

City Council
Atlanta, Georgia

02-0-0110

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-101
DATED FILED: 12-11-01

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 **2515 Old Hapeville Road, S.W.** be changed from the **R-4 (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 **69** of the **14th** 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.

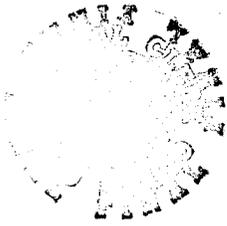
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughkin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

AUG 19, 2002
AUG 26, 2002

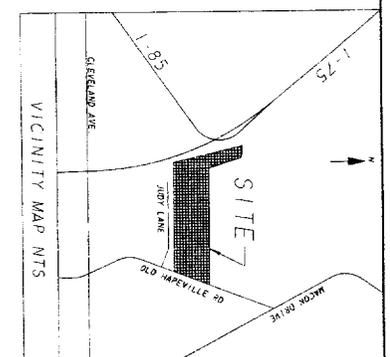
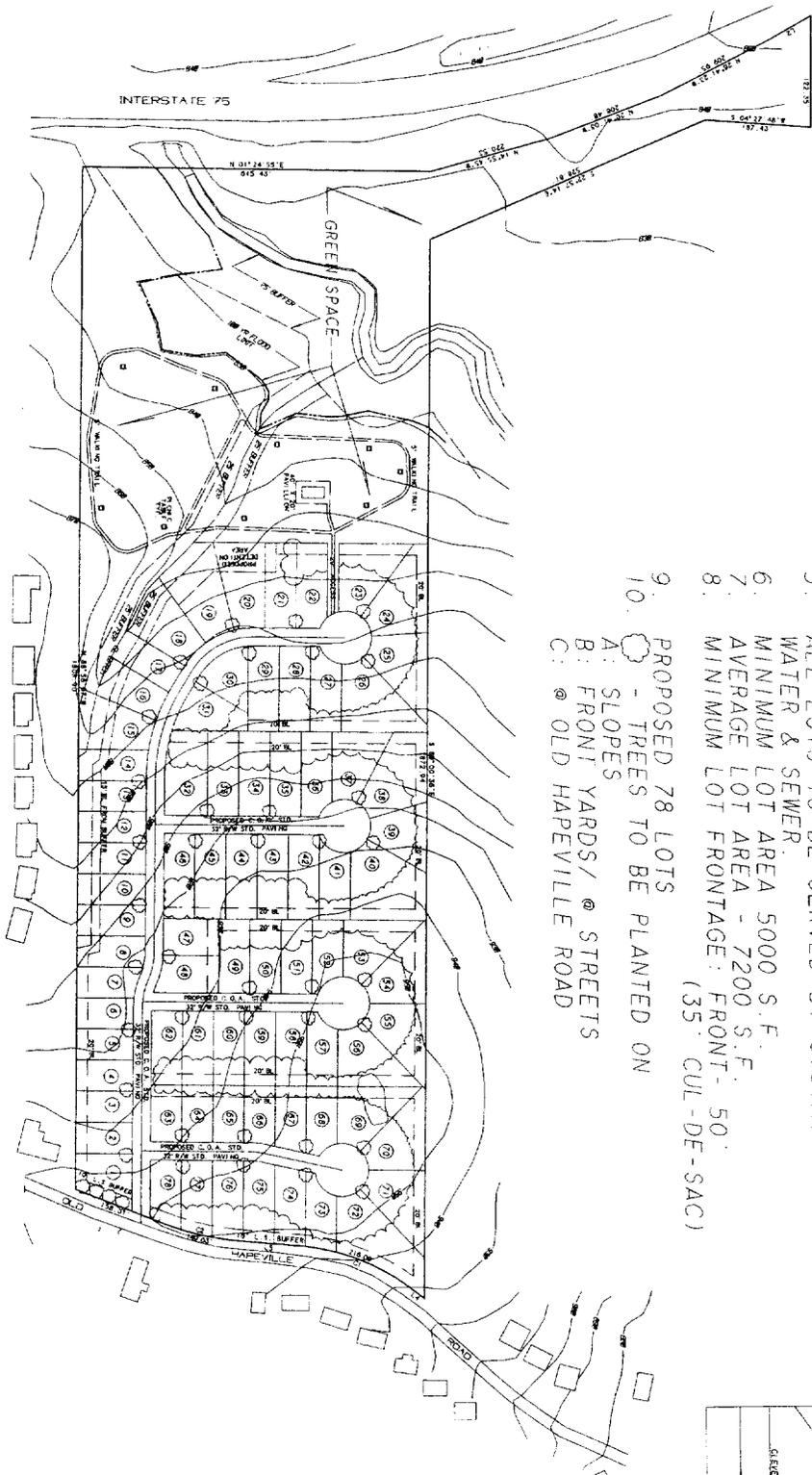


Conditions for Z-01-101

1. Site plan entitled "Lion's Gate Subdivision," prepared by Jack W. Berry & Associates, Inc., dated April 2, 2002, and which was stamped as being received by the Bureau of Planning on April 3, 2002.

