



CITY COUNCIL
ATLANTA, GEORGIA

Municipal Clerk
Atlanta, Georgia

04-0-1639

**AN AMENDED ORDINANCE
BY ZONING COMMITTEE**

Z-04-92
Date Filed: 8-10-04

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 **2475 Old Hapeville Road, S.W. (a.k.a. 120 Pegg Road and 2475 Pryor Road, 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 69 of the 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.

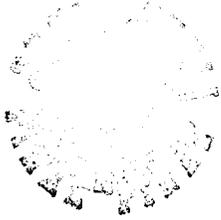
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Dauphin Johnson
Municipal Clerk, CMC

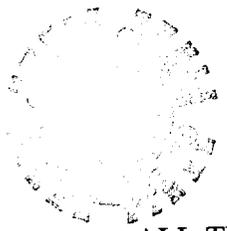
ADOPTED as amended by Council
APPROVED by the Mayor

March 21, 2005
March 25, 2005



**Conditions for Z-04-92
For
2475 Old Hapeville Road**

1. Conditioned on a site plan titled "Proposed Single Family Homes Layout of Old Hapeville Station and marked received by the Bureau of Planning on September 21, 2004.



BOUNDARY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 69 OF THE 14TH DISTRICT, IN FULTON COUNTY, GEORGIA, WITHIN THE CITY OF ATLANTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF JUDY LANE (HAVING A 50' R/W) AND THE WEST RIGHT-OF-WAY OF OLD HAPEVILLE ROAD (HAVING A 40' R/W) GO THENCE NORTHEASTERLY ALONG THE RIGHT-OF-WAY OF OLD HAPEVILLE ROAD A DISTANCE OF 654.83' TO AN IRON PIN AND THE **TRUE POINT OF BEGINNING**; GO THENCE SOUTH 89°00'37" EAST A DISTANCE OF 1723.72' TO AN IRON PIN; GO THENCE SOUTH 89°00'37" EAST A DISTANCE OF 268.89' TO AN IRON PIN; GO THENCE NORTH 14°53'54" WEST A DISTANCE OF 220.53' TO AN IRON PIN; GO THENCE NORTH 20°39'12" WEST A DISTANCE OF 208.48' TO AN IRON PIN; GO THENCE NORTH 26°39'32" WEST A DISTANCE OF 209.95' TO AN IRON PIN; GO THENCE NORTH 29°15'10" WEST A DISTANCE OF 90.43' TO AN IRON PIN; GO THENCE SOUTH 89°06'51" EAST A DISTANCE OF 128.23' TO AN IRON PIN; GO THENCE NORTH 04°12'02" EAST A DISTANCE OF 47.35' TO AN IRON PIN; GO THENCE SOUTH 88°53'20" EAST A DISTANCE OF 732.73' TO AN IRON PIN; GO THENCE SOUTH 88°38'22" EAST A DISTANCE OF 562.32' TO AN IRON PIN; GO THENCE SOUTH 17°59'22" WEST A DISTANCE OF 419.80' TO AN IRON PIN; GO THENCE SOUTH 87°50'17" EAST A DISTANCE OF 1043.92' TO AN IRON PIN; GO THENCE SOUTH 55°37'23" WEST A DISTANCE OF 44.00' TO AN IRON PIN; GO THENCE SOUTH 33°08'55" WEST A DISTANCE OF 120.00' TO AN IRON PIN; GO THENCE SOUTH 62°59'07" EAST A DISTANCE OF 130.00' TO AN IRON PIN; GO THENCE SOUTH 41°58'57" WEST A DISTANCE OF 139.63' TO AN IRON PIN AND THE **TRUE POINT OF BEGINNING**.

SAID TRACT CONTAINS 26.53 ACRES AS SHOWN ON A PLAT OF SURVEY FOR DR. LOUIS P. GANGAROSA SR. PREPARED BY PAUL LEE CONSULTING ENGINEERING DATED 01/08/02 LAST REVISED 06/18/03.

7-04-92
AUGUST 10, 09

RCS# 6567
3/21/05
2:39 PM

Atlanta City Council

Regular Session

04-O-1639

Z-04-92 R-4 TO PD-H 2475 OLD HAPEVILLE
ROAD AKA 120 PEGG RD AND 3475 PRYOR RD

ADOPT
As Amended

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 1
ABSENT 2

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

04-O-1639

04-C-1639

(Do Not Write Above This Line)

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-92

AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT- HOUSING) DISTRICT, PROPERTY LOCATED AT 2475 OLD HAPEVILLE ROAD, S.W. (A.K.A. 120 PEGG ROAD AND 2475 PRYOR ROAD, S.W.) FRONTING 139.63 FEET ON THE WEST SIDE OF OLD HAPEVILLE ROAD BEGINNING 419.50 FEET SOUTH FROM THE SOUTHWEST CORNER OF MEADOW PARK DRIVE. PROPERTY ALSO FRONTS 50 FEET AT THE SOUTH TERMINUS OF BAGWELL ROAD.
DEPTH: VARIES; AREA: 26.53 ACRES
LAND LOT 69, 14TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: LOUIS P. GANGAROSA AND BROTHERS VENTURES
APPLICANT: LOUIS P. GANGAROSA AND BROTHERS VENTURES
BY: SARRAN MARSHALL

NPU-Z COUNCIL DISTRICT 12

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

Date Referred 9-20-2004

Referred To: ZLB & zoning

Date Referred

Referred To: **ADOPTED BY**

Date Referred

Referred To: MAR 21 2005

COUNCIL

First Reading
Committee Date: 9-15-2004
Chair: SARRAN MARSHALL
Referred To: ZONING COMMITTEE

Zoning

Referred Date: 9-16-2005

Chair: SARRAN MARSHALL

Fav, Adv, Hold (see rev. side)

Other: No Referred

Members: SARRAN MARSHALL

Refer To: SARRAN MARSHALL

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

Refer To

Refer To

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

CERTIFIED

MAR 21 2005

CERTIFIED

MAYOR'S ACTION

Muddy Frank