

CITY COUNCIL  
ATLANTA, GEORGIA

02-0-0473

SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-02-08  
DATE FILED: 4-11-02

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 **2004 Metropolitan Parkway, S.W.** be changed from the **C-1 (Community Business)** District to the **C-2-C (Commercial Service-Conditional)** District, to wit:

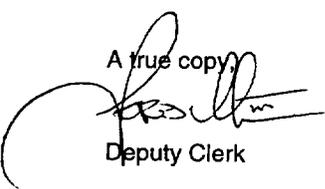
ALL THAT TRACT or parcel of land lying and being in Land Lot **90** of the **14<sup>th</sup>** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

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.

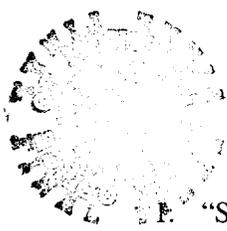
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

  
Deputy Clerk

ADOPTED as amended by the Council  
APPROVED by the Mayor

JUN 03, 2002  
JUN 10, 2002



### Conditions for Z-02-08

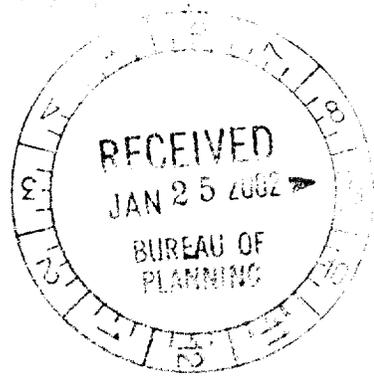
1. "Site plan entitled "Site Plan, An Automobile Repair Storage for Mr. McArthur Hollis, 2004 Metropolitan Parkway, S.W., Atlanta, Fulton County, Georgia 30312" prepared by William Norman Fuller, Registered Architect, dated December 6, 2001 and marked received by the Bureau of Planning January 25, 2002.
2. This property may be used for all uses permitted in the C-1 district (subject to any other requirements of the zoning ordinance) and for a repair garage, paint and body shop (Section 16-12.003 (27)).
3. *A primary pedestrian entrance shall be directly accessible and visible from the adjacent sidewalk along Metropolitan Parkway and shall remain unlocked during business hours for non-residential uses.*
4. *On-site surface parking shall not be located between the principal structure and the street. Parking shall be located in the side and rear yards only.*
5. *The transitional rear yard shall be landscaped with evergreen groundcover or shrubs and shall be planted with two (2) trees with a minimum three (3) inch caliper.*
6. *Chain link fencing shall not be located in the front and side yards between the principal structure and the street. Fencing in the rear yard shall be a minimum of six (6) feet in height and shall be opaque to screen from adjacent residential properties.*
7. *Surface parking lighting shall reduce light spillage onto adjacent residentially zoned properties by providing cutoff luminaires which a maximum ninety (90) degree illumination.*
8. *Hours of operation: a business establishment shall remain closed between the hours of 11:00 p.m. and 6:00 a.m.*
9. *The sidewalk and curbing shall be constructed in accordance with the Metropolitan Streetscape Plan and shall require a Special Administrative Approval by the Bureau of Planning before issuance of a building permit.*

Amendment Incorporated by krp/OMC 6/04/02.



202-08/2-96-52

LEGAL DESCRIPTION

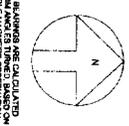
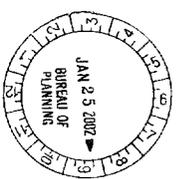
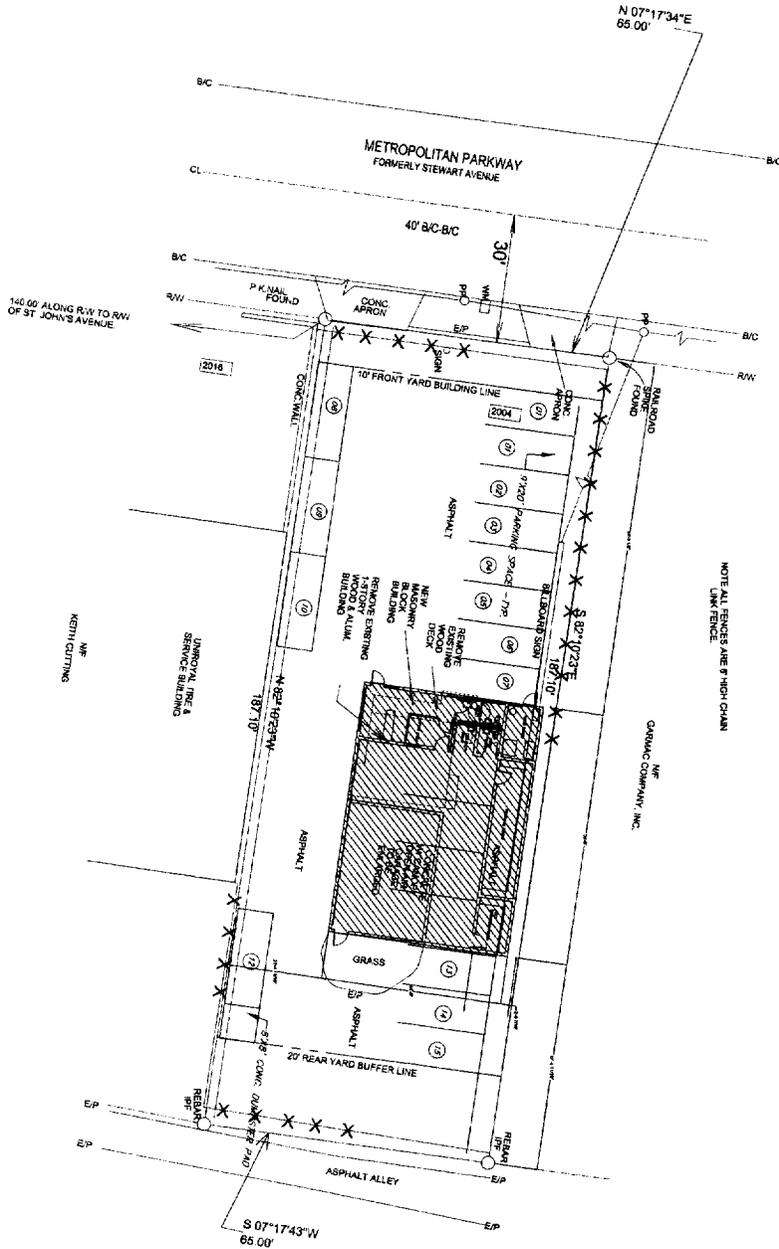


All that tract or parcel of land lying in land lot 90 of the 14th district of Fulton County, Georgia and being more particularly described as follows:

Beginning at a point along a line running northeasterly (N07d17'34"E) a distance of one hundred and forty (140.00') feet from the intersection of right of ways forming the northeast corner of St. John's Avenue and Metropolitan Parkway; running thence northeasterly (N07d17'34"E) along the east side of Metropolitan Parkway a distance of sixty-five (65.00') feet to a railroad spike; thence running southeasterly (S82d10'23"E) a distance of one hundred eighty seven and one-tenth (187.10') feet to an iron pin; running thence southwesterly (S07d17'34"W) a distance of sixty-five (65.00') feet; running thence northwