

Z-13-32 AN AMENDED ORDINANCE BY ZONING COMMITTEE 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	Approval Conditional
NPU Recommendation	Denial
ZRB Recommendation	Approval Conditional

Workflow List:

Office of Research and Policy Analysis	Completed	01/08/2014 10:48 AM
Zoning Committee	Completed	01/15/2014 3:48 PM
Atlanta City Council	Completed	02/05/2014 3:00 PM
Zoning Review Board Staff	Completed	04/18/2014 1:22 PM
Office of Research and Policy Analysis	Completed	04/18/2014 4:06 PM
Zoning Committee	Pending	
Mayor's Office	Pending	

HISTORY:

01/15/14	Zoning Committee	
01/21/14	Atlanta City Council	REFERRED TO ZRB AND ZC

RESULT:	REFERRED TO ZRB AND ZC [13 TO 0]
AYES:	Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Adrean, Moore, Martin, Bottoms, Sheperd
AWAY:	Michael Julian Bond, Howard Shook

RESULT:	REFERRED TO ZRB AND ZC [13 TO 0]
AYES:	Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Adrean, Moore, Martin, Bottoms, Sheperd
AWAY:	Michael Julian Bond, Howard Shook

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

Z-13-32 AN AMENDED ORDINANCE BY ZONING COMMITTEE 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	Approval Conditional
NPU Recommendation	Denial
ZRB Recommendation	Approval Conditional

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

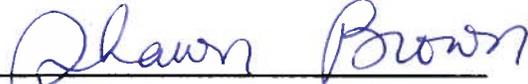
Contact info for adjacent NPUs is provided below if necessary:

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. [Signature]



DLG 07/23/13



- 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.

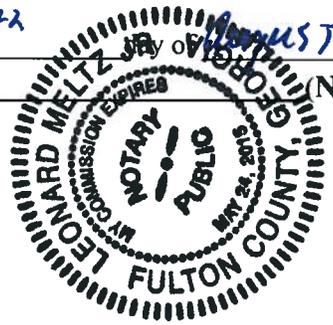
[Handwritten Signature]

