



City Council
Atlanta, Georgia

02-0-0045

SUBSTITUTE ORDINANCE AS AMENDED Z-01-71
BY: ZONING COMMITTEE 11-8-01

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, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **McDonough Boulevard, S.E.** be changed from the **R-4 (Single-Family Residential)** District to the **PD-H (Planned-Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **8, 25, 26** of the **14th** District of **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 Chapters 19A through 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.

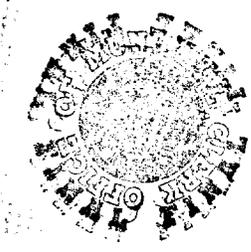
SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Dauphin Johnson
Municipal Clerk, CMC

ADOPTED as amended by the Council
APPROVED by the Mayor

MAR 04, 2002
MAR 12, 2002



Conditions for Z-01-71

Site plan entitled "Zoning Plat for Forest Homes" prepared by RMA, Rindt-McDuff Associates, Inc., dated October 31, 2001 and marked received by the Bureau of Planning November 5, 2001.

The dwellings on these properties shall be consistent with the renderings and floor plans attached as Attachment A, consisting of twelve (12) pages.

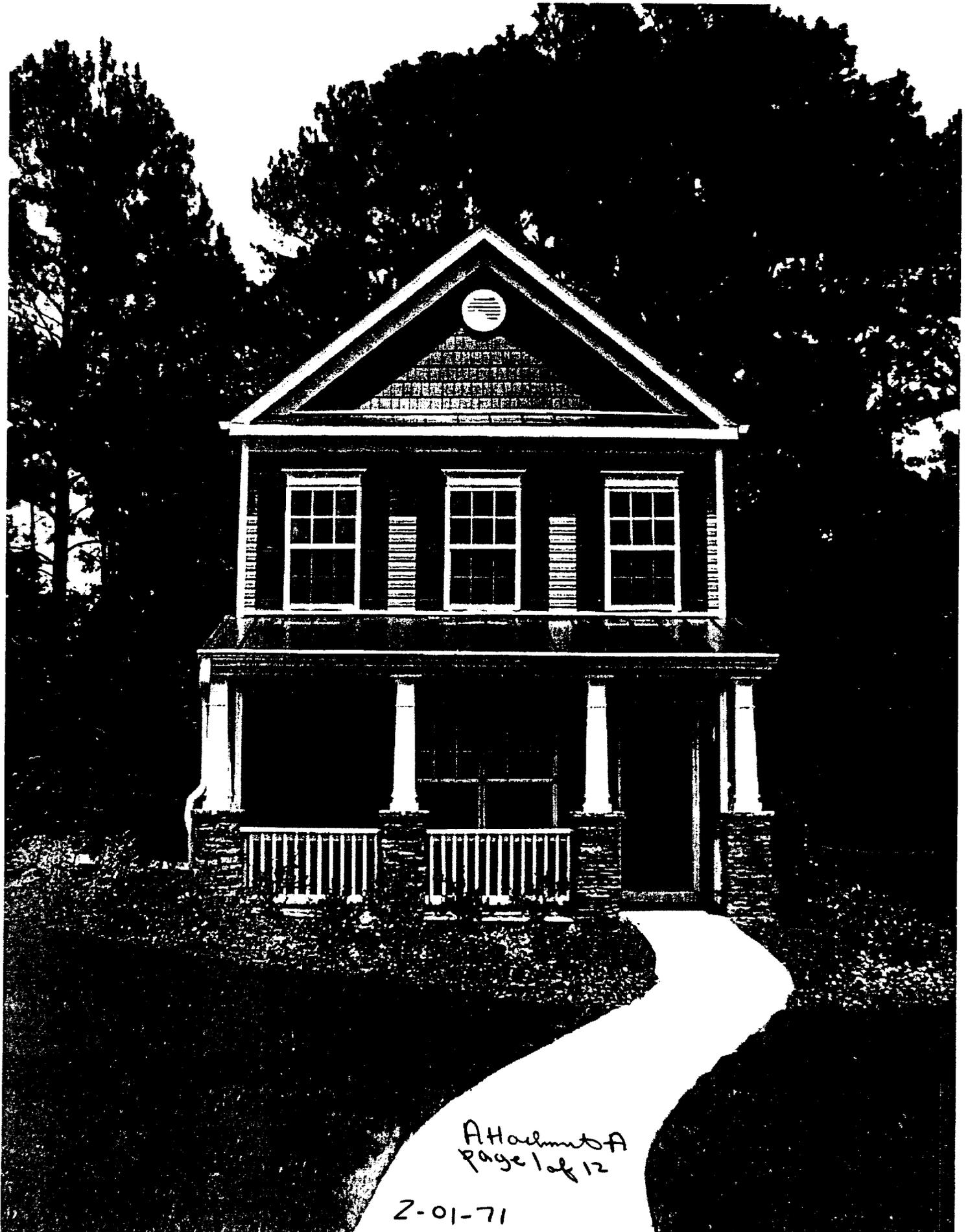
Any proposed changes in the site plan or in the renderings must be presented to the neighborhood planning unit (NPU) prior to their submission to the City of Atlanta. Evidence of the NPU's approval shall be submitted to the city with any application for a change in these conditions.

