02-O-1065

City Council
Atlanta, Georgia

SUBSTITUE ORDINANCE Z-02-45
BY: ZONING COMMITTEE 7-30-02

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 **519-573 Western Avenue, N.W.** be changed from the **I-1 (Light Industrial)** District, to the **C-3-C (Commercial Residential-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **82** of the **14th** 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.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

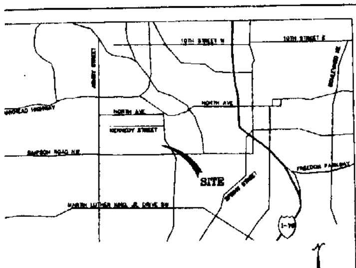
ADOPTED by the Council OCT 07, 2002
APPROVED by the Mayor OCT 15, 2002

Conditions for Z-02-45

1. The combined (i.e. residential and non-residential) floor area ratio (FAR) for the development of this property shall not exceed 2.0.

LOCATION MAP

NOT TO SCALE



LAND DESCRIPTION - PHASE I

LL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 82 OF THE 14TH DISTRICT, ITY OF ATLANTA, FULTON COUNTY, STATE OF GEORGIA: SAID TRACT OR PARCEL OF LAND IS MORE ARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

EGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN AVENUE (30 EET RIGHT-OF-WAY WIDTH) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTHSIDE DRIVE 90 FEET RIGHT-OF-WAY WIDTH) AND RUNNING:

HE NEXT 3 COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF WESTERN AVENUE

. NORTH 88 DEGREES, 47 MINUTES, 44 SECONDS WEST, 347.06 FEET TO A POINT; THENCE

. SOUTH 88 DEGREES, 37 MINUTES, 25 SECONDS WEST, 88.88 FEET TO A POINT; THENCE

. NORTH 89 DEGREES, 29 MINUTES, 51 SECONDS WEST, 650.31 FEET TO THE INTERSECTION WITH HE EASTERLY RIGHT-OF-WAY LINE OF VINE STREET (30 FEET RIGHT-OF-WAY WIDTH); THENCE

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. SOUTH 89 DEGREES, 24 MINUTES, 10 SECONDS EAST, 460.00 FEET TO A POINT; THENCE

. NORTH 00 DEGREES, 58 MINUTES, 58 SECONDS EAST, 16.02 FEET TO A POINT; THENCE

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. NORTH 84 DEGREES, 03 MINUTES, 34 SECONDS EAST, 91.11 FEET TO A POINT; THENCE

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12. NORTH 85 DEGREES, 00 MINUTES, 18 SECONDS EAST, 174.18 FEET TO AN IRON PIN FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTHSIDE DRIVE; THENCE

THE NEXT 6 COURSES AND DISTANCES ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTHSIDE DRIVE.

13. ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 80.70 FEET AND A RADIUS OF 883.34 FEET, SAID CURVE BEING SUBTENDED BY A CHORD OF 80.67 FEET AND A BEARING OF SOUTH 31 DEGREES, 27 MINUTES, 18 SECONDS EAST; THENCE

14. SOUTH 34 DEGREES, 09 MINUTES, 54 SECONDS EAST, 61.37 FEET TO A POINT; THENCE

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17. SOUTH 34 DEGREES, 09 MINUTES, 54 SECONDS EAST, 115.20 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING A PORTION OF TRACT D AND CONTAINING 5.4168 ACRES (235,955 SQ.FT.) OF LAND, MORE OR LESS.

This survey was prepared with the benefit of a Title report prepared by Chicago Title Insurance Company shown as commitment NO. 2-11733 effective February 28, 2001 and listing the following Part II, Schedule B exceptions:

5. Easement from Carrie Edwards to Fulton County, dated August 30, 1948, recorded in Deed Book 2367, Page 191, Records of Fulton County, Georgia. (As shown)

6. Condemnation - Fulton County vs. W.W. and Mrs. W.W. Williams, et.al., being Civil Action File No. A-7309, filed for record October 26, 1948 at 8:54 a.m., recorded in Deed Book 2377, Page 27, aforesaid Records. (Does not affect property, area of condemnation within the right-of-way of Northside Drive)

7. Condemnation - Fulton County vs. Josephine and Will Glover, et.al., being Civil Action File No. A-7329, filed for record October 26, 1948 at 2:37 p.m., recorded in Deed Book 2377, Page 617, aforesaid Records (Condemnation does not affect property, but slope easement does).

8. Easement as described in Order from Case No A-7310, Fulton County Superior Court, dated August 28, 1948, recorded in Deed Book 2382, Page 877, aforesaid Records. (Ambiguous description, may or may not affect property)

9. Easement in that certain Warranty Deed from John Collins, to Fulton County, Georgia, dated August 9, 1949, filed for record August 9, 1949 at 2:33 p.m., recorded in Deed Book 2442, Page 466, aforesaid Records. (As shown)

10. Reservation of Easement in that certain Warranty Deed from Fulton County, Georgia, to John Collins, dated February 5, 1949, filed for record August 9,1949 at 2:32 p.m., recorded in Deed Book 2442, page 483, aforesaid Records. (Ambiguous description, may or may not affect property)

11. Easement granted by Order in Case No. A-13162, Fulton Superior Court, Fulton County vs. Atlantic Coast Line R. R. Co. et al, dated August 9, 1949, recorded in Deed Book 2450, Page 138, Records of Fulton County, Georgia.(Does not affect property)

12. Easements reserved in Warranty Deed from Fulton County to Edgar and Walter Sullivan, dated May 14, 1949, recorded in Deed Book 2475, Page 382, aforesaid Records. (As shown)

13. Easement from Edgar and Walter Sullivan to Fulton County, dated July 27, 1950, recorded in Deed Book 2556, Page 341, aforesaid Records. (As shown)

14. Easement from Carrie Edwards to Fulton County, dated October 23, 1950, recorded in Deed Book 2577, Page 280, aforesaid Records. (As shown)

15. Lease between Atlantic Coast Line Railroad Company, as Lessor, and Champion Terminal Warehouses, Inc., as Lessee, dated September 8, 1952, recorded in Deed Book 2783, Page 52, Records of Fulton County, Georgia; as assigned by Champion Terminal Warehouses, Inc. to Beazley Foundation, Inc. on February 28, 1963, recorded in Deed Book 4028, Page 496, aforesaid Records; as modified by agreement between Atlantic Coast Line Railroad Company and Beazley Foundation, Inc., dated March 13, 1965, recorded in Deed Book 4403, Page 476, aforesaid Records; as assigned by Assignment of Lessee from Beazley Foundation, Inc. (assignor) to Dome Parking Company (assignee), dated February 29, 1996, filed for record April 17, 1996 at 4:49 p.m., recorded in Deed Book 20848, Page 83, aforesaid Records. (As shown)

16. Lease between Atlantic Coast Line Railroad Company, as Lessor, and Champion Terminal Warehouses, Inc., as Lessee, dated December 30, 1952, recorded in Deed Book 2823, Page 402, Records of Fulton County, Georgia; as assigned by Champion Terminal Warehouses, Inc. to Beazley Foundation, Inc. on February 28, 1963, recorded in Deed Book 4028, Page 498, aforesaid Records; as modified by agreement between Atlantic Coast Line Railroad Company and Beazley Foundation, Inc., dated March 13, 1965, recorded in Deed Book 4403, Page 474, aforesaid Records; as assigned by Assignment of Lessee from Beazley Foundation, Inc. (assignor) to Dome Parking Company (assignee), dated February 29, 1996, filed for record April 17, 1996 at 4:49 p.m., recorded in Deed Book 20848, Page 83, aforesaid Records. (Renewal of lease for an additional 45 years, parcels as shown).

17. Lease between Atlantic Coast Line Railroad Company, as Lessor, and Champion Terminal Warehouses, Inc., as Lessee, dated September 24, 1953, recorded in Deed Book 3243, page 537, Records of Fulton County, Georgia; as assigned by Champion Terminal Warehouses, Inc. to Beazley Foundation, Inc. on February 28, 1963, recorded in Deed Book 4028, page 498, aforesaid Records; as modified by agreement between Atlantic Coast Line Railroad Company and Beazley Foundation, Inc. dated March 13, 1965, recorded in Deed Book 441 1, page 210, aforesaid Records; as assigned by Assignment of Lessee from Beazley Foundation, Inc. (assignor) to Dome Parking Company (assignee), dated February 29, 1996, filed for record April 17, 1996 at 4:49 p.m., recorded in Deed Book 20848, Page 83, aforesaid Records. (Parcels as shown)

18. Condemnation - Fulton County vs. John Collins, et.al., being Civil Action File No. A-7396, filed for record August 27, 1953 at 11:30 a.m., recorded in Deed Book 2874, Page 568, aforesaid Records. (As shown)

19. Condemnation (Modified Order) - Fulton County vs. Josephine and Will Glover, et.al., being Civil Action File No. A-7326, filed for record June 8, 1954 at 1:38 p.m., recorded in Deed Book 2881, Page 178, aforesaid Records. (Does not affect property, condemnation area within the right-of-way of Northside Drive)

20. Easement from Hood Brothers to Georgia Power Company, dated May 9, 1956, recorded in Deed Book 31 18, Page 253, aforesaid Records. (Blanket easement affecting No. 533 and No. 535 Western Avenue)

21. Obligations for the maintenance of track areas as set forth in that certain indenture by and between Atlantic Coast Line Railroad Company, I. V. Sulphin Company-Atlanta, and United States Trust Company of New York, Corporate Trustee, dated September 10, 1965, recorded in Deed Book 4481, Page 373, aforesaid Records. (As shown)

22. Right-of-Way Easement from I.V. Sulphin Paper Co. to Georgia Power Company, recorded in Deed Book 4544, Page 479, aforesaid Records. (Does not affect property, blanket easement for 419 Vine Street)

23. Right-of-Way Easement from Beazley Foundation, Inc. to Georgia Power Company, dated May 18, 1968, recorded in Deed Book 4987, Page 430, aforesaid Records. (Blanket Easement for 617 Jones Avenue)

24. Agreement by and between Seaboard Coast Line Railroad Company and Turner Communications Corporation, dated September 26, 1969, recorded in Deed Book 5127, Page 508, aforesaid Records. (Does affect property, sign at Simpson Street and Edwards Street)

25. Right-of-Way Easement from Atlanta Waste Paper Co. to Georgia Power Company, dated November 1, 1972, recorded in Deed Book 5704, Page 122, aforesaid Records. (Does affect property, blanket easement for property 417 Vine Street)

26. Easement from Lee B. Wolfe Company to Georgia Power Company, dated November 7, 1974, recorded in Deed Book 6188, Page 228, aforesaid Records. (Does affect property, blanket easement for property 531 Western Avenue)

27. Right of Occupancy Agreement between CSX Transportation, Inc and MCI Telecommunications Corporation, made as of December 27, 1986, but executed December 11, 1987, recorded in Deed Book 1 1297, Page 94, aforesaid Records. (Does not affect property)

28. Lease between CSX Transportation, Inc. and NPU-E (Neighborhood Planning Unit) dated May 1, 1988. (No record)

29. Easement from Southeast Recycling Corp. to Georgia Power Company, dated October 28, 1990, recorded in Deed Book 13697, Page 281, aforesaid Records. (Does not affect property, blanket easement for 419 Vine Street)

30. Wireline Easement from CSX Transportation, Inc., a Virginia corporation to Georgia Power Company, a Georgia corporation, dated May 2, 1991, recorded in Deed Book 14302, Page 240, aforesaid Records. (Tract A and B as shown; Tract C in Land Lot 83 does not affect property)

31. Easement from Earl Scheib Realty Corporation, to Georgia Power Company, dated April 22, 1991, filed for record June 14, 1991 at 1:40 p.m., recorded in Deed Book 14346, Page 87, aforesaid Records. (Does affect property, blanket easement between Simpson Street, Edwards Street, Jones Avenue and Northside Drive)

32. Easement and Reservations set forth in Deed from CSX Transportation, Inc., a Virginia corporation to Dome Parking Company, a Georgia corporation, dated September 11, 1992, recorded in Deed Book 15775, Page 273, aforesaid Records. (Does affect property, blanket easement between Jones Avenue, Maple Street and Western Avenue)

33. Exception is taken to that portion of bridge over Jones Avenue located on the property described in Deed Book 15775, Page 273, aforesaid Records. (No record)

34. Easement from Southeast Recycling Corp. to Georgia Power Company, dated September 14, 1992, recorded in Deed Book 15864, Page 273, aforesaid Records. (Does affect property, blanket easement for 565 Western Avenue)

35. Indemnity Agreement by and between Dome Parking Company and The City of Atlanta, dated December 17, 1992, recorded in Deed Book 16068, Page 249, aforesaid Records. (Does not affect property, blanket easement for 476 Simpson Street, Land Lot 83)