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

6.21.a

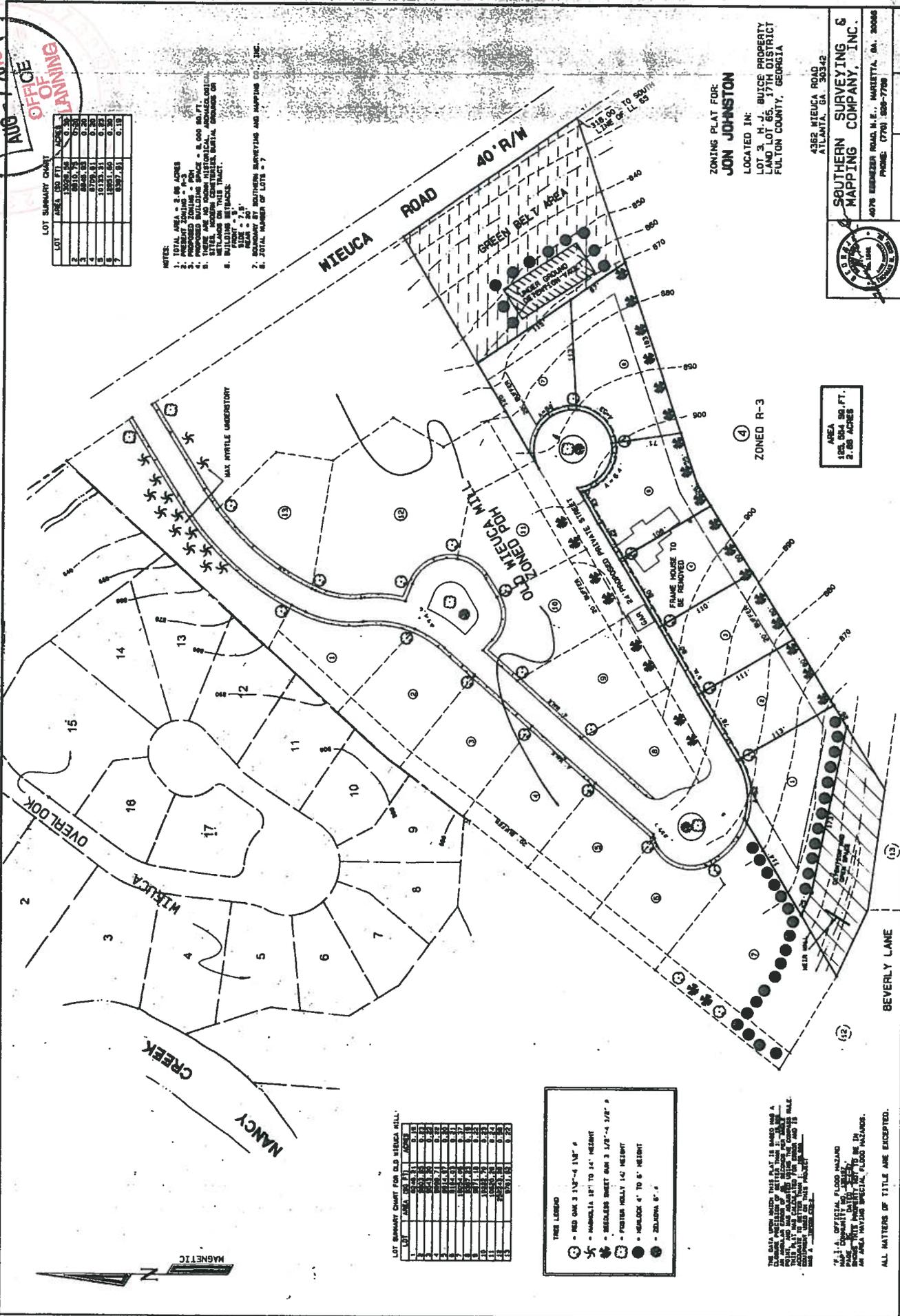
Z-13-032

RECEIVED
 AUG 7 2013
 OFFICE OF PLANNING

LOT SUMMARY CHART

LOT	AREA (SQ FT)	ACRES
1	15000.56	0.34
2	8810.73	0.20
3	8848.83	0.20
4	10133.31	0.23
5	10133.31	0.23
6	10133.31	0.23
7	10133.31	0.23
8	10133.31	0.23
9	10133.31	0.23
10	10133.31	0.23
11	10133.31	0.23
12	10133.31	0.23
13	10133.31	0.23
14	10133.31	0.23
15	10133.31	0.23
16	10133.31	0.23
17	10133.31	0.23
18	10133.31	0.23
19	10133.31	0.23
20	10133.31	0.23
21	10133.31	0.23
22	10133.31	0.23
23	10133.31	0.23
24	10133.31	0.23
25	10133.31	0.23
26	10133.31	0.23
27	10133.31	0.23
28	10133.31	0.23
29	10133.31	0.23
30	10133.31	0.23
31	10133.31	0.23
32	10133.31	0.23
33	10133.31	0.23
34	10133.31	0.23
35	10133.31	0.23
36	10133.31	0.23
37	10133.31	0.23
38	10133.31	0.23
39	10133.31	0.23
40	10133.31	0.23
41	10133.31	0.23
42	10133.31	0.23
43	10133.31	0.23
44	10133.31	0.23
45	10133.31	0.23
46	10133.31	0.23
47	10133.31	0.23
48	10133.31	0.23
49	10133.31	0.23
50	10133.31	0.23
51	10133.31	0.23
52	10133.31	0.23
53	10133.31	0.23
54	10133.31	0.23
55	10133.31	0.23
56	10133.31	0.23
57	10133.31	0.23
58	10133.31	0.23
59	10133.31	0.23
60	10133.31	0.23
61	10133.31	0.23
62	10133.31	0.23
63	10133.31	0.23
64	10133.31	0.23
65	10133.31	0.23
66	10133.31	0.23
67	10133.31	0.23
68	10133.31	0.23
69	10133.31	0.23
70	10133.31	0.23
71	10133.31	0.23
72	10133.31	0.23
73	10133.31	0.23
74	10133.31	0.23
75	10133.31	0.23
76	10133.31	0.23
77	10133.31	0.23
78	10133.31	0.23
79	10133.31	0.23
80	10133.31	0.23
81	10133.31	0.23
82	10133.31	0.23
83	10133.31	0.23
84	10133.31	0.23
85	10133.31	0.23
86	10133.31	0.23
87	10133.31	0.23
88	10133.31	0.23
89	10133.31	0.23
90	10133.31	0.23
91	10133.31	0.23
92	10133.31	0.23
93	10133.31	0.23
94	10133.31	0.23
95	10133.31	0.23
96	10133.31	0.23
97	10133.31	0.23
98	10133.31	0.23
99	10133.31	0.23
100	10133.31	0.23

