



03-0-0061

City Council
Atlanta, Georgia

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-02-92
2-13-03

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, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **310 McDonough Boulevard, S.E.** be changed from the **I-1-C (Light Industrial-Conditional)** District, to the **RG-3-C (Residential General-Sector 3-Conditional)** District, to wit:

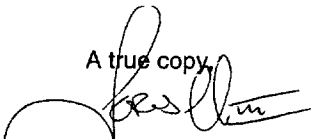
ALL THAT TRACT or parcel of land lying and being in Land Lot **41** of the **14th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

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 That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

A true copy,


Deputy Clerk

ADOPTED by the City Council
APPROVED by the Mayor

March 17, 2003
March 25, 2003

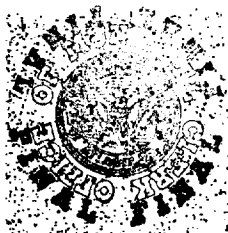
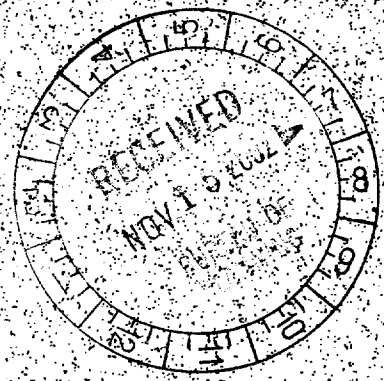


EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 41 of the 14th District of Fulton County, Georgia and more particularly described as follows:

BEGINNING at the corner formed by the intersection of the northeastern side of McDonough Boulevard with the northwestern side of Grant Street (formerly Nolan Street); thence northeasterly, along the northwestern side of Grant Street, 305.0 feet to the southernmost corner of Lot 29, said subdivision; thence northwesterly along the southwestern line of said Lot 29, a distance of 179.6 feet to the northeastern corner of Lot 6, said subdivision; thence southwesterly at an interior angle of 79 degrees 12 minutes from the preceding course, 60.6 feet to an iron pin; thence southwesterly at an interior angle of 244 degrees 25 minutes from the preceding course, 202.9 feet to an iron pin on the northeasterly side of Milton Avenue; thence southeasterly, along the northeastern side of Milton Avenue 199.5 feet to the intersection of the northeastern side of Milton Avenue and the northeastern side of McDonough Boulevard; thence southeasterly along the northeastern side of McDonough Boulevard 167.8 feet to the point of beginning, being Lots 1, 2, 3 and 4, and parts of Lots 5 and 30 of the Nolan Property, a Subdivision by S. D. Thurman & Co., as per plat by J. C. Conn, C.E., dated June, 1906, and recorded in Plat Book 2, page 164, in the Office of the Clerk of the Superior Court of Fulton County, Georgia, and being property known as 310 McDonough Boulevard, S.E., according to the present system of numbering houses in the City of Atlanta, and according to a plat of survey for Atlanta Steel Erectors, Inc., prepared by Bush, Blood and Boyd, Inc., dated July 2, 1975, revised July 18, 1975.



Z-02-92



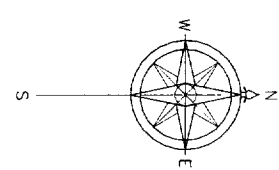
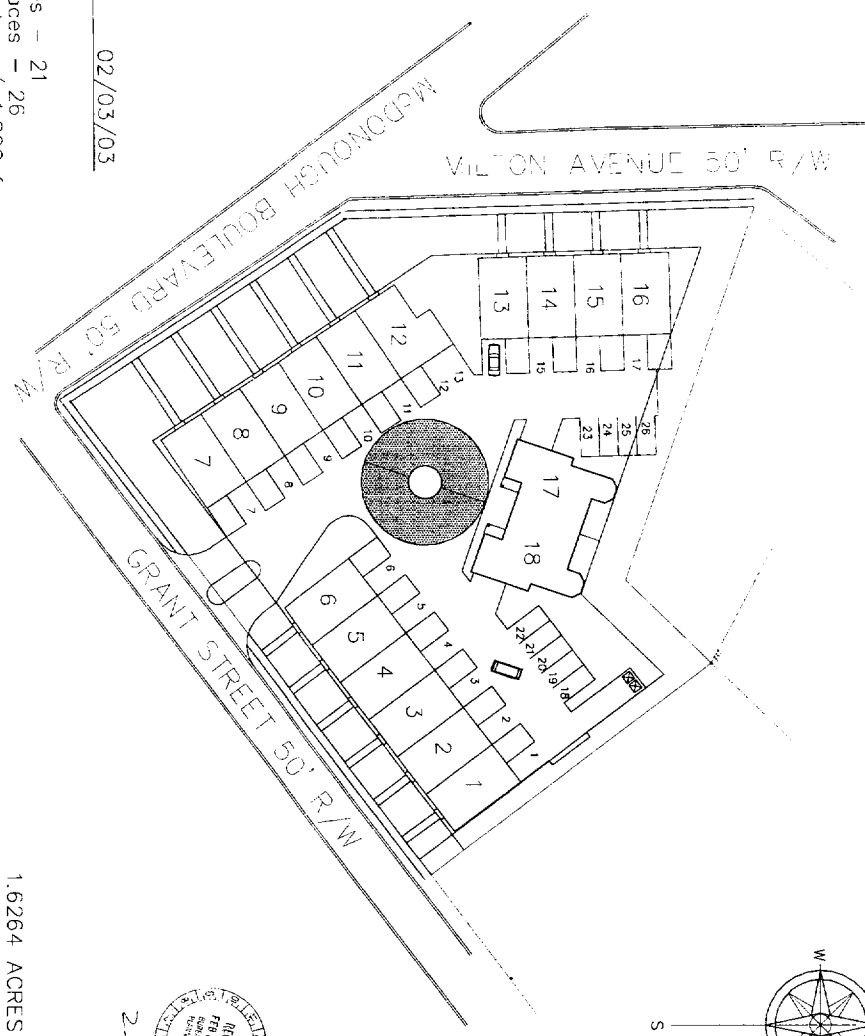
**CONDITIONS FOR Z-02-92
310 McDonough Boulevard, S.E.**