LINE	BEARING	DISTANCE	AREA	PERIMETER
1	N 01° 24' 05" E	915.43		
2	S 01° 27' 48" W	97.42		
3	S 89° 01' 11" E	71.00		
4	S 27° 29' 52" W	104.21		
5	S 27° 29' 52" W	104.21		
6	S 27° 29' 52" W	104.21		
7	S 27° 29' 52" W	104.21		
8	S 27° 29' 52" W	104.21		
9	S 27° 29' 52" W	104.21		
10	S 27° 29' 52" W	104.21		

PROJECT DATA:
 1. TRACT AREA - 28.399 ACRES
 2. CURRENT ZONING R-4
 3. PROPOSED ZONING PD-H
 4. SETBACKS
 FRONT - 0' BL
 SIDE - 0' BL (MIN 15' BETWEEN HOUSES)
 REAR - 20' BL
 ALL LOTS TO BE SERVED BY C.O.A.
 WATER & SEWER
 MINIMUM LOT AREA 5000 S.F.
 AVERAGE LOT AREA - 7200 S.F.
 MINIMUM LOT FRONTAGE: FRONT - 50'
 (35' CUL-DE-SAC)
 9. PROPOSED 78 LOTS
 10. TREES TO BE PLANTED ON
 A: SLOPES
 B: FRONT YARDS/ STREETS
 C: OLD HAREVILLE ROAD



LIONS GATE SUBDIVISION

APPROXIMATE

COMPILED BY: Surveyor/Engineer/Architect
 PREPARED BY: JAC & ASSOCIATES, INC.
 REVIEWED BY: JAC & ASSOCIATES, INC.
 DATE: 12/11/01

LAND OF THE CITY OF ATLANTA
 FULTON COUNTY, GEORGIA

NO.	DATE	REVISION	BY	DESIGNED	DATE
1	12/11/01	INITIAL LAYOUT	RES	1:1000	12/11/01
2		CHANGED LAYOUT	RES	1:1000	
3		CHANGED LAYOUT	RES	1:1000	

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
 743 WINDY HILL ROAD, SUITE 100
 FORT LAUDERDALE, FL 33309



GRAPHIC SCALE IN FEET
 0 50 100 200 300

Legal Description

All that tract or parcel in land lot 69, 14th District, City of Atlanta, Fulton County, Georgia, more particularly described as follows:

Beginning at the intersection at the North right of way (r/w) of Judy Lane (50' r/w), and West r/w of Old Hapeville Road (40' r/w);
 thence, North-Easterly along Old Hapeville Road in a curve to the left 195.69';
 thence, continuing North-Easterly 64.20';
 thence, continuing 131.57' to an iron pin on r/w and the TRUE POINT OF BEGINNING;
 thence, running North 88°56'07" West 1808.9' to a concrete r/w marker on Western r/w of I-75;
 thence, running North 01°29'55" East, 615.43' to an iron pin on r/w;
 thence, continuing North 14°55'45" West, 220.53' to an iron pin on r/w;
 thence, continuing North 20°41'03" West, 208.48' to an iron pin on r/w;
 thence, continuing North 20°41'23" West, 209.95' to an iron pin on r/w;
 thence, continuing North 29°17'01" West, 90.41' to an iron pin intersecting the Southern r/w of Pryor Road;
 thence, continuing along said r/w South 89°10'11" East, 75.00' to a point;
 thence, continuing along same r/w named Peg Road, South 89°10'11" East, 122.35' to an iron pin;
 thence, continuing South 04°27'46" West, 137.43' to an iron pin;
 thence, continuing South 23°37'14" East, 328.81' to an iron pin;
 thence, continuing South 89°00'36" East, 1872.94' to an iron pin on Old Hapeville Road, Western (40') r/w;
 thence, continuing along r/w South 37°58'58" West, 27.48';
 thence, continuing along r/w on curve to the left 216.00' to a point;
 thence, continuing along r/w South 05°17'07" West, 104.31' to a point;
 thence, continuing along curve to the right 149.02' to a point;
 thence, continuing along r/w South 21°59'21" West, 158.01' to an iron pin on the Old Hapeville Road r/w and the TRUE POINT OF BEGINNING.