- NOTES:
- TOTAL AREA = 2.06 ACRES
 - PRESERVE ZONING = R-3
 - PROPOSED BUILDING SPACE = 8,000 SQ. FT.
 - PROPOSED LOT COVER = 10%
 - 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



LOT SUMMARY CHART FOR OLD WIEUCA MILL

LOT	AREA (SQ FT)	ACRES
1	15000.56	0.34
2	8810.73	0.20
3	8848.83	0.20
4	10133.31	0.23
5	10133.31	0.23
6	10133.31	0.23
7	10133.31	0.23
8	10133.31	0.23
9	10133.31	0.23
10	10133.31	0.23
11	10133.31	0.23
12	10133.31	0.23
13	10133.31	0.23
14	10133.31	0.23
15	10133.31	0.23
16	10133.31	0.23
17	10133.31	0.23
18	10133.31	0.23

- TREE LEGEND
- RED OAK 3 1/2" - 4 1/2" #
 - HAWKWOOD 18" TO 24" HEIGHT
 - RED BELLIED WOODPECKER
 - POSTER HOLEY 14" HEIGHT
 - HAWKWOOD 4" TO 8" HEIGHT
 - WALNUT 8" #

THE DATA FROM WHICH THESE PLANS WERE PREPARED HAS BEEN OBTAINED FROM AERIAL PHOTOGRAPHS AND FIELD SURVEY. THE PLANNING COMMISSION AND THE CITY ENGINEER ACCEPT NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

7.1.1. OFFICIAL FLOOD HAZARD MAPS OF ANY JURISDICTION SHALL BE CONSULTED TO BE IN ACCORDANCE WITH THE FLOOD HAZARD MAPS. ALL MATTERS OF TITLE ARE EXCEPTED.

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 EDMERSON ROAD, N.E., MARIETTA, GA 30066
 PHONE: (770) 599-7700
 DATE: MARCH 29, 2013 SCALE: 1"=40'



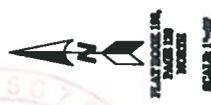
AREA
 182,004 SQ. FT.
 2.06 ACRES

Z-13-032

RECEIVED
OFFICE OF PLANNING
AUG - 7 2013

6.21.a

Attachment: Z-13-32 Application (14-O-1032 : Z-13-32 An Amended Ordinance to rezone 4382 Wieuca

