

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO ALLOW AND EXPAND AN EXISTING SPECIAL SCHOOL
WITHIN THE EXISTING CHURCH FACILITY

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on March 20, 2012 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 650 Mount Vernon Highway, consisting of a total of approximately 7.06 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 35 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 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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.

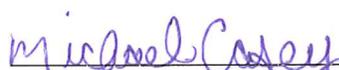
APPROVED AND ADOPTED this the 20th day of March, 2012.

Approved:



Eva Galambos, Mayor

Attest:



Michael Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

U11-004 650 Mount Vernon Highway

The City of Sandy Springs Mayor and City Council approved the use permit petition for property at 650 Mount Vernon Highway. Use permit petition U11-004 was approved to allow and expand an existing special school (grades 4-12) within the existing church facility, by the Mayor and City Council at the march 20, 2012 hearing, subject to the following conditions:

1. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated November 1, 2011.
 - b. To locate a Special/Private School, with associated accessory uses, in the existing Family Life Center building (a.k.a. 650 Mount Vernon Highway). The aforementioned Special/Private School shall operate out of no more than twelve (12) classrooms. The building known as the Family Life Center shall not be expanded without approval of a future Use Permit.
 - c. To restrict the total number of enrolled students to no more than 200.
 - d. By August 15th of every year, the applicant shall provide the City an annual affidavit detailing the total maximum enrollment for their academic year, subject to the approval of the Department of Community Development.
 - e. The Applicant/Owner shall provide a vehicular circulation/stacking plan that accounts for the maximum students permitted under condition 1.c. above and shall be instituted when student enrollment reaches a quantity of 150. The submitted vehicular circulation/stacking plan and its implementation shall be subject to City approval. Specific to vehicular traffic resulting from the operation of the school, there shall be no car stacking from the subject property onto any street.
 - f. The Applicant/Owner shall designate a contact person accessible 24 hours per day to address concerns of possible nuisance and/or maintenance issues and shall give advanced notice (to adjoining property owners) of upcoming special activities and events that fall outside of the Church's and the School's standard/typical operation. The school shall keep a website calendar of events that is up to date and accurate to at least one (1) month in advance from any current moment in time.
 - g. The "Chiller Unit" used for the School/Family Life Center building shall not be in operation from 10:00 p.m. to 6:00 a.m. Mondays through Fridays with the exception that if the City receives a signed affidavit by the owner of the school stating that, for health and safety reasons, the prohibited hours of chiller operation should be amended, then the

“Chiller Unit” used for the School/Family Life Center building shall not be in operation from 10:00 p.m. to 5:30 a.m. Mondays through Fridays.

- h. The “Chiller Unit” used for the School/Family Life Center building shall not be in operation from 10:00 p.m. to 6:00 a.m. Saturdays and Sundays.
 - i. There shall be no more than three (3) overnight student sleep-overs per calendar year.
 - j. There shall be no temporary/trailer classrooms.
 - k. The City Arborist shall recommend appropriate plantings along property lines separating the Glenridge Square Subdivision and the subject property. The planting should serve the purpose of visual screening (including the school’s dumpster area) and of deterring people from climbing the existing fence.
 - l. The standard hours of operation of the school shall be limited to between 7:00 a.m. to 5:30 p.m. Monday through Friday.
2. To the owner’s agreement to provide the following site development standards:
- a. 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 dated November 1, 2011.