

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO ALLOW FOR A USE PERMIT FOR A PORTION OF THE EXISTING
CHURCH BUILDING TO BE USED AS A FOREIGN LANGUAGE SCHOOL WITH A
PRESCHOOL/KINDERGARTEN COMPONENT, PROPERTY LOCATED AT 5855
RIVERSIDE DRIVE**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on July 17, 2007 at 7:00 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 **5855 Riverside Drive**, consisting of a total of approximately 10.1428 acres, be allowed a use permit under the R-1 (Single Family Dwelling) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 133 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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.

ORDAINED this the 17th day of July, 2007.

Approved:



Eva Galambos, Mayor

Attest:



Christina Rowland, CMC, City Clerk

(Seal)



CONDITIONS OF APPROVAL

U07-005
5855 Riverside Drive

The City of Sandy Springs Mayor and City Council approved the use permit and concurrent variance petition for property owned by St. Andrews Presbyterian Church located at 5855 Riverside Drive. Use Permit petition U07-005 to allow for 10,000 square feet of the existing 25,000 square foot church building to be used for a foreign language school with a preschool/kindergarten component was approved by the Mayor and City Council at the July 17, 2007 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. A foreign language school with a preschool/kindergarten component at a maximum density of 985.92 square feet per acre or 10,000 square feet, whichever is less.
 - b. To a maximum of 60 students.
 - c. The hours of operation shall be limited to 8:00 a.m. to 5:00 p.m.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated April 3, 2007. 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. The owner/developer shall submit an approved state operating license to the Department of Community Development prior to the issuance of a Certificate of Occupancy for the preschool use.
3. To the owner's agreement to provide the following site development standards:
 - a. The owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of Riverside Drive 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.
 - b. The light source of all external lighting in the development shall be screened and shall not be directly visible from adjoining residential properties.