



City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-04-48  
5-3-04

**04-0-1134**

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 **2289-2311-2315 Paul Avenue, N.W.** be changed from the **R-4A (Single-Family Residential)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **253** of the **17<sup>th</sup>** 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, "PD 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 That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.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 Daughtrick Johnson*  
Municipal Clerk, CMC

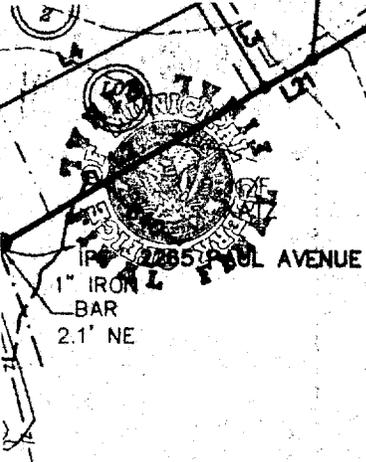
ADOPTED by the Council  
APPROVED by the Mayor

AUG 16, 2004  
AUG 20, 2004



## Conditions for Z-04-48

1. Site plan entitled "Rezoning Plat of Village at Riverside" prepared by Frontline Surveying and Mapping, Inc., dated 6 November 2003, last revised May 17, 2004 and marked received by the Bureau of Planning June 18, 2004.



**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 253 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at point located at the intersection of the Northeasterly right-of-way of Paul Avenue and the Southeasterly right-of-way of Thomas Road said point being the TRUE POINT OF BEGINNING; THENCE proceeding along said Southeasterly right-of-way of Thomas Road NORTH 54 DEGREES 13 MINUTES 48 SECONDS EAST for a distance of 220.23 feet to a point; Thence proceeding along said right-of-way a curve to the left, an arc distance of 105.75 feet, (said curve having a radius of 103.05 feet and being subtended by a chord bearing of NORTH 24 DEGREES 50 MINUTES 00 SECONDS EAST and a chord distance of 101.17 feet.) to a point; Thence proceeding along said right-of-way NORTH 04 DEGREES 33 MINUTES 49 SECONDS WEST for a distance of 47.47 feet to a point; Thence proceeding along said right-of-way a curve to the right, an arc distance of 33.61 feet, (said curve having a radius of 316.22 feet and being subtended by a chord bearing of NORTH 01 DEGREES 31 MINUTES 07 SECONDS WEST for a distance of 33.60 feet.) to a point; Thence leaving said right-of-way and proceeding NORTH 55 DEGREES 50 MINUTES 12 SECONDS EAST for a distance of 308.20 feet to a point; Thence proceeding NORTH 30 DEGREES 07 MINUTES 06 SECONDS WEST for a distance of 207.60 feet to a point; Thence proceeding NORTH 38 DEGREES 59 MINUTES 35 SECONDS WEST for a distance of 49.62 feet to a point; Thence proceeding NORTH 45 DEGREES 01 MINUTES 50 SECONDS WEST for a distance of 34.41 feet to a point; Thence proceeding NORTH 45 DEGREES 48 MINUTES 42 SECONDS EAST for a distance of 124.36 feet to a point; Thence proceeding NORTH 54 DEGREES 35 MINUTES 23 SECONDS EAST for a distance of 12.57 feet to a point; Thence proceeding SOUTH 38 DEGREES 36 MINUTES 10 SECONDS EAST for a distance of 34.74 feet to a point; Thence proceeding SOUTH 49 DEGREES 54 MINUTES 48 SECONDS EAST for a distance of 81.61 feet to a point; Thence proceeding NORTH 57 DEGREES 54 MINUTES 49 SECONDS EAST for a distance of 10.78 feet to a point; Thence entering said right-of-way of Elliot Street, unopened and no pavement, proceeding SOUTH 23 DEGREES 37 MINUTES 32 SECONDS EAST for a distance of 194.27 feet to a point; Thence proceeding along said right-of-way SOUTH 25 DEGREES 28 MINUTES 53 SECONDS EAST for a distance of 112.18 feet to a point; Thence leaving said right-of-way and proceeding SOUTH 55 DEGREES 17 MINUTES 20 SECONDS WEST for a distance of 133.55 feet to a point; Thence proceeding SOUTH 27 DEGREES 56 MINUTES 41 SECONDS EAST for a distance of 14.88 feet to a point; Thence proceeding SOUTH 23 DEGREES 13 MINUTES 00 SECONDS EAST for a distance of 256.21 feet to a point; Thence proceeding SOUTH 59 DEGREES 03 MINUTES 21 SECONDS WEST for a distance of 584.48 feet to a point; Thence proceeding along said Northeasterly right-of-way of Paul Avenue a curve of the left, an arc distance of 189.70 feet, (said curve having a radius of 420.59 feet and being subtended by a chord direction of NORTH 35 DEGREES 52 MINUTES 42 SECONDS WEST for a distance of 188.09 feet) to a point; Thence proceeding along said right-of-way NORTH 48 DEGREES 47 MINUTES 57 SECONDS WEST for a distance of 22.89 feet to a point, said point being the TRUE POINT OF BEGINNING.

