

**12-0-0389**  
 (Do Not Write Above This Line)

AN ORDINANCE U-12-06/U-07-21  
 /U-93-22  
 BY: ZONING COMMITTEE

An Ordinance to grant amend Special Use Permits U-07-21 (Ordinance 07-O-1540), U-97-22 (Ordinance 98-O-0081) and U-93-22 (Ordinance 93-O-0934) which granted permission for a Private School pursuant to Sections 16-04.005 (1) (1) and 16-05.005 (1) (1) for the purposes of a Site Plan Amendment for property located at **966 West Paces Ferry Road, N.W.** Property fronts approximately 1,403 feet on the south side of West Paces Ferry Road at the southeast intersection of West Paces Ferry Road and Riltman Road. Depth: varies. Area: approximately 30.7 acres. Land Lots 158, 181 and 182, 17<sup>th</sup> District, Fulton County, Georgia.  
 OWNER: PACE ACADEMY  
 APPLICANT: CHUCK PALMER  
 NPU A  
 COUNCIL DISTRICT 8

**AS ADOPTED BY**

JUN 1 8 2012

**COUNCIL**

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

Date Referred 4/16/12  
 Referred To: ZRB + Zoning  
 Date Referred  
 Referred To:  
 Date Referred  
 Referred To:

First Reading  
 Committee Zoning  
 Date June 27 2012  
 Chair ZRB + Zoning  
 Referred To ZRB + Zoning

Committee Zoning  
 Date June 27 2012  
 Chair [Signature]

Action [Signature]  
 Fav, Adv, Hold (see rev. side)  
 Other AS ADVERTISED

Members [Signature]  
[Signature]  
[Signature]

Refer To

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

**CERTIFIED**  
 JUN 1 8 2012  
 ATLANTA CITY COUNCIL PRESIDENT  
[Signature]

**CERTIFIED**  
 JUN 1 8 2012  
[Signature]  
 MUNICIPAL CLERK

MAYOR'S ACTION

**APPROVED**

JUN 27 2012

WITHOUT SIGNATURE  
 BY OPERATION OF LAW



Municipal Clerk  
Atlanta, Georgia

**12-O-0389**

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

**U-12-06/U-07-21/U-97-22/U-93-22**

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

SECTION 1. Under the provisions of Sections 16-04.005 (1) (l) and 16-05.005 (1) (l) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **PRIVATE SCHOOL** is hereby amended for the purposes of a site plan amendment. Said use is granted to **PACE ACADEMY** and is to be located at **966 WEST PACES FERRY ROAD, N.W.**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 158, 181 and 182, 17<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or map.

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.

A true copy,  
  
Deputy Municipal Clerk

ADOPTED as amended by the Atlanta City Council  
APPROVED as per City Charter Section 2-403

June 18, 2012  
June 27, 2012



**Conditions for  
U-12-06/U-07-21/U-97-22/U-93-22 for 966 West Paces Ferry Road, N.W.**

1. Site Plan titled "Pace Academy Upper School" dated and stamped received by the Office of Planning on March 7, 2012.
2. All remaining conditions of U-07-21, approved by the Mayor on October 8, 2007, shall remain in full force and effect.
3. All previous conditions pursuant to U-97-22 (Ordinance 98-O-0081) and U-93-22 (Ordinance 93-O-0934) shall remain in force.





U-12-04



### PROPERTY DESCRIPTION

### “PACE ACADEMY-TRACT ONE”

Being all that tract or parcel of land lying and being in Land Lots 158, 181 & 182, 17<sup>th</sup> District, Fulton County, Georgia and being more particularly described as follows:

Beginning for the same at a ½ inch rebar set at the intersection of the Easterly Right-of-Way Line of Rilman Road, (an apparent 40 feet wide right of way), and the Southerly Right-of-Way Line of West Paces Ferry Road (an apparent 50 feet wide right of way); thence, leaving said Point of Beginning and running with the said line of West Paces Ferry Road

