

CITY COUNCIL  
ATLANTA, GEORGIA

02-0-0047

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-01-80  
DATE FILED: 9-28-01

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 be amended and the maps established in connection therewith be changed so that the following property located at **514-540 Moreland Avenue, N.E.** be changed from the **R-5 (Two-Family Residential)** District to the **PD-MU (Planned-Development-Mixed Use)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **15** of the **14<sup>th</sup>** 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 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-01-80

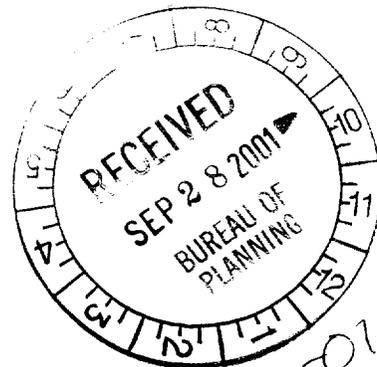
1. Site plan entitled "PD-MU Rezoning, 514-540 Moreland Ave., Atlanta, Georgia" prepared by Preston & Assoc., Inc., Architecture, dated September 28, 2001 and marked received by the Bureau of Planning, September 28, 2001.

**Legal for Moreland Avenue**  
**Lots 15,16,17,18,19,and 20**

All that parcel of land lying or being in Land Lot 15, 14th District, City of Atlanta, Fulton County, Georgia being lots 15,16,17,18,19 and 20 of Thos. Walker property recorded in Plat Book 3, Page 84 and more particularly described as follows:

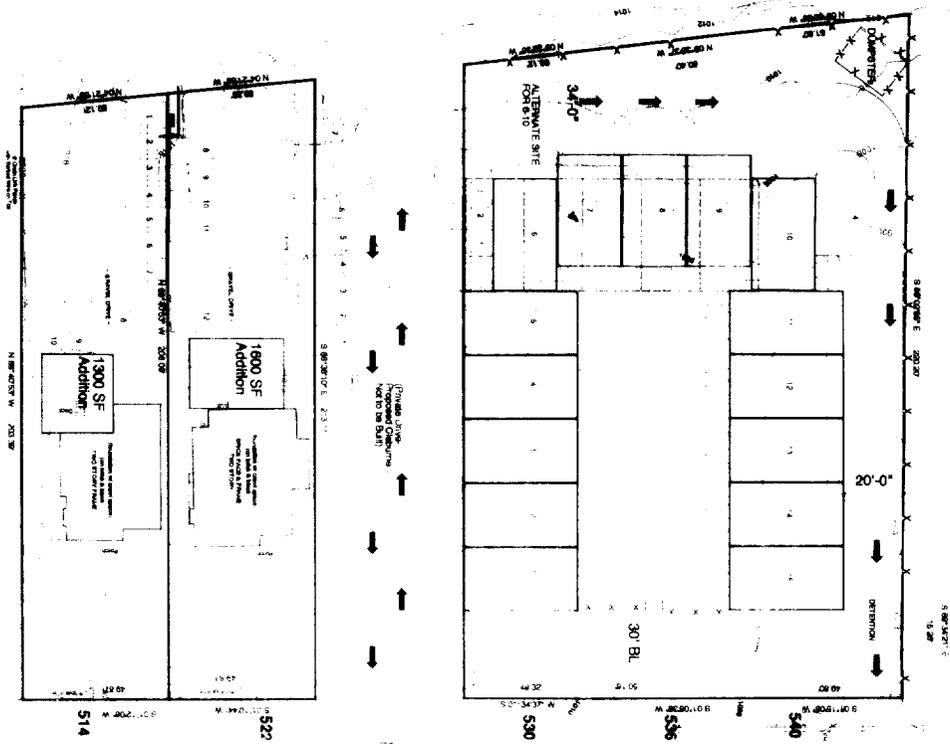
**Begin** on the westerly right-of-way of Moreland Avenue (60-foot right-of-way) 150 feet northerly from its intersection with the north right-of-way of Mansfield Avenue a.k.a. Walker Street (20-foot right-of-way).  
**Thence** leaving the right-of-way of Moreland Avenue North 88 degrees 40 minutes 53 seconds West a distance of 203.39 feet to a point on the easterly right-of-way of Julia Street (40-foot right-of-way);  
**Thence** along Julia Street North 04 degrees 21 minutes 58 seconds West a distance of 151.41 feet to an iron pin found;  
**Thence** continuing along Julia Street North 05 degrees 35 minutes 37 seconds West a distance of 50.12 feet to a point;  
**Thence** continuing along Julia Street North 05 degrees 25 minutes 30 seconds West a distance of 50.40 feet to a point;  
**Thence** continuing along Julia Street North 05 degrees 00 minutes 56 seconds West a distance of 51.80 feet to a point;  
**Thence** South 88 degrees 02 minutes 55 seconds East a distance of 220.20 feet to an iron pin found;  
**Thence** South 89 degrees 34 minutes 21 seconds East a distance of 15.26 feet to an iron pin found on the western right-of-way of Moreland Avenue (60-foot right-of-way);  
**Thence** southerly along the west right-of-way of Moreland Avenue South 01 degrees 15 minutes 05 seconds West a distance of 49.80 feet to an iron pin found;  
**Thence** continuing along the west right-of-way of Moreland Avenue South 01 degrees 05 minutes 38 seconds West a distance of 50.16 feet to an iron pin found;  
**Thence** continuing along the west right-of-way of Moreland Avenue South 01 degrees 34 minutes 37 seconds West a distance of 49.32 feet to an iron pin found;  
**Thence** continuing along the west right-of-way of Moreland Avenue South 00 degrees 55 minutes 11 seconds West a distance of 50.79 feet to an iron pin found;  
**Thence** continuing along the west right-of-way of Moreland Avenue South 01 degrees 10 minutes 44 seconds West a distance of 49.83 feet to an iron pin found;  
**Thence** continuing along the west right-of-way of Moreland Avenue South 01 degrees 12 minutes 06 seconds West a distance of 49.87 feet to the **Point of Beginning**.

