

**12-0-0971**

(Do Not Write Above This Line)

AN ORDINANCE U-12-15  
BY: ZONING COMMITTEE

An Ordinance granting a Special Use Permit pursuant to Section 16-05.005(1) (b), (c) and (k) for a **CHURCH** located at **2799 NORTHSIDE DRIVE, N.W.**, fronting approximately 318 feet on the east side of Northside Drive and approximately 170 feet on the south side of Kingswood Lane at the southeasterly intersection of Kingswood Lane. Depth: varies Area: approximately 5.2 acres. Land Lot 143, 17<sup>th</sup> District, Fulton County, Georgia.

OWNER: **NORTHSIDE UNITED METHODIST CHURCH**  
APPLICANT: **MICHELLE RITSCH NPU C**  
COUNCIL DISTRICT **8**

*As Amended*  
**ADOPTED BY**

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

SEP 04

Date Referred 7/16/12

Referred To: ZRB + Zoning

Date Referred

Referred To:

Date Referred

Referred To:

First Reading  
Committee Zoning  
Date Aug 29 2012  
Chair As Amended  
Referred To ZRB + Zoning

Committee Zoning  
Date Aug 29 2012  
Chair As Amended  
Action Fav, Adv, Hold (see rev. side) As Amended  
Other

Members As Amended

Refer To As Amended

Committee Zoning  
Date 2012  
Chair As Amended  
Action Fav, Adv, Hold (see rev. side) As Amended  
Other

Members As Amended

Refer To As Amended

Committee Zoning  
Date 2012  
Chair As Amended  
Action Fav, Adv, Hold (see rev. side) As Amended  
Other

Members As Amended

Refer To As Amended

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

CERTIFIED

**CERTIFIED**  
SEP 04 2012  
ATLANTA CITY COUNCIL PRESIDENT  
*[Signature]*

**CERTIFIED**  
SEP 04 2012  
Municipal Clerk  
*Rachel Doughton Johnson*  
MUNICIPAL CLERK

MAYOR'S ACTION

**APPROVED**

SEP 13 2012

WITHOUT SIGNATURE  
BY OPERATION OF LAW



Municipal Clerk  
Atlanta, Georgia

**12-O-0971**  
**U-12-15**

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

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) (b), (c) and (k) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a *child care nurseries, day care centers, prekindergartens, kindergartens, play and special schools or day care facilities for young children, church and playground*, is hereby granted. Said use is granted to **NORTHSIDE UNITED METHODIST CHURCH** and is to be located at **2799 NORTHSIDE DRIVE, N.W.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 143, 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

September 04, 2012  
September 13, 2012



**Conditions for U-12-15 for 2799 Northside Drive, N.W.**

1. Layout Plan titled "Northside Methodist Preschool" dated June 11, 2012 and marked received by the Office of Planning on June 12, 2012. The site plan entitled Northside United Methodist Church Renovation and Expansion Phase II dated September 7, 2007 and marked received by the Office of Planning on September 10, 2007 shall continue to apply to the subject plan.
2. All remaining conditions of U-07-29, approved by the Mayor on December 11, 2007, shall remain in full force and effect.





U-12-15

**Legal Description of Northside Methodist Church Property**

As prepared by White Pine Land Studio, LLC from a survey produced by Long Engineering, Inc. for Northside Methodist Church, dated January 26, 2006

All that land lying in Land Lot 143 of the 17<sup>th</sup> District of Fulton County, Georgia as described below:

**Beginning** at the Southern intersection of the rights of way of Kingswood Lane and Northside Drive, thence **South 86 Deg. 21 Min 27 Sec East** a distance of **360.02'**

thence along a curve to the left, subtended by a chord bearing **North 82 Deg. 25 Min 41 Sec East** and having a length of **138.08'**

thence **North 46 Deg 38Min 26 Sec East** and distance of **74.15'**

thence **South 55 Deg 05 Min 04 Sec East** a distance of **151.87'**

thence along a curve to the right, subtended by a chord bearing **South 48 Deg 18 Min 16 Sec East** and having a length of **100.05'**

thence along a curve to the right, subtended by a chord bearing **South 28 Deg 13 Min 04 Sec East** and having a length of **99.76'**

thence along a curve to the right subtended by a chord bearing **South 09 Deg 44 Min 05 Sec East** and having a length of **84.22'**

thence **South 01 Deg 16 Min 50 Sec East** a distance of **105.43'**

thence **South 89 Deg 20 Min 12 Sec West** a distance of **283.85'**

thence **South 89 Deg 20 Min 12 Sec West** a distance of **27.81'**

thence **North 84 Deg 09 Min 24 Sec West** a distance of **72.03'**

thence **North 86 Deg 01 Min 34 Sec West** a distance of **58.79'**

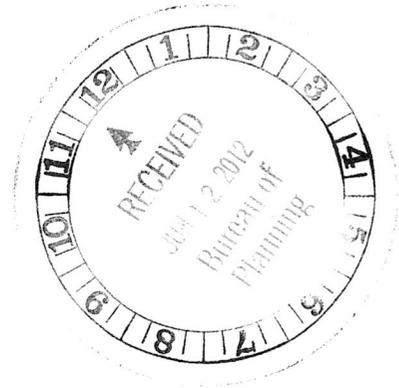
thence **North 85 Deg 09 Min 25 Sec West** a distance of **41.22'**

