



**00-O-1443**

City Council  
Atlanta, Georgia

SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-00-71  
10-12-00

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 **810 Marcus Street, S.E.**, be changed from the **I-1 (Light Industrial)** District, to the **C-1-C (Community Business-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **20** of the **14<sup>th</sup>** District, Fulton County, Georgia, being more particularly described by the attached legal description.

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 suffix "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 zoning 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

*Rhonda Dauphin Johnson*  
Municipal Clerk, CMC

ADOPTED by the Council  
RETURNED WITHOUT SIGNATURE OF THE MAYOR  
APPROVED as per City Charter Section 2-403

JAN 02, 2001

JAN 10, 2001



Conditions for Z-00-71

Site plan entitled "Reynoldstown Village, A Reynoldstown Revitalization Corporation Project" prepared by Rice/Myers Architects, dated 11 October 2000 and marked received by the Bureau of Planning October 12, 2000. Said plan consisting of two (2) sheets individually identified as "Site Plan" and "Marcus Street Elevations".

2-00-71

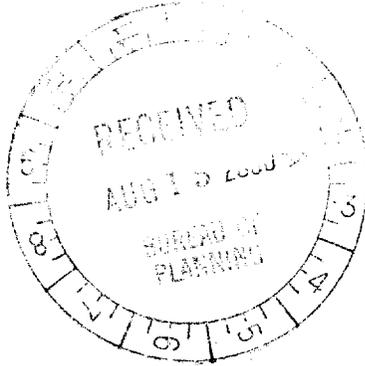
**EXHIBIT "B"**

Secured Party: SunTrust Bank, Atlanta  
Debtor: Wayne Rodney Attaway and Larry H. Attaway  
Debtor Social Security Nos.: [REDACTED]

All that tract or parcel of land lying and being in Land Lot 20 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

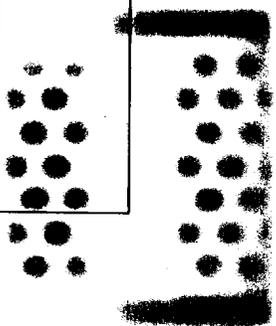
COMMENCING at a point on the north side of Marcus Street 148 feet east from the northeast corner of Marcus and Pearl Streets, said point of beginning being at the east side of an eight-foot alley; thence running east along the north side of Marcus Street 588 feet, more or less, to an eight-foot alley; thence north along the west side of said alley 268 feet to Field Street; thence west along the south side of said street 593 feet, more or less, to an eight-foot alley; thence south along the east side of said alley 268 feet to the POINT OF BEGINNING on the north side of Marcus Street.

The above property has been designated the street address of 810 Marcus Street,, according to the present system of numbering in Fulton County, Georgia.



BOOK 23724 PG 355

WDBA



**OVERALL SITE:**

162,644 S.F.

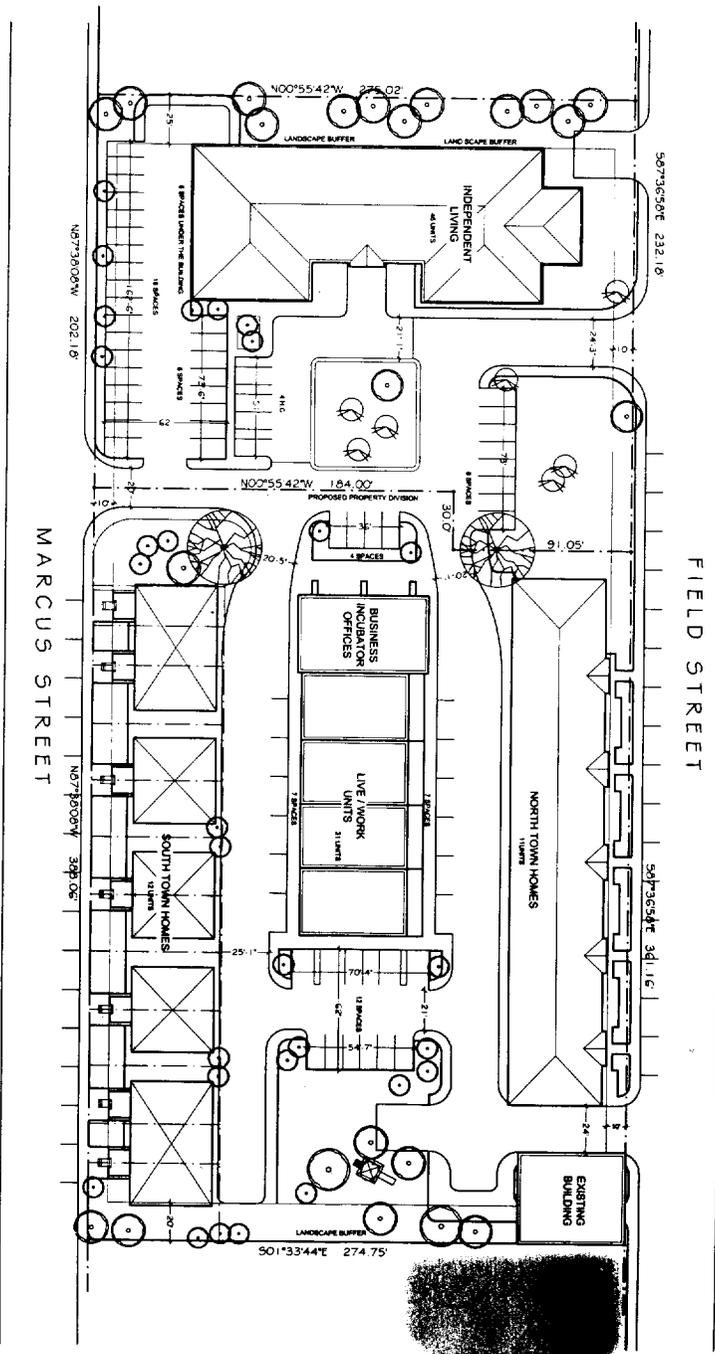
- \* FAR REQUIRED MAX: 0.696
- PROPOSED: 0.693
- \* TOS REQUIRED MIN: 0.69
- PROPOSED: 0.70
- \* UOS REQUIRED MIN: 0.40
- PROPOSED: 0.41
- \* PARKING
- REQUIRED: 100 RESIDENT SPACES
- PROPOSED: 123 RESIDENT SPACES

**PROJECT COMPONENTS:**

- ELDERLY INDEPENDENT LIVING: 46 UNITS
- NORTH TOWN HOMES: 42,000 TOTAL HTD. S.F.
- 11 UNITS
- SOUTH TOWN HOMES: 17,600 TOTAL HTD. S.F.
- 12 UNITS
- LIVE WORK UNITS: 22,900 TOTAL HTD S.F.
- 31 UNITS
- COMMUNITY CENTER: 23,900 TOTAL HTD S.F.
- OFFICE INCUBATOR SPACE: 2,640 TOTAL HTD S.F.
- 5360 TOTAL HTD S.F.



SCALE: 1"=30'  
SITE PLAN

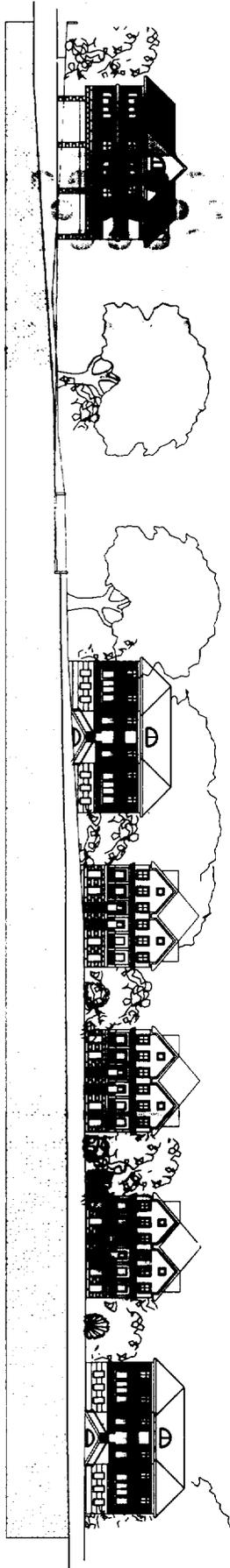


REYNOLDSTOWN VILLAGE: A REYNOLDSTOWN  
REVITALIZATION CORPORATION PROJECT  
RICE/MYERS ARCHITECTS JOINT VENTURE  
11 OCTOBER 2000

