

STATE OF GEORGIA
COUNTY OF FULTON

TO REZONE THE SUBJECT PROPERTY FROM R-1 (SINGLE-FAMILY DWELLING DISTRICT) TO R-2 (SINGLE-FAMILY DWELLING DISTRICT), PROPERTY LOCATED AT 5525 LONG ISLAND DRIVE

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on August 16, 2011 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 5525 Long Island Drive, consisting of a total of approximately 1.84 acres, be changed from R-1 (Single-family Dwelling District) to R-2 (Single-family Dwelling District), to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 122 of the 17th District, 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 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 4. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

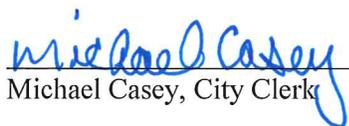
SECTION 5. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 16th day of August, 2011.

Approved:


Eva Galambos, Mayor

Attest:


Michael Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

RZ11-004
5525 Long Island Drive

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by you located at 5525 Long Island Drive. Rezoning petition RZ11-004 was approved to rezone from R-1 (Single-family Dwelling District) to R-2 (Single-family Dwelling District) by the Mayor and City Council at the August 16, 2011 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. To a total density of 0.61 units per acre.
 - b. To Single-family Dwelling Use.
2. To the owner's agreement to abide by the following:
 - a. To be in accordance with the site plan received by the Department of Community Development on June 30, 2011. 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 June 30, 2011.

Please return to: NEEL & ROBINSON ATTORNI AT LAW, LLC
5555 GLENRIDGE CONNECTOR, SUITE 400
ATLANTA, GA 30342
File # 0983743P

Deed Book 48 4 Pg 580
Filed and Recorded 04-24-2009 08:30am
2009-0359430
Real Estate Transfer Tax \$1,800.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

RECEIVED

MAY 05 2011

STATE OF GEORGIA
COUNTY OF FULTON

WARRANTY DEED

City of Sandy Springs
Community Development

THIS INDENTURE made this 12th day of November, 2009, between

YOUNG & MEATHE PROPERTIES, LLC ,

RZ11-004

as party or parties of the first part, hereinafter called Grantor, and

ALAN HERRICK AND SHERRI HERRICK,

as Joint Tenants with Rights of Survivorship,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 122 of the 17th District of Fulton County, Georgia and being more particularly described as follows: Beginning at an iron pin found 1296.0 feet northeasterly along the southeasterly right of way of Long Island Drive (40 foot right of way) from the intersection of the south line of Land Lot 122 and easterly right of way of Long Island Drive, said point being the TRUE POINT OF BEGINNING; thence continue along the right of way of Long Island Drive north 58 degrees 09 minutes 02 seconds east 246.41 feet to a point; thence leaving said right of way south 27 degrees 07 minutes 14 seconds east 135.91 feet to an iron pin found; thence south 44 degrees 12 minutes 11 seconds east 299.30 feet to an iron pin found; thence south 16 degrees 34 minutes 58 seconds west 37.58 feet to an iron pin set; thence north 73 degrees 25 minutes 02 seconds west 307.86 feet to an iron pin found; thence north 48 degrees 34 minutes 47 seconds west 232.25 feet to an iron pin found and the TRUE POINT OF BEGINNING. Said tract containing 1.6413 acres (71,497 square feet) and being shown on plat of survey prepared for Young Meath Properties, LLC by Gudger Surveying, Inc., dated July 2, 2009. This being the same property which was conveyed at Deed Book 48129, Page 468, Fulton County, Georgia records excepting that portion of property conveyed at Deed Book 48358, page 45, Fulton County, Georgia records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

