

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO ALLOW FOR A USE PERMIT TO CONSTRUCT AN 8,770 SQUARE
FOOT ADDITION TO THE EXISTING CHURCH AND FOR THE EXISTING DAY CARE
FACILITY**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on March 17, 2008 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 **6025 Glenridge Drive**, consisting of a total of approximately 4.68 acres, be allowed a use permit under the R-2 (Single Family Dwelling District) with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 36 of the 17th 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 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 4. 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 5. 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 6. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 7. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

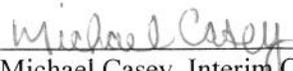
ORDAINED this the 17th day of March, 2009.

Approved:



Eva Galambos, Mayor

Attest:



Michael Casey, Interim City Clerk

(Seal)



CONDITIONS OF APPROVAL

U08-016/U08-017/CV08-033

6025 Glenridge Drive

The City of Sandy Springs Mayor and City Council approved the use permit petition for property at 6025 Glenridge Drive. Use permit petition U08-016/U08-017/CV08-033 was approved to construct an 8,770 square foot addition to the existing church and for the existing day care facility, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Church and associated accessory uses in the existing structure at a density of 6,051.71 square feet per acre or 28,322 square feet, whichever is less.
 - b. The hours of operation for the day care facility shall be limited to:
Monday – Friday: 6:00a.m. To 7:00p.m.
 - c. Restrict the number of enrolled students to no more than 135.
 - d. The school shall provide an annual report detailing total enrollment by August 15th of each calendar year, subject to the approval of the Department of Community Development.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated December 2, 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 forty-five (45) feet of right-of-way from centerline of Glenridge Drive 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. The owner/developer shall dedicate fifty-five (55) feet of right-of-way from centerline of Hammond Drive 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.
 - c. 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. All required landscape strips and buffers shall straddle the reservation line so that the reservation line bisects the required landscape strip or buffer. At a minimum, 10 feet of the required landscape strip or buffer shall be located outside the area of reservation. All required tree plantings per Article 4.23 shall be placed within the portion of the landscape strip or buffer that lies outside the area of reservation.

Fifty-five (55) feet from centerline of Glenridge Drive

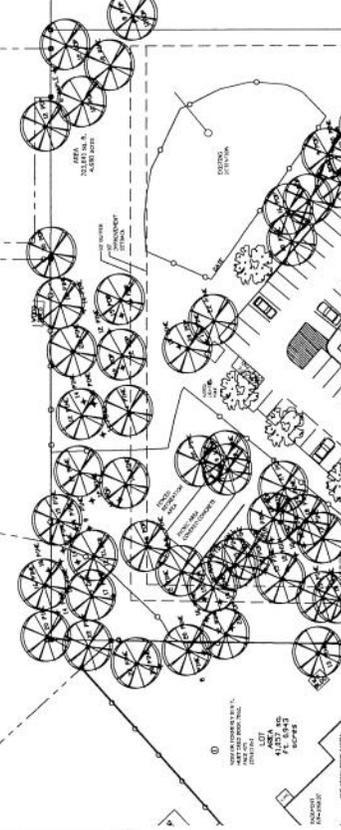
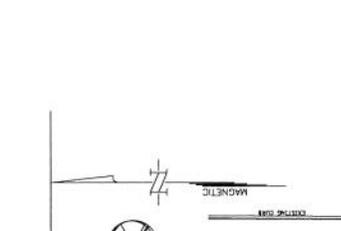
- d. Dedicate as right-of-way a forty-five (45) foot miter at the intersection of Glenridge Drive and Hammond Drive.
- e. No more than one (1) exit/entrance on Glenridge Drive and one (1) exit/entrance on Hammond Drive or as may be approved by the Sandy Springs Traffic Engineer. Curb cut location and alignment are subject to the approval of the Sandy Springs Traffic Engineer.
- f. The maximum building height shall be forty-five (45) feet (CV08-033).
- g. To delete the parking lot landscape requirement in the existing parking lot (CV08-033).
- h. To allow parking within the required minimum front yard setback (CV08-033).
- i. To allow the proposed parking area to encroach into portions of the required twenty-five (25) foot zoning buffer and ten (10) foot improvement setback along the west property lines (CV08-033).
- j. To reduce the required six (6) foot opaque fence to the existing four (4) foot wooden fence (CV08-033).