Sheet 2 of 2

2-00-71

MARCUS STREET



SCALE: 1" = 20'-0"  
MARCUS STREET ELEVATIONS

REYNOLDSTOWN VILLAGE: A REYNOLDSTOWN  
REVITALIZATION CORPORATION PROJECT  
RICE/MYERS ARCHITECTS JOINT VENTURE  
OCTOBER 2000

Shade 1/4" = 1'

Z-00-71

RCS# 2511  
1/02/01  
3:06 PM

Atlanta City Council

Regular Session

MULTIPLE

00-O-1676 & 00-O-1443

ADOPT

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 3  
EXCUSED: 0  
ABSENT 0

Y McCarty	Y Dorsey	NV Moore	NV Thomas
Y Starnes	Y Woolard	Y Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

MULTIPLE

00-0-1443

(Do Not Write Above This Line)

AN ORDINANCE Z-00-71  
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE C-1 (COMMUNITY BUSINESS) DISTRICT, PROPERTY LOCATED AT 810 MARCUS STREET, S.E., FRONTING 588 FEET ON THE NORTH SIDE OF MARCUS STREET BEGINNING 148 FEET EAST FROM THE NORTHEAST CORNER OF PEARL STREET. PROPERTY ALSO FRONTS 593 FEET ON THE SOUTH SIDE OF FIELD STREET. DEPTH: 268 FEET; AREA: 3.64 ACRES; LAND LOT 20, 14TH DISTRICT, FULTON COUNTY, GEORGIA.  
OWNER: WAYNE R. ~~RAY~~ WAY AND LARRY H. ATTAWAY

APPLICANT: REYNOLDSTOWN REVITALIZATION CORP.  
NPU-N COUNCIL DISTRICT 5

ADOPTED BY  
JAN U 2 2001  
COUNCIL

ORDINANCE

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

Date Referred 9/18/00  
Referred To: ZRB & zoning

First Reading

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair Deirdre Starnes

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Actions: \_\_\_\_\_  
Fav, Adv, Held (see rev. side) \_\_\_\_\_  
Other: \_\_\_\_\_  
Members \_\_\_\_\_  
Refer To \_\_\_\_\_

Committee ZONING  
Date 10-31-00  
Chair \_\_\_\_\_  
Actions: \_\_\_\_\_  
Fav, Adv Held (see rev. side) \_\_\_\_\_  
Other: on substitute  
Members \_\_\_\_\_  
Refer To \_\_\_\_\_

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Actions: \_\_\_\_\_  
Fav, Adv, Held (see rev. side) \_\_\_\_\_  
Other: \_\_\_\_\_  
Members \_\_\_\_\_  
Refer To \_\_\_\_\_

Committee ZONING  
Date 12-12-00  
Chair Deirdre Starnes  
Actions: \_\_\_\_\_  
Fav, Adv, Held (see rev. side) \_\_\_\_\_  
Other: on substitute  
Members \_\_\_\_\_  
Refer To \_\_\_\_\_

COUNCIL ACTION

- 2nd Reading
- 1st & 2nd Reading
- 3rd Reading
- Consent Vote
- V Vote
- RC Vote

CERTIFIED

CERTIFIED  
JAN 2 2001  
ATLANTA CITY COUNCIL PRESIDENT  
*[Signature]*

CERTIFIED  
JAN 6 2001  
*[Signature]*  
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED  
JAN 10 2001  
WITHOUT SIGNATURE  
BY OPERATION OF LAW