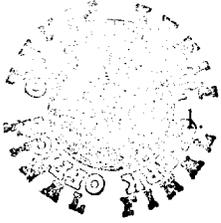


Conditions for Z-00-66



1. The attached document entitled "Amendment to Zoning Application (Z-00-66)" marked received by the Bureau of Planning March 8, 2001 is hereby considered a condition of this rezoning and its provisions shall be enforced as such.
2. The sidewalks that are constructed as part of the proposed development shall be at least 6-feet wide.
3. The east landscaped buffer shall be planted with evergreens to form a Continuous, year-round vegetative screen.
4. No land disturbance permit shall be issued until the Department of Public Works certifies that adequate sewer infrastructure is available for the site.
5. The single-family homes that are currently located on the property shall be maintained in good condition by the applicant as single-family dwellings until such time as the land disturbance permit is issued by the Bureau of Buildings.
6. **The attached letter, dated March 14, 2001, from Marie Sims, Pine Hills Zoning Committee secretary, to Councilmember Lee Morris is hereby considered a condition of this rezoning and its provisions shall be enforced as such.**

OMC – Amendment Incorporated by tcp 4/13/01



PINE HILLS



*file with this
agencies file*

March 14, 2001

Councilman Lee Morris
7th District, Atlanta City Council
55 Trinity Avenue SW
Atlanta, GA 30335

Dear Lee:

Application Z-00-66 will be on the Council Zoning Committee agenda on March 27, 2001. The site plan shows a sidewalk along all of their property frontage on both Lenox Road and Ferncliff Road, as requested by our community and NPU-B. The applicant agreed to this condition and amended his site plan to show the sidewalks. However, the Bureau of Planning did not receive the amended site plan until the case was before the members of the Zoning Review Board.

We request that you add the following condition to those requested by the Zoning Review Board and the Bureau of Planning (all of which were the basis of recommendations of approval from Pine Hills and NPU-B):

Measuring from the back of curb, there shall be a two (2) foot wide grass strip and then a six (6) foot wide sidewalk extending the length of the frontage on Ferncliff Road as shown on a site plan dated 1/19/01. Along the frontage on Lenox Road, measuring from the back of the D.O.T. right-of-way, there shall be a two (2) foot grass area and then a six (6) foot sidewalk. Handicap ramps to be provided at the corner of Lenox Road and Ferncliff Road.

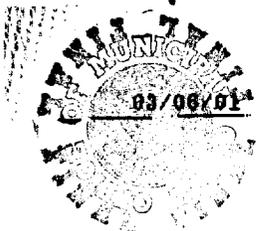
We believe these sidewalks will benefit many of our members on Lenox Road, as well as the entire community, especially due to the closeness of the Lenox MARTA Station and Lenox Square just a block away from this site. Thanks in advance for your assistance.

Sincerely,

Marie

Marie Sims
Secretary, Pine Hills Zoning Committee

cc: John Bell, Zoning Administrator



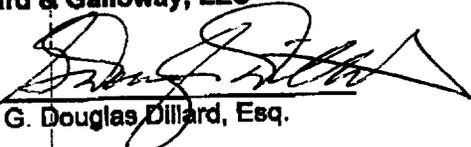
TUE 16:03 FAX 404 364 0126

KITCHENS, KELLEY GAYNES

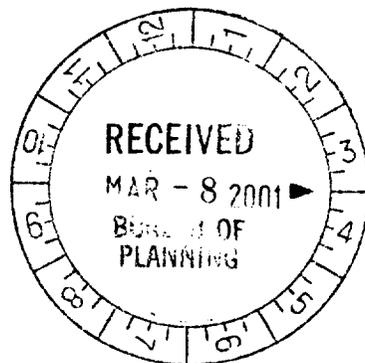
014

This 6th day of March, 2001.

Dillard & Galloway, LLC

By: 
G. Douglas Dillard, Esq.