Legal Description

Concerned property is located in Land Lots 8, 25, and 26, of the 14th District, of Fulton County, Georgia, formerly known as U.S. Honor Farm No.1, being more particularly described as follows:

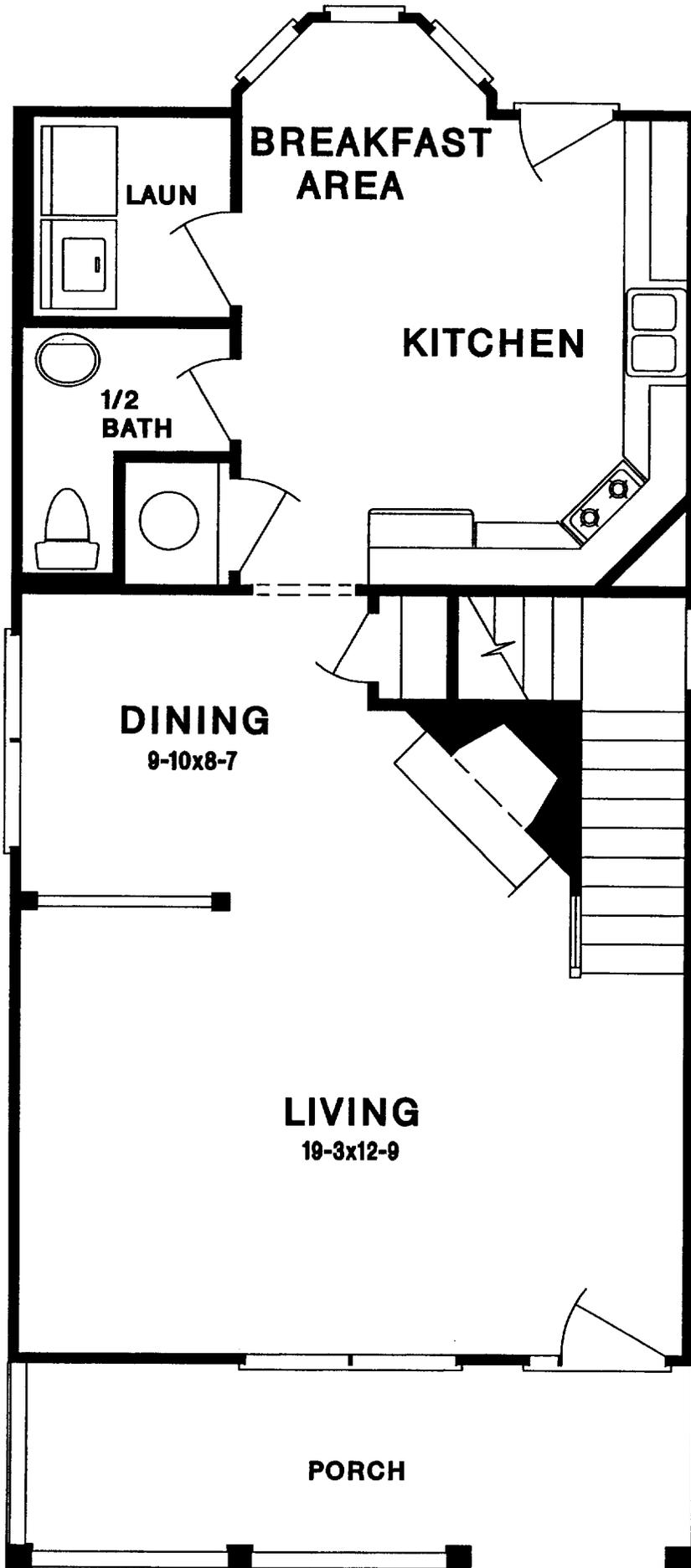
Beginning at the point of intersection of the northwestern right-of-way line of Henry Thomas Drive with the southwestern right-of-way line of McDonough Boulevard; running thence North 45 degrees 56 minutes 30 seconds West, a distance of 233.74 feet to a point; thence North 43 degrees 40 minutes West, a distance of 201.00 feet to a point; thence North 52 degrees 31 minutes 40 seconds West, a distance of 177.66 feet to the true POINT OF BEGINNING; thence South 85 degrees 48 minutes 10 seconds West, a distance of 679.17 feet to a point; thence South 82 degrees 1 minute 25 seconds West, a distance 289.00 feet to a point; thence South 71 degrees 30 minutes 16 seconds West, a distance of 603.13 feet to a point; thence South 77 degrees 45 minutes 30 seconds West, a distance of 800.01 feet to a point; thence South 80 degrees 42 minutes 35 seconds West, a distance of 648.52 feet to a point; thence North 22 degrees 30 minutes 38 seconds West, a distance of 71.88 feet to a point; thence South 67 degrees 21 minutes 57 seconds West, a distance of 24.71 feet to a point; thence South 22 degrees 37 minutes 06 seconds East, a distance of 15.66 feet to a point; thence North 22 degrees 37 minutes 6 seconds West, a distance of 100.00 feet to a point; thence North 48 degrees 47 minutes 46 seconds East, a distance of 352.14 feet to a point; thence North 76 degrees 15 minutes 36 seconds East, a distance of 493.55 feet to a point; thence North 81 degrees 27 minutes 43 seconds East, a distance of 279.00 feet to a point; thence North 46 degrees 27 minutes 27 seconds East, a distance of 116.63 feet to a point; thence North 77 degrees 30 minutes 37 seconds East, a distance of 100.04 feet to a point; thence South 73 degrees 52 minutes 04 seconds East, a distance of 114.01 feet to a point; thence North 74 degrees 55 minutes 11 seconds East, a distance of 788.65 feet to a point; thence North 63 degrees 51 minutes 03 seconds East, a distance of 345.68 feet to a point; thence North 14 degrees 12 minutes 49 seconds East, a distance of 90.62 feet to a point of intersection of the southwestern right-of-way line of McDonough Boulevard; thence southeasterly along a straight line back to the true POINT OF BEGINNING.

