

11-0-0230
(Do Not Write Above This Line)

AN ORDINANCE Z-11-03
BY ZONING COMMITTEE

An Ordinance to rezone property from the R-2 (Single family Residential) to the PDH (Planned Development-Housing) district, property located at 4317 EAST CONWAY DRIVE, N.E. fronting approximately 208 feet on the south side of East Conway Drive beginning approximately 757 feet south of the intersection of East Conway Drive and Jett Road. Depth: varies. Area: approximately 2.67 acres. Land Lot 138, 17th District, Fulton County, Georgia.
OWNER: WILLIAM L. PULGRAM
APPLICANT: WILLIAM L. PULGRAM
C/O HAKIM HILLIARD, ESQ
NPU A
COUNCIL DISTRICT 8

AS AMENDED

ADOPTED BY
MAY 16 2011
COUNCIL

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

Date Referred 02/13/11
Referred To: ZEB/Zoning
Date Referred
Referred To:
Date Referred
Referred To:

First Reading
Committee Zoning
Date 02/16/11
Chair ZEB
Referred To ZEB

Committee Zoning
Date 02/16/11
Chair ZEB
Action Fav, Adv, Hold (see rev. side) As Other
Members Will Stark, Carl's, [Signature]
Refer To

Committee
Date
Chair
Action Fav, Adv, Hold (see rev. side)
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

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

CERTIFIED
MAY 16 2011
ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
MAY 16 2011
Renee D. [Signature]
MUNICIPAL CLERK

MAYOR'S ACTION
APPROVED
MAY 25 2011
WITHOUT SIGNATURE
BY OPERATION OF LAW



City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-11-03
Date Filed: 1-13-11

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 **4317 EAST CONWAY DRIVE, N.W.** be changed from R-2 (Single Family Residential) District to the PD-H (Planned Development Housing) District, to wit:

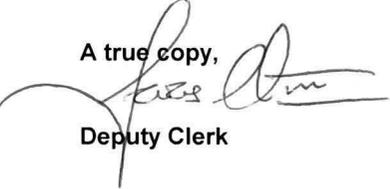
ALL THAT TRACT or parcel of land lying and being Land Lot 138, 17th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of 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,


Deputy Clerk

ADOPTED as amended by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

MAY 16, 2011

MAY 25, 2011



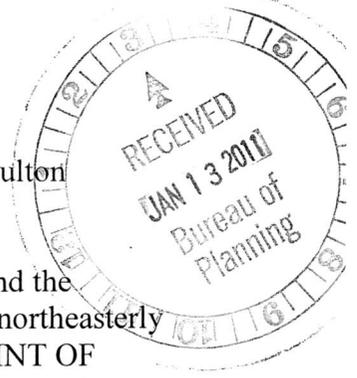
Conditions for Z-11-03 for 4317 East Conway Drive, N.W.

1. Subject to site plan by Solar Land Surveying Co., dated December 24, 2010 and stamped received by the Office of Planning on January 13, 2011;
2. Private Covenants and Homeowner Association documents to be recorded within 60 days from the date of City Council approval. The applicant will provide the Office of Planning with a copy of the recorded documents prior to the application of any building permit.
3. The applicant will investigate the feasibility of installing a common driveway to serve both lots and shall present the findings to the Office of Planning for the final determination, prior to any building permit being issued on any of the lots.
4. The development of the two lots shall occur in accordance with the R-2 development standards of the City of Atlanta Zoning Ordinance, except for the lot frontage/width requirements.

2-11-003



LEGAL DESCRIPTION



All that tract or parcel of land lying and being in Land Lot 138 of the 17th District, Fulton County, Georgia and more particularly described as follows:

COMMENCE at the intersection of the eastern right-of-way line of Raintree Lane and the southeastern right-of-way line of East Conway Drive (a 40 ft. right-of-way); thence northeasterly along said southeastern right-of-way line 183.2 feet to an iron pin found and the POINT OF BEGINNING; thence continuing along said southeastern right-of-way line along the arc of a curve to the left (said curve having a chord length of 180.53 feet on a bearing of North 45°06'42" East and a radius of 803.56 feet) an arc distance of 180.91 feet to an iron pin found; thence leaving said right-of-way line, South 61°54'13" East a distance of 237.56 feet to an iron pin found; thence South 53°32'30" East a distance of 323.88 feet to an iron pin placed; thence South 79°35'38" West a distance of 58.24 feet to an iron pin found; thence South 79°41'29" West a distance of 85.50 feet to an iron pin found; thence South 82°10'35" West a distance of 120.24 feet to an iron pin found; thence South 87°27'57" West a distance of 60.70 feet to an iron pin placed; thence South 22°35'56" West a distance of 43.50 feet to an iron pin found; thence South 25°54'52" West a distance of 65.92 feet to an iron pin found; thence North 35°45'00" West a distance of 395.85 feet to an iron pin found on the southeastern right-of-way line of said East Conway Drive and the POINT OF BEGINNING; said tract containing 2.673 acres as shown on Survey for William L. Pulgram, dated December 24, 2010, prepared by Solar Land Surveying Company and bearing the certification of John W. Stanzilis, Jr., Georgia Registered Land Surveyor No. 2109.

2-11-03

RCS# 1037
5/16/11
3:09 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

11-O-0233, 11-O-0234, 11-O-0235, 11-O-0334
11-O-0229, 11-O-0230, 10-O-1889, 10-O-2158

ADOPT AS AMEND

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 2

Y Smith	Y Archibong	Y Moore	Y Bond
B Hall	Y Wan	NV Martin	Y Watson
Y Young	Y Shook	Y Bottoms	Y Willis
Y Winslow	Y Adrean	Y Sheperd	B Mitchell

MULTIPLE