

**Z-14-27- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE NC-6 (NEIGHBORHOOD COMMERCIAL-CASCADE) DISTRICT TO THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT, PROPERTY LOCATED AT 2308 BOULEVARD GRANADA FRONTING APPROXIMATELY 50 FEET ON THE WEST SIDE OF BOULEVARD GRANADA AND APPROXIMATELY 262 FEET SOUTH OF THE INTERSECTION OF BOULEVARD GRANADA AND CASCADE ROAD. DEPTH: 300 FEET. AREA: APPROXIMATELY 0.344 ACRE. LAND LOT 184, 14TH DISTRICT FULTON COUNTY, GEORGIA. NPU R AND I COUNCIL DISTRICT 11**

Application File Date	
Zoning Number	Z-14-27
NPU / CD	R and I/11
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**Workflow List:**

Office of Research and Policy Analysis	Completed	05/29/2014 10:43 AM
Zoning Committee	Pending	
Atlanta City Council	Pending	
Zoning Review Board Staff	Pending	
Office of Research and Policy Analysis	Pending	
Mayor's Office	Pending	

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

LEGISLATION HISTORY – BLUE BACK

**Z-14-27- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE NC-6 (NEIGHBORHOOD COMMERCIAL-CASCADE) DISTRICT TO THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT, PROPERTY LOCATED AT 2308 BOULEVARD GRANADA FRONTING APPROXIMATELY 50 FEET ON THE WEST SIDE OF BOULEVARD GRANADA AND APPROXIMATELY 262 FEET SOUTH OF THE INTERSECTION OF BOULEVARD GRANADA AND CASCADE ROAD. DEPTH: 300 FEET. AREA: APPROXIMATELY 0.344 ACRE. LAND LOT 184, 14TH DISTRICT FULTON COUNTY, GEORGIA. NPU R AND I COUNCIL DISTRICT 11**

Application File Date	
Zoning Number	Z-14-27
NPU / CD	R and I/11
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

AN ORDINANCE

Z-14-27

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 2308 Boulevard Granada, S.W. be changed from the NC-6 (Neighborhood Commercial-Cascade) to the R-4 (Single Family Residential) District to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 184, 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or map.

