

CITY COUNCIL  
ATLANTA, GEORGIA

Municipal Clerk  
Atlanta, Georgia

02-0-0879

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-02-41

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 being annexed into the City of Atlanta located in **Unincorporated Fulton County north of Camp Creek Parkway in Land Lot 1 of the 14FF District** be changed from the Fulton County Zoning Classification of AG-1 (Agriculture) District, to the PD-MU (Planned Development-Mixed Use) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 1 of the 14FF 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 Chapter 19A through Chapter 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.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 Dauphin Johnson*  
Municipal Clerk, CMC

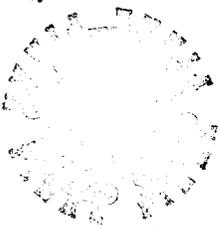
ADOPTED by the Council  
APPROVED by the Mayor

OCT 21, 2002  
OCT 28, 2002



Conditions for Z-02-41

1. Site plan entitled "Princeton Lakes" prepared by Hughes, Good, O'Leary and Ryan, dated August 26, 2002, last revised August 23, 2002 (sic) and marked received by the Bureau of Planning August 27, 2002. Said plan consisting of two (2) sheets.
2. Final design of pods A through M, as shown on the above referenced site plan, shall be approved by the Bureau of Planning prior to the issuance any building permit.
3. Final landscape plans shall be approved by the Bureau of Planning and the City Arborist.
4. A Storm Water Management Plan, as noted in the ARC DRI review of this project, shall have been approved by the City and a fully executed maintenance/monitoring agreement shall be in place prior to the release of the site plan for development or issuance of any grading or construction permits.
5. Attachment A – General Conditions, Attachment B – Required Elements of the DRI Plan of Development and Attachment C – Required Improvements to Serve the DRI as per GRTA Notice of Decision shall be considered conditions of this rezoning and their provisions shall be enforced as such.



## Attachment A – General Conditions

### Roadway Improvements as Conditions to GRTA Notice of Decision:

Applicant shall make the following improvements on and adjacent to City of Atlanta roads:

- Install a sidewalk on all adjacent frontages along Fairburn Road and Hogan Road.

Applicant shall make the following improvements on and adjacent to state routes, subject to GDOT approval:

- Camp Creek Parkway at Centre Parkway:
  - Provide two eastbound left turn lanes into the site
  - Provide an exclusive westbound right-turn lane into the site
  - Provide a third southbound left-turn lane out of the site creating triple lefts, when third eastbound lane is provided
  - Provide an exclusive right-turn lane out of the site
- Provide an additional (i.e., third) exclusive westbound through lane on Camp Creek Parkway along the entire frontage of the property

Z-02-41

Page 1 of 5



## Attachment B – Required Elements of the DRI Plan of Development

### Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All of the conditions set forth in Attachment A are satisfied.
- Except for Pod G, all pods shall be accessible to each other through on-site public roadways, without using roadways external to the site plan.
- Each side of each internal roadway shall have a sidewalk, multi-use trail, or pedestrian trail.
- Provide sidewalks, multi-use trails, or pedestrian trails that connect all land uses within the development.
- Provide vehicular access connection between parking areas of all retail/commercial portions of the development.
- The property shall accommodate and allow interparcel access wide enough for a two-way vehicular and pedestrian facility along the eastern property line at a point within 1,000 feet of Camp Creek Parkway. The access is to be maintained in the event a future connection becomes available from an adjacent roadway or driveway.
- Provide a multi-use trail adjacent to a roadway that connects Camp Creek Parkway with Fairburn Road.
- Provide a “proposed trail” (i.e., sidewalk, multi-use trail, or pedestrian trail) that connects the south portion of the “existing lake” approximately at the south property line near Camp Creek Parkway (adjacent to Pod B, Pod, D or Pod F) to an access point at the “Atlanta Nature Preserve” (adjacent to Pod M).
- Provide a trail (i.e., sidewalk, multi-use trail, or pedestrian trail) completely around the “existing lake” in Pod D.
- Provide at least one vehicular and pedestrian access point to Hogan Road.
- Provide a minimum of two roundabouts within the internal roadway network.
- Provide at least one pedestrian access point to the Atlanta School Site.
- Provide at least one pedestrian access point from Pod F to Pod L (this may include access through a pocket park).
- Provide at least two vehicular access points from Pod L (southwest single-family residential) to the Redwine Parkway.
- Provide at least two vehicular access points from Pod K (southeast single-family residential) to the Redwine Parkway.
- Provide at least one pedestrian access point from Pod H to Pod M (the on-site nature reserve) with final connection ending at the “proposed trail.”
- Provide at least one pedestrian access point from Pod I (eastern single-family residential) to Pod M (the on-site nature reserve) with final connection ending at the “proposed trail.”
- Provide at least one pedestrian access point from Pod E (townhomes) to Pod M (the on-site nature reserve) with final connection ending at the “proposed trail.”
- Provide at least one pedestrian access point from Pod J (the amenities site) to Pod M (the on-site nature reserve) with final connection ending at the “proposed trail.”
- Provide at least two pedestrian access connections from Pod F office structures to the “proposed trail” along the lake.
- Pedestrian access at the eastern property line in Pod M (the on-site nature reserve) could be accommodated to an off-site pedestrian pathway north and/or east to the City of Atlanta Nature Preserve.

