

City Council
Atlanta, Georgia

03-0-0934

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-03-34
9-4-03

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 **872-890 Memorial Drive, S.E.** be changed from the **I-1 (Light Industrial)** District to the **C-1-C (Community Business-Conditional)** District, classification, to wit:

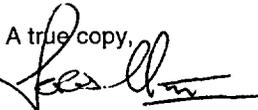
ALL THAT TRACT or parcel of land lying and being in Land Lot **13** of the **14th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

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 That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

A true copy,


Deputy Clerk

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

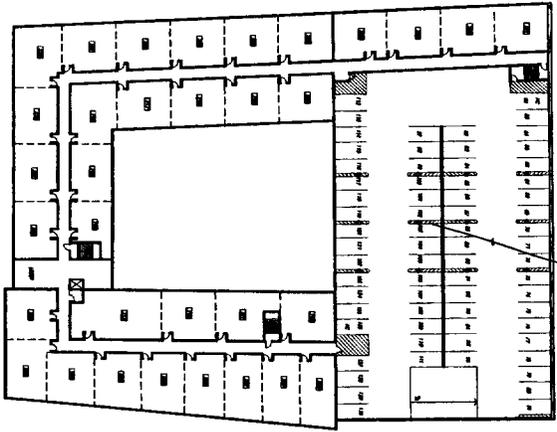
December 1, 2003

December 10, 2003

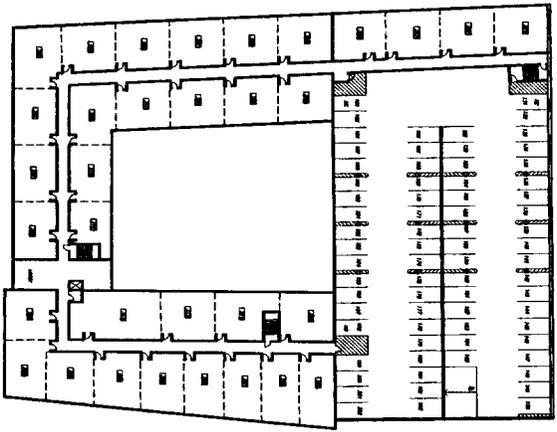


Conditions for Z-03-34

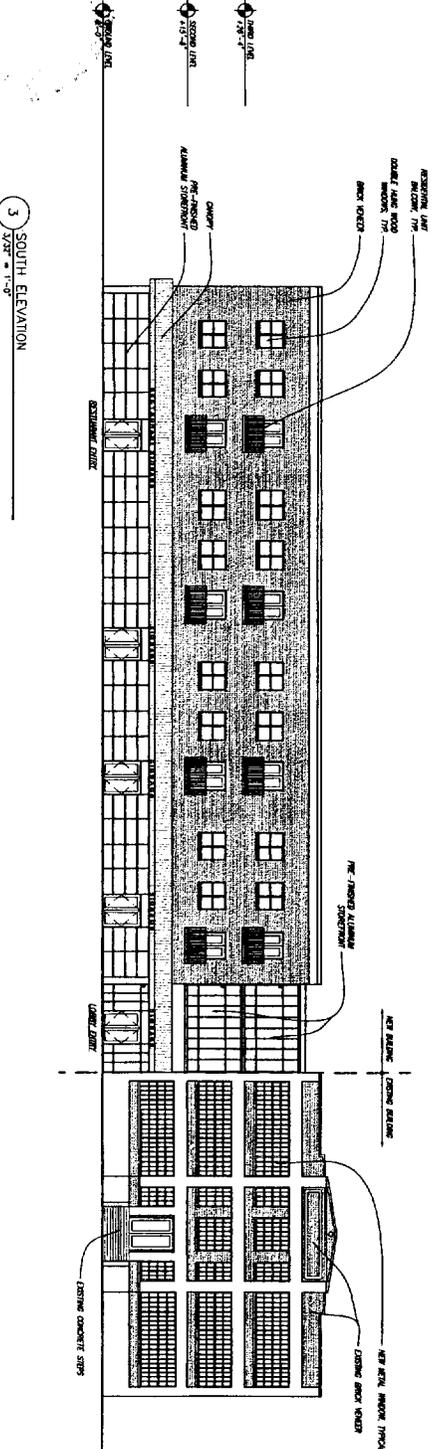
1. Site Plan entitled "872-890 Memorial Drive, Atlanta, Georgia" prepared by Brock Green Architects and Planners, dated May 12, 2003, last revised June 30, 2003 and marked received by the Bureau of Planning, July 18, 2003.
2. Elevations entitled "Second/Third Floor Plans and Elevation, 872-890 Memorial Drive, Atlanta, Georgia" prepared by Brock Green Architects and Planners, dated May 12, 2003, last revised June 30, 2003 and marked received by the Bureau of Planning, July 18, 2003.