The above described tract is 28.4079 acres more or less as described by Browning Engineering Associates, Inc. Survey plot for Robert Lee Avery, Jr. dated October 24, 1935.

2-01-101



EXHIBIT "A"

RCS# 3435
2/04/02
2:35 PM

Atlanta City Council

Regular Session

MULTIPLE

Zoning 1st Reads, Items 1 thru 14

REFER ZRB/ZON

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 0

02-0-0106 (2-01-95)
02-0-0107 (2-01-98)
02-0-0108 (2-01-99)
02-0-0109 (2-01-100)
02-0-0110 (2-01-101)
02-0-0111 (2-01-102)
02-0-0112 (U-01-54)
02-0-0113 (U-01-56)
02-0-0114 (U-01-57)
02-0-0115 (U-01-58)
02-0-0116 (U-01-59)
02-0-0180
02-0-0181
02-0-0182

Y Smith	Y Archibong	NV Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

MULTIPLE

02-0-0110
 (Do Not Write Above This Line)

AN ORDINANCE
 BY: ZONING COMMITTEE 2-01-101

AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 2515 OLD HAPEVILLE ROAD, S.W. FRONTING APPROXIMATELY 655 FEET ON THE WESTERLY SIDE OF OLD HAPEVILLE ROAD BEGINNING APPROXIMATELY 391.26 FEET NORTHEASTERLY FROM THE NORTHWEST CORNER OF JUDY LANE. PROPERTY ALSO FRONTS APPROXIMATELY 197.35 FEET ON THE SOUTH SIDE OF PRYOR ROAD/PEGG ROAD RIGHT-OF-WAY. DEPTH: VARIES; AREA: 28.4079 ACRES; LAND LOT 69, 14TH DISTRICT, FULTON COUNTY, GEORGIA.
 OWNER: LOUIS P. GANGAROSA
 APPLICANT: SAME
 NPU-Z COUNCIL DISTRICT 12

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

Date Referred 2/4/02

Referred to: ZRB & Zoning

First Reading
 Committee Zoning
 Date 1/30/02
 Chair Don M. Strawn

Committee Zoning
 Date MAY 15, 2002
 Chair

Action:
 Fav, Adv, Held (see rev. side)
 Other

Members

Refer To

Committee

Date

Chair

Action:
 Fav, Adv, Held (see rev. side)
 Other

Members

Refer To

Committee Zoning

Date

Chair

Action:
 Fav, Adv, Held (see rev. side)
 Other

Members

Members
 Gella Smith
 Doug Leonard
 Jeff Smith

Refer To

Committee

Date

Chair

Action:
 Fav, Adv, Held (see rev. side)
 Other

Members

Refer To

COUNCIL ACTION
 2nd
 1st & 2nd
 3rd
 Readings
 Consent
 V Vote
 RC Vote
 CERTIFIED

MAYOR'S ACTION

02-0-0110

(Do Not Write Above This Line)

Z-01-101

AN ORDINANCE BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 2515 OLD HAPEVILLE ROAD, S.W. FRONTING APPROXIMATELY 655 FEET ON THE WESTERLY SIDE OF OLD HAPEVILLE ROAD BEGINNING APPROXIMATELY 391.26 FEET NORTHEASTERLY FROM THE NORTHWEST CORNER OF JUDY LANE. PROPERTY ALSO FRONTS APPROXIMATELY 197.35 FEET ON THE SOUTH SIDE OF PRYOR ROAD/PEGG ROAD RIGHT-OF-WAY. DEPTH: VARIES; AREA: 28.4079 ACRES; LAND LOT 69, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: LOUIS P. GANGAROSA APPLICANT: SAME NPU-Z COUNCIL DISTRICT 12

ADOPTED BY

AUG 19 2002

COUNCIL

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

Date Referred 2/4/02
Referred To: ZRB: zoning

First Reading

Committee Date Chair
Zoning July 15, 2002 Dan W. Stone

Committee Date Chair Actions Fav, Adv, Held (see rev. side) Members Refer To

Committee Date Chair Actions Fav, Adv, Held (see rev. side) Members Refer To

COUNCIL ACTION

- 2nd 1st & 2nd 3rd Readings
Consent V Vote RC Vote

CERTIFIED

CERTIFIED AUG 19 2002

CERTIFIED AUG 20 2002

MAYOR'S ACTION

APPROVED AUG 26 2002 MAYOR