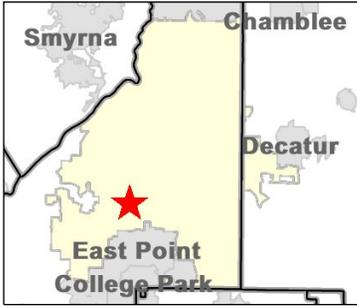
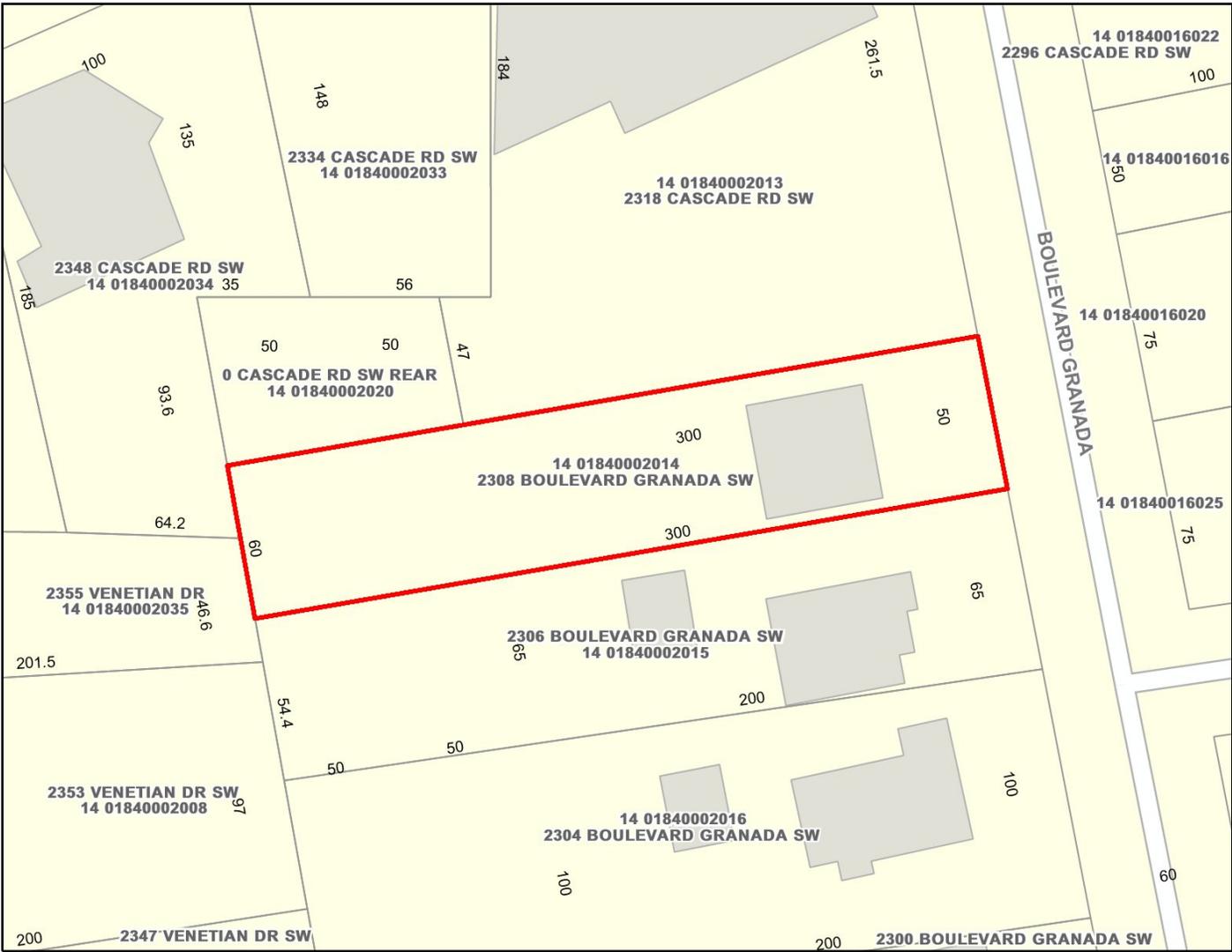
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, “Conditional Development”, as identified by the use of the suffice “C” after the district designation in Section 1 above, the Director, Bureau of Buildings, shall 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.

# 2308 Boulevard Granada-NC-6 to R4



### Legend

- Points of Interest
- ▬ Streets and Highways
  - Other Limited Access
  - State Route
  - Arterial Roads
  - Streets
  - Ramps
  - Unknown
  - Interstates
- ▬ County Boundaries
- ▬ Parcel Dimensions
- ▬ Parcel Address
- ▭ Parcels
- ▭ Building Footprints
- ▭ Airport Labels
- ▭ Airport Runways
- ▭ Runway/Apron/Taxiway
- ▬ Streams
- ▭ Ponds
- ▭ Parks
- ▭ Greenway Acquisitions
- ▭ Atlanta City Limits
- ▭ Metro Cities

Scale: 1:781



Map center: 2206007, 1353733

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Attachment: 2308 Boulevard Granada (14-O-1319 : Z-14-27 An Ordinance to rezone 2308 Boulevard

**AN ORDINANCE BY ZONING COMMITTEE TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT FOR A NEW GARAGE, LOCATED AT 4432 WHITEWATER CREEK ROAD, N.W., 1.542 ACRES IN LAND LOT 214, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: STEPHEN LISEBY, APPLICANT: CINDY SILVER NPU A COUNCIL DISTRICT 8**

Application File Date	
Zoning Number	MRPA-14-01
NPU / CD	A/8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**(To be advertised for a Public Hearing)**

**Workflow List:**

Office of Research and Policy Analysis	Completed	05/29/2014 10:37 AM
Zoning Committee	Pending	
Atlanta City Council	Pending	
Office of Research and Policy Analysis	Pending	
Mayor's Office	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 TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT FOR A NEW GARAGE, LOCATED AT 4432 WHITEWATER CREEK ROAD, N.W., 1.542 ACRES IN LAND LOT 214, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: STEPHEN LISENBY, APPLICANT: CINDY SILVER NPU A COUNCIL DISTRICT 8**

Application File Date	
Zoning Number	MRPA-14-01
NPU / CD	A/8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**(TO BE ADVERTISED FOR A PUBLIC HEARING)**

