

STATE OF GEORGIA
COUNTY OF FULTON**AN ORDINANCE TO REZONE THE PROPERTY AT 5680 WHITNER DRIVE FROM
RE-2 (RESIDENTIAL ESTATE – 2 ACRE MINIMUM LOT SIZE) TO RD-27
(RESIDENTIAL DETACHED – 27,000 SQUARE FOOT MINIMUM LOT SIZE)
ZONING DISTRICT**

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of property at 5680 Whitner Drive (Parcel # 17 013400010010), Sandy Springs, Georgia. The Rezoning petition RZ-25-7 was approved to rezone from RE-2 to RD-27 by the Mayor and City Council at the May 19, 2026, hearing, subject to the following conditions:

Zoning

1. To the owners' agreement to abide by the following conditions in addition to the Development Code, which shall apply to the entire property in the aggregate:
 - a. All homes shall be oriented to face Whitner Drive, and their primary street setback shall be parallel to Whitner Drive;
 - b. All driveways and curb-cuts shall be placed on Whitner Drive, no driveway or curb-cut shall be placed on Mount Vernon Hwy;
 - c. The driveway and curb-cut for the home closest to Mount Vernon Hwy shall be placed as far away from Mount Vernon Hwy as practicable; and
 - d. The property owner shall ensure compliance with planned City projects, including the dedication of any required rights-of-way or easements, and that this verbiage be included in any Plat for the property.

ALL THAT TRACT or parcel of land lying and being in Land Lots 134 and 165 of the 17th District of Fulton County, Georgia in the City of Sandy Springs 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 That all Ordinances or part of Ordinances in conflict with the terms of this Ordinance are hereby repealed; and

SECTION 4. 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 19th day of May 2026.



Russell K. Paul, Mayor

Attest:

