

City Council
Atlanta, Georgia

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-02-57
10-8-02

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 **1094-1100 Mayson-Turner Road, N.W.** be changed from the **SPI-11, Subarea 6 (Ashby Station Special Public Interest, Washington Park Single-Family Residential)** District, to the **SPI-11, Subarea 7-C (Ashby Station Special Public Interest, Multi-Family Residential-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **115** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

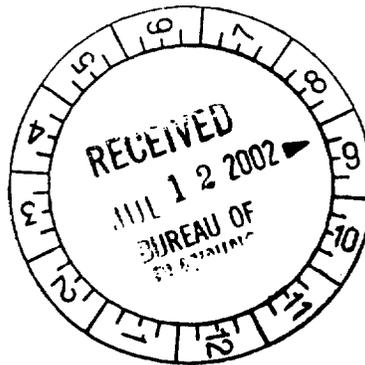
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 115, 14th District, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at an iron pin found (1/2 inch rebar) located on the southerly right-of-way line of Mobile Street, said iron pin being located 15.35 feet easterly along said right-of-way line from its intersection with the centerline of MARTA rail tracks; thence along said southerly right-of-way line of Mobile Street and then Mayson-Turner Road (variable right-of-way) south 86 degrees 26 minutes 34 seconds east a distance of 235.48 feet to an iron pin found (1/2 inch rebar); thence continuing along said southerly right-of-way line of Mayson-Turner Road south 70 degrees 06 minutes 31 seconds east a distance of 43.70 feet to an iron pin found (1/2 inch rebar); thence leaving said right-of-way line of Mayson-Turner Road and running south 00 degrees 04 minutes 02 seconds west a distance of 585.03 feet to an iron pin set; thence north 89 degrees 59 minutes 12 seconds west a distance of 181.77 feet to an iron pin found (1/2 inch rebar); thence north 08 degrees 40 minutes 00 seconds west a distance of 621.56 feet to the iron pin found on the southerly right-of-way line of Mobile Street at the Point of Beginning; said property containing 3.1696 acres according to Boundary & Topographic Survey for Mayson Turner Property, prepared by Grant Shepherd & Associates, Seaton G. Shepherd, Jr., R.L.S. No. 2136.



Zoning Plan Mayson-Turner Road

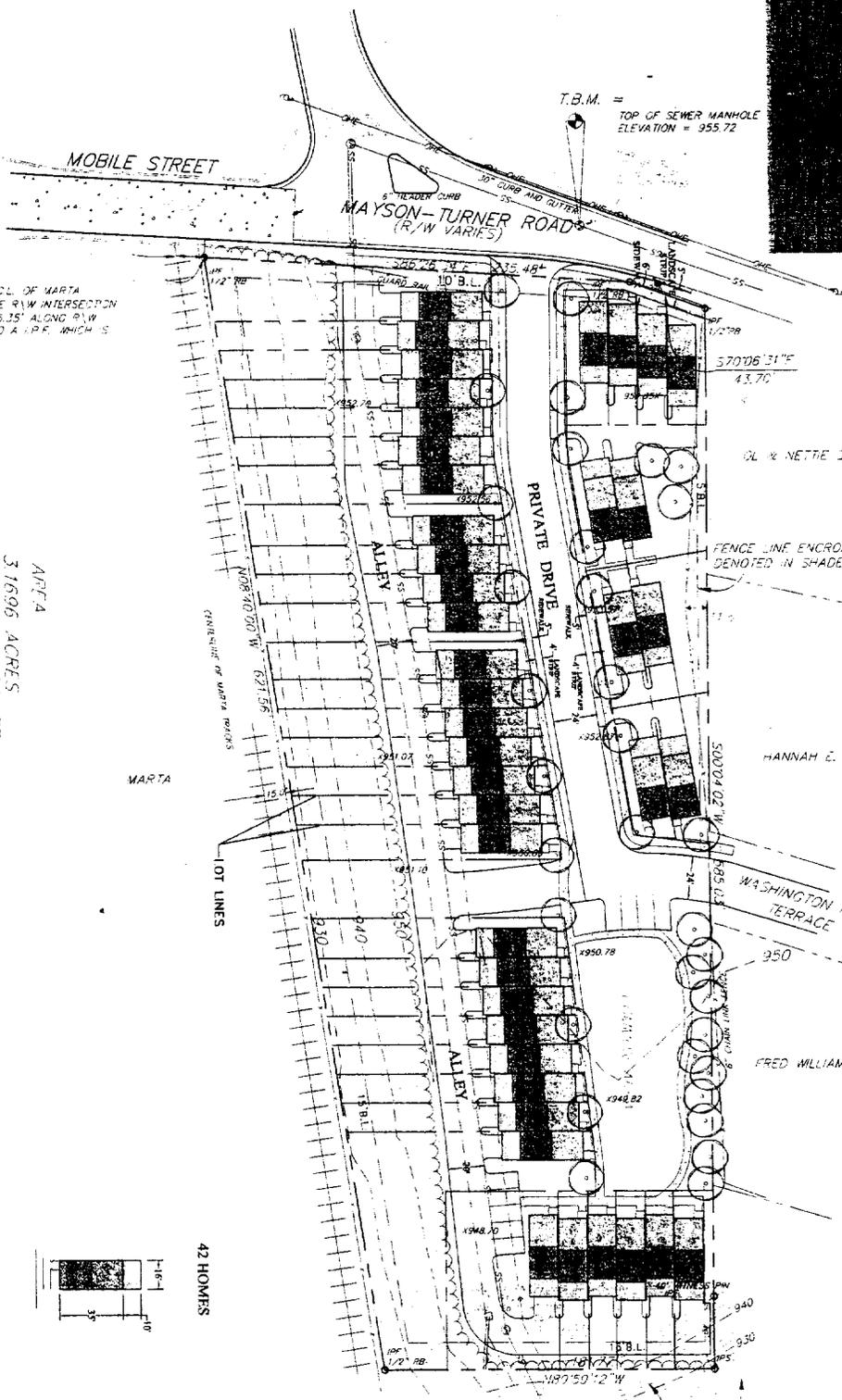
Land Use: 15 District: 14b Section: County: Fulton State: Georgia

