

AN ORDINANCE TO REZONE FROM THE R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT FOR PROPERTY LOCATED AT 4382 WIEUCA ROAD, N.E, FRONTING APPROXIMATELY 214 FEET ON THE SOUTH SIDE OF WIEUCA ROAD BEGINNING APPROXIMATELY 318 FEET FROM THE SOUTH CORNER OF LAND LOT 65. DEPTH: VARIES. AREA: APPROXIMATELY 2.88 ACRES. LAND LOT 65, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JOHNSTON FAMILY TRUST APPLICANT: MICHAEL E. CLEMENTS NPU B COUNCIL DISTRICT 7

Application File Date	8-7-13
Zoning Number	Z-13-32
NPU / CD	B-7
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

Review List:

Office of Research and Policy Analysis	Completed	08/20/2013 10:37 AM
Zoning Committee	Pending	
Atlanta City Council	Pending	
Zoning Review Board 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 ZONING COMMITTEE**

AN ORDINANCE TO REZONE FROM THE R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT FOR PROPERTY LOCATED AT 4382 WIEUCA ROAD, N.E, FRONTING APPROXIMATELY 214 FEET ON THE SOUTH SIDE OF WIEUCA ROAD BEGINNING APPROXIMATELY 318 FEET FROM THE SOUTH CORNER OF LAND LOT 65. DEPTH: VARIES. AREA: APPROXIMATELY 2.88 ACRES. LAND LOT 65, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JOHNSTON FAMILY TRUST APPLICANT: MICHAEL E. CLEMENTS NPU B COUNCIL DISTRICT 7

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ZRB Recommendation	

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 4382 WIEUCA ROAD, N.E, be changed from the R-3 (Single Family Residential) District to the PDH- (Planned Development-Housing), to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 65, 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.



55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **Z-13-032**

DATE ACCEPTED: **08/07/2013**

NOTICE TO APPLICANT

Address of Property:
4362 Wieuca RD NE

City Council District: **7** Neighborhood Planning Unit (NPU): **B**

Zoning Review Board (ZRB) Hearing Date:
Thursday, November 7 or 14, 2013 at 6:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU B is:

Bill Murray
404 226-3271
bill.murray@prudentialga.com

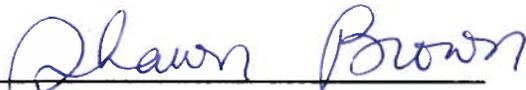
Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:



Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,


SB, for Director, Bureau of Planning


Michael Clements

APPLICATION FOR REZONING
City of Atlanta

RECEIVED
AUG - 7 2013
OFFICE OF PLANNING

Date Filed _____ Application Number Z-13-032

I Hereby Request That The Property Described in this Application be Rezoned
From R-3 District
TO PD-H District

Name of Applicant Clements Michael E
Last Name First Name M.I.

address 310 17th Fairway street name
city Roswell state GA zip code 30076
phone 404-786-6555 Fax _____
e-mail address UniquepropertiesMC@gmail.com

Name of Property Owner Johnston Family Trust
Last Name First Name M.I.

address 4362 street name Wieuca Rd
city Atlanta state GA zip code 30342
phone 404-256-7990 Fax _____

Description of Property

Address of Property 4362 street name Wieuca Rd
city Atlanta state GA zip code 30342
The subject property fronts 214.34 feet on the South side of Wieuca Rd
beginning 318 feet from the South corner of land lot 65
Depth: _____ Area: _____ Land Lot: 65 Land District: 17th Fulton County, GA.
Property is zoned: R-3 Council District: 7 Neighborhood Planning Unit: N. Buckhead



From: Monica Bosco <mbosco@sage-rea.com>
Subject: AUTHORIZATION
Date: July 2, 2013 4:14:47 PM PDT
To: Estelle Johnston <edrl@bellsouth.net>
1 Attachment, 213 KB

Estelle
Please see the attached document and have notarized per my instructions in previous email.
Please let me know you received.
Thank you
Monica

AUTHORIZATION BY PROPERTY OWNER

(Required if person filing the application is not the owner of the subject property or Applicant for the proposed rezoning)

I, Estelle Johnston (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 4382 Wieuca Rd NE (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF FULTON COUNTY, GEORGIA, WHICH

IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE

PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT:

LAST NAME Clements FIRST NAME Michael

ADDRESS 310 STREET NAME 17th Fairway SUITE _____

CITY Roswell STATE Ga ZIP CODE 30076

TELEPHONE NUMBER

AREA CODE 404 NUMBER 786-6555

Estelle Johnston
Signature of Owner
Estelle Johnston
Print name of owner

Personally Appeared Before Me this _____ day of _____, 2013.

