



City Council  
Atlanta, Georgia

03-0-1080

SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-03-42  
10-9-03

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 **2033 Adams Street, S.W. and 556 Saint Johns Avenue, S.W.**, be changed from the **R-4A (Single-Family Residential)** District, to the **R-4B (Single-Family Residential)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **90** of the **14<sup>th</sup>** 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

*Phonda Daughin Johnson*  
Municipal Clerk, CMC

ADOPTED by the Council  
APPROVED by the Mayor

NOV 03, 2003  
NOV 10, 2003



**George W. Jones**  
**St. Johns Avenue**

All that parcel of land lying or being in Land Lot 90, 14<sup>th</sup> District, City of Atlanta, Fulton County County, as shown on survey for Norsouth Corporation by C & C Land Surveyors, Inc. dated February 17, 2003, and more particularly described as follows:

**Commence** at the intersection of the west right-of-way of Adams Street (40-foot right-of-way) and the south right-of-way of St. Johns Avenue (40-foot right-of-way). **Thence** along the south right-of-way of St Johns Avenue North 88 degrees 55 minutes 43 seconds West a distance of 104.57 feet to a 1" open top pipe being the **Point of Beginning**. **Thence** leaving the south right-of-way of St Johns Avenue South 00 degrees 39 minutes 08 seconds West a distance of 180.41 feet to a point on the north side of a 10 foot alley; **Thence** along the north side of the alley North 88 degrees 55 minutes 39 seconds West a distance of 75.00 feet to a point; **Thence** leaving the alley North 00 degrees 39 minutes 08 seconds East a distance of 180.34 feet to a point on the south right-of-way of St. Johns Avenue; **Thence** along the right-of-way South 88 degrees 58 minutes 53 seconds East a distance of 75.00 feet to the **Point of Beginning**.

Said parcel of land contains 13,528 square feet or 0.311 acre of land.

