CITY COUNCIL
ATLANTA, GEORGIA

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-97
12-12-02

03- O -0066

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 **215 Lynhurst Drive, 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 **237** 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, "PD 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.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 Dauphin Johnson
Municipal Clerk, CMC

ADOPTED by the Council MAR 03, 2003
APPROVED by the Mayor MAR 11, 2003

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 237 OF THE 14TH DISTRICT, IN FULTON COUNTY, GEORGIA WITHIN THE CITY LIMITS OF ATLANTA AND BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SOUTH LAND LOT LINE OF LAND LOT 237 WITH THE WEST RIGHT-OF-WAY OF LYNHURST DRIVE (HAVING A 40' R/W) GO THENCE S89^{0}26'13"W A DISTANCE OF 504.54' TO A POINT; GO THENCE N01^{0}10'37"W A DISTANCE OF 228.57' TO A POINT; GO THENCE N01^{0}10'37"W A DISTANCE OF 200.00' TO A POINT; GO THENCE N89^{0}15'00"E A DISTANCE OF 402.21' TO A POINT; GO THENCE S11^{0}41'09"W A DISTANCE OF 104.54' TO A POINT; GO THENCE S11^{0}27'04"W A DISTANCE OF 99.91' TO A POINT; GO THENCE S84^{0}00'11"E A DISTANCE OF 73.73' TO A POINT; GO THENCE N89^{0}46'05"E A DISTANCE OF 124.60' TO A POINT; GO THENCE S11^{0}41'09"W A DISTANCE OF 225.97' TO A POINT AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 4.505 ACRES.

Z-02-97

RECEIVED
DEC 12 2002
BUREAU OF PLANNING

CONDITIONS FOR Z-02-97
215 LYNHURST DRIVE, S.W.

1. Site plan titled, "Lyncrest Subdivision", by Paul Lee Consulting Engineering Associates, Inc., dated 12/05/02 and stamped as revised/received by the Bureau of Planning on January 31, 2003.

2. Buffering and screening shall be provided along the property lines of those homes which abut RG-3 (Residential General – Sector 3) District.

3. The applicant shall provide landscaping around the detention pond to improve the aesthetics of the development.

SURVEY INFORMATION TAKEN FROM A PLAT FOR CLAVERNE TRUITT PREPARED BY B & B ENGINEERING, INC. DATED 7/20/91.

TOPOGRAPHIC INFORMATION TAKEN FROM C.C.A. TOPOGRAPHIC MAPS. NO FIELD WORK HAS BEEN PERFORMED.

FLOOR AREA RATIO

LOT NO	MAXIMUM ALLOWED	PROPOSED
1	0.50	0.22
2	0.50	0.30
3	0.50	0.30
4	0.50	0.19
5	0.50	0.24
6	0.50	0.22
7	0.50	0.19
8	0.50	0.19
9	0.50	0.19
10	0.50	0.23
11	0.50	0.18

AVERAGE FLOOR AREA RATIO 0.16

TOTAL OPEN SPACE (TOS)

LOT NO	MAXIMUM LOT COVERAGE ALLOWED	PROPOSED
1	0.50	0.28
2	0.50	0.38
3	0.50	0.38
4	0.50	0.27
5	0.50	0.31
6	0.50	0.34
7	0.50	0.12
8	0.50	0.12
9	0.50	0.06
10	0.50	0.29
11	0.50	0.24