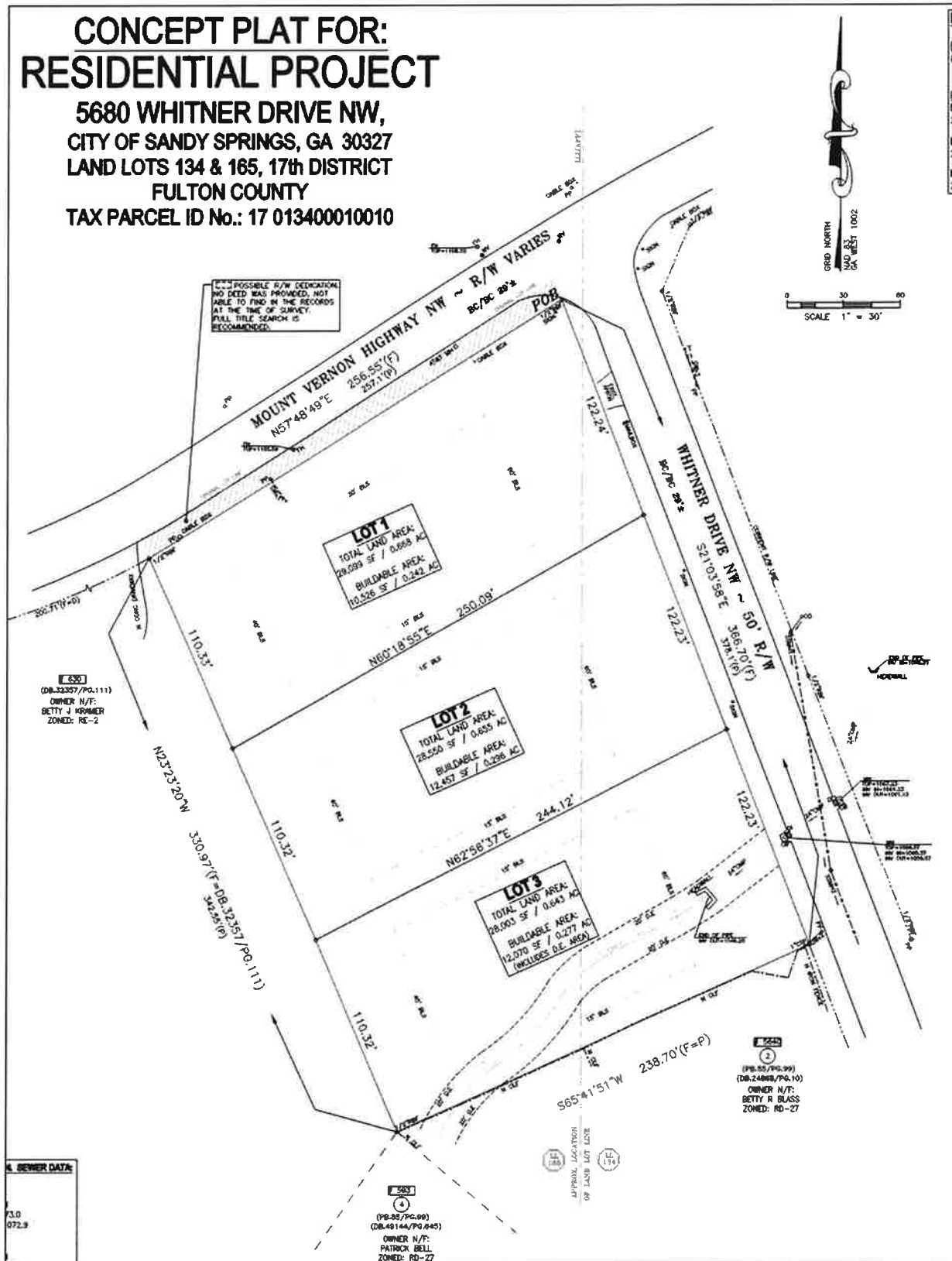


Raquel D. González, City Clerk
(Seal)



CONCEPT PLAT FOR: RESIDENTIAL PROJECT

**5680 WHITNER DRIVE NW,
CITY OF SANDY SPRINGS, GA 30327
LAND LOTS 134 & 165, 17th DISTRICT
FULTON COUNTY
TAX PARCEL ID No.: 17 013400010010**



Parcel No(s): 17-0134-0001-001-0

LIMITED WARRANTY DEED**STATE OF GEORGIA**
COUNTY OF FULTON

THIS INDENTURE, made this 21st day of November, 2025, between Joan L. Tollon, of the County of Fulton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Whitner Green Estates LLC, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations 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,

Land Lots 134 and 185, 17th District, Fulton County, Georgia being Lot 1, Block A, Unit One. Subdivision Whitner Estate, as per plat recorded in Plat Book 85, Page 99, Fulton County Records and being more particularly described as follows:

BEGINNING at the corner formed by the intersection of the southwesterly side of Whitner Drive with the southeasterly side of Mount Vernon Highway; running thence southeasterly along the southwesterly side of Whitner Drive, three hundred seventy-eight and one tenth (378.1) feet to Lot 2, said block and subdivision; running thence southwesterly along the northwesterly line of said Lot 2, two hundred thirty-eight and seven tenths (238.7) feet to a point; running thence northwesterly, three hundred forty-two

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CHÉ ALEXANDER
Clerk of Superior Court

and fifty-five hundredths (342.55) feet to the southeasterly side of Mount Vernon Highway; running thence northeasterly along the southeasterly side of Mount Vernon Highway; running thence northeasterly along the southeasterly side of Mount Vernon Highway two hundred fifty-seven and one tenths (257.1) feet to the southwesterly side of Whitner Drive and the point of beginning.

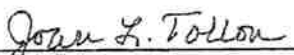
Parcel No(s): 17-0134-0001-001-0

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

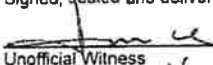
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple

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 owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 21st day of November, 2025.


Joan L. Tollon

Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public

My Commission Expires: _____

David Houtma
Notary Public
Forsyth County, State of Georgia
My Commission Expires Dec 3, 2026