ORDINANCE NO. 2017-07-14
PETITION No. U17-0001

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO ALLOW FOR A USE PERMIT FOR AN EXISTING PRIVATE SCHOOL (MOUNT VERNON PRESBYTERIAN SCHOOL) (MVPS) ON THE PROPERTY LOCATED AT 510 MOUNT VERNON HIGHWAY NE & 0 GLENRIDGE DRIVE TO UPDATE THE APPROVED MASTER PLAN, INCLUDING TO INCREASE THE ALLOWABLE SQUARE FOOTAGE FROM A TOTAL GROSS FLOOR AREA OF 225,000 SQUARE FEET TO 300,000 SQUARE FEET, REALLOCATE FOOTPRINTS, AND REDEFINE ENROLLMENT ALLOCATION TO DECREASE THE NUMBER OF STUDENTS IN THE UPPER SCHOOL BY 100 AND INCREASE THE NUMBER OF STUDENTS IN THE MIDDLE SCHOOL BY 100, WITH SEVEN (7) CONCURRENT VARIANCES

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on July 18, 2017, 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 510 Mount Vernon Highway NE & 0 Glenridge Drive, consisting of a total of approximately 29.35 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 Lots 35, 71, and 72 of the 17th District, Fulton County, Georgia by the attached legal description; and

SECTION 2. 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 3. That all Ordinances or part of Ordinances in conflict with the terms of this Ordinance are hereby repealed; and

SECTION 4. This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 18th day of July, 2017.

Approved:

Russell K. Paul, Mayor

Attest:

Michael D. Casey, City Clerk

(Seal)

CONDITIONS OF APPROVAL

U17-0001

510 Mount Vernon Highway NE & 0 Glenridge Drive

Please be advised, the City of Sandy Springs Mayor and City Council approved a use permit for an existing private school (Mount Vernon Presbyterian School) (MVPS) on the property located at 510 Mount Vernon Highway NE & 0 Glenridge Drive to update the approved master plan, including to increase the allowable square footage from a total gross floor area of 225,000 square feet to 300,000 square feet, reallocate footprints, and redefine enrollment allocation to decrease the number of students in the Upper School by 100 and increase the number of students in the Middle School by 100, with seven (7) concurrent variances. Use permit U17-0001 was approved by the Mayor and City Council at the July 18, 2017, hearing, subject to the following conditions:

1. To the owner's agreement to:
    a. Restrict the use of the subject property to a private school at a total gross floor area of 300,000 square feet.
    b. Restrict the number of students in the private school to 350 in the Middle School and 500 in the Upper School.

2. To the owner's agreement to abide by the following:
    a. To the "*Mount Vernon Presbyterian School Proposed Campus Expansion Site Plan*" prepared for Mount Vernon Presbyterian School by Collins Cooper Carusi Architects, dated May 29, 2003, last revised April 18, 2017, received April 18, 2017. 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 the first Certificate of Occupancy.
    b. To the "*Mount Vernon Presbyterian School Proposed Campus Expansion Overall Campus Plan*" prepared for Mount Vernon Presbyterian School by Collins Cooper Carusi Architects, dated May 29, 2003, last revised April 18, 2017, received April 18, 2017. The campus 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 the first Certificate of Occupancy.

3. To the owner's agreement to the following site development considerations:
    a. To compensate for any loss of or impact to existing trees in setbacks and buffers and replace trees one-for-one with trees of appropriate and comparable species and size. The minimum size for new trees should be at least 2.5" caliper at the time of planting.
    b. No more than one (1) exit/entrance on Glenridge Drive. Curb cut location and alignment are subject to the approval of the Sandy Springs Transportation Engineer.
    c. No more than one (1) exit/entrance on Mount Vernon Highway NE. Curb cut location and alignment are subject to the approval of the Sandy Springs Transportation Engineer.
    d. To prohibit lighting of the recreational fields.
    e. To prohibit outdoor lighting of the tennis courts.
    f. To direct all loudspeakers away from the property line closest to such speakers and toward the interior of the property. Any outdoor sound system shall be designed to minimize the impact on the surrounding property owners with speakers configured so as to direct the sound to the intended audience on the subject site.
    g. To install a 6-foot high black vinyl coated chain link fence along the west property line

between the subject site and the Mt. Vernon Woods Subdivision. Said fence shall contain no gates. The construction of said fence shall be in place prior to the issuance of the first Certificate of Occupancy.

h. No lighting shall be installed within 50 feet of the west and north property lines.
i. Any lighting installed within 125 feet of the west and north property lines and/or along the main entry road off Mount Vernon Highway NE shall be no taller than 20 feet. Light fixtures shall be baffled or diffused in a manner which minimizes the impact on the neighboring residential properties.
j. Trash collection shall be limited to between the hours of 9:00 AM and 4:00 PM. All trash receptacles shall be screened from view from the adjoining residentially zoned properties to the west and north.
k. Delivery hours shall be limited to the hours of 7:30 AM to 7:30 PM.
l. Grounds maintenance shall be limited to the hours of 9:00 AM to 5:00 PM Monday through Friday and 9:00 AM to 4:00 PM on Saturday. Grounds maintenance shall be permitted on Sunday only on the following exceptional basis:
   i. The inability to conduct any grounds maintenance work during four (4) of the preceding six (6) days due to inclement weather;
   ii. Emergency situations;
   iii. The cleaning or repairing of storm damage.

