



03- 0 -0692

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

U-03-13  
4-2-03

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

SECTION 1. Under the provisions of Section 16-05.005(1)(c) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Church** is hereby approved. Said use is granted to **Saint Paul's Episcopal Church** and is to be located at **306-312 Peyton Road, S.W.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **213 & 204** of the **14<sup>th</sup>** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

  
Deputy Clerk

ADOPTED as amended by the Council  
APPROVED by the Mayor

JULY 07, 2003  
JULY 12, 2003

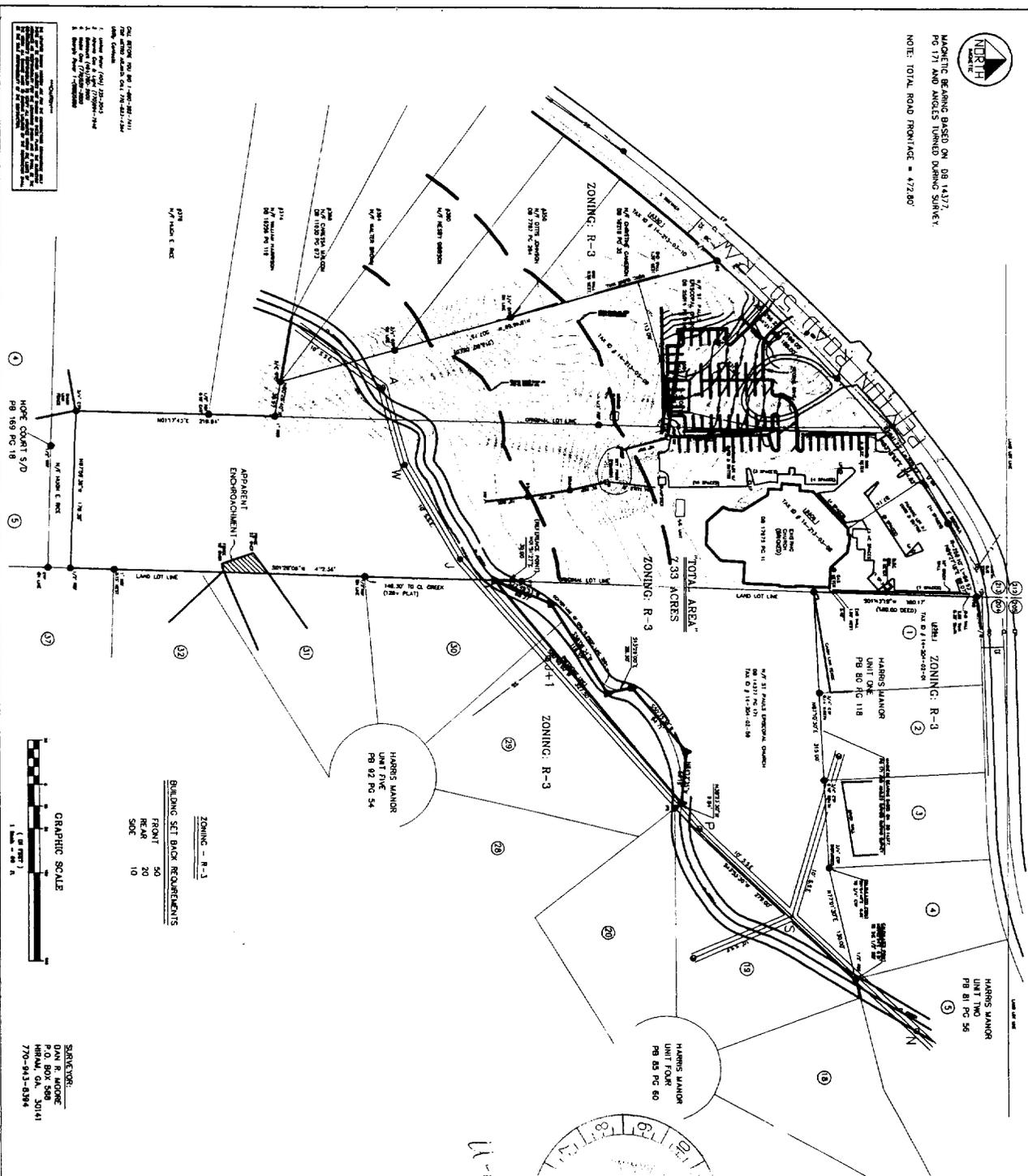


Conditions for U-03-13

Site plan entitled "Boundary Survey with proposed Improvements, Saint Paul's Episcopal Church, prepared by Dan R. Moore, dated January 15, 2000 and marked received by the Bureau of Planning April 2, 2003.



MAGNETIC BEARING BASED ON 09.14.27  
 PO 171 AND ANGLES TURNED DURING SURVEY  
 NOTE: TOTAL ROAD FRONTAGE = 472.80'



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 48,385 FEET AND AN ANGLE ERROR OF THREE SECONDS PER FACE OF THE TRIANGULATION.

**ZONING - R-3**  
 BUILDING SET BACK REQUIREMENTS  
 FRONT 50'  
 REAR 20'  
 SIDE 10'



SURVEYOR:  
 DAVE R. MOORE  
 P.O. BOX 388  
 HIRWAH, GA. 30141  
 770-943-8394

**BOUNDARY SURVEY WITH  
 PROPOSED IMPROVEMENTS  
 ST. PAULS EPISCOPAL CHURCH**  
 LAND LOT 213 & 204 OF THE 14 DISTRICT  
 CITY OF ATLANTA  
 FULTON COUNTY, GEORGIA  
 SCALE: 1" = 50'  
 JAN. 15, 2000

This plat was prepared for the exclusive use of the person, persons or entity named herein. Said plat does not extend to any unnamed person, persons or entity, nor shall it be construed as a warranty, promise, covenant, or agreement of any kind, in law or in equity, by the surveyor, persons or entity.

