

CITY COUNCIL  
ATLANTA, GEORGIA



AN ORDINANCE

Z-04<sup>45</sup>/Z-93-38

BY: COUNCILMEMBER CLETA WINSLOW

*Cleta Winslow* 04-0-0759

AN ORDINANCE TO AMEND ORDINANCE  
Z-93-38, ADOPTED BY CITY COUNCIL  
DECEMBER 20, 1993 AND APPROVED BY  
THE MAYOR DECEMBER 27, 1993, REZONING  
FROM THE I-1 (LIGHT INDUSTRIAL) DISTRICT  
TO THE C-5-C (CENTRAL BUSINESS SUPPORT-  
CONDITIONAL) DISTRICT, PROPERTY LOCATED  
AT NORTHSIDE DRIVE/NELSON STREET/HAYNES  
STREET/PETERS STREET/MCDANIEL STREET, S.W.  
(CASTLEBERRY HILL) FOR THE PRUPOSE OF  
APPROVING A CHANGE OF CONDITIONS.  
NPU-M COUNCIL DISTRICT 4

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA as follows:

SECTION 1. That Ordinance Z-93-38, adopted by City Council December 20, 1993 and approved by the Mayor December 27, 1993, rezoning from the I-1 (Light Industrial) District to the C-5-C (Central Business Support-Conditional) District, property located at Northside Drive/Nelson Street/Haynes Street/Peters Street/McDaniel Street, S.W. (Castleberry Hill) is hereby amended as follows:

That part of the property zoned to the C-5-C (Central Business Support-Conditional) District by Ordinance Z-93-38 which is shown on the attached site plan marked "Exhibit A" shall no longer be subject to any written conditions of Z-93-38.

SECTION 2. The property shown on attached "Exhibit A" shall be subject to the conditional site plan entitled "Proposed Development at Trenholm and Larkin" prepared by Rees/Design Associates, P.C., dated March 22, 2004 and marked received by the Urban Design Commission March 22, 2004.

SECTION 3. A copy of Ordinance Z-93-38, marked Exhibit B, is attached for reference purposes.

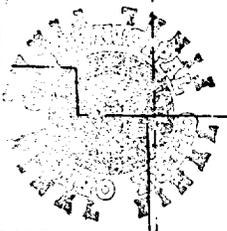
SECTION 4. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

