

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO ALLOW A SYNAGOGUE AND DAY CARE

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on December 17, 2013 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 700 Mount Vernon Road, consisting of a total of approximately 7.167 acres, be allowed a use permit under the R-2 (Single Family Dwelling District) with the attached conditions, in to wit;

ALL THAT TRACT or parcel of land lying and being in Land Lot 35 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 19.4.11, *Church, Temple or Place of Worship* and Section 19.4.40, *School, Private or Special* 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 17th day of December, 2013.

Approved:


Eva Galambos, Mayor

Attest:


Michael Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

201302865
700 Mount Vernon Highway

Please be advised, the City of Sandy Springs Mayor and City Council approved the use permit petition for property owned by Natalie Sarnat at 700 Mount Vernon Highway (Congregation B'nai Torah). Use permit petition 201302865 was approved to allow a Synagogue and Day Care by the Mayor and City Council at the December 17, 2013 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. A Synagogue at a maximum density of 6,460.72 square feet per acre or a total of 46,304 square feet, whichever is less. The subject Day Care Facility may occupy the aforementioned space.
 - b. A Day Care with a total enrollment of no more than 100 students limited to operating Monday through Friday between the hours of 6:00 a.m. to 7:00 p.m.
 - c. The Day Care shall provide copies of all state licenses and exemptions to the Director of Community Development by July 1st of each calendar year.
 - d. By July 1st of each calendar year, the Day care shall provide an annual report detailing total enrollment by the uses (exemptions and/or licenses) detailed in conditions 1.b, 1.c, subject to the approval of the Director of Community Development.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated September 3, 2013. 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 reduce the zoning regulations to the extent necessary for all the existing non-conforming (grandfathered) structure(s) to comply in accordance with the site plan received by the Department of Community Development on September 3, 2013.
 - b. **The fifty (50) foot undisturbed buffer along the north property line shall be replanted subject to a Landscape Plan agreed upon in writing by the Glenridge Close HOA and to the approval of the Sandy Springs Arborist.**

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the City of Sandy Springs in Land Lot 35 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the Northerly right of way line of Mount Vernon Highway and the Westerly right of way line of Barfield Road; THENCE along the Northerly right of way line of Mount Vernon Highway (right of way width varies) South 70°36'00" West for a distance of 457.30 feet to a point; THENCE North 00°43'40" East for a distance of 31.95 feet to a point; THENCE South 70°45'30" West for a distance of 175.77 feet to a point; THENCE South 71°41'27" West for a distance of 121.42 feet to a point; THENCE South 00°43'34" West for a distance of 31.46 feet to a 1/2 inch rebar set and the TRUE POINT OF BEGINNING;

THENCE continuing along said right of way line South 71°43'36" West for a distance of 115.00 feet to a point; THENCE North 00°35'52" East for a distance of 13.62 feet to a point; THENCE South 71°17'24" West for a distance of 316.35 feet to a 1/2 inch rebar found;

THENCE leaving said right of way line and along a line common with now or formerly Medholdings of Sandy Springs, LLC North 00°23'46" West for a distance of 92.60 feet to a 1/2 inch rebar set; THENCE South 89°40'31" East for a distance of 27.00 feet to a 1/2 inch rebar set; THENCE North 00°36'35" West for a distance of 22.00 feet to a 1/2 inch rebar set; THENCE North 89°23'25" East for a distance of 7.00 feet to a 1/2 inch rebar set; THENCE North 00°36'35" West for a distance of 50.00 feet to a 1/2 inch rebar set; THENCE South 89°23'25" West for a distance of 7.00 feet to a 1/2 inch rebar set; THENCE North 00°36'35" West for a distance of 118.00 feet to a 1/2 inch rebar set; THENCE North 89°38'06" West for a distance of 223.20 feet to a 1/2 inch rebar found;

THENCE along a line common with now or formerly First Baptist Church of Sandy Springs North 01°23'58" West for a distance of 369.85 feet to a 1/2 inch crimped top pipe found;

THENCE along a line common with Glenridge Close Subdivision South 89°56'57" East for a distance of 623.29 feet to a 1/2 inch rebar found;

THENCE along a line common with now or formerly HBTSHC Properties Trust South 00°43'34" West for a distance of 529.16 feet to the TRUE POINT OF BEGINNING;

Said tract having an area 7.167 Acres.

