04-O-0459

(Do Not Write Above This Line)

AN ORDINANCE Z-04-13/Z-98-58
BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND ORDINANCE Z-98-58, ADOPTED BY CITY COUNCIL NOVEMBER 16, 1998 AND APPROVED BY OPERATION OF LAW NOVEMBER 24, 1998, REZONING FROM THE R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT PHIPPS BOULEVARD, N.E., FRONTING 597.33 FEET ON THE NORTHERLY SIDE OF PHIPPS BOULEVARD, BEGINNING AT THE NORTHWEST CORNER OF WIEUCA ROAD FOR THE PURPOSE OF APPROVING A CHANGE OF CONDITIONS (SAID CHANGE OF CONDITIONS RELATES TO PROPERTY NOW KNOWN AS 45 CONFIER PARK LANE, N.E.
OWNER: HEDGEWOOD PROPERTIES
APPLICANT: STEVEN D. GRAFF
NPU-B COUNCIL DISTRICT 7

FILED BY
CITY COUNCIL
JUL 06 2004

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

Date Referred 3/15/2004

Referred To: ZRB & Zoning

First Reading

Committee ZONING
Date March 10, 2004
Chair

Committee	Committee
ZONING	
Date	Date
JUNE 30, 2004	
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
JUL 6 2004
COUNCIL PRESIDENT PRO TEM

CERTIFIED
JUL 06 2004
MUNICIPAL CLERK

MAYOR'S ACTION

City Council
Atlanta, Georgia

AN ORDINANCE Z-04-13/Z-98-58 **04- O -0459**
BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND ORDINANCE Z-98-58, ADOPTED BY CITY COUNCIL NOVEMBER 16, 1998 AND APPROVED BY OPERATION OF LAW NOVEMBER 24, 1998, REZONING FROM THE R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT **PHIPPS BOULEVARD, N.E.**, FRONTING 597.33 FEET ON THE NORTHERLY SIDE OF PHIPPS BOULEVARD, BEGINNING AT THE NORTHWEST CORNER OF WIEUCA ROAD FOR THE PURPOSE OF APPROVING A CHANGE OF CONDITIONS (SAID CHANGE OF CONDITIONS RELATES TO PROPERTY NOW KNOWN AS **45 CONIFER PARK LANE, N.E.**
OWNER: HEDGEWOOD PROPERTIES
APPLICANT: STEVEN D. GRAFF
NPU-B COUNCIL DISTRICT 7

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

SECTION 1. That Condition #6 of Ordinance Z-98-58 (98-0-1721) adopted by City Council November 16, 1998 and approved by Operation of Law November 24, 1998, rezoning from the R-3 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **Phipps Boulevard, N.E.**, is hereby amended by permitting the wall shown on the attached Exhibits A & B to be constructed in the location and according to the design shown on the lot now known as **45 Conifer Park Lane, N.E.**

SECTION 2. That a copy of Ordinance Z-98-58 (90-0-1721) is hereby attached for reference purposes.