Notary Public

STATE OF CALIFORNIA, }
COUNTY OF MENDOCINO } S.S.

On this 3rd day of JULY, 2013 before me, David S Goretzky, notary public, personally appeared Estelle Johnston, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument. I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct. Witness my hand and official seal. David S Goretzky



DLG 07/23/13

RECEIVED
AUG - 7 2013
OFFICE
OF
PLANNING

- C. **CONDITIONAL ZONING.** If the request is for zoning for new development, submit fourteen (14) copies of the site plan prepared by a State of Georgia registered architect, landscape architect, engineer, or planner holding the AICP designation. Site plans must be folded to 11" x 14". All site plans shall be sealed by the professional preparer and shall show the scale, north arrow; the location of streets and street names; sidewalks; existing and proposed buildings and their square footage, heights, and floor area ratio; parking spaces, loading areas, and number of parking spaces must also be shown. All plans for residential development must include, on the site plan, a summary of calculations in accordance with the Land Use Intensity System (see Chapter 8 of the Zoning Ordinance). For complete information regarding site plans, refer to the "Site Plan Requirements" attachment to this application form.
- D. **PLANNED DEVELOPMENT (PD) DISTRICTS.** If your request is for PD District Zoning, you must comply with the requirements of Chapter 19 of the Zoning Ordinance and with the appropriate regulations for Planned Development Housing, Office-Commercial, Mixed-Use, or Business Park as appropriate. **Certification of a PD Zoning pre-application conference is required. Submit Attachment 7.**
- E. **PROPERTY DESCRIPTION.** A copy of a recent plat of survey prepared by an engineer or land surveyor registered in the State of Georgia must accompany each application. In addition, a written legal description must be submitted. In cases involving more than one contiguous property, a consolidated legal description of the property must be submitted.
- F. **HOUSING APPLICATION.** If the rezoning application contemplates the construction of one or more residential units, complete the attached Atlanta Public School form, **Attachment 3.**
- G. **DEVELOPMENTS OF REGIONAL IMPACT.** If your application meets the thresholds shown on **Table II (Attachment 4)**, you must contact the Office of Planning for further instructions.
- H. **TREE PRESERVATION.** All development must meet the City of Atlanta Tree Ordinance. Contact the City Arborist, (404) 330-6150 for details.
- I. **COMPREHENSIVE DEVELOPMENT PLAN (CDP) AMENDMENT.** Submit **Attachment 5.**
- J. **DISCLOSURE.** Submit a disclosure statement as described in **Attachment 6.**
- K. **HEARING DATES AND PROCESSING OF APPLICANTS.** See attached Zoning Review Board Schedule.
- L. **MEETING WITH NEIGHBORHOOD PLANNING UNIT.** (NPU) You must contact the appropriate Neighborhood Planning Unit (NPU) within two business days after filing your rezoning application to appear before them prior to the public hearing of the Zoning Review Board. The name and phone number of the contact for the NPU will be provided at the time that you file your application.
- M. **FEES.** See attached fee schedule, **Attachment 8.**
- N. **AUTHORIZATION TO INSPECT PREMISES.** I hereby authorize the staff of the Office of Planning of the City of Atlanta to inspect the premises, which are the subject of this rezoning application.
- O. **Revisions to site plans will only be accepted up to 15 days prior to the scheduled hearing date.**

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

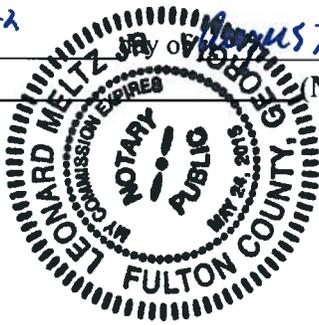
[Handwritten Signature]

Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 6th day of August, 2013

[Handwritten Signature]

(Notary Public)





Required for proposed rezoning to Planned Development—Housing (PD-H), Planned Development –Mixed Use (PD-MU), Planned Development—Office Commercial (PD-OC), and Planned Development—Business Park (PD-BP).

THIS CONFERENCE MUST BE HELD NO LESS THAN FIVE (5) BUSINESS DAYS PRIOR TO FILING OF THE APPLICATION

CERTIFICATION OF PRE-APPLICATION CONFERENCE FOR PLANNED DEVELOPMENT (PD) ZONING

A pre-application conference was held on (DATE) July 2013 between (APPLICANT) Michael Clements and a staff person of the Current Planning Division, Development Review Section. Applicant has/will prepare documentation per Section 16-19.005 (2) and (5) of the Zoning Ordinance of the City of Atlanta.

