

12-0-1037

(Do Not Write Above This Line)

AN ORDINANCE Z-12-26  
BY: ZONING COMMITTEE

An Ordinance to rezone from the C-2 (Commercial Service) District to the C-3 (Commercial Residential) District, property located at 425 14<sup>TH</sup> STREET, N.E. fronting approximately 300 feet on the north side of 14<sup>th</sup> Street at the westerly intersection of Mecaslin Street and 14<sup>th</sup> Street.. Depth: approximately 388 feet. Acres: approximately 2.35. Land Lot 149, 17<sup>th</sup> District, Fulton County, Georgia.

OWNER: MEREDITH CORPORATION  
APPLICANT: MEREDITH CORPORATION/M. HAKIM HILLIARD, ESQUIRE  
NPU E  
COUNCIL DISTRICT 3

As Amended  
ADOPTED BY

FEB 04 2013

COUNCIL

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

Date Referred: 8/20/12  
 Referred To: Zoning + ZRB  
 Date Referred:  
 Referred To:  
 Date Referred:  
 Referred To:

Committee: Zoning  
 Date: Aug 20 2012  
 Chair: [Signature]  
 Referred To: ZRB & Zoning

Committee: [Signature]  
 Date: 1/16/13  
 Chair: [Signature]  
 Action: Fav, Adv, Hold (see rev. side)  
 Other:  
 Members:  
 Refer To:

Committee:  
 Date:  
 Chair:  
 Action: Fav, Adv, Hold (see rev. side)  
 Other:  
 Members:  
 Refer To:

Committee: [Signature]  
 Date: 1/30/13  
 Chair: [Signature]  
 Action: Fav, Adv, Hold (see rev. side)  
 Other: As Amended by Commission  
 Members: [Signature]  
 Refer To:

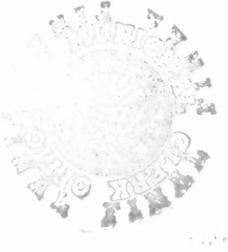
Committee:  
 Date:  
 Chair:  
 Action: Fav, Adv, Hold (see rev. side)  
 Other:  
 Members:  
 Refer To:

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

CERTIFIED  
 FEB 04 2013  
 ATLANTA CITY COUNCIL PRESIDENT  
 [Signature]

CERTIFIED  
 FEB 04 2013  
 Rhonda Daughlin Johnson  
 MUNICIPAL CLERK

MAYOR'S ACTION  
 APPROVED  
 FEB 13 2013  
 WITHOUT SIGNATURE  
 BY OPERATION OF LAW



City Council  
Atlanta, Georgia

**12-O-1037**

**Z-12-26**

Date Filed: 7-10-12

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 **425 14<sup>TH</sup> STREET, N.E** be changed from the C-2 (Commercial Service) District to the C-3-C ( Commercial Residential-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and Land Lot 149, 17<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

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,

ADOPTED as amended by the Atlanta City Council  
APPROVED as per City Charter Section 2-403

February 04, 2013  
February 13, 2013

  
Deputy Municipal Clerk



Conditions for Z-12-26

425 14<sup>th</sup> Street, NW  
2.35 Acres

1. The portion of the property known as 425 14th Street, NW that is currently zoned C-2 (Commercial Service) District (approximately 2.35 acres) is hereby rezoned to C-3-C (Commercial-Residential-Conditional) District.
2. One (1) sign employing changing sign technology (the "Sign") shall be permitted to be erected on the property described in Condition 1. (the "Property") in compliance with the standards set forth in Zoning Code Section 16-28A.010(7).
3. The Sign shall be designed and installed substantially in accordance with the drawings prepared by Henry Graphics Architectural Signage, revision date October 12, 2012, a copy of which is attached hereto as Exhibit A.
4. The Sign shall be installed at the corner of 14<sup>th</sup> Street and Mecaslin Street as shown on Exhibit A.
5. The area around the Sign shall be landscaped substantially in accordance with the plan prepared by Piedmont Landscape dated January 2012, a copy of which is attached hereto as Exhibit B.
6. Principal uses and structures allowed in the C-3 (Commercial-Residential) District shall be permitted on the Property, except that adult businesses as defined in Zoning Code Section 16-29.001(3) shall not be permitted.
7. All lighting associated with the Sign shall be set so as to minimize the glare on adjoining properties and to reduce the individual lamp output between dusk and dawn by use of a photoelectric daylight sensor.