The above described property contains 5.52 acres

*Handwritten signature/initials*

PLAT OF SURVEY FOR

**COLQUITT CONSTRUCTION**

LAND LOT 253

17th DISTRICT

LOT

BLOCK

UNIT

SUBDIVISION

PHASE

PB \_\_\_\_\_ PG \_\_\_\_\_  
DB \_\_\_\_\_ PG \_\_\_\_\_

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S) [REDACTED] IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID 12121C0228E

EFFECTIVE DATE: 05/22/98

3595 Canton Road  
A-9, PMB 272  
Marietta, GA 30066  
Ph. (678) 355-9905  
Fax (678) 355-9805

Compowercom.net

Z-04-48  
REC'D MAY - 3 2004







**04-0 -1134**  
 (Do Not Write Above This Line)

AN ORDINANCE  
 BY: ZONING COMMITTEE  
 Z-04-48

AN ORDINANCE TO REZONE FROM THE R-4A (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 2289-2311-2315 PAUL AVENUE, N.W., FRONTING APPROXIMATELY 212.59 FEET ON THE NORTHEASTERLY SIDE OF PAUL AVENUE BEGINNING AT THE NORTHEAST CORNER OF THOMAS ROAD. DEPTH: VARIES; AREA: 5.52 ACRES; LAND LOT 253, 17TH DISTRICT, FULTON COUNTY, GEORGIA.  
 OWNER: COLQUITT CONSTRUCTION, INC.  
 APPLICANT: JAMES R. BAILEY  
 NPTU-D COUNCIL DISTRICT 9

**ADOPTED BY**  
 AUG 1 6 2004

**COUNCIL**

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

Date Referred 8/2/04

Referred To: ZRB + Zoning

Date Referred

Referred To:

Date Referred

Referred To:

First Reading  
 Committee Zoning  
 Date August 2, 2004  
 V-Chair James R. Bailey  
 Referred To ZRB + Zoning Comm.

Committee  
 Date 8/2/04  
 Chair [Signature]  
 Action  
 Fav, Adv, Hold (see rev. side)  
 Other

Members  
[Signatures]  
 Refer To

Committee

Date  
 Chair  
 Action  
 Fav, Adv, Hold (see rev. side)  
 Other

Members  
 Refer To

Committee

Date  
 Chair  
 Action  
 Fav, Adv, Hold (see rev. side)  
 Other  
 Members

Committee

Date  
 Chair  
 Action  
 Fav, Adv, Hold (see rev. side)  
 Other  
 Members

Refer To

Refer To

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

**CERTIFIED**  
 AUG 1 6 2004  
 ATLANTA CITY COUNCIL PRESIDENT  
[Signature]

**CERTIFIED**  
 AUG 1 6 2004  
 Frank Douglas Johnson  
 MUNICIPAL CLERK

MAYOR'S ACTION

**APPROVED**  
[Signature]  
 AUG 2 0 2004  
 MAYOR