THIS PLAT IS SUBJECT TO ALL LEGAL ENCUMBRANCES AND MATTERS OF TITLE ARE EXCEPTED.  
 IN MY OPINION, I CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND AND EASEMENTS SHOWN THEREON, AND THAT IT CONFORMS WITH THE USUAL STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT LAW.

**DEED REFERENCES:**  
 DB 18218 PC 35; 4130 PEXTON RD.  
 DB 7757 PC 206; 4150 PEXTON RD.  
 DB 14377 PC 171; FAX RD 14-204-02-59  
 DB 2041 PC 395; #212 PEXTON RD.  
 DB 25915 PC 118; 4257 PEXTON RD.  
 DB 4919 PC 485; 4006 PEXTON RD.

**PLAT REFERENCES:**  
 PB 80 PC 118; HARRIS MANOR UNIT ONE  
 PB 82 PC 54; HARRIS MANOR UNIT FOUR  
 PB 168, PO 18; HOPE COURT 5/0  
 PB 81 PC 56; HARRIS MANOR UNIT TWO  
 PB 82 PC 54; HARRIS MANOR UNIT FIVE  
 SURVEY PLAT BY GONNETTI & ASSOC. INC. FOR UNIT TWO ST. PAULS EPISCOPAL CHURCH DATED 1-4-98

**FLOOD STATEMENT:**  
 I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD ONLY AND PORTION OF THIS PROPERTY LIES IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13170001S1 DATED JUNE 22, 1998.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 48,385 FEET AND AN ANGLE ERROR OF THREE SECONDS PER FACE OF THE TRIANGULATION.

LEGEND:

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EXHIBIT "A"

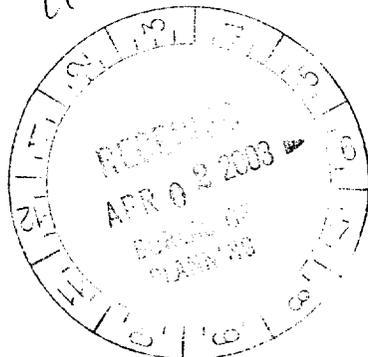
LEGAL DESCRIPTION

TRACT 1:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 213 of the 14th District; being in the City of Atlanta, Fulton County, Georgia; being that land now or formerly owned by St. Paul's Episcopal Church; and being same land as described in deed book 25014, page 196.

Commencing at a nail set located in the sidewalk on the southerly right-of-way line of Peyton Road, (50' R/W). Said nail set is located a distance of 33' south as measured from the land lot corner of 204,205,212 & 213. Thence southwesterly along the southerly side of Peyton Road and along a curve to the left having an arc being subtended by a chord bearing of S 69°27'18"W; a chord distance of 89.07' a radius of 259.10' and an arc length of 89.52' to a point on said right of way; thence continue southwesterly along said right of way along a curve to the left having an arc being subtended by a chord bearing of S 55°47'35"W; a chord distance of 123.66' a radius of 941.72' and an arc length of 123.75' to a point on said right of way and THE POINT OF BEGINNING. Thence leaving said right of way continue the following bearings and distances: S01°24'06"W for a distance of 681.91' to a 1"rod, thence N80°28'40"W; distance of 39.97' to a ¾" open top pipe, thence N15°47'00"W; distance of 507.75' to an iron pin set on the southerly right of way of Peyton Road, thence northeasterly along said right of way along a curve to the right having an arc being subtended by a chord bearing of N 44°41'35"E; a chord distance of 188.00' a radius of 2296.28' and an arc length of 188.05' to a point on said right of way, thence continue along said right of way along a curve to the right having an arc being subtended by a chord bearing of N 49°33'00"E; a chord distance of 81.45' a radius of 941.72' and an arc length of 81.48' to a point on said right of way and THE POINT OF BEGINNING; being improved property and having situated thereon , a five room rock dwelling.

The described parcel designated as Tract 1 containing 1.715 acres (74,702 sq. ft.) as per plat by Vedder Surveys & Associates dated Jan. 15, 2000.





ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 213 of the 14th District; being in the City of Atlanta, Fulton County, Georgia; being that land now or formerly owned by St. Paul's Episcopal Church; and being same land as described in deed book 17675, page 11.

THE POINT OF BEGINNING is a nail set located in the sidewalk on the southerly right-of-way line of Peyton Road, (50' R/W). Said nail set is located a distance of 33' south as measured from the land lot corner of 204,205,212 & 213. Thence leaving said right of way continue in a southerly direction along the east line of land lot 213 and the following bearings and distances:

S01°43'19"W a distance of 180.17' to an iron pin set on said land lot line, thence

S01°51'27"W a distance of 356.42' to the intersection of the centerline of creek with said land lot line, thence S01°28'06"W a distance of 472.36' to a 1/2" rebar, thence leaving said land lot line continue

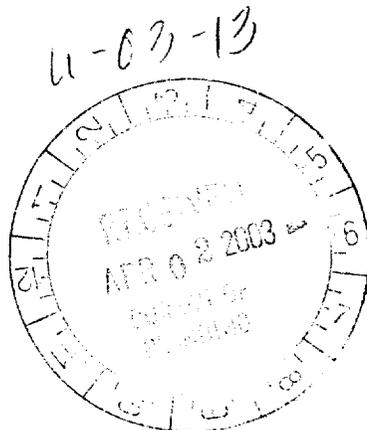
N87°59'36"W a distance of 178.36' to a 3/4" crimp top pipe, thence

N01°17'43"E a distance of 219.84' to a 1" rod, thence

N01°24'06"E a distance of 681.91' to a point located on the southerly right of way of Peyton Road.

Thence northeasterly along said right of way along a curve to the right having an arc being subtended by a chord bearing of N 55°47'35"E; a chord distance of 123.66' a radius of 941.72' and an arc length of 123.75' to a point on said right of way, thence continue along said right of way along a curve to the right having an arc being subtended by a chord bearing of N 69°27'18"E; a chord distance of 89.07' a radius of 259.10' and an arc length of 89.52' to a point on said right of way and THE POINT OF BEGINNING.