1. 553.78 feet along the arc of a curve deflecting to the right, having a radius of 8,950.00 feet and a chord bearing and distance of South 77° 05' 42" East, 553.69 feet; thence,
2. South 75° 19' 21" East, 347.20 feet; thence,
3. 152.64 feet along the arc of a curve deflecting to the right, having a radius of 2,337.35 feet and a chord bearing and distance of South 73° 27' 06" East, 152.61 feet to a 1 inch open top pipe found; thence,
4. South 71° 34' 51" East, 199.66 feet to a ½ inch rebar found; thence,
5. South 71° 50' 57" East, 150.46 feet to a ½ inch open top pipe found; thence, leaving the aforesaid line of West Paces Ferry Road and running with the property now or formerly owned by Stanley M. Srochi as described in a deed recorded among the Land Records of Fulton County, Georgia in Deed Book 16436, Page 253
6. South 18° 19' 58" West, 399.63 feet to a ½ inch rebar found; thence, running with the property now or formerly owned by Robert G. Loewy, etux
7. North 71° 43' 13" West, 150.00 feet to a ½ inch open top pipe found; thence,
8. North 71° 43' 13" West, 71.43 feet; thence,
9. South 01° 12' 37" West, 124.99 feet to a ½ inch open top pipe found; thence, running with the property now or formerly owned by Francis B. Owings, etux
10. South 01° 12' 37" West, 374.25 feet; thence, running with the West lines of Lots 5-7 and the South line Lot 7 of a subdivision entitled "J.J. Williamson & Sons, Inc." and recorded among the aforesaid Land Records in Plat Book 23, Page 54
11. South 00° 49' 10" West, 300.00 feet; thence,
12. North 87° 47' 09" East, 195.93 feet to a 3/8 inch rebar found; thence, running with the West lines of Lots 1-5 of a subdivision entitled "Wood Valley Road Subdivision" and recorded among the aforesaid Land Records in Plat Book 190, Page 34
13. South 00° 52' 37" East, 336.58 feet; thence,
14. South 07° 45' 52" West, 93.02 feet; thence, running with the North and West lines of Lot 12 of the aforesaid plat recorded in Plat Book 23, Page 54
15. North 72° 52' 25" West, 202.61 feet to a ½ inch open top pipe found; thence,
16. South 00° 44' 26" West, 64.32 feet to a ¾ inch open top pipe found; thence, running with the Northwesterly line of Lot 14 and part of Lot 15 of the aforesaid plat recorded in Plat Book 23, Page 54
17. South 89° 58' 13" West, 209.66 feet; thence, running across Lots 15-17 of the aforesaid plat recorded in Plat Book 23, Page 54
18. South 38° 15' 35" West, 274.57 feet to a ½ inch rebar found on the Northeasterly line of Lot 18 of the aforesaid plat recorded in Plat Book 23, Page 54; thence, running with the said line of Lot 18
19. North 53° 48' 22" West, 28.07 feet; thence, running across aforesaid Lot 18
20. South 38° 15' 53" West, 130.60 feet to a point on the Northeasterly line of Lot 19 of the aforesaid plat recorded in Plat Book 23, Page 54; thence, running with the said line of Lot 19
21. North 53° 16' 23" West, 336.99 feet to a ½ inch rebar found; thence, running
22. North 38° 49' 28" East, 128.11 feet to a ½ inch rebar set on the south line of aforesaid Land Lot 181; thence, running
23. North 42° 31' 16" East, 285.77 feet; thence, to a 5/8 inch rebar found (disturbed); thence, running with the lines of a subdivision entitled "Final Plat of Asheworth" and recorded among the aforesaid Land Records in Plat Book 162, Page 92
24. North 00° 46' 49" East, 772.98 feet to a ½ inch rebar found; thence, running with the lines of a subdivision entitled "Subdivision of Property of Luther H. Randall Jr. and W.C. Shreve" and recorded among the aforesaid Land Records in Plat Book 89, Page 73
25. North 00° 45' 04" East, 394.70 feet; thence,

page 1 of 2



26. North 78° 57' 56" West, 370.08 feet to a ½ inch rebar found; thence, running with the property now or formerly owned by Sylvia S. Kelley as described in a deed recorded among the aforesaid Land Records in Deed Book 37006, Page 677
27. North 00° 57' 31" East, 109.62 feet; thence,
28. North 80° 08' 10" West, 40.23 feet to a ½ inch rebar found; thence,
29. North 87° 14' 10" West, 139.64 feet to a ½ inch rebar found on the aforesaid line of Rilman Road; thence, running with the said line of Rilman Road
30. North 01° 16' 09" East, 328.02 feet to the Point of Beginning, containing 1,341,254 square feet or 30.7909 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

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RCS# 2082  
6/18/12  
4:43 PM

Atlanta City Council

12-O-0389

SITE PLAN AMENDMENT AT 966 WEST PACES  
FERRY RD/U-12-06; NPU-A; CD-8  
ADOPT AS AMNDED

YEAS: 14  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 2  
EXCUSED: 0  
ABSENT 0

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

12-O-0389