1 SECOND FLOOR PLAN
1/4" = 1'-0"



2 THIRD FLOOR PLAN
1/4" = 1'-0"



3 SOUTH ELEVATION
3/8\"/>



2'-00" = 1'-0"
 3'-00" = 1'-0"
 4'-00" = 1'-0"
 5'-00" = 1'-0"
 6'-00" = 1'-0"
 7'-00" = 1'-0"
 8'-00" = 1'-0"
 9'-00" = 1'-0"
 10'-00" = 1'-0"

NOT FOR CONSTRUCTION

SHEET NO. **A-1.2**
 OF **1**



CHECKED BY: **BK**
 DATE: **5/17/03**
 SCALE: **AS SHOWN**
 PROJECT NO.: **2003**
 PROJECT TITLE: **872-890 Memorial Drive**

872-890 Memorial Drive
Atlanta, GA

PROJECT NO.: **2003**
 PROJECT TITLE:

CONTRACT & CHANGE ORDER NO.:
 DATE:

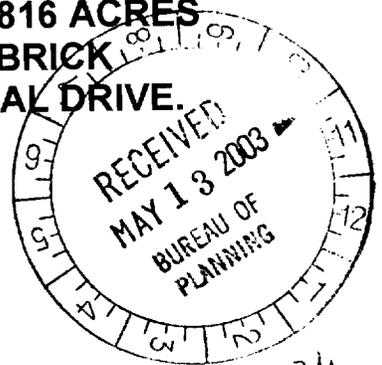
PROJECT NO.:
 PROJECT TITLE:

DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 14TH. DISTRICT OF FULTON COUNTY, GEORGIA AND BEING SHOWN AS TRACTS ONE AND TWO ON A PLAT OF PROPERTY OF INMAN PARK PROPERTIES, Inc. BY McCLUNG SURVEYING, Inc. DATED 7-11-00 AND REVISED 10-26-00 AND BEING MORE FULLY DESCRIBED AS FOLLOWS;

START AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF MEMORIAL DRIVE (50' R/W) AND THE EAST RIGHT-OF-WAY OF CHESTER AVENUE (40' R/W) (SAID POINT ALSO BEING THE POINT OF BEGINNING). THENCE FROM THE POINT OF BEGINNING AND RUNNING N01°42'51"W ALONG THE SAID EAST RIGHT-OF-WAY OF CHESTER AVENUE A DISTANCE OF 329.12 FEET TO A POINT. THENCE LEAVING THE SAID EAST RIGHT-OF-WAY OF CHESTER AVENUE AND RUNNING S89°38'19"E A DISTANCE OF 247.30 FEET TO AN IRON PIN FOUND. THENCE RUNNING S06°41'53"W A DISTANCE OF 335.13 FEET TO AN IRON PIN FOUND ON THE SAID NORTH RIGHT-OF-WAY OF MEMORIAL DRIVE. THENCE RUNNING N89°29'13"W ALONG THE SAID NORTH RIGHT-OF-WAY OF MEMORIAL DRIVE A DISTANCE OF 215.82 FEET TO SAID POINT AT THE SAID INTERSECTION OF THE NORTH RIGHT-OF-WAY OF SAID MEMORIAL DRIVE AND THE SAID EAST RIGHT-OF-WAY OF CHESTER AVENUE.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.816 ACRES OR 79,098 SQUARE FEET WITH TWO TREE STORY BRICK BUILDINGS DESIGNATED AS 878 AND 890 MEMORIAL DRIVE.



7-03-34

RCS# 5208
12/01/03
6:55 PM

Atlanta City Council

Regular Session

03-O-0934

Z-03-34, REZONE I-1 TO C-1 872-890
MEMORIAL DR (CHESTER AVE)
ADOPT ON SUB

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 5
EXCUSED: 0
ABSENT 0

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

03-O-0934

03-0934

(Do Not Write Above This Line)

AN ORDINANCE Z-03-34
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE C-1 (COMMUNITY BUSINESS) DISTRICT, PROPERTY LOCATED AT 872-890 MEMORIAL DRIVE, S.E., FRONTING 215.82 FEET ON THE NORTH SIDE OF MEMORIAL DRIVE BEGINNING AT THE NORTHEAST CORNER OF CHESTER AVENUE. DEPTH: 335.13 FEET; AREA: 1.816 ACRES; LAND LOT 13, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JEFF NOTICA APPLICANT: DAVID GREEN NFG-N COUNCIL DISTRICT 5

ADOPTED BY
DEC 0 1 2003
COUNCIL

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

Date Referred 6/16/03
Referred To: ZRB + Zoning

Committee ZONING
Date 11/25/03
Chair [Signature]

First Reading

Committee ZONING
Date 11/25/03
Chair [Signature]

Fav, Adv, Held (see rev. side)
Other: ON Subst A Late
Members

Refer To

Committee Zoning
Date 11/25/03
Chair Kay Penwood

Fav, Adv, Held (see rev. side)
Other: [Signature]
Members: [Signature]
[Signature]
[Signature]

Refer To

Committee [Blank]
Date [Blank]
Chair [Blank]

Fav, Adv, Held (see rev. side)
Other: [Blank]
Members [Blank]

Refer To [Blank]

Committee [Blank]
Date [Blank]
Chair [Blank]

Fav, Adv, Held (see rev. side)
Other: [Blank]
Members [Blank]

Refer To [Blank]

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

CERTIFIED

CERTIFIED
DEC 0 1 2003
[Signature]
MUNICIPAL CLERK

CERTIFIED
DEC 0 1 2003
[Signature]
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED
[Signature]
DEC 0 9 2003
MAYOR