Michael Clements
Signature of Applicant

Michael Clements
Printed Name of Applicant

Catherine Allan
Signature of Staff person

Signature of Staff only represents that the required pre-conference for a PD proposal has been held and does not indicate the position of the Office of Planning on any proposal



Unique Properties, LLC.



Mike Clements, Broker
uniqueproperties.mc@gmail.com
(404) 786-6555

DOCUMENTED IMPACT ANALYSIS

The comprehensive development plans for the next 1,5,15 years for this site is for a Residential use. Enclosed is a document showing the future land use plan. My project is for a residential use so it will be compatible to the future land use plan. This project is for only six residential lots and will have a minimal effect on public facilities. I have obtained a letter from the water and sewer department that water and sewer is available to this site. There is no other land already zoned pd-h in the city that is available. Because the adjacent land is already zoned pd-h my rezoning request is suitable to the adjacent land. There are already six developments in the surrounding area zoned pd-h so my rezoning request should have no adverse affect on the surrounding area. Because of the cost of the land and the amount of money to develop it the current zoning for this site does not have reasonable economic use. This project will be developed in accordance with the city of Atlanta tree ordinance.

Respectfully

Z-13-032

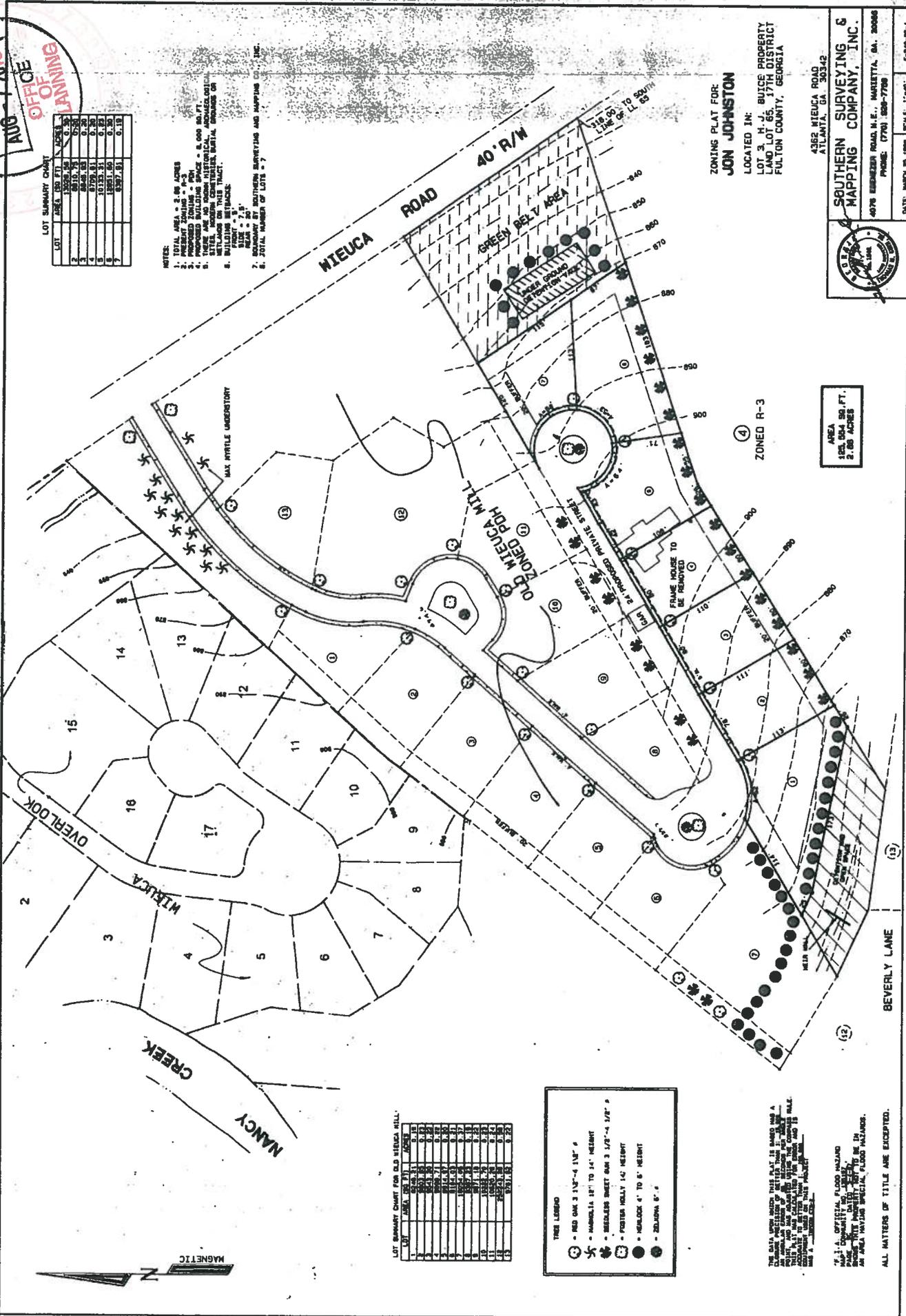
E.8.a



LOT SUMMARY CHART

LOT	AREA (SQ FT)	ACRES
1	15000.00	0.34
2	8810.75	0.20
3	8848.83	0.20
4	10125.31	0.23
5	10125.31	0.23
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- NOTES:
- TOTAL AREA = 2.08 ACRES
 - PRESERVE ZONING = R-3
 - PROPOSED BUILDING SPACE = 8,000 SQ. FT.