SANCTUARY ADDITION SITE PLAN
 SHEET 2 OF 1
 OWNER: LUTHERAN CHURCH OF THE APOSTLES
 PROPERTY LOCATION: 6025 GLENEDGE DRIVE SANDY SPRINGS, GEORGIA 30338
 LAND LOT 36, 12TH DISTRICT FULTON COUNTY, GEORGIA

DEVELOPMENT STATISTICS SUMMARY CHART

TOTAL AREA OF SITE	TOTAL SITE PERCENTAGE
4,680 ACRES	100%
BUILDINGS 14%	
PARKING SPACES 23%	
TOTAL IMPERVIOUS SURFACE 41%	
LANDSCAPING 24%	
FLOOD PLAIN NONE	
UNDEVELOPED AND/OR OPEN SPACE 35%	

RECEIVED
 FEB 05 2009
 City of Sandy Springs
 Community Development



LEGEND

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- 2. 1" = 100' SCALE
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ENGINEER
 ASHFORD ENGINEERS, INC.
 1870 THE EXCHANGE
 ATLANTA, GEORGIA 30339
 CONTACT: RIK GALPIN

DEVELOPER
 APOSTLE GROWTH FUND, LLC
 400 INTERSTATE NORTH PARKWAY SUITE 1210
 ATLANTA, GEORGIA 30339
 (770) 984-0640
 CONTACT: WILLIAM FERGUSON

OWNER
 LUTHERAN CHURCH OF THE APOSTLES
 6025 GLENEDGE DRIVE
 SANDY SPRINGS, GEORGIA 30328
 CONTACT: PASTOR PAUL FERRARONE

UNITED STATES PROFESSIONAL CENTER
 1100 N. W. 10TH AVENUE, SUITE 1000
 MIAMI, FLORIDA 33136
 (305) 577-0000
 www.uspc.com

GRAPHIC SCALE
 1" = 100'

2008-016 / 008-017

Lutheran Church of Apostles

U08 016

All that tract or parcel of land lying and being in Land Lot 36 of the 17th District, Fulton County, Georgia, more particularly described as follows:

COMMENCING at the northeasterly point of a mitered corner at the intersection of the northerly right-of-way of Hammond Drive and the easterly right-of-way of Glenridge Drive and being THE TRUE POINT OF BEGINNING; thence proceed along said right-of-way miter N69°15'37"W, 55.81' to a calculated point; thence proceed N47°43'49"W, 220.58' to a calculated point; thence proceed along a curve concave northeasterly having an arc length of 36.61', said curve having a radius of 1774.71' and a chord of N47°08'21"W, 36.61' to calculated point; thence departing said right-of-way proceed along a line common to Ben T. Huet Lot 1 N43°18'28"E, 106.91' to an iron pin found; thence N00°55'08"E, 239.51' to an iron pin placed; thence proceed along a line common to Aberdeen Club, Inc. N00°55'08"E, 37.50' to an iron pin placed; thence proceed along a line common to Aberdeen Club, Inc., Aberdeen Forest, and Elon M. Gaston & Bettie C. Gaston S89°55'39"E, 376.16' to an iron pin found; thence proceed along a line common to Perimeter Ridge Condominium Office Park S00°01'07"E, 544.40' to an iron pin placed at the northerly right-of-way of Hammond Drive; thence proceed along said right-of-way S89°12'34"W, 211.87' to an iron pin placed and THE TRUE POINT OF BEGINNING.

Said tract contains 4.680 acres

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DEC 02 2008

City of Sandy Springs
Community Development