



Municipal Clerk  
Atlanta, Georgia

04-O-0268

A SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-04-04  
5-6-04

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 **300-304 Gibson Street, S.E.** be changed from the **R-5 (Two-Family Residential)** 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 12 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 suffice "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 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.

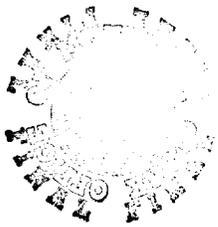
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

*Flonda Daughin Johnson*  
Municipal Clerk, CMC

ADOPTED by the Council  
APPROVED by the Mayor

JUN 07, 2004  
JUN 14, 2004

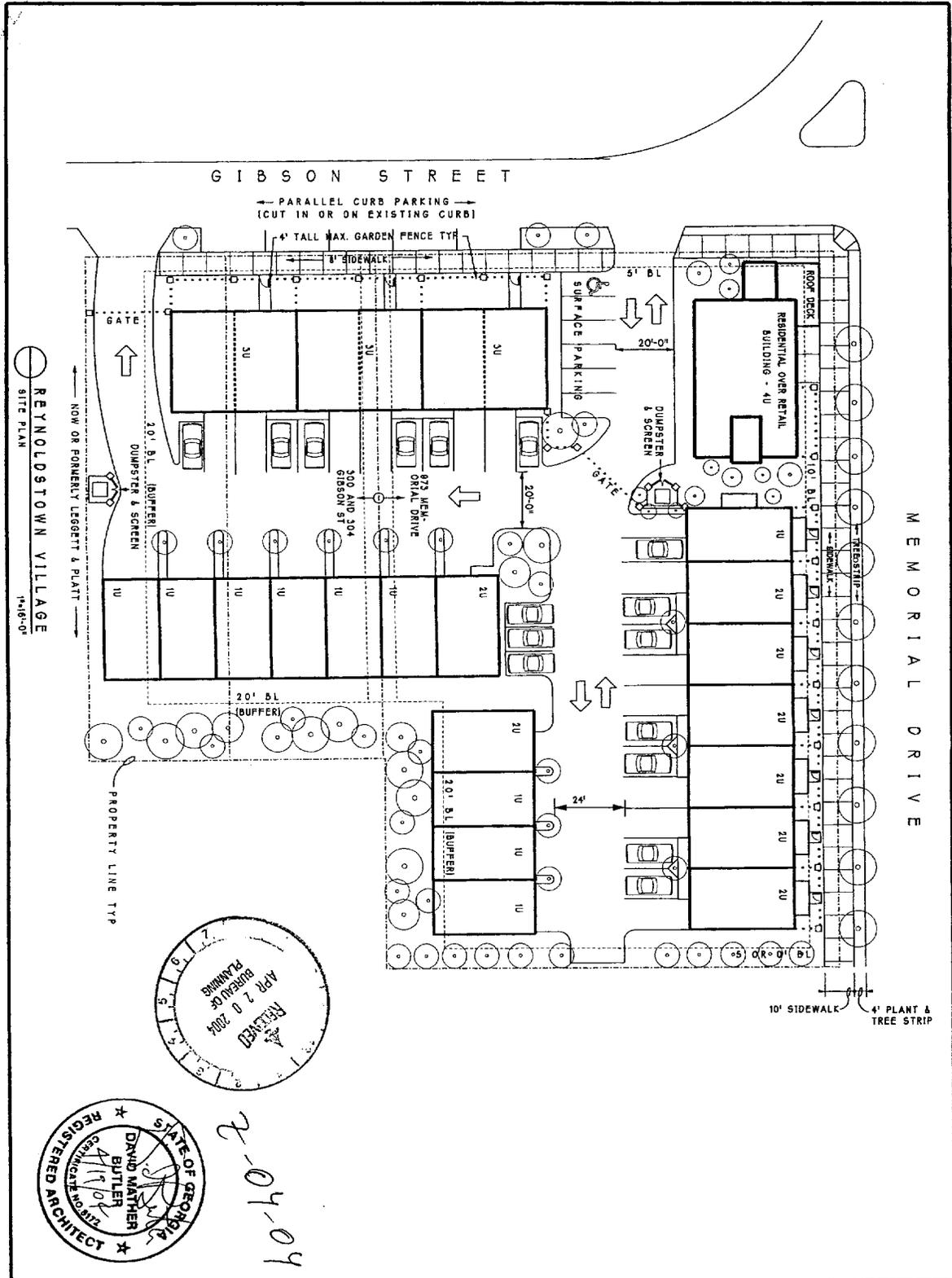


Conditions for Z-04-04

Site plan entitled "Memorial at Gibson Townhouses" prepared by Butler Architecture, dated April 12, 2004 and marked received by the Bureau of Planning, April 20, 2004.

