



Municipal Clerk
Atlanta, Georgia

04-0-1848

AN ORDINANCE
BY: ZONING COMMITTEE

Z—04-117/Z-88-44
Date Filed: 9-13-04

AN ORDINANCE TO AMEND ORDINANCE Z-88-44 WHICH REZONED PROPERTY FROM THE R3 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE RG-2-C (RESIDENTIAL GENERAL-SECTOR 2 CONDITIONAL) DISTRICT FOR TRACT I AND TO THE OI-C (OFFICE INSTUTIONAL-CONDITIONAL) DISTCT FOR TRACT II FOR THE PURPOSE OF APPROVING A REVISED SITE PLAN FOR PROPERTY LOCATED AT **2500 PINE TREE ROAD, N.E.** AND FOR OTHER PURPOSES.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS:

SECTION 1. That the previously approved site plan be substituted with a new plan:

ALL THAT TRACT or parcel of land lying and being in Land Lot 102 of the 17th District, County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.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

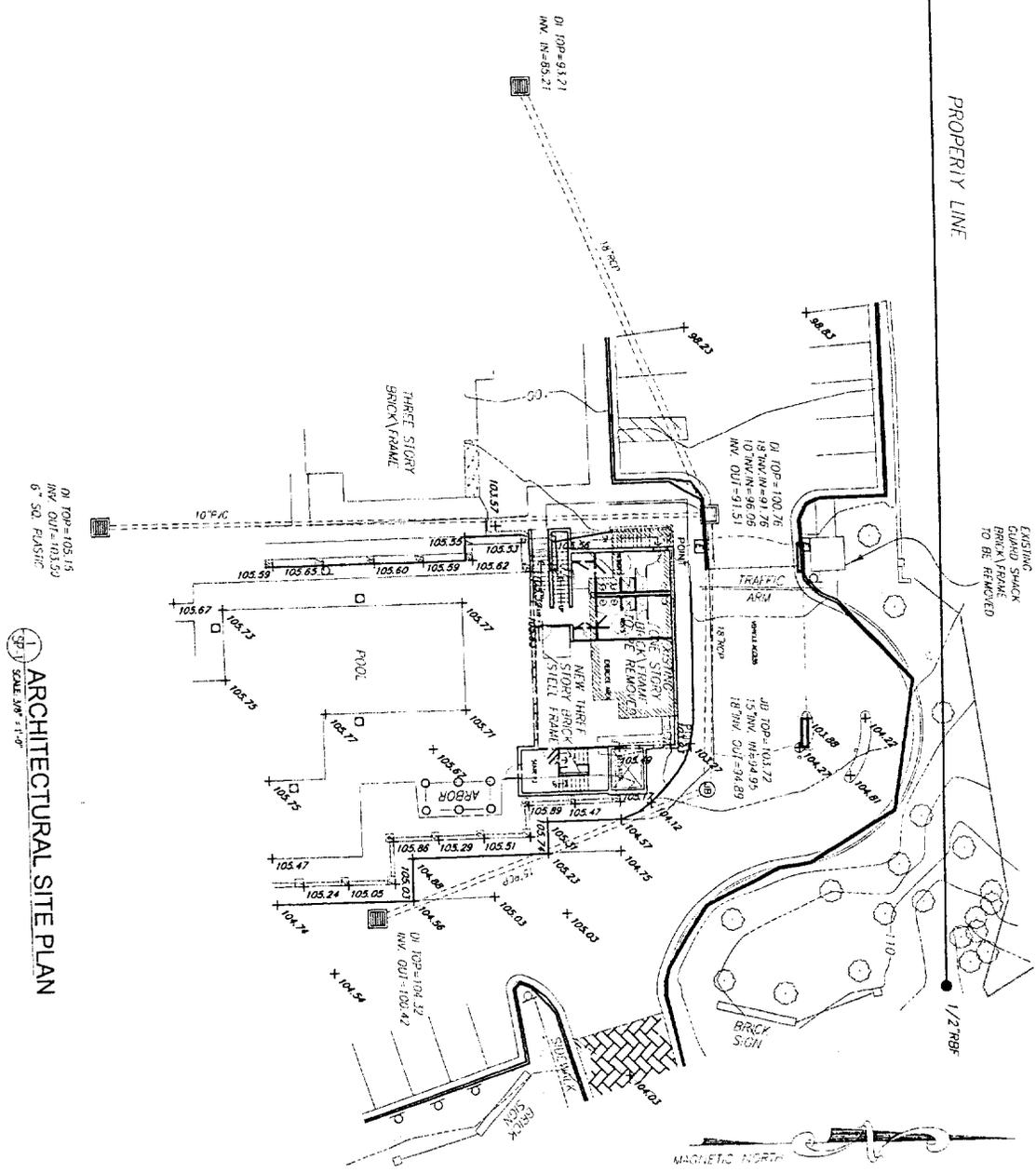
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

