

Z-13-21- AN ORDINANCE TO REZONE FROM THE RG-3 (RESIDENTIAL GENERAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT FOR PROPERTY LOCATED AT 1830 JOHNSON ROAD, N.W., FRONTING APPROXIMATELY 199 FEET ON THE SOUTHERN SIDE OF JOHNSON ROAD BEGINNING 348 FEET FROM THE SOUTHWEST CORNER OF HABERSHAL DRIVE. DEPTH: APPROXIMATELY 631 FEET. AREA: APPROXIMATELY 2.9 ACRES. LAND LOTS 225 AND 226, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: R AND M CONSTRUCTION AND REMODELING, INC. APPLICANT: BROCK BUILT HOMES, LLC C/O ADAM BROCK NPU G COUNCIL DISTRICT 9

Application File Date	June 11, 2013
Zoning Number	Z-13-21
NPU / CD	G/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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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 1830 JOHNSON ROAD, N.W., be changed from the RG-3 (Residential General) District to the PDH- (Planned Development-Housing), to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 225 and 226, 17th 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOTS 225 & 226 OF THE 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF JOHNSON ROAD (APPARENT 80' R/W) AND THE WESTERLY RIGHT-OF-WAY OF HABERSHAL DRIVE (APPARENT 60' R/W), THENCE S69°13'51"W, A DISTANCE OF 347.61 FEET TO A 1/2 INCH REBAR FOUND AND THE POINT OF BEGINNING; THENCE LEAVING JOHNSON ROAD RIGHT-OF-WAY S25°34'28"E, A DISTANCE OF 559.07 FEET TO A 3/4 INCH REBAR FOUND, THENCE CONTINUING ALONG SAID LINE S25°34'28"E, A DISTANCE OF 71.28 FEET TO THE CENTERLINE OF PROCTOR CREEK, THENCE FOLLOWING THE CENTERLINE OF PROCTOR CREEK S70°20'53"W, A DISTANCE OF 72.43 FEET, THENCE S56°40'37"W, A DISTANCE OF 64.51 FEET, THENCE S69°55'52"W, A DISTANCE OF 34.95 FEET, THENCE N86°07'39"W, A DISTANCE OF 32.67 FEET TO A POINT, THENCE LEAVING PROCTOR CREEK N25°34'28"W, A DISTANCE OF 622.94 FEET TO A 1/2 INCH REBAR FOUND AND JOHNSON ROAD RIGHT-OF-WAY, THENCE FOLLOWING A NON TANGENT CURVE TO THE RIGHT, WITH AN ARC DISTANCE OF 199.76 FEET, A RADIUS OF 1,056.79 FEET, N67°22'05"E, WITH A DISTANCE OF 199.47 FEET BACK TO THE 1/2 INCH REBAR FOUND AND POINT OF BEGINNING.

SAID TRACT CONTAINING 126,549 SQUARE FEET OR 2.905 ACRES.

2-13-07