2-01-71



AHalmntA
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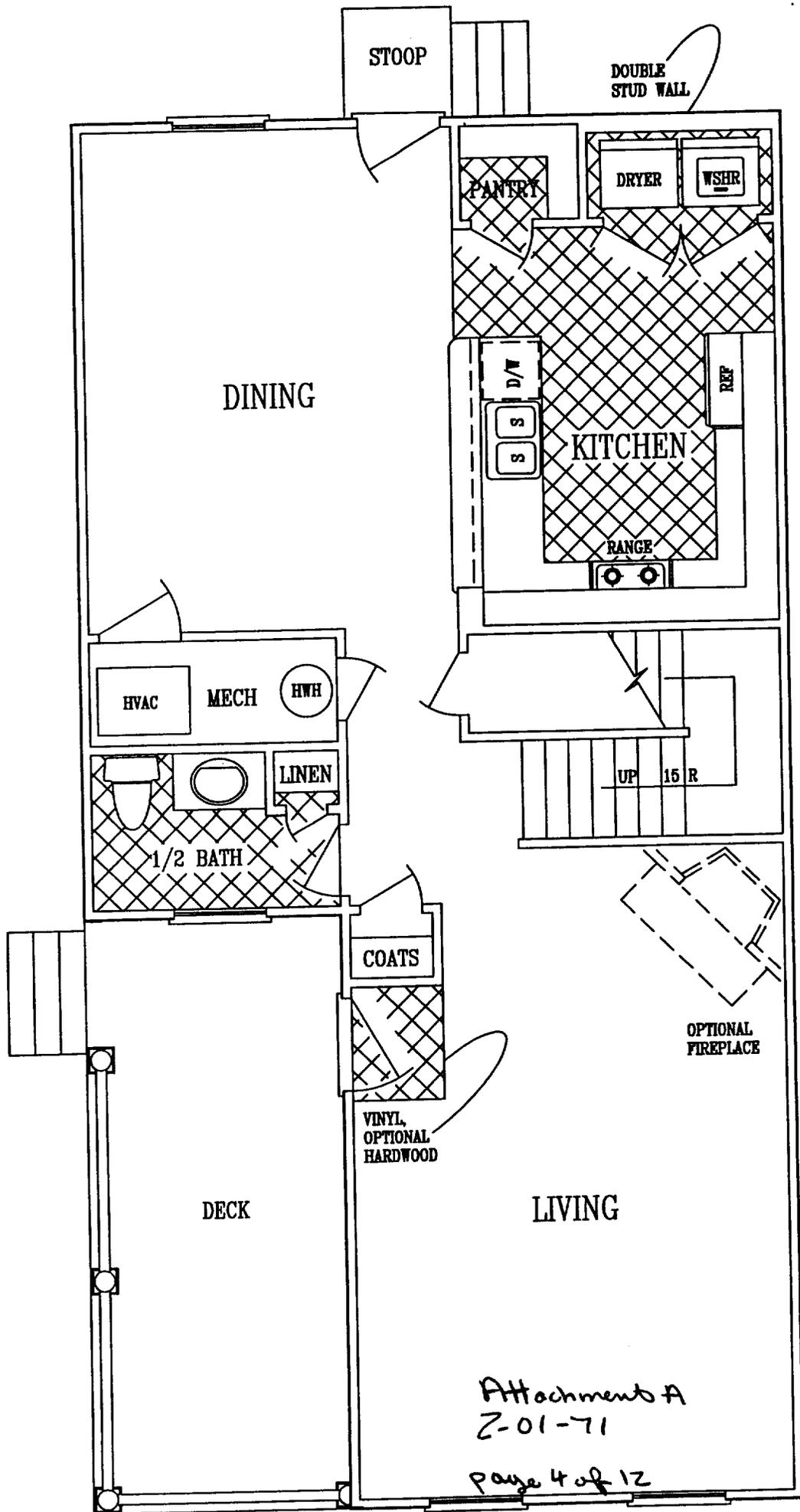
2-01-71

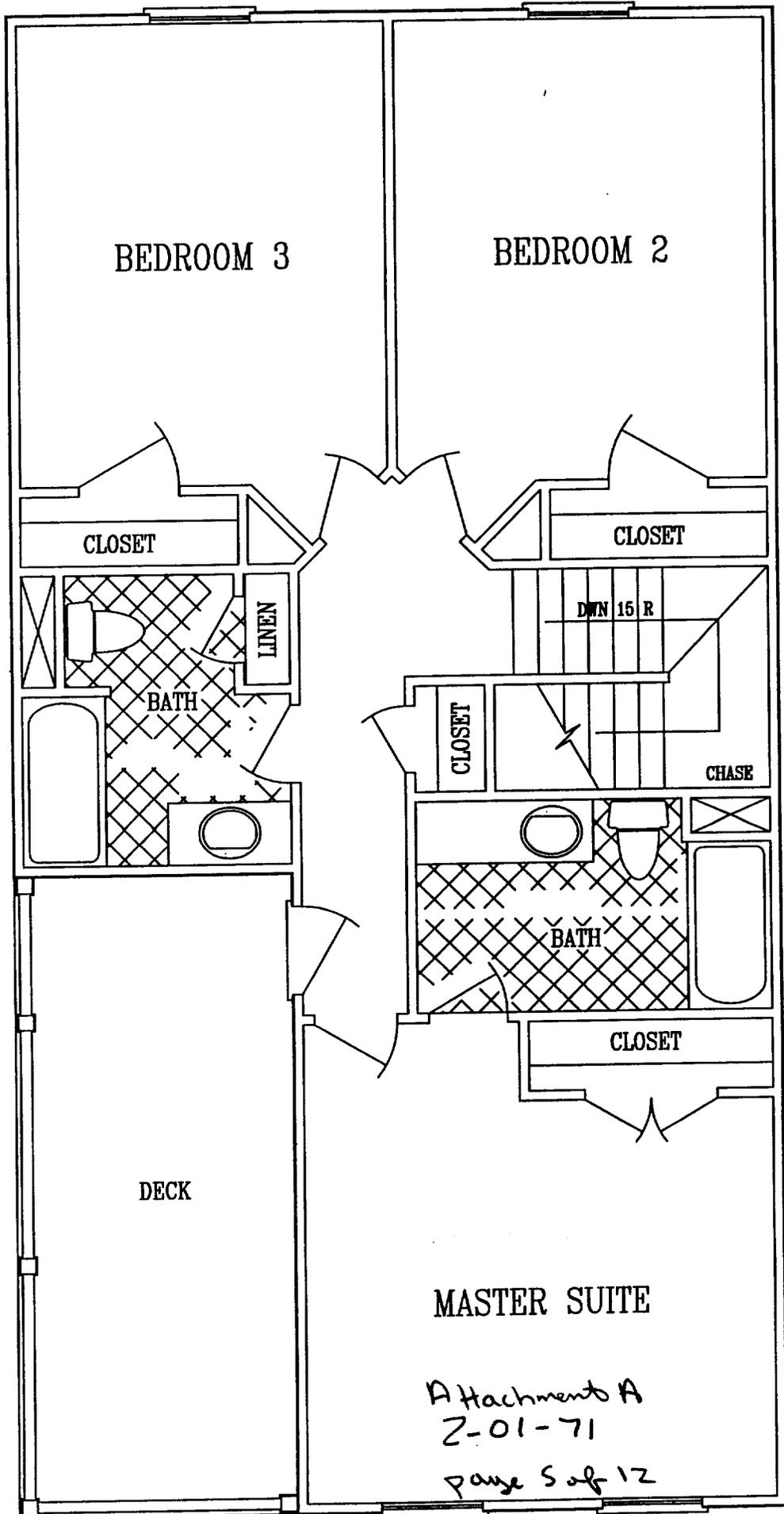


Attachment A
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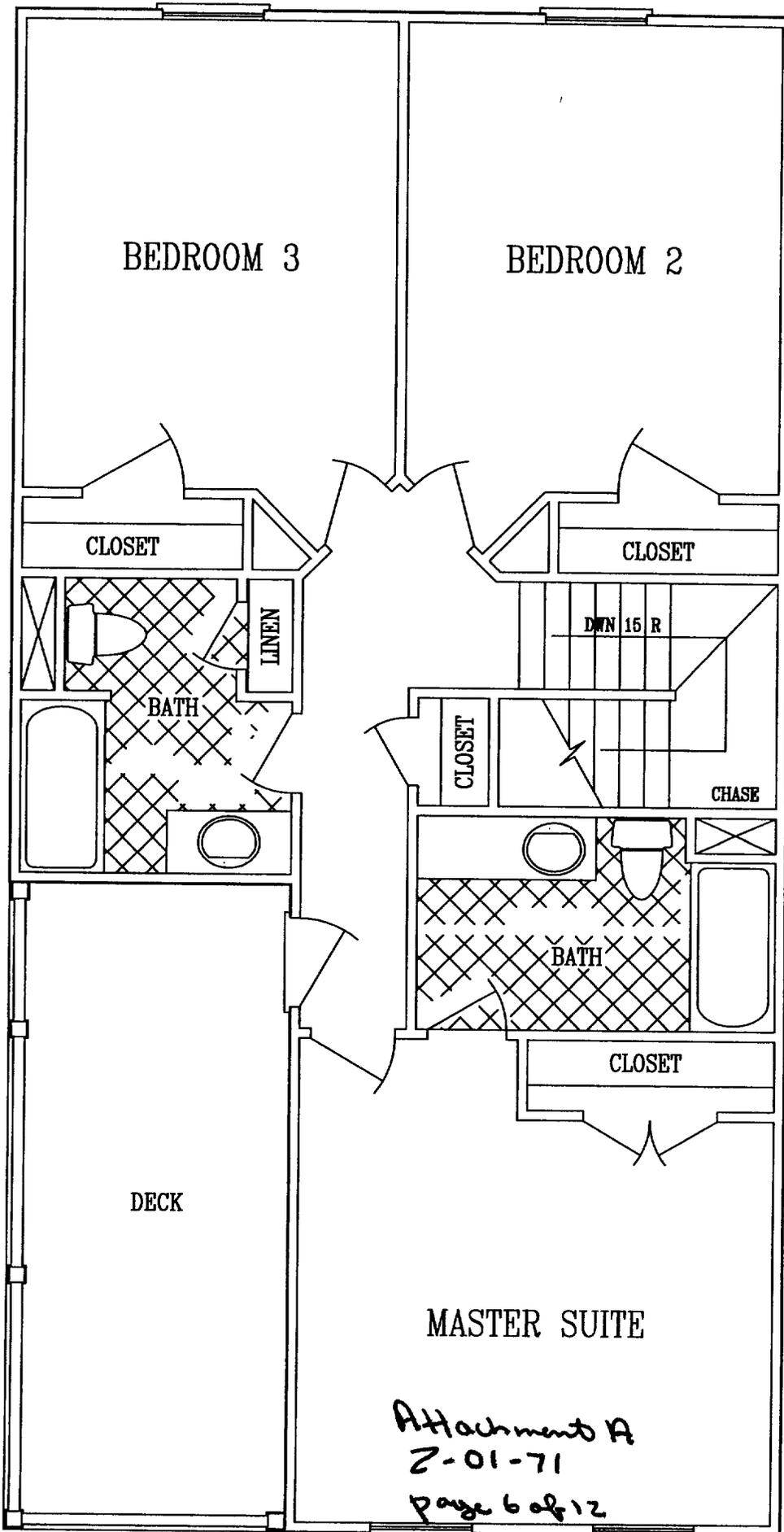