4. To the owner's agreement to abide by the following requirements, dedications, and improvements:
   a. The applicant shall dedicate right-of-way as follows:
      i. The right-of-way along Glenridge Drive shall be the greatest of the following requirements: 40' from centerline, or 11' measured from back of curb, or 1' behind sidewalk.
      ii. The right-of-way along Mount Vernon Highway NE shall be the greatest of the following requirements: 41' from centerline, or 11' measured from back of curb, or 1' behind sidewalk.
   b. Provide a deceleration lane for each project entrance or as may be required by the Sandy Springs Transportation Engineer.
   c. Provide a left turn lane for each project entrance or as may be required by the Sandy Springs Transportation Engineer.
   d. Improve the intersection of Mount Vernon Highway NE and Glenridge Drive as may be required by the Sandy Springs Transportation Engineer.
   e. Provide signal upgrades at the intersection of Mount Vernon Highway NE and Glenridge Drive as required by the Sandy Springs Transportation Engineer.

To the following concurrent variances:

1. Variance from Section 18.3.1.A and E and Section 4.23.1.A to allow parking to encroach approximately 25' at its greatest point into the 60' minimum front yard and approximately 5' at its greatest point into the 40' front landscape strip along Glenridge Drive;
2. Variance from Section 19.4.40.B.4 to allow tennis courts to encroach approximately 65' into the required 100' active outdoor recreation area setback (+15,400 sq. ft.) adjacent to residentially zoned property along a portion of the northerly property line;
3. Variance from Section 19.4.40.B.3 for a portion of the Classroom / Academic Support building C to encroach approximately 50' at its greatest point / approximately ±10,000 sq. ft. into the 100' building and refuse area setback along the easterly property line adjacent to property zoned R-2 (being used for a Church);
4. Variance from Section 19.4.40.B.3 to allow a portion of the existing service drive to encroach approximately 35' at its greatest point into the required 100' building and refuse area setback

adjacent to residentially zoned property at the northeast corner of the Classroom / Academic Support / Athletic / Gymnasium #1 building;

5. Variance from Section 19.4.40.B.6 to allow a portion of the existing parallel parking on the main drive to encroach approximately 20' at its greatest point into the 50' parking area setback to the south of the Classroom / Academic Support building B and adjacent to residentially zoned property;
6. Variance from Section 4.23.1.E to allow a portion of the proposed sidewalk along the southerly side of the existing main drive to be approximately 10' at its greatest point into the 10' improvement setback; and
7. Variance from Section 19.4.36.B.2 to allow a portion of the existing baseball field and dugout to encroach approximately 3' at its greatest point (baseball field) and approximately 5' at its greatest point (dugout) into the 10' minimum improvement setback.

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FEB 07 2017

City of Sandy Springs
Community Development

Legal Description

All that tract or parcel of land lying and being in Land Lots 35, 71 and 72 of the 17th district, Fulton County Georgia and more particularly described as follows:

Beginning at a nail set on the Northwest corner of the intersection of Mount Vernon Highway (50' R/W) and Glenridge Drive (40' R/W), thence running N 21° 36' 51" E a distance of 300.15' to a point and the said **POINT OF BEGINNING**, thence running N 89° 48' 30" W a distance of 275.15' to a point, thence running N 89° 41' 02" W a distance of 184.70' to a point, thence running S 00° 28' 14" W a distance of 150.09' to a point, thence running S 85° 19' 50" W a distance of 30.17' to a point, thence running S 17° 35' 33" E a distance of 320.01' to a point, thence running along an arc a distance of 236.21' with a 2490.00' radius and a chord direction of S 61° 34' 15" W a distance of 236.12' to a point, thence running S 64° 17' 18" W a distance of 97.56' to a point, thence running along an arc a distance of 176.23' with a 10,000.00' radius and a chord direction of S 64° 47' 36" W a distance of 176.23'to a point, thence running S 65° 17' 53" W a distance of 291.10' to a point, thence running N 00° 29' 54" E a distance of 1,577.64' to a point, thence running N 67° 49' 44" E a distance of 449.97' to a point, thence running S 88° 46' 00" E a distance of 114.33' to a point, thence running S 22° 10' 16" E a distance of 213.27' to a point, thence running S 39° 12' 35" E a distance of 266.96' to a point, thence running N 50° 47' 25" E a distance of 129.15' to a point, thence running N 89° 58' 36" E a distance of 351.08' to a point, thence running along an arc a distance of 19.33' with a 659.76' radius and a chord direction of S 06° 28' 41" W a distance of 19.33' to a point, thence running S 07° 19' 03" W a distance of 281.38' to a point, thence running along an arc a distance of 222.95' with a 935.00' radius and a chord direction of S 14° 08' 54" W a distance of 222.42' to a point, thence running S 20° 58' 45" W a distance of 87.12' to a point, thence running N 20° 58' 45" E a distance of 21.39' which is the said **POINT OF BEGINNING.**