36. Easement by and between CSX Transportation, Inc., a Virginia corporation, and Georgia Power Company, dated July 28, 1993, recorded in Deed Book 17362, Page 281, aforesaid Records. (Does not affect property)

37. Easement from Dome Parking Company to Georgia Power Company, dated September 2, 1993, recorded in Deed Book 17600, Page 291, aforesaid Records. (Does affect property, blanket easement for 617 Jones Avenue)

38. Easement from Dome Parking Company to Georgia Power Company, dated September 2, 1993, recorded in Deed Book 17300, Page 292, aforesaid Records. (Does affect property, blanket easement between Jones Avenue, Maple Street, and Western Avenue)

39. Indemnity Agreement by and between Dome Parking Company and The City of Atlanta, dated July, 1994, recorded in Deed Book 18529, Page 148, aforesaid Records. (Does affect property, as shown on drawing)

40. Reservations and Exceptions set forth in Quit Claim Deed from CSX Transportation, Inc. to Dome Parking Company, dated September 14, 1994, recorded in Deed Book 18870, page 204, aforesaid Records. (Does affect property, as shown on drawing)

41. Licenses of billboards and signs located on the land pursuant to written license agreements.

42. Right-of-Way Occupancy Agreement between CSX Transportation, Inc. and MCI Telecommunications Corporation, dated November 28, 1994, recorded in Deed Book 18828, Page 321, aforesaid Records. (Does not affect property)

43. Right-of-Way Occupancy Agreement between CSX Transportation, Inc. and MCI Telecommunications Corporation, dated November 28, 1994, recorded in Deed Book 18828, page 329, aforesaid Records. (Does not affect property)

SURVEY REFERENCES

1. CONVEYANCE FROM ATLANTA, BIRMINGHAM AND COAST RAILROAD COMPANY TO HOOD OIL COMPANY DATED OCTOBER 25, 1948 AND RECORDED IN DEED BOOK 1878 PAGE 241 FULTON COUNTY RECORDS.

2. CONVEYANCE FROM ATLANTA, BIRMINGHAM AND COAST RAILROAD COMPANY TO REED OIL COMPANY DATED DECEMBER 19, 1927 AS RECORDED IN THE RECORDS OF FULTON COUNTY, GEORGIA

3. ADMINISTRATOR'S DEED BETWEEN HELEN A. TOLAND AND WALTER C. WALLACE DATED JULY 14, 1961 AND RECORDED IN DEED BOOK 7866 PAGE 147 FULTON COUNTY RECORDS.

4. SURVEY FOR HOOD OIL COMPANY BY JOHN J. HARTE AND ASSOCIATES DATED OCTOBER 30, 1973 AND LAST REVISED AUGUST 19, 1974.

5. CONVEYANCE FROM HOOD OIL COMPANY TO ELTON C. TOLAND DATED JUNE 8, 1972 AND RECORDED IN DEED BOOK 5606 PAGE 1 FULTON COUNTY RECORDS.

6. EXECUTRIX'S DEED BETWEEN RUTH BATES WALLACE AND LESLIE MARK WALLACE DATED OCTOBER 25, 1983 AND RECORDED IN DEED BOOK 8708 PAGE 113 FULTON COUNTY RECORDS.

7. SURVEY FOR LESLIE MARK WALLACE BY PEARSON WARNER & ASSOC.INC. DATED OCTOBER 18, 1983. & RIGHT OF WAY AND TRACK MAP BY ATLANTIC COAST LINE R.R. CO. DATED JUNE 30, 1914 AND REDRAWN AUGUST 18, 1955.

GRID NORTH
NAD83(1994)
GA WEST ZONE

SURVEYOR'S NOTES

1. A TOPCON GTS-3020 (TOTAL STATION), TOPCON TRAVERSING EQUIPMENT, A 200 FOOT TAPE, AND TRIMBLE 4700 GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.

2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 177,448 FEET, AN ANGULAR ERROR OF 0 SECOND(S) PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

5. THE SOURCE OF HORIZONTAL DATUM IS FULTON COUNTY G.I.S. MONUMENTS FD31 AND FD32.

6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 1994 (NAD83 (1994)).

