

City Council  
Atlanta, Georgia

07-0-2531

U-07-35/U-03-13

AN ORDINANCE  
BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND ORDINANCE 03-O-0692 (U-03-13) WHICH GRANTED A SPECIAL USE PERMIT FOR A CHURCH PURSUANT TO SECTION 16-05.005 (1) (C) FOR PURPOSES OF A SITE PLAN AMENDMENT.

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

SECTION 1. Under the provisions of Section 16.05.005 (1) (c) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **CHURCH**, is hereby amended pursuant to a new site plan. Said use granted to **SAINT PAUL'S EPISCOPAL CHURCH** to be located at **306-312 Peyton Road, S.W.**, to wit:

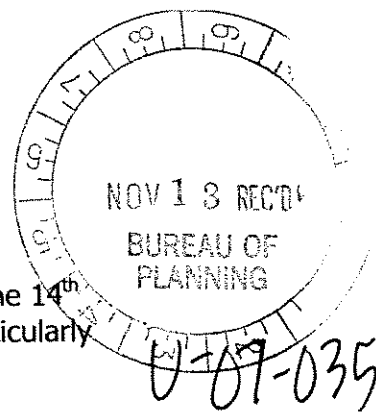
ALL THAT TRACT or parcel of land lying and being in Land Lots 213 and 204. 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C-6

Exhibit "A"



All that tract or parcel of land lying and being in Land Lot 204 and 213 of the 14<sup>th</sup> District; being in the City of Atlanta, Fulton County, Georgia; and more particularly described as follows:

Beginning at a nail set at the intersection of the southeasterly right-of-way line of Peyton Road (50-foot right-of-way) with the common land lot line of Land Lots 213 and 204; thence easterly along the southerly right-of-way line of Peyton Road on a curve to the right having a radius of 1,051.27 feet, an arc length of 100.04 feet, a chord bearing of N 85° 50' 30" E, and a chord distance of 100.00 feet to an iron pin found; thence leaving said right-of-way line S 03° 01' 21" E, 181.93 feet to an iron pin found; thence N 87° 10' 30" E, 200.11 feet to a point; thence N 77° 01' 30" E, 130.00 feet to an iron pin set; thence S 43° 53' 30" W, 279.00 feet; thence N 38° 23' 30" W, 9.84 feet to a point in the centerline of creek; thence along the centerline of creek following a traversed line of the following five (5) courses and distances:

- N 84° 12' 32" W, 59.19 feet; thence
- S 50° 35' 38" W, 94.71 feet; thence
- S 13° 29' 00" E, 28.30 feet; thence
- S 58° 08' 34" W, 119.32 feet; thence
- S 22° 49' 53" W, 68.27 feet; thence

S 01° 28' 06" W, 472.36 feet to an iron pin found; thence N 87° 59' 36" W, 178.36 feet to an iron pin found; thence N 01° 17' 43" E, 219.84 feet to an iron pin found, thence N 80° 28' 40" W, 39.97 to an iron pin found; thence N 15° 46' 59" W, 507.75 feet to an iron pin set on the southeasterly right-of-way of Peyton Road; thence northeasterly along the southeasterly right-of-way of Peyton Roan on a curve to the right having a radius of 2,296.28 feet, an arc length of 188.05 feet, a chord bearing of N 44° 41' 35" E, and a chord distance of 188.00 feet to a point; thence continuing northeasterly along said right-of-way on a curve to the right having a radius of 941.72 feet, an arc length of 205.23 feet, a chord bearing of N 53° 18' 52" E, and a chord distance of 204.82 feet to a point; thence continuing northeasterly along said right-of-way on a curve to the right having a radius of 259.10 feet, an arc length of 89.52 feet, a chord bearing of N 69° 27' 18" E, and a chord distance of 89.07 feet to the Point of Beginning.

All that tract or parcel of land containing 7.78 acres, more or less as shown on a survey plat entitled "Boundary Survey for St. Paul's Episcopal Church" dated January 15, 2000 prepared by Dan Moore, Georgia RLS# 2290.

