02-O-1604

City Council
Atlanta, Georgia

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-02-61/Z-01-28
10-10-02

AN ORDINANCE TO AMEND ORDINANCE Z-01-28, ADOPTED BY CITYCOUNCIL SEPTEMBER 4, 2001 AND APPROVED BY OPERATION OF LAW SEPTEMBER 13, 2001, REZONING FROM THE **I-1 (LIGHT INDUSTRIAL)** DISTRICT TO THE **C-2-C (COMMERCIAL SERVICE-CONDITIONAL)** DISTRICT, PROPERTY LOCATED AT **949 AND 961 CONFEDERATE AVENUE, S.E. AND 655 MEAD STREET, S.E.**, FOR THE PURPOSE OF APPROVING A SITE PLAN AMENDMENT.
OWNER: MEAD STREET CITY HOMES, LLC
APPLICANT: JOLLY DEVELOPMENT CORPORATION, INC.
NPU-W COUNCIL DISTRICT 1

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

SECTION 1. That the currently governing site plan entitled "Proposal Site Plan, revised 7/5/01" prepared by Rowhouse Architects, Inc., dated April 16, 2001 and marked received by the Bureau of Planning July 5, 2001 is hereby deleted in its entirety and an amended site plan entitled "Grant Park Tract" prepared by Clark Design Group P.C. dated August 8, 2002 and marked received by the Bureau of Planning September 24, 2002 is hereby approved in lieu thereof for property located at **949 and 961 Confederate Avenue, S.E. and 655 Mead Street, S.E.**, more particularly described by the plat attached as part of Ordinance Z-01-28.

SECTION 2. That the attached additional conditions shall also govern the development of this property.

SECTION 3. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

A true copy,
Rhonda Daughtin Johnson
Municipal Clerk, CMC

ADOPTED by the Council NOV 04, 2002
APPROVED by the Mayor NOV 08, 2002

Additional Conditions for Z-02-61/Z-01-28

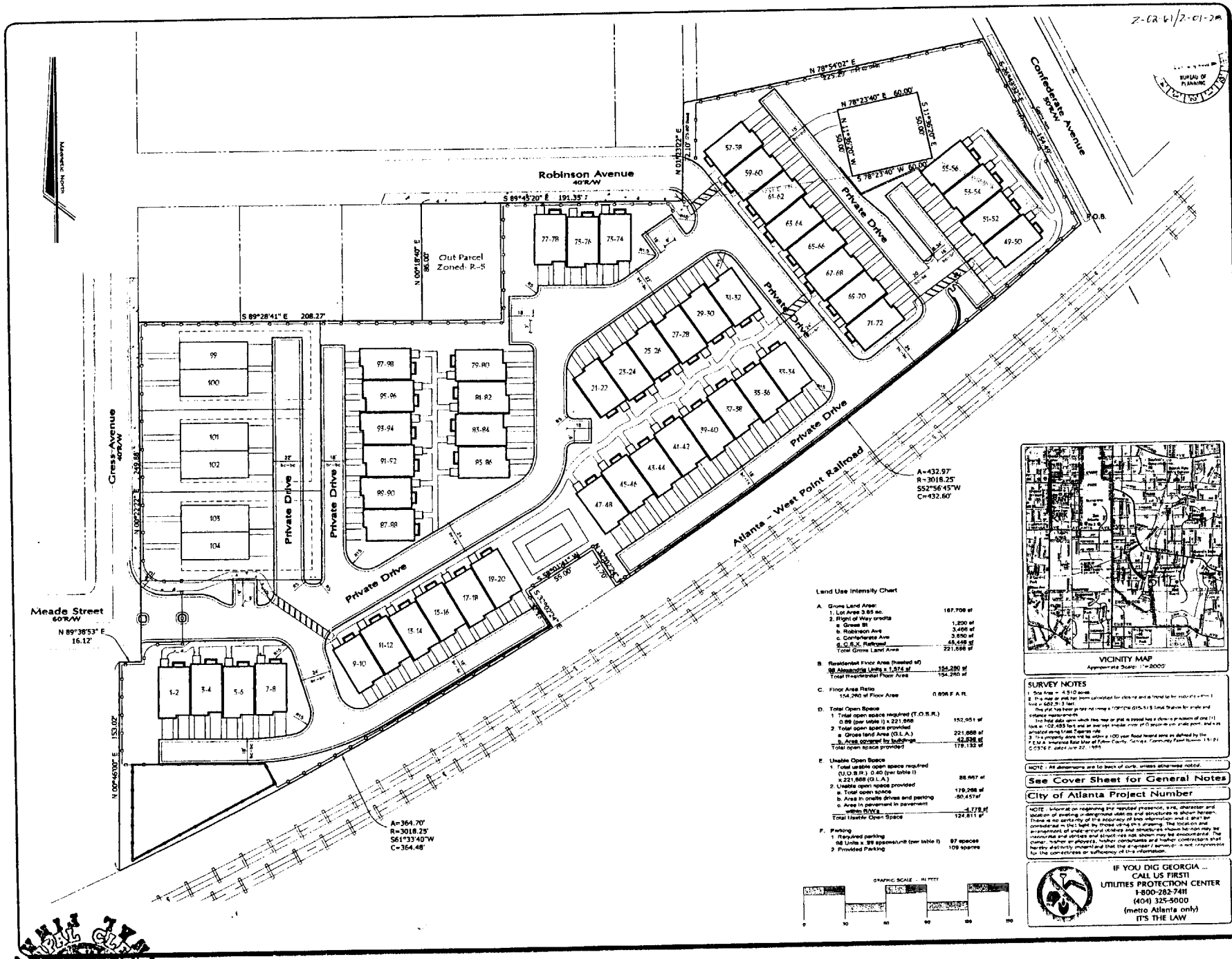
1. All pedestrian crosswalks within the development shall be of a decorative paving material to distinguish them from the private driveways.