Attachment A
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Attachment A
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BEDROOM 3

BEDROOM 2

CLOSET

CLOSET

LINEN

BATH

DWN 15 R

CLOSET

CHASE

BATH

CLOSET

DECK

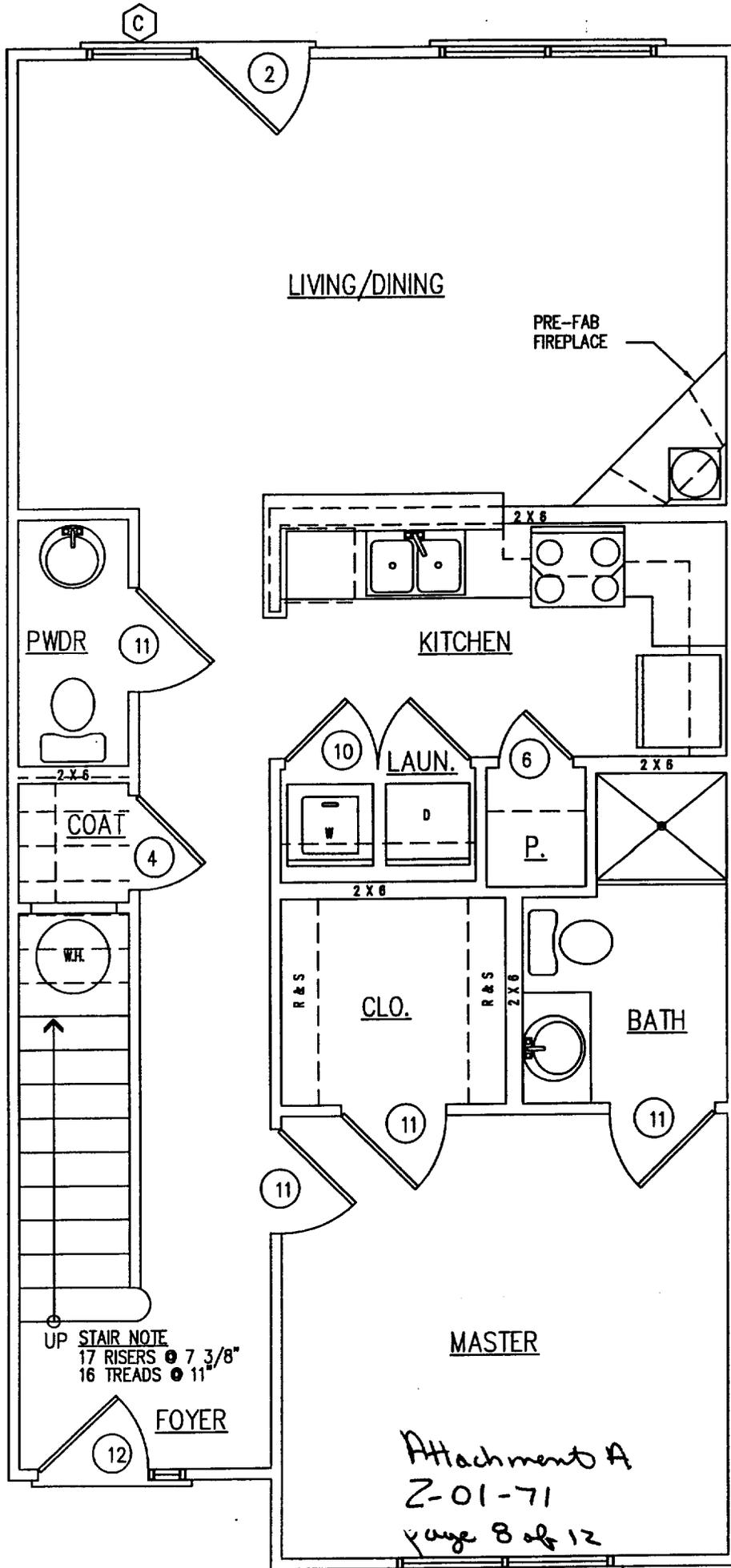