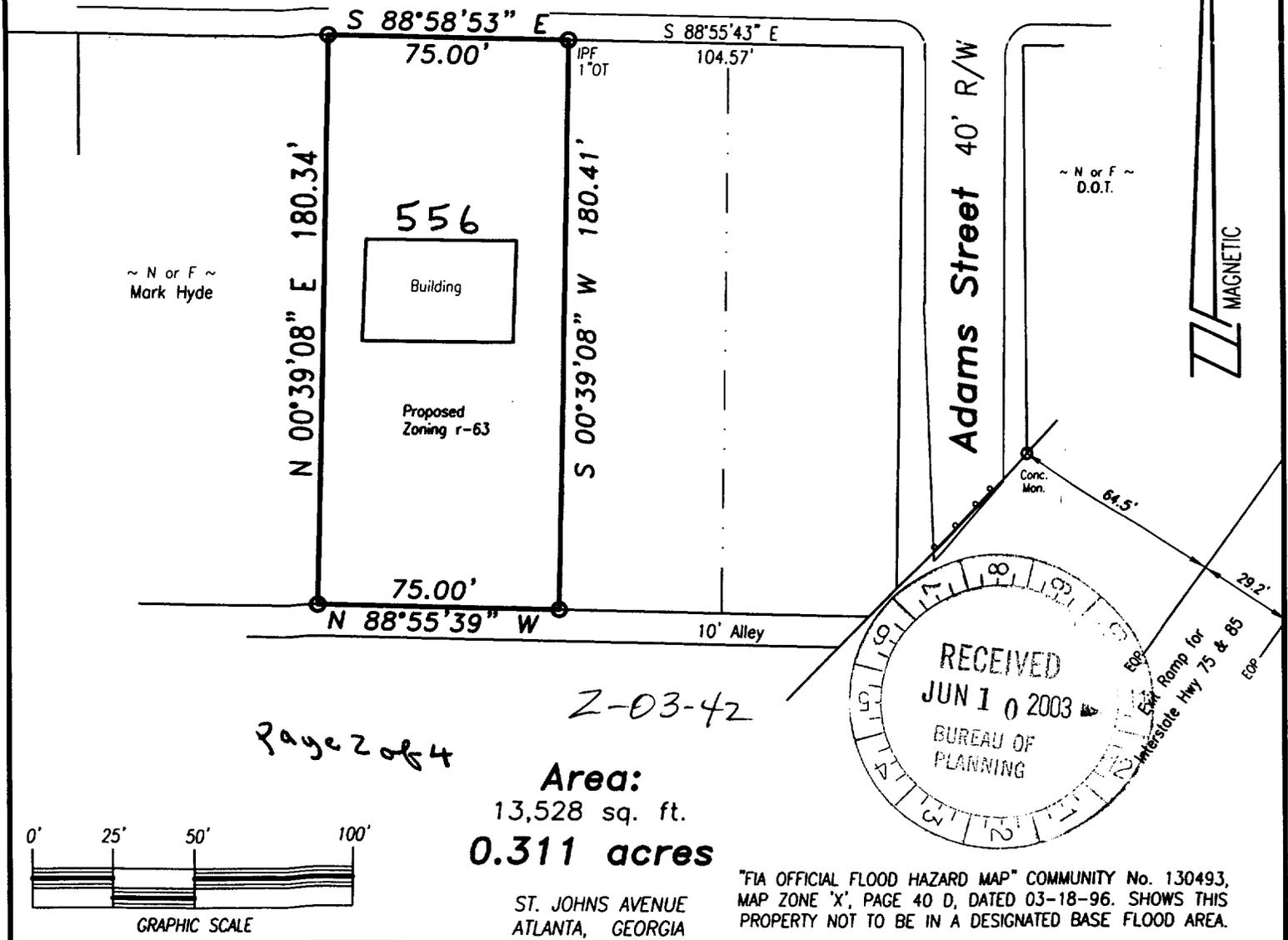


Z-03-42

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556 St. Johns Avenue

St. Johns Avenue 40' R/W



Page 2 of 4

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND C&C LAND SURVEYORS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 37,007 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED BY USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 224,886 FEET. EQUIPMENT UTILIZED: ANGULAR - TOPCON 303, LINEAR - E.D.M.

**LEGEND:**

|                        |                        |
|------------------------|------------------------|
| EOP - Edge of Pavement | DE - Drainage Easement |
| CONC - Concrete        | IPF - Iron pin found   |
| R - Radius             | IPS - Iron pin set     |
| A - Arc Length         | 1ARB - 1/2" Rebar      |
| CH - Chord             | 3RB - 3/8" Rebar       |
| MH - Manhole           | CT - Crimp Top         |
| DI - Drop Inlet        | CB - Catch Basin       |
| AI - Angle Iron        | JB - Junction Box      |
| HW - Headwall          | BL - Building Line     |
|                        | SE - Sewer Easement    |

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE NORSOUTH CORPORATION. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.



6-10-03

IF THE SIGNATURE SHOWN IS NOT IN RED, IT IS NOT A TRUE ORIGINAL BY C & C LAND SURVEYORS, INC.

Re-Zoning map of George W. Jones Property For:

### THE NORSOUTH CORPORATION

|                             |                 |                       |
|-----------------------------|-----------------|-----------------------|
| SUBDIVISION -               |                 |                       |
| LOT -                       | BLOCK -         | UNIT -                |
| LAND LOT - 90               | DISTRICT - 14th | SECTION -             |
| CITY - ATLANTA              |                 |                       |
| COUNTY - FULTON             |                 | STATE - GEORGIA       |
| REFERENCE PLAT BOOK/PAGE -  |                 | DISC - 2002           |
| FIELD SURVEY DATE :         |                 | SCALE: 1" = 50'       |
| CAD DRAFTING DATE : 06-5-03 |                 |                       |
| REVISIONS :                 |                 | JOB No.: A 02-0699-04 |



**C & C LAND SURVEYORS, INC.**  
3459 Acworth Due West Road  
Suite 218  
770-975-3933 ~ Fax: 770-975-3501



**Duncan Development Co.**  
**Rezone to R-63**  
**2033 Adams Street**

All that parcel of land lying or being in Land Lot 90, 14<sup>th</sup> District, City of Atlanta, Fulton County County, and more particularly described as follows:

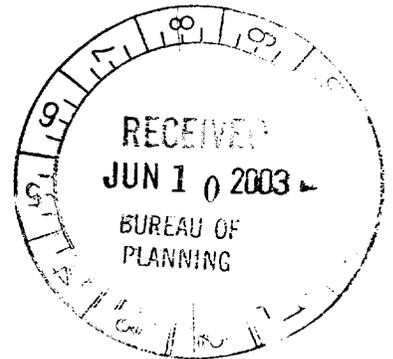
**Begin** at the intersection of the west right-of-way of Adams Street (40-foot right-of-way) and the south right-of-way of St. Johns Avenue (40-foot right-of-way).

