

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO ALLOW FOR A USE PERMIT TO ALLOW THE EXPANSION  
OF A PRIVATE SCHOOL, THE ATLANTA JEWISH ACADEMY, PROPERTY  
LOCATED AT 5200 NORTHLAND DRIVE**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on June 16, 2015 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 **5200 Northland Drive**, consisting of a total of approximately 15.296 acres, be allowed a use permit under the R-2 (Single Family Dwelling) District with conditions, to wit; and

ALL THAT TRACT or parcel of land lying and being Land Lot 39 of the 17<sup>th</sup> District, Fulton County, Georgia by the attached legal description; and

**SECTION 2.** That the use permit(s), as listed in the attached conditions of approval, be approved under the provisions of Section 19.2.3 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**SECTION 5.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 16<sup>th</sup> day of June, 2015.

Approved:



Russell K. Paul, Mayor

Attest:

  
Michael D. Casey, City Clerk

(Seal)



## CONDITIONS OF APPROVAL

## 201500751

Please be advised, the City of Sandy Springs Mayor and City Council approved a Use Permit to allow the expansion of a private school, The Atlanta Jewish Academy, for property located at 5200 Northland Drive (tax parcel ID #170039 LL0786), Sandy Springs, Georgia. Use Permit petition 201500751 was approved by the Mayor and City Council at the September 15, 2015 hearing, subject to the following conditions:

- 1) To the owner's agreement to restrict the use of the subject property as follows:
  - a. To a private school and accessory uses at an overall density of 12,094.66 square feet per acre or a total of 185,000 square feet.
  - b. Restrict the number of students to 720.
  - c. Restrict the height of the building to 74 feet (a current condition required under 97VC-152 NFC)
- 2) To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development dated April 27, 2015. 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 existing 27 foot natural buffer on the southern and eastern (adjacent Georgia 400 right-of-way) property line(s) be maintained and remain undisturbed except for approved access and utility crossings, improvements and re-plantings where sparsely vegetated and subject to approval of the City Arborist.
  - b. Receive an Administrative Variance per Section 22.4 of the Sandy Springs Zoning Ordinance and provide an enhanced buffer subject to approval of the City Arborist where the soccer field encroaches into the 10 foot non-improvement setback.
  - c. Develop the soccer field as shown on the site plan dated April 27, 2015.
  - d. Provide 100% opaque screening around mechanical equipment and dumpsters.
- 4) To the owner's agreement to provide the following standards:
  - a. The soccer field or other outdoor recreational areas shall not have outdoor lighting.
  - b. Adhere to the Atlanta Jewish Academy Parking Policies received April 30, 2015 by the Department of Community Development.