MASTER SUITE

Attachment A
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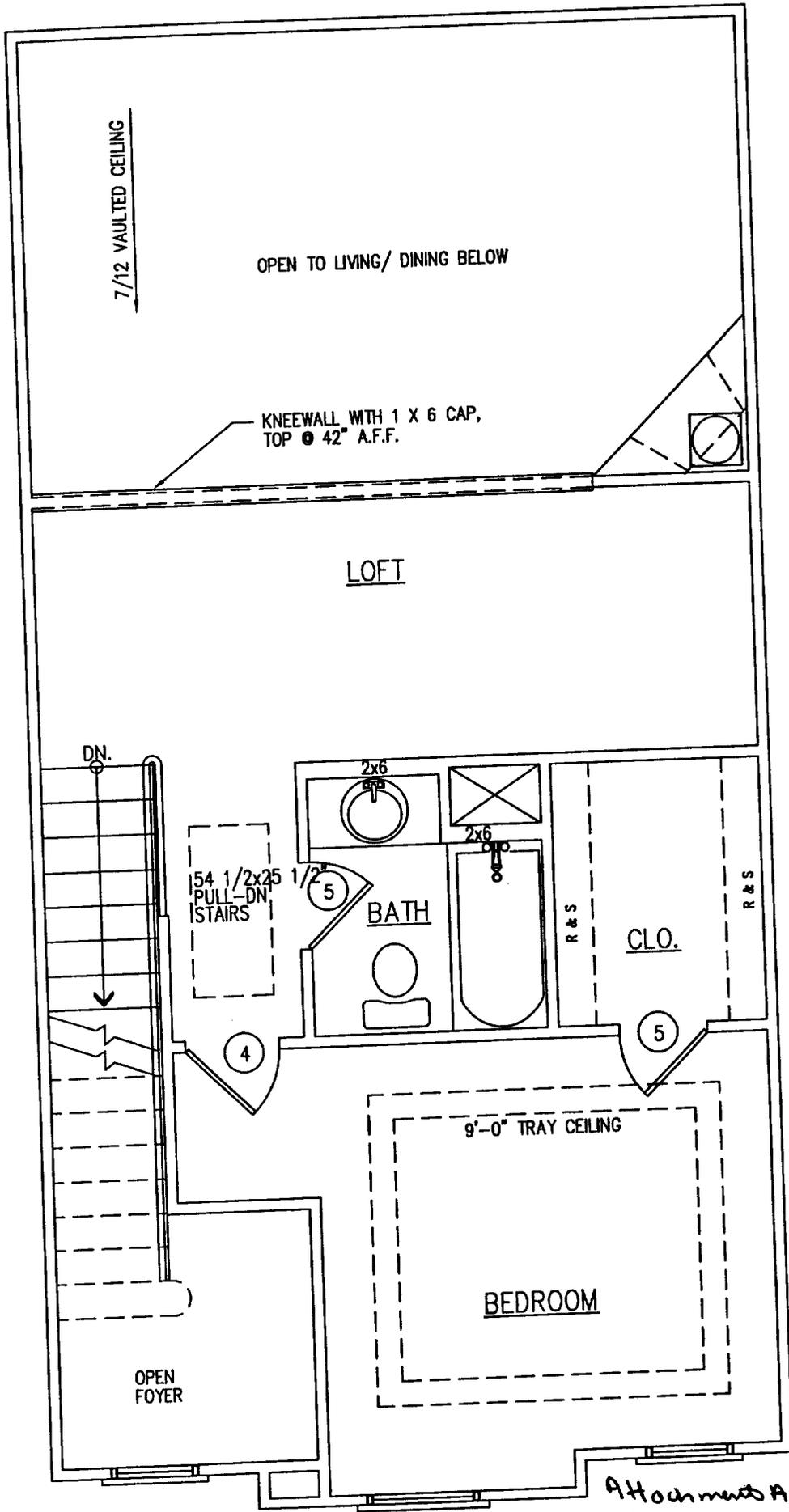
Attachment A
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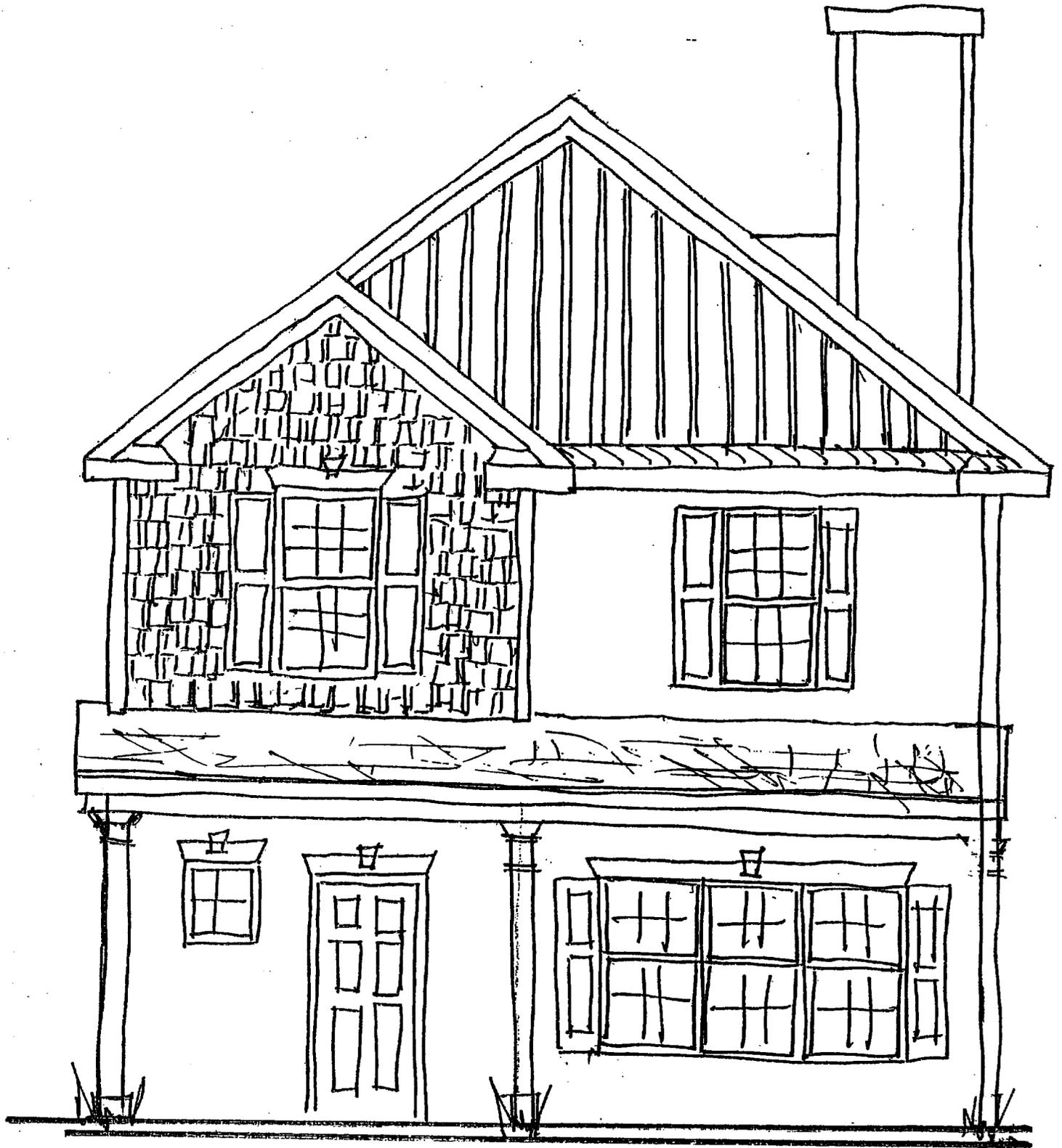