**Thence** along the west right-of-way of Adams Street South 00 degrees 30 minutes 58 seconds West a distance of 120.42 feet to a point;

**Thence** leaving the right-of-way of Adams Street North 44 degrees 55 minutes 43 seconds West a distance of 55.00 feet to a point; **Thence** South 00 degrees 30 minutes 58 seconds West a distance of 60.00 feet to a point on the north right-of-way of a 10 foot alley; **Thence** along the north right-of-way North 88 degrees 55 minutes 43 seconds West a distance of 50.00 feet to a point; **Thence** leaving the right-of-way North 00 degrees 30 minutes 58 seconds East a distance of 180.41 feet to a point on the south right-of-way of Adams Street; **Thence** along the right of way of St. Johns Avenue South 88 degrees 55 minutes 43 seconds East a distance of 104.57 to the **Point of Beginning**.

Said parcel of land contains 15,604 square feet or 0.358 acre of land.

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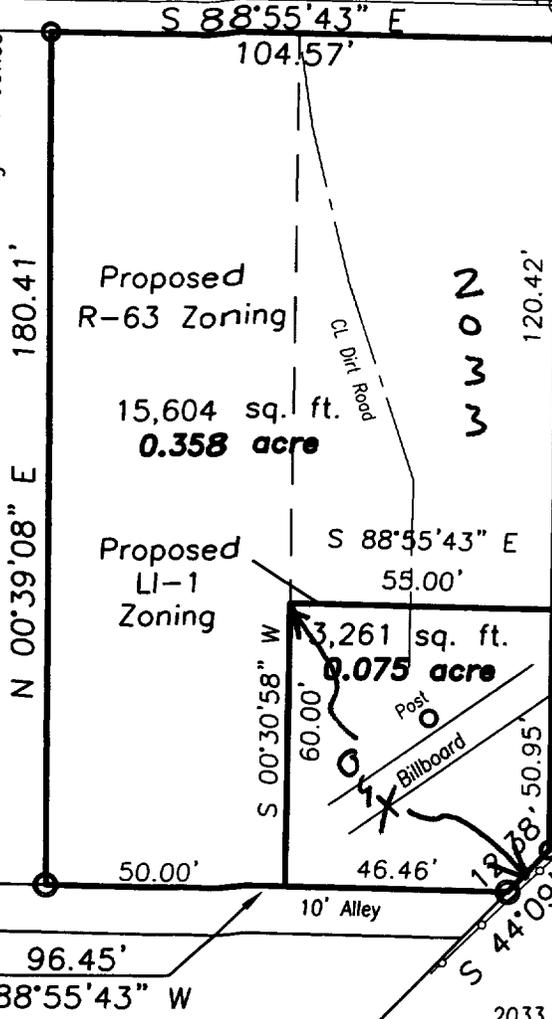
2033 Adams Street

2-03-42

St. Johns Avenue

40' R/W

George W. Jones  
N or F



Proposed R-63 Zoning

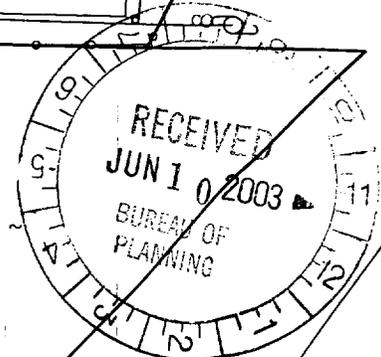
15,604 sq. ft.  
0.358 acre

Proposed LI-1 Zoning

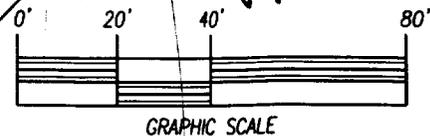
3,261 sq. ft.  
0.075 acre

Adams Street 40' R/W

Area :  
18,865 sq. ft.  
0.433 acre



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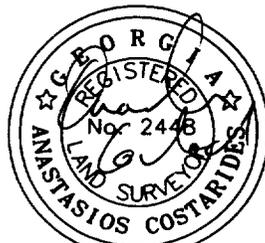


"FIA OFFICIAL FLOOD HAZARD MAP" COMMUNITY No. 130493, MAP ZONE "X", PAGE 40 D, DATED 03-18-96. SHOWS THIS PROPERTY NOT TO BE IN A DESIGNATED BASE FLOOD AREA.