 - PROPOSED LOT COVER = 10.0%
 - THERE ARE NO KNOWN HISTORICAL, ARCHAEOLOGICAL, OR OTHER CULTURAL RESOURCES OR LANDMARKS ON THIS TRACT.
 - BUILDING SETBACKS:
 - FRONT = 10'
 - REAR = 20'
 - SIDE = 7.5'
 - TOTAL NUMBER OF LOTS = 7



ZONING PLAT FOR:
JON JOHNSTON
 LOCATED IN:
 LOT 3, H. J. BUTTS PROPERTY
 LAND LOT 65, 17TH DISTRICT
 FULTON COUNTY, GEORGIA

4382 WIEUCA ROAD
 ATLANTA, GA 30342
SOUTHERN SURVEYING & MAPPING COMPANY, INC.
 4076 EDEMER ROAD, N.E., MARLETTA, GA 30006
 PHONE: (770) 899-7700
 DATE: MARCH 29, 2013 SCALE: 1"=40'



AREA
 182,004 SQ. FT.
 2.08 ACRES

LOT SUMMARY CHART FOR OLD WIEUCA MILL:

LOT	AREA (SQ FT)	ACRES
1	15000.00	0.34
2	8810.75	0.20
3	8848.83	0.20
4	10125.31	0.23
5	10125.31	0.23
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- TREE LEGEND
- RED OAK 3 1/2" - 4 1/2" #
 - HAWKBIT 18" TO 24" HEIGHT
 - REDWOOD 18" TO 24" HEIGHT
 - POSTER HULLY 14" HEIGHT
 - REDAWOOD 4" TO 8" HEIGHT
 - SLYHORN 8" #

THE DATA FROM WHICH THESE PLATS WERE MADE HAS BEEN CHECKED AND FOUND TO BE CORRECT. THE SURVEYOR HAS BEEN ADVISED OF THE RESULTS OF THIS CHECK AND HAS ACCEPTED THEM AS CORRECT. THE SURVEYOR HAS BEEN ADVISED OF THE RESULTS OF THIS CHECK AND HAS ACCEPTED THEM AS CORRECT.

THIS IS AN OFFICIAL FLOOD HAZARD MAP. ANY CHANGES TO THIS MAP MUST BE MADE BY THE SURVEYOR AND MUST BE IN ACCORDANCE WITH THE FLOOD HAZARD ACT.

ALL MATTERS OF TITLE ARE EXCEPTED.

Z-13-032

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OFFICE OF PLANNING
AUG - 7 2013

E.8.a

Attachment: Z-13-32 (13-O-1226 : Z-13-32 An Ordinance to rezone 4382 Wiueca Road from R-3 to PDH)

BOUNDARY SURVEY

PREPARED FOR JOB STEMLER
LOT 3, H. J. BRUCE PROPERTY SUBDIVISION
LAND LOT 65, 17TH DISTRICT,
CITY OF ATLANTA, FULTON COUNTY, GEORGIA - 07/20/10

