



City Council  
Atlanta, Georgia

**05-O-0868**

**Z-05-38**

Date Filed: 3-22-05

*AN AMENDED* ORDINANCE  
BY: ZONING COMMITTEE

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 **160-172 Carroll Street, S.E.**, be changed from the LD-20A Subarea 3 (Cabbagetown Landmark) District to the LD-20A Subarea 4- C (Cabbagetown Landmark Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 20, 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.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

  
Deputy Clerk

ADOPTED as amended by the Council  
APPROVED by the Mayor

JUL05, 2005  
JUL12, 2005

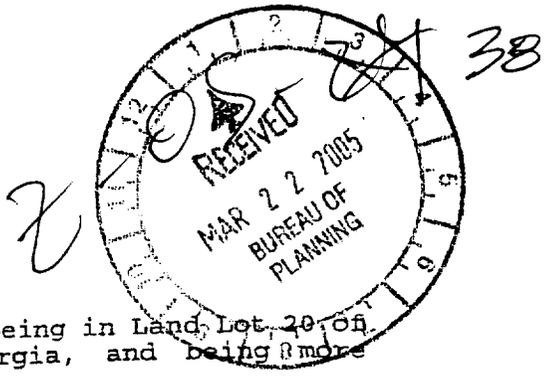


**Conditions for Z-05-38  
160 – 172 Carroll Street, S.E.**

1. Site plan submitted by the applicant for 160 – 172 Carroll Street, S.E. received by the Bureau of Planning on 03/22/05.



EXHIBIT "A"



All that tract or parcel of land lying and being in Land Lot 20 on the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the east side of Carroll Street, said iron pin being located 236.63 feet north of the northeast intersection of Carroll Street and Priscock Street (AKA Pickets Alley); thence north 02 degrees 08 minutes 54 seconds east a distance of 300.07 feet to an iron pin set; thence south 88 degrees 05 minutes 05 seconds east a distance of 87 feet to an iron pin found; thence south 05 degrees 28 minutes 20 seconds west a distance of 69 feet to an iron pin set; thence south 02 degrees 12 minutes 59 seconds west a distance of 231.04 feet to an iron pin found; thence north 87 degrees 57 minutes 02 seconds west a distance of 82.72 feet to an iron pin found and POINT OF BEGINNING, all as more particularly shown on a survey for Carroll Street, LLC by McClung Surveying Services, Inc. dated January 17, 2002.

160 - 180 CARROLL ST, ATLANTA, GA

RCS# 6826  
7/05/05  
3:33 PM

Atlanta City Council

Regular Session

MULTIPLE            05-O-0880 05-O-0869 05-O-0867 05-O-0868  
                      05-O-0857 05-O-0858 05-O-0535  
                          ADOPT AS AMEND

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 3  
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	NV Willis
Y Winslow	NV Muller	Y Sheperd	NV Borders

MULTIPLE

05-0-0868

(Do Not Write Above This Line)

AN ORDINANCE Z-05-38  
BY: ZONING COMMITTEE

An Ordinance to rezone from the LD-20A Subarea 3 (Cabbagetown Landmark) District to the LD-20A Subarea 4 (Cabbagetown Landmark) District, property located at 160-172 Carroll Street, S.E., fronting approximately 300 feet on the east side of Carroll Street and approximately 236.63 feet north of Priscock Street (a.k.a. Picketts Alley). Depth: varies. Area: .574 acres; Land Lot 20, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: CABBAGETOWN PROPERTIES, LLC  
APPLICANT: LOU FOAH  
NPU: N COUNCIL DISTRICT 5

AS AMENDED

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

Date Referred 5-16-2005

Referred To: ZRB & Zoning

Date Referred

Referred To: ADOPTED BY

Date Referred

JUL 05 2005

Referred To:

COUNCIL

First Reading

Committee ZONING  
Date 7/1/2005  
Chair [Signature]  
Referred To [Signature]

Committee

Date

Chair

Action

Fav. Adv. Hold (see rev. side)

Other

Members

Members

[Signature]

[Signature]

Refer To

Refer To

Committee

Date

Chair

Action

Fav. Adv. Hold (see rev. side)

Other

Members

Committee

Date

Chair

Action

Fav. Adv. Hold (see rev. side)