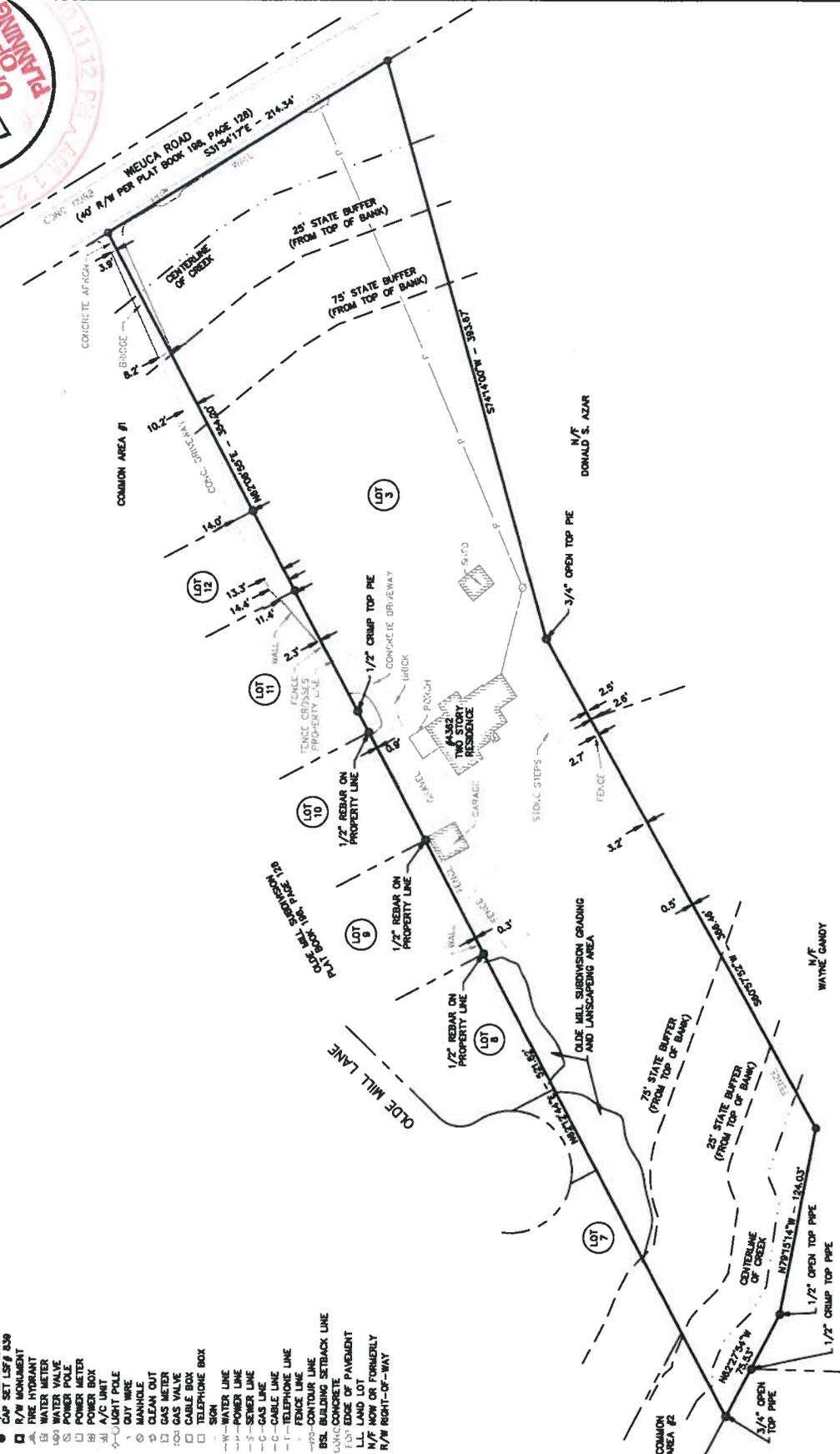


BOUNDARY SURVEY
PREPARED FOR JOB STEMLER
LOT 3, H. J. BRUCE PROPERTY SUBDIVISION
CITY OF ATLANTA, FULTON COUNTY, GEORGIA - 07/20/10

NOT VALID WITHOUT ORIGINAL SURVEY
PROJECT 1055201
SHEET 1 OF 1

Packet Pg. 389

- LEGEND:**
- PROPERTY CORNER
 - FOUND (AS NOTED)
 - 1/2" REBAR WITH
 - CAP SET 157# 839
 - R/W MONUMENT
 - △ FIRE HYDRANT
 - △ WATER METER
 - △ WATER VALVE
 - △ POWER POLE
 - △ POWER METER
 - △ TELEPHONE BOX
 - △ A/C UNIT
 - △ LIGHT POLE
 - △ GUY WIRE
 - △ MANHOLE
 - △ CLEAN OUT
 - △ GAS METER
 - △ GAS VALVE
 - △ CABLE BOX
 - △ TELEPHONE BOX
 - △ SIGN
 - W- WATER LINE
 - P- POWER LINE
 - S- SEWER LINE
 - C- GAS LINE
 - C- CABLE LINE
 - T- TELEPHONE LINE
 - F- FENCE LINE
 - CO- CONTOUR LINE
 - BSL- BUILDING SETBACK LINE
 - CONC- CONCRETE
 - ED- EDGE OF PAVEMENT
 - LL- LAND LOT
 - N/F- NOW OR FORMERLY
 - R/W- RIGHT-OF-WAY



