

City Council
Atlanta, Georgia

02-0-0066

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-89/Z-95-74

AN ORDINANCE TO AMEND ORDINANCE Z-95-74,
ADOPTED BY CITY COUNCIL FEBRUARY 5, 1996
AND APPROVED BY OPERATION OF LAW FEBRUARY
13, 1996, REZONING FROM VARIOUS ZONING
CLASSIFICATIONS TO VARIOUS ZONING CLASSIFICATIONS,
PROPERTY LOCATED IN THE **MECHANICSVILLE
NEIGHBORHOOD** FOR THE PURPOSE OF APPROVING
A CHANGE OF CONDITIONS FOR PART OF TRACT 30 OF
SAID ORDINANCE, MORE PARTICULARLY **757 CENTRAL
AVENUE, S.W.**, CURRENTLY ZONED C-1-C (COMMUNITY
BUSINESS-CONDITIONAL) DISTRICT.
OWNER: STELLA M. STEELE
APPLICANT: MOSES STEELE, JR
NPU-V COUNCIL DISTRICT 4

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

SECTION 1. That the conditions applicable to Tract 30 of Ordinance Z-95-74 (95-0-1903) adopted by City Council February 5, 1996 and approved by Operation of Law February 13, 1996, a copy of which is attached for reference purposes, are hereby amended to delete the following language "...and no additional surface parking allowed unrelated to new business development." So as to permit the use of the property at **757 Central Avenue, S.W.** for a park-for-hire facility (subject to the approval of the required Special Use Permit).

SECTION 2. That this change of conditions shall apply only to the property at 757 Central Avenue, S.W. as shown as the attached plat.

SECTION 3. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

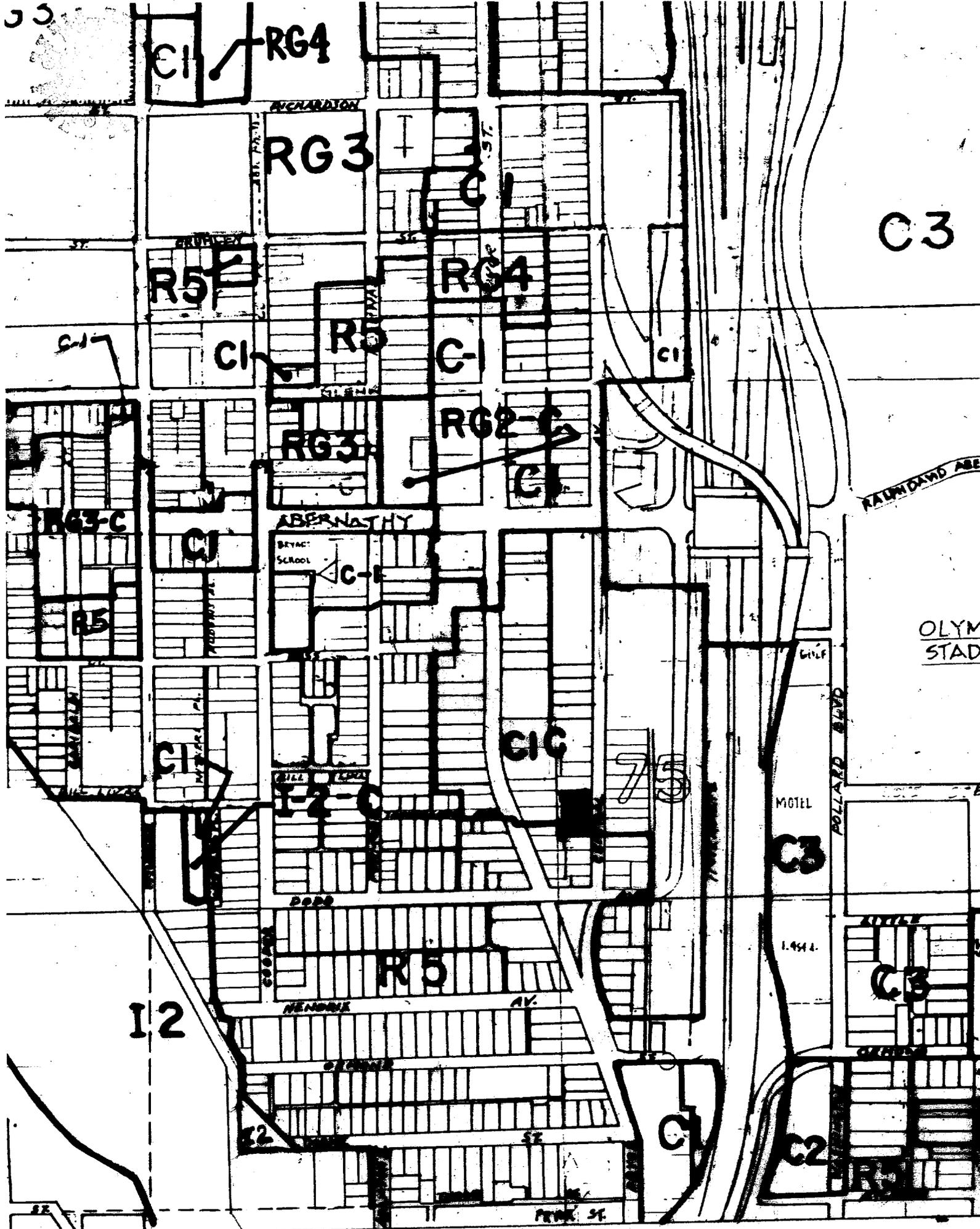
A true copy,

Deputy Clerk

ADOPTED as amended by the Council
APPROVED by the Mayor

JAN 22, 2002
JAN 29, 2002

33



MUNICIPAL CLERK
ATLANTA, GEORGIA



AN ORDINANCE
BY: ZONING COMMITTEE

Z-95-74

95-0-1903

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

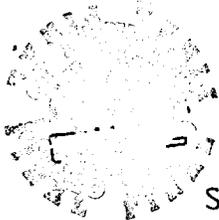
SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that certain property located in the Mechanicsville Neighborhood be changed as depicted in the attached Exhibits 1-6, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 74, 75, 76, 85, and 86 of the 14th District, Fulton County, Georgia, being more particularly described by the attached Exhibits 1 -6.

SECTION 2. That the conditions attached to Ordinance Z-89-124 for 253 Ralph David Abernathy Boulevard, S.W.) be repealed; that the conditions attached to Ordinance Z-78-20 for 636 Formwalt Street be repealed; that the conditions attached to Ordinance Z-90-26 for 669 Pryor Street, S.W. be repealed, and that conditions attached to Ordinance Z-78-20 be repealed for that portion of the property which is described by the attached legal description (Exhibit A) and designated as Part 1, and that the conditions for the remainder of the property at 669 Pryor Street, S.W., designated as Part 2 and described by the attached legal description (Exhibit A) be retained, that the conditions attached to Ordinance Z-93-26 for the property located at 677-695 Central Avenue, S.W. and 156 Bass Street, S.W. be repealed; and that the conditions attached to Ordinance Z-82-53 for the property at 714 and 720 Central Avenue, S.W. be repealed.

SECTION 3. That 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 zoning district designation on the exhibits referred to in Section 1 above. The Director of the Bureau of Buildings shall issue a building permit for the development of 664, 672, 678, 682, 686, 690, 694, 698, 699-758 Pryor St., S.W., 180 Ralph David Abernathy Blvd., S.W., 681-764 Central Ave., S.W., certain property located on Pryor St., S.W. immediately north of 699 Pryor St., S.W., certain property located on Central Ave., S.W. between 180 Ralph David Abernathy Blvd., S.W. and 681 Central Ave., S.W., and certain property located east of Central Ave., S.W. right-of-way line, west of Interstate 75/85 right-of-way line, and south of Pulliam St., S.W. right-of-way line for approximately 357.8 feet from the SE corner of the intersection of the Pulliam St, S.W. right-of-way line and the Central Ave., S.W. right-of-way line, only in compliance with the condition that there be no surface parking except that which is related to new business development. The conditions hereby approved do not authorize the violation of any zoning district regulations. Variances from the regulations of the zoning district can be approved only by application to the Board of Zoning Adjustment.

Z-01-89 / Z-95-74



SECTION 4. 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.

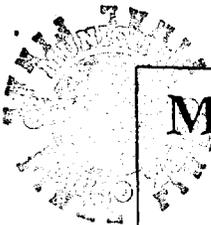
SECTION 5. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

A true copy.

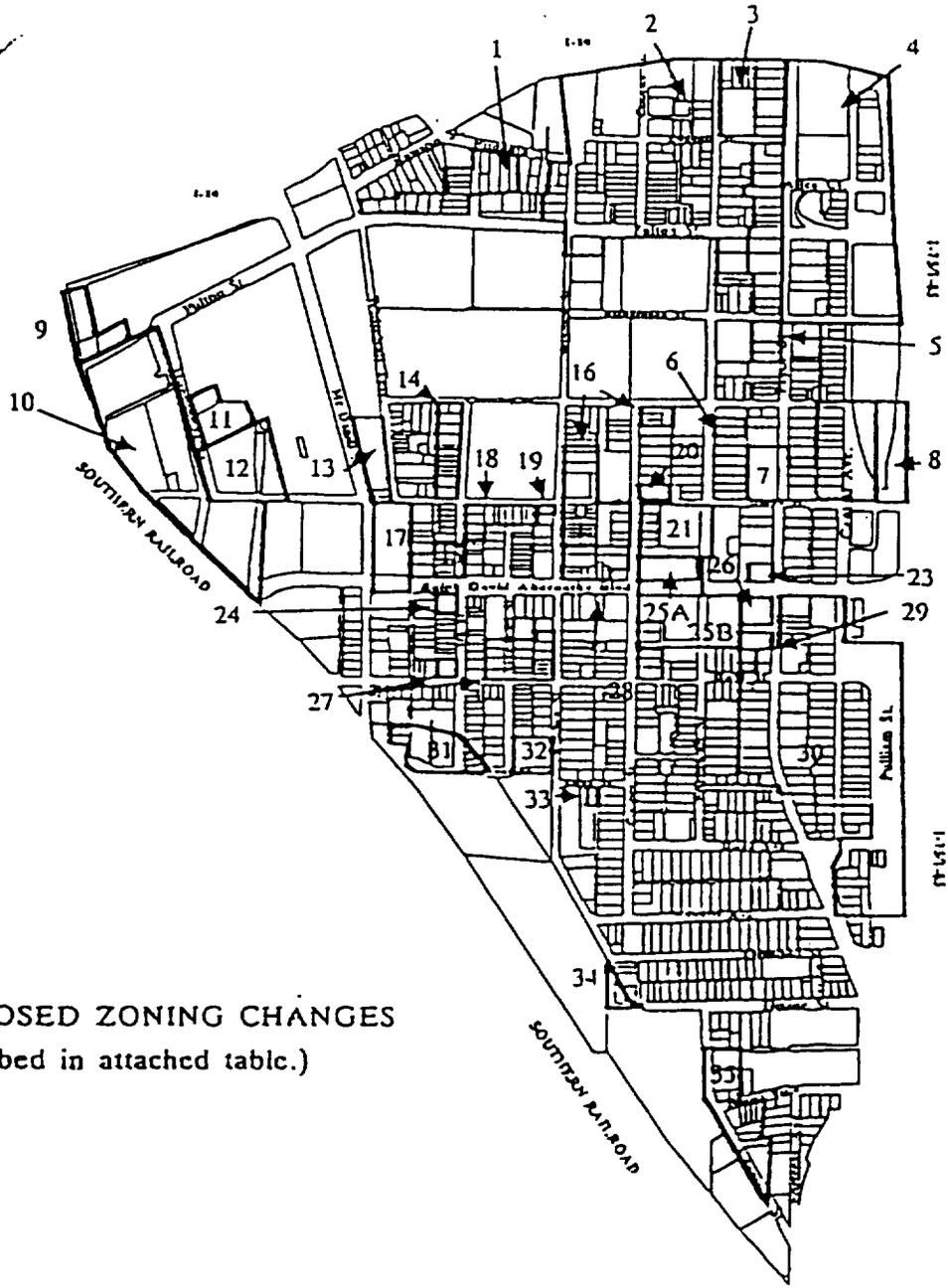
Rhonda Dauphin Johnson

Rhonda Dauphin Johnson
Deputy Municipal Clerk

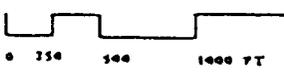
ADOPTED February 5, 1996
RETURNED WITHOUT SIGNATURE BY THE MAYOR
APPROVED as per section 2-403 of the 1974 Charter



MECHANICSVILLE




 PROPOSED ZONING CHANGES
 (Described in attached table.)



PROPOSED CHANGES TO THE CITY OF ATLANTA ZONING DISTRICT MAP

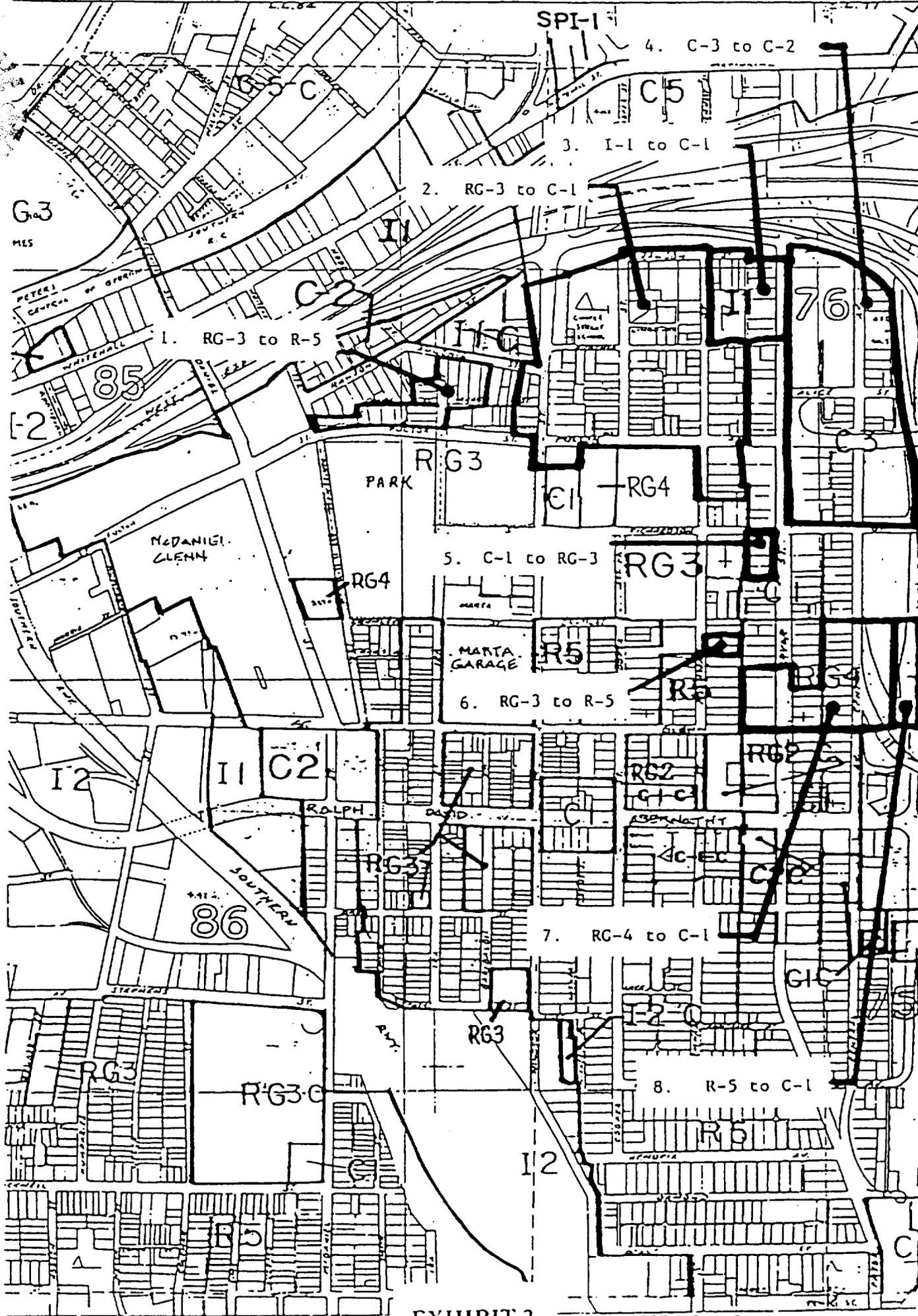
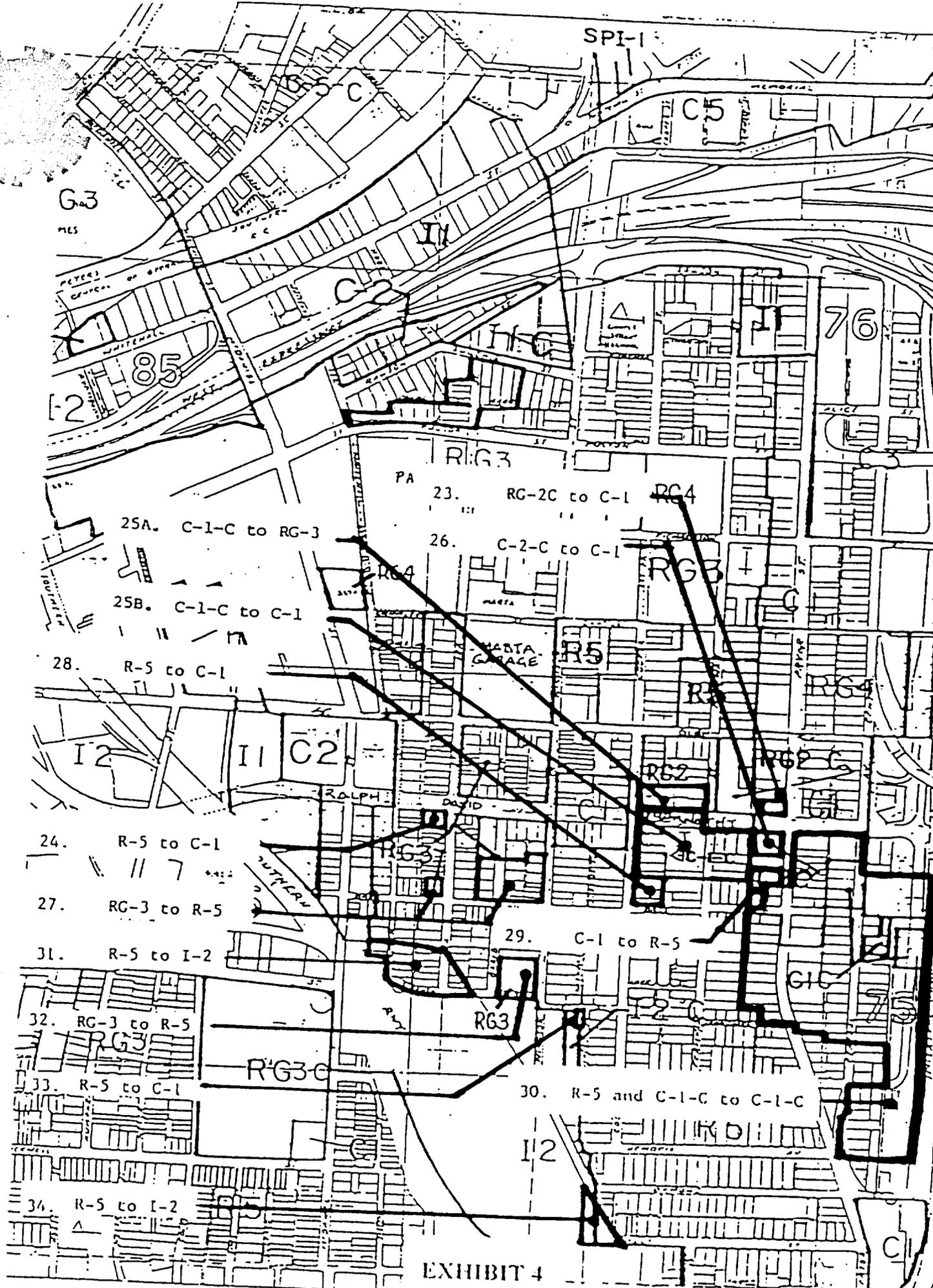


