

**AN ORDINANCE TO ALLOW FOR A USE PERMIT TO ALLOW OFF-SITE CLASSROOMS  
TO BE USED BY MOUNT VERNON PRESBYTERIAN SCHOOL, PROPERTY LOCATED AT  
590 MOUNT VERNON HIGHWAY**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on November 20, 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 **590 Mount Vernon Highway**, consisting of a total of approximately 3.53 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 36 of the 17<sup>th</sup> 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 variance(s), as listed in the attached conditions of approval, be approved under the provisions of Section 22.9 of the Zoning Ordinance of the City of Sandy Springs; and

**SECTION 4.** 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 5.** 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**SECTION 6.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

**SECTION 7.** This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

**ORDAINED** this the 20<sup>th</sup> day of November, 2007.

Approved:

  
\_\_\_\_\_  
Eva Galambos, Mayor

Attest:   
\_\_\_\_\_  
Christina Rowland, CMC, City Clerk

(Seal)



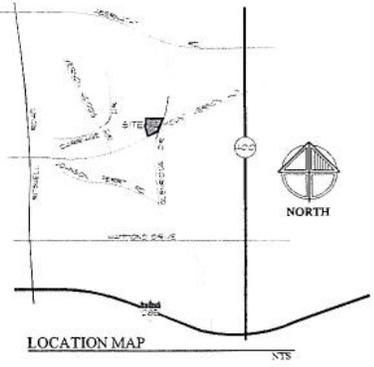
CONDITIONS OF APPROVAL

**U07-012/CV07-025**  
**590 Mount Vernon Highway**

The City of Sandy Springs Mayor and City Council approved the use permit petition for property owned by Northside Independent Methodist Church, Inc. at 590 Mount Vernon Highway. Use Permit petition U07-012/CV07-025 to allow for off-site classrooms on the site to be used by Mount Vernon Presbyterian School was approved by the Mayor and City Council at the November 20, 2007 hearing, subject to the following conditions:

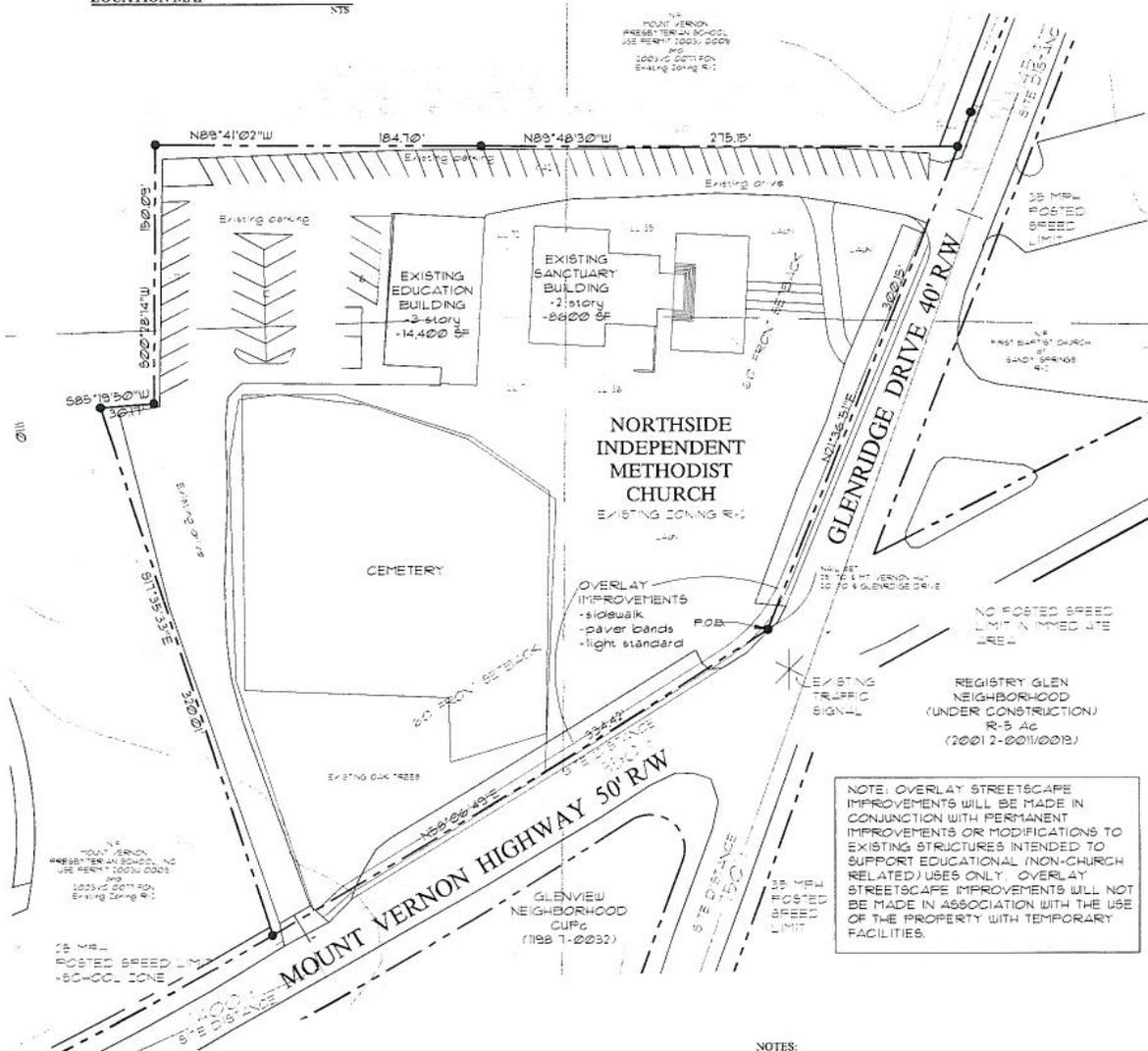
1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. To off-site classrooms in the existing 14,400 square foot educational building. At the time that said building is renovated for continued educational use, the Sandy Springs Overlay District streetscape standards shall be conformed to. Said streetscape plan shall be subject to the approval of the Design Review Board; or  
  