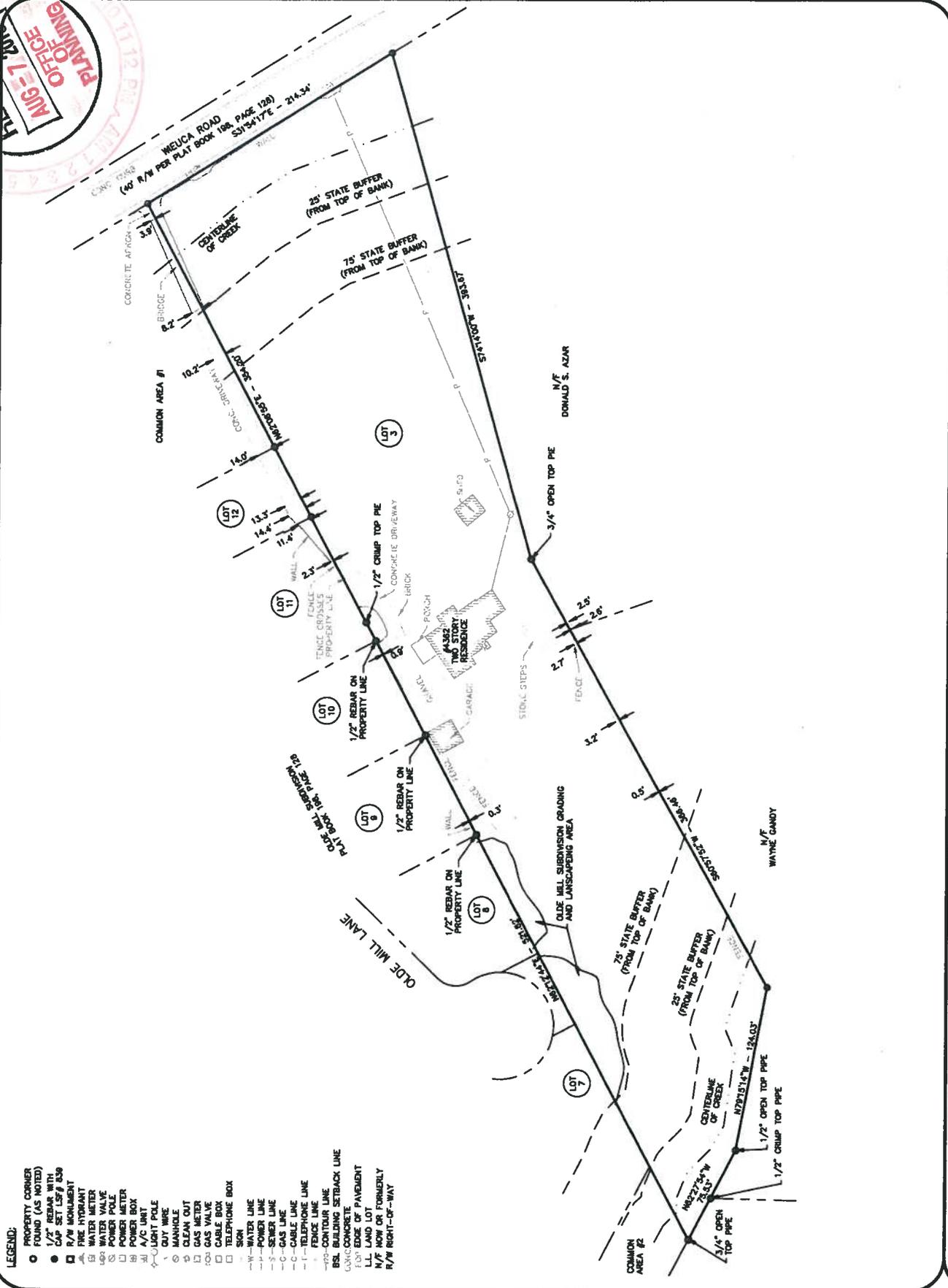
SCALE: 1"=40'
PLAT BOOK 158, PAGE 120

NOT VALID WITHOUT ORIGINAL SURVEY

PROJECT
1055201

SHEET
1 OF 1

Packet Pg. 141



- LEGEND:**
- PROPERTY CORNER
 - FOUND (AS NOTED)
 - 1/2" REBAR WITH CAP SET 157# B39
 - R/W MONUMENT
 - △ FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - POWER POLE
 - POWER METER
 - A/C UNIT
 - A/C UNIT
 - LIGHT POLE
 - GUY WIRE
 - MANHOLE
 - CLEAN OUT
 - GAS METER
 - GAS VALVE
 - CABLE BOX
 - TELEPHONE BOX
 - SON
 - W- WATER LINE
 - P- POWER LINE
 - S- SEWER LINE
 - C- GAS LINE
 - C- CABLE LINE
 - T- TELEPHONE LINE
 - F- FENCE LINE
 - P- CONTOUR LINE
 - B- BSL BUILDING SETBACK LINE
 - C- CONCRETE
 - E- EDGE OF PAVEMENT
 - L- LAND LOT
 - N- NOW OR FORMERLY
 - R- RIGHT-OF-WAY

