

03-0-1215

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-03-47
7-3-03

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, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **686-696 Greenwood Avenue, N.E.** be changed from the **I-1 (Light Industrial)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 17 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 That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.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 Daughin Johnson
Municipal Clerk, CMC

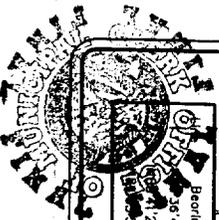
ADOPTED by the Council
APPROVED by the Mayor

NOV 03, 2003
NOV 10, 2003



Conditions for Z-03-47

1. The site plan entitled "Greenwood Street (sic)" by Planners and Engineers Collaborative, dated May 20, 2003 and revised June 27, 2003, stamped as received by the Bureau of Planning on July 7, 2003.
2. Street trees and decorative pavers shall be installed as indicated on the site plan titled, "696 Greenwood Avenue", by Brock Green Architects, dated 8/15/2003, stamped as received by the Bureau of Planning on August 25, 2003.
3. Building facades that face Greenwood Avenue and Drewry Streets shall have window treatments as shown on the elevation titled, "Elevation", by Brock Green Architects, dated 8/15/2003, stamped as received by the Bureau of Planning on August 25, 2003.

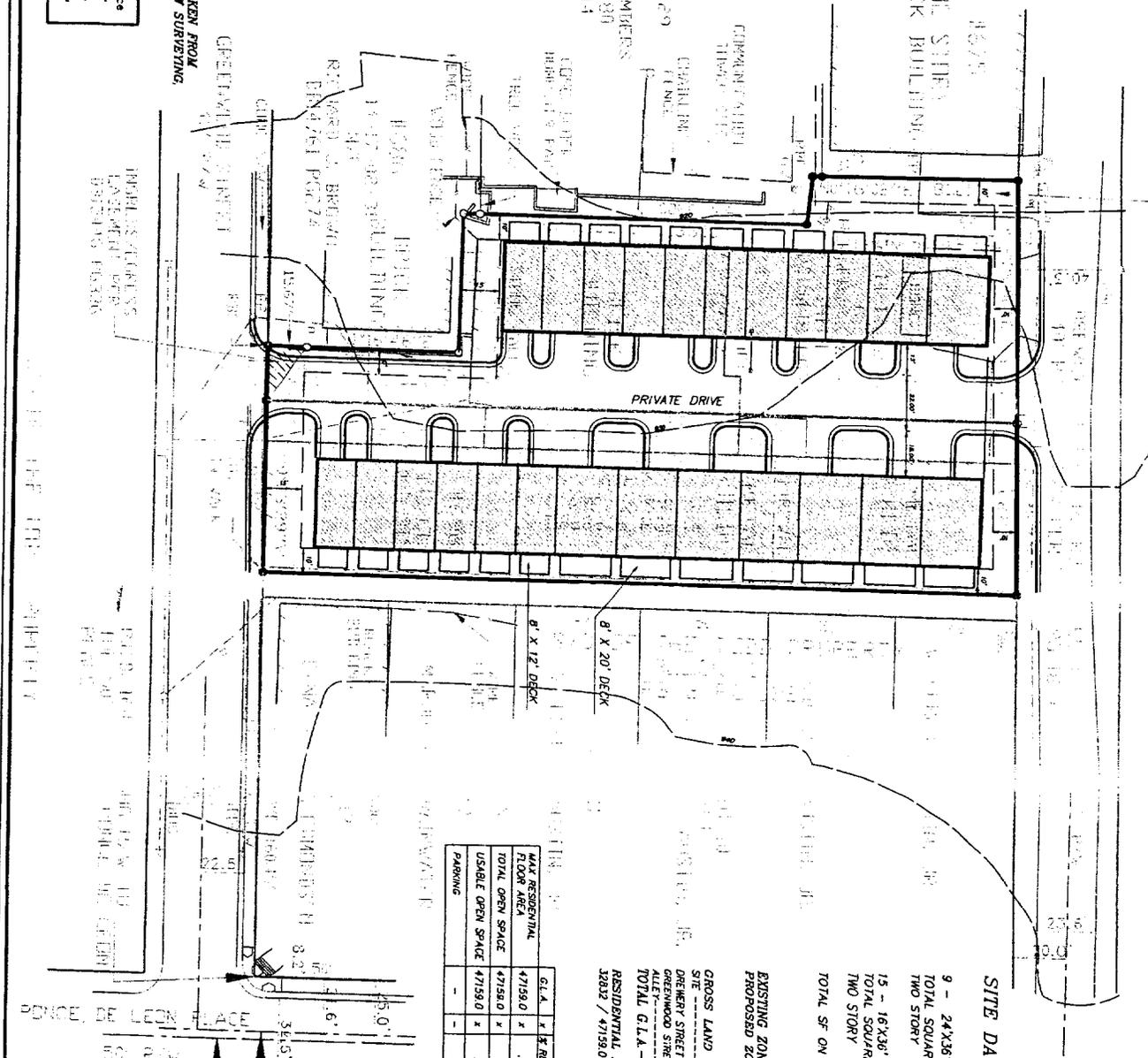


BOUNDARY INFORMATION TAKEN FROM
 PLAT PREPARED BY AARROW SURVEYING
 DATED 03/03/03.

Bearing	Distance
S 26° 48' W	21.85'
S 55° 21' W	55.21'