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

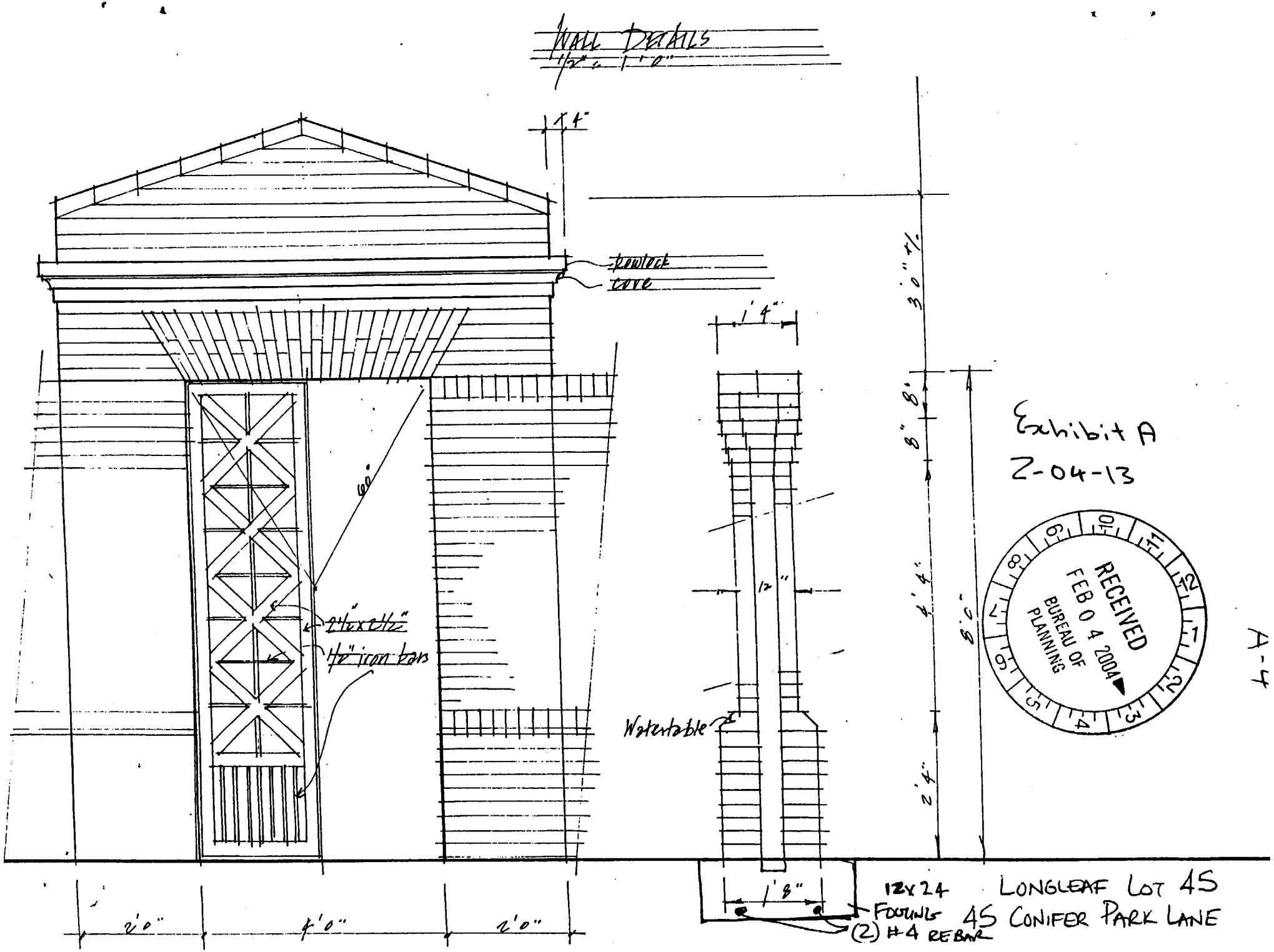
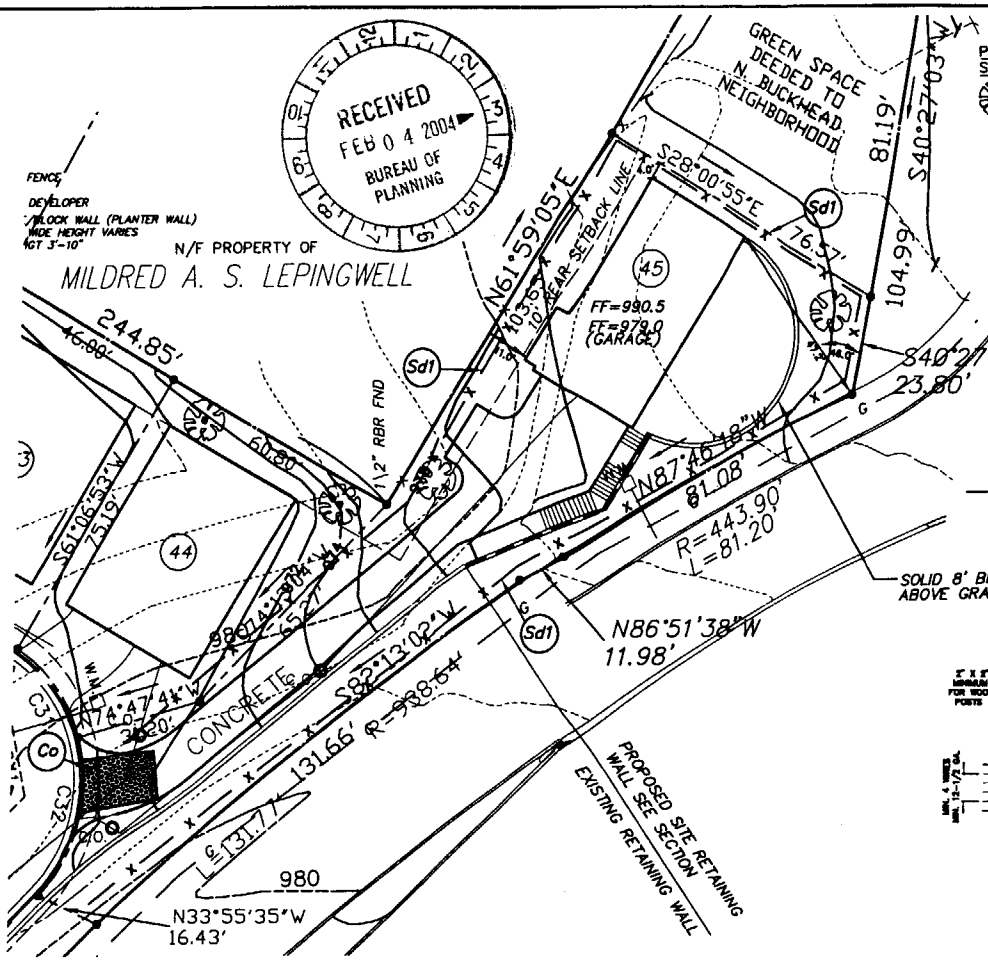