2033 ADAMS STREET  
ATLANTA, GEORGIA

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND C&C LAND SURVEYORS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN N/A FEET AND AN ANGULAR ERROR OF N/A PER ANGLE POINT AND WAS NOT ADJUSTED. OPEN ENDED TRAVERSE UTILIZED TO GATHER FIELD DATA. THIS PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 74,933 FEET. EQUIPMENT UTILIZED: ANGULAR - TOPCON 303, LINEAR - E.D.M.

NOTE: THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF NORSOUTH CORPORATION. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.



6-10-03

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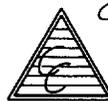
RE-ZONING MAP OF DUNCAN PROPERTY FOR:

### NORSOUTH CORPORATION

|  |                    |           |
|--|--------------------|-----------|
| SUBDIVISION - REMAP OF ST. JOHN PROPERTY   |                    |           |
| LOTS - 12 AND PART OF 13                   | UNIT -             |           |
| LAND LOT - 90                              | DISTRICT - 4th     | SECTION - |
| CITY - ATLANTA                             |                    |           |
| COUNTY - FULTON                            | STATE - GEORGIA    |           |
| PLAT BOOK/PAGE - 15/35                     | DISC -             |           |
| FIELD SURVEY DATE : 02-06-03               | SCALE: 1" = 40'    |           |
| CAD DRAFTING DATE : 02-17-03               | JOB No.: A 02-0699 |           |
| REVISIONS : 06-09-03 Added Bill Board Area |                    |           |

**LEGEND:**

|                 |                        |                        |
|-----------------|------------------------|------------------------|
| R - Radius      | EOP - Edge of Pavement | DE - Drainage Easement |
| CH - Chord      | CONC - Concrete        | IPF - Iron pin found   |
| MH - Manhole    | A - Arc Length         | IPS - Iron pin set     |
| DI - Drop Inlet | OT - Open Top          | 1/2" ARB - 1/2" Rebar  |
| AI - Angle Iron | CT - Crimp Top         | 3/8" ARB - 3/8" Rebar  |
| HW - Headwall   | CB - Catch Basin       | R/W - Right-of-way     |
|                 | JB - Junction Box      | BOC - Back of Curb     |
|                 | BL - Building Line     | SE - Sewer Easement    |



C & C LAND SURVEYORS, INC.  
3459 Acworth Due West Road  
Suite 218  
770-975-3933 ~ Fax: 770-975-3501



03-0-1080

(Do Not Write Above This Line)

AN ORDINANCE Z-03-42  
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-4A (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE RG-3 (RESIDENTIAL-GENERAL-SECTOR 3) DISTRICT (TRACT 1) AND THE I-1 (LIGHT INDUSTRIAL) DISTRICT (TRACT 2), PROPERTY LOCATED AT 2033 ADAMS STREET, S.W. AND 556 SAINT JOHNS AVENUE, S.W., FRONTING 179.57 FEET ON THE SOUTHSIDE OF SAINT JOHNS BEGINNING AT THE SOUTHWEST CORNER OF ADAMS STREET. DEPTH: 180.34 FEET; AREA: .744 ACRE; LAND LOT 90, 14<sup>TH</sup> DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CLAUDE D. DUNCAN ET AL  
APPLICANT: NS PARTNERS, LLC  
BY: DAVE H. DIXON

NPU-X COUNCIL DISTRICT 12  
**ADOPTED BY**

NOV 03 2003

**SUBSTITUTED COUNCIL**

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

Date Referred 7/21/03

Referred To: ZKB & Zoning

**First Reading**

Committee  
Date  
Chair

Committee

Date

Chair

Actions

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

Members

Refer To

Committee

Date

Chair

Actions

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

Members

Refer To

Committee  
Date  
Chair

Committee

Date

Chair

Actions

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

Members

Refer To

Committee

Date

Chair

Actions

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

Members

Refer To

**COUNCIL ACTION**

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

**CERTIFIED**

**CERTIFIED**  
NOV 03 2003  
ATLANTA CITY COUNCIL PRESIDENT  
*Calvin W. Woodard*

**CERTIFIED**  
NOV 03 2003  
*Randy Dugheim Johnson*  
MUNICIPAL CLERK

**MAYOR'S ACTION**

**APPROVED**  
*Stanley*  
NOV 10 2003  
MAYOR