

City Council  
Atlanta, Georgia

**07- 0 -2526**

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-07-109**  
Date Filed: 11-2-07

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 **3312-3316 Piedmont Road, N.E. and 3232-3242 Peachtree Road, N.E.**, be changed from the C-1-C (Community Business-Conditional) District to the PD-OC (Planned Development-Office Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lots 61 and 62, 17<sup>th</sup> 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**LEGAL DESCRIPTION  
BUCKHEAD PLACE**



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 61 AND 62, 17<sup>TH</sup> DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PEACHTREE ROAD/S.R. 141 (80' RIGHT-OF-WAY), AS LOCATED 186.20' SOUTHWESTERLY OF THE INTERSECTION OF SAID RIGHT-OF-WAY LINE (IF PROJECTED) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PIEDMONT ROAD/S.R. 237 (R.W WIDTH VARIES); THENCE, ALONG SAID PEACHTREE ROAD RIGHT-OF-WAY LINE THE FOLLOWING CALLS: SOUTH 53 DEGREES 04 MINUTES 56 SECONDS WEST A DISTANCE OF 225.21 FEET TO A POINT, SOUTH 51 DEGREES 02 MINUTES 08 SECONDS WEST A DISTANCE OF 49.79 FEET TO A POINT AND SOUTH 50 DEGREES 44 MINUTES 37 SECONDS WEST A DISTANCE OF 231.06 FEET TO A POINT; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 25 DEGREES 29 MINUTES 55 SECONDS WEST A DISTANCE OF 286.72 FEET TO A POINT; THENCE SOUTH 60 DEGREES 13 MINUTES 45 SECONDS WEST A DISTANCE OF 69.96 FEET TO A POINT; THENCE SOUTH 50 DEGREES 59 MINUTES 08 SECONDS WEST A DISTANCE OF 100.08 FEET TO A POINT; THENCE NORTH 24 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 361.19 FEET TO A POINT; THENCE NORTH 24 DEGREES 54 MINUTES 35 SECONDS WEST A DISTANCE OF 179.07 FEET TO A POINT; THENCE NORTH 24 DEGREES 27 MINUTES 30 SECONDS WEST A DISTANCE OF 59.93 FEET TO A POINT; THENCE NORTH 25 DEGREES 35 MINUTES 04 SECONDS WEST A DISTANCE OF 39.29 FEET TO A POINT; THENCE NORTH 65 DEGREES 35 MINUTES 06 SECONDS EAST A DISTANCE OF 355.46 FEET TO A POINT; THENCE NORTH 65 DEGREES 36 MINUTES 51 SECONDS EAST TO A DISTANCE OF 499.92 FEET TO A POINT ON SAID PIEDMONT ROAD RIGHT-OF-WAY; THENCE, ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING CALLS: SOUTH 22 DEGREES 24 MINUTES 58 SECONDS EAST A DISTANCE OF 207.20 FEET TO A POINT, SOUTH 23 DEGREES 11 MINUTES 50 SECONDS EAST A DISTANCE OF 25.70 FEET TO A POINT AND SOUTH 25 DEGREES 43 MINUTES 58 SECONDS EAST A DISTANCE OF 102.12 FEET TO A POINT; THENCE, LEAVING SAID RIGHT-OF-WAY LINE; SOUTH 53 DEGREES 47 MINUTES 21 SECONDS WEST A DISTANCE OF 289.93 FEET TO A POINT; THENCE SOUTH 24 DEGREES 33 MINUTES 21 SECONDS EAST A DISTANCE OF 99.94 FEET TO A POINT; THENCE NORTH 53 DEGREES 29 MINUTES 18 SECONDS EAST A DISTANCE OF 100.12 FEET TO A POINT; THENCE SOUTH 25 DEGREES 02 MINUTES 31 SECONDS EAST A DISTANCE OF 300.60 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 571,239 SQUARE FEET OR 13.1139 ACRES AS SHOWN ON BOUNDARY SURVEY FOR BRANCH