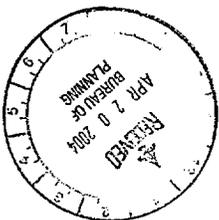
GIBSON STREET

PARALLEL CURB PARKING  
(CUT IN OR ON EXISTING CURB)



MEMORIAL DRIVE

10' SIDEWALK  
4' PLANT & TREE STRIP



2-04-04

**BUTLER**  
ARCHITECTURE

212 GIBSON ST.  
ATLANTA, GA 30318  
T 404 525-0800 F 404 525-4338  
© 2004 BUTLER ARCHITECTS, INC.

**NOTES**  
TOTAL ACRES: 12043 = 66814 SF  
GROSS LAND AREA = 66779  
RES FAR = 45815 / 66719 = .683  
CGM FAR = 219 / 66814 = .038  
TOTAL FAR = 0.701

**RESIDENTIAL UNITS**

UNIT SUBUNIT	QTY	SF	TOT. SF
1U - TOWNHOUSE	10	1551	15,200
2U - 2 STORY UNIT	8	1445	11,540
3U - 1 STORY UNIT	8	500	4,000
4U - FLAT ON RETAIL	3	1065	3,195
<b>TOTAL</b>	<b>29</b>	<b>30,300</b>	<b>33,935</b>

**PARKING**

TOWNHOUSE GARAGE PARKING	23
MIXED USE SURFACE PARKING	11
RESIDENTIAL SURFACE PARKING	16
<b>TOTAL PARKING</b>	<b>50</b>

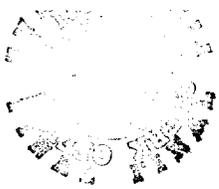
**KEY**

1U	1 UNIT THUS: 3 BEDROOM TOWN HOUSE
2U	2 UNITS THUS: 1-2 STORY UNIT OVER 1 SMALL FLAT
3U	3 UNITS THUS: 2-2 STORY UNITS OVER 1 LARGE FLAT
4U	3 RESIDENTIAL UNITS OPEN GROUND FLOOR RETAIL

**VARIANCES TO BE APPLIED FOR**  
1. BUFFER  
2. FRONT AND SIDE SETBACK  
3. PARKING FOR RETAIL  
4. USABLE OPEN SPACE

**PROJECT TITLE:**  
MEMORIAL AT GIBSON  
TOWN HOUSES  
PROJECT NO 01007  
SCHEMATIC 02/18

DATE:	04/21/04
DRAWING TITLE:	SITE PLAN
SHEET NO.:	



## Consolidated Legal Description for 300 and 304 Gibson Street

All that tract or parcel of land lying and being in Land Lot 12 of the 14<sup>th</sup> District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

7-04-04

BEGINNING at a point on the easterly right-of-way of Gibson Street (having a 40 foot right-of-way) located 155.35 feet and on a bearing of South 01 degree, 22 minutes and 58 seconds West as measured along the easterly right-of-way line of last said road from a ½ inch rebar set at the intersection formed by the easterly right-of-way line of last said road with the southerly right-of-way line of Memorial Drive, also known as Georgia Highway No. 154, (having a 50 foot right-of-way); thence leaving the easterly right-of-way of said Gibson Street and running South 88 degrees, 27 minutes and 17 seconds East for a distance of 176.50 feet to a ½ inch rebar set; thence South 01 degree, 22 minutes and 58 seconds West for a distance of 101.31 feet to a point; thence North 88 degrees, 27 minutes and 17 seconds West for a distance of 176.50 feet to a ¾ inch hollow pipe found located on the easterly right-of-way line of said Gibson Street; thence running along the easterly right-of-way line of last said road North 01 degree, 22 minutes and 58 seconds East for a distance of 101.31 to the point located at the POINT OF BEGINNING, containing 17,882 square feet (0.4105 acre) of land.

RCS# 5792  
6/07/04  
3:11 PM

Atlanta City Council

Regular Session

MULTIPLE

04-O-0268 AND 04-O-0462

ADOPT ON SUB

YEAS: 12  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 1  
ABSENT 1

E Smith	Y Winslow	NV Shook	Y Martin	Y Mitchell
B Starnes	Y Archibong	Y Muller	Y Maddox	Y Norwood
Y Young	Y Fauver	Y Moore	Y Mosley	Y Willis

MULTIPLE

04-0-0268

(Do Not Write Above This Line)

AN ORDINANCE Z-04-04  
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-5 (TWO-FAMILY RESIDENTIAL) DISTRICT TO THE C-1 (COMMUNITY BUSINESS) DISTRICT, PROPERTY LOCATED AT 300-304 GIBSON STREET, S.E., FRONTING 101.31 FEET ON THE EAST SIDE OF GIBSON STREET BEGINNING 155.35 FEET SOUTH FROM THE SOUTHEAST CORNER OF MEMORIAL DRIVE.  
DEPTH: 176.50 FEET; AREA: 17,882 SQUARE FEET; LAND LOT 12, 14<sup>TH</sup> DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: EASTWORKS, LLC  
APPLICANT: DAVID M. BUTLER  
NP7-N COUNCIL DISTRICT 5

ADOPTED BY

JUN 07 2004

COUNCIL

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

Date Referred 2/16/04  
Referred To: ZRB + Zoning

First Reading

Committee Zoning  
Date 6/2/2004  
Chair [Signature]

Committee ZONING  
Date JUNE 2 2004  
Chair [Signature]  
Action: ON SUBSTITUTE  
Fav, Adv, Held (see rev. side)  
Other: [Signature]  
Members: [Signature]  
Refer To: [Signature]

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

CERTIFIED

[Signature]  
MUNICIPAL CLERK

CERTIFIED  
JUN 07 2004  
[Signature]  
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED  
[Signature]  
JUN 14 2004  
MAYOR