AN ORDINANCE  
BY ZONING COMMITTEE

MRPA-14-01

AN ORDINANCE TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT FOR A NEW GARAGE, LOCATED AT 4432 WHITEWATER CREEK ROAD, N.W., 1.542 ACRES IN LAND LOT 214, 17TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: STEPHEN LISENBY  
APPLICANT: CINDY SILVER  
NPU-A

COUNCIL DISTRICT 8

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 18,553 S.F. and impervious surface of 16,748 S.F. to allow the construction of a garage located at 4432 Whitewater Creek Road, on property of 1.542 acres in Land Lot 214, 17th District, Fulton County, Georgia is hereby granted conditional upon the survey/site plan labeled, “4432 Whitewater Creek Dr, Tax Parcel #1702140002001”, last revised March 26, 2014 by Alpha Land Services, and stamped received by the Office of Planning April 10, 2014.

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 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: MAY 5, 2014

ARC REVIEW CODE: V1404231

TO: MAYOR KASIM REED, CITY OF ATLANTA  
ATTN TO: TSHAKA WARREN, SENIOR PLANNER, DEVELOPMENT REVIEW DIVISION  
FROM: Douglas R. Hooker, Executive Director, ARC

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-14-01A 4432 Whitewater Creek Road NW  
**Submitting Local Government:** City of Atlanta

<b>Review Type:</b> Metro River	<b>Date Opened:</b> April 23, 2014	<b>Date Closed:</b> May 3, 2014
---------------------------------	------------------------------------	---------------------------------

**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:** ARC has received comments and is attaching them for your information. They do not affect ARC's final finding of this review.

### 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 contact Andrew Smith at (404) 463-5581 or [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com). This finding will be published to the ARC website. The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

num: Cindy SILVER  
770-597-39



MRPA-14-01

### APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

- Name of Local Government:** City of Atlanta
- Owner(s) of Record of Property to be Reviewed:**  
 Name(s): Stephen Lisenby  
 Mailing Address: 4432 Whitewater Creek Dr. RD.  
 City: Atlanta State: GA Zip: 30327  
 Contact Phone Numbers (w/Area Code):  
 Daytime Phone: 404-812-0517 Fax: \_\_\_\_\_  
 Other Numbers: \_\_\_\_\_
- Applicant(s) or Applicant's Agent(s):**  
 Name(s): Cindy SILVER  
 Mailing Address: 7513 St Charles Sq  
 City: Roswell State: GA Zip: 30075  
 Contact Phone Numbers (w/Area Code):  
 Daytime Phone: 770-597-3994 Fax: \_\_\_\_\_  
 Other Numbers: email: cindysilver@constructionoutsource.com
- Proposed Land or Water Use:**  
 Name of Development: \_\_\_\_\_  
 Description of Proposed Use: Residential  
Proposed work = detached garage.
- Property Description (Attach Legal Description and Vicinity Map):**  
 Land Lot(s), District, Section, County: LL = 214 District = 17<sup>th</sup>  
County = Fulton  
 Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
4432 WHITEWATER CREEK DR.  
 Size of Development (Use as Applicable):  
 Acres: Inside Corridor: 1.542 acres  
 Outside Corridor: 0  
 Total: 1.542 acres  
 Lots: Inside Corridor: N/A  
 Outside Corridor: N/A  
 Total: N/A  
 Units: Inside Corridor: N/A  
 Outside Corridor: N/A  
 Total: N/A  
 Other Size Descriptor (i.e., Length and Width of Easement):  
 Inside Corridor: N/A  
 Outside Corridor: N/A  
 Total: N/A

MRPA-14-01

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. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A				(90)	(75)
B				(80)	(60)
C	47,974 sq. ft.	17,149 sq. ft.	15,503 sq. ft.	(70) 35.7	(45) 32.3
D				(50)	(30)
E	19,195 sq. ft.	1,404 sq. ft.	12,450 sq. ft.	(30) 7.3	(15) 6.5
F				(10)	(2)
Total:	67,169 sq. ft.	18,553 sq. ft.	16,748 sq. ft.	N/A	N/A

MRPA-14-01

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).

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.

Proposed grading plan.

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)