2-02-41

page 2 of 5

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- The development shall consist of retail/commercial, residential, and office land uses.
  - Provide at least three bus stops, with shelters and connecting sidewalks, within the development, at a minimum, according to MARTA requirements, in the event that bus service begins by the full build-out year.
  - Provide crosswalks for continuing a sidewalk, multi-use trail, or pedestrian trail at a roadway intersection.
  - The office structures in Pod F shall front either the “proposed parkway” or the primary access driveway to the office component of the development, similar to what is depicted on the Site Plan. Direct pedestrian access and a ground-level entrance, facing the sidewalks along either of these two roadways, must be provided.

Z-02-41

Page 3 of 5

## Attachment C – Required Improvements to Serve the DRI

Pursuant to Section 1-201.R. of the *Procedures and Principles for GRTA Development of Regional Impact Review*, a “Required Improvement means a land transportation service [def. in Section 1-201.N] or access [def. in Section 1-201.A.] improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed by the Applicant prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

### Section 1.

- Not applicable

### Section 2.

- Campbellton Rd, from Enon Rd to East Barge Rd. Widen 2 to 4 lanes [Fairburn Rd to I-285 within the study network]; Cost: \$10,394,000 [State: \$2,078,800 Federal: \$8,315,200]; Implemented by GDOT and open to traffic by 2010 (ARC # AT 032, 2002-2004 TIP).
- Campbellton Rd, from Fulton Industrial Blvd to Wallace Rd. Widen 2 to 4 lanes [in study network from Fulton Industrial to Camp Creek Pkwy]; Cost: \$11,835,000 [State: \$2,395,800 and Federal: \$9,439,200] Implemented by GDOT and open to traffic by 2010. (ARC # FS 027A, 2002-2004 TIP).
- Fairburn Road at Camp Creek Parkway. Bridge reconstruction and addition of left turn lane; Cost: \$3,060,000; implemented by GDOT and open to traffic by 2003. (ARC # FS 069, 2002-2004 TIP).
- Camp Creek Pkwy at Campbellton Rd. Provide a second right turn lane on Campbellton Road or the second through lane should be re-striped as shared through-right by 2010.
- Campbellton at Fairburn. Add northbound and southbound right turn lanes on Fairburn Rd, add east and westbound right-turn lanes, and add northbound right-turn overlap phasing by 2010.
- Camp Creek Pkwy at I-285. Add free-flow right turn lanes onto I-285 by 2006. Add third northbound left turn lane from I-285 NB off-ramp by 2010. Add third westbound through lane to receive traffic from third left turn lane by 2010
- Camp Creek Pkwy at Centre Pkwy. Two eastbound left turn lanes into site; exclusive free-flow westbound right-turn lane into site; third southbound left turn out of site; exclusive right turn lane out of site; third eastbound and westbound through lane on Camp Creek Pkwy. All improvements needed by 2010.
- Camp Creek Pkwy at North Commerce Dr. Add a third eastbound through lane by 2010. Add westbound through lane on Camp Creek Pkwy by 2006.
- Camp Creek Pkwy at North Desert Drive. Optimization of signal timing by 2006. Add free-flowing right-turn lane from W. North Desert Drive by 2010.
- Fairburn Rd at Redwine Rd. Construct northbound right-turn lane; construct southbound left turn lane; construct westbound left and right turn-lanes; install signal with protected/permissive

Z-02-41

Page 4 of 5

southbound left-turns and permitted/overlap westbound right-turn phasing. All improvements needed by 2006.

- Camp Creek Pkwy at Welcome All Rd. Provide a protected/permissive left-turn phasing for westbound approach of the signal by 2005. Northbound right-turn overlap phasing, addition of third eastbound, and westbound through lanes on Camp Creek Pkwy by 2010.
- North Commerce Dr at Redwine Dr. Add signal by 2006.
- Add a third eastbound on Camp Creek Pkwy, creating three through lanes in each direction (within entire length of study network by 2006).
- Add a third westbound through lane on Camp Creek Pkwy, creating three through lanes in each direction (within entire length of study network) by 2010.

