

City Council  
Atlanta, Georgia

03-0 -1366

AN ORDINANCE Z-03-57  
BY: ZONING COMMITTEE 8-12-03

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 **527-533-545-551 St. Johns Avenue, S.W./1971-1992 Adams Street, S.W. (now abandoned)** be changed from the **RG-3 (Residential General-Sector 3)** District, to the **R-4B (Single-Family Residential)** District, to wit:

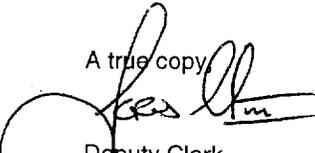
ALL THAT TRACT or parcel of land lying and being in Land Lot **90** of the **14<sup>th</sup>** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

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 That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

A true copy

  
Deputy Clerk

ADOPTED by the City Council  
APPROVED by the Mayor

December 1, 2003  
December 9, 2003

**Metropolitan Avenue-ALTA-Parcel-"G"**

All that parcel of land lying or being in Land Lot 90, 14<sup>th</sup> District, City of Atlanta, Fulton County, as shown on survey for Brookside Park, Limited Partnership by C & C Land Surveyors, Inc. dated December 8, 2002, last revised August 12, 2003 and more particularly described as follows:

**Begin** at a point on the north right-of-way of St Johns Avenue located 461.87 feet east from the intersection of the north right-of-way of St. Johns Avenue (40-foot right-of-way) and the east right-of-way of Metropolitan Avenue (60-foot right-of-way); **Thence** leaving the right-of-way St. Johns Avenue North 00 degrees 30 minutes 58 seconds East a distance of 381.78 feet to a point; **Thence** South 88 degrees 55 minutes 43 seconds East a distance of 412.34 feet to a point on the northwest right-of-way of Interstate Highway 75 and 85; **Thence** along the northwesterly right-of-way of interstate Highway 75 and 85 South 18 degrees 03 minutes 14 seconds West a distance of 12.55 feet to a point located on the former southerly right-of-way of Climax Place (abandoned and closed road); **Thence** leaving the right-of-way of interstate Highway 75 and 85 along the former right-of-way of Climax Place North 88 degrees 55 minutes 43 seconds West a distance of 68.80 feet to a point; **Thence** leaving the former right-of-way of Climax Place South 00 degrees 30 minutes 58 seconds West a distance of 191.33 feet to a point at the northwest right-of-way of Interstate Highway 75 and 85; **Thence** along the northwesterly right-of-way of interstate Highway 75 and 85 South 31 degrees 07 minutes 33 seconds West a distance of 42.03 feet to a point; **Thence** leaving the right-of-way of interstate Highway 75 and 85 North 89 degrees 55 minutes 00 seconds West a distance of 81.72 feet to a point; **Thence** South 01 degrees 16 minutes 23 seconds West a distance of 140.66 feet to a point at the intersection of the northwest right-of-way of Interstate Highway 75 and 85 and the north right-of-way of St Johns Avenue; **Thence** along the north right-of-way of St Johns Avenue North 88 degrees 55 minutes 43 seconds West a distance of 234.78 feet to **Point of Beginning**.

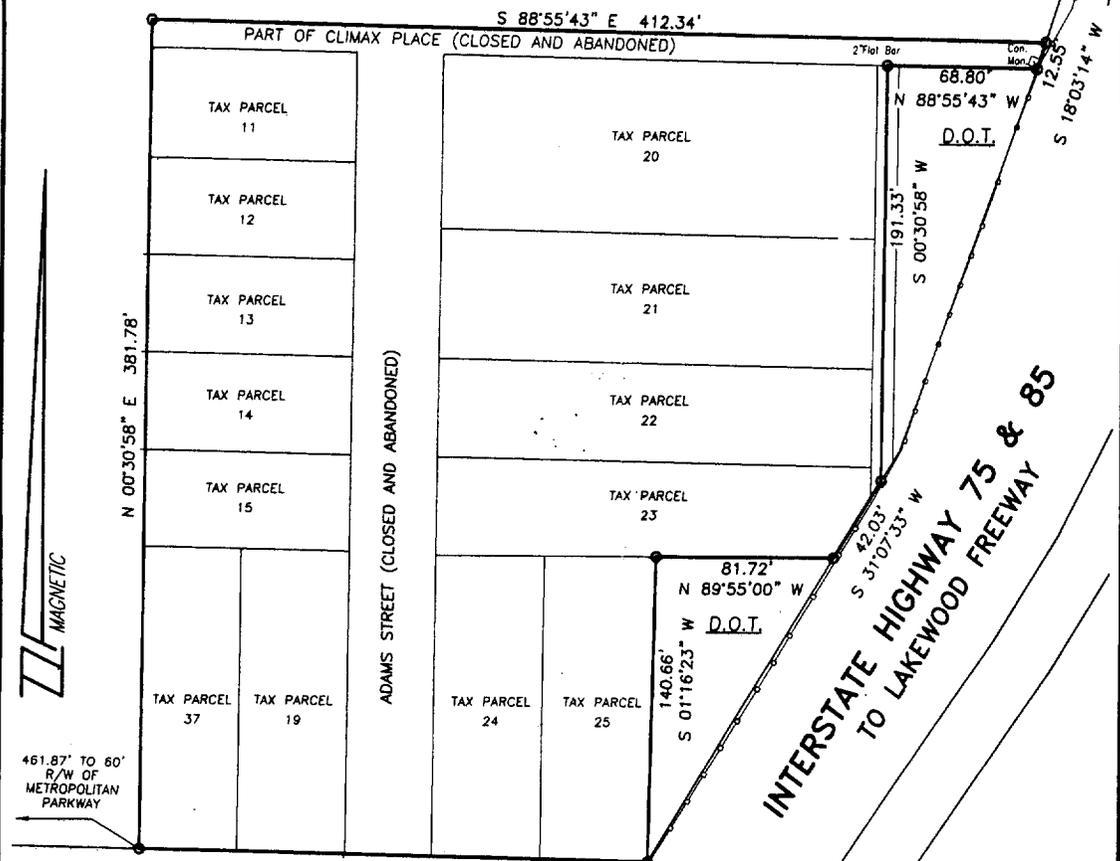
Said parcel of land contains 115,443 square feet or 2.650 acre of land.