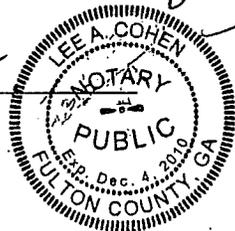
Stephanie M. Bentley
Witness

YOUNG & MEATHE PROPERTIES, LLC

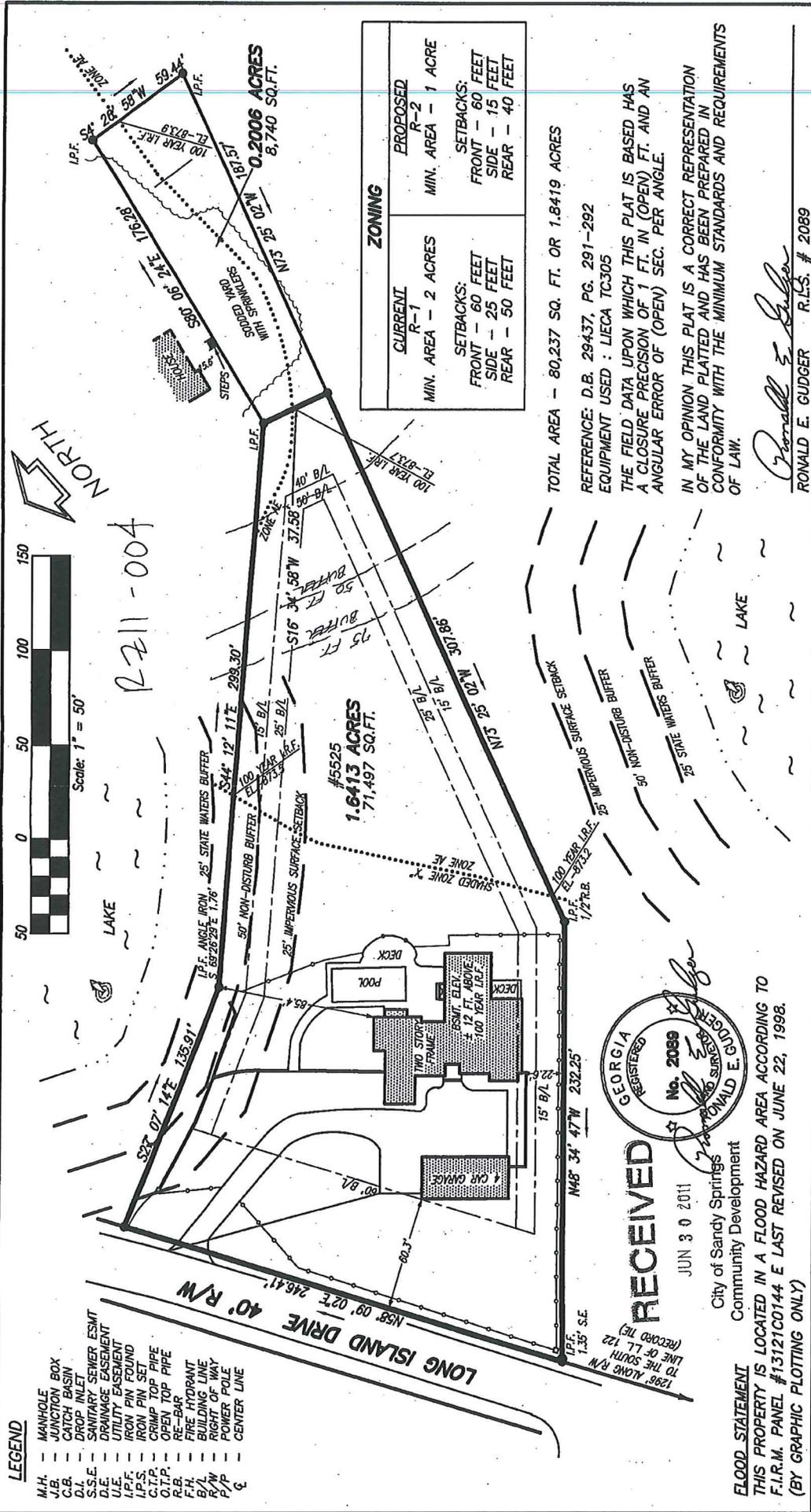
by: *Shaba Derazi* (Seal)

SHABA DERAZI
as its MEMBER/MANAGER
[Attach company seal or attesting officer signature]

Lee A. Cohen
Notary Public
My Commission Expires:
[Attach Notary Seal]



(Seal)



LEGEND

- M.H. MANHOLE
- J.B. JUNCTION BOX
- C.B. CATCH BASIN
- D.I. DROP INLET
- S.S.E. SANITARY SEWER ESMT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- I.P.F. IRON PIN FOUND
- L.P.S. CONCP TOP PIPE
- C.T.P. OPEN TOP PIPE
- R.E.P. RE-PAV
- F.H. FIRE HYDRANT
- B.L. BUILDING LINE
- R/W. RIGHT OF WAY
- P/P. POWER POLE
- C. CENTER LINE

ZONING	
CURRENT	PROPOSED
R-1 2 ACRES	R-2 1 ACRE
SETBACKS: FRONT - 60 FEET SIDE - 25 FEET REAR - 50 FEET	SETBACKS: FRONT - 60 FEET SIDE - 15 FEET REAR - 40 FEET

TOTAL AREA - 80,237 SQ. FT. OR 1.8419 ACRES

REFERENCE: D.B. 29437, PG. 291-292
EQUIPMENT USED: LIECA TC305

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FT. IN (OPEN) FT. AND AN ANGULAR ERROR OF (OPEN) SEC. PER ANGLE.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Ronald E. Gudder
RONALD E. GUDGER R.L.S. # 2089

RE-ZONING PLAT FOR

5525 LONG ISLAND DRIVE
L.L. 122, DISTRICT 17
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA

GUDGER SURVEYING, INC.
LAND & ENGINEERING SURVEYS
7000 PEACHTREE-DUNWOODY ROAD
BUILDING 6 SUITE 250
ATLANTA, GEORGIA 30328
PH. (770)996-6011 FAX (770)996-2379



RECEIVED
JUN 30 2011
City of Sandy Springs
Community Development
FLOOD STATEMENT
THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13121C0144 E LAST REVISED ON JUNE 22, 1998.
(BY GRAPHIC PLOTTING ONLY)

1988 - 2003
20
YEARS OF
EXCELLENCE
Gudger
Surveying, Inc.

SURVEYED *lw tpo. reg*
DRAWN RAM
DWG. LONG ISLAND 5525
DATE MAY 3, 2011