

#### Conditions for Z-02-44

1. Site Plan titled, "922-940 Memorial Drive," by Brock/Green Architects and Planners, dated 7/8/02, stamped as received by the Bureau of Planning on July 11, 2002.
2. ADA accessible parking shall be provided.
3. The applicant shall incorporate internal sidewalks or paths to promote pedestrian connectivity.
4. The applicant shall provide the following performance standards:
  - a. Provide transparency to townhomes fronting Memorial Drive through the use of windows at street level.
  - b. The awning shall extend across the façade.
  - c. Security fencing in the front yard. (Wire mesh with 2 inch square piping)
  - d. Entrances on Memorial Drive directly accessible to sidewalk.
  - e. Design threshold for entrances that tie-in with the façade.



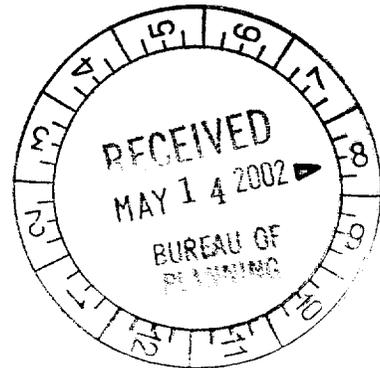


**LEGAL DESCRIPTION FOR 922-940 MEMORIAL DRIVE**

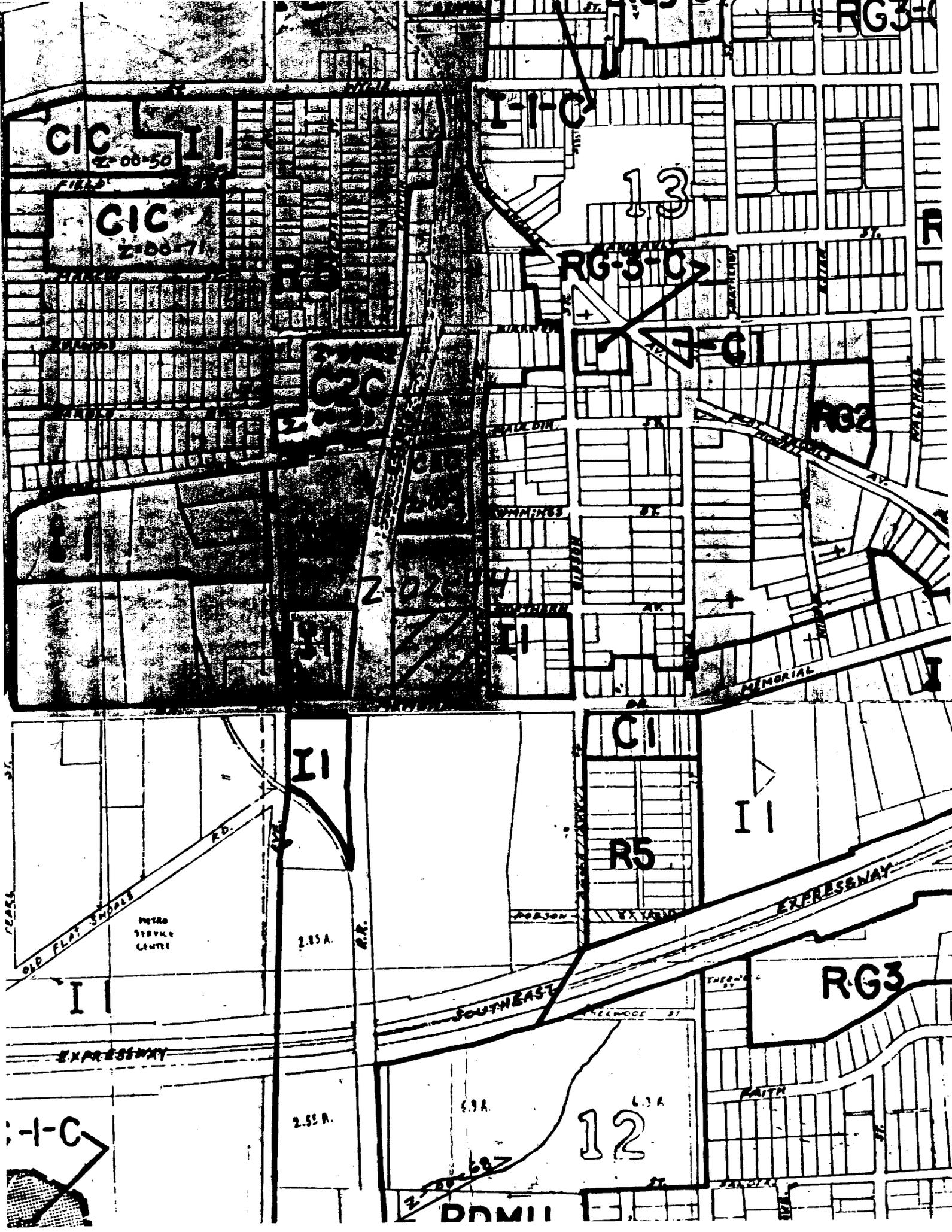
All that tract or parcel of land lying and being in Land Lot 13 of the 14<sup>th</sup> District of Dekalb County, Georgia, and more particularly described as follows:

Beginning at the northwest corner of Memorial Drive and Holtzclaw Street at an iron pin thence running north 88 degrees 45 minutes 27 seconds west a distance of 292.45 feet; thence running north 00 degrees 28 minutes 49 seconds east a distance of 318.50 feet; thence running south 88 degrees 54 minutes 24 seconds east a distance of 288.96 feet; thence running south 00 degrees 08 minutes 43 seconds east a distance of 319.32 feet to the point of beginning.

Said tract or parcel being known as 922-940 Memorial Drive using the present numbering system of the City of Atlanta.



7-02-44



RG3-0

CIC

Z-00-50

CIC

Z-00-71

RG-3-0

13

CIC

Z-02-07

RG2

II

II

CI

II

R5

RG3

2.55 A.

5.9 A.

6.3 A.

2.55 A.

12

Z-02-687

DDMU

FIELD

FEARS ST.

OLD FLAT SHOALS RD.

PETRO SERVICE CENTRE

P.C.

ROBSON ST.

SOUTHEAST

WILKINSON ST.

EXPRESSWAY

EXPRESSWAY

THEOPHILUS ST.

FAITH

FRANCIS ST.



RCS# 4086  
10/07/02  
4:37 PM

Atlanta City Council

Regular Session

02-O-1064

Rezone 922-940 Memorial Dr., from I-2  
to C-1-C(Community Business-Conditional)  
ADOPT ON SUB

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 2  
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	NV Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

02-O-1064

02-0 -1064

(Do Not Write Above This Line)

AN ORDINANCE Z-02-44  
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE I-2  
(HEAVY INDUSTRIAL) DISTRICT TO THE  
C-1 (COMMUNITY BUSINESS) DISTRICT,  
PROPERTY LOCATED AT 922-940 MEMORIAL  
DRIVE, S.E., FRONTING 319 FEET ON THE  
NORTH SIDE OF MEMORIAL DRIVE BEGINNING  
AT THE NORTHWEST CORNER OF MEMORIAL  
AND HOLTZCLAW DRIVE. DEPTH: VARIES;  
AREA: 2.1 ACRES; LAND LOT 13 OF THE  
14TH DISTRICT, FULTON COUNTY, GEORGIA.  
OWNER: JEFF NOTRICA  
APPLICANT: DAVID GREEN  
NPU-N COUNCIL DISTRICT 5

ADOPTED BY

OCT 07 2002

COUNCIL

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

Date Referred 6/17/02  
Referred To: ZRB & Zoning

First Reading

Committee  
Date  
Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee  
Date  
Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

COUNCIL ACTION

2nd  1st & 2nd  3rd  
Readings

Consent  V Vote  RC Vote

CERTIFIED

OCT 07 2002

MAYOR'S ACTION

*Paulley Franklin*  
OCT 15 2002  
MAYOR