RECEIVED

SEP 03 2013

City of Sandy Springs
Community Development

201302865

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WARREN E. EPSTEIN, AIA
1705 CHERRY BRIDGE ROAD, N.E.
ATLANTA, GEORGIA 30328 404-458-1111

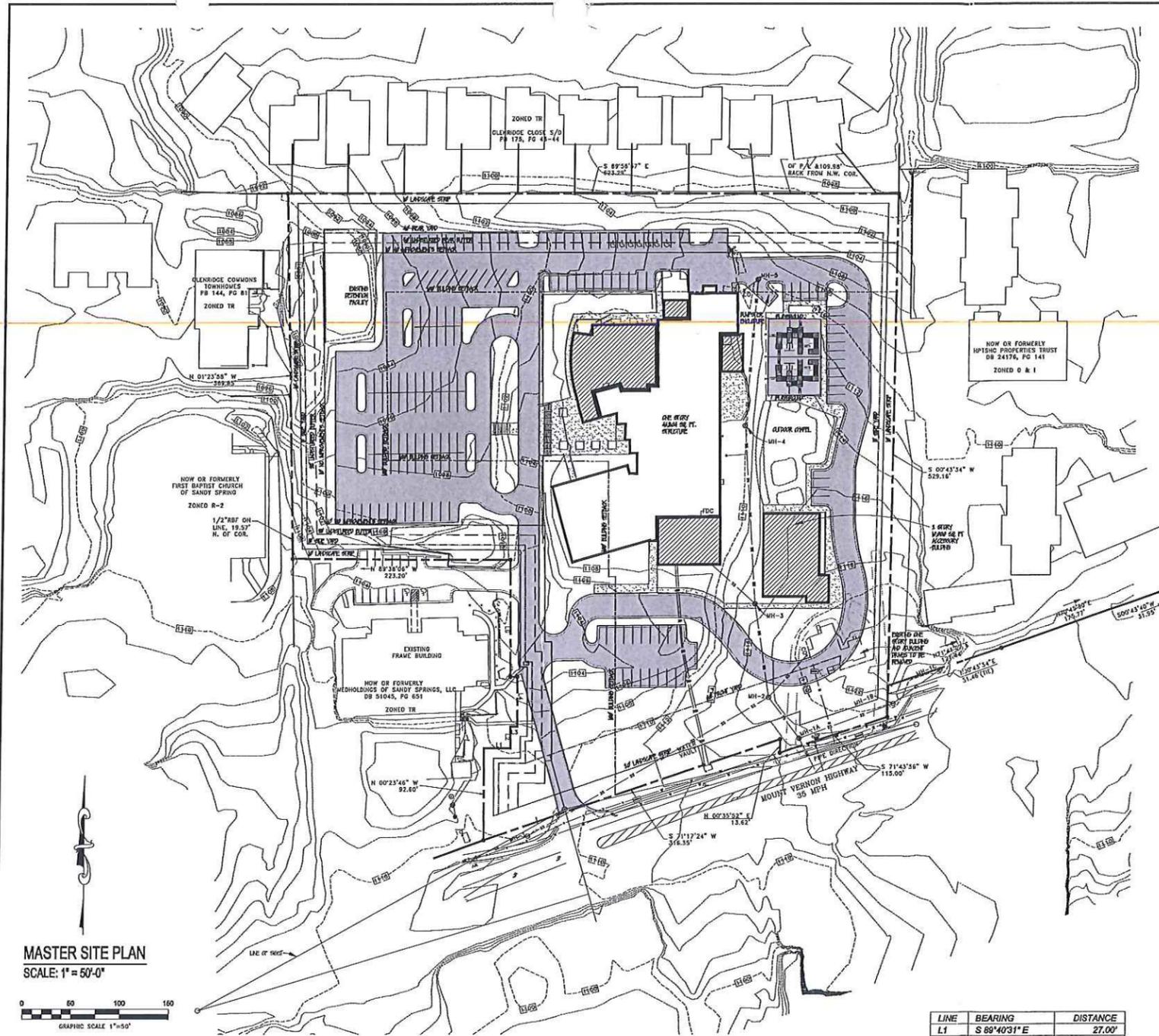
SITE PLAN
SPECIAL USE PERMIT SITE PLAN
FOR
CONGREGATION B'NAI TORAH
SANDY SPRINGS - GEORGIA

STATE OF GEORGIA
REGISTERED ARCHITECT
KYLE E. EPSTEIN
S-1

201302865

SEP 03 2013

City of Sandy Springs
Community Development



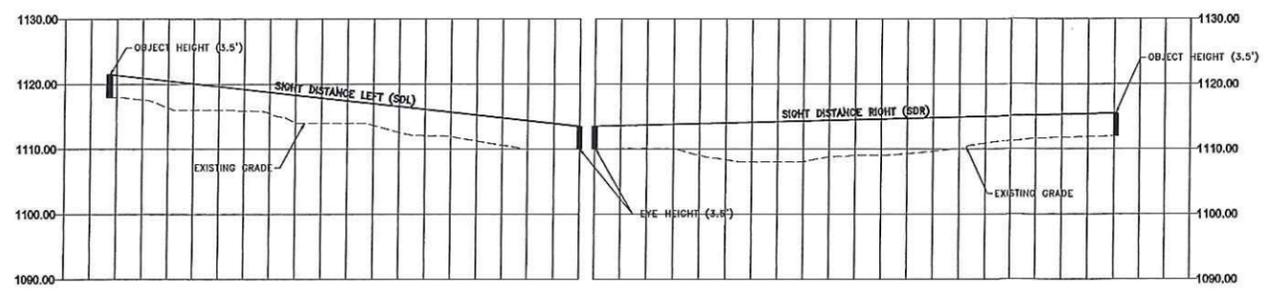
MASTER SITE PLAN
SCALE: 1" = 50'-0"
GRAPHIC SCALE 1"=50'

