



Municipal Clerk
Atlanta, Georgia

03-O-2242

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-03-80
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 **835 Wylie Street, S.E.** be changed from the **I-1 (Light Industrial)** 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 **20** 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 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.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,

Rhonda Daughtrick Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

AUG 16, 2004
AUG 20, 2004



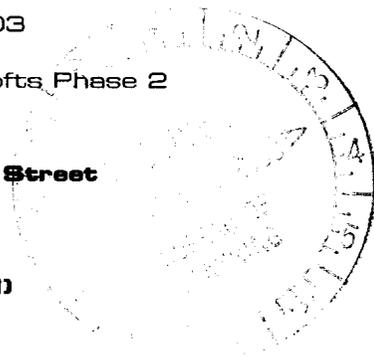
Conditions for Z-03-80

1. Site plan entitled "Midtown Lofts, Phase II, Wylie Street, Reynoldstown Neighborhood, Atlanta, Georgia" prepared by Pimsler-Hoss Architects, dated April 1, 2004, last revised April 26, 2004 and marked received by the Bureau of Planning, May 6, 2004.
2. There shall be no private gates (either vehicular and pedestrian) at the ends of the new north-south street.
3. The maximum height of any fence between any street and buildings shall be 48 inches. One operable gate for each ground floor unit shall be installed.



PIMSLER • HOSS
ARCHITECTS INC

Date: 12/16/2003
Project: Milltown Lofts Phase 2
Application No: **Z 03 80**
835 Wylie Street



LEGAL DESCRIPTION (revised)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots ~~8-45~~²⁰ of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

Beginning at an iron pin placed 119' to the west of the south westerly intersection of Wylie Street (having a fifty foot right-of-way) and Chester Avenue and running South 01 degrees 35 minutes 14 seconds West a distance of 278 feet to a point: thence North 87 degrees 37 minutes 41 seconds West a distance of 183.9 feet to a point: thence 00 degrees 54 minutes 48 seconds West a distance of 140.3 feet: thence North 85 degrees 50 minutes 12 seconds West a distance of 130.7 feet to a fence post: thence North 00 degrees 22 minutes 50 seconds East at a distance of 142.7 feet to a fence post: thence South 86 degrees 02 minutes 00 seconds East at a distance of 140.8 feet to a point: thence South 88 degrees 34 minutes 24 seconds East at a distance of 182 feet to the iron pin at the start of the property.

RCS# 5948
8/16/04
3:11 PM

Atlanta City Council

Regular Session

03-O-2242 Z-03-80 REZONE I-1 TO C-1-C 835 WYLIE ST

ADOPT ON SUB

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 Sheperd	NV Borders

03-O-2242

03-0-2242

(Do Not Write Above This Line)

AN ORDINANCE Z-03-80
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE C-1 (COMMUNITY BUSINESS) DISTRICT, PROPERTY LOCATED AT 835 WYLIE STREET, S.E., FRONTING 322.8 FEET ON THE SOUTH SIDE OF WYLIE STREET BEGINNING 103 FEET WEST FROM THE SOUTHWEST CORNER OF CHESTER AVENUE. PROPERTY ALSO FRONTS 184.17 FEET ON THE NORTH SIDE OF FIELD STREET. DEPTH: VARIES; AREA: 1.61 ACRES; LAND LOT 20, 14TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: SELIG ENTERPRISES, INC.
APPLICANT: RANDY E. PIMSLER
NPU-8 COUNCIL DISTRICT 5

ADOPTED BY

AUG 16 2004

COUNCIL

SUBSTITUTE

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

Date Referred 1/5/04

Referred To: ZRB & Zoning

First Reading

Committee
Date
Chair

Committee

Date
Chair

Actions
Fav, Adv, Held (see rev. side)
Other
Members

Refer To

Committee

Date
Chair

Actions
Fav, Adv, Held (see rev. side)
Other
Members

Refer To

Committee
Date
Chair

Committee

Date
Chair

Actions
Fav, Adv, Held (see rev. side)
Other
Members

Refer To

Committee

Date
Chair

Actions
Fav, Adv, Held (see rev. side)
Other
Members

Refer To

COUNCIL ACTION

- 2nd
- 1st & 2nd Readings
- 3rd
- Consent
- V Vote
- RC Vote

CERTIFIED

CERTIFIED
AUG 16 2004
ATLANTA CITY COUNCIL PRESIDENT
[Signature]

MAYOR'S ACTION

CERTIFIED
[Signature]
AUG 20 2004
MAYOR