2. Landscaping plans shall be approved by the Bureau of Planning and the City Arborist.

3. The fence height along the Robinson Avenue frontage shall not exceed four-feet in height.

4. The development shall not be gated.

Z-02-61/Z-01-28



VICINITY MAP
Approximate Scale: 1"=2000'

SURVEY NOTES
1. Site Area = 4.910 acres
2. This map or plat has been generalized for clarity and is intend to be interpreted within 1 foot in 662.9 ± feet.
This plat has been prepared using a Trimble GPS R8 Real Station for angle and distance measurements.
The field data upon which this map or plat is based has a closure precision of one (1) foot in 102,485 feet and an average angular error of 0 seconds per angle point, and was adjusted using Least Squares rule.
3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance Rate Map of Fulton County, Georgia, Community Panel Number 13121 C 0376 E dated June 22, 1988.

NOTE - All dimensions are to back of curb, unless otherwise noted.

See Cover Sheet for General Notes

City of Atlanta Project Number

NOTE - Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly implied and that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

IF YOU DIG GEORGIA ...
CALL US FIRST!
UTILITIES PROTECTION CENTER
1-800-282-7411
(404) 325-5000
(metro Atlanta only)
IT'S THE LAW

CDG
CLARK DESIGN GROUP, P.C.
PLANNERS · SURVEYORS · ENGINEERS
3305 Breckinridge Boulevard
Suite 112
Duluth, Georgia 30096
Phone: 678-380-6007
Fax: 678-380-0371

Site Plan

Grant Park Tract

Land Lot 23
14th District
City of Atlanta
Fulton County
Georgia

August 8, 2002
Scale : 1" = 30'

OWNER / DEVELOPER
Jolly Development
WARREN S. JOLLY
24 HOUR - EMERGENCY CONTACT

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This drawing and its reproduction are the property of the engineer and may not be reproduced, published or used in any way without the written permission of the engineer.

REVISIONS

NO	DATE	DESCRIPTION
0	08/08/2002	Released for Permit ONLY

City of Atlanta Project Number
CN: 0203plans
Job Atlas:
Sheet 3 of 19
FN: D-020313

CITY COUNCIL
ATLANTA, GEORGIA

01-O-0771

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-28
7/5/01

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 **949 & 961 Confederate Avenue, S.E. and 655 Mead Street, S.E** be changed from the **I-1 (Light Industrial)** District to the **C-2-C (Commercial Service-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **23 of the 14th** District of Fulton County, Georgia, being more particularly described by the attached **plat.**

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 suffice "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 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 that are in conflict with the terms of this ordinance are hereby repealed.