EXHIBIT 2



G3
MES

SPI-1

C5

85

76

R1G3

25A. C-1-C to RG-3

23. RG-2C to C-1

RG4

26. C-2-C to C-1

25B. C-1-C to C-1

R63

28. R-5 to C-1

MARTA GARAGE

R5

24. R-5 to C-1

C2

R62

R61

27. RG-3 to R-5

29. C-1 to R-5

31. R-5 to I-2

32. RG-3 to R-5

R63

G1C

33. R-5 to C-1

R63C

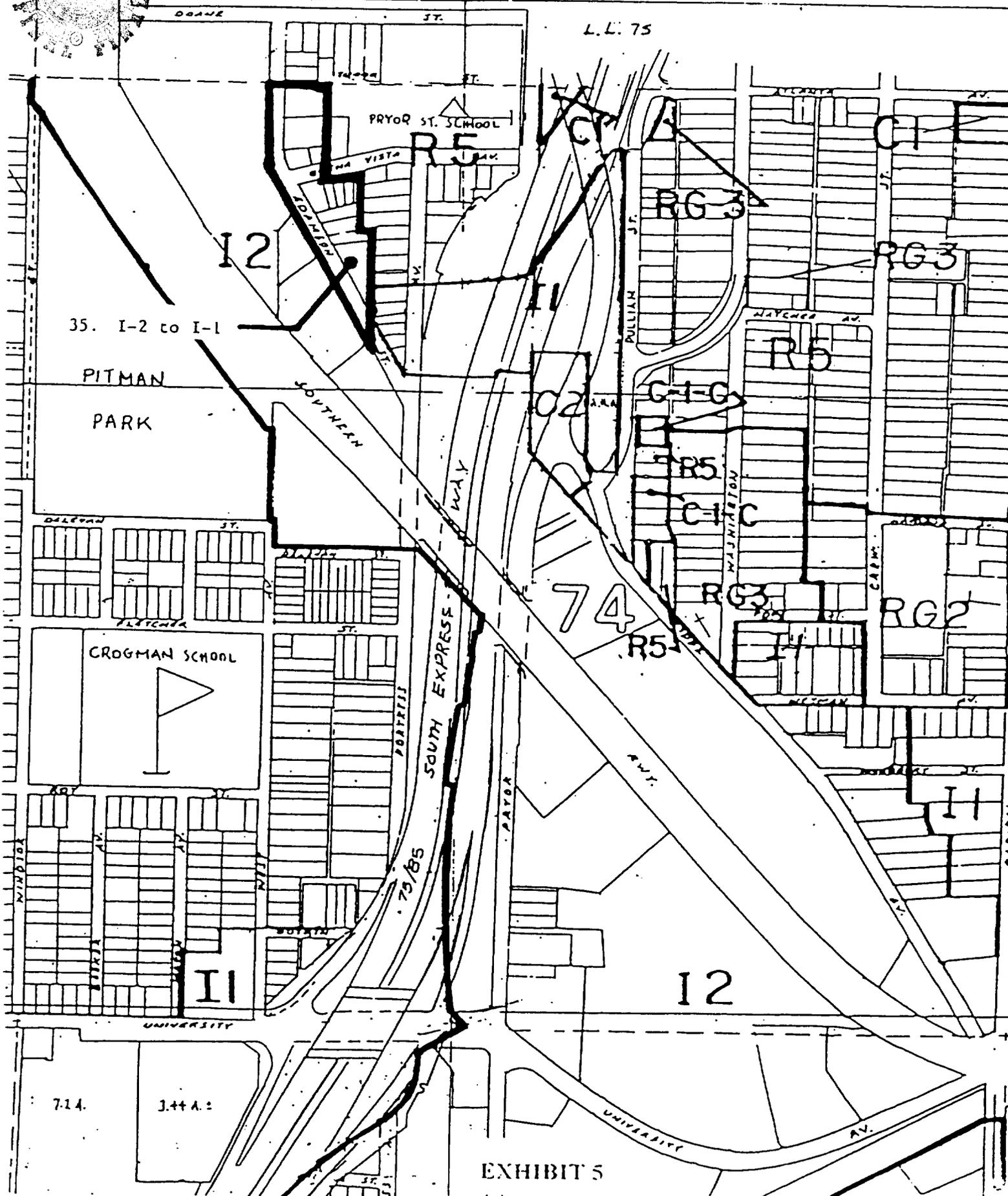
30. R-5 and C-1-C to C-1-C

34. R-5 to I-2

EXHIBIT 4

SHEET NO 14.73

L.L. 75



35. I-2 to I-1

PITMAN PARK

CROGHAN SCHOOL

PRYOR ST. SCHOOL

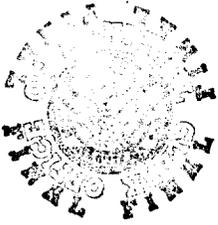
SOUTH EXPRESSWAY

DESCRIPTION OF PROPOSED ZONING DISTRICT CHANGES IN MECHANICSVILLE

November, 1995

MAP NUMBER	ZONING CHANGE	LOCATION	RATIONALE FOR CHANGE
1	RG-3 to R-5	Between Fulton St. and Eugenia St.	Protection of existing single-family houses and restriction of infill to single family houses
2	RG-3 to C-1	North of Fulton St., between Windsor St. and Pryor St.	Promotion of low-density, mixed-use environment and enhancement of development potential through increased flexibility / density
3	I-1 to C-1	NW corner of Eugenia St. and Pryor St.	Promotion of low-density, mixed-use environment and elimination of industrial development potential
4	C-3 to C-2	Pryor St. and Central Ave., north Richardson St.	Promotion of low-density, mixed-use environment and local-serving commercial uses
5	C-1 to RG-3	SW corner of Pryor St. and Richardson St.	Promotion of medium-density development to complement mixed-use corridor and adjacent single-family houses
6	RG-3 to R-5	SE of Formwalt St. and Crumley St.	Protection of existing single-family houses and restriction of infill to single family houses
7	RG-4 to C-1	Central Ave. and Pryor St. between Glenn St. and Crumley St.	Promotion of low-density, mixed-use environment and local-serving commercial uses
8	R-5 to C-1	East of Central Ave.	Promotion of low-density, local-serving commercial uses
9	I-2 to RG-3	Between Humphries St. and Southern RR	Elimination of industrial development potential and conversion of parcels to residential development
10	I-2 to I-1	Between Humphries and Southern RR.	Restriction of industrial development potential
11	I-1 to RG-3	East side of Humphries St.	Restriction of industrial development potential and conversion of parcels for residential development
12	I-1 to C-1	NE corner of Glenn St. and Humphries St.	Promotion of low-density, mixed-use development to service McDaniel-Glenn housing community
13	RG-3 to C-1	Corner of McDaniel St. and Whitehall Terr.	Promotion of mixed-use environment and local-serving commercial uses
14	R-5 to RG-3	West side of Ira St. north of Glenn St.	Increased density to allow for affordable residential development
15	R-5 to RG-3	NW corner of RDA Blvd. and Ira St.	Increased density to allow for affordable residential development