TOTAL AREA: 124.584 SQUARE FEET (2.86 ACRES)

BOUNDARY REFERENCES: SURVEY FOR STEMLER BRUCE INC., PREPARED BY SOUTHERN & MARINO COMPANY, INC. DATED 07/20/10. PLAT BOOK 158, PAGE 120. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLARITY AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1000 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5600 REMOTE TOTAL STATION. THE SURVEYOR HAS VISUALLY CHECKED THE PLAT FOR CLARITY AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1000 FEET. THIS PLAT IS BASED ON THE RECORDS OF THE SURVEYOR AND WAS ADVISED USING COMPARISONS.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TOLLS COMPASS, MAGNETS AND INSTRUMENTS MAY VARY WITHIN TOLERANCE AND BEYOND THE PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PROPERTY OF THE SURVEYOR AND DOES NOT EXTEND TO ANY UNLAWFUL PERSON WITHOUT A RECONSTRUCTION BY THE SURVEYOR'S MANDATE.

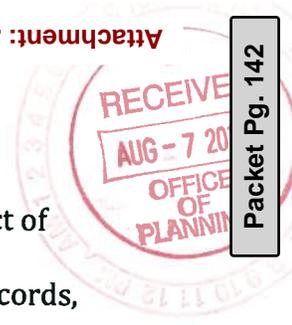
© COPYRIGHT 2010 - BOUNDARY ZONE, INC. THIS SURVEY AND ITS INSTRUMENTS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, FOR ANY USE OR IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

BOUNDARY ZONE, INC.
LAND SURVEYING SERVICES
WWW.BOUNDARYZONE.COM
(770) 271-5772 / (919) 363-9226

NOTED:
489 ROUTE 146 STORES, ROCKS L. WOODS, GEORGIA 30153
ATLANTA
255 PRAIRIEVIEW STREET NE, SUITE 404, ATLANTA, GEORGIA 30309
BALDWIN
2804-C CANTON DRIVE, AVE, NORTH CANTON, GA 30133

GRAPHIC SCALE - IN FEET
0 50 100 150

7-13-22



All that tract or parcel of land lying and being in Land Lot 65 of the 17th District of Fulton County, Georgia, being Lot 3 of the Subdivision of M.J. Bruce Property, according to plat which is recorded in Plat Book 12, page 44, Fulton County records, and being more particularly described as follows:

BEGINNING at a point on the southwesterly side of Wieuca Road, three hundred eighteen (318) feet northerly and northwesterly, as measured along the westerly and southwesterly sides of Wieuca Road, from the point of intersection of the westerly side of Wieuca Road and the south line of Land Lot 65; thence running northwesterly along the southwesterly sides of Wieuca Road, two-hundred fourteen and five-tenths (214.5) feet; thence south 59 degrees 45 minutes west, three hundred sixty-seven (367) feet; thence continuing south 60 degrees 15 minutes west, five hundred twenty-three (523) feet; thence south 68 degrees 30 minutes east, seventy-seven (77) feet; thence continuing south 81 degrees east one hundred twenty-five (125) feet; thence north 60 degrees 15 minutes east, three hundred sixty-seven (367) feet; thence continuing north 73 degrees east, three hundred ninety-four (394) feet is the southwesterly side of Wieuca Road and the point of beginning.

7-10-13



ATLANTA PUBLIC SCHOOLS REVIEW REQUEST

(Required only if application would result in construction of one or more units of new housing)

Application Number _____

Name of applicant Michael Clements

Address 310 17th Fairway

City Roswell GA State GA Zip Code 30076

Contact, if other than applicant _____

Zoning category requested PD-H No. of acres of property to be rezoned 2.88

No. of Proposed dwelling units per acre 2.08 Total number of dwelling units 6

Total number of units by bedroom: 24

Monthly rental per unit N/A or selling per unit \$1,500,000

Projected construction completion date: Spring 2015

RECEIPT

CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

PAID
CITY OF ATLANTA

AUG 07 2013


EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Application: Z-13-032
Application Type: Planning/ZRB/Rezoning/NA
Address: 4362 WIEUCA RD NE, ATLANTA, GA 30342
Owner Name: JOHNSTON JON T
Owner Address:
Application Name:

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Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
338167	1144	\$625.00	08/07/2013	RPLEWIS		

Owner Info.: JOHNSTON JON T

Work Description: Rezoning of lot from R-3 to PD-H



Z-13-032



All that tract or parcel of land lying and being in Land Lot 65 of the 17th District of Fulton County, Georgia, being Lot 3 of the Subdivision of M.J. Bruce Property, according to plat which is recorded in Plat Book 12, page 44, Fulton County records, and being more particularly described as follows:

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MRP-13-02 AN ORDINANCE BY ZONING COMMITTEE TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT FOR A NEW POOL, LOCATED AT 4322 SENTINEL VIEW COURT, A.K.A. 4691 SENTINEL POST ROAD (P.I.N. - 17 02140001002), 1.229ACRES IN LAND LOT 214, 17TH DISTRICT, FULTON COUNTY, GEORGIA. (ADVERTISED FOR A PUBLIC HEARING) OWNER: MICHAEL AND DEBORAH PILLE APPLICANT: MICHAEL AND DEBORAH PILLE NPU-A COUNCIL DISTRICT 8

Application File Date	May 20, 2013
Zoning Number	MRPA-13-02
NPU / CD	A/8
Staff Recommendation	Staff concurs with ARC findings
NPU Recommendation	Not required
ZRB Recommendation	Not required

Review List:

Office of Research and Policy Analysis	Completed	07/17/2013 11:15 AM
Zoning Committee	Completed	08/08/2013 6:22 PM
Atlanta City Council	Completed	08/21/2013 7:51 PM
Zoning Committee	Pending	
Office of Research and Policy Analysis	Pending	

HISTORY:

07/31/13	Zoning Committee	
08/19/13	Atlanta City Council	REFERRED TO COMMITTEE

RESULT:	REFERRED TO COMMITTEE [13 TO 0]
AYES:	Watson, Wan, Martin, Smith, Shook, Winslow, Moore, Willis, Young Jr., Sheperd, Bottoms, Archibong, Adrean
AWAY:	Kwanza Hall, Michael Julian Bond

RESULT:	REFERRED TO COMMITTEE [13 TO 0]
AYES:	Watson, Wan, Martin, Smith, Shook, Winslow, Moore, Willis, Young Jr., Sheperd, Bottoms, Archibong, Adrean
AWAY:	Kwanza Hall, Michael Julian Bond

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

**AN ORDINANCE
BY ZONING COMMITTEE**

MRP-13-02 AN ORDINANCE BY ZONING COMMITTEE TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT FOR A NEW POOL, LOCATED AT 4322 SENTINEL VIEW COURT, A.K.A. 4691 SENTINEL POST ROAD (P.I.N. - 17 02140001002), 1.229ACRES IN LAND LOT 214, 17TH DISTRICT, FULTON COUNTY, GEORGIA. (ADVERTISED FOR A PUBLIC HEARING) OWNER: MICHAEL AND DEBORAH PILLE APPLICANT: MICHAEL AND DEBORAH PILLE NPU-A COUNCIL DISTRICT 8

Application File Date	May 20, 2013
Zoning Number	MRPA-13-02
NPU / CD	A/8
Staff Recommendation	Staff concurs with ARC findings
NPU Recommendation	Not required
ZRB Recommendation	Not required

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA as follows:

Section 1. That a certificate under the provisions of the Metropolitan River Protection Act for land disturbance of 53,543 S.F and impervious surface of 37,480 S.F. to enable the construction of a new pool at 4322 SENTINEL VIEW COURT, A.K.A. 4691 SENTINEL POST ROAD (P.I.N. - 17 02140001002) on property of 1.229 acres in Land Lot 214, 17th District, Fulton County, Georgia is hereby granted conditional upon the survey/site plan labeled, "4322 Sentinel View, Atlanta, Georgia - Property of Michael Pille - Lot 15, Block 'D', Section 2, Whitewater Creek Colony", prepared 1-29-13 by Mc Clung Surveying Services, Inc., and stamped received by the Office of Planning 6-26-13.

Section 2. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • phr 404.463.3100 • fax 404.463.3105 • www.atlantaregional.com

DATE: JUNE 24, 2013

ARC REVIEW CODE: V1306131

TO: MAYOR KASIM REED
 ATTN TO: TSHAKA WARREN, SENIOR PLANNER, DEVELOPMENT REVIEW DIVISION
 FROM: I. Emerson Bryan, Deputy Executive Director *IEB*

The Atlanta Regional Commission (ARC) has completed regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-13-02A 4322 Sentinel View NW
Submitting Local Government: City of Atlanta

Review Type: Metro River

Date Opened: June 13, 2013

Date Closed: June 24, 2013

FINDING: ARC staff has completed the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Additional Comments: None

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
 NATIONAL PARK SERVICE
 COBB COUNTY

