

**Z-13-20- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT FOR PROPERTY LOCATED AT 2107 MARIETTA ROAD AND MAULDIN STREET, N.W., FRONTING APPROXIMATELY 179 FEET ON THE SOUTHERN BOUNDARY OF WEATHERSTONE CREEK TRAIL AND APPROXIMATELY 727 FEET ON THE NORTH SIDE OF MARIETTA ROAD BEGINNING APPROXIMATELY 591 FEET FROM THE NORTHEASTERN CORNER OF ADAMS DRIVE. DEPTH: APPROXIMATELY 2, 227 FEET. AREA: APPROXIMATELY 29 ACRES. LAND LOTS 229 AND 230, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: AMERICAN PRESIDENT LINES, LTD. APPLICANT: BROCK BUILT HOMES, LLC C/O ADAM BROCK NPU D COUNCIL DISTRICT 9**

Application File Date	June 11, 2013
Zoning Number	Z-13-20
NPU / CD	D/9
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**Review List:**

Office of Research and Policy Analysis	Completed	06/26/2013 5:26 PM
Zoning Committee	Pending	
Atlanta City Council	Pending	
Zoning Staff	Pending	
Office of Research and Policy Analysis	Pending	

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

LEGISLATION HISTORY – BLUE BACK

**AN ORDINANCE  
BY**

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**AMERICAN PRESIDENT LINES, LTD. APPLICANT: BROCK BUILT HOMES, LLC C/O ADAM BROCK NPU D COUNCIL DISTRICT 9**

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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 2107 MARIETTA ROAD AND MAULDIN STREET, N.W., be changed from the I-1 (Light Industrial) District to the PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lots 229 and 230 of the 17<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, “Planned Development District”, and Chapter 19A through Chapter 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 ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



## L E G A L   D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 229 AND 230 OF THE 17TH LAND DISTRICT OF FULTON COUNTY, GA. SAID TRACT IS MORE PARTICULARLY DESCRIBED AS:

Z-13-020

BEGINNING AT A 1/2" REBAR MONUMENTING THE INTERSECTION OF RIGHT OF WAYS OF MARIETTA ROAD AND ADAMS DRIVE, THENCE SOUTH 35 DEGREES 15 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 591.35' TO A 5/8" REBAR MONUMENTING THE POINT OF BEGINNING.

THENCE North 35 degrees 50 minutes 37 seconds East for a distance of 393.87 feet to a 5/8" REBAR;

THENCE North 36 degrees 29 minutes 19 seconds West for a distance of 244.60 feet to a 5/8" REBAR;

THENCE North 05 degrees 57 minutes 19 seconds West for a distance of 69.40 feet to a 5/8" REBAR;

THENCE North 13 degrees 28 minutes 41 seconds East for a distance of 100.00 feet to a 5/8" REBAR;

THENCE North 24 degrees 17 minutes 11 seconds East for a distance of 50.00 feet to a 5/8" REBAR;

THENCE North 40 degrees 29 minutes 11 seconds East for a distance of 63.30 feet to a 5/8" REBAR;

THENCE North 46 degrees 42 minutes 11 seconds East for a distance of 72.70 feet to a 5/8" REBAR;

THENCE North 15 degrees 34 minutes 11 seconds East for a distance of 53.80 feet to a 5/8" REBAR;

THENCE North 00 degrees 30 minutes 19 seconds West for a distance of 50.10 feet to a 5/8" REBAR;

THENCE North 03 degrees 25 minutes 11 seconds East for a distance of 30.40 feet to a 5/8" REBAR;

THENCE South 89 degrees 17 minutes 49 seconds East for a distance of 15.02 feet to a 1/2" REBAR;

THENCE North 01 degrees 08 minutes 35 seconds East for a distance of 473.56 feet to a 1/2" CRIMPED TOP PIPE;

THENCE South 88 degrees 43 minutes 47 seconds East for a distance of 324.75 feet to a 5/8" REBAR;

THENCE South 86 degrees 58 minutes 52 seconds East for a distance of 69.91 feet to a 1/2" OPEN TOP PIPE;

THENCE North 89 degrees 34 minutes 12 seconds East for a distance of 69.97 feet to a 1/2" REBAR;

THENCE South 88 degrees 40 minutes 45 seconds East for a distance of 279.86 feet to a 1/2" REBAR;

THENCE South 88 degrees 23 minutes 29 seconds East for a distance of 41.98 feet to a 1/2" REBAR;

THENCE North 57 degrees 22 minutes 55 seconds East for a distance of 58.87 feet to a 1/2" REBAR ON THE OLD R/R R/W;

THENCE South 11 degrees 16 minutes 12 seconds East for a distance of 75.60 feet to a POINT;

THENCE along a curve to the right having a radius of 1897.72 feet and an arc length of 131.22 feet, being subtended by a chord of South 09 degrees 43 minutes 43 seconds East for a distance of 131.19 feet to a 1/2" REBAR;

THENCE North 83 degrees 11 minutes 17 seconds East for a

distance of 20.00 feet to a POINT;

THENCE along a curve to the right having a radius of 1376.43 feet and an arc length of 167.15 feet, being subtended by a chord of South 01 degrees 26 minutes 22 seconds East for a distance of 167.05 feet to a POINT;

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THENCE along a curve to the right having a radius of 820.49 feet and an arc length of 390.50 feet, being subtended by a chord of South 15 degrees 12 minutes 07 seconds West for a distance of 386.82 feet to a POINT;

THENCE South 28 degrees 50 minutes 07 seconds West for a distance of 20.70 feet to a POINT;

THENCE along a curve to the right having a radius of 1170.00 feet and an arc length of 186.68 feet, being subtended by a chord of South 33 degrees 24 minutes 37 seconds West for a distance of 186.48 feet to a POINT;

THENCE South 37 degrees 58 minutes 37 seconds West for a distance of 336.60 feet to a POINT;

THENCE South 59 degrees 32 minutes 53 seconds East for a distance of 10.10 feet to a POINT;

THENCE South 37 degrees 58 minutes 37 seconds West for a distance of 179.10 feet to a POINT;

THENCE along a curve to the left having a radius of 1936.92 feet and an arc length of 114.20 feet, being subtended by a chord of South 36 degrees 17 minutes 37 seconds West for a distance of 114.18 feet to a POINT;

THENCE along a curve to the left having a radius of 725.05 feet and an arc length of 104.08 feet, being subtended by a chord of South 30 degrees 29 minutes 07 seconds West for a distance of 103.99 feet to a POINT;

THENCE along a curve to the left having a radius of 1021.59 feet and an arc length of 500.64 feet, being subtended by a chord of South 12 degrees 20 minutes 07 seconds West for a distance of 495.65 feet to a CONCRETE NAIL;

THENCE along a curve to the right having a radius of 726.91 feet and an arc length of 79.17 feet, being subtended by a chord of North 39 degrees 10 minutes 53 seconds West for a distance of 79.13 feet to a CONCRETE NAIL;

THENCE North 36 degrees 03 minutes 23 seconds West for a distance of 601.43 feet to THE POINT OF BEGINNING;

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

Said property contains 28.898 acres.