

COMMITTEE AMENDMENT FORM

DATE: 09/26/07

COMMITTEE ZONING PAGE NUM. (S)

ORDINANCE I. D. #07-O-1537 SECTION (S)

RESOLUTION I. D. #07-R- PARA.

AMENDS THE LEGISLATION BY ADDING SIX (6) CONDITIONS OF WHICH ONE IS A SITE PLAN RECEIVED BY THE BUREAU OF PLANNING 8/21/07.

AMENDMENT DONE BY COUNCIL STAFF 09/26/07

CONDITIONS FOR Z-07-80 for 890 Peyton Road, S.W.

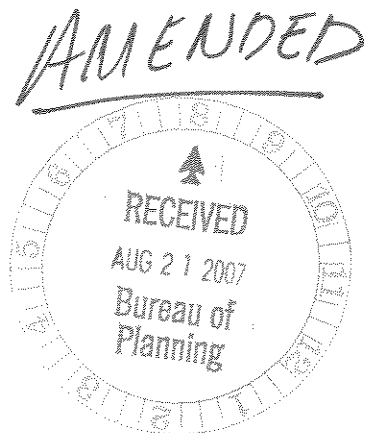
1. Revised site plan by Kevway Engineering, last revised on August 20, 2007, and received by the Bureau of Planning on August 21, 2007.
2. Maximum of 15 lots as shown on site plan.
3. Each home shall have a minimum of 3,000 square feet of floor area.
5. The front and both sides of each home, at minimum, shall be faced with brick.
6. Sidewalks shall be installed within the subdivision and along Peyton Road.

Exhibit 'A'

ALL THAT TRACT or parcel of land lying and being in Land Lot 214 of the 14th District, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a Point on the northeasterly right-of-way line of Peyton Road (variable right-of-way), said Point being located 485.0 feet southeasterly, as measured along said right-of-way line, of the southeasterly right-of-way line of McKenzie Court; Run thence North 69°05'37" East a distance of 21.81 feet to a Point; Run thence North 00°24'38" East a distance of 1203.04 feet to a Point; Run thence South 88°26'45" East a distance of 242.80 feet to a Point; Run thence South 00°29'35" West a distance of 1208.45 feet to a Point; Run thence South 55°48'51" West a distance of 243.87 feet to a Point; Run thence South 55°48'51" West a distance of 4.41 feet to a Point on the northeasterly right-of-way line of Peyton Road; Run thence along said right-of-way line North 23°02'00" West a distance of 92.24 feet to a Point; Continue thence along said right-of-way line North 00°28'18" East a distance of 12.74 feet to a Point; Continue thence along said right-of-way line and along a curve to the left (said curve having a radius of 773.74 feet, a chord bearing of North 23°23'15" West, and a chord length of 50.21 feet) a distance of 50.22 feet to the **POINT OF BEGINNING**.

Said parcel contains 7.150 acres or 311,450 square feet more or less.



Z-07-80

City Council
Atlanta, Georgia

07-0-1537
Z-07-80
Date Filed: 6-8-07

AN ORDINANCE
BY: ZONING COMMITTEE

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 **890 Peyton Road, S.W.,** be changed from the R-3 (Single family Residential) to PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 214, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

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.

Exhibit "A"

Z-0780

All that Tract or parcel of land lying and being in Land Lot 214 of the 14th District of Fulton County, Georgia, being part of Lots 18 and 19, Peyton Hills Subdivision, Unit 3, Block B, being more particularly described as follows:

BEGINNING at a point on the South right-of-way line of Harrington Place (50' RW), said point being 79.76' West from the intersection of the South right-of-way of Harrington Place (50'RW) and the West right-of-way of Rodney Drive (50'RW), thence leaving said right-of-way of Harrington Place run South 47°41'34" West a distance of 202.86' to a point, run thence North 00°28'35" East a distance of 13.11' to a point, run thence North 88°26'45" West a distance of 94.42' to a point, run thence North 00°29'35" East a distance of 10.00' to a point, run thence South 88°36'45" West a distance of 72.43' to a point, run thence North 45°21'36" East a distance of 171.35' to a point on the South right-of-way line of Harrington Place (50'RW), run thence along said right-of-way line along the arc of a curve to the right, having a radius of 725.00', a distance of 50.48' to the POINT OF BEGINNING (said curve being subtended by a chord bearing South 81°23'32" East and a chord distance of 50.46')

Said parcel of land contains 7,435 S.F /0.171 Acres

RCS# 1369
8/20/07
4:38 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE 07-O-1533, 1534, 1535, 1536, 1537, 1538, 1539
07-O-1540, 1541, 1620
REFER ZRB/ZONE

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 2
ABSENT 0

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

MULTIPLE