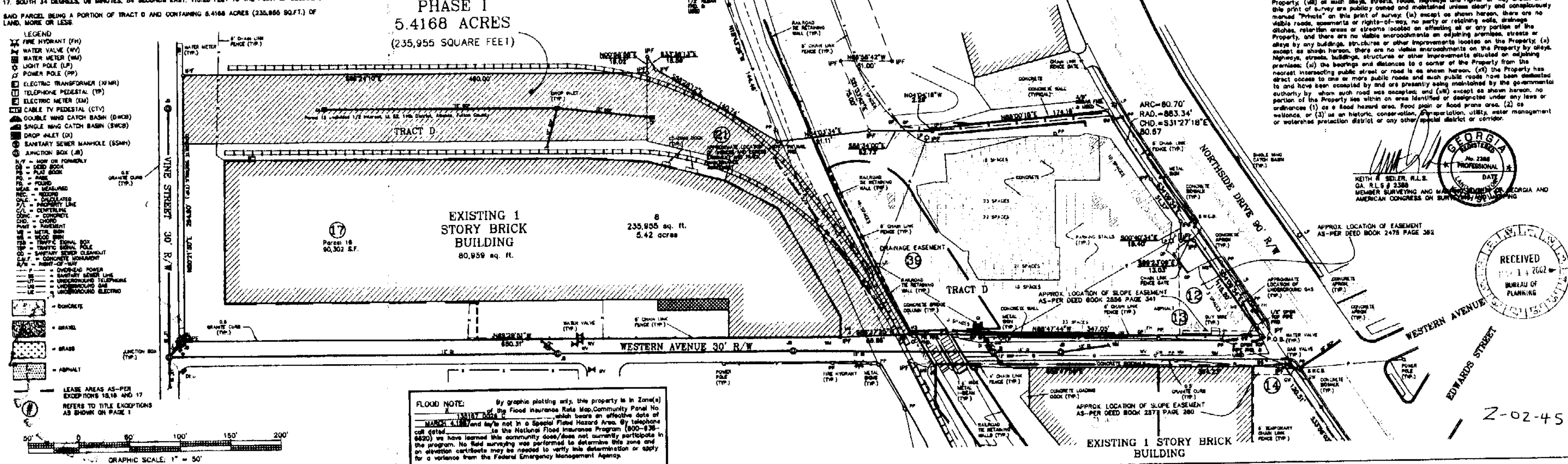
8. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800-282-7411) PRIOR TO ANY DIGGING.

9. IPF INDICATES A 1/2" REBAR AND SURVEYOR'S CAP FOUND MARKED "SEILER 2388".

Item 108
SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to BETHURSDAY DEVELOPMENT CORPORATION, ("Owner"), CHICAGO TITLE INSURANCE COMPANY ("Title Company"), and BANK OF AMERICA ("Lender"), that as of the date of preparation of this print of survey and as of the latest revision date, if any, shown on this print of survey: (i) the undersigned is a duly registered land surveyor or registered professional engineer in the State in which the real property shown on this survey (the "Property") is located; (ii) this print of survey is made in accordance with the minimum standards established by the State in which the Property is located for the preparation of land surveys and for land surveyors and in accordance with the currently effective "Minimum Standards Detail Requirements for ALTA/ACSM Surveys"; (iii) this survey was made on the ground and correctly shows the boundary lines, dimensions and area of the Property indicated hereon; (iv) monuments shown hereon actually exist and the location, size and type of material thereof are correctly shown; (v) this print of survey correctly shows the location of buildings, structures, curb cuts, parking areas, driveways, loading docks, signs, fences, curbs, gutters and other improvements and visible items located on or affecting the Property, and the number of standard and handicap parking spaces now located on the Property; (vi) this print of survey correctly shows the location of easements, buffer areas and building set-back lines established by applicable laws or ordinances or by recorded instruments and other matters of record of which the undersigned has been advised affecting the Property according to the legal description of same (with instrument, book and page number indicated); (vii) this print of survey correctly shows creeks, rivers, streams and other water-courses (and their direction of flow) located on or adjacent to the Property and the dimensions and locations of alleys, highways, streets, roads and rights-of-way abutting the Property and all medians and median cuts therein, easements, and all water, sewer, drainage, telephone, electric, gas and other utility manholes, meters, transformers, facilities and lines (and the direction of gravity flow where applicable) crossing or serving the Property; (viii) all such alleys, streets, roads, highways and rights-of-way shown on this print of survey are publicly owned and maintained unless clearly and conspicuously marked "Private" on this print of survey; (ix) except as shown hereon, there are no visible roads, easements or rights-of-way, no party or retaining walls, drainage ditches, retention areas or streams located on affecting all or any portion of the Property, and there are no visible encroachments on adjoining premises, streets or alleys by any buildings, structures or other improvements located on the Property; (x) except as shown hereon, there are no visible encroachments on the Property by alleys, highways, streets, buildings, structures or other improvements situated on adjoining premises; (xi) the bearings and distances to a corner of the Property from the nearest intersecting public street or road is as shown hereon; (xii) the Property has direct access to one or more public roads and such public roads have been dedicated to and have been accepted by and are presently being maintained by the governmental authority by whom such road was accepted; and (xiii) except as shown hereon, no portion of the Property lies within an area identified or designated under any laws or ordinances (1) as a flood hazard area, flood plain or flood prone area, (2) as wetlands, or (3) as an historic, conservation, transportation, utility, water management or watershed protection district or any other special district or corridor.