PROPERTY LINE DESCRIPTION FULTON COUNTY TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE  
14TH. FF DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LAND LOT 1  
THENCE FOLLOWING THE NORTHERLY LINE OF LAND LOT 1  
NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 2975.06 FEET TO THE NORTHEASTERLY  
CORNER OF LAND LOT 1 THENCE FOLLOWING THE EASTERLY LINE OF LAND LOT 1  
SOUTH 00 DEGREES 55 MINUTES 32 SECONDS WEST, 972.78 FEET TO A POINT ON THE  
NORTHERLY RIGHT OF WAY OF CAMP CREEK PARKWAY (A VARIABLE R/W)  
THENCE FOLLOWING SAID NORTHERLY RIGHT OF WAY  
NORTH 85 DEGREES 51 MINUTES 02 SECONDS WEST, 483.57 FEET TO A POINT;  
THENCE NORTH 73 DEGREES 28 MINUTES 35 SECONDS WEST, 199.01 FEET TO A POINT;  
THENCE NORTH 73 DEGREES 27 MINUTES 34 SECONDS WEST, 649.64 FEET TO A POINT;  
THENCE NORTH 16 DEGREES 16 MINUTES 12 SECONDS EAST, 30.27 FEET TO A POINT;  
THENCE NORTH 73 DEGREES 36 MINUTES 41 SECONDS WEST, 200.06 FEET TO A POINT;  
THENCE NORTH 16 DEGREES 22 MINUTES 41 SECONDS EAST, 45.57 FEET TO A POINT;  
THENCE NORTH 73 DEGREES 33 MINUTES 34 SECONDS WEST, 650.59 FEET TO A POINT;  
THENCE SOUTH 13 DEGREES 57 MINUTES 56 SECONDS WEST, 25.08 FEET TO A POINT;  
THENCE NORTH 79 DEGREES 07 MINUTES 13 SECONDS WEST, 352.88 FEET TO A POINT;  
THENCE NORTH 73 DEGREES 25 MINUTES 41 SECONDS WEST, 548.55 FEET TO A POINT;  
THENCE LEAVING SAID NORTHERLY RIGHT OF WAY  
NORTH 02 DEGREES 56 MINUTES 21 SECONDS EAST, 184.28 FEET TO A POINT;  
SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 41.49 ACRES.

