

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE TO R-4A (SINGLE-FAMILY DWELLING DISTRICT)
TO ALLOW THE SUBJECT PROPERTY TO BE SUBDIVIDED INTO TWO (2) LOTS,
PROPERTY LOCATED AT 5855 LONG ISLAND DRIVE**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on April 19, 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 5855 Long Island Drive, consisting of a total of approximately 1.09 acres, be changed from R-2 (Single-family Dwelling District) to R-4A (Single-family Dwelling District), to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 123 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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.

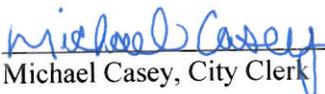
APPROVE AND ADOPTED this the 19th day of April, 2011.

Approved:



Eva Galambos, Mayor

Attest:



Michael Casey, City Clerk

(Seal)



LEGAL DESCRIPTION
5855 LONG ISLAND DRIVE

All that tract or parcel of land lying and being in Land Lot 123 of the 17th District of Fulton County, Georgia, being part of Lots 13 and 17, B.M. Grant Subdivision and also now known as 5855 Long Island Drive, N.W. and being more particularly described as follows:

Beginning at a point pin on the northeasterly side of the 100 foot right of way of Long Island Drive, 132.5' northwesterly from the northwesterly side of Mitchell Road; thence proceed North $16^{\circ}59'01''$ West for 172.52' to an iron pin found; thence leaving the said right of way of Long Island Drive proceed North $72^{\circ}05'00''$ East for 30.93' to an iron pin found; thence proceed South $22^{\circ}38'35''$ East for 13.73' to an iron pin found; thence proceed North $57^{\circ}48'43''$ East for 285.09' to an iron pin found; thence proceed South $00^{\circ}44'56''$ East for 205.82' to an iron pin found; thence proceed South $64^{\circ}42'09''$ West for 252.50' returning to the point of beginning. Said parcel contains 47,346 square feet or 1.0869 acres, more or less.

12711-002
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City of Sandy Springs
Community Development

CONDITIONS OF APPROVAL

RZ11-002
5855 Long Island Drive

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Epic Homes Atlanta, LLC located at 5855 Long Island Drive. Rezoning petition RZ11-002 was approved to rezone from R-2 (Single-family Dwelling District) conditional to R-4A (Single-family Dwelling District) conditional to allow the subject property to be subdivided into two (2) lots by the Mayor and City Council at the April 19, 2011 hearing, subject to the following conditions:

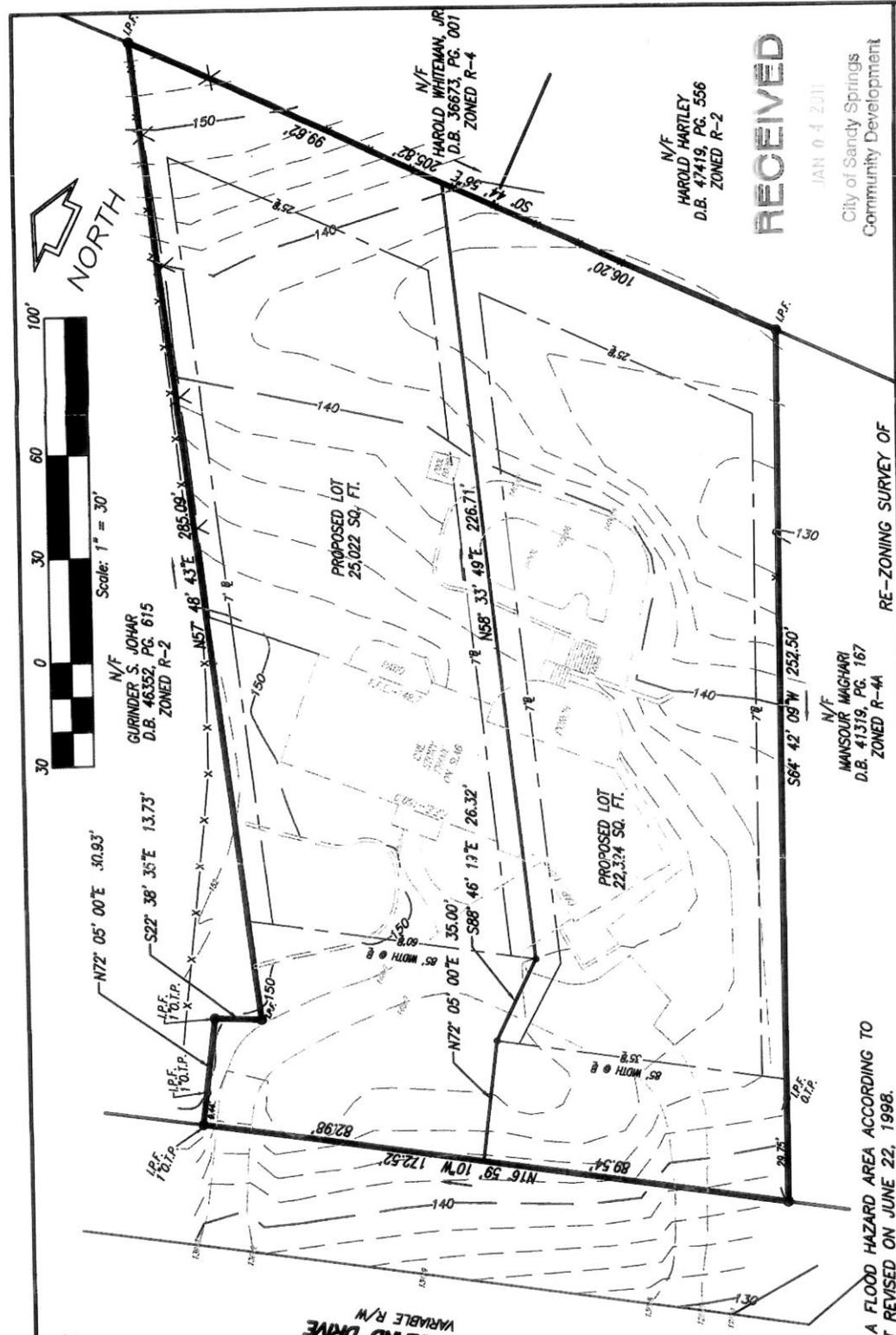
1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. To a total density of 1.84 units per acre.
 - b. To Single-family Dwelling Use.
2. To the owner's agreement to abide by the following:
 - a. To be in accordance with the site plan received by the Department of Community Development on January 4, 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. The owner/developer shall dedicate forty (40) feet of right-of-way from centerline of Long Island 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.



WATERS OF THE STATE DO NOT EXIST WITHIN 200 FEET OF SITE. THERE ARE NO WETLANDS PRESENT ON THIS PROJECT SITE.

PROPERTY ZONED: R-2
 SETBACKS
 FRONT - 60 FEET
 SIDE - 15 FEET
 REAR - 40 FEET

TOTAL AREA - 47,346 SQ. FT. OR 1.0869 ACRES
 PROPOSED ZONING: R-4A
 SETBACKS
 FRONT - 35 FEET
 SIDE - 7 FEET
 REAR - 25 FEET
 MIN. LOT FRONTAGE - 35 FEET
 MIN. LOT WIDTH - 85 FEET



FLOOD STATEMENT
 THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #1312100144 E LAST REVISED ON JUNE 22, 1998.

SURVEYED reg. tpo
 CALCULATED ram
 DRAWN ram
 D.W.C. NAME Long Island 5855
 DATE DEC. 20, 2010

SITE WORKS
 SURVEYS & PLANNING
 7000 PEACHTREE DUNWOODY ROAD
 BUILDING 6, SUITE 250
 ATLANTA, GEORGIA 30328
 PHONE: 770-396-6011 FAX: 770-396-2379
 e-mail: gudgersurveying@bellsouth.net

RONALD E. GUDGER, LS
 404-731-8696

RE-ZONING SURVEY OF
5855 LONG ISLAND DRIVE
 P/O LOTS 13 & 17
 OF SURVEY FOR
B.M. GRANT SUBMISION
 L.L. 123, DISTRICT 17
 CITY OF SANDY SPRINGS
 FULTON COUNTY, GEORGIA

N/F
 HAROLD HARTLEY
 D.B. 47419, PG. 556
 ZONED R-2

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JAN 04 2011

City of Sandy Springs
 Community Development

RZ-11-002