To one (1) off-site modular classroom building and one (1) off-site modular administration building as shown on the location plan received by the Department of Community Development dated October 17, 2007, which shall be removed five years from the date of Mayor and City Council approval. The location and type of said modular buildings shall be subject to the approval of the Design Review Board.
  - b. To a maximum of 150 students.
  - c. The hours of operation shall be limited to 7:30 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 August 31, 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.
3. To the owner's agreement to provide the following site development standards:
  - a. To delete the required twenty-five (25) foot undisturbed buffer and ten (10) foot improvement setback along the north and west property lines to allow the existing parking lot and drive to remain (CV07-025).
  - b. To delete the required fifty (50) foot undisturbed buffer and ten (10) foot improvement setback along the rear (west) property line to allow the existing parking lot and drive to remain (CV07-025).

- c. To delete the Sandy Springs Overlay District streetscape standards along the Mount Vernon Highway and Glenridge Drive frontages of the subject property until such time the existing educational building is renovated for continued classroom use (CV07-025).
- d. To delete the required 100-foot use setback adjacent to residentially zoned property to the north and west (CV07-025).
- e. To allow the existing parking lot to be within fifty (50) feet of the adjacent residentially zoned property to the north and west (CV07-025).



**SITE STATISTICS SUMMARY CHART - EXISTING CONDITIONS**

|                            |            |            |      |
|----------------------------|------------|------------|------|
| TOTAL AREA OF SITE         | 3.53 ACRES | 153,770 SF | 100% |
| BUILDINGS                  |            | 23,000 SF  | 15%  |
| PARKING SPACES - 71 SPACES |            | 43,300 SF  | 28%  |
| TOTAL IMPERVIOUS SURFACE   |            | 71,500 SF  | 46%  |
| LANDSCAPING                |            | 82,270 SF  | 54%  |



NOTE: OVERLAY STREETSCAPE IMPROVEMENTS WILL BE MADE IN CONJUNCTION WITH PERMANENT IMPROVEMENTS OR MODIFICATIONS TO EXISTING STRUCTURES INTENDED TO SUPPORT EDUCATIONAL (NON-CHURCH RELATED) USES ONLY. OVERLAY STREETSCAPE IMPROVEMENTS WILL NOT BE MADE IN ASSOCIATION WITH THE USE OF THE PROPERTY WITH TEMPORARY FACILITIES.

- NOTES:**
1. TOTAL SIZE OF EXISTING BUILDINGS - 23,000 Square Feet
  2. TOTAL PARKING SPACES - 71
  3. EXISTING ZONING - R-2
  4. TOTAL AREA OF SITE - 3.53 ACRES
  5. TWO EXISTING BUILDINGS LOCATED ON SITE  
Sanctuary Building - 2 stories, 8,600 square feet  
Education Building - 3 stories, 14,400 square feet
  6. PUBLIC WATER, EXISTING SEPTIC TANK
  7. NO WETLANDS EXIST ON THIS SITE.
  8. THIS SITE DOES NOT LIE IN THE 100-YEAR FLOOD LIMIT  
FEMA Flood Insurance Rate Map,  
panel number 13121C06161 E, dated June 22, 1998.