thence **North 85 Deg 09 Min 25 Sec West** a distance of **79.45'**

thence **South 00 Deg 12 Min 03 Sec East** a distance of **64.41'**

thence **South 89 Deg 59 Min 00 Sec West** a distance of **420.00'**

thence along the Right of Way of Northside Drive bearing **North 00 Deg 43 Min 48 Sec East** a distance of **318.7'** to the **point of beginning**.





07-0-2157

Municipal Clerk  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

U-07-29/U-05-11

**AN ORDINANCE TO AMEND ORDINANCE 05-O-0751 (U-05-11) WHICH GRANTED A SPECIAL USE PERMIT FOR A CHURCH FOR THE PURPOSE OF A SITE PLAN AMENDMENT FOR PROPERTY LOCATED AT 2800, 2814 AD 2820 QUEENSBURY LANE AND 530 AND 540 KINGSWOOD LANE AND 2799 NORTHSIDE DRIVE, N.W. LAND LOT 143. 17<sup>TH</sup> DISTRICT, FULTON COUNTY, GEORGIA**

**OWNER/APPLICANT: NORTHSIDE UNITED METHODIST CHURCH, INC.**

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, the site plan for a Special Use Permit for a **CHURCH** is hereby amended for said use to be located at **2800, 2814 AD 2820 QUEENSBURY LANE AND 530 AND 540 KINGSWOOD LANE AND 2799 NORTHSIDE DRIVE, N.W.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 143, 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 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 Clerk

ADOPTED as amended by the Council  
APPROVED by the Mayor

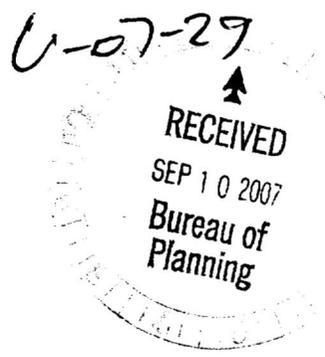
DEC 03, 2007  
DEC 11, 2007



**CONDITIONS FOR U-07-29 for 2800, 2814 ad 2820 Queensbury Lane  
and 530 and 540 Kingswood Lane and 2799 Northside Drive, N.W.**

1. Site plan entitled "Northside United Methodist Church Renovation & Expansion Phase II" by Jova/Daniels/Busby, Inc. dated September 7, 2007 and marked by the Bureau of Planning on September 10, 2007.
2. The elevation of the parking deck facing Queensbury Lane shall be screened from view by earth and landscaping;
3. At the locations where the project is adjacent to residential properties on the East and the South the lighting within the project shall be designed to be pedestrian scale in nature and shall not cause any perceptible lighting spill onto adjacent residential properties."
4. Pole lights shall be prohibited in the parking deck.

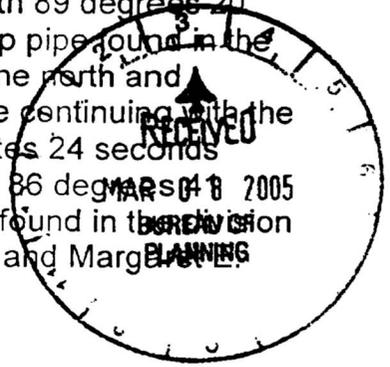




Property Description  
 Tracts 1-7  
 Northside United Methodist Church  
 Fulton County, Georgia