A true copy,
Rhonda Dauphin Johnson
Municipal Clerk, CMC

ADOPTED by the Council — SEP 04, 2001
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403 — SEP 13, 2001

Z-02-61 | Z-01-28

Conditions for Z-01-28

1. Site plan entitled "Proposed Site Plan, revised 7/5/01" prepared by Rowhouse Architects, Inc., dated April 16, 2001 and marked received by the Bureau of Planning July 5, 2001.

PROPOSED SITE PLAN REVISED 7/5/2001

ZONING EXISTING:

R-5 IN GRANT PARK HISTORIC DISTRICT
NOT TO BE REZONED

I-1
LAND LOT 23, 14TH DISTRICT FULTON COUNTY
(PARCELS TO BE REZONED C-2C)
CONDITIONAL ON SITE PLAN

PROPOSED BUILDINGS:
4 STORIES HIGH (APPROXIMATE 60 FEET)
3 STORIES HIGH (APPROXIMATE 40 FEET)
TOTAL SQUARE FOOTAGE 123693 SF
RESIDENTIAL SPACES
APPROXIMATE 100 RESIDENTIAL UNITS

PROJECT COMPLIANCE FAR

PROPOSED CONDITIONAL ZONING FOR PROJECT	
FLOOR AREA RESIDENTIAL	123693 SF
PROPOSED TOTAL FLOOR AREA	123693 SF
123693 SF / 177721 SF = .696	
RESIDENTIAL ALLOWABLE AT .696 FAR	

PROJECT COMPLIANCE TOSR

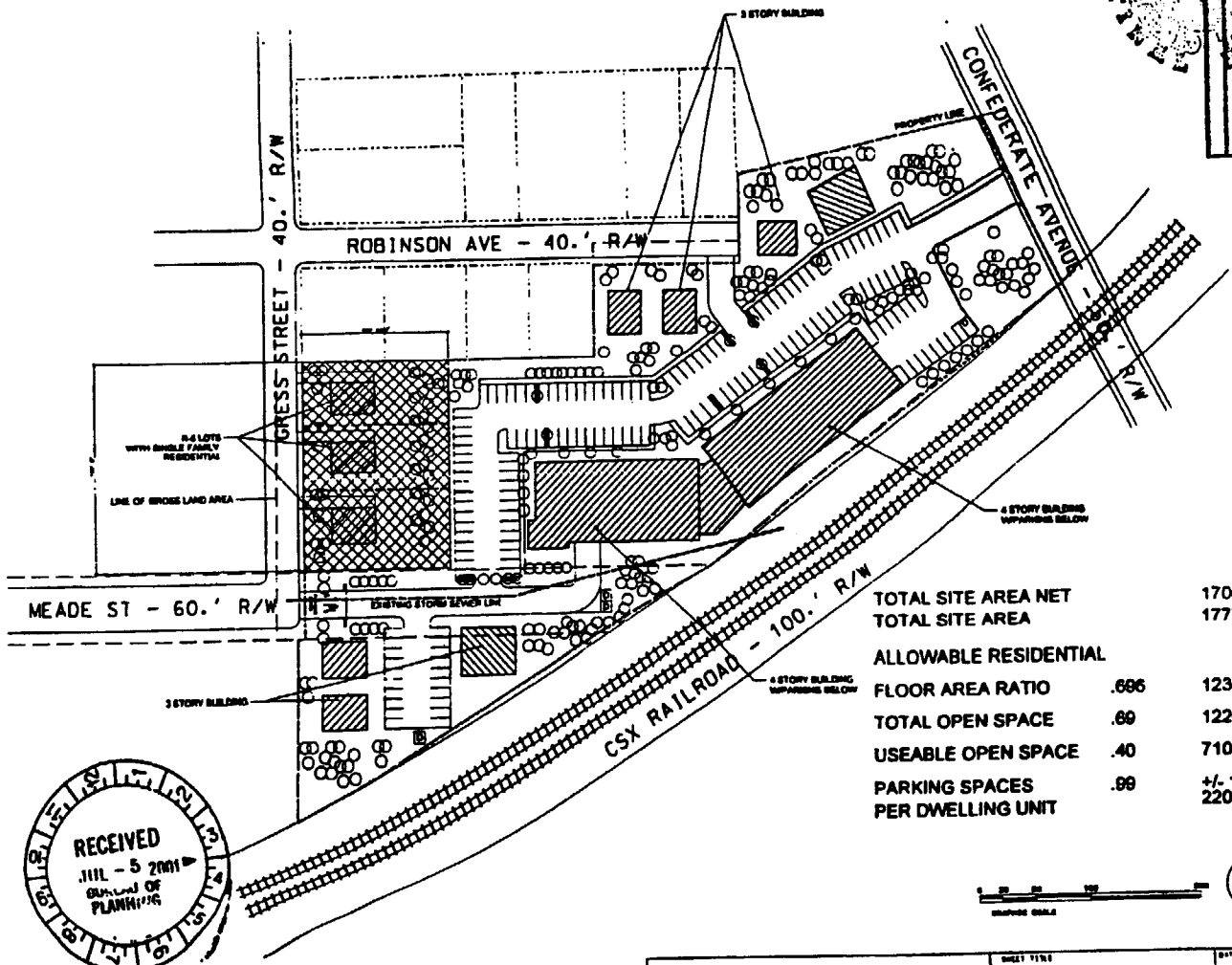
TOTAL SITE SF	177721 SF
.69 TOTAL OPEN SPACE REQUIRED	122627 SF
TOTAL UNCOVERED OPEN SPACE	
TOTAL SITE SF	177721 SF
BUILDING FOOTPRINTS (3 AND 4 STORIES HIGH)	-37016 SF
TOTAL OPEN SPACE	123693 SF
123693 SF / 177721 SF = .70	

