

Municipal Clerk
Atlanta, Georgia

04- 0 -1830

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-83
Date Filed: 7-13-04

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 **2198 Springdale Road (rear), 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 102, 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 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.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,

Municipal Clerk, CMC

ADOPTED as amended by the Council
APPROVED by the Mayor

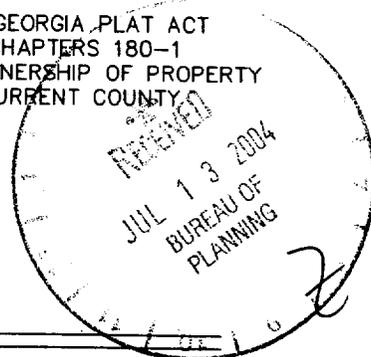
DEC 06, 2004
DEC 10, 2004



**CONDITIONS FOR Z-04-83
2198 SPRINGDALE ROAD (REAR) S.W.**

1. Site plan titled Rezoning Site Plan "Gilbert Woods Subdivision"; by KevWay Engineering dated 7-10-04 and signed by Kevin S. Edwards, engineer, on 10-26-04, and stamped as received by the City of Atlanta Bureau of Planning on October 27, 2004.
2. Provisions for maintaining the common areas, including open space and driveways, shall be through a homeowners association to be formed and created under terms and provisions of executed restrictive and protective covenants to be filed at the appropriate time.

8. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET+ AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
9. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO HAVE A CLOSURE PRECISION ONE FOOT IN 100,000 FEET+.
10. THE EQUIPMENT USED FOR THIS SURVEY: TOPCON GTS-303 TOTAL STATION.
11. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
12. AMBIT TECHNICAL SERVICES DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES IN THE SURVEYED SITE.
13. THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE GEORGIA PLAT ACT AND TECHNICAL STANDARDS OF THE OFFICIAL CODE OF GEORGIA CHAPTERS 180-1 THROUGH 180-10 AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT COUNTY RECORDS.



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 102 OF THE 14TH DISTRICT, OF FULTON COUNTY GEORGIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOW;

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF TIBBS RD. (A 40' RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY OF SPRINGDALE RD. (A 50' RIGHT OF WAY).

THENCE FOLLOWING THE NORTHERLY RIGHT OF WAY OF TIBBS RD., NORTH 89°18'04" EAST FOR A DISTANCE OF 160.00' TO THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY, PROCEED NORTH 00°11'21" WEST FOR A DISTANCE OF 957.94' TO A POINT.

THENCE PROCEED SOUTH 50°33'58" EAST FOR A DISTANCE OF 273.83' TO A POINT.

THENCE PROCEED SOUTH 37°54'25" EAST FOR A DISTANCE OF 184.00' TO A POINT.

THENCE PROCEED SOUTH 22°20'44" EAST FOR A DISTANCE OF 104.34' TO A POINT.

THENCE PROCEED SOUTH 16°18'10" EAST FOR A DISTANCE OF 99.41' TO A POINT.

THENCE PROCEED SOUTH 10°09'21" EAST FOR A DISTANCE OF 98.97' TO A POINT.

THENCE PROCEED SOUTH 08°31'51" EAST FOR A DISTANCE OF 123.71' TO A POINT.

THENCE PROCEED SOUTH 04°59'13" EAST FOR A DISTANCE OF 122.67' TO A POINT.

THENCE PROCEED SOUTH 04°55'01" EAST FOR A DISTANCE OF 100.00' TO A POINT.

THENCE PROCEED SOUTH 89°18'13" WEST FOR A DISTANCE OF 444.02' TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINING A TOTAL OF 313,628.77 SQUARE FEET, 7.199 ACRES MORE OR LESS.

PLAT REFERENCES

PLAT BOOK 45, PAGE 15, FULTON COUNTY, GEORGIA RECORDS, DATED 12/ SUBDIVISION PART OF TIBBS & PATTON PROPERTY LAND LOT #102, 14TH

RCS# 6314
12/06/04
5:30 PM

Atlanta City Council

Regular Session

MULTIPLE

04-O-1830 04-O-1840 04-O-1132 04-O-1406
04-O-1641 04-O-1849 04-O-1301, 1410 1839
ADOPT AS AMEND

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 5
EXCUSED: 0
ABSENT 0

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

MULTIPLE

(Do Not Write Above This Line)

04-0-1830

AN ORDINANCE Z-04-83
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 **2198 Springdale Road (rear), S.W.** fronting 444.02 feet on the north side of Tibbs Road (unimproved right-of-way) beginning 160 feet east of the northeast corner of Springdale Road. Depth: varies; Area: 7.199 acres; Land Lot 102, 14th District, Fulton County, Georgia.

OWNER: LAWRENCE ROBINSON
APPLICANT: RO PREISINGER
NPU-X COUNCIL DISTRICT 12

AS AMENDED

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

Date Referred 10-18-2004

Referred To: ZRB; zoning

Date Referred

Referred To:

ADOPTED BY

Date Referred

Referred To:

DEC 06 2004

COUNCIL

First Reading

Committee ZONING
Date 10-15-2004
Chair [Signature]
Referred To ZRB

Committee

Date 10-15-2004

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

[Signature]
[Signature]
[Signature]

[Signature]
[Signature]
[Signature]

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

CERTIFIED

- FINAL COUNCIL ACTION
- 2nd
- 1st & 2nd
- 3rd

- Consent
- V Vote
- RC Vote

COMMITTEE
DEC 06 2004

[Signature]

[Signature]

MAYOR'S ACTION

[Signature]

MAYOR