S 88° 54' W	19.46'

14-17-02-29
 N/E
 FIA A SAWYER
 BRICK BUILDING
 28 29 PL 24

14-17-02-29
 N/E
 PLUSI & CHAMBERS
 1812 82 14 30
 PPS 4 PL 14



SITE DATA:

9 - 24'x36' UNITS
 TOTAL SQUARE FOOTAGE = 15,552 SF FOR
 TWO STORY
 15 - 16'x36' UNITS
 TOTAL SQUARE FOOTAGE = 17,280 SF FOR
 TWO STORY
 TOTAL SF ON SITE = 32,832 SF

EXISTING ZONING --- INDUSTRIAL
 PROPOSED ZONING --- PDH

GROSS LAND AREA --- 40354.0 S.F.
 DREHRY STREET --- (8)(40)(64.56) = 3291.2 S.F.
 GREENWOOD STREET --- (6)(45)(99.87) = 2221.2 S.F.
 ALLEN --- (2)(10)(298.34) = 1491.7 S.F.
 TOTAL G.L.A. = 47158.0 S.F.
 RESIDENTIAL FLOOR AREA --- 32832 S.F.
 32832 / 47158.0 = 0.696 FAR

MAX RESIDENTIAL FLOOR AREA	% REQUIRED	REQUIRED	PROVIDED
47158.0	69%	32832.7 MAX	32832
USABLE OPEN SPACE	% REQUIRED	REQUIRED	PROVIDED
47158.0	40%	18863.6 MIN	30743.1
PARKING	% REQUIRED	REQUIRED	PROVIDED
-	-	0.99	193



GREENWOOD STREET
 A TOWNHOME COMMUNITY
 18 PURITAN HILL
 900 LOWBRY BLVD.
 ATLANTA, GEORGIA 30318
 PHONE: 404-523-1411

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	06-22-03	JAS	ISSUED FOR PERMITS

GREENWOOD STREET
 A TOWNHOME COMMUNITY

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WE PROVIDE SOLUTIONS™
PLANNERS AND ENGINEERS COLLABORATIVE
 SITE PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • LAND SURVEYING
 4800 PERIMETER PARK, SOUTH ATLANTA, GEORGIA 30341 (404) 523-1411 FAX (404) 523-1411 WWW.PECCAT.COM

REZONING PLAN

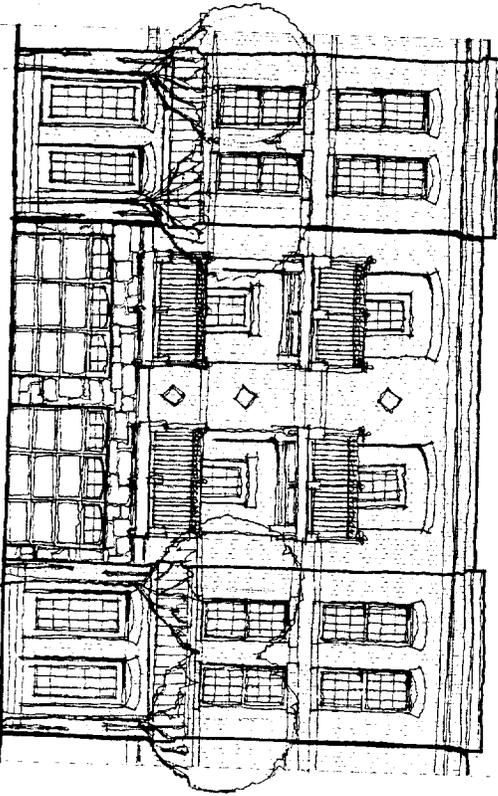
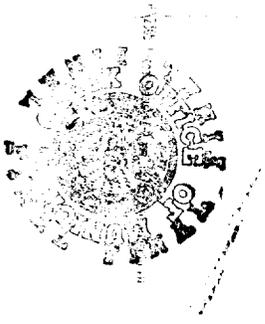
SCALE: 1" = 20'