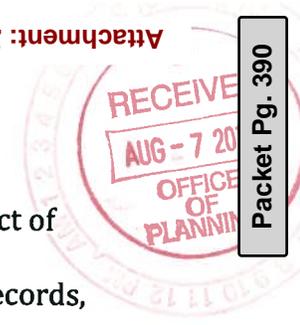
NOT VALID WITHOUT ORIGINAL SURVEY
PROJECT 1055201
SHEET 1 OF 1

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

TOTAL AREA: 124.584 SQUARE FEET (2.86 ACRES)
BOUNDARY REFERENCES: SURVEY FOR STEMLER PERMITS INC., PREPARED BY SOUTHERN & MARINO COMPANY, INC. DATED 08/08/08; PLAT BOOK 188, PAGE 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TOLLS COMPASS, BAROMETER AND MEASUREMENTS MAY VARY FROM THE PROPERTY AND BEYOND THE PROPERTY.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS WHOSE INTERESTS ARE SHOWN AND DOES NOT EXTEND TO ANY UNMARRIED PERSON WITHOUT A RECONCILIATION BY THE SURVEYOR/MANAGER SAID PERSON.
© COPYRIGHT 2010 - BOUNDARY ZONE, INC.
THIS SURVEY AND ITS REPRESENTATIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, FOR ANY USE OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

7-13-20



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:

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:

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.

CONDITIONS FOR Z-13-32 FOR 4362 WIEUCA ROAD

1. Subject to the revised site plan titled “Rezoning Site Plan – Wieuca Road Subdivision” by B. C. Engineering. Inc, dated March 4, 2014 and stamped received by the Office of Planning on March 6, 2014.
2. Developer shall obtain Final Plat approval from Office of Planning before making application for building permits.
3. Developer shall provide the Office of Planning with recorded private covenants as a condition of the approval of the final plat. The document must contain details about ownership and maintenance program for the private street and the two common areas.
4. Property frontage along Wieuca Road as well as both sides of the new internal street shall be improved with new sidewalks according to Americans with Disabilities Act (ADA) and City of Atlanta standards, before approval of the final plat.
5. Any street lighting system for the private roadway shall be designed to allow no light spillage onto any adjoining property.
6. All work to be undertaken by the applicant within the City of Atlanta right-of-way shall be permitted by the Department of Public Works prior to construction.
7. Development of the property shall be subject to all City of Atlanta development regulations including but not limited to, Office of Site Development, Fire Safety Engineer, Public Works Department as well as City of Atlanta Tree Ordinance.

cc: James Shelby, Commissioner, DPCD

Z-13-032
REVISED

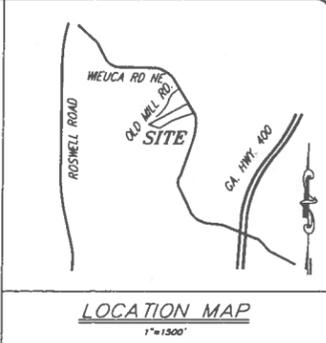
RECEIVED
MAY 6 9 AM
OFFICE OF
PLANNING

FIRM
FLOOD INSURANCE RATE MAP
FULTON COUNTY,
GEORGIA
AND INCORPORATED AREAS

PANEL 6251F

MAP SCALE 1" = 500'

MAP NUMBER 13121C0251F
MAP REVISED SEPTEMBER 18, 2013
Federal Emergency Management Agency



DEVELOPER
CLL ASSOCIATES, LLC
C/O MR. MIKE CLEMENTS
3348 PEACHTREE RD.
SUITE 250
ATLANTA, GA 30326
uniqueprojects.mcc@gmail.com

24-HOUR CONTACT
MR. MIKE CLEMENTS
MOBILE: (404) 786-6555

- SITE PLAN SPECIFICATIONS**
- 1) OWING CLASSIFICATIONS PROPOSED PDH
 - 2) SQUARE FOOTAGE OF TOTAL FLOOR AREA: 5 UNITS x 5000 SF/UNIT = 25,000 SF TOTAL PROPOSED FLOOR AREA
 - 3) BUILDING HEIGHTS: 35.4 FEET
 - 4) TOTAL LAND AREA: 2.88 ACRES = 125,452.80 SF
 - 5) COMMON AREA: 18,290 SF (INCLUDES PUBLIC USABLE AREAS EXCLUSIVE OF ROADWAYS AND LOTS, AND OUTSIDE THE 75' IMPERVIOUS SETBACK)
- MIN. FRONT YARD SETBACK: 5 FEET
MIN. SIDE YARD SETBACK: 7.5 FEET
MIN. REAR YARD SETBACK: 25 FEET

LOT	ACRE	SF
1	0.24	10,575
2	0.21	9,204
3	0.19	8,005
4	0.18	7,920
5	0.20	8,533

REFERENCE
BOUNDARY INFORMATION TAKEN FROM SURVEY FOR JOE STEMLER, PREPARED BY BOUNDARY ZONE, INC., DATED 2010.