UP STAIR NOTE
 17 RISERS @ 7 3/8"
 16 TREADS @ 11"

Attachment A
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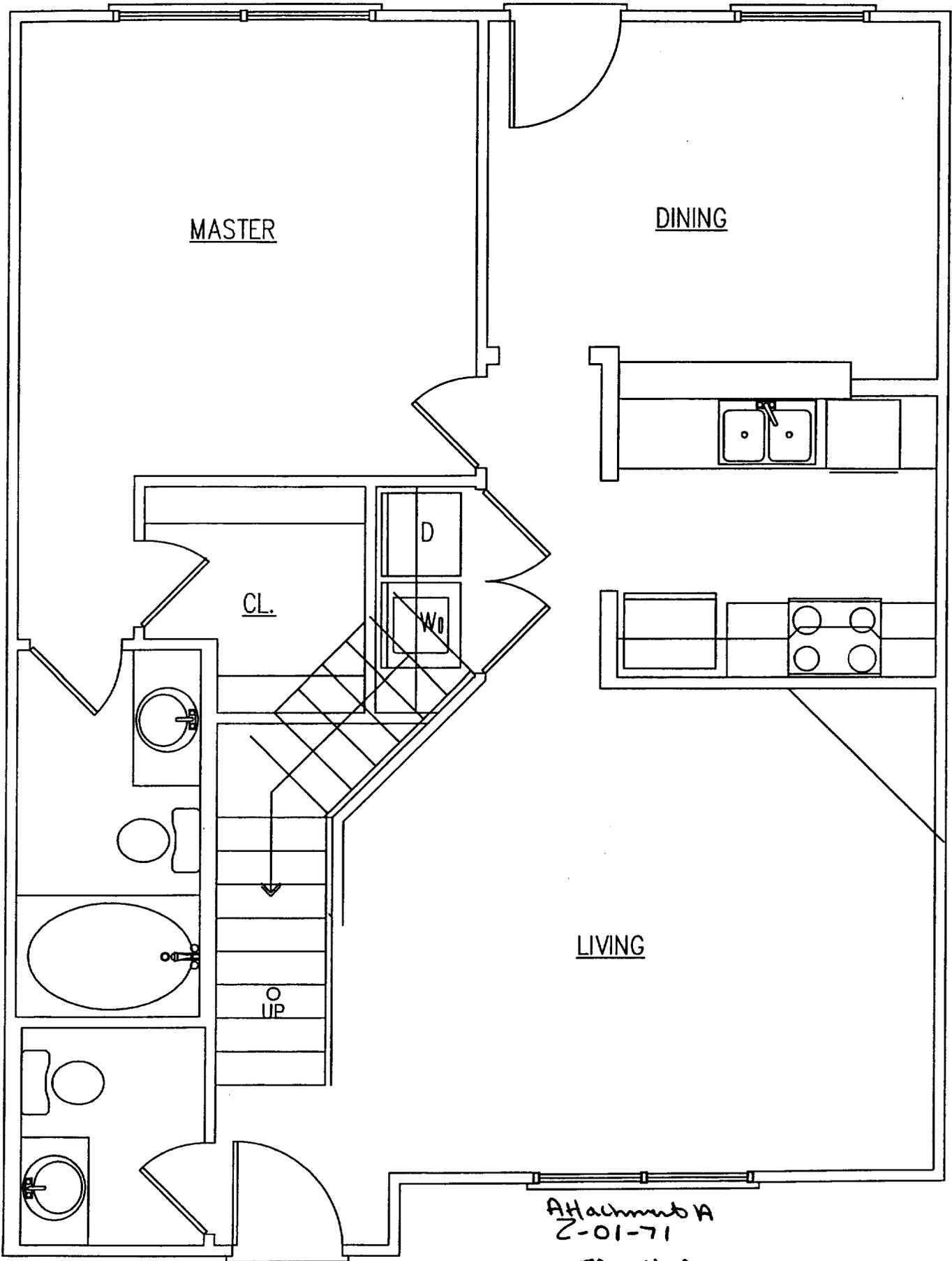