PROJECT COMPLIANCE UOSR

TOTAL SITE SF	177721 SF
.40 USEABLE OPEN SPACE REQUIRED	71088 SF
TOTAL PARKING AREA/DRIVES	-53110 SF
BUILDING FOOTPRINT	-37016 SF
TOTAL	-91034 SF
USEABLE OPEN SPACE	86687 SF
86687 SF / 177721 SF = .48	

PROJECT COMPLIANCE PARKING

EXTERIOR PARKING SPACES	154 SPACES
COVERED PARKING SPACES	66 SPACES
TOTAL PARKING SPACES	220 SPACES
PARKING BREAKDOWN	
RESIDENTIAL (.99 SPACES PER UNIT)	100 UNITS 100 SPACES REQUIRED



TOTAL SITE AREA NET		170037 SF
TOTAL SITE AREA		177721 SF
ALLOWABLE RESIDENTIAL		
FLOOR AREA RATIO	.696	123693 SF
TOTAL OPEN SPACE	.69	122627 SF
USEABLE OPEN SPACE	.40	71088 SF
PARKING SPACES PER DWELLING UNIT	.99	+/- 100 UNITS 220 SPACES

RECEIVED
JUL - 5 2001
BUREAU OF PLANNING

Z-01-28

grant park
CITY OF ATLANTA, FULTON COUNTY GEORGIA

SHEET TITLE: SITE PLAN

DATE: APRIL 16, 2001

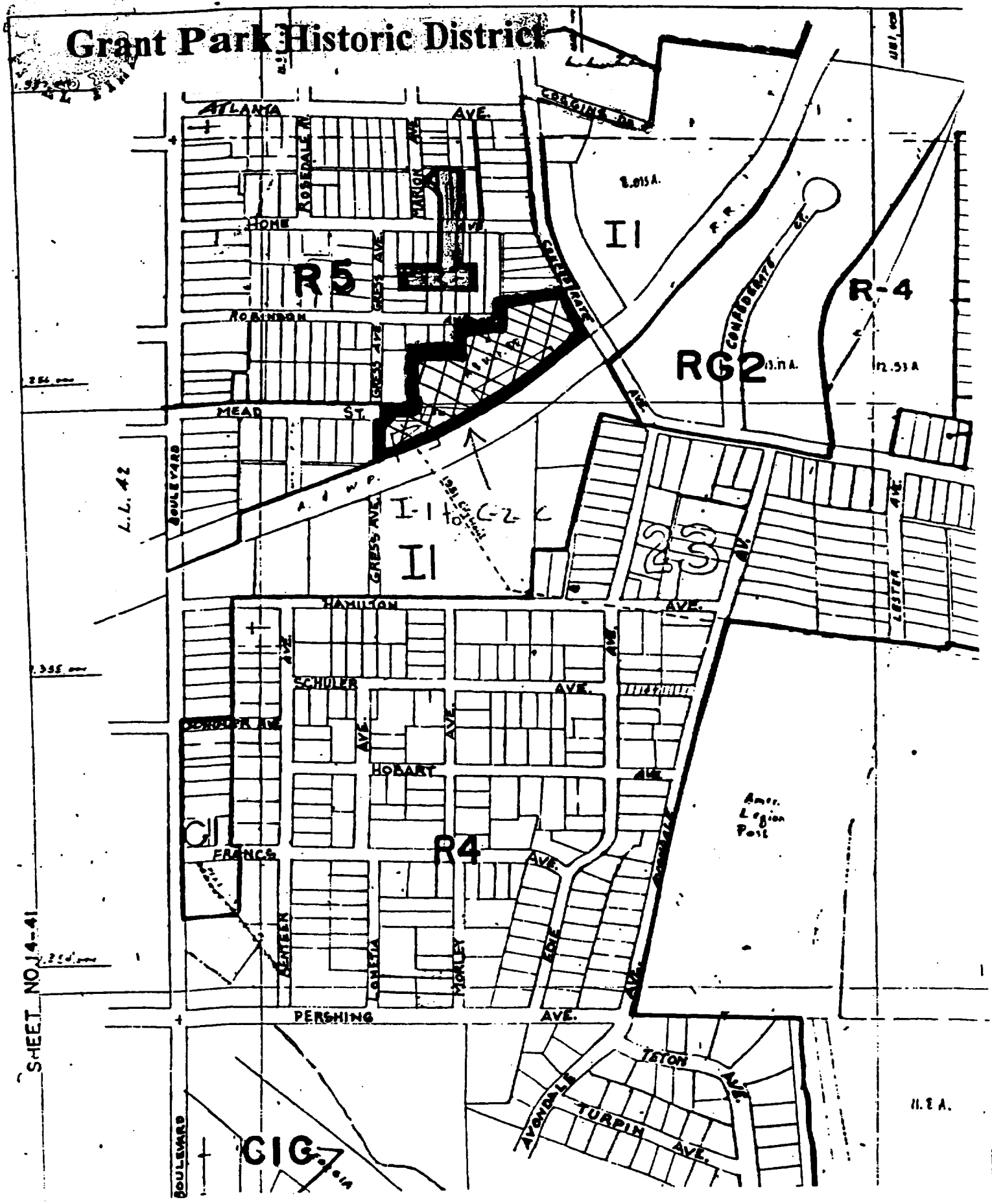
SHEET NUMBER: Z1.0

REVISION

PLOT FILE

Z-02-61 | 2-01-28
Page 3 of 6

Grant Park Historic District



RCS# 3089
9/04/01
3:22 PM

Atlanta City Council

Regular Session

01-O-0771 Z-01-28; Rezone from I-1 to C-2-C 949 & 961 Confederate Ave. & 655 Mead St.
ADOPT ON SUB

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

unanimous

Y McCarty	Y Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	Y Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

01-O-0771

Z-02-61 | Z-01-28

01-O-0771
(Do Not Write Above This Line)

AN ORDINANCE Z-01-28
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE I-1 (LIGHT INDUSTRIAL) & R-5 (TWO-FAMILY RESIDENTIAL) DISTRICTS TO THE C-2-C (COMMERCIAL SERVICE--CONDITIONAL) DISTRICT, PROPERTY LOCATED AT 949-961 CONFEDERATE AVENUE, S. E.; 655 MEAD STREET, S. E.; & GRESS AVENUE, S. E., FRONTING 154 FEET ON THE SOUTHWESTERLY SIDE OF CONFEDERATE AVENUE, BEGINNING AT THE NORTHWEST INTERSECTION WITH THE CSX RAILROAD (a.k.a. ATLANTA WEST POINT RAILROAD).