DATE: MAY 18, 2003

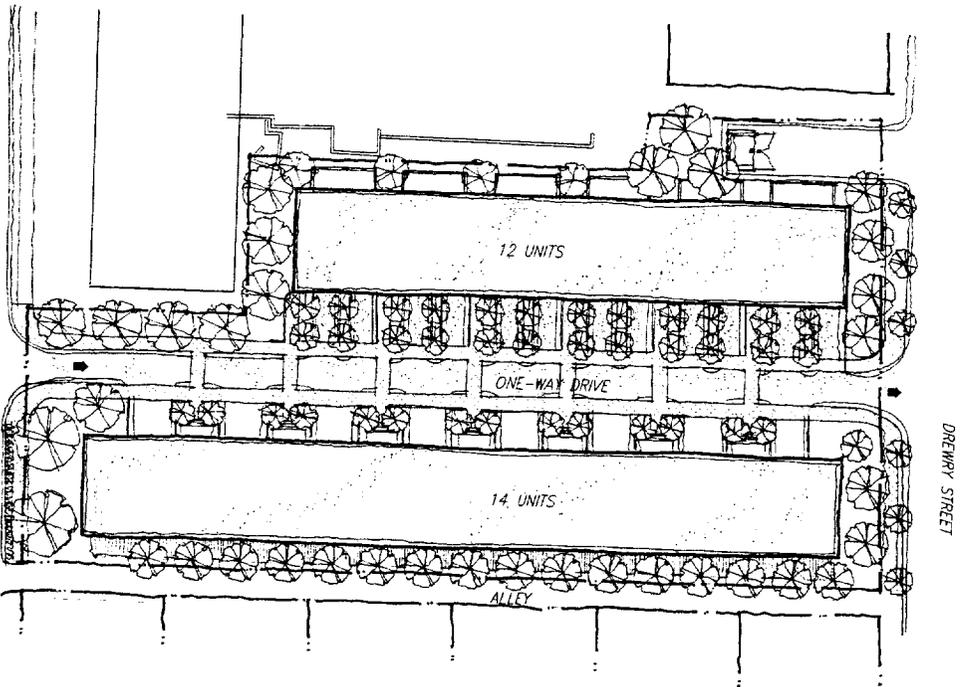
PROJECT: 030601.00

THE TITLE AND DATE OF THIS PLAN SHALL BE THE SAME AS THE TITLE AND DATE OF THE UNDERLYING PLAT.

1



2 ELEVATION
1/4" = 1'-0"



1 SITE PLAN
1/32"

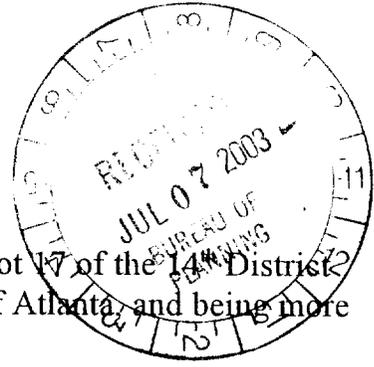


NOT FOR CONSTRUCTION

<p>ARCHITECTS & ENGINEERS FOR PROFESSIONAL SERVICE, INC. 1000 GREENWOOD AVENUE, SUITE 100 ATLANTA, GEORGIA 30309 PHONE: 404.525.1234 FAX: 404.525.1235</p>		<p>Copyright © 2003 by Brock Brock Architects & Engineers, Inc. All Rights Reserved. This drawing is the property of Brock Architects & Engineers, Inc. It is to be used only for the project and location specified. No part of this drawing is to be reproduced, copied, or otherwise transmitted without the prior written consent of Brock Architects & Engineers, Inc.</p>		<p>PROJECT NO. 2003</p>	<p>PROJECT TITLE 696 GREENWOOD AVENUE Atlanta, GA</p>	<p>SHEET TITLE SITE PLAN</p>	<p>DATE 08/15/2003</p>	<p>ISSUE REVISION</p>	<p>DESIGNED BY JKAJ</p>	<p>CHECKED BY</p>	<p>DATE</p>
<p>SHEET NO. A-2.1</p>											

