

STATE OF GEORGIA

COUNTY OF FULTON

**AN ORDINANCE TO ALLOW FOR A CONDITIONAL USE PERMIT FOR A PLACE OF
WORSHIP TO ALLOW BUILDING AND SITE IMPROVEMENTS AT
8750 ROSWELL ROAD NE**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on January 21, 2020 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 property located at 8750 Roswell Road NE, consisting of a total of approximately 6.4 acres, be allowed a conditional use permit for a Place of Worship to allow building and site improvements pursuant to Sec. 7.4.1.F. under the RE-2 (Residential Estate, 2 acre minimum lot size) with conditions, to wit:

1. To the conceptual "*Concept Overall Site Plan*," prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received November 8, 2019.
2. To the conceptual "*Concept Site Plan*," prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received November 8, 2019.
3. To the conceptual "*Concept Landscape Plan*," prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received October 11, 2019.
4. To provide a 50' undisturbed natural buffer along the western property line.

ALL THAT TRACT or parcel of land lying and being in Land Lots 368 of the 6th District of 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 That all Ordinances or part of Ordinances in conflict with the terms of this Ordinance are hereby repealed; and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 Mayor and City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 21st day of January, 2020.

Approved:

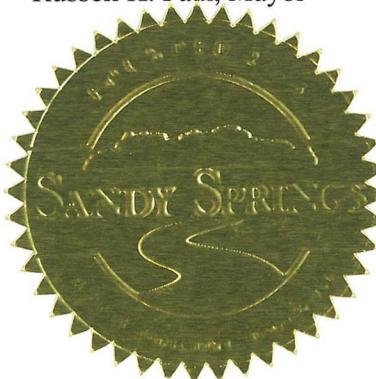


Russell K. Paul, Mayor

Attest:



Coty Thigpen, City Clerk



LEGAL DESCRIPTION – 6.42 ACRES

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 368 of the 6th District, of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point (Iron Pin Set, #4 Capped Re-Bar) located on the westerly right-of-way of Roswell Road (150' R/W), said point being a distance of 2,381.7 feet along said westerly right-of-way of Roswell Road from the northerly Land Lot Line of Land Lot 367, said point being the TRUE POINT OF BEGINNING;

THENCE, from said Point of Beginning thus established, proceed along said right-of-way South 08°05'51" West a distance of 250.12 feet to a point, (Iron Pin Set, #4 Capped Re-Bar); Thence leaving said right-of-way proceed South 76°09'18" West a distance of 1,158.70 feet to a point, (Iron Pin Found, 1/2 inch Open Top); Thence proceed North 13°48'17" West a distance of 232.33 feet to a point, (Iron Pin Found, #4 Re-Bar); Thence proceed North 76°10'12" East a distance of 1,252.00 feet to a point, said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

Tract described herein containing 6.42 acres of land (279,850 Square feet), more or less, described on a survey by Frontline Surveying & Mapping, Inc., job number 67300, dated 2/12/2019, also being known as 8750 Roswell Road according to the current system of numbering in Fulton County, Georgia.

CONDITIONS OF APPROVAL

U19-0009

8750 Roswell Road NE

Please be advised that the City of Sandy Springs Mayor and City Council at the January 21, 2020 public hearing **approved** Conditional Use Permit (U19-0009) for a Place of Worship to allow building and site improvements in existing facilities for the property located at 8750 Roswell Road (Rivercliff Lutheran Church), subject to the following **conditions**:

1. To the conceptual "Concept Overall Site Plan," prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received November 8, 2019.
2. To the conceptual "Concept Site Plan," prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received November 8, 2019.
3. To the conceptual "Concept Landscape Plan," prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received October 11, 2019.
4. To provide a 50' undisturbed natural buffer along the western property line.