KEITH R. SEILER, R.L.S.
GA. R.L.S. # 2388
MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA AND AMERICAN CONGRESS ON SURVEYING AND MAPPING



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 13121C 0068 E which bears an effective date of MARCH 4,1997 and is not in a Special Flood Hazard Area. By telephone call dated ... to the National Flood Insurance Program (800-638-6620) we have learned this community does/does not currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

RECEIVED
BUREAU OF PLANNING

Z-02-45

SHEET		REVISIONS				
	DATE: 6-25-02	NO.	DESCRIPTION	DATE	BY	APPR.
1	SCALE: HORIZ. 1"=50'					
	VERT.: N/A					
of	FIELD BOOK: PROJECT PAGE: N/A					
	DATE OF FIELD SURVEY: 6-24-02					
1	LAND LOT(S): 82					
	DISTRICT: 14TH					
	SECTION: N/A					
	COUNTY: FULTON					
	SURVEYED: CD,JR					
	DRAWN: BK					
	CHECKED: KS					
	APPROVED: KS					
	PROJECT NO.: 02-31-C					
	DWG PATH: F:\LAND PROJECTS R2\0137\dwg\0231BASE.dwg					

BOUNDARY SURVEY FOR SOUTHEAST CAPITAL PARTNERS, INC. PHASE I

SEILER & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
124 ANDREW DRIVE/STOCKBRIDGE, GA 30281/678-565-9200
FIND US ON THE WEB AT www.seilerassoc.com

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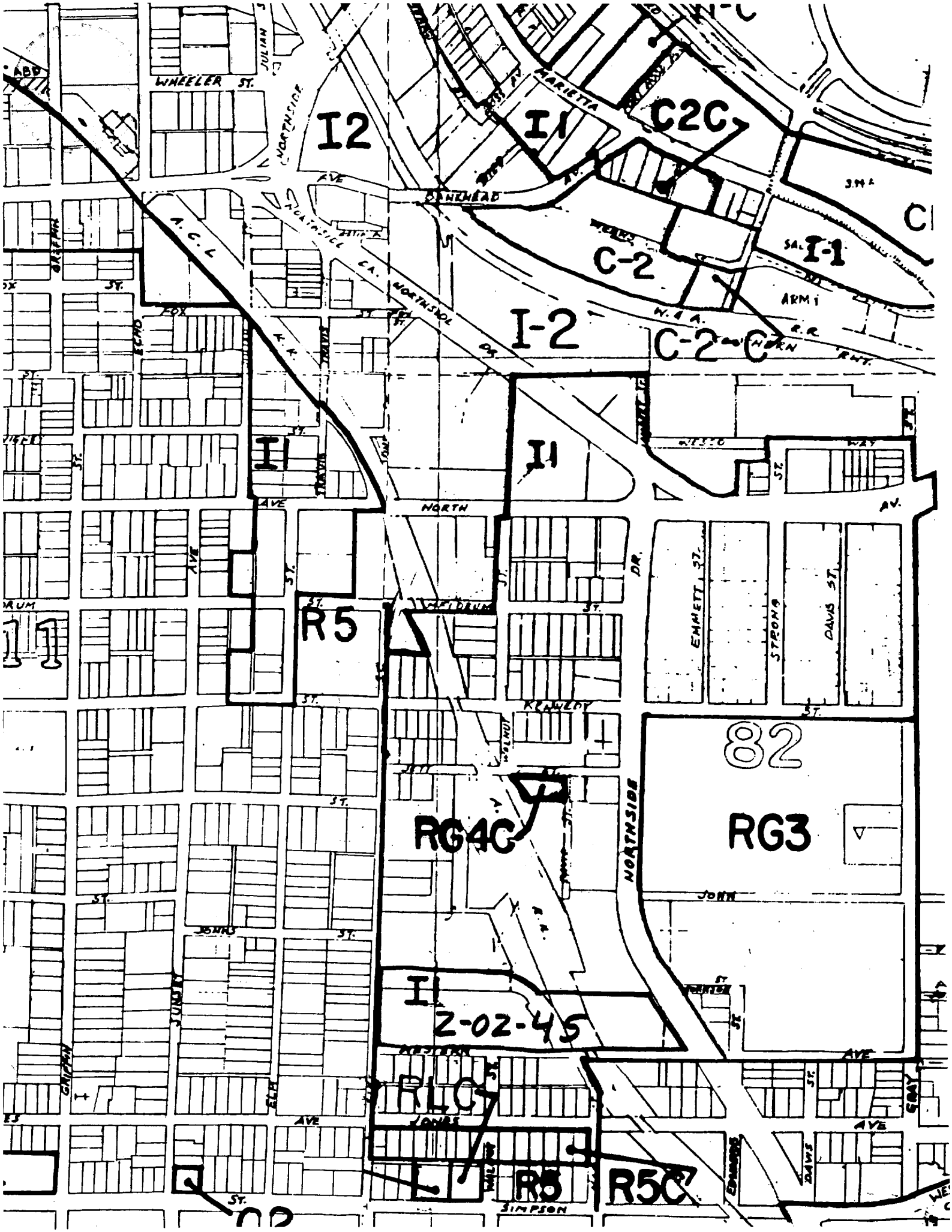