2-03-47

EXHIBIT "A"



All that tract or parcel of land lying and being in Land Lot 17 of the 14th District of Fulton County, Georgia, and being located within the City of Atlanta, and being more particularly described as follows:

Beginning at a point on the northerly right of way line of Greenwood Street (45 foot right of way) said point being located north 89 degrees 33 minutes 29 seconds west a distance of 160.45 feet from the intersection of the northerly right of way line of Greenwood Street with the westerly right of way line of Ponce de Leon Place (50 foot right of way); from said point of beginning, continuing along the northerly right of way line of Greenwood Street north 89 degrees 33 minutes 29 seconds west a distance of 68.02 feet to a rebar found on said right of way line; continuing thence along said right of way line north 89 degrees 36 minutes 48 seconds west a distance of 21.85 feet to a rebar found on said right of way line; thence leaving said right of way line and running north 1 degree 16 minutes 46 seconds east a distance of 75.49 feet to a point; thence running north 88 degrees 41 minutes 29 seconds west a distance of 55.21 feet to a point; thence running north 1 degree 09 minutes 32 seconds east a distance of 136.13 feet to a rebar found; thence running north 84 degrees 05 minutes 54 seconds west a distance of 19.46 feet to a rebar found; thence running north 0 degrees 16 minutes 02 seconds east a distance of 81.21 feet to a rebar found on the southerly right of way line of Drewry Street (also known as Roy Street) (40 foot right of way); thence running along the southerly right of way line of Drewry Street north 89 degrees 29 minutes 06 seconds east a distance of 96.29 feet to a point on said right of way line; thence continuing along said right of way line north 89 degrees 23 minutes 28 seconds east a distance of 68.27 feet to an angle iron found on said right of way line; thence leaving said right of way line and running along the western boundary of a ten foot alley (open) south 0 degrees 56 minutes 57 seconds west a distance of 298.34 feet to a point on the northerly right of way line of Greenwood Street, said point being the point of beginning.

The above described property being shown as containing two tracts of land, being tax parcels 14-17-02-30 (0.461 acres) and 14-17-02-17 (0.466 acres) according to that certain Boundary Survey for Weaver & Woodbery Co., said survey being prepared by Aarrow Surveying, Lannes K. Burkhalter, R.L.S. 2581, said survey being dated March 3, 2003.

RCS# 5129
11/03/03
1:56 PM

Atlanta City Council

Regular Session

MULTIPLE

03-O-1215/Z-03-47; 1346/Z-03-58; 1345/Z
-03-59; 1369/U-03-22; 1370/U-03-23
ADOPT

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 3

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

MULTIPLE

03-0-1215

(Do Not Write Above This Line)

AN ORDINANCE Z-03-47
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM
THE I-1 (LIGHT INDUSTRIAL) DISTRICT
TO THE PD-H (PLANNED DEVELOPMENT-
HOUSING) DISTRICT, PROPERTY
LOCATED AT 686-696 GREENWOOD
AVENUE, N.E., FRONTING 89.87 FEET
ON THE NORTH SIDE OF GREENWOOD
AVENUE BEGINNING 160.45 FEET
WEST FROM THE SOUTHWEST
CORNER OF PONCE DE LEON PLACE.
PROPERTY ALSO FRONTS 164.56
FEET ON THE SOUTHSIDE OF DREWRY
STREET. DEPTH: VARIES; AREA: 0.927
ACRES; LAND LOT 17, 14TH DISTRICT,
FULTON COUNTY, GEORGIA.
OWNER: DAVID B. WOODBERY
APPLICANT: SAME
NPU-F COUNCIL DISTRICT 6

ADOPTED BY

NOV 0 3 2003

COUNCIL

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

Date Referred 8/18/03
Referred To: ZRB & Zoning

First Reading

Committee
Date
Chair

Committee

Date

(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
Date
Chair

Committee

Date

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

COUNCIL ACTION

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

CERTIFIED

CERTIFIED
NOV 0 3 2003
ATLANTA CITY COUNCIL PRESIDENT
Catherine M. Williams

CERTIFIED
NOV 0 3 2003
Randy Douglas Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED
NOV 10 2003
MAYOR