Attorneys for Applicant



H:\DOCS\4004518\kdc\conditions.amend.wpd

Page 2 of 2

2-00-66



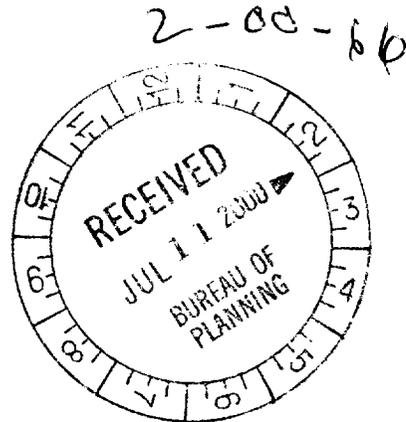
LEGAL DESCRIPTION

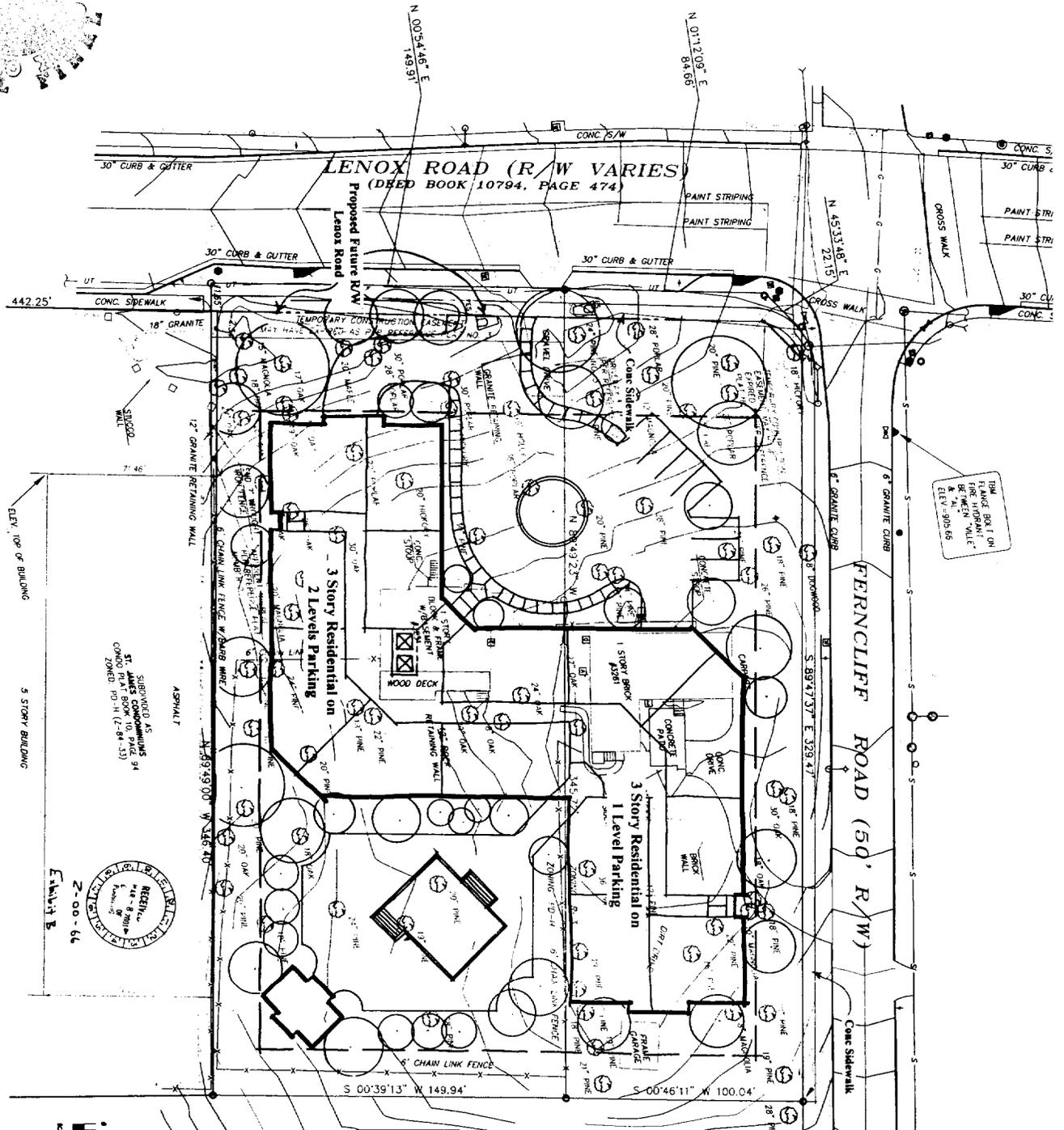
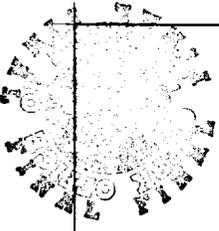
All that tract or parcel of land lying and being in land lot 8 of the 17th district, located in the city of Atlanta, Fulton County, Georgia being more particularly described as follows:

Beginning at the northeastern point of the mitered intersection formed by the southerly right of way of Ferncliff Road (50'RW) and the easterly right of way of Lenox Road (RW varies); thence along the southerly right of way of Ferncliff Road South 89 Degrees 47 Minutes 37 Seconds East a distance of 329.47 feet to an iron pin found; thence leaving said right of way South 00 Degrees 46 Minutes 11 Seconds West a distance of 100.04 feet to an iron pin found; thence South 00 Degrees 39 Minutes 13 Seconds West a distance of 149.94 feet to an iron pin found; thence North 89 Degrees 49 Minutes 00 Seconds West a distance of 346.40 feet to an iron pin set which is located on the easterly right of way of Lenox Road; thence along said right of way North 00 Degrees 54 Minutes 46 Seconds East a distance of 149.91 feet to an iron pin set; thence continuing along said right of way North 01 Degrees 12 Minutes 09 Seconds East a distance of 84.66 feet to an iron pin set; thence along the mitered right of way North 45 Degrees 33 Minutes 48 Seconds East a distance of 22.15 feet to an iron pin set which is the True Point of Beginning.

Said tract or parcel of land contains 86,336 square feet (1.9820 acres)

00351/lgl





LAND USE INTENSITY CALCULATIONS

RG3

Site Area: 81,390 Sq. Ft.

1/2 Permanent Open Space: 10,000 Sq. Ft.

Remainder Road: 8,300

Corner: 1,000

Total: 18,300

Green Residential Land Area: 182,880 Sq. Ft.

Total Units (Density): 86

CATEGORY	MAX	REQUIRED	SHOWN
Floor Area (Sq. Ft.)	0.686	71,485	71,485
Total Open Space (Sq. Ft.)	0.40	41,072	48,100
Parking (Spaces)	0.90	56	112

NOT FOR EXHIBIT
NILES BOLTON ASSOCIATES, INC.
DEED BOOK 5416, PAGE 395
ZONED R-3

LENOX CENTRAL
A Residential Community by
LENOX CENTRAL PARTNERS

EXHIBIT B

DATE: 19 Jan 01

Niles Bolton Associates, Inc.

One Buckhead Plaza
306 Peachtree Road, N.W.
Suite 800
Atlanta, Georgia
404-395-7810
Fax 404-395-7610
nba@nilesbolton.com

JOB NUMBER: 000-000
DRAWN BY: HSI
CHECKED BY: BML

RCS# 2785
4/02/01
2:49 PM

Atlanta City Council

Regular Session

00-0-1277 Z-00-66; 3251-3261 Lenox Rd., NE (B-7)
PD-H & R-3 to RG-3-C
ADOPT AS AMEND

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 2

Y McCarty	Y Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	B Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	B Alexander
Y Winslow	NV Muller	Y Boazman	NV Pitts

00-0-1277

00-0-1277

(Do Not Write Above This Line)

AN ORDINANCE Z-00-66
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT AND THE R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE RG-4 (RESIDENTIAL GENERAL-SECTOR 4) DISTRICT, PROPERTY LOCATED AT 3251-3261 LENOX ROAD, N.E., FRONTING 234.57 FEET ON THE EAST SIDE OF LENOX ROAD BEGINNING AT THE SOUTHEAST CORNER OF FERNCLIFF ROAD. DEPTH: 329.47 FEET; AREA: 1.9820 ACRES; LAND LOT 8, 17TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: BEN NOBLE
APPLICANT: GARY BROCK
BY: G. DOUGLAS DILLARD, ESQ. ATTORNEY
NPU-B COUNCIL DISTRICT 7

REFERRED BY SEP 05 2000
CITY COUNCIL

REFERRED BY JAN 02 2001
CITY COUNCIL

ADOPTED BY
APR 02 2001

COUNCIL
AS AMENDED

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER

Date Referred 9/5/00

Referred To: ZRB & Zoning
1/2/01 - ZRB & Zoning

First Reading

Committee Zoning
Date 11-28-00
Chair John W. Starnes

Committee Zoning
Date 11-28-00
Chair John W. Starnes

Fav, Adv, Held (see rev. side)
Other
Members

Refer To

Committee Zoning
Date 12-12-00
Chair John W. Starnes

Fav, Adv, Held (see rev. side)
Other
Members

Refer To

Committee Zoning
Date 2/28/01
Chair John W. Starnes

Committee Zoning
Date 2/28/01
Chair John W. Starnes

Fav, Adv, Held (see rev. side)
Other
Members

Refer To

Committee Zoning
Date
Chair

Fav, Adv, Held (see rev. side)
Other
Members

Refer To

COUNCIL ACTION

2nd 1st & 2nd 3rd
Readings

Consent V Vote RC Vote

CERTIFIED

6 APR 2 2001
ATLANTA CITY COUNCIL PRESIDENT
James A. Parker

MAYOR'S ACTION

APPROVED

APR 11 2001

WITHOUT SIGNATURE
BY OPERATION OF LAW