DEPTH: VARIES.
AREA: 4.420 ACRES.

LAND LOT 23, 14TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: JOHNNY BURNETTE.
APPLICANT: COMER JENNINGS.

NPU 'W' COUNCIL DISTRICT 1

substitute
unanimous

ADOPTED BY
SEP 04 2001
COUNCIL

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

Date Referred 5/21/01

Referred To: ZRB & Zoning

Z-02-61/Z-01-28 page 6 of 6

First Reading
Committee Zoning
Date 5-15-01
Chair Debbie Starnes

Committee of the Whole
Date 8-6-01
Chair
Action: Fav, Adv, Held (see rev. side)
Other:
Members
Refer To

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

Committee Zoning
Date 8-14-01
Chair Debbie Starnes
Action: Fav, Adv, Held (see rev. side)
Other:
Members
Henry Dorsey
E. M. Carter
Refer To

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

COUNCIL ACTION
☑ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

CERTIFIED
SEP 4 2001
ATLANTA CITY COUNCIL PRESIDENT
Robert J. Pitts

CERTIFIED
SEP 04 2001
Rhonda Dauphin Johnson
MUNICIPAL CLERK

MAYOR'S ACTION
APPROVED
SEP 13 2001
WITHOUT SIGNATURE
BY OPERATION OF LAW

RCS# 4166
11/04/02
2:26 PM

Atlanta City Council

Regular Session

MULTIPLE 02-O-1604/Z-02-61; 02-O-1609/U-02-23/
U-98-29; 02-O-1610/U-02-24/U-80-70
ADOPT ON SUB

YEAS: 14

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

02- O -1604
(Do Not Write Above This Line)

AN ORDINANCE Z-02-61/Z-01-28
BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND ORDINANCE Z-01-28, ADOPTED BY CITY COUNCIL SEPTEMBER 4, 2001 AND APPROVED BY OPERATION OF LAW SEPTEMBER 13, 2001, REZONING FROM THE I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE C-2-C (COMMERCIAL SERVICE-CONDITIONAL) DISTRICT, PROPERTY LOCATED AT 949 AND 961 CONFEDERATE AVENUE, S.E. AND 655 MEAD STREET, S.E. FOR THE PURPOSE OF APPROVING A SITE PLAN AMENDMENT.
OWNER: MEAD STREET CITY HOMES, LLC
APPLICANT: JOLLY DEVELOPMENT CORPORATION, INC.
NPU-W COUNCIL DISTRICT 1

ADOPTED BY
NOV 04 2002
COUNCIL
SUBSTITUTE

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

Date Referred 9/16/02
Referred To: ZRB & Zoning

First Reading
Committee ZONING
Date SEPT. 11 2002
Chair Dublin Stamps

Committee	Committee
ZONING	
Date: SEPT. 30 2002	Date
Chair: Dublin Stamps	Chair
Action: Fav, Adv, Held (see rev. side)	Action: Fav, Adv, Held (see rev. side)
Other: w/ substitute	Other:
Members: Natalie Archibong, Mary Norwood, H. L. Sheffield, Howard Shook, Carla Smith	Members
Refer To	Refer To

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

COUNCIL ACTION
☐ 2nd ☐ 1st & 2nd Readings ☐ 3rd
☐ Consent ☐ V Vote ☑ RC Vote

CERTIFIED
NOV 04 2002

CERTIFIED
NOV 04 2002
Rhonda Dauphin Johnson
MUNICIPAL CLERK

MAYOR'S ACTION
APPROVED
Shirley Franklin
NOV 08 2002
MAYOR