



SANDY SPRINGS

GEORGIA

July 17, 2025

Sandy Springs Christian Church
301 Johnson Ferry Road NW
Sandy Springs GA 30328

Subject: **Conditional Approval of U-24-4**
301 Johnson Ferry Road NW
Parcel # 17 0126 LL0608

Dear Sandy Springs Christian Church,

Please be advised that the City of Sandy Springs Mayor and City Council at the July 15, 2025, public hearing for Conditional Use Permit U-24-4, a request for a Conditional Use Permit to allow for a columbarium to be placed at an existing place of worship campus in the RE-2 zoning district 301 Johnson Ferry Road, was **approved** subject to the following **conditions**:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Church and accessory uses include columbarium structures, and a pre-kindergarten program in an expanded existing structure.
2. To the owner's agreement to abide by the following:
 - a. To the Site Plan received by the Zoning Department on 9/4/84 and to submit to the Director of Planning and Community Development for their approval, prior to the approval of a Land Disturbance Permit, a revised Site Plan based on a certified boundary survey of the property, incorporating the stipulations of these conditions of zoning approval and meeting or exceeding the requirements of the Zoning Resolution.
 - b. To submit to the Director of Planning and Community Development for their approval, prior to any defoliation or alteration of the site, a Land Disturbance application which shall include a grading plan including phasing, a hydrological study, a separate soil sedimentation and erosion control plan, and proposed provisions for permanent storm water retention and the method of continuing maintenance of these facilities.
 - c. To submit to the Director of Planning and Community Development for their approval, prior to the approval of a Land Disturbance Permit, a detailed landscape plan for all required buffers and landscape strips. Said landscaping for each phase of development shall be in place within 90 days after the issuance of a Certificate of Occupancy or the connection of permanent power for each phase provided, however, that all landscaping shall be in place prior to the issuance of a Certificate of Occupancy or the connection of permanent power for the final phase provided, however, that all landscaping shall be in place prior to the issuance of a Certificate of Occupancy or the connection of permanent power for the final phase of the development.



SANDY SPRINGS

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- d. To provide and maintain off-street parking on the subject property during the entire construction period.
3. To the owner's agreement to the following site development considerations:
- a. Provide a natural buffer, undisturbed except for approved access and utility crossings and re-plantings where sparse vegetated, adjacent to the following property lines and in the widths shown:
 - i. 60 feet wide on the northeasterly property line where adjoining lots which front on River Springs Drive, with an additional setback of 10 feet for all improvements or as may be approved by the Director of Planning and Community Development.
 - b. Provide a landscaping strip adjacent to the following property lines in the widths shown:
 - i. 40 feet wide along the right-of-way of Johnson Ferry Road.
 - ii. 5 feet wide along the right-of-way of Abernathy Road.
 - iii. 10 feet wide on the west property line.
 - c. Opaque fencing (made of solid wood or other materials that cannot be seen through) at least six (6) feet in height from the ground surface shall be installed in the location indicated on the attached Fencing Exhibit dated July 8, 2025, prior to construction of the columbarium, and shall be regularly maintained by the applicant.
 - d. Any exterior illumination on the site shall not exceed 1.2 footcandles on any property line adjacent to a residential use or zoning district, nor will the light source be directly visible from adjoining residential properties.
 - e. No more than 1 entrance on Johnson Ferry Road.
 - f. No more than 1 exit/entrance on Abernathy Road.
 - g. Comply with the requirements of the Fulton County Subdivision Regulations for minimum sight distances for driveways on major roads.
 - h. Comply with the requirements set forth in the "Georgia Cemetery and Funeral Services Act of 2000" or federal, state and regional law.
4. To the owner's agreement to abide by the following requirements, dedications, and improvements:
- a. Connect to metropolitan water and public sanitary sewer available to the site as well as pay all required tap-on fees, front footage assessments, and the pro-rated share of the cost of public utility extensions as determined by the Department of Planning and Community Development.
 - b. Provide designated fire lanes adjacent to all structures and provide water mains, fire hydrants, and access for fire-fighting equipment as required by the Fulton County Fire Department.
 - c. Design required on-site stormwater detention facilities such that they are not located within any required buffers or on required parking areas.



SANDY SPRINGS

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5. a. No encroachment into the existing ninety (90) foot buffer zone will be allowed east from the proposed circular driveway to the entrance on Abernathy Road.
b. West of the circular driveway, the buffer may be reduced to sixty (60) feet to allow for improvements including grading, filling, and the creation of required, on-site stormwater detention facilities. Adequate construction work area will also be allowed.
c. Every consideration will be given to preserving as many of the large trees in the area as possible.
d. The property owners will be advised in advance of any appeals to the Fulton County Planning Staff recommendations which affect the northeasterly border.
6. Development must be substantially similar to the Site Plan received by the Community Department on 4/22/2025.

Please include a copy of this letter in any construction documents set upon application for any permits associated with this property. Should you have questions or need any additional information, please do not hesitate to contact LaQuita Williams at lwilliams@sandyspringsga.gov or (770) 730-5600.

Sincerely,

Michele McIntosh-Ross

Michele McIntosh-Ross
Planning and Zoning Manager

GS/mmr

Certification of Approval

I hereby certify that the subject case was **approved with the associated conditions** by the Mayor and City Council of the City of Sandy Springs on the above stated hearing date.


Raquel Gonzalez
City Clerk

July 17, 2025
Date



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