All that tract or parcel of land lying and being in Land Lot 143 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a pk nail set at the intersection of the southerly right-of-way of Kingswood Lane (a 60 foot right-of-way) with the easterly right-of-way of Northside Drive (a 50 foot right-of-way), said pk nail set being the **TRUE POINT OF BEGINNING**. Thence departing the said easterly right-of-way of Northside Drive and continuing with the said southerly right-of-way of Kingswood Lane the following five courses: South 86 degrees 21 minutes 27 seconds East, a distance of 360.62 feet to a point; Thence along a curve to the left, an arc length of 138.97 feet, said curve having a radius of 355.00 feet, with a chord distance of 138.08 feet, at North 82 degrees 25 minutes 41 seconds East, to a point; Thence along a curve to the left, an arc length of 100.00 feet, said curve having a radius of 355.00 feet, with a chord distance of 99.67 feet, at North 63 degrees 08 minutes 36 seconds East, to a 3/4 inch open top pipe found; Thence North 48 degrees 18 minutes 04 seconds East, a distance of 100.90 feet to a 3/8 inch rebar found; Thence North 46 degrees 38 minutes 26 seconds East, a distance of 74.15 feet to a 3/4 inch rebar found at the intersection of the said southerly right-of-way of Kingswood Lane with the westerly right-of-way of Queensbury Lane (a 50 foot right-of-way); Thence departing the said southerly right-of-way of Kingswood Lane and continuing with the said westerly right-of-way of Queensbury Lane the following five courses: South 55 degrees 05 minutes 04 seconds East, a distance of 151.87 feet to a 1 inch crimp top pipe found; Thence along a curve to the right, an arc length of 100.56 feet, said curve having a radius of 286.43 feet, with a chord distance of 100.05 feet, at South 48 degrees 18 minutes 16 seconds East, to a 1 inch crimp top pipe found; Thence along a curve to the right, an arc length of 100.27 feet, said curve having a radius of 286.43 feet, with a chord distance of 99.76 feet, at South 28 degrees 13 minutes 04 seconds East, to a 1/2 inch rebar found; Thence along a curve to the right, an arc length of 84.53 feet, said curve having a radius of 286.43 feet, with a chord distance of 84.22 feet, at South 09 degrees 44 minutes 05 seconds East, to a point; Thence South 01 degrees 16 minutes 50 seconds East, a distance of 105.43 feet to a 3/8 inch rebar found in the division line between Northside United Methodist Church on the north and Gary B. Byrd and Aileen Byrd (Deed Book 27018 at Page 329) on the south; Thence departing the said westerly right-of-way of Queensbury Lane and continuing with the said division line the following two courses: South 89 degrees 20 minutes 12 seconds West, a distance of 283.85 feet to a 5/8 inch rebar found; Thence South 89 degrees 20 minutes 12 seconds West, a distance of 27.81 feet to a 1 inch open top pipe found in the division line between the said Northside United Methodist Church on the north and Beauchamp Carr (Deed Book 7377 at Page 486) on the south; Thence continuing with the said division line the following two courses: North 84 degrees 09 minutes 24 seconds West, a distance of 72.03 feet to a 1/2 inch rebar found; Thence North 86 degrees 36 minutes 34 seconds West, a distance of 58.79 feet to a 1/2 inch rebar found in the division line between the said Northside United Methodist Church on the north and Margie Carr



0-07-29



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SEP 10 2007  
Bureau of  
Planning

Langford (Deed Book 4313 at Page 298) on the south; Thence continuing with the said division line the following four courses: North 85 degrees 09 minutes 25 seconds West, a distance of 41.22 feet to a point; Thence North 85 degrees 09 minutes 25 seconds West, a distance of 79.45 feet to a 5/8 inch rebar set; Thence South 00 degrees 12 minutes 59 seconds East, a distance of 64.41 feet to a 5/8 inch rebar set; Thence South 89 degrees 59 minutes 00 seconds West, a distance of 420.00 feet to a 5/8 inch rebar set in the said easterly right-of-way of Northside Drive; Thence continuing with the said easterly right-of-way of Northside Drive, North 00 degrees 43 minutes 48 seconds East, a distance of 318.70 feet to a pk nail set at the intersection of the said easterly right-of-way of Northside Drive with the said southerly right-of-way of Kingswood Lane, said pk nail set being the **TRUE POINT OF BEGINNING.**

Said tract of land contains 7.018 Acres.



(Do Not Write Above This Line)

# 07-0-2157

AN ORDINANCE U-07-29  
BY:  
ZONING COMMITTEE

An Ordinance to amend ORDINANCE 05-0-0751 (U-05-11) which granted a Special Use Permit for a Church for the purpose of a Site Plan Amendment for property located at 2800, 2814 ad 2820 Queensbury Lane and 530 and 540 Kingswood Lane and 2799 Northside Drive, N.W. Land Lot 143, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: NORTHSIDE UNITED METHODIST CHURCH, INC.  
APPLICANT: NORTHSIDE UNITED METHODIST CHURCH, INC.  
NPUC  
COUNCIL DISTRICT 8

ADOPTED BY  
DEC 03 2007

COUNCIL

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

Date Referred 10/15/07

Referred To: ZPB/ZONING

Date Referred

Referred To:

Date Referred

Referred To:

First Reading  
Committee Date 10/15/07  
Chair Referred To  
ZONING COMMITTEE

Committee Date 8/22/07  
Chair  
Action

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

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

DEC 03 2007

# CERTIFIED

SEC 03 2007

MAYOR'S ACTION

MAYOR'S ACTION

*Handwritten signature*

MAYOR

RCS# 2258  
9/04/12  
4:19 PM

Atlanta City Council

MULTIPLE

11-O-1686/12-O-0388/12-O-0969/12-O-0970  
12-O-0971 AND 12-O-0972  
ADOPT AS AMNDED

YEAS: 12  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 2  
EXCUSED: 0  
ABSENT 2

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

MULTIPLE