A true copy,

*Rhonda Daughtrick Johnson*  
Municipal Clerk, CMC

ADOPTED by the Council  
APPROVED by the Mayor

AUG 16, 2004  
AUG 20, 2004

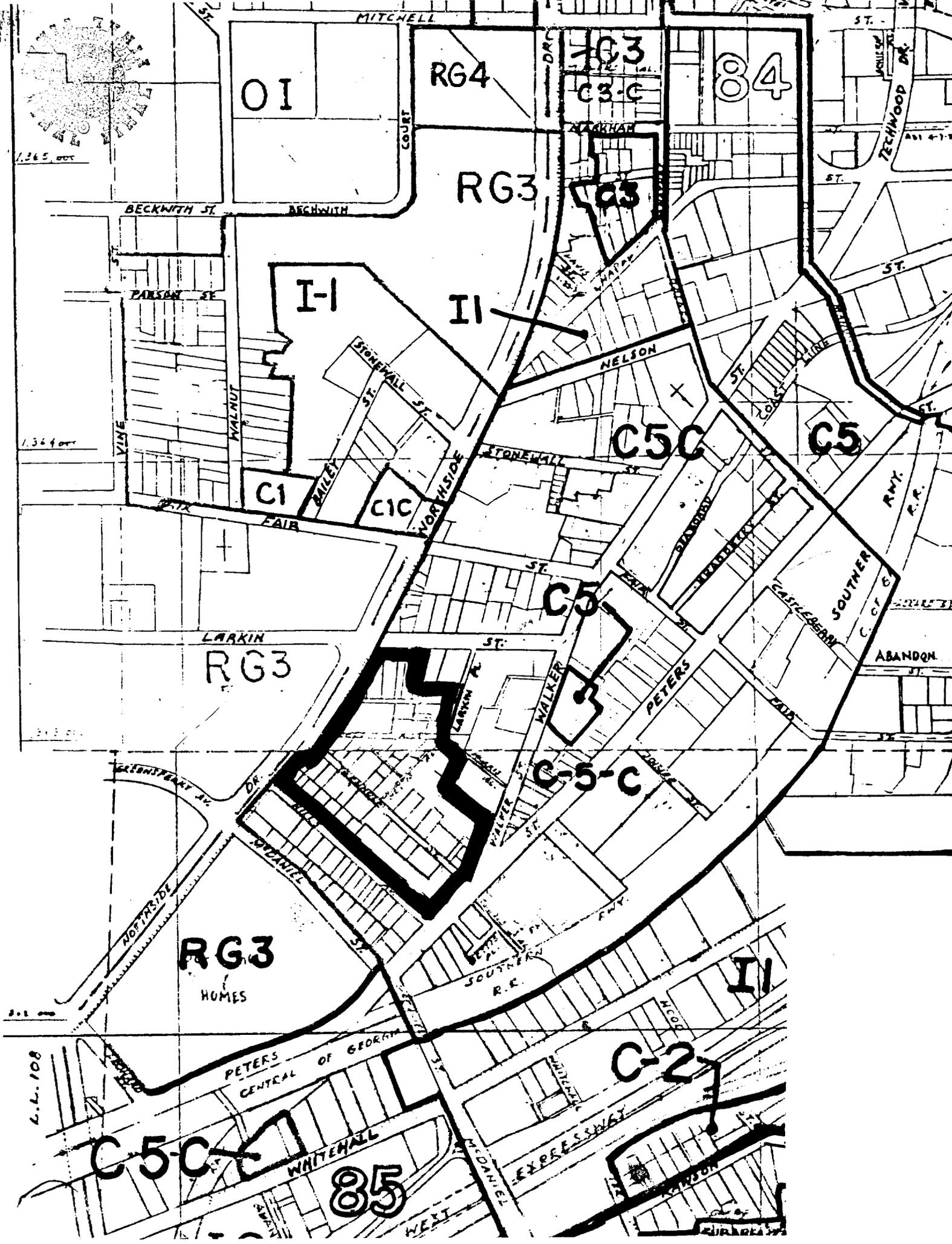


1.365 over

1.364 over

3.1 over

L.L. 108

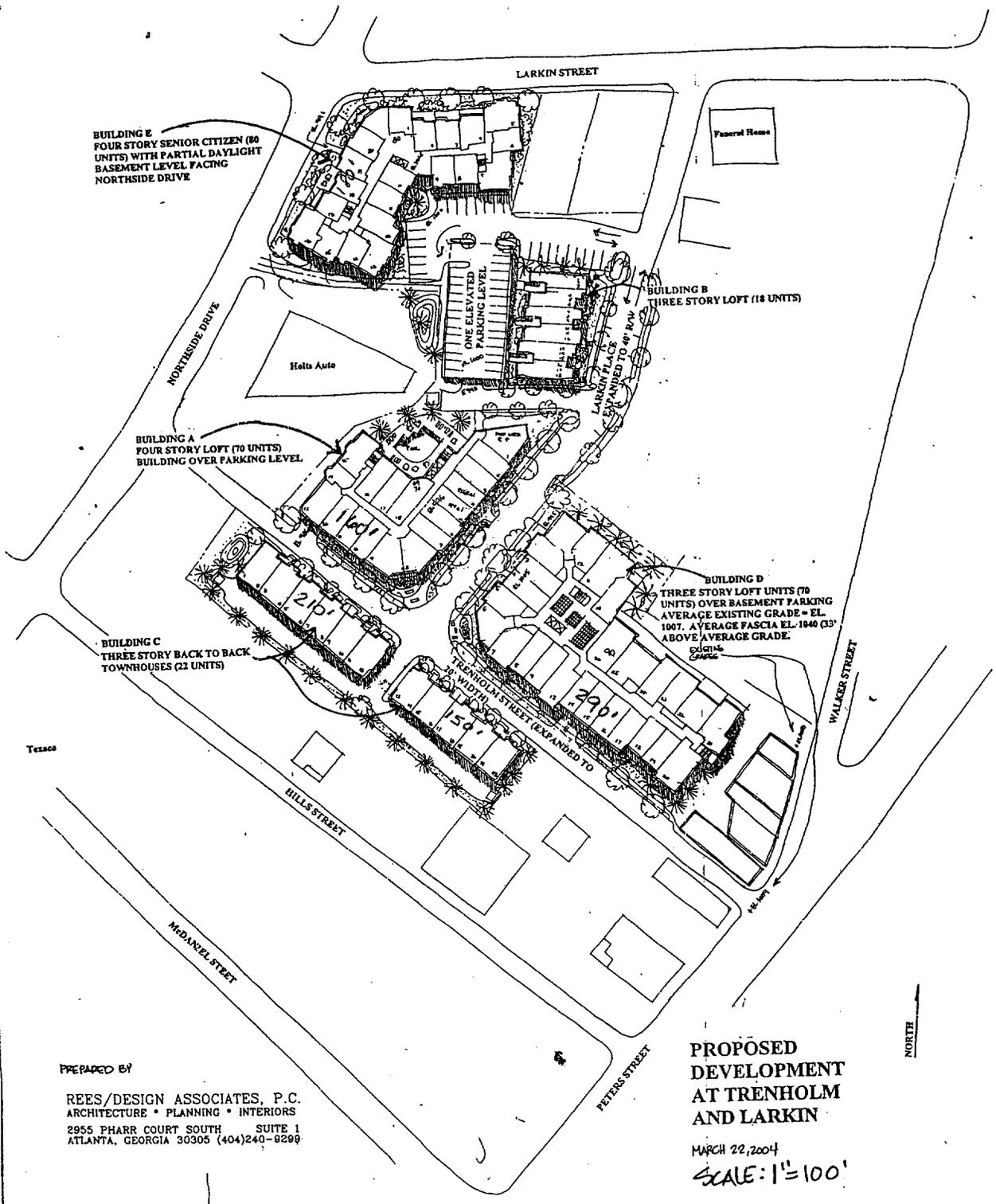


Jeff  
4/681-9562

RECEIVED

MAR 22 2004

ATLANTA URBAN  
DESIGN COMMISSION



PREPARED BY  
REES/DESIGN ASSOCIATES, P.C.  
ARCHITECTURE • PLANNING • INTERIORS  
2955 PHARR COURT SOUTH SUITE 1  
ATLANTA, GEORGIA 30305 (404)240-9299

PROPOSED  
DEVELOPMENT  
AT TRENHOLM  
AND LARKIN

MARCH 22, 2004  
SCALE: 1" = 100'

Exhibit A  
page 1 of 1

Municipal Clerk  
Atlanta, Georgia

93-0-1325

SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-93-38  
10-7-93

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA,  
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 Northside Drive/Nelson Street/Haynes Street/Peters Street/McDaniel Street, S.W. (Castleberry Hill) be changed from I-1 (Light Industrial) District, to C-5-C (Central Business Support-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 84 & 85 of the 14th District, Fulton County, Georgia, being more particularly described by the attached plat.

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.

Exhibit B

Page 1 of 5

A true copy.  
*Olivia P. Woods*

ADOPTED by City Council December 20, 1993  
APPROVED by the Mayor December 27, 1993



### Conditions for Z-93-38

1. All contributing structures to the National Register District must be preserved.
2. Any new modification to the facade of any building shall require the approval of the Atlanta Urban Design Commission.
3. New structures shall require the approval of the Atlanta Urban Design Commission.
4. No building shall exceed the maximum building height of others in the same block.

Exhibit B  
page 2 of 5



#93-0-1325

Z-93 - 38

11/4/93

Amendment

Amend the substitute ordinance to add the following additional conditions:

5. The Atlanta Urban Design Commission shall have the authority to grant height variances for those buildings whose height exceeds the maximum building heights of others on the same block.
6. Front yard setback and side yard setback shall be zero.
7. The floor area ration (F.A. R.) shall not exceed 3.0.