Other

Members

Refer To

Refer To

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

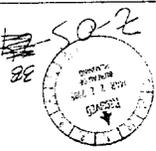
CERTIFIED

JUL 05 2005

CERTIFIED  
JUL 05 2005  
[Signature]  
MAYOR

MAYOR'S ACTION

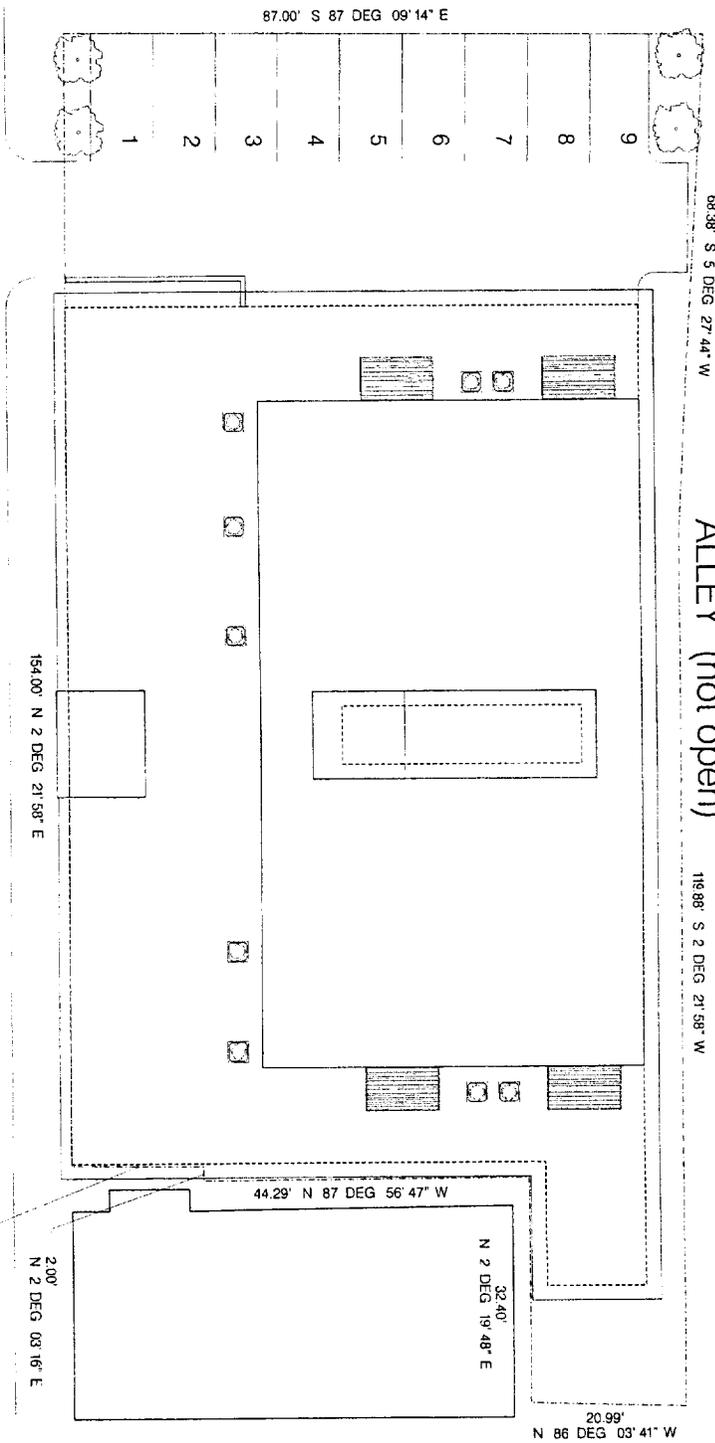
[Signature]



site / roof plan  
SCALE: 1/8" = 1' 0"

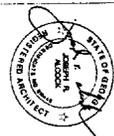
CARROLL STREET

Z-05-38



ALLEY (not open)

172-180 CARROLL STREET		8 RESIDENTIAL UNITS	
TOTAL SITE AREA NET	32,141 SF		
TOTAL SITE AREA	32,141 SF		
ALLOWABLE RESIDENTIAL FLOOR AREA RATIO	74%	12,580 SF	
ACTUAL RESIDENTIAL FLOOR AREA RATIO	114%		
TOTAL USABLE OPEN SPACE REQUESTED	40	643 SF	
ACTUAL USABLE OPEN SPACE	40	491 SF	
SITE AREA	32,141 SF	74%	12,580 SF
MAX FLOORS	1.75	114%	
PARKING SPACES REQUIRED	96 / UNIT	9 SPACES	
PROVIDED		9 SPACES	



Juliedge atcock  
181 HOWARD STREET  
ATLANTA, GA 30303  
PH: 404.788.5735

project number: 04-15

CARROLL STREET LOFTS

172-180 carroll street, atlanta, georgia

NOT TO BE USED FOR CONSTRUCTION

DATE ISSUED: 07/20/05

172-180 CARROLL STREET SITE / ROOF PLAN

DATE: 07/20/05

172-180 CARROLL STREET SITE / ROOF PLAN

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MULTIPLE