

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO EXPAND THE EXISTING RETREAT FACILITY AND TO ESTABLISH  
TWO (2) NEW COLUMBARIA, WITH CONCURRENT VARIANCES.**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on May 18, 2010 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 **6700 Riverside Drive**, consisting of a total of approximately 17.29 acres, be allowed a use permit under the AG-1 (Agricultural District) with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lots 130 & 169 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 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**SECTION 6.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

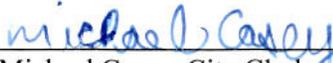
**SECTION 7.** This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

**ORDAINED** this the 18<sup>th</sup> day of May, 2010.

Approved:

  
\_\_\_\_\_  
Eva Galambos, Mayor

Attest:

  
\_\_\_\_\_  
Michael Casey, City Clerk  
(Seal)



## CONDITIONS OF APPROVAL

### **U10-001/U10-002/CV10-003 6700 Riverside Drive**

The City of Sandy Springs Mayor and City Council approved the use permit petition for property at 6700 Riverside Drive. Use permit petition U10-001/U10-002/CV10-003 was approved to expand the existing retreat facility and to establish two (2) new columbaria, with concurrent variances, by the Mayor and City Council at the May 18, 2010 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 Retreat Facility and accessory uses and structures at a maximum density of 2,190.52 square feet per acre or 37,874 gross square feet, whichever is less. (U10-001).
  - b. The retreat house/residence shall be limited to no more than fifty-three (53) single occupancy lodging units.
  - c. To two (2) Columbaria at a maximum height of no greater than three (3) feet. (U10-002).
  - d. Limit the height of the buildings to no more than two (2) stories.
2. To the owner's agreement to abide by the following:
  - a. To the site plan submitted to the Department of Community Development received February 2, 2010 (the "Site Plan"). 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.
  - b. To garden style Columbaria with the prohibition of what would be considered a traditional type Cemetery having headstones and graveyard statuary as determined by the Director of Community Development.
3. To the owner's agreement to provide the following site development standards:
  - a. No more than two (2) exit/entrances on Riverside Drive; one (1) entrance only and one (1) exit only Curb cut. Location and alignment are subject to the approval of the Director of Public Works.

- b. Provide a minimum 50 foot undisturbed natural buffer with an additional 10 foot improvement setback buffer adjacent to all peripheral property lines except along Riverside Drive.
- c. Variance from Section 19.4.28.B.9 of the Zoning Ordinance to permit 91 parking spaces where 189 are required. No offsite parking or street parking will be allowed. (CV10-003) (Variance #1).
- d. Variance from Section 11.11 of the Development Regulations to eliminate the required sidewalk construction. (CV10-003) (Variance #2).
- e. If the right-of-way is sufficient and regulations allow it, the owner shall install standard sidewalks opposite the subject property along the south and east side of Riverside Drive at a length that would have been required at the time of Land Disturbance Permit as determined by the Director of Public Works.
- f. The owner/developer shall dedicate forty (40) feet of right-of-way from centerline of Riverside Drive 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.
- g. The owner/developer shall Improve Riverside Drive along the entire property frontage, commencing from the southernmost curb-cut northward, 14.5 feet from the center of road to back of curb, or as may be approved by the Director of Public Works.
- h. The owner/developer shall provide a deceleration lane for each project entrance or as may be approved by the Director of Public Works.
- i. The owner/developer shall contact the City Arborist, prior to the application for a Land Disturbance Permit, to arrange an on-site evaluation of existing trees/stands, buffers, and tree protection zones within the property boundaries.
- j. The owner/developer shall maintain as a minimum, the tree density requirements as prescribed by the City of Sandy Springs Tree Conservation Ordinance, either through the retention of existing trees, or tree replacement, in perpetuity.
- k. To reduce the zoning regulations to the extent necessary for all the existing non-conforming (grandfathered) structure(s) to comply in accordance with the site plan received by the Department of Community Development on February 2, 2010.
- l. The owner/developer shall comply with all cemetery registration regulations as required by the Secretary of State of the State of Georgia before issuance of a Land Disturbance Permit.