Exhibit B

Page 3 of 5



BECKWITH

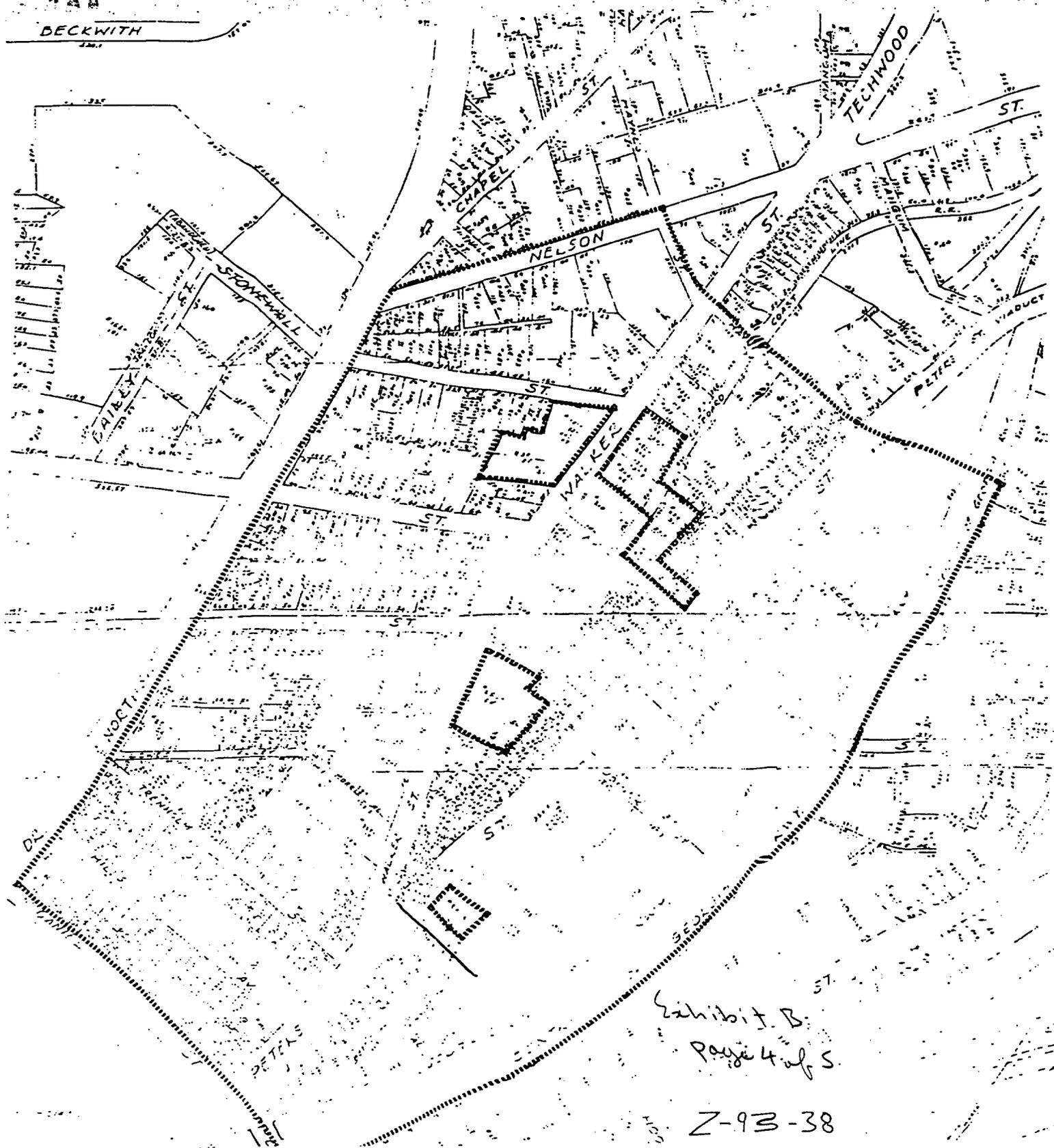


Exhibit B  
Page 4 of 5

Z-93-38



#11

(Do Not Write) **04-0759**

AN ORDINANCE Z-0445/Z-93-38  
BY: COUNCILMEMBER CLETA WINSLOW  
*Cleta Winslow*

AN ORDINANCE TO AMEND  
ORDINANCE Z-93-38, ADOPTED BY  
CITY COUNCIL DECEMBER 20, 1993  
AND APPROVED BY THE MAYOR  
DECEMBER 27, 1993, REZONING  
FROM THE I-1 (LIGHT INDUSTRIAL)  
DISTRICT TO THE C-5-C (CENTRAL  
BUSINESS SUPPORT-CONDITIONAL)  
DISTRICT, PROPERTY LOCATED AT  
NORTHSIDE DRIVE/NELSON STREET/  
HAYNES STREET/PETERS STREET/  
MCDANIEL STREET, S.W.  
(CASTLEBERRY HILL) FOR THE  
PURPOSE OF APPROVING A  
CHANGE OF CONDITIONS.  
NPU-M COUNCIL DISTRICT 4  
ADOPTED BY 4

AUG 16 2004

COUNCIL

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

Date Referred *4/19/04*

Referred To: *3rd & zoning*

Committee \_\_\_\_\_ First Reading \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Actions: \_\_\_\_\_  
Fov, Adv, Held (see rev. side) \_\_\_\_\_  
Other: \_\_\_\_\_

Members: \_\_\_\_\_  
*Wally Mackley*  
*John Howard*  
*Wanda Williams*  
*Charles A. Chen*

Refer To \_\_\_\_\_

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Actions: \_\_\_\_\_  
Fov, Adv, Held (see rev. side) \_\_\_\_\_  
Other: \_\_\_\_\_

Members \_\_\_\_\_

Refer To \_\_\_\_\_

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Actions: \_\_\_\_\_  
Fov, Adv, Held (see rev. side) \_\_\_\_\_  
Other: \_\_\_\_\_

Members \_\_\_\_\_

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Actions: \_\_\_\_\_  
Fov, Adv, Held (see rev. side) \_\_\_\_\_  
Other: \_\_\_\_\_

Members \_\_\_\_\_

Refer To \_\_\_\_\_

Refer To \_\_\_\_\_

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

**CERTIFIED**

**CERTIFIED**  
 AUG 16 2004  
 ATLANTA CITY COUNCIL PRESIDENT  
*Joe Dr. Foster*

**CERTIFIED**  
 AUG 16 2004  
 Municipal Clerk  
*Wanda Williams*

**MAYOR'S ACTION**

**APPROVED**  
*Wally Mackley*  
 AUG 20 2004  
 MAYOR