ARC ENVIRONMENTAL PLANNING
 CHATTAHOOCHEE RIVERKEEPER
 CITY OF SANDY SPRINGS

GEORGIA DEPARTMENT OF NATURAL RESOURCES
 GEORGIA CONSERVANCY

If you have any questions regarding this review, please call Andrew Smith at (404) 463-5581. This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

MRPA -13-02

MAY 20 2013

BUREAU OF PLANNING

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: CITY OF ATLANTA

2. Owner(s) of Record of Property to be Reviewed:

Name(s): MICHAEL & DEBORAH PULF
Mailing Address: 4322 SENTINEL VIEW CAVA 4091 Sentinel Post Rd
City: ATLANTA State: GA Zip: 30327
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-822-2070 Fax: 404-974-4331
Other Numbers: 404-669-3465

3. Applicant(s) or Applicant's Agent(s):

Name(s): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ Fax: _____
Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: _____
Description of Proposed Use: SWIMMING POOL ADDITION TO EXISTING HOUSE

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: Land Lot 214, 17th District, Fulton County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Lot 15 D, White Oaks Creek Colony
Size of Development (Use as Applicable):
Acres: Inside Corridor: 53,543 sq ft (from survey)
Outside Corridor: _____
Total: _____
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

AU-SMS -6/10/13

MRPA-13-02

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? NO

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? NO

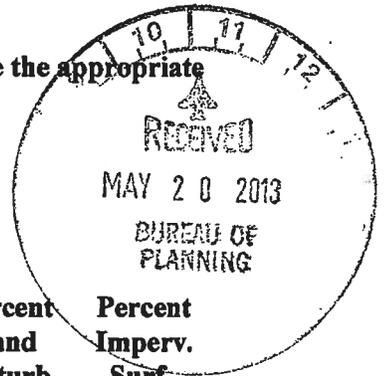
If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank _____

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system _____



8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb.	Percent Imperv. Surf.
------------------------	--------------------------------	---	--	-----------------------	-----------------------

A	_____	_____	_____	(90)	(75)
B	_____	_____	_____	(80)	(60)
C	<u>53,543 SF</u>	<u>37,480 SF</u>	<u>24,094 SF</u>	(70)	<u>70 (45) 95</u>
D	_____	_____	_____	(50)	(30)
E	_____	_____	_____	(30)	(15)
F	_____	_____	_____	(10)	(2)
Total:	<u>53,543 SF</u>	<u>37,480 SF</u>	<u>24,094 SF</u>	N/A	N/A

~~ALL~~ ALL - JMS - AC - 01/01/13

MRPA-13-02

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No

If "yes", indicate the 100-year floodplain elevation: _____

NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No

If "yes", indicate the 500-year flood plain elevation: _____

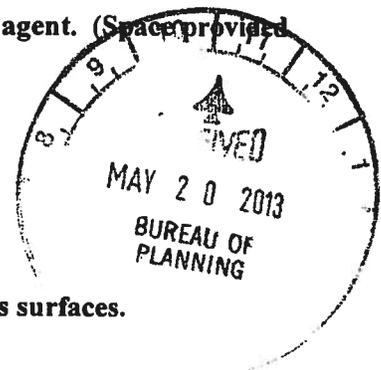
NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

- Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries). Attached survey
- Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)
- Written consent of all owners to this application. (Space provided on this form)
- ____ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)
- Description of proposed use(s). (Space provided on this form)
- Existing vegetation plan. Attached
- Proposed grading plan. Survey attached
- Certified as-builts of all existing land disturbance and impervious surfaces.
- Approved erosion control plan.
- Detailed table of land-disturbing activities. (Both on this form and on the plans)



MRPA-13-02

___ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

N/A Documentation on adjustments, if any.

Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

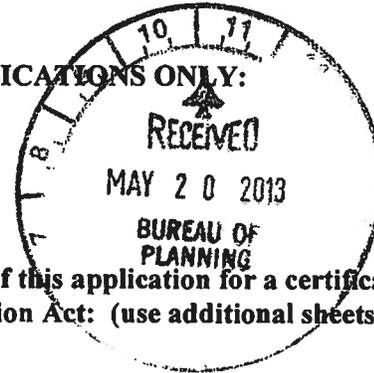
Site plan.

Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

Concept plan.

Lot-by-lot and non-lot allocation tables.



12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

[Signature]

Signature(s) of Owner(s) of Record

5/10/13
Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

[Signature]

Signature(s) of Applicant(s) or Agent(s)

5/10/13
Date

14. The governing authority of CITY OF ATLANTA requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

[Signature]

Signature of Chief Elected Official or Official's Designee

5-22-13
Date