

STATE OF GEORGIA

COUNTY OF FULTON

AN ORDINANCE TO ALLOW FOR A CONDITIONAL USE PERMIT FOR IMPROVEMENTS AND EXPANSION AT AN EXISTING SCHOOL FOR THE PROPERTIES LOCATED AT 5750 & 5730 LONG ISLAND DRIVE

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on Tuesday, July 16, 2019 at 6:00 p.m. as follows:

SECTION 1. That the Official Zoning Map, incorporated into and part of the City of Sandy Springs Development Code be amended so the properties located at **5750 & 5730 Long Island Drive** (Parcel # 17 012300010070 & 17 012300010088), consisting of a total of approximately 6.79 acres, be allowed a Conditional Use Permit for improvements and expansion at an existing school pursuant to Sec. 7.4.1.H of the Development Code under the RE-2 (Residential Estate) District with conditions, to wit;

1. The implementation of the master plan must substantially comply with the site plan, prepared by Pond & Company, dated March 26, 2019, received March 27, 2019.
2. The implementation of this master plan is contingent upon the school's ability to obtain a permit from GDOT to allow their new turnaround to encroach into GDOT right-of-way. If the GDOT encroachment permit is not approved, First Montessori School of Atlanta (Springmont School) reserves the right to modify the master plan and locate all improvements outside of the GDOT ROW and re-submit to the City for approval under a new Conditional Use Permit.
3. Before a Certificate of Occupancy is issued for the building labelled as "Art/Music/Middle School Building" on the approved site plan the "Existing Academic Building" must be demolished. In place of the demolished structure, a new 16 space parking lot shall be installed in substantial accordance with the updated Proposed Campus Master Plan received June 26, 2019.
4. The maximum allowable lot coverage for the entirety of the site shall be 39.4%. The maximum allowable height shall be 40 feet.
5. The maximum student capacity shall remain at 350 students.

SECTION 2. That the property shall be developed in compliance with the condition of approval, as attached to this Ordinance. Any conditions hereby approved do not authorize the violation of any district regulations; and

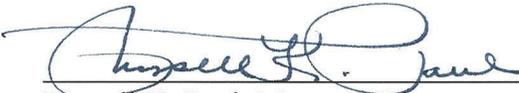
ORDINANCE NO. 2019-07-17
PETITION No. U18-0010

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 Mayor and City Council and the signature of approval of the Mayor.

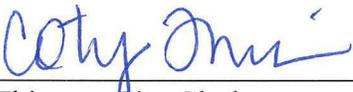
APPROVED AND ADOPTED this the 16th day of July, 2019.

Approved:



Russell K. Paul, Mayor

Attest:



Coty Thigpen, City Clerk



“Exhibit A”

5750 LONG ISLAND DRIVE
LEGAL DESCRIPTION

ALL that tract or parcel of land lying and being in Land Lot 123 of the 17th District, City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a point at the intersection of the westerly right-of-way line of Long Island Drive (variable right-of-way) and the south land lot line of Land Lot 123, said point being the TRUE POINT OF BEGINNING.

Thence from said TRUE POINT OF BEGINNING, proceed in a westerly direction along the south land lot line of Land Lot 123, N 89° 09' 55" W a distance of 686.91 feet to a point; thence leaving said land lot line and proceed in a northerly direction, N 00° 17' 15" E a distance of 168.00 feet to a point at the southwest corner of Lot 22, Block 'C', Lake Island Estates Unit 2; thence along the south line of Lot 22, N 88° 20' 07" E a distance of 132.78 feet to a ½" rebar found at the southeast corner of said lot; thence along the southeasterly line of Lot 22, N 32° 09' 53" E a distance of 209.55 feet to a ½" rebar found at the southeast corner of Lot 23 of said block, subdivision and unit; thence along the easterly line of Lot 23, N 13° 38' 21" W a distance of 250.46 feet to a ½" rebar found at the southerly right-of-way line of Interstate 285 (variable right-of-way); thence easterly along said right-of-way line, N 85° 04' 32" E a distance of 260.71 feet to a ½" rebar found at the westerly right-of-way of Long Island Drive (variable right-of-way); thence along said right-of-way of Long Island Drive, S 45° 27' 48" E a distance of 223.80 feet to a concrete right-of-way monument found; thence continuing along said right-of-way, S 12° 15' 12" E a distance of 214.57 feet to a point; thence continuing along said right-of-way, S 11° 13' 30" E a distance of 63.30 feet to a point; thence continuing along said right-of-way, S 09° 25' 12" E a distance of 143.43 feet to a point; thence continuing along said right-of-way along the arc of a curve to the left a distance of 54.80 feet, said curve having a radius of 3372.10 feet and being subtended by a chord bearing S 00° 10' 29" E a distance of 54.80 feet to a point on the south land lot line of Land Lot 123 and the TRUE POINT OF BEGINNING.

Said parcel containing 291,226 square feet or 6.69 acres and being shown on a plat titled Boundary and As-Built Survey for Springmont Montessori School, dated April 12, 2019, by Barge Design Solutions.