said parcel of land contains 65,762 square feet or 1.509 acres of land, more or less.



2-07-80

SITE PLAN



MORELAND AVENUE ~ 60' RW



Vicinity Map

LUJ Calculations

Moreland Ave Rezoning to PD-MU 9/28/01

Item	Area	Volume	Notes
1. Existing Building	1890 SF	1890 cu ft	
2. Proposed Addition	1300 SF	1300 cu ft	
3. Total	3190 SF	3190 cu ft	

I hereby certify that I am the duly authorized agent of the Planning Commission of the City of Atlanta, Georgia, and that I have the authority to execute this agreement on behalf of the City of Atlanta. Witness my hand and the seal of the City of Atlanta this 28th day of September, 2001.



**PRESTON & ASSOC., INC.** 463 Moreland Ave. Suite #4 Atlanta, Georgia 30307 FAX 404-525-4201 Phone 404-525-4828 **ARCHITECTURE**

BY: [Signature] DATE: 09-28-01  
 RELEASE: [Signature] DATE: 09-28-01  
 SHEET TITLE: Site Plan  
 SCALE: A-1

PD MU Rezoning  
 514 540 More and Avenue  
 At attn Georg a

Drawings Prepared for  
 Homes By Design



RCS# 3557  
3/04/02  
2:16 PM

Atlanta City Council

Regular Session

02-O-0047            Z-01-80; 514-540 Moreland Ave., NE (N-2)  
                         R-5 to PD-MU  
                         ADVERSE AS AMEN

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

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

RCS# 3556  
3/04/02  
1:56 PM

Atlanta City Council

Regular Session

02-O-0047      Z-01-80; 514-540 Moreland Ave., NE (N-2)  
R-5 to PD-MU  
AMEND #1/SMITH

YEAS: 12  
NAYS: 3  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 0  
ABSENT 0

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

**CORRECTED COPY**

02-0-0047

(Do Not Write Above This Line)

AN ORDINANCE Z-01-80

BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-5 (TWO-FAMILY RESIDENTIAL) DISTRICT TO THE PD-MU (PLANNED DEVELOPMENT-MIXED USE) DISTRICT, PROPERTY LOCATED AT 514-540 MORELAND AVENUE, N.E. FRONTING 299.77 FEET ON THE WEST SIDE OF MORELAND AVENUE BEGINNING 150 FEET NORTH FROM THE NORTHWEST CORNER OF MANSFIELD STREET. DEPTH: 235.46 FEET; AREA: 1.509 ACRES; LAND LOT 15, 14TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: JOYCE MITCHELL ET AL  
APPLICANT: ROBERT E. REED FOR PRESTON AND ASSOCIATES, ARCHITECTS  
COUNCIL DISTRICT 2

NPU-N

2002

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

Date Referred 1/7/02  
Referred To: JRB & Young

First Reading

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_

Committee

Date Feb. 27 2002

Chair Sam Stone

Actions Fav, Adv, Held (see rev. side)

Members Robert E. Reed, Joyce Mitchell, et al

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Members

Refer To

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Members

Refer To

COUNCIL ACTION

2nd  1st & 2nd  3rd  
Readings

Consent  V Vote  RC Vote

CERTIFIED

CERTIFIED  
MAR 04 2002  
ATLANTA CITY COUNCIL PRESIDENT  
Catherine W. Woodard

CERTIFIED  
MAR 04 2002  
ATLANTA CITY COUNCIL PRESIDENT  
Catherine W. Woodard

MAYOR'S ACTION