



CITY COUNCIL
ATLANTA, GEORGIA

01-2 -1515

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-67
DATE FILED: 8-14-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

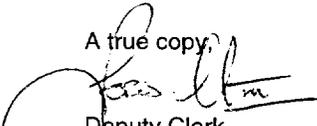
SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **1385 Niskey Lake Road, S.W.** be changed from the **R-3 (Single-Family Residential)** District to the **PD-H (Planned-Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **46** of the **14th FF** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Deputy Clerk

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

DEC 03, 2001

DEC 12, 2001



Conditions for Z-01-67

1. Site plan entitled "Sneed Estates Subdivision at Niskey Lake, Preliminary Plat" prepared by Metrocorp Development Enterprises, Inc. Civil Engineers, Developers & Construction Management Consultants, dated August 13, 2001 and marked received by the Bureau of Planning August 14, 2001.
2. The attached document, identified as Exhibit A, consisting of one (1) page, referencing "Z-01-67, Applicant Herbert Humphrey . . ." and marked received by the Bureau of Planning November 8, 2001 is hereby considered a condition of this rezoning and its provisions shall be enforced as such.

NEIGHBORHOOD PLANNING UNIT - P

BEN HILL-DEERWOOD-HERITAGE VALLEY-
KIMBERLY COURTS-KINGS FOREST-NISKEY

LAKE-NISKEY COVE-ARLINGTON-BEN HILL TERRACE-BEN HILL
ACRES-FAIRBURN AVENUE-ELMCO ESTATES-BUTNER/TELL-

ARLINGTON ESTATES-BRIARGLEN-MEADOWBROOK FOREST-MELWOOD
CAMPGROUND/RUX ROAD-RUE ROYAL-BEN HILL PINES

TO : **THE ZONING REVIEW BOARD
CITY OF ATLANTA**

FROM: **CHARLES BRYANT JR.
CHAIR N P U-P**

DATE: **November 11, 2001**

SUBJECT: **Z-01-67 Applicant Herbert Humphrey seeks to rezone
property located at Nisky Lake Rd. S. W. and Heath-
land from R-3 to PDH to allow for the construction
of 3 to 5 homes on 5 lots consisting of 1 acre or more**

**This Application was reviewed at our November 5,2001 meeting. After
seeing the ammended site plan the Land Use and Zoning Committee
recommend that this application be approved condition on revised site
plan. 1 that the street must be at least 35ft from neighbors property lines.
2 that this community not be gated.**

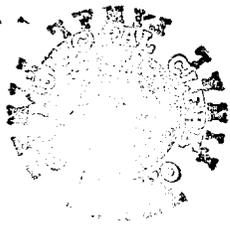
N P U-P Approved this application 38 to 2 condition on site plan.

Charles Bryant Jr.

Charles Bryant Jr.
Chair N P U-P



Z-01-67
Exhibit A
Page 1 of 1



2-01-67



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 46 of the 14th District of Fulton County and being more particularly described as follows:

Beginning at a point in the intersection of the existing easterly right-of-way line of Heatherland Drive with the northerly right-of-way line of Niskey Lake Road, and proceeding thus:

- Along the said right-of-way line of Heatherland Drive, North 00 degree 58 minutes 18 seconds East for a distance of 11.17 feet to a point; thence
- Leaving said right-of-way line, North 34 degrees 52 minutes 05 seconds East for a distance of 316.47 feet to a point; thence
- North 20 degrees 57 minutes 09 seconds West for a distance of 230.10 feet to a point; thence
- North 25 degrees 22 minutes 05 seconds West for a distance of 124.80 feet to a point; thence
- North 25 degrees 27 minutes 31 seconds West for a distance of 149.72 feet to a point; thence
- North 26 degrees 04 minutes 06 seconds West for a distance of 149.76 feet to a point; thence
- South 48 degrees 54 minutes 12 seconds West for a distance of 56.11 feet to a point in the westerly Land Lot Line of Land Lot 46; thence
- Along said Land Lot Line, North 03 degrees 59 minutes 32 seconds West for a distance of 403.84 feet to a point; thence
- Leaving said Land Lot Line, North 71 degrees 48 minutes 06 seconds East for a distance of 219.98 feet to a point; thence
- South 15 degrees 57 minutes 13 seconds East for a distance of 199.40 feet to a point; thence
- North 71 degrees 58 minutes 03 seconds East for a distance of 99.90 feet to a point; thence
- South 19 degrees 13 minutes 09 seconds East for a distance of 159.90 feet to a point; thence
- South 68 degrees 37 minutes 32 seconds West for a distance of 35.03 feet to a point; thence
- South 19 degrees 12 minutes 56 seconds East for a distance of 281.73 feet to a point; thence
- South 01 degree 44 minutes 00 second West for a distance of 235.02 feet to a point; thence
- South 73 degrees 58 minutes 38 seconds East for a distance of 26.89 feet to a point; thence
- South 12 degrees 19 minutes 42 seconds West for a distance of 126.76 feet to a point; thence

- South 36 degrees 41 minutes 31 seconds East for a distance of 217.00 feet to a point in the said right-of-way line of Niskey Lake Road; thence
- Along said right-of-way line, South 37 degrees 30 minutes 58 seconds West for a distance of 120.83 feet to a point; thence
- Southwesterly on a curve bearing to the right, having a radius of 337.05 feet for a distance of 77.57 feet, the chord of which curve has a bearing of South 44 degrees 06 minutes 33 seconds West and a distance of 77.40 feet, to a point; thence
- Southwesterly on a curve bearing to the right, having a radius of 30.00 feet for a distance of 4.46 feet, the chord of which curve has a bearing of South 54 degrees 57 minutes 40 seconds West and a distance of 4.46 feet, to a point; thence
- Westerly on a curve bearing to the right, having a radius of 118.17 feet for a distance of 61.69 feet, the chord of which curve has a bearing of South 78 degrees 10 minutes 29 seconds West and a distance of 60.99 feet, to a point; thence
- South 89 degrees 07 minutes 35 seconds West for a distance of 86.45 feet to a point; thence
- South 88 degrees 47 minutes 03 seconds West for a distance of 95.24 feet to a point; thence
- South 87 degrees 59 minutes 17 seconds West for a distance of 65.22 feet to THE POINT AND PLACE OF BEGINNING.

Containing 8.334 acres, to be the same, more or less.