16	R-5 to RG-3	Between RDA Blvd. and Crumley St. east of Windsor St.	Increased density to allow for affordable multifamily housing

17	C-2 to RG-3	NE corner of RDA Blvd. and McDaniel St.	Promotion of affordable multifamily housing
18	RG-3 to R-5	SE frontage of the corner of Ira St. and Glenn St.	Protection of existing single-family houses and restriction of infill to single family houses
19	R-5 to C-1	SW corner of Glenn St. and Windsor St.	Allow for rehabilitation and limited expansion of commercial use
20	RG-3 to C-1	NE corner of Glenn St. and Cooper St.	Allow for rehabilitation and limited expansion of commercial use
21	RG-2 to RG-3	East of Cooper St. between RDA Blvd. and Glenn St.	Increased density to allow for affordable multifamily housing
22	C-1 to RG-3	Between RDA Blvd. and Glenn St., between Cooper St. and Windsor St.	Increased density to allow for affordable multifamily housing and to allow for attached single-family housing
23	RG-2-C to C-1	NW corner of RDA Blvd. and Pryor St.	Promotion of mixed-use environment and enhance development potential through increased flexibility
24	R-5 to C-1	SW Corner of RDA and Ira St.	Promotion of mixed-use environment and local-serving commercial
25A	C-1-C to RG-3	RDA Blvd. between Cooper St. and Formwalt St.	Promotion of attached single-family townhouses
25B	C-1-C to C-1	RDA Blvd. between Cooper St. and Formwalt St.	Promotion of mixed-use environment
26	C-2-C to C-1	SE corner of RDA Blvd. and Pryor St.	Promotion of mixed-use environment with existing conditions
27	RG-3 to R-5	NW corner of Ira St. and Bass St., and north of Bass St. between Ira St. and Windsor St.	Preserve single-family housing fabric and restriction of infill to single family houses
28	R-5 to C-1	NE corner of Bass St. and Cooper St.	Construction of parking lot to serve proposed church expansion
29	C-1 to R-5	NW of Bass St. and Pryor St.	Protection of existing single-family housing
30	R-5 and C-1-C to C-1-C	Pryor St. and Central Ave., south of RDA Blvd.	Promotion of a low-density, mixed-use environment, and no additional surface parking allowed unrelated to new business development
31	R-5 to I-2	Doane St. and Stephen St.	Establishment of designated truck route and associated buffers
32	RG-3 to R-5	NW corner of Stephen's St. and Windsor St.	Preserve single-family housing fabric and restriction of infill to single family houses
33	R-5 to C-1	South side of Love St.	Allow for reestablishment of commercial use in vacant commercial structure
34	R-5 to I-2	Doane St.	Establishment of designated truck route and associated landscaped buffers
35	I-2 to I-1	East of Adamson St.	Restriction of industrial development potential