Exhibit A
Z-04-13

A-4

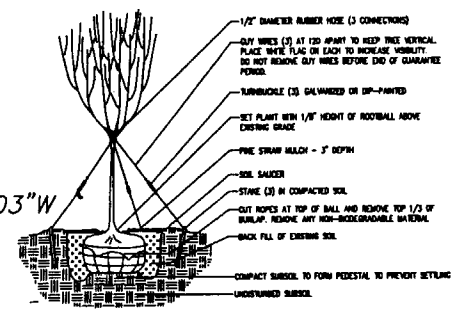
Z-04-13

Exhibit B

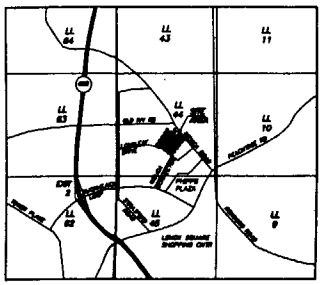


PLANTING CHART

SYM	QUANTITY	RECOMMENDED TREES	SIZE	SPACING
	2	RED MAPLE GREEN ASH CHINESE ELM RIVER BIRCH ZELKOVA WILLOW OAK	3"	AS SHOWN



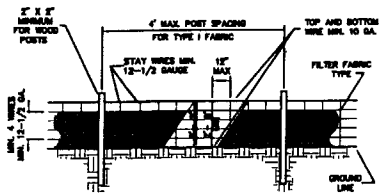
TREES OVER 8' AND/OR OVER 1' CALIPER
SECTION

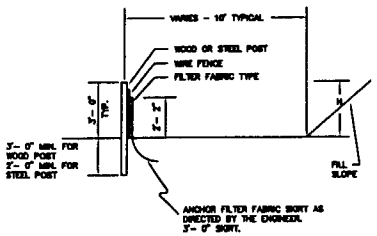


VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1.) EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.
2.) ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
3.) DIRT QUANTITY: THE CUTS AND FILL ARE TO BALANCE AT COMPLETION OF SITE.
4.) THIS LOT REQUIRES APPROX. 250 CUBIC YARDS OF FILL FOR PLACEMENT OF SLAB.
5.) THE LOT AREA IS 0.237 ACRE.
6.) THE SITE HAS BEEN PRE-GRADED, OVERALL SITE CONTAINS 5.885 ACRES.
7.) THE LOCATION OF TREES MAY VARY FROM SITE PLAN.
8.) MINIMUM DISTANCE BETWEEN STRUCTURES 10'.
9.) THIS SITE IS NOT LOCATED WITHIN 200' OF ANY STATE WATERS.
10.) THIS SITE DOES NOT LIE WITHIN A FLOOD PRONE AREA AS SHOWN ON CITY OF ATLANTA, GEORGIA F.E.M.A. FIRM, PANEL NO. 135157 0009 C, DATED 3-4-87.
11.) THERE ARE NO EXISTING TREES LOCATED ON THIS SITE.

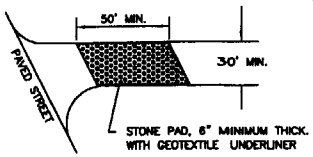




Sd1 TEMPORARY SILT FENCE DETAIL

DEVELOPER:
HEDGEWOOD PROPERTIES
DAVE DONNELLY
5930 POST ROAD
CUMMING, GEORGIA 30040
(770) 889-3667

GEORGIA REGISTERED PROFESSIONAL ENGINEER PAUL E. HARPER 11-18-03



WIDTH = FULL WIDTH OF VEHICULAR ACCESS.
STONE SIZE = 1 1/2" TO 3 1/2" DIA. #1 STONE
PROVIDE PERIODIC TOP DRESSING W/ 2" STONE AS NECESSRAY.

Co CONSTRUCTION EXIT DETAIL

WK DICKSON

LOT 45
FOR CONIFER PARK
ASHWOOD DEVELOPMENT

SITE PLAN

1/1

RCS# 5872
7/06/04
3:01 PM

Atlanta City Council

Regular Session

MULTIPLE 04-O-0459 04-O-0460 04-O-0463 04-O-0466

FILE

YEAS:	14
NAYS:	0
ABSTENTIONS:	0
NOT VOTING:	1
EXCUSED:	0
ABSENT	0

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

MULTIPLE