

City Council
Atlanta, Georgia

04-0-0070

AN ORDINANCE
BY: ZONING COMMITTEE

Z-03-85
12-9-03

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, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **the SW Corner of Benjamin Weldon Bickers Drive (fka Capitol Avenue) S.W. and Meldon Avenue, S.W.** be changed from the **RG-2 (Residential General-Sector 2)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **72** of the **14^h** 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 That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.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,

Municipal Clerk

ADOPTED by the Council
APPROVED by the Mayor

April 19, 2004
April 27, 2004



Conditions for Z-03-85

1. A site plan entitled "Carver Redevelopment Single-Family and Townhouse Development" by Integral/Russell Rees/Design Associates, PC dated November 2, 2003 and marked received by the Bureau of Planning, December 9, 2003.
2. Provisions for maintaining the common areas shall be through a homeowners association to be formed and created under terms and provisions of an executed restrictive and protective covenants to be filed at the appropriate time.

LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 72 OF THE 14TH DISTRICT OF FULTON COUNTY, (CITY OF ATLANTA) GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR AND SURVEYOR'S CAP SET AT THE INTERSECTION OF THE EXISTING WESTERLY RIGHT OF WAY LINE OF BENJAMIN WELDON BICKERS DRIVE (A.K.A. CAPITOL AVENUE) (APPARENT 50 FOOT TOTAL RIGHT OF WAY WIDTH, 25 FEET WEST OF CENTERLINE AT THIS POINT) AND THE SOUTHERLY RIGHT OF WAY LINE OF MELDON AVENUE (APPARENT 60 FOOT TOTAL RIGHT OF WAY WIDTH).

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF BENJAMIN WELDON BICKERS DRIVE, SOUTH 03 DEGREES 08 MINUTES 09 SECONDS WEST, 127.39 FEET TO A POINT.

THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF BENJAMIN WELDON BICKERS DRIVE, SOUTH 03 DEGREES 04 MINUTES 58 SECONDS WEST, 785.12 FEET TO A POINT ON THE SOUTHERLY LINE OF LAND LOT 72.

THENCE LEAVING THE WESTERLY RIGHT OF WAY LINE OF BENJAMIN WELDON BICKERS DRIVE ALONG THE SOUTHERLY LINE OF LAND LOT 72, NORTH 86 DEGREES 26 MINUTES 05 SECONDS WEST, 1219.41 FEET TO A POINT ON THE CENTERLINE OF SOUTH RIVER.

THENCE LEAVING THE SOUTHERLY LINE OF LAND LOT 72, ALONG THE CENTERLINE OF SOUTH RIVER, THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 30 DEGREES 52 MINUTES 28 SECONDS WEST, 64.47 FEET TO A POINT.
2. NORTH 23 DEGREES 37 MINUTES 37 SECONDS WEST, 36.85 FEET TO A POINT.
3. NORTH 26 DEGREES 03 MINUTES 00 SECONDS WEST, 66.45 FEET TO A POINT.
4. NORTH 13 DEGREES 04 MINUTES 50 SECONDS WEST, 39.92 FEET TO A POINT.
5. NORTH 00 DEGREES 39 MINUTES 03 SECONDS WEST, 40.99 FEET TO A POINT.
6. NORTH 34 DEGREES 05 MINUTES 36 SECONDS WEST, 36.37 FEET TO A POINT.

2-03-85

THENCE LEAVING THE CENTERLINE OF SOUTH RIVER, SOUTH 87 DEGREES 29 MINUTES 37 SECONDS EAST, 140.75 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE NORTH 58 DEGREES 43 MINUTES 29 SECONDS EAST, 143.90 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE SOUTH 79 DEGREES 12 MINUTES 28 SECONDS EAST, 39.35 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET ON THE PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET (PROPOSED 60' RIGHT OF WAY).

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET ON AN ARC OF A CURVE TO THE RIGHT 97.13 FEET (SAID CURVE HAVING A RADIUS OF 205.00 FEET AND A CHORD OF NORTH 24 DEGREES 21 MINUTES 58 SECONDS EAST, 96.23 FEET) TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET, NORTH 37 DEGREES 56 MINUTES 23 SECONDS EAST, 128.09 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET ON AN ARC OF A CURVE TO THE RIGHT 89.77 FEET (SAID CURVE HAVING A RADIUS OF 300.00 FEET AND A CHORD OF NORTH 46 DEGREES 30 MINUTES 44 SECONDS EAST, 89.43 FEET) TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET, NORTH 55 DEGREES 05 MINUTES 04 SECONDS EAST, 193.72 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET ON AN ARC OF A CURVE TO THE LEFT 210.14 FEET (SAID CURVE HAVING A RADIUS OF 239.68 FEET AND A CHORD OF NORTH 29 DEGREES 58 MINUTES 58 SECONDS EAST, 203.48 FEET) TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET, NORTH 08 DEGREES 28 MINUTES 30 SECONDS EAST, 72.07 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