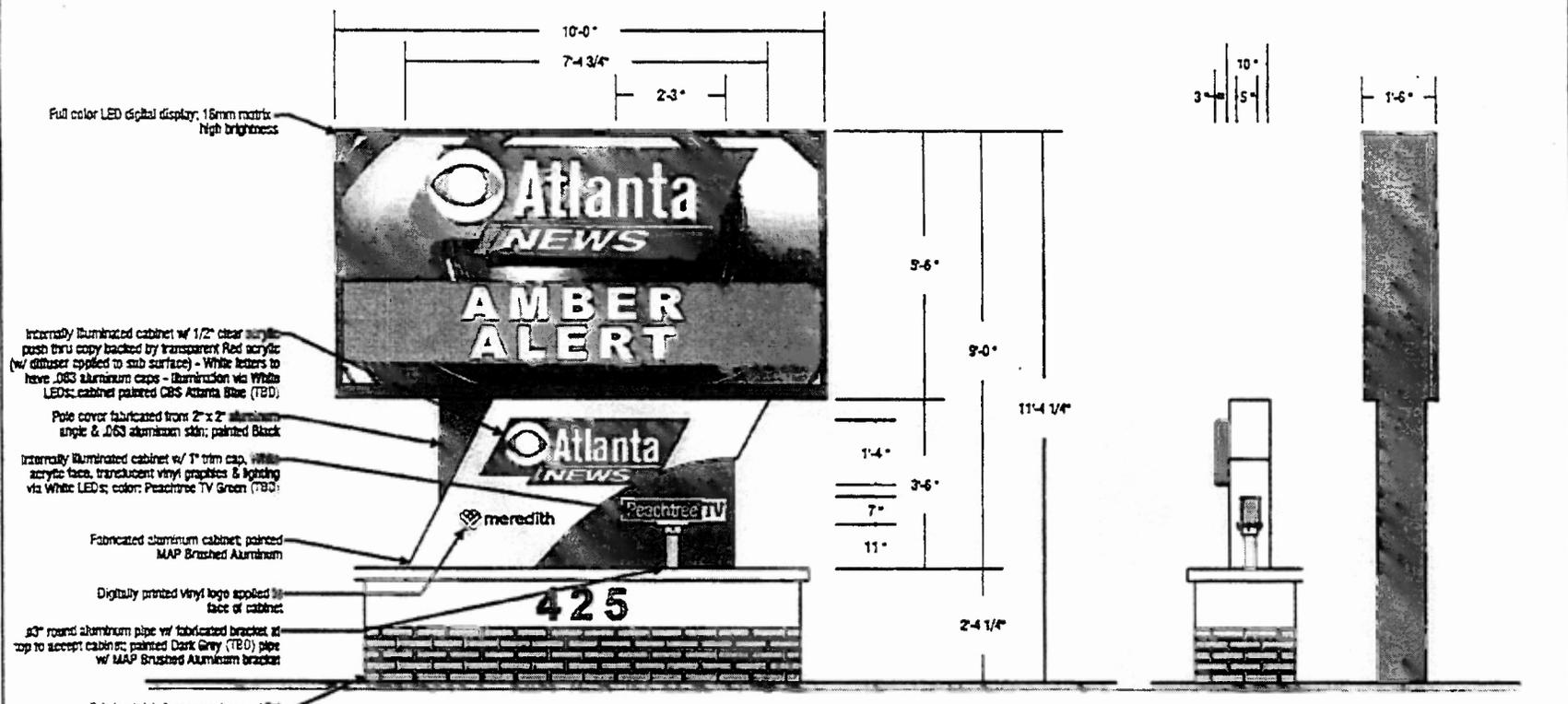


**EXHIBIT A**



# CBS Atlanta Main Building ID w/ Digital Display

770-933-5222  
Fax: 770-614-3056  
toll free 1-866-744-6999  
1030 Parloway Industrial Park Dr.  
Rosford, GA 30510



Disclaimer: The People Meter™ System (PMS) is a measurement system owned and used by the phone and industry. You may specify a certain PMS number to use with your project, however you should note that every competitor involved makes a claim in order to show an accurate PMS system, you should consult our Sales Department to view an actual PMS user screen page.

