C-1 (Community Business District) to MIX (Mixed Use District) to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 89 of the 17<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**SECTION 5.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 City Council and the signature of approval of the Mayor.

**APPROVED AND ADOPTED** this the 21<sup>st</sup> day of April, 2015.

Approved:

  
Russell K. Paul, Mayor

Attest:

  
Michael D. Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

**201500107**  
**235 Johnson Ferry Road**

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of properties owned by the City of Sandy Springs at 235 Johnson Ferry Road. Rezoning petition 201500107 was approved to rezone from C-1 (Community Business District) to MIX (Mixed Use District) to allow for the development of the Sandy Springs City Center by the Mayor and City Council at the April 21, 2015 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Multifamily residential uses consisting of 277 multi-family units and 18 townhome style 2-story units or as further negotiated by City Council.
  - b. Retail/service commercial and associated accessory uses totaling a minimum of 30,000 square feet or as further negotiated by City Council.
  
2. To the following site development standards:
  - a. Ground floor residential units shall have individual entrances, balconies, landings or other similar measures.