AVERAGE LOT COVERAGE RATIO 0.24

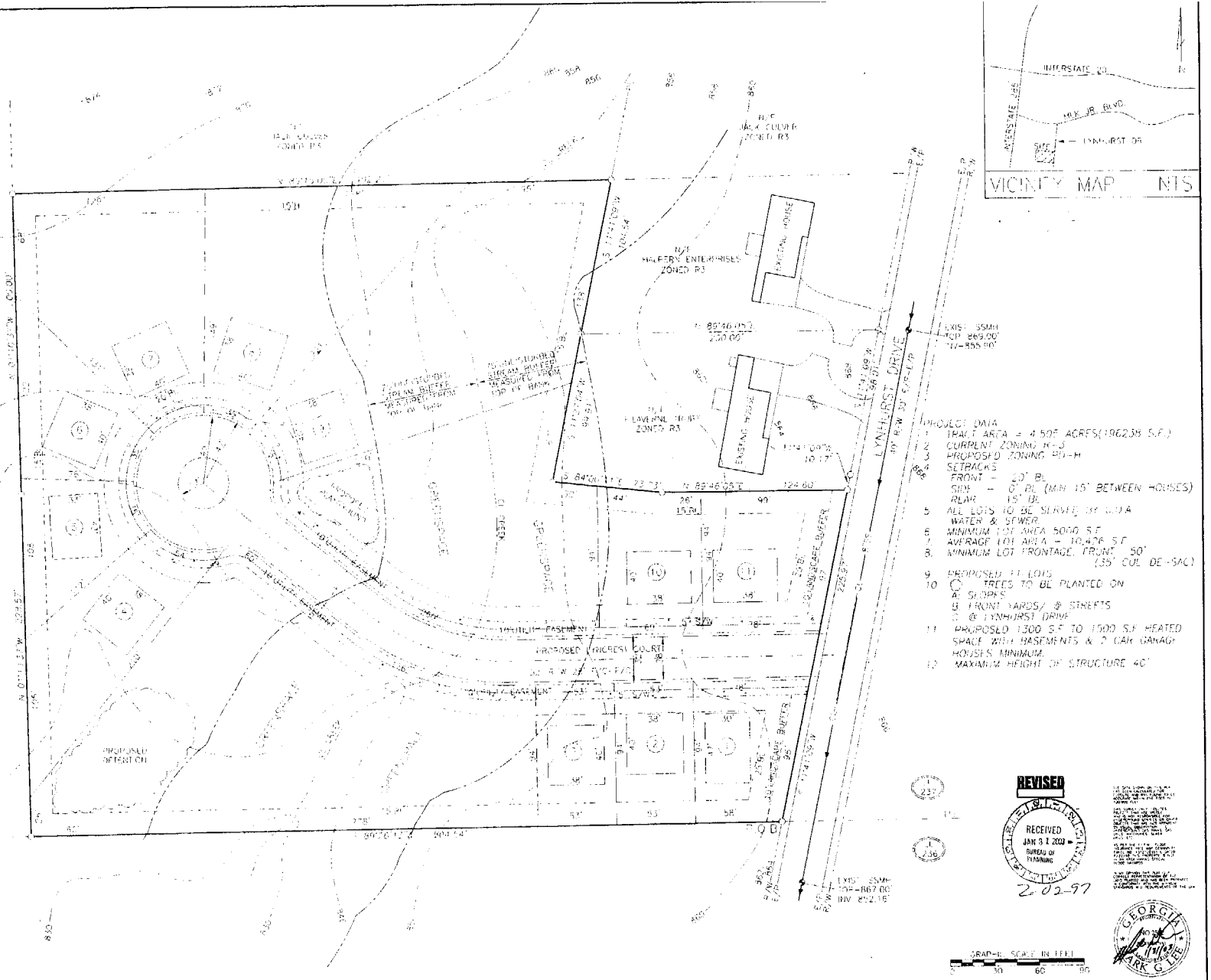
USABLE OPEN SPACE (USO)

LOT NO	MINIMUM SPACE REQUIRED	PROPOSED
1	0.50	0.72
2	0.50	0.62
3	0.50	0.62
4	0.50	0.79
5	0.50	0.50
6	0.50	0.50
7	0.50	0.88
8	0.50	0.88
9	0.50	0.87
10	0.50	0.77
11	0.50	0.77

AVERAGE OPEN SPACE PER LOT RATIO 0.75

PROPOSED LOT AREA TABLE

LOT NO	AREA PROPOSED
1	8462 S.F.
2	5004 S.F.
3	5004 S.F.
OPEN SPACE SOUTH	4713 S.F.
4	9263 S.F.
5	5815 S.F.
6	6038 S.F.
7	5923 S.F.
8	5990 S.F.
9	4713 S.F.
OPEN SPACE NORTH	23844 S.F.
10	6187 S.F.
11	8374 S.F.
ROAD R.O.W.	19746 S.F.
TOTAL PROPERTY AREA	196238 S.F.



PROJECT DATA

1. TRACT AREA = 4.505 ACRES(196238 S.F.)
2. CURRENT ZONING R-3
3. PROPOSED ZONING RD-H
4. SETBACKS
   FRONT - 20' BL
   SIDE - 0' BL (MIN 15' BETWEEN HOUSES)
   REAR 15' BL
5. ALL LOTS TO BE SERVED BY CITY WATER & SEWER.
6. MINIMUM LOT AREA 5000 S.F.
7. AVERAGE LOT AREA - 10,476 S.F.
8. MINIMUM LOT FRONTAGE, FRONT 50' (35' CUL DE-SAC)
9. PROPOSED 11 LOTS
10. TREES TO BE PLANTED ON
    A. SLOPES
    B. FRONT YARDS/ @ STREETS
    C. @ LYNHURST DRIVE
11. PROPOSED 1300 S.F. TO 1500 S.F. HEATED SPACE WITH BASEMENTS & 2 CAR GARAGE HOUSES MINIMUM.
12. MAXIMUM HEIGHT OF STRUCTURE 40'

REVISED

RECEIVED JAN 3 1 2002 BUREAU OF PLANNING

2-02-97

GRAPHIC SCALE IN FEET 0 30 60 90

REVISED PLAT FOR

LYNCREST SUBDIVISION

LAND LOT 237 14TH DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA

NO.	DATE	REVISION	BY
2	1/31/97	REVISED HOUSE LOCATIONS, ROAD BREAKUP	MSL
1	12/31/96	REVISED TABLES & NOTES, R.W. & SUP. WAIVER	MSL
0	12/05/96	REDUCED LAYOUT TO 11 LOTS, FIRST PLAT	MSL

DESIGN: MSL DRAWN: MSL SHEET: MSL
SCALE: 1" = 30' DATE: 12/05/96

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
2141 WINDY HILL ROAD SMYRNA, GEORGIA 30080
PH. (770) 435-2575 FAX (770) 435-8211

SHEET 1

JOB# 22077

GEORGIA REGISTERED PROFESSIONAL ENGINEER MARK G. LEE

CLERK OF THE BOARD OF ZONING APPEALS

RCS# 4506
3/03/03
2:35 PM

Atlanta City Council

Regular Session

03-O-0066 Z-02-97; 215 Lynhurst Dr., SW (I-10)
R-3 to PD-H
ADOPT

YEAS:	12
NAYS:	0
ABSTENTIONS:	0
NOT VOTING:	4
EXCUSED:	0
ABSENT	0

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

3/03/03 FULL COUNCIL MEETING

Items Adopted on the Consent Agenda	Items Adversed on the Consent Agenda
1. 03-O-0154	32. 03-R-0244
2. 03-O-0155	33. 03-R-0246
3. 03-O-0156	34. 03-R-0247
4. 03-O-0157	35. 03-R-0248
5. 03-O-0158	36. 03-R-0249
6. 03-O-0159	36.03-R-0250
7. 03-O-0227	37.03-R-0251
8. 03-O-0230	38.03-R-0252
9. 03-O-0231	39. 03-R-0253
10. 03-O-0278	40. 03-R-0254
11. 03-R-0232	41. 03-R-0255
12. 03-R-0285	42. 03-R-0256
13. 03-R-0216	43. 03-R-0257
14. 03-R-0222	44. 03-R-0258
15. 03-R-0309	45. 03-R-0259
16. 03-R-0226	46. 03-R-0260
17. 03-R-0283	47. 03-R-0261
18. 03-R-0284	48. 03-R-0262
19. 03-R-0324	49. 03-R-0263
20. 03-R-0237	50. 03-R-0264
21. 03-R-0238	51. 03-R-0265
22. 03-R-0239	52. 03-R-0266
23. 03-R-0240	53. 03-R-0267
24. 03-R-0241	54. 03-R-0268
25. 03-R-0242	55. 03-R-0269
26. 03-R-0243	56. 03-R-0270
27. 03-R-0245	57. 03-R-0271
28. 03-R-0279	58. 03-R-0272
29. 03-R-0280	59. 03-R-0273
30. 03-R-0281	60. 03-R-0274
31. 03-R-0282	61. 03-R-0275
	62. 03-R-0276
	63. 03-R-0277

Consent I Vote: 12Yeas; 0 Nays: (See RCS #4504)
Item Removed from the Consent Agenda: 03-R-0321

03- O -0066

(Do Not Write Above This Line)

AN ORDINANCE Z-02-97
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 215 LYNHURST DRIVE, S.W., FRONTING 225.97 FEET ON THE WESTERLY SIDE OF LYNHURST DRIVE BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF LAND LOT 237 WITH THE WESTERLY RIGHT-OF-WAY OF LYNHURST DRIVE. DEPTH: VARIES; AREA: 4.505 ACRES; LAND LOT 237, 14TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: ASHMEL WILLIAMS
APPLICANT: ASHMEL WILLIAMS AND DOUG FENNELL
NPU-I COUNCIL DISTRICT 10

ADOPTED BY
MAR 03 2003
COUNCIL

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

Date Referred 1/21/03

Referred To: ZRB+Zoning

First Reading
Committee ZONING
Date JAN. 15, 2003
Chair

Committee	Committee
ZONING	
Date FEB. 26, 2003	Date
Chair	Chair
Action: Fav, Adv, Held (see rev. side)	Action: Fav, Adv, Held (see rev. side)
Other:	Other:
Members	Members
Refer To	Refer To

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

COUNCIL ACTION

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

CERTIFIED

CERTIFIED
MAR 03 2003
PRESIDENT

CERTIFIED
MAR 03 2003
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED
MAR 11 2003
MAYOR