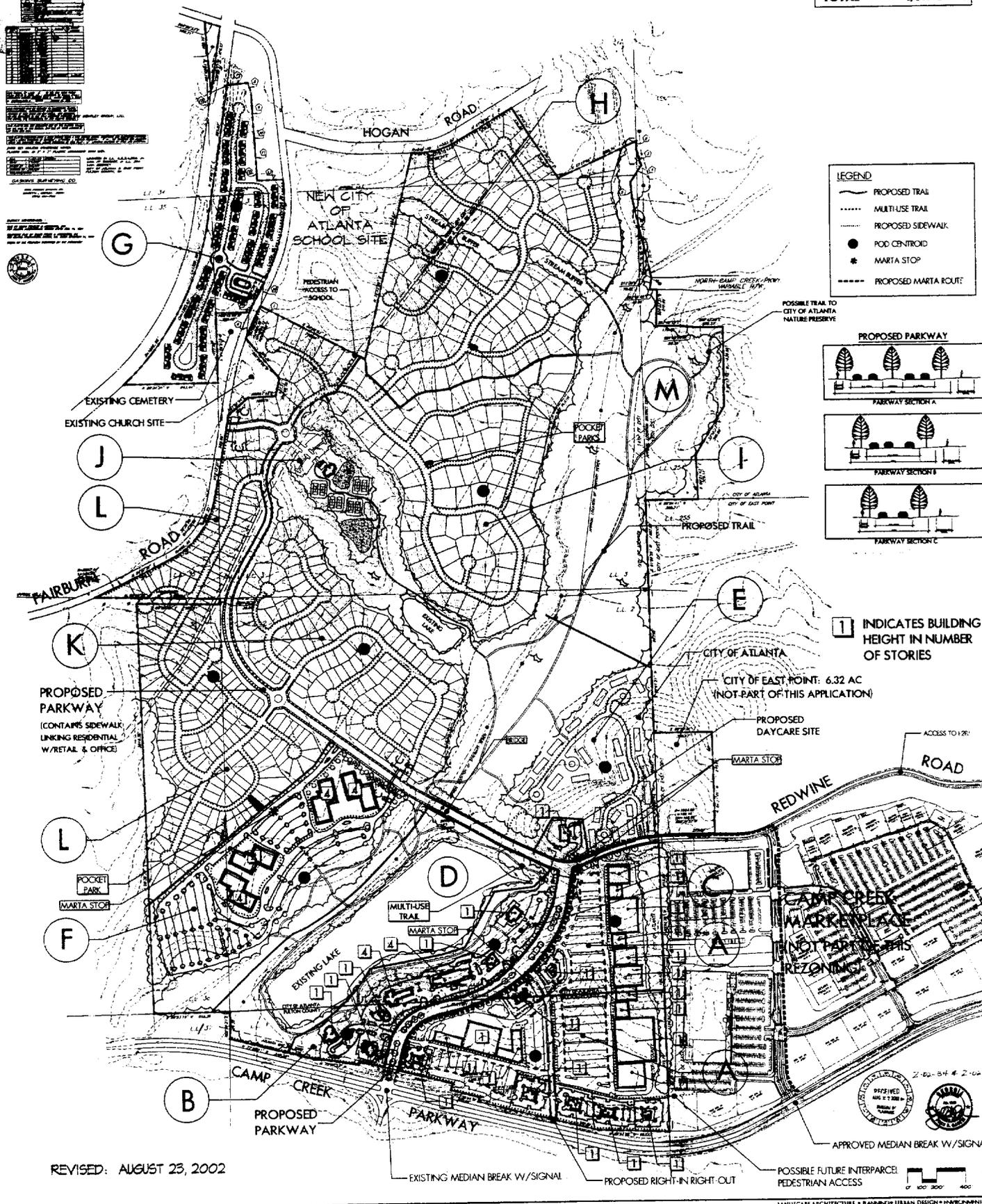
**TOTAL RESIDENTIAL SUMMARY**

TYPE	NO.	ACREAGE	DENSITY
SF DETACHED LOTS	685	210.74	3.25 UNITS/AC
TOWNHOMES	184	23.04	8 UNITS/AC
PDM	150	18.74	8 UNITS/AC

OPEN SPACE SHOWN: 113.77 AC (24% OF TOTAL SITE AREA)

**RESIDENTIAL SUMMARY**

LOT TYPE	NO.
50'	224
60'	160
70'-80'	176
100'	125
PDM	150
TOWNHOMES	184
<b>TOTAL</b>	<b>1,019 UNITS</b>



REVISED: AUGUST 23, 2002

DATE	08/23/02
BY	CD/02
PROJECT	PRINCETON LAKES
CLIENT	THE BENTLEY GROUP LTD.
SCALE	AS SHOWN
PHASE	P-1
SHEET	1 of 2

**PRINCETON LAKES**  
 PREPARED FOR:  
**THE BENTLEY GROUP LTD.**

Sheet 1 of 2

LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN • INTERIOR DESIGN

**HGOR**

202-344-2000

RCS# 4123  
10/21/02  
4:49 PM

Atlanta City Council

Regular Session

02-O-0879

Z-02-41; Rezone from AG-1 (Ful. Co.) to  
PD-MU prop. to be annexed on Camp Creek  
ADOPT

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

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

02-O-0879

02-0-0879

(Do Not Write Above This Line)

AN ORDINANCE Z-02-41  
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE FULTON COUNTY ZONING CLASSIFICATION OF AG-1 (AGRICULTURE) DISTRICT TO THE PD-MU (PLANNED DEVELOPMENT-MIXED USE) DISTRICT, PROPERTY BEING ANNEXED INTO THE CITY OF ATLANTA LOCATED IN UNINCORPORATED FULTON COUNTY NORTH OF CAMP CREEK PARKWAY IN LAND LOT 1 OF THE 14FF DISTRICT, FRONTING 3185.22 FEET ON THE NORTHERLY SIDE OF CAMP CREEK PARKWAY BEGINNING AT THE NORTHWEST CORNER OF LAND LOT 1 OF THE 14FF DISTRICT. DEPTH: VARIES; AREA: 41.49 ACRES; LAND LOT 1 OF THE 14FF DISTRICT, FULTON COUNTY, GEORGIA.  
OWNER: LARRY NELSON  
APPLICANT: THE BENLILEY GROUP, LTD.  
BY: LARRY M. DINGLE  
NPU-P COUNCIL DISTRICT 11

ADOPTED BY  
OCT 21 2002  
COUNCIL

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

Date Referred 5/20/02

Referred To: ZRB+ Zoning

First Reading

Committee CRD  
Date 10/15/2002  
Chair Ben R. Stone

Committee Zoning  
Date Oct 16 2002  
Chair Deborah Spars  
Actions  
Fav, Adv, Held (see rev. side)  
Other

Members  
Melinda Schick  
Paul Smith  
April Smith  
Raymond  
Refer To

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

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

COUNCIL ACTION

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

CERTIFIED

CERTIFIED  
OCT 21 2002  
APPROVED BY  
Colleen M. ...

MAYOR'S ACTION

Stanley ...  
OCT 28 2002  
MAYOR