Order Construction



3120 CHAMBERLAIN DUNWOODY ROAD SUITE 20
ATLANTA, GEORGIA 30341
770-455-0657 fax 770-451-6261

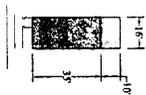
Date: 6/10/02 Job #: 2002-115
R2402



COMMENCE AT THE CL. OF MARTA RAIL TRACKS AND THE R/W INTERSECTION OF MOBILE STREET 15.35' ALONG R/W IN A S.E. DIRECTION TO A I.P.P. WHICH IS THE P.O.B.

AREA
31606 ACRES
138,069.24 SQ. FT.

TYPICAL UNIT



42 HOMES

- ZONING NOTES - RESIDENTIAL EXISTING ZONING - SF - 11(6) PROPOSED ZONING - SF - 11(7) Conditional
- TOTAL AREA - 31606 acres
- HOMES - 1125
- DENSITY - 3.55
- FAR - 3.696
- EXTERIOR SETBACKS
 - o Mayson Turner Road right of way - 10' (Reduced from 30')
 - o East property line - 15'
 - o West property line - 15'
- MINIMUM BUILDING SEPARATION
 - o Front to front - 25'
 - o Side to side - 25'
 - o Side to rear - 25'
 - o Rear to rear - 40'
- PRIVATE DRIVE
 - o 24' to 16' to 10'
 - o Sidewalks in front of all homes and at least one side of the street
 - o Street trees planted along private drive
- UNITS TO BE PROVIDED FOR THE PROJECT
 - o PENDING STATEMENT OF WORK (Typically 10' - 14' tall)
 - o UNDERGROUND DETENTION (if necessary)
 - o CROWMOR AREA - .15 acres
- PARKING
 - o Required - .99 per unit
 - o Provided - 1.00 per unit
 - TOURNAMENT on individual lots

Boundary/Tops/Grass/Shepherd Area/Residential



RCS# 4169
11/04/02
2:35 PM

Atlanta City Council

Regular Session

MULTIPLE

02-O-1606/Z-02-63
02-O-1354/Z-02-57
ADVERSE

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 1

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

MULTIPLE

Conditions for Z-02-57

1. The applicant shall provide along the street frontage and internally, a five-foot wide landscape strip and six-foot wide sidewalks on the property.
2. The applicant shall provide trees spaced and planted in the landscape strip next to the curb.
3. The applicant shall construct a façade on the side of the first unit on the west side of the private drive that is consistent with the design of the front façade of the units fronting on Mayson Turner Road.
4. Site plan entitled "Zoning Plan, Mayson-Turner Road" prepared by Sprinkle Design Conservancy, dated June 10, 2002, last revised August 24, 2002 and marked received by the Bureau of Planning August 26, 2002.

02-0 -1354
 (Do Not Write Above This Line)

AN ORDINANCE Z-02-57
 BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE SPI-11, SUB AREA 6 (ASHBY STATION SPECIAL PUBLIC INTEREST, WASHINGTON PARK SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE SPI-11, SUB AREA 7 (ASHBY STATION SPECIAL PUBLIC INTEREST, MULTI-FAMILY RESIDENTIAL) DISTRICT, PROPERTY LOCATED AT 1094-1100 MAYSON-TURNER ROAD, N.W. FRONTING APPROXIMATELY 160 FEET ON THE SOUTHWESTERLY SIDE OF MAYSON-TURNER ROAD BEGINNING AT THE SOUTHWEST CORNER OF MOBILE STREET. DEPTH: 621.56 FEET; AREA: 3.1696 ACRES; LAND LOT 115, 14TH DISTRICT, FULTON COUNTY, GEORGIA.
 OWNER: WASHINGTON HEIGHTS TOWNHOMES LLC

APPLICANT: MARVIN GREER
 NP-U-K COUNCIL DISTRICT 3

ADVERSED
 1/14/02

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

Date Referred 8/19/02

Referred To: ZRB & Zoning

First Reading

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