1. Site plan dated 10/22/02 titled, "Proposed Townhouse Development at 310 McDONOUGH BLVD", by Benchmark Design International, and stamped received by the Bureau of Planning February 4, 2003.
2. The total number of units on the subject property not exceed eighteen (18) units.
3. The attached letter dated February 11, 2003 from the Concerned Neighbors of Chosewood Park is hereby considered a condition of the rezoning and its provisions shall be enforced as such.

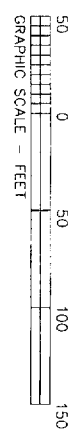


JOB# 2 SURVEYING CO., INC.
 1000 W. Peachtree Street, N.W.
 Atlanta, Georgia 30309
 (404) 525-3888 FAX (404) 525-3888

NOTES:
 02/03/03
 15 Units with 1-car garages
 3 Units with 2-car garage
 Enclosed garage parking spaces - 21
 Exterior driveways or extra spaces - 26
 Unit heated areas +/- 1,500sf to +/- 1,800sf



BENCHMARK DESIGN
INTERNATIONAL
 ARCHITECTS + PLANNERS



1.6264 ACRES
 OR
 70,847.389 SF



NOT RELEASED FOR CONSTRUCTION

LAND 10' x 14' DISTRICT
 FULTON COUNTY GEORGIA
 DATE 10/22/2002 SCALE 1"=30'
 ©2002 EUGENE BRITTON

SHEET

PROPOSED TOWN-HOUSE DEVELOPMENT AT
310 McDONOUGH BLVD., SE
 ATLANTA, GEORGIA
 FOR TEXADA CONSTRUCTION SERVICES, INC.

REVISIONS :



Concerned Neighbors of Chosewood Park

1411 Eric Street Atlanta, GA 30315

Tuesday, February 11, 2003

**310 McDonough Blvd
Z-02-92**

Application to Rezone From I1C to RG3 Conditions Requested by The Concerned Neighbors of Chosewood Park

The Concerned Neighbors of Chosewood Park request the City of Atlanta Zoning Review Board add the following conditions to the site plan for Z-02-92, the rezoning of 310 McDonough Blvd from I1C to RG3:

1. The number of units will be limited to 18 units.
2. The project will be equity based (fee simple ownership) and not developed as a rental apartment complex
3. The exterior of the development will be 3 sided brick and the facades will include stacked stone. Architect detail and aesthetics will mirror that of craftsman type housing and park neighborhood setting.
4. Each unit will have following attributes:
 - a. 2 stories with hardwood floor and 10ft ceilings on the first floor
 - b. 9ft ceiling on the 2nd floor
 - c. Tiled bathroom and kitchens
 - d. 15 units with 1 car garage and parking pad.
 - e. 3 units with a 2 car garage
 - f. Each unit will have a courtyard
5. 9 additional parking places will be made available in addition to those already stated as available for each unit.
6. The property will be surrounded by a 6ft wrought iron fence with brick or tacked stone piers placed at regular intervals in the fence.
7. Windows will be of wood or vinyl construction compatible to the surrounding neighborhood.
8. The lights to illuminate the site will be decorator type lamps reminiscent of old street gas lamps.

RCS# 4553
3/17/03
3:54 PM

Atlanta City Council

Regular Session

03-O-0061

Z-02-92; Rezone 310 McDonough Blvd.
from I-1-C to RG-3-C
ADOPT ON SUB

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	B Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
NV Winslow	NV Muller	NV Boazman	NV Woolard

03-O-0061

03-0-0061

(Do Not Write Above This Line)

AN ORDINANCE Z-02-92
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE I-1-C (LIGHT INDUSTRIAL-CONDITIONAL) DISTRICT TO THE RG-3 (RESIDENTIAL GENERAL-SECTOR 3) DISTRICT, PROPERTY LOCATED AT 310 MCDONOUGH BOULEVARD, S.E. FRONTING APPROXIMATELY 170 FEET ON THE NORTHEASTERLY SIDE OF MCDONOUGH BOULEVARD BEGINNING AT THE NORTHWEST CORNER OF GRANT STREET. DEPTH: VARIES; AREA: 1.6264 ACRES; LAND LOT 41, 14TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: ROSEMARY LONG
APPLICANT: PINNACLE VENTURES, LLC
NFU-Y COUNCIL DISTRICT 1

ADOPTED BY

MAR 17 2003

COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER

Date Referred 1/21/03

Referred To: ZRB + Zoning

Committee
Date
Chair

First Reading

Committee

Date
Chair

Actions
Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee

Date
Chair

Actions
Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Actions
Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Actions
Fav, Adv, Held (see rev. side)
Other

Members

Refer To

COUNCIL ACTION
 2nd 1st & 2nd 3rd
Readings
 Consent V Vote RC Vote

CERTIFIED

CERTIFIED
MAR 17 2003

Chair: G. Moore
COUNCIL PRESIDENT PROTEM

CERTIFIED
MAR 17 2003

Rhonda Doughton Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

MAY 25 2003
Mayor