DEC 06, 2004
DEC 10, 2004

PROPERTY LINE

EXISTING
GUARD SWACK
BRICK FRAME
TO BE REMOVED



ARCHITECTURAL SITE PLAN
SCALE 1/8" = 1'-0"

MAGNETIC NORTH

NOTE:

1. NEW BUILDING SANITARY SYSTEM AND WATER SUPPLY TO THE INTO EXISTING SANITARY SEMER LINE AND EXISTING WATER SUPPLY CURRENTLY USED BY EXISTING ONE STORY BRICK/FRAME POOL CABANA STRUCTURE TO BE DEMOLISHED. REQUIRED BACK-FLOW PREVENTER TO BE PROVIDED AT TIME OF CONNECTION.
2. EXISTING SITE IS IMPERVIOUS, CONSISTING OF ASPHALT PAVING AND CONCRETE POOL DECK.
3. NO TREES ARE IMPACTED BY THE WORK.
4. NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE SITE.



RELEASED FOR CONSTRUCTION

SP-1
SHEET NO.
ARCHITECTURAL SITE PL.

ARBOR GATES FITNESS CENTER
2500 PINE TREE ROAD, N.E.
ATLANTA, GEORGIA
FOR
EXECUTIVE CAPITAL

DESIGNER:
ARCHITECT:
DATE:
JOB NO. 003
DRAWN BY:
CHECK BY:
JOB PROGRESS: 11
DATE: 08/04/04
SCALE: AS SHOWN

PUCCIANO & ENGLISH, INC.
ARCHITECTS, AIA
3084 MERCER UNIVERSITY DRIVE, SUITE 110
ATLANTA, GA 30324
PH 770-457-0923 FAX 770-451-0092
www.puccianoandenglish.com





2084

2-04-117/2-88-44

TRACT I

ALL THAT TRACT or parcel of land lying and being in Land Lots 6 and 48 of the 17th District of Fulton County, Georgia, and being part of Lots 3 and 4, Subdivision of Property for V. Kriegshaber & Sons, Inc., as shown on a plat recorded in Plat Book 15, page 119, Fulton County, Georgia Records, and being more particularly described as follows:

BEGINNING at a point on the westerly side of Pinetree Road (a 50-foot right-of-way), 25 feet southerly from its intersection with the north boundary line of Land Lots 48 and 6; thence running southerly and southeasterly as measured along the westerly side of Pinetree Road and following the curvature thereof for a distance of 150.0 feet to an iron pin; running thence north 87 degrees 30 minutes west a distance of 309.0 feet to a iron pin; running thence north a distance of 150.0 feet to a iron pin; running thence easterly a distance of 294.0 feet to a point on the westerly side of Pinetree Road and the POINT OF BEGINNING, being improved property having a house thereon known as 2680 Pinetree Road, N.E. according to the present system of numbering houses in the City of Atlanta; as shown and delineated on a Plat of Survey prepared by Eston Pendley & Assoc., Inc., Georgia Registered Land Surveyor No. 945, certified by Eston Pendley, dated April 2, 1984.

TRACT II:

ALL THAT TRACT or parcel of land lying and being in Land Lots 6 and 48 of the 17th District, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point and right-of-way monument located at the northwest corner of the intersection of the northeasterly edge of the right-of-way of Marian Road with the northwesterly edge of the right-of-way of Pinetree Road (having a 50-foot right-of-way); thence running along the northwesterly edge of said right-of-way of Pinetree Road, north 18 degrees 03 minutes 20 seconds east, a distance of 506.97 feet to a point of a curve to the left; thence in a northwesterly direction along a curve to the left having a radius of 375.00 feet, an arc length of 232.33 feet and a chord bearing of north 00 degrees 18 minutes 27 seconds east, a distance of 228.63 feet to a point of tangent; thence running north 17 degrees 26 minutes 27 seconds west along the said northeasterly right-of-way of Pinetree Road, a distance of 112.33 feet to a point of a curve; thence running in a northwesterly direction along said curve having a radius of 930.06 feet, an arc length of 51.05 feet, and a chord bearing of north 1 degrees 52 minutes 06 seconds west a distance of 51.05 feet to an iron pin found; thence running along the south boundary lines of property now or formerly belonging to Erman E. Fortenberry, Jr. and Jennie Brian and property now or formerly belonging to Richard P. Sewell, Jr. and Mary B. Sewell, south 89 degrees 50 minutes 00 seconds west for a total distance of 643.39 feet to an iron pin found; thence running along the east boundary lines of property now or formerly belonging to State of Georgia Highway right-of-way and property now or formerly belonging to McDevitt and Street Co., south 00 degrees 05 minutes 27 seconds west for a total distance of 669.91 feet to a point and right-of-way monument; thence running along the northerly right-of-way of Marian Road on the following courses: south 69 degrees 08 minutes 05 seconds