Attachment A
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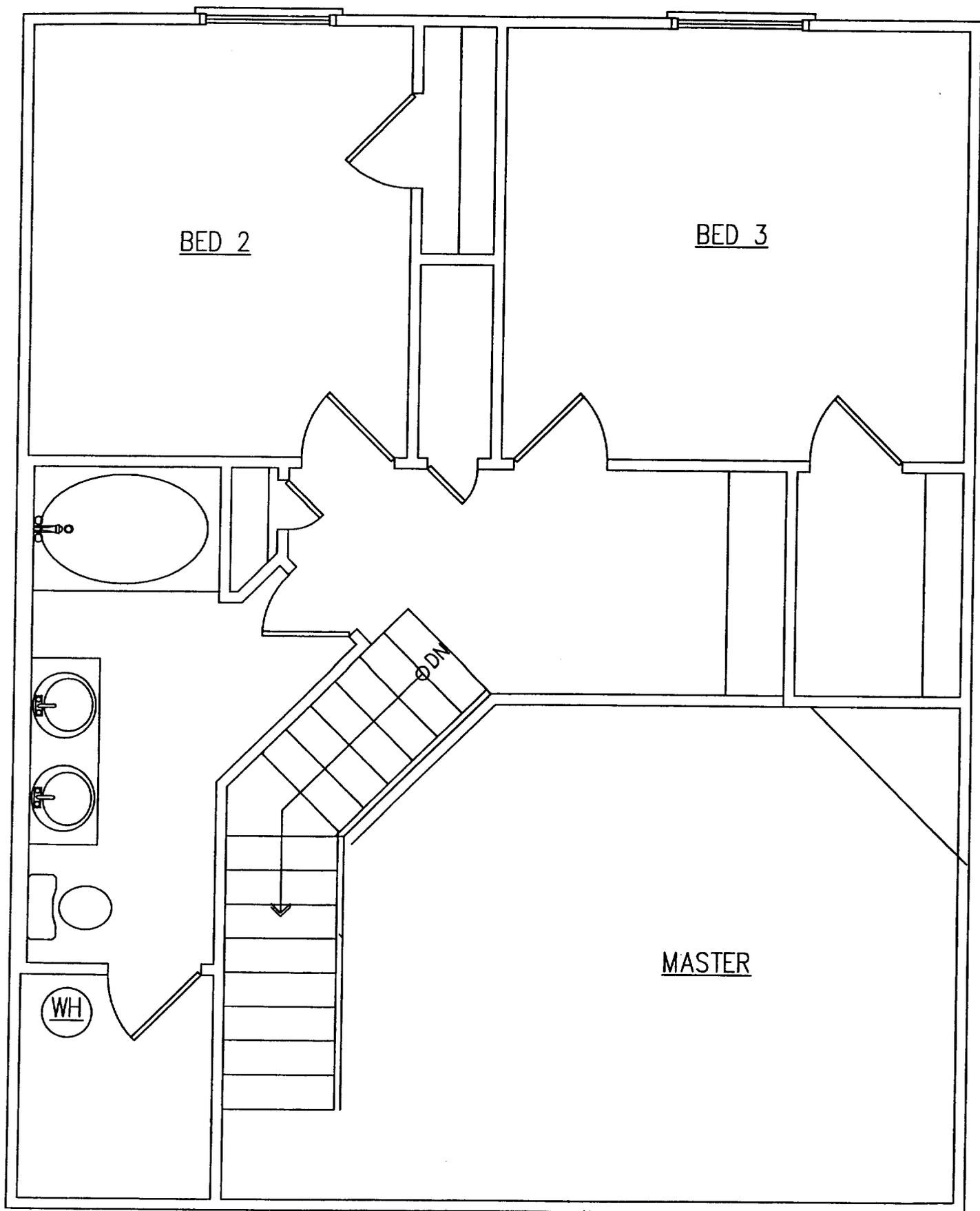


Attachment A
Z-01-71

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AHachmub A
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Attachment A
2-01-71
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RCS# 3555
3/04/02
1:41 PM

Atlanta City Council

Regular Session

MULTIPLE

02-O-0045/Z-01-71; McDonough Blvd., SE
02-O-0049/Z-01-63; 460 Patterson Ave., SE
ADOPT/SUB/AMEND

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

MULTIPLE

02-0-0045

(Do Not Write Above This Line)

AN ORDINANCE Z-01-71
BY: ZONING COMMITTEE

AN ORDINANCE REZONING FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT MCDONOUGH BOULEVARD, S.E. FRONTING 678.94 FEET ON THE SOUTHWESTERLY SIDE OF MCDONOUGH BOULEVARD BEGINNING 612.40 FEET NORTHWESTERLY FROM THE SOUTHWEST CORNER OF HENRY THOMAS DRIVE. DEPTH: VARIES; AREA: 24.35 ACRES; LAND LOTS 8, 25, 26, 14TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: WILLIAM FREEMANS
APPLICANT: DIANNA S. JOHNSON
NPU-Z COUNCIL DISTRICT 1

ADOPTED BY
MAR 0 4 2002
COUNCIL

RESOLUTION APPROVED

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

Date Referred 1/7/02
Referred To: ZFB & Joming

First Reading

Committee _____
Date _____
Chair _____

Committee Zoning
Date Feb. 27, 2002
Chair William Stone
Actions:
Fav, Adv, Held (see rev. side) _____
Other: _____
Members William Stone, David G. ...
Refer To _____

Committee _____
Date _____
Chair _____
Actions:
Fav, Adv, Held (see rev. side) _____
Other: _____
Members _____
Refer To _____

COUNCIL ACTION

- 2nd Reading
- 1st & 2nd Reading
- 3rd Reading
- Consent
- V Vote
- RC Vote

CERTIFIED

CERTIFIED
MAR 0 4 2002
ATLANTA CITY COUNCIL PRESIDENT
Catherine Woodard

MAYOR'S ACTION

Stevie Lundy
MAY 1 2 2002

CERTIFIED
MAR 0 4 2002
MUNICIPAL CLERK
Rachel Decker Johnson