# NORTHSIDE INDEPENDENT METHODIST CHURCH

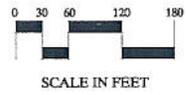
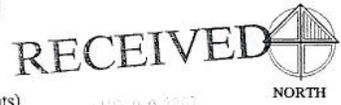
590 Mount Vernon Highway  
Sandy Springs, Georgia

## EXISTING SITE PLAN

August 7, 2007

Revised: August 30, 2007

(parking stripes & overlay streetscape improvements)



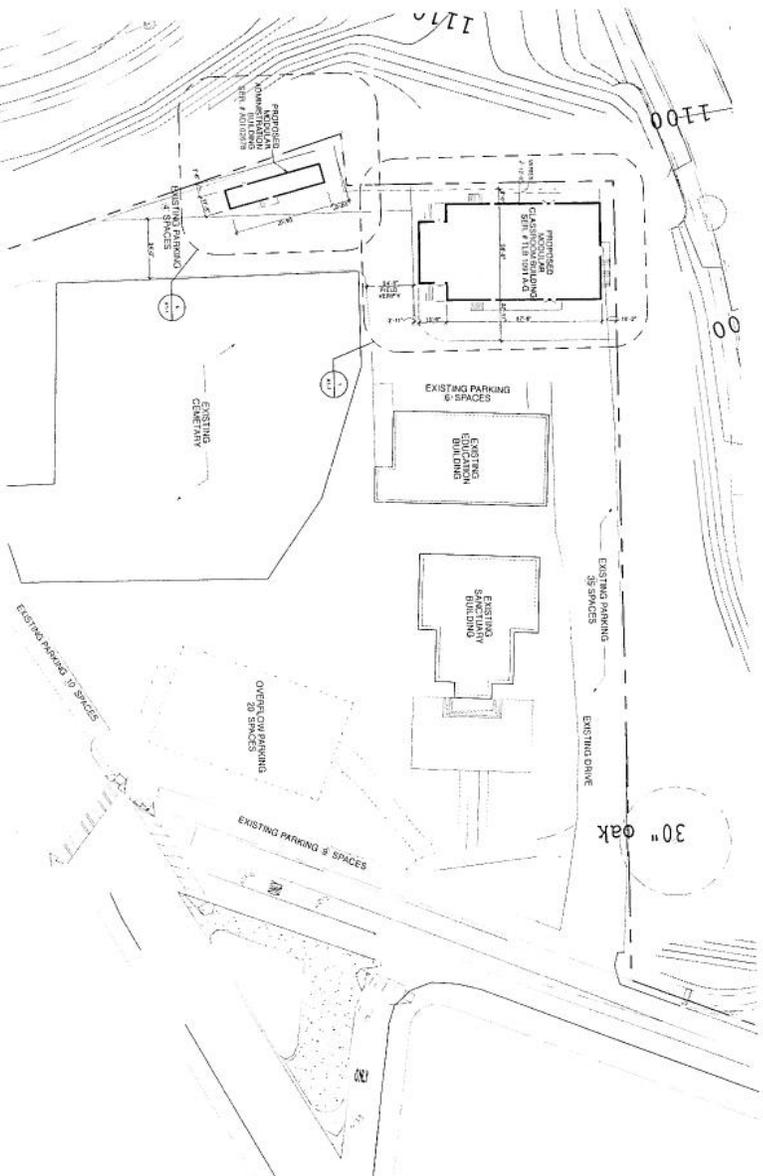
**RECEIVED**  
 OCT 17 2005  
 City of Sandy Springs  
 Community Development

PROJECT INFORMATION:  
 CLIENT: MOUNT VERNON PRESBYTERIAN CHURCH  
 PROJECT: NORTHSIDE INDEPENDENT METHODIST CHURCH FOR  
 MOUNT VERNON PRESBYTERIAN CHURCH  
 ADDRESS: 11100 ROSWELL ROAD, SUITE 100, SANDY SPRING, GA 30076  
 PROJECT NUMBER: 06/27/2005

Northside Independent Methodist Church For  
 Mount Vernon Presbyterian School  
 Fulton County, Georgia  
 06/27/2005 ISSUED FOR PERMIT DOCUMENTS



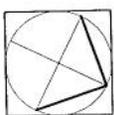
1 SITE PLAN  
 SCALE: 1" = 30'-0"



**COLLINS  
 COOPER  
 CARUSI**  
*Architects*

NORTHSIDE INDEPENDENT  
 METHODIST CHURCH FOR  
 MOUNT VERNON

PROJECT NUMBER: 06/27/2005  
 DATE: 10/17/2005  
 RELEASED FOR CONSTRUCTION



SHEET TITLE  
 SITE PLAN  
 LOCATION PLAN  
**AS-1**

***Northside Independent Methodist Church  
Legal Description***

All that tract or parcel of land lying and being in Land Lots 35, 36, 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) and the said **POINT OF BEGINNING**, running N 21° 36' 51" E a distance of 300.15' to a point 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 N 58° 06' 49" E a distance of 334.32' which is the said **POINT OF BEGINNING**.