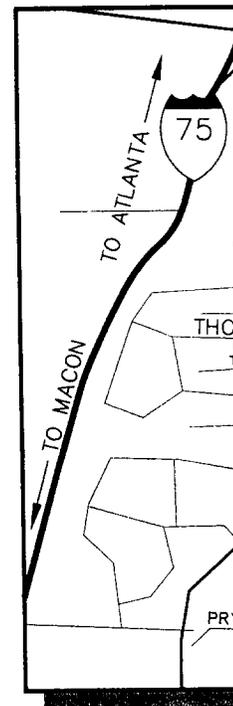
THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET ON AN ARC OF A CURVE TO THE RIGHT 50.09 FEET (SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CHORD OF NORTH 18 DEGREES 15 MINUTES 43 SECONDS EAST, 49.88 FEET) TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET, NORTH 27 DEGREES 13 MINUTES 47 SECONDS EAST, 28.13 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET ON THE SOUTHERLY RIGHT OF WAY LINE OF MELDON AVENUE.

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MELDON AVENUE ON AN ARC OF A CURVE TO THE LEFT 532.51 FEET (SAID CURVE HAVING A RADIUS OF 983.00 FEET AND A CHORD OF SOUTH 72 DEGREES 04 MINUTES 21 SECONDS EAST, 526.02 FEET) TO A POINT.

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MELDON AVENUE, SOUTH 87 DEGREES 35 MINUTES 30 SECONDS EAST, 87.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 21.0805 ACRES (918,265 SQUARE FEET).



SURVEYOR'S

1. CAD FILES FOR CARV
2. BOUNDARY SURVEY F INC., LAST REVISED 9-2
3. BOUNDARY SURVEY F INC. LAST REVISED 11-2
4. CONSTRUCTION PLANS IMPROVEMENT PLAN PRE

SURVEYOR'S NOTES

1. A TOPCON GTS-302D (TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 200 FOOT TAPE, TRIMBLE 4700 & 5700 GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 113,429 FEET.



CARVER REDEVELOPMENT
SINGLE FAMILY AND TOWNHOUSE
DEVELOPMENT

CARVER REDEVELOPMENT, L.P.



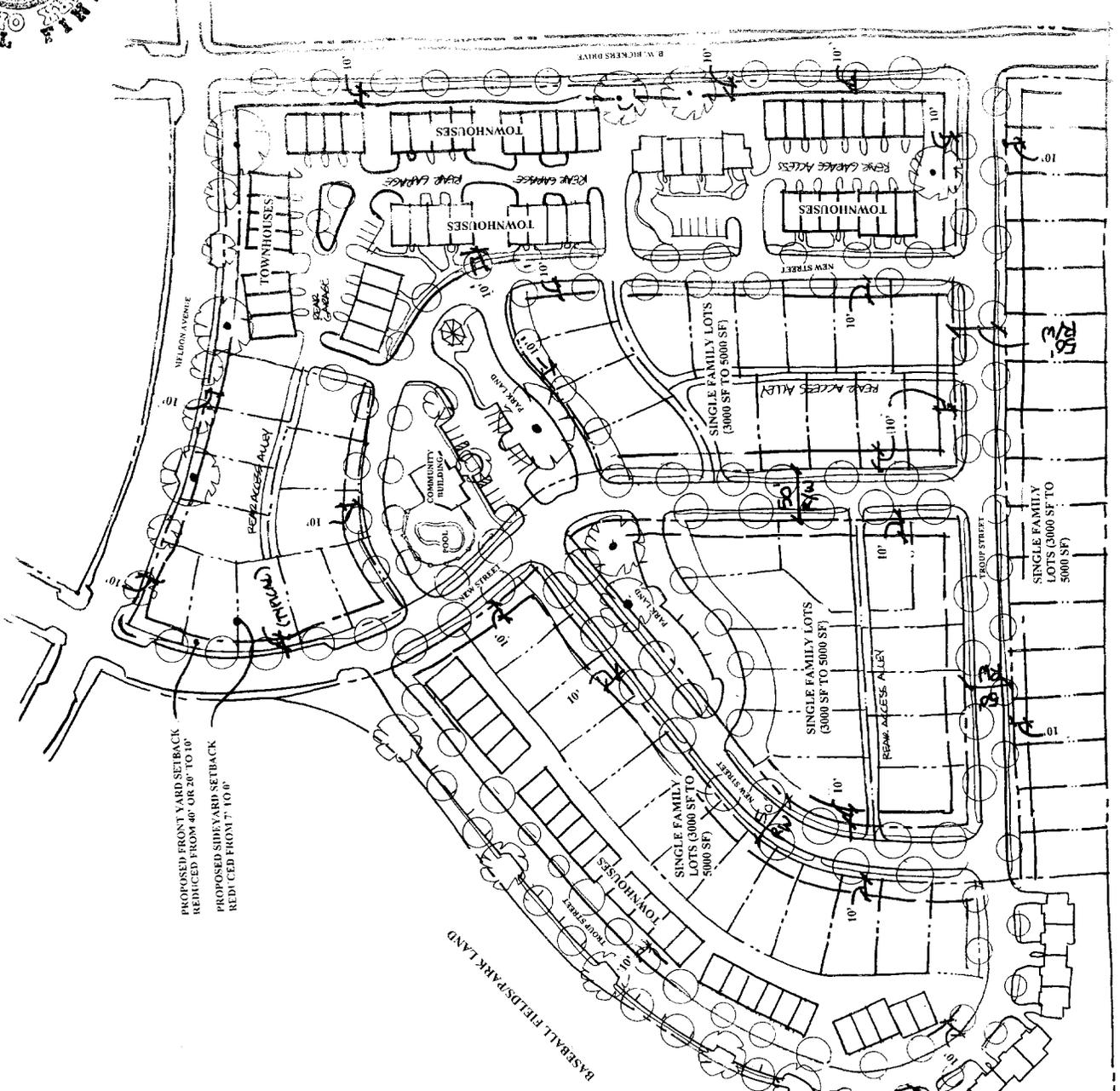
INTEGRAL/RUSSELL
 REES/DESIGN ASSOCIATES, P.C.