east, 102.24 feet to a right-of-way monument; thence south 82 degrees 46 minutes 1 seconds east, 122.58 feet to a point within a lake; thence south 51 degrees 1 minutes 26 seconds east, 122.49 feet to a right-of-way monument; thence south 7 degrees 35 minutes 56 seconds east, 110.77 feet to a right-of-way monument; thence south 67 degrees 24 minutes 41 seconds east, 121.39 feet to a right-of-way monument and the POINT OF BEGINNING: being a parcel of land containing 11.599 acres as shown and delineated on plat of survey for Leowl Realty Corporation, by Harris Engineering Corporation, dated June 10, 1980.

LESS AND EXCEPT FROM TRACT II THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT TRACT or parcel of land lying and being in Land Lot 48 of the 17th District, Fulton County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING, begin at a point and right-of-way monument located at the northwest corner of the intersection of the northeasterly edge of the right-of-way of Sydney Marcus Boulevard with the northwesterly edge of the right-of-way of Pinetree Road (having a 50-foot right-of-way); thence running north 67 degrees 24 minutes 41 seconds west a distance of 121.39 feet to a right-of-way monument, said right-of-way monument being the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING run thence north 79 degrees 2 minutes 21.4 seconds west a distance of 110.74 feet to a right-of-way monument; run thence north 50 degrees 3 minutes 00 seconds west a distance of 122.47 feet to a point; run thence north 8 degrees 12 minutes 47 seconds west a distance of 122.56 feet to a right-of-way monument; run thence north 68 degrees 42 minutes 43.8 seconds west a distance of 102.33 feet to a right-of-way monument; run thence north 00 degrees 38 minutes 01.1 seconds a distance of 669.75 feet to an iron pin found; run thence south 89 degrees 38 minutes 40.3 seconds east a distance of 58.99 feet to a point; run thence south 81 degrees 48 minutes 49.9 seconds east a distance of 126.85 feet to a point; run thence south 19 degrees 17 minutes 34.9 seconds east a distance of 334.92 feet to a point; run thence south 06 degrees 56 minutes 12.3 seconds east a distance of 291.09 feet to a point; run thence south 20 degrees 32 minutes 39.6 seconds east a distance of 231.07 feet to a point, said point being the TRUE POINT OF BEGINNING.

2-04-117/2-88-44



RCS# 6313
12/06/04
5:26 PM

Atlanta City Council

Regular Session

MULTIPLE

04-O-1411 04-O-1832 04-O-1408 04-O-1435
04-O-1834 04-O-1836 04-O-1848
ADOPT

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

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

MULTIPLE

04-0-1848

(Do Not Write Above This Line)

AN ORDINANCE Z-04-117/Z-88-44
BY: ZONING COMMITTEE

An Ordinance to amend Ordinance Z-88-44, as amended, adopted by City Council December 19, 1988 and approved by the Mayor December 21, 1988 rezoning from the R-3 (Single-Family Residential) District to the RG-2-C (Residential General-Sector 2-Conditional) District on Tract I, and to OI-C (Office Institutional-Conditional) District on Tract II, property located at **2500 Pine Tree Road, N.E.** for the purpose of approving a revised site plan and for other purposes.
OWNER: RAYMAN ASSOCIATES
BUCKHEAD, LLC
APPLICANT: RAYMAN ASSOCIATES
BUCKHEAD, LLC
BY: WILLIAM WOODSON
GALLOWAY, ATTORNEY
NPU-B COUNCIL DISTRICT 7

- 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 DEC 06 2004
 Referred To: _____

First Reading
 Committee Date 10/19/04
 Chair [Signature]
 Referred to [Signature]

Committee Date 2004
 Chair [Signature]
 Action Fav, Adv, Hold (see rev. side)
 Other _____
 Members [Signature]
 Refer To _____

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 _____
 Refer To _____

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

FINAL COUNCIL ACTION
 2nd 1st & 2nd 3rd
 Consent V Vote RC Vote

CERTIFIED

DEC 06 2004
 MAYOR'S ACTION

[Signature]
 MAYOR

COUNCIL