The described parcel designated as Tract 2 containing 3.988 acres (173,730 sq. ft.). As per plat by Vedder Surveys & Associates dated Jan. 15, 2000.



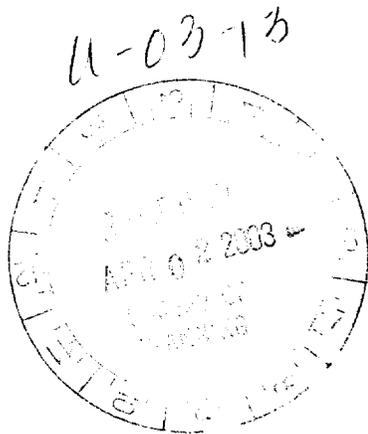


TRACT 3:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 204 of the 14th District; being in the City of Atlanta, Fulton County, Georgia; being that land now or formerly owned by St. Pauls Episcopal Church; and being same land as described in deed book 14377, page 171.

Commencing at a nail set located in the sidewalk on the southerly right-of-way line of Peyton Road, (50' R/W). Said nail set is located a distance of 33' south as measured from the land lot corner of 204,205,212 & 213. Thence leaving right of way the following bearings and distances:  
S01°43'19"W a distance of 180.17' to an iron pin set and POINT OF BEGINNING. Thence the following bearings and distances:  
N87°10'30"E a distance of 315.00' to a point, thence  
N77°01'30"E a distance of 130.00' to a point, thence  
S43°53'30"W a distance of 279.00' to a point, thence  
N38°23'30"W a distance of 9.84' to a point in the center of a creek,  
Thence following the centerline courses and distances:  
N84°12'35"W a distance of 59.19' to a point, thence  
S50°35'38"W a distance of 94.71' to a point, thence  
S13°29'00"E a distance of 28.30' to a point, thence  
S58°08'34"W a distance of 119.32' to a point, thence  
S22°49'53"W a distance of 68.27' to the intersection of creek with the easterly land lot line 204.,  
thence leaving creek continue northerly along the easterly land lot line 204,  
N01°51'27"E a distance of 356.42' to the POINT OF BEGINNING.

The described parcel designated as Tract 3 containing 1.627 acres (70,853 sq. ft.) as per plat by Vedder Surveys & Assoc. dated Jan. 15, 2000.





03-0-0692

(Do Not Write Above This Line)

AN ORDINANCE U-03-13  
BY: ZONING COMMITTEE

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A CHURCH (SECTION 16-05.005(1)(C)), PROPERTY LOCATED AT 306-312 PEYTON ROAD, S.W., FRONTING APPROXIMATELY 482.8 FEET ON THE SOUTHEASTERLY SIDE OF PEYTON ROAD BEGINNING APPROXIMATELY 1540 FEET NORTHERLY FROM THE NORTHEAST CORNER OF PEYTON WOODS TRAIL. DEPTH: VARIES; AREA: 7.330 ACRES; LAND LOTS 213 & 204, 14<sup>th</sup> DISTRICT, FULTON COUNTY, GEORGIA.  
OWNER: ST. PAUL'S EPISCOPAL CHURCH

APPLICANT: METRO PLANNING SERVICES, INC.

BY: JAMES R. BAILEY  
NPU-1 COUNCIL DISTRICT #0

ADOPTED BY

JUL 07 2003

COUNCIL

AS AMENDED

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

Date Referred 5/5/03

Referred To: RRB & Loring

First Reading

Committee  
Date  
Chair

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

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  
JUL 7 2003  
Chair: A. Moore  
COUNCIL PRESIDENT PROTEM

CERTIFIED  
JUL 07 2003

*[Signature]*

DEPUTY MUNICIPAL CLERK

MAYOR'S ACTION

*[Signature]*  
JUL 13 2003