

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO REZONE THE PROPERTY AT 5375 NORTHLAND
DRIVE (PARCEL #17 006800030463) FROM RE-1 (RESIDENTIAL DETACHED
- 1 ACRE MINIMUM LOT SIZE) TO RD-7.5 (RESIDENTIAL DETACHED -
7,500 SQUARE FEET MINIMUM LOT SIZE) ZONING DISTRICT**

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of property at 5375 Northland Drive, Sandy Springs (tax parcel ID #17 006800030463), Sandy Springs, Georgia. Rezoning petition RZ-25-1 was approved to rezone from RE-1 to RD-7.5 by the Mayor and City Council at the August 19, 2025 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 properties in the aggregate:
 - a. There be a maximum of three (3) residential lots subdivided at tax parcel # 17 006800030463;
 - b. All three (3) lots shall be served by one access point from Northland Drive at the most suitable location, to be determined by the City Engineer;
 - c. The house to be built on the Lot labelled 1, as shown on Exhibit A, shall be oriented such that the front of the house will face west towards Northland Drive;
 - d. As shown on Exhibit A, the corresponding lots must meet the following for Maximum Lot Coverages:
 - i. Lot labelled 1 shall not exceed 35% with an additional 5% subject to proper mitigation efforts determined by Director of Community Development;
 - ii. Lot labelled 2 shall not exceed 30% with an additional 5% subject to proper mitigation efforts determined by Director of Community Development; and
 - iii. Lot labelled 3 shall not exceed 30% with an additional 5% subject to proper mitigation efforts determined by Director of Community Development.

ALL THAT TRACT or parcel of land lying and being in Land Lot 68 of the 17th District of City of Sandy Springs, Fulton County, Georgia by the attached legal description; and

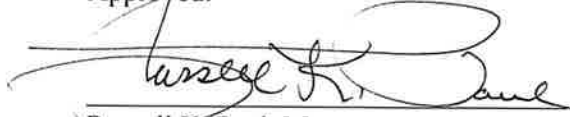
SECTION 2. That the property shall be developed in compliance with the conditions of approval, as attached to this Ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

SECTION 3. That 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.

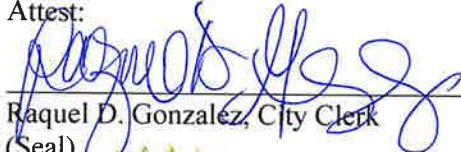
APPROVED AND ADOPTED this the 19th day of August 2025.

Approved:



Russell K. Paul, Mayor

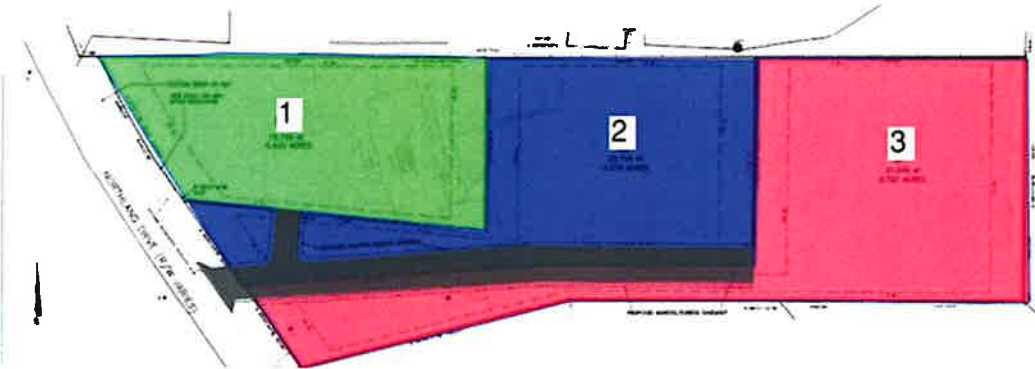
Attest:



Raquel D. Gonzalez, City Clerk
(Seal)



EXHIBIT A



All that tract or parcel of land lying and being in Land Lot 68 of the 17th District of Fulton County, Georgia, being Lot 3 and Part of Lot 4, being more particularly described as follows:

Beginning at an iron pin on the Northeasterly side of Northland Drive, Two Hundred Fifty Nine and Two Tenths (259.2) feet Southeasterly as measured along the Northeasterly side of Northland Drive, from the point of intersection of the Northeasterly side of Northland Drive and the North line of Land Lot 68; said Point of Beginning also being at the line which divides Lots 2 and 3; thence running Southeasterly along the Northeasterly side of Northland Drive, Two Hundred Twenty One and One Tenth (221.1) feet to an iron pin; thence Northeasterly One Hundred Seventy Three and One Tenths (173.1) feet to an iron pin; thence Easterly Two Hundred Seventy and Six Tenths (270.6) feet to a corner stone on the East line of Land Lot 68, thence Northerly along the East line of said Land Lot 68, One Hundred Forty Three and Seven Tenths (143.7) feet to an iron pin on the line which divides the above mentioned Lots 2 and 3; thence North 88 Degrees 01 Minutes West, along the line which divides said Lots 2 and 3, forming an interior angle of 89 Degrees 45 minutes 40 Seconds with the preceding course, Five Hundred Fifty Eight and Seven Tenths (558.7) feet to an iron pin on the Northeasterly side of Northland Drive and the Point of Beginning; being improved property.

FOR INFORMATIONAL PURPOSES ONLY: Said property being commonly known as 5375 Northland Drive NE, SANDY SPRINGS, GA 30342 according to the present system of numbering properties in Fulton County, Georgia.