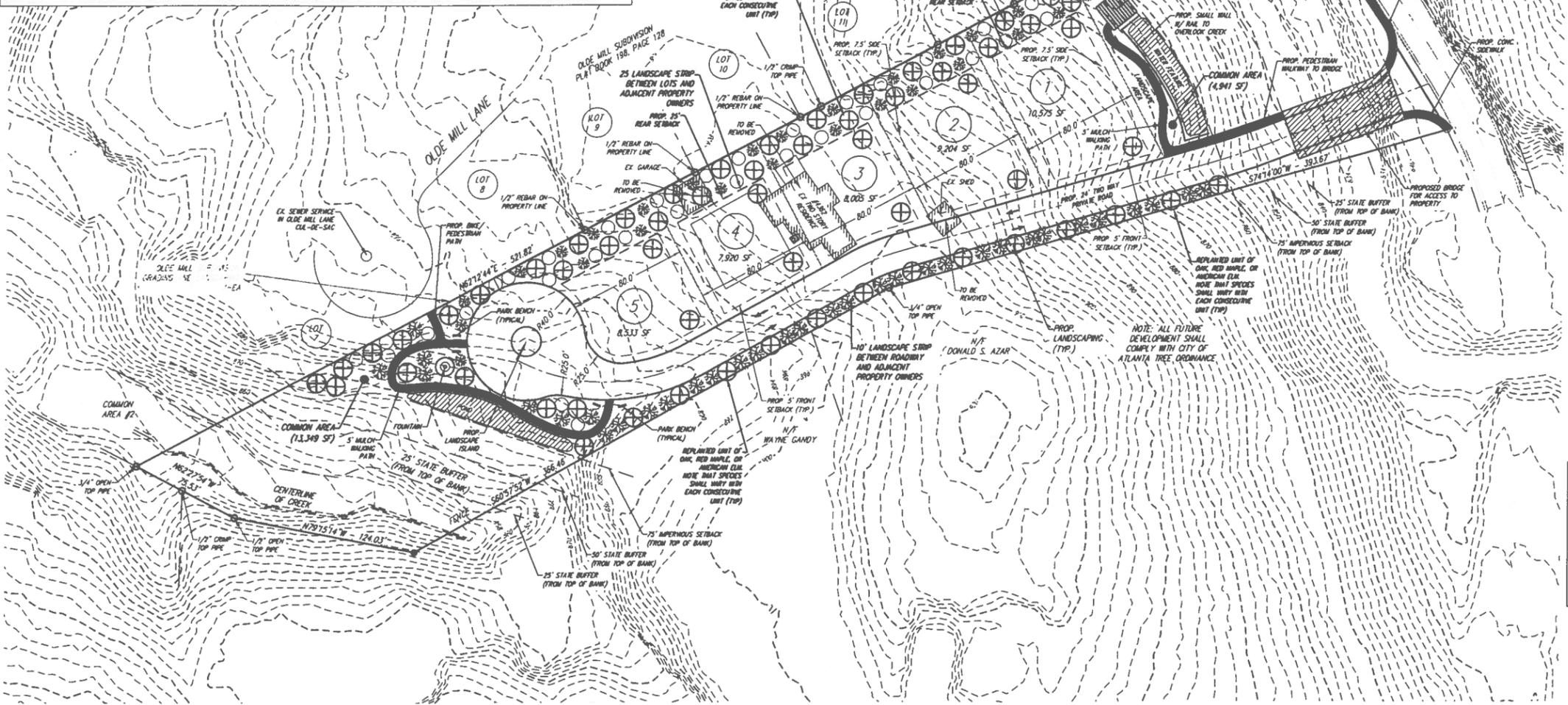
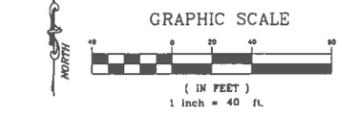
TOPOGRAPHIC INFORMATION TAKEN FROM FULTON COUNTY GIS.