NOVEMBER 2, 2003

- PROPOSED REDUCTION OF FRONT YARD SETBACK(S) FROM 20' OR 40' TO 10'
- PROPOSED SIDEYARD REDUCTION FROM 7' TO 0'
- PROPOSED LOT SIZE REDUCTION FROM 5000 SF TO 3000 SF
- PROPOSED LOT WIDTH REDUCTION FROM 50' TO 40' FOR SINGLE FAMILY DEVELOPMENT



SCALE 1" = 50'



RCS# 5358
1/20/04
3:01 PM

Atlanta City Council

Regular Session

MULTIPLE 1ST READS; 04-O-0069, ~~04-O-0070~~, 04-O-0071,
04-O-0072, 04-O-0073, 04-O-0074
REFER

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

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

MULTIPLE

RCS# 5597
4/19/04
4:47 PM

Atlanta City Council

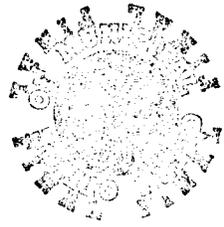
Regular Session

MULTIPLE 04-O-0070 Z-03-85; 04-O-0340 Z-04-05;
04-O-0270 Z-04-08; 04-O-0271 U-04-01
ADOPT

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 6
EXCUSED: 0
ABSENT 0

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

MULTIPLE



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Atlanta, Georgia

04-0-0070

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Z-03-85
12-9-03

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SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

04-0-0070

(Do Not Write Above This Line)

AN ORDINANCE 2-03-85
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE
RG-2 (RESIDENTIAL GENERAL-SECTOR
2), DISTRICT TO THE PD-H (PLANNED
DEVELOPMENT-HOUSING) DISTRICT,
PROPERTY LOCATED AT THE S.W.
CORNER OF BENJAMIN WELDON
BICKERS DRIVE (FKA CAPITOL AVENUE)
S.W. AND WELDON AVENUE, S.W.,
FRONTING 620.01 FEET ON THE
SOUTHERLY SIDE OF WELDON
AVENUE BEGINNING AT THE
SOUTHWEST CORNER OF BENJAMIN
WELDON BICKERS DRIVE. DEPTH:
VARIES: AREA: 21.0805 ACRES;
LAND LOT 72, 14TH DISTRICT,
FULTON COUNTY, GEORGIA.
OWNER: HOUSING AUTHORITY OF THE
CITY OF ATLANTA
APPLICANT: CARYER
REDEVELOPMENT, LLC
NPU-Y COUNCIL DISTRICT 1

ADOPTED BY
APR 19 2004

COUNCIL

- CONSENT REFER
 - REGULAR REPORT REFER
 - ADVERTISE & REFER
 - 1st ADOPT 2nd READ & REFER
- Date Referred 1/20/04

Referred To: ZRB & Zoning

First Reading
Committee Date Chair
Zoning 1/20/04
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

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
APR 19 2004

Acting
COUNCIL PRESIDENT PROTTEM

CERTIFIED
APR 19 2004
Municipal Clerk

MAYOR'S ACTION

MAYOR
APR 27 2004