

Municipal Clerk
Atlanta, Georgia

05-O-0100

**AN AMENDED ORDINANCE
BY ZONING COMMITTEE**

U-04-32/U-03-25/U-97-32

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

SECTION 1. Under the provisions of (Section 16-06.005 (1) (k), of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for Athletic Fields, is hereby approved. Said use is granted to The Galloway Schools, Inc. and is to be located at **2400 DeFours Ferry Road, N.W** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 221, 17th 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.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,

Ronda Daughin Johnson
Municipal Clerk, CMC

ADOPTED as amended by Council
APPROVED by the Mayor

March 7, 2005
March 15, 2005



**Conditions for
U-04-32 for 2400 Defoors Ferry Road, N.W.**

1. The site plan submitted by the applicant for 2400 Defoors Ferry Road, N.W. received by the Bureau of Planning on February 1, 2005.
2. There will be no football or baseball use of this facility.
3. No use prior to 8:00 am on Monday through Saturday.
4. There will be no Sunday use prior to 12:00 noon.
5. All athletic uses will be limited to daylight hours. No exterior lighting of the fields will be permitted.
6. No permanent sound amplification system
7. No parking on Defoors Ferry Road or Defoors Place.
8. The area of the site near Defoors Place condominiums shall be professionally landscaped in accordance with a landscape plan.
9. Not shown on the site plan are the locations of the normal ancillary field event facilities, including but not limited to high jump, long jump, pole vault, and shot put. Such items, including runways, shall be located inside the track oval.

**LEGAL DESCRIPTION
FLORENCE WARREN MONROE PROPERTY**

All that tract or parcel of land lying and being in Land Lots 220 and 221 of the 17th Land District, City of Atlanta, Fulton County, Georgia said tract or parcel of land being more particularly described as follows:

Beginning at a 1" crimped top pipe found at the intersection of the southwesterly right-of-way line of DeFoor's Ferry Road (50 foot r/w, per Plat Book 23 page 13) and the easterly line of Land Lot 221.

THENCE along the easterly line of Land Lot 221 the following courses and distances,

South 00 degrees 12 minutes 41 seconds West for a distance of 204.10 feet to a 1/2" iron pin found;

THENCE South 00 degrees 25 minutes 33 seconds West for a distance of 1015.79 feet, passing over a 5/8" iron pin found a distance of 607.69 feet from the beginning thereof, to a point of intersection of the easterly line of Land Lot 221 and the center of Woodall Creek;

THENCE leaving the easterly line of Land Lot 221 and along the center of Woodall Creek the following courses and distances,

North 60 degrees 46 minutes 41 seconds West for a distance of 118.12 feet to a point;

THENCE North 52 degrees 38 minutes 21 seconds West for a distance of 89.76 feet to a point;

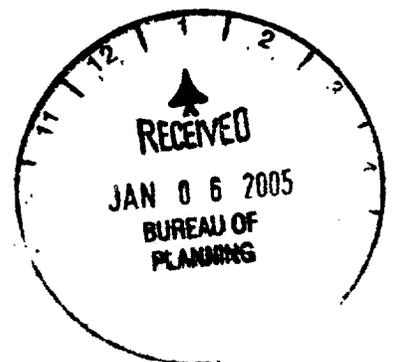
THENCE along a curve to the left having a radius of 77.15 feet and an arc length of 65.67 feet, being subtended by a chord of North 77 degrees 01 minutes 28 seconds West for a distance of 63.71 feet to a point;

THENCE along a curve to the right having a radius of 62.85 feet and an arc length of 155.18 feet, being subtended by a chord of North 30 degrees 40 minutes 33 seconds West for a distance of 118.66 feet to a point;

THENCE along a curve to the left having a radius of 204.80 feet and an arc length of 200.70 feet, being subtended by a chord of North 11 degrees 59 minutes 00 seconds East for a distance of 192.76 feet to a point;

THENCE North 16 degrees 05 minutes 27 seconds West for a distance of 85.65 feet to a point;

THENCE North 31 degrees 14 minutes 19 seconds West for a distance of 97.72 feet to a point;



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THENCE along a curve to the right having a radius of 106.21 feet and an arc length of 79.61 feet, being subtended by a chord of North 09 degrees 45 minutes 59 seconds West for a distance of 77.76 feet to a point;