SURVEY LEGEND

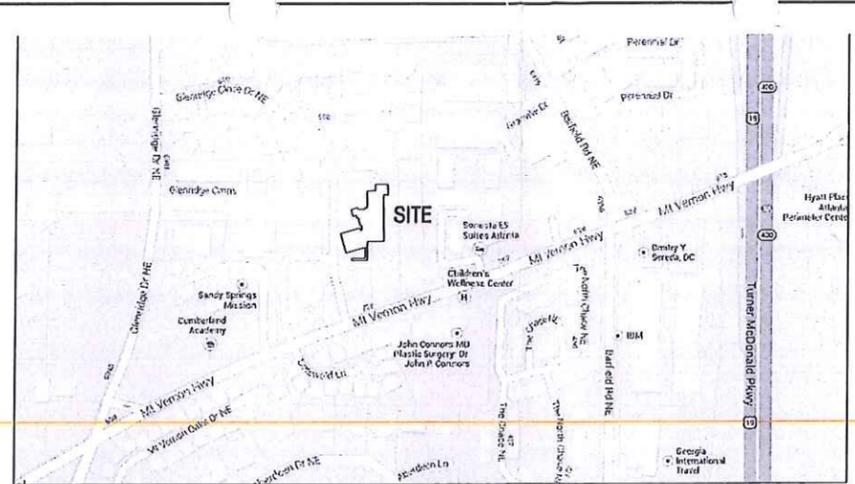
STORM SEWER	[Symbol]
WATER MAIN	[Symbol]
FENCE	[Symbol]
OVERHEAD POWER	[Symbol]
COMMUNICATION LINE	[Symbol]
UNDERGROUND POWER LINE	[Symbol]
GAS VALVE	[Symbol]
WATER VALVE	[Symbol]
WATER METER	[Symbol]
CONTOURS	[Symbol]
SANITARY SEWER	[Symbol]
FIRE HYDRANT	[Symbol]
SANITARY SEWER MANHOLE	[Symbol]
LIGHT POLE	[Symbol]
POLE WITH GUY WIRE	[Symbol]
SOFTWOOD TREE	[Symbol]
HARDWOOD TREE	[Symbol]
SIGN	[Symbol]
SINGLE WING CATCH BASIN	[Symbol]
DOUBLE WING CATCH BASIN	[Symbol]
DROP INLET	[Symbol]
RIGHT OF WAY	R/W
PROPERTY LINE	P/L
NEAR FOUND	N.F.
HIGH PAX SEE	H.P.S.
OPEN TOP PIPE	O.T.P.
CRIMPED TOP PIPE	C.T.P.

NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13121C 0161E, DATED 6/22/1998.

LINE	BEARING	DISTANCE
L1	S 89°40'31" E	27.00'
L2	N 00°36'35" W	22.00'
L3	N 89°23'25" E	7.00'
L4	N 00°36'35" W	60.00'
L5	S 89°23'25" W	7.00'
L6	N 00°36'35" W	118.00'



SIGHT DISTANCE FOR DRIVEWAY ON MOUNT VERNON HIGHWAY
SCALE: H 1"=50'; V 1"=10'



LOCATION MAP



NEIGHBORHOOD KEY MAP

DEVELOPMENT STATISTICS SUMMARY CHART

TOTAL SITE AREA	7167 ACRES OR 312,19452 SQ. FT.
BUILDING STATISTICS	
EXISTING BUILDING AREA	25,804 SQ. FT.
AREA OF BUILDING ADDITIONS	10,500 SQ. FT.
AREA OF ACCESSORY BUILDING	10,000 SQ. FT.
TOTAL BUILDING AREA	46,304 SQ. FT.
PERCENTAGE OF SITE COVERAGE	14.83%
PARKING SPACE	
PARKING SPACES REQUIRED AT 1 SPACE PER 30 SQ. FT. OF LARGEST ASSEMBLY SPACE	152 SPACES
PARKING SPACES PROVIDED	167 SPACES
AREA OF ALL PARKING SPACES, DRIVES AND AISLES	34,631 SQ. FT.
PERCENTAGE OF SITE	30.3%
TOTAL IMPERVIOUS AREA	
BUILDING AREA	46,304 SQ. FT.
AREA OF ALL PARKING SPACES, DRIVES AND AISLES	34,631 SQ. FT.
SIDEWALKS AND OTHER PAVED AREAS	11,771 SQ. FT.
TOTAL IMPERVIOUS AREA	92,706 SQ. FT.
PERCENTAGE OF SITE COVERAGE	48.9%
LANDSCAPED AREA	
PARKING AREA AND OTHER IMPROVED AREAS	81,448 SQ. FT.
PERCENTAGE OF SITE COVERAGE	26.08%
FLOOD PLAN	
	NOT APPLICABLE
UNDEVELOPED/OPEN SPACE	
AREAS REMAINING AND NOT IN CATEGORIES ABOVE	78,03452
PERCENTAGES OF THE SITE COVERAGE	15.00%