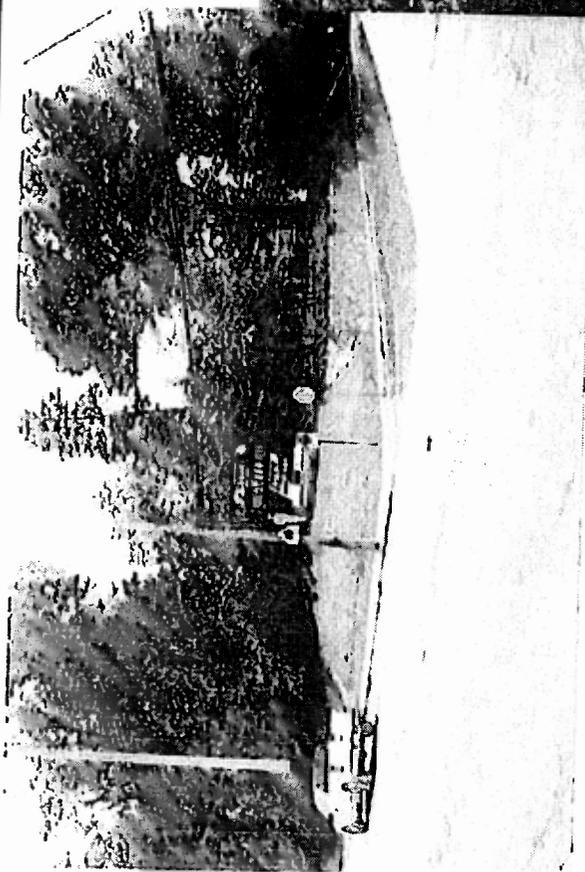
Qty: One (1) S/F

Sheet: <b>01.00</b>	Project: Internally illuminated building ID monument w/ full color digital display	Project Address: 425 14th Street NW Atlanta, GA 30318	Issue Date: 10-11-12 Revised: 10-12-12	Author: Shannon Henry shen@henrygraphics.com Designer: Michael Johnson mjohn@henrygraphics.com	Scale: As noted	Date: _____ Approval: _____	<p>No part of this drawing or any portion of any document, file, and data may be reproduced, stored, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Henry Graphics, Inc. All dimensions are in feet and inches unless otherwise noted. Actual construction dimensions may vary slightly due to material tolerances.</p>
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**CBS Atlanta**  
Main Building ID w/ Digital Display

770-932-3372  
Fax 770-914-3056  
toll free 1-866-744-6999  
1000 Parkway Industrial Park Dr.  
Buford, GA 30516



**1** VIRTUAL ELEVATION  
Scale: = 1/16" = 1'-0"



**2** VIRTUAL ELEVATION  
Scale: = 1/8" = 1'-0"

Sheet <b>01.01</b>	Project: Internally illuminated building ID monument w/ full color digital display	Project Address: 425 14th Street, NW Atlanta, GA 30318	Issues Date: 10-11-12 Revisit: 10-12-12	Schedule: Review 1 hour Preparation: 1 hour Design: 1 hour Production: 1 hour	Scale: As noted	Date: Approval:
	<small>           This drawing is the property of the Architect and is to be used only for the project and location specified. It is not to be used for any other project or location without the written consent of the Architect. The Architect assumes no responsibility for the accuracy of the information provided by the client. The Architect is not responsible for any errors or omissions in this drawing. The Architect is not responsible for any construction or installation of the project. The Architect is not responsible for any damage to the project or any other property. The Architect is not responsible for any liability or legal action. The Architect is not responsible for any other matter.         </small>					



**EXHIBIT B**



# CBS Atlanta

Enhancement Proposal

January 2012



### Proposal:

- Remove Existing Liriope. Add Plantings:
- 6 Nellie Stevens Holly 6-8'
- 3 Eastern Redbud - 2.5"
- 16 Knockout Rose - 3 gal.
- 250 Liriope 'Big Blue' - 1 gal.

Add Annual Bed

PIEDMONT

a yellowstone landscape company



Z-12-16

## ZONING DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 149 of the 17<sup>th</sup> District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point at the southwest end of the mitered intersection of the westerly right-of-way line of Mecaslin Street (50' R/W) with the northerly right-of-way line of 14<sup>th</sup> Street, also known as State Route 9 (Variable R/W); thence along said right-of-way line of 14<sup>th</sup> Street North 89 degrees 41 minutes 27 seconds West a distance of 300.03 feet to a point; thence leaving said right-of-way line North 00 degrees 18 minutes 33 seconds East a distance of 70.00 feet to a point; thence North 13 degrees 43 minutes 45 seconds East a distance of 60.36 feet to a point; thence North 90 degrees 00 minutes 00 seconds East a distance of 78.46 feet to a point; thence North 04 degrees 55 minutes 25 seconds West a distance of 258.61 feet to a point; thence South 89 degrees 58 minutes 19 seconds East a distance of 250.19 feet to a point on said right-of-way line of Mecaslin Street; thence along said right-of-way line South 00 degrees 01 minutes 41 seconds West a distance of 365.87 feet to a point at the northeasterly end of the mitered intersection with 14<sup>th</sup> Street; thence along said miter South 43 degrees 42 minutes 51 seconds West a distance of 30.31 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 2.35 acres.