THENCE along a curve to the left having a radius of 99.10 feet and an arc length of 70.14 feet, being subtended by a chord of North 08 degrees 34 minutes 13 seconds West for a distance of 68.69 feet to a point;

THENCE North 27 degrees 51 minutes 20 seconds West for a distance of 223.47 feet to a point;

THENCE along a curve to the right having a radius of 308.00 feet and an arc length of 141.67 feet, being subtended by a chord of North 14 degrees 40 minutes 41 seconds West for a distance of 140.43 feet to a point;

THENCE North 01 degrees 30 minutes 02 seconds West for a distance of 244.90 feet to a point;

THENCE along a curve to the left having a radius of 263.90 feet and an arc length of 129.62 feet, being subtended by a chord of North 15 degrees 34 minutes 18 seconds West for a distance of 128.32 feet to a point;

THENCE North 29 degrees 38 minutes 34 seconds West for a distance of 135.16 feet to a point;

THENCE North 07 degrees 58 minutes 27 seconds West for a distance of 42.94 feet to a point of intersection of the center of Woodall Creek and the southwesterly right-of-way line of DeFoods Ferry Road;

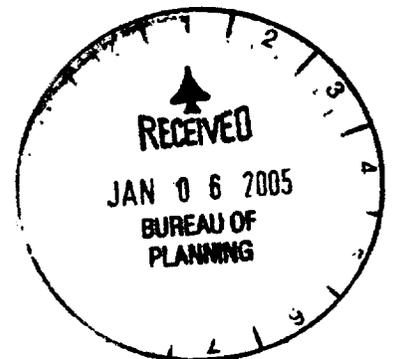
THENCE leaving the center of Woodall Creek and along the southwesterly right-of-way line of DeFoods Ferry Road the following courses and distances,

South 66 degrees 37 minutes 29 seconds East for a distance of 425.29 feet to a point;

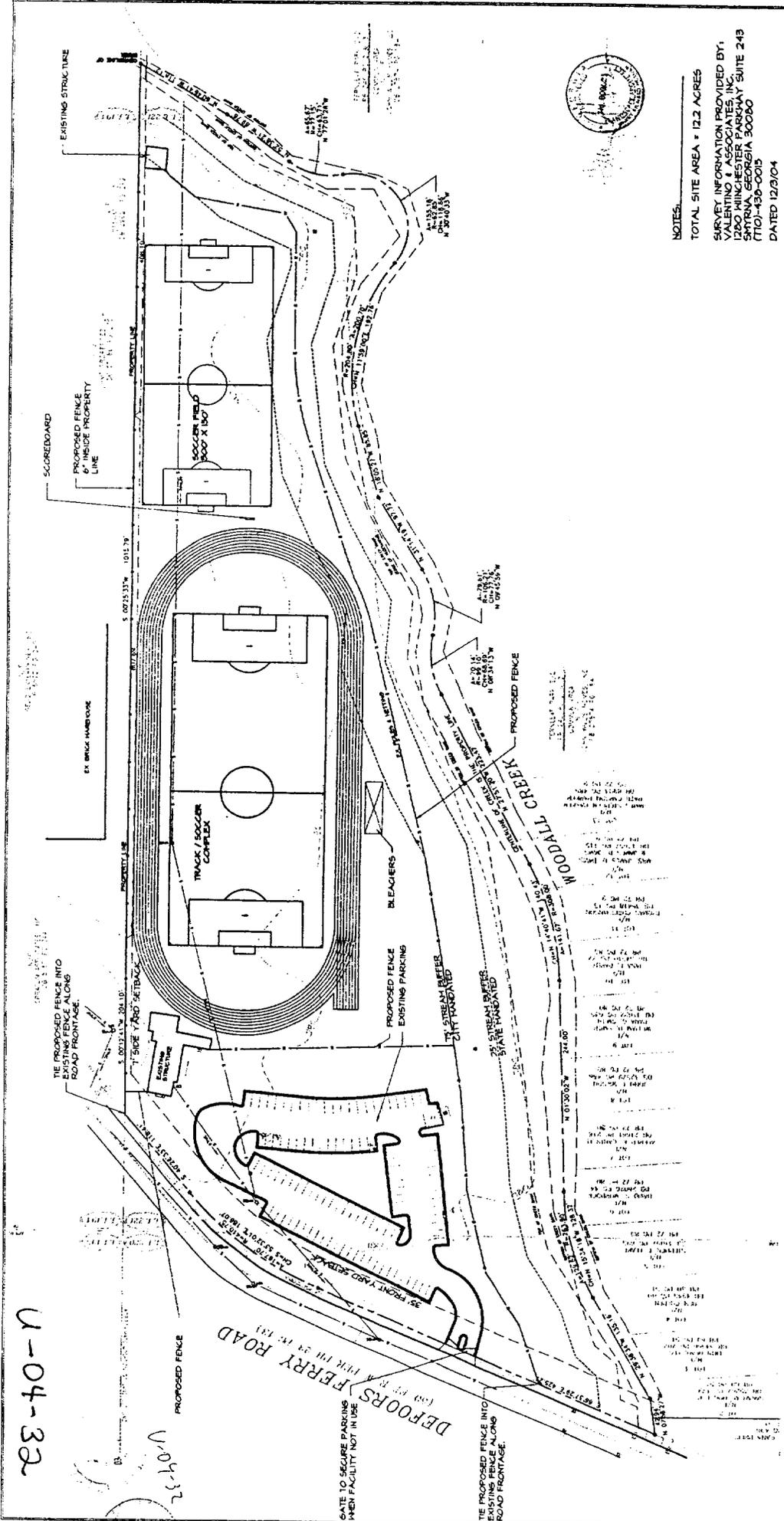
THENCE along a curve to the right having a radius of 410.75 feet and an arc length of 187.70 feet, being subtended by a chord of South 53 degrees 32 minutes 01 seconds East for a distance of 186.07 feet to a point;