I2
I1
C2C
C-2
I-1
I-2
C-2-C
I1
I1
R5
82
RG4C
RG3
I1
2-02-45
RLC
R5
R5C
WHEELER ST.
JULIAN
NORTHSIDE
MARIETTA
BANKHEAD
A.C.L.
NORTHSIDE DR.
W. & A.
R.R.
ARMY
FOX
ECHO
TRAVIS
NORTH
AVE
EMMETT ST.
STRONG
DAVIS ST.
KENNEDY
WALNUT
JOHN
JONES
SIMPSON
GRIFFIN
JUNSET
ELM
GRAY

RCS# 4089
10/07/02
4:39 PM

Atlanta City Council

Regular Session

02-O-1065 Z-02-45; Rezone 519-573 Western Ave. NW
from I-1 to C-3-C
ADOPT ON SUB

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

Y Smith	NV 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	NV Boazman	NV Woolard

02-0-1065
(Do Not Write Above This Line)

AN ORDINANCE Z-02-45
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE **I-1 (LIGHT INDUSTRIAL)** DISTRICT TO THE **C-3 (COMMERCIAL RESIDENTIAL)** DISTRICT, PROPERTY LOCATED AT **519-573 WESTERN AVENUE, N.W.**, FRONTING 275 FEET ON THE WEST SIDE OF NORTHSIDE DRIVE BEGINNING AT THE NORTHWEST CORNER OF WESTERN AVENUE. DEPTH: VARIES; AREA: 8.2 ACRES; LAND LOT 82 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: BETHURSDAY DEVELOPMENT CORPORATION
APPLICANT: SAME
NPU-L COUNCIL DISTRICT 3

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 ZONING
Date June 12 2002
Chair [signature]

Committee	Committee
ZONING	
Date Aug. 28, 2002	Date
Chair	Chair
Action: Fav, Adv, Held (see rev. side)	Action: Fav, Adv, Held (see rev. side)
Other: on substitute	Other:
Members	Members
Refer To	Refer To

Committee	Committee
ZONING	
Date Oct 2 2002	Date
Chair Dennis Stains	Chair
Action: Fav, Adv, Held (see rev. side)	Action: Fav, Adv, Held (see rev. side)
Other: ON substitute	Other:
Members [signature] Mary Norwood [signature] [signature] Carla Smith [signature]	Members
Refer To	Refer To

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

CERTIFIED
OCT 07 2002

OCT 07 2002

MAYOR'S ACTION
Shirley Franklin
OCT 15 2002
MAYOR