

03-0-1590

(Do Not Write Above This Line)

AN ORDINANCE 2-03-64
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE RG-3 (RESIDENTIAL-GENERAL-SECTOR 3) DISTRICT, PROPERTY LOCATED AT STONE ROAD, S.W., FRONTING 649.1 FEET ON THE SOUTHERLY SIDE OF STONE ROAD BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF STONE ROAD WITH THE CITY LIMIT LINE OF THE CITY OF ATLANTA. DEPTH: APPROXIMATELY 1,200 FEET; AREA: 6.6908 ACRES; LAND LOT 227, 14TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: STONE ROAD ASSOCIATES, LLC
APPLICANT: RHA/HOUSING, INC.
BY: STEPHEN ROTHMAN, ATTORNEY
NPU-R COUNCIL DISTRICT 11

ADOPTED BY
MAR 15 2004
COUNCIL

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

Date Referred 10-6-03

Referred To: ZRB & Zoning

First Reading
Committee Zoning
Date 2/25/2004
Chair [Signature]

Committee Zoning
Date Feb. 25, 2004
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 3/10/04

Chair

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

Members

Refer To

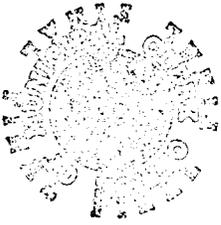
COUNCIL ACTION
 2nd 1st & 2nd 3rd
Readings
 Consent V Vote RC Vote

CERTIFIED

CERTIFIED
MAR 15 2004
MUNICIPAL CLERK
[Signature]

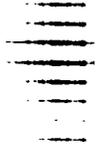
CERTIFIED
MAR 15 2004
MUNICIPAL CLERK
[Signature]

MAYOR'S ACTION
MAR 23 2004
MAYOR
[Signature]



CITY COUNCIL
ATLANTA, GEORGIA

03- 0 -1590



AN ORDINANCE
BY: ZONING COMMITTEE

Z-03-64
9-9-03

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 **Stone Road, S.W.**, be changed from the **R-4 (Single-Family Residential)** District to the **RG-3 (Residential General-Sector 3)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **227** of the **14^h** 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 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 in conflict with the terms of this ordinance are hereby repealed.

A true copy,
Rhonda Dauphin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

March 15, 2004
March 23, 2004

LEGAL DESCRIPTION

All that tract or parcel of land lying in and being in Land Lot 227 14th F District, of Fulton County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, COMMENCE at a at a point at the intersection of Land Lots 226, 227, 254, and 255 of the 14th District of Fulton County, Georgia, thence running South 89 degrees 27 minutes 39 seconds East a distance of 299.85 feet to a point; thence running South 89 degrees 45 minutes 32 seconds East a distance of 391.70 feet to a 1-inch crimp top pin found, thence running South 89 degrees 22 minutes 13 seconds West a distance of 674.49 feet to a 1-inch crimp top pin found, said iron pin being the TRUE POINT OF BEGINNING. The TRUE POINT OF BEGINNING as thus being established:

Thence running North 00 degrees 09 minutes 08 seconds West a distance of 798.11 feet to an iron pin set (1/2-inch rebar); thence running North 00 degrees 09 minutes 43 seconds West a distance of 187.27 feet to a point; thence running along a curve to the left an arc distance of 307.33 feet to a point, said arc being subtended by a chord distance of 288.99 feet with a chord bearing of North 35 degrees 52 minutes 17 seconds West and having a 254.50 foot radius; thence running North 71 degrees 51 minutes 50 seconds West a distance of 243.93 feet to an iron pin set (1/2-inch rebar) on the southwesterly right-of-way of Stone Road (having a variable right-of-way); thence running along a curve to the left an arc distance of 255.38 to a point, said arc being subtended by a chord distance of 255.01 feet with a chord bearing of South 77 degrees 11 minutes 00 seconds East and having a 1375.35 foot radius; thence running along a curve to the right an arc distance of 300.69 feet to a point, said arc being subtended by a chord distance of 300.59 feet with a chord bearing of South 79 degrees 51 minutes 51 seconds East and having a 3264.62 foot radius; thence running along a curve to the right an arc distance of 93.03 feet to an iron pin set (1/2-inch rebar), said arc being subtended by a chord distance of 93.03 feet with a chord bearing of South 77 degrees 28 minutes 56 seconds East and having a 10376.39 foot radius; thence departing said variable right-of-way and running South 00 degrees 04 minutes 34 seconds West a distance of 1168.79 feet to a 1.25-inch open top pin found; thence running North 89 degrees 28 minutes 27 seconds West a distance of 160.00 to a point; thence running North 89 degrees 28 minute 27 seconds West a distance of 70.00 feet to a point; and TRUE POINT OF BEGINNING.

Said tract or parcel containing 291,453 square feet or 6.6908 acres, more or less.

2-03-64

RCS# 5536
3/15/04
2:36 PM

Atlanta City Council

Regular Session

03-O-1590 Z-03-64; REZONE R-4 TO RG-3 AT STONE RD

ADOPT

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

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

RCS# 5057
10/06/03
2:38 PM

Atlanta City Council

Regular Session

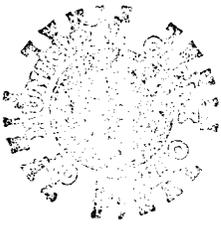
MULTIPLE

03-O-1588, Z-03-62; 03-O-1589, Z-03-63;
03-O-1590, Z-03-64; 03-O-1591, Z-03-65
REF ZRB/ZONING

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

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

MULTIPLE



CITY COUNCIL
ATLANTA, GEORGIA

03- 0 -1590



AN ORDINANCE
BY: ZONING COMMITTEE

Z-03-64
9-9-03

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 **Stone Road, S.W.**, be changed from the **R-4 (Single-Family Residential)** District to the **RG-3 (Residential General-Sector 3)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **227** 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 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 in conflict with the terms of this ordinance are hereby repealed.