THENCE South 40 degrees 26 minutes 33 seconds East for a distance of 118.41 feet to a 1" crimped top pipe found at the intersection of the southwesterly right-of-way line of DeFoods Ferry Road and the easterly line of Land Lot 221, said 1" crimped top pipe found being the POINT OF BEGINNING.

Said tract or parcel of land containing 12.237 acres or 533,052 square feet.



U-64-38



U-04-32

U-04-32

NOTES:
 TOTAL SITE AREA = 12.2 ACRES
 SURVEY INFORMATION PROVIDED BY:
 VALENTINO & ASSOCIATES, INC.
 1200 MINCHESTER PARKWAY SUITE 243
 SHYRINA, GEORGIA 30080
 (770) 489-0005
 DATED 12/3/04

Preliminary Site Plan Galloway School Athletic Complex

2400 DeFours Ferry Rd
 Atlanta, Georgia
 January 31, 2005



ALTA MIRA
 DESIGN AND COMMON SENSE, INC.
 1100 W. BROADWAY, SUITE 1000
 ATLANTA, GA 30309
 (404) 525-1000



GRAPHIC SCALE
 1" = 10'

RCS# 6526
3/07/05
2:42 PM

Atlanta City Council

Regular Session

MULTIPLE

05-O-0094 Z-04-142 05-O-0100 U-0432/0325
U9732 04-O-1837 Z04103 04-O-2276 Z04149
ADOPT AS AMEND

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 3

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

MULTIPLE

#11

05-0-0100

(Do Not Write Above This Line)

AN ORDINANCE U-04-32/U-03-25/U-97-32

BY:

An Ordinance granting a Special Use Permit for Athletic Fields (Section 16-06.005 (1) (K), property located at **2400 Defoors Ferry Road, N.W.**, fronting approximately 7300 feet on the southerly side of Defoors Ferry Road. Property is bounded on the west by Woodall Creek and is approximately 300 feet east of Fernleaf Court. Depth: varies. Area: 11.90 acres. Land Lot 221, 17th District, Fulton County, Georgia.
OWNER: WILLIAM L. MONROE, III
APPLICANT: THE GALLOWAY SCHOOLS, INC.
BY: ROBERT L. ZOECKLER, ATTORNEY
NPUD COUNCIL DISTRICT 9

First Reading

Committee _____
Date _____
Chair _____
Referred 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

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

ADOPTED BY

MAR 07 2005

COUNCIL

Date Referred 11/18/05

Referred To: ZRR + Zoning

Referred To:

Date Referred

Referred To:

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

CERTIFIED

MAR 07 2005



MAYOR'S ACTION

Handwritten signature: Andy Parks