FLOOD HAZARD NOTE
THIS SITE DOES LIE WITHIN A 100 YEAR FLOOD ELEVATION AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP OF FULTON COUNTY, GA. COMMUNITY PANEL NUMBER 13121C0251F, DATED SEPTEMBER 18, 2013.

SEWER BASIN NOTE:
THIS PROPERTY IS LOCATED IN:
SEWERSHED: NCR11
SEWERGROUP: 4
BASIN: NANCY CREEK BASIN
QUADRANT: NE
FULTON COUNTY

TREE REPLACEMENT CALCULATIONS
DISTURBED ACREAGE = 1.80 ACRES
TREE RECOMPENSE = \$5000 PER ACRE
TREE RECOMPENSE = \$5000 x 1.80 = \$9,000 REQUIRED RECOMPENSE
REPLANTING OF A 2.5" CALIPER UNIT OF OAK, RED MAPLE, OR AMERICAN ELM YIELDS \$150 RECOMPENSE VALUE.
\$9,000/\$150 = 60 UNITS REQUIRED & PROVIDED (SPACED 35' ON CENTER AND AS SHOWN)

⊕ = REPLANTED UNIT OF OAK, RED MAPLE, OR AMERICAN ELM. NOTE THAT SPECIES SHALL VARY WITH EACH CONSECUTIVE UNIT.



ABBREVIATIONS
FLOOR AREA RATIO = FAR
TOTAL OPEN SPACE RATIO = TOSR
USABLE OPEN SPACE RATIO = UOSR

CURRENT R3 ZONING - ALLOWABLE/REQUIRED LAND USE

- 1) NET LOT AREA (NLA) = 2.88 ACRES = 125,452.80 SF
- 2) FLOOR AREA (FA) = NLA x FAR = 125,452.80 SF x 0.400 = 50,181.12 SF/ENTIRE SITE
- 3) TOTAL OPEN SPACE (TOS) = NLA x TOSR = 125,452.80 SF x 0.072 = 9,032.60 SF/ENTIRE SITE
- 4) USABLE OPEN SPACE (UOS) = NLA x UOSR = 125,452.80 SF x 0.44 = 55,199.23 SF/ENTIRE SITE

PROPOSED PDH ZONING - PROPOSED LAND USE

- 1) NET LOT AREA (NLA) = 2.88 ACRES = 125,452.80 SF
- 2) FLOOR AREA (FA) = 5 LOTS x 5,000 SF/LOT = 25,000 SF TOTAL FOR 5 LOTS
- 3) TOTAL OPEN SPACE (TOS) = 2.15 ACRES = 93,654.00 SF (INCLUDES AREAS OUTSIDE OF ROADWAYS AND BUILDING FOOTPRINTS)
- 4) USABLE OPEN SPACE (UOS) = 2.03 ACRES = 88,654.00 SF (INCLUDES AREAS OUTSIDE OF ROADWAYS, BUILDING FOOTPRINTS, SIDEWALKS AND DRIVEWAYS)

B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

REZONING SITE PLAN
WIEUCA ROAD SUBDIVISION
LAND LOT 65
17th DISTRICT
CITY OF ATLANTA, FULTON COUNTY GEORGIA
PREPARED FOR
MR. MIKE CLEMENTS



DESCRIPTION	DATE
PER CLIENT COMMENTS	7/22 & 7/29
ADD TREE REPLACEMENT PER CLIENT COMMENTS	08/01/13
PER CLIENT COMMENTS	9/20 & 10/3
ADDED DETENTION AREAS	10/22/13
REMOVED 1 LOT, REVISED PER CLIENT COMMENTS	12/5 & 12/6
REVISED PER CITY AND CLIENT COMMENTS	1/21 - 2/14
REVISED PER CITY COMMENTS	3/3/14

DRAWN BY:	BLM	REVISION	DATE
CHECKED BY:	BWC	3 & 4	7/22 & 7/29
DATE:		5	08/01/13
SCALE:	1" = 40'	6 & 7	9/20 & 10/3
LAND LOT:	65	8	10/22/13
DISTRICT:	17	9 & 10	12/5 & 12/6
SECTION:		11 & 12	1/21 - 2/14
		13	3/3/14

SHEET NO. 1 OF 1
JOB NO. 2013-054