RCS# 4169
2/5/96
4:46 PM

ATLANTA CITY COUNCIL

First Regular Session

ZONFAV

FAVORABLE ITEMS FROM ZONING SUMMARY REPORT EXCEPT
95-0-1635/1903

Adopt

95-0-1446
95-0-1708
95-0-1979

YEAS: 17
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2

Y O'CALLAGHAN
Y MCCARTY
Y STARNES
Y BOND

Y WINSLOW
Y JOHNSON
Y DAVIS, M
Y MORRIS

Y MULLER
Y SAMPLES
Y MARTIN
Y MADDOX

Y TINUBU
Y PITTS
Y BANKS
Y BROWN

NV ALEXANDER D.
Y ALEXANDER P.
NV ARRINGTON

ZONFAV

01-0-1932

(Do Not Write Above This Line)

AN ORDINANCE 2-01-89/2-95-74
BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND ORDINANCE 2-95-74, ADOPTED BY CITY COUNCIL FEBRUARY 5, 1996 AND APPROVED BY OPERATION OF LAW FEBRUARY 13, 1996, REZONING FROM VARIOUS ZONING CLASSIFICATIONS TO VARIOUS ZONING CLASSIFICATIONS, PROPERTY LOCATED IN THE MECHANICSVILLE NEIGHBORHOOD FOR THE PURPOSE OF APPROVING A CHANGE OF CONDITIONS FOR PART OF TRACT 30 OF SAID ORDINANCE, MORE PARTICULARLY 757 CENTRAL AVENUE, S.W., CURRENTLY ZONED C-1-C (COMMUNITY BUSINESS-CONDITIONAL) DISTRICT.
OWNER: STELLA M. STEELE
APPLICANT: MOSES STEELE, JR.
NPU-V COUNCIL DISTRICT 2

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

Date Referred 11/19/01

Referred To: ZRB & Zoning

First Reading Schedule
Committee Date 11-19-01
Chair V-Chair V-Ernst

Committee _____

Date _____

Chair _____

Action: Fav, Adv, Held (see rev. side)

Other: _____

Members _____

Refer To _____

Committee _____

Date _____

Chair _____

Action: Fav, Adv, Held (see rev. side)

Other: _____

Members _____

Refer To _____

Committee _____

Date _____

Chair _____

Action: Fav, Adv, Held (see rev. side)

Other: _____

Members _____

Refer To _____

Committee _____

Date _____

Chair _____

Action: Fav, Adv, Held (see rev. side)

Other: _____

Members _____

Refer To _____

COUNCIL ACTION

2nd 1st & 2nd 3rd

Readings

Consent V Vote RC Vote

MAYOR'S ACTION

CERTIFIED

RCS# 3413
1/22/02
1:47 PM

Atlanta City Council

Regular Session

MULTIPLE

02-O-0062/Z-01-41
02-O-0066/Z-01-89/Z-95-74
ADOPT AS AMEND

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

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

MULTIPLE

02-0-0066

(Do Not Write Above This Line)

AN ORDINANCE Z-01-89/Z-95-74
BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND ORDINANCE Z-95-74, ADOPTED BY CITY COUNCIL FEBRUARY 5, 1996 AND APPROVED BY OPERATION OF LAW FEBRUARY 13, 1996, REZONING FROM VARIOUS ZONING CLASSIFICATIONS TO VARIOUS ZONING CLASSIFICATIONS, PROPERTY LOCATED IN THE MECHANICSVILLE NEIGHBORHOOD FOR THE PURPOSE OF APPROVING A CHANGE OF CONDITIONS FOR PART OF TRACT 30 OF SAID ORDINANCE, MORE PARTICULARLY 757 CENTRAL AVENUE, S.W., CURRENTLY ZONED C-1-C (COMMUNITY BUSINESS-CONDITIONAL) DISTRICT.

OWNER: STELLA M. STEELE
APPLICANT: MOSES STEELE, JR.
EPU-V COUNCIL DISTRICT 4

ADOPTED BY
JAN 22 2002

COUNCIL

ACCOMMODATED

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

Date Referred 1/7/02

Referred To: Zoning

First Reading

Committee _____
Date _____
Chair _____

Committee

Date 1/7/02

Chair Sahin K. Stewart

Actions

Fav, Adv, Held (see rev. side)

Other

Members

As Amended

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

COUNCIL ACTION

2nd 1st & 2nd 3rd
Readings

Consent V Vote RC Vote

CERTIFIED

CERTIFIED
JAN 22 2002

ATLANTA CITY COUNCIL PRESIDENT

Catherine W. Woodard

CERTIFIED
JAN 22 2002

ATLANTA CITY CLERK

MAYOR'S ACTION

JAN 29 2002
Sherley Marshall