2-01-67

RCS# 3351
12/03/01
8:58 PM

Atlanta City Council

Regular Session

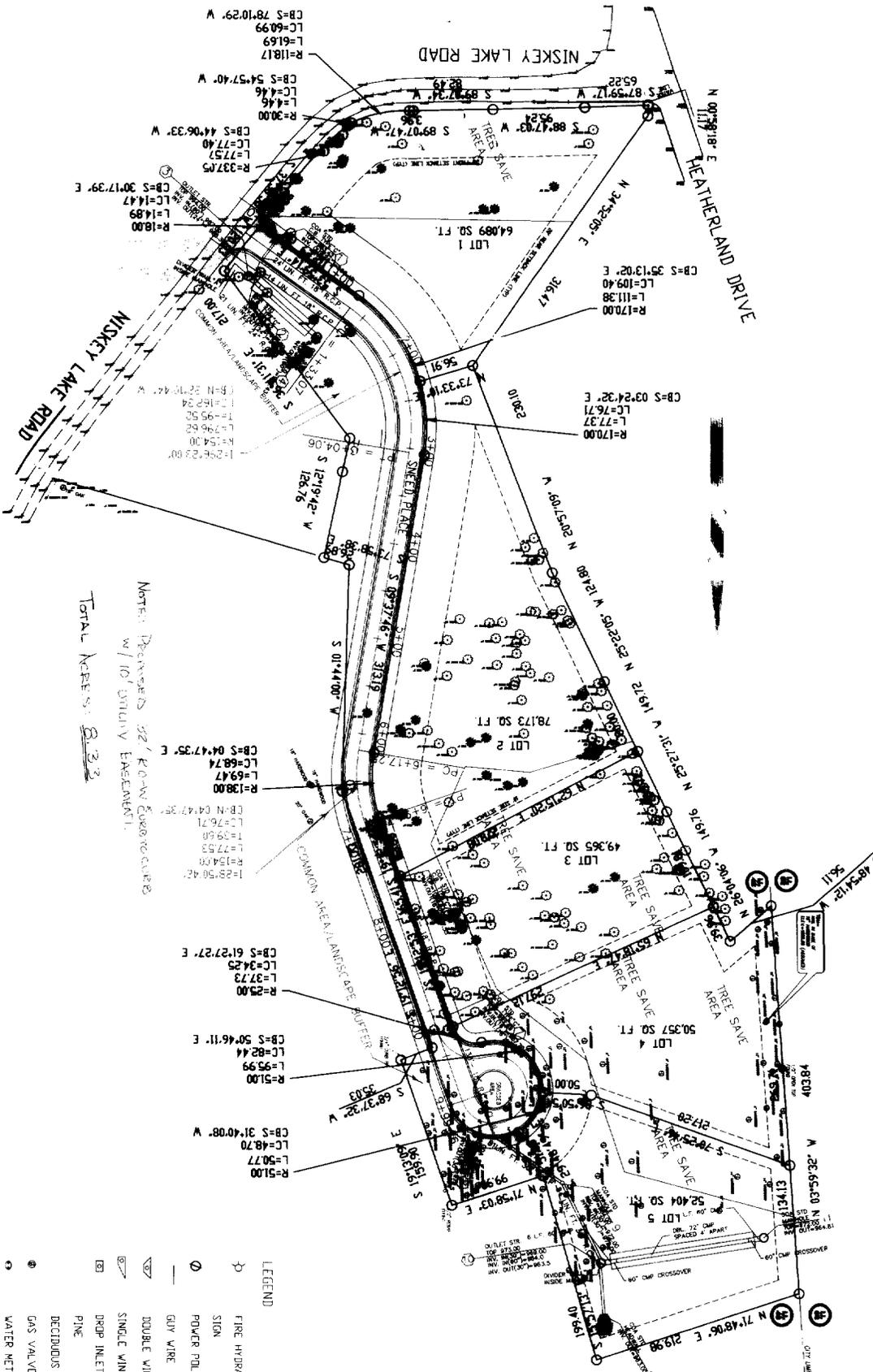
MULTIPLE 1096; 1508; 1509; 1684; 1512; 1515; 1875
1324; 1573; 1700; 1683
ADOPT

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 5
EXCUSED: 0
ABSENT 0

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

CORRECTED COPY

MULTIPLE



NOTES: REVISIONS 27' E. OF AN EASEMENT TO CURVES
 W/ 10' DITCHLY EASEMENT.
 TOTAL AREAS: 8.32

- LEGEND
- FIRE HYDRANT
 - SIGN
 - POWER POLE
 - GUY WIRE
 - DOUBLE WING CATCH BASIN
 - SINGLE WING CATCH BASIN
 - DROP INLET
 - PINE
 - DECIDUOUS TREE
 - GAS VALVE
 - WATER METER



METROCORP DEVELOPMENT ENTERPRISES, INC.
 CIVIL ENGINEERS, DEVELOPERS
 & CONSTRUCTION MANAGEMENT CONSULTANTS
 55 MITCHELL STREET, STE. 119
 ATLANTA, GEORGIA 30303
 TELEPHONE: 404-558-7800
 EMAIL: METROCORP@BELL.SOUTH.NET

**SNEED ESTATES SUBDIVISION
 AT
 NISKEY LAKE
 PRELIMINARY PLAT**

DATE		REVISION DESCRIPTION	DRAWING NO.
NO.	DATE		

	DRAWING NO.
	DRAWN BY:
	CHECKED BY:
	JOB NO.:

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