REC'D AUG 27 2003

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Area :  
115,443 sq. ft.  
2.650 acres

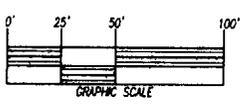


461.87' TO 60'  
R/W OF  
METROPOLITAN  
PARKWAY

N 88°55'43" W 234.78'  
ST. JOHNS AVENUE ~ 40' R/W

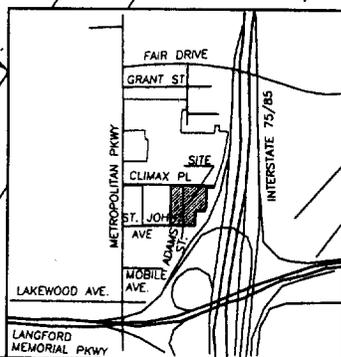
RECD AUG 27 200

ADAMS STREET  
40' R/W



INTERSTATE HIGHWAY 75 & 85  
TO LAKEWOOD FREEWAY

Location Map



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 37,000 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,794 FEET. EQUIPMENT UTILIZED: ANGULAR - TOPCON 303, LINEAR - E.D.M. 714 OFFICIAL FLOOD HAZARD MAP COMMUNITY No. 135157, MAP ZONE 'X', PAGES 358-359 E, DATE 6-22-98, SHOWS THIS PROPERTY NOT TO BE IN A DESIGNATED BASE FLOOD AREA.

- LEGEND:
- R - Radius
  - CH - Chord
  - MH - Manhole
  - DI - Drop Inlet
  - AI - Angle Iron
  - HW - Headwall
  - N/F - Now or Formerly
  - L - Arc Length
  - CH - Chord
  - BL - Building Line
  - CB - Catch Basin
  - JB - Junction Box
  - DE - Drainage Easement
  - IPF - iron pin found
  - IPS - Iron pin set
  - 4RB - 1/2" Rebar
  - 3RB - 3/8" Rebar
  - R/W - Right-of-way
  - BOC - Back of Curb
  - SE - Sewer Easement
  - LLL - Land Lot Line
  - PP - Power Pole
  - LP - Light Pole
  - OT - Open Top
  - CT - Crimp Top



PARCEL CONSOLIDATION MAP FOR:  
**NORSOUTH CORPORATION**

SUBDIVISION -	LOT -	BLOCK -	UNIT -
LAND LOT - 90	DISTRICT - 14th		
CITY - ATLANTA		STATE - GEORGIA	
COUNTY - FULTON		STATE - GEORGIA	
REFERENCE PLAT BOOK/PAGE -	DSC - 2002		
FIELD SURVEY DATE : 12-8-02	SCALE: 1" = 50'		
CAD DRAFTING DATE : 7-7-03			
REVISIONS :	JOB No: B 02-0699-08(v)		
<b>C &amp; C LAND SURVEYORS, INC.</b> P.O. BOX 837, ACWORTH, GEORGIA 30101 (770) 975 - 3933			

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page 2 of 2

RCS# 5199  
12/01/03  
6:39 PM

Atlanta City Council

Regular Session

03-0-1366

Z-03-57, 527-533-545-551 ST JOHNS AVE/  
1971-1992 ADAMS ST RG-3 TO R-4B  
ADOPT

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 3  
EXCUSED: 0  
ABSENT 0

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

03-0-1366

03-0 -1366

(Do Not Write Above This Line)

AN ORDINANCE Z-03-57  
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE  
RG-3 (RESIDENTIAL GENERAL-SECTOR  
3) DISTRICT TO THE R-4B (SINGLE-  
FAMILY RESIDENTIAL) DISTRICT,  
PROPERTY LOCATED AT 527-533-  
545-551 ST. JOHNS AVENUE, S.W./1971-  
1992 ADAMS STREET, S.W. (NOW  
ABANDONED), FRONTING  
APPROXIMATELY 240 FEET ON THE  
NORTH SIDE OF ST. JOHNS AVENUE  
BEGINNING APPROXIMATELY 451.87  
FEET EAST FROM THE NORTHEAST  
CORNER OF METROPOLITAN  
PARKWAY (FKA STEWART AVENUE).  
DEPTH: VARIES; AREA: 2.65 ACRES;  
LAND LOT 90, 14<sup>TH</sup> DISTRICT, FULTON  
COUNTY, GEORGIA.  
OWNER: BERTRAND M. PARKS  
APPLICANT: NS PARTNERS, LLC  
BY: DAVID H. DIXON  
NPU-X COUNCIL DISTRICT 12

**ADOPTED BY**

DEC 0 1 2003

**COUNCIL**

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

Date Referred 9-2-03

Referred To: ZRB & 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  
Readings

Consent  V Vote  RC Vote

**CERTIFIED**

**CERTIFIED**  
DEC 1 2003  
John M. Starn  
ACTING COUNCIL PRESIDENT PROTEM

**CERTIFIED**  
DEC 0 1 2003

Ronald Daughlin Johnson  
MUNICIPAL CLERK

**MAYOR'S ACTION**

**APPROVED**  
DEC 0 9 2003  
MAYOR