

#8

2838

13-0-1261

(Do Not Write Above This Line)

AN ORDINANCE  
BY:  
COUNCILMEMBER KWANZA HALL

2-13-38

*kn*

An Ordinance to rezone from the 532, 536, 540, 544, 545 550 and 555 Bishops Way (formerly known as 753 Johnson Avenue, N.E.) be changed from the PDH (Planned Development-Housing) to the MR-2 (Multifamily Residential) District, fronting approximately 40 feet on the South side of Johnson Avenue beginning 146.79 feet West from the Southwest corner of Randolph Street. Depth: varies; Area: approximately 0.73 acre; Land Lot 46, 14th District, Fulton County, Georgia.

substitute

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1<sup>ST</sup> ADOPT 2<sup>ND</sup> READ & REFER
- PERSONAL PAPER REFER

Date Referred 9/3/13

Referred To: ZRB + Zoning

Date Referred \_\_\_\_\_

Referred To: \_\_\_\_\_

Date Referred \_\_\_\_\_

Referred To: \_\_\_\_\_

First Reading

Committee \_\_\_\_\_

Date \_\_\_\_\_

Chair \_\_\_\_\_

Referred To \_\_\_\_\_

*Zoning* Committee

Date 11/26/13

Chair *[Signature]*

Action \_\_\_\_\_

Fav, Adv, Hold (See rev. side) \_\_\_\_\_

Other \_\_\_\_\_

Members on subit on cond

*Jerry M. Sheffer*

*[Signature]*

*Carla Smith*

*[Signature]*

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 \_\_\_\_\_

**ADOPTED BY**

**DEC 02 2013**

**COUNCIL**

Refer To \_\_\_\_\_

Committee \_\_\_\_\_

Date \_\_\_\_\_

Chair \_\_\_\_\_

Action \_\_\_\_\_

Fav, Adv, Hold (See rev. side) \_\_\_\_\_

Other \_\_\_\_\_

Members \_\_\_\_\_

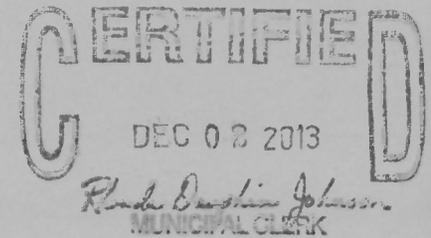
Refer To \_\_\_\_\_

FINAL COUNCIL ACTION

2<sup>ND</sup>       1<sup>ST</sup> & 2<sup>ND</sup>       3<sup>RD</sup>

Readings

Consent       V Vote       RC Vote



MAYOR'S ACTION

APPROVED

DEC 1 - 2013

WITHOUT SIGNATURE  
BY OPERATION OF LAW



City Council  
Atlanta, Georgia

**13-O-1261**  
Z-13-38

AN ORDINANCE  
BY COUNCILMEMBER KWANZA HALL  
AS SUBSTITUTED BY ZONING COMMITTEE

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 **532, 536, 540, 544, 545, 550 and 555 Bishops Way (formerly known as 753 Johnson Avenue, N.E.)** be changed from the PDH (Planned Development-Housing) to the MR-3-C (Multifamily Residential) District, to wit:

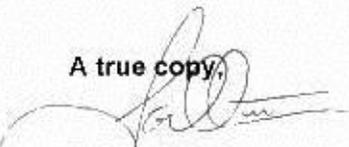
ALL THAT TRACT or parcel of land lying in Land Lot 46 of the 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

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,

  
Deputy Clerk

ADOPTED by the Atlanta City Council  
APPROVED as per City Charter Section 2-403

DEC 02, 2013  
DEC 11, 2013



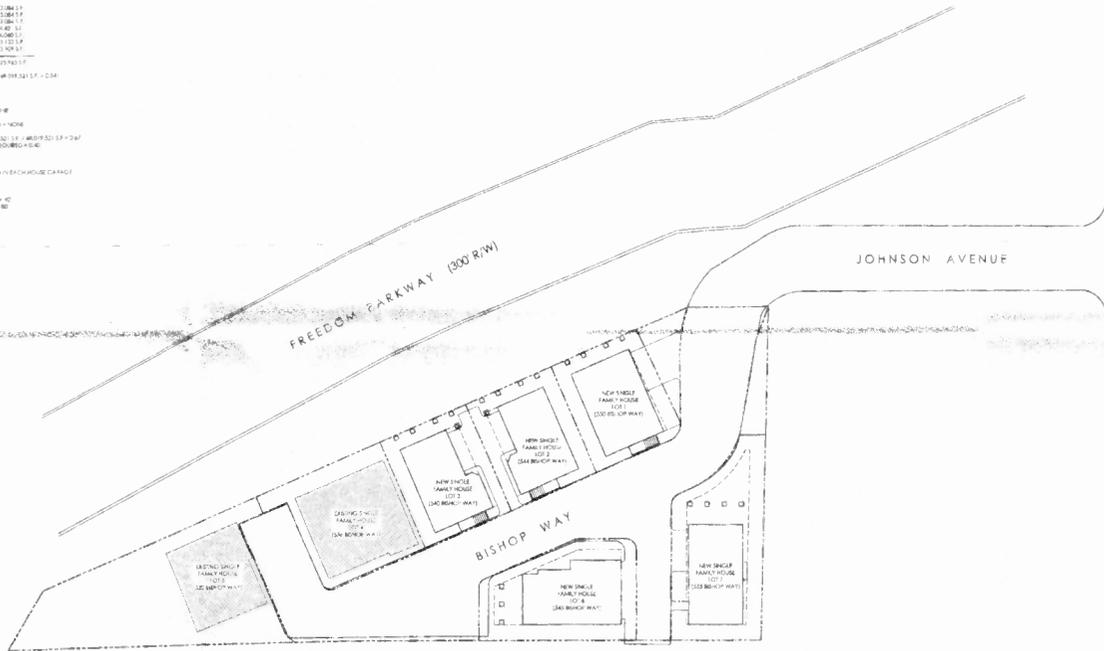
**.Conditions for Z-13-38 for 532,536, 540, 544, 550 and-555 Bishops Way, N.E.**

1. A site plan similar to one entitled "Proposed Bishop Way Rezoning" by Place Maker Design, dated 10/14/13 and stamped received by the Office of Planning, October 30, 2013. However, this condition shall not preclude application of the MR regulations.
2. Rear yards of Lots 1 through 3 shall be landscaped to shield view of Freedom Parkway.
3. The privacy fence along the south, east and west property lines shall be replaced.
4. The development shall not be gated.



**SITE INFORMATION**

**PROJECT TITLE:**  
**PROPOSED DEVELOPMENT:**  
**OWNER:**  
**PROPOSED DEVELOPER:**  
**PROPOSED ADDRESS:**  
**PROPOSED ZONING:**  
**PROPOSED LOT AREA:**  
**PROPOSED BUILDING AREA:**  
**PROPOSED HOUSE 1:**  
**PROPOSED HOUSE 2:**  
**PROPOSED HOUSE 3:**  
**PROPOSED HOUSE 4:**  
**PROPOSED HOUSE 5:**  
**TOTAL:**  
**PROPOSED PARKING:**  
**PROPOSED DRIVEWAY:**  
**PROPOSED SIDEWALK:**  
**PROPOSED OPEN SPACE:**  
**PROPOSED UTILITIES:**  
**PROPOSED FENCE:**  
**PROPOSED SIGNAGE:**  
**PROPOSED LIGHTING:**  
**PROPOSED LANDSCAPE:**  
**PROPOSED OTHER:**



PROPOSED SITE PLAN  
 1/4" = 20'



DATE:	1/14/2017
SCALE:	1/4" = 20'
PROJECT:	PROPOSED BISHOP WAY REZONING
CLIENT:	PLANNING DEPARTMENT
LOCATION:	300' WEST SIDE OF BISHOP WAY
OWNER:	CAMP BUILDERS, LLC

**PROPOSED BISHOP WAY REZONING**  
 300' WEST SIDE OF BISHOP WAY  
 CAMP BUILDERS, LLC



**PLACE MAKER DESIGN**  
 4300 PACES FERRY ROAD SE  
 SUITE 300  
 ATLANTA, GEORGIA 30338  
 404.527.4878 | 404.527.4879

**PROPOSED SITE PLAN**

**A0.1**

PARCEL 2  
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 46 of the 14th District (City of Atlanta), Fulton County, Georgia and being more particularly described as follows:

Beginning at the intersection of the southerly right of way of Johnson Avenue and the westerly right of way of Johnson Avenue,

THENCE North 89 degrees 32 minutes 27 seconds West for a distance of 146.79 feet along the southerly right of way of Johnson Avenue

THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 0.00 feet to a point;

THENCE North 01 degrees 15 minutes 59 seconds East for a distance of 15.91 feet to a point;

THENCE North 66 degrees 35 minutes 55 seconds East for a distance of 10.10 feet to a point;

THENCE South 89 degrees 32 minutes 27 seconds East for a distance of 137.33 feet to a point;

THENCE South 00 degrees 27 minutes 33 seconds West for a distance of 20.00 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said parcel contains 0.067 acre or 2914 square feet more or less.

2-01-92

PARCEL 3  
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 46 of the 14th District (City of Atlanta), Fulton County, Georgia and being more particularly described as follows:

Beginning at the intersection of the southerly right of way of Johnson Avenue and the westerly right of way of Johnson Avenue, thence North 89 degrees 32 minutes 27 seconds West for a distance of 146.79 feet to the TRUE POINT OF BEGINNING.

THENCE South 89 degrees 35 minutes 10 seconds West for a distance of 37.03 feet to a point;

THENCE North 66 degrees 35 minutes 55 seconds East for a distance of 40.73 feet to a point;

THENCE South 01 degrees 15 minutes 59 seconds West for a distance of 15.91 feet to the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.006 acre or 295 square feet more or less.

Johnson Avenue Parcel 3  
File: 1390-06  
May 9, 2002

2-01-92

RCS# 3206  
12/02/13  
5:48 PM

Atlanta City Council

MULTIPLE

13-O-1261 AND 13-O-1208

ADOPT ON SUB

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 2  
EXCUSED: 0  
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Bond
B Hall	Y Wan	Y Martin	Y Watson
Y Young	NV Shook	Y Bottoms	Y Willis
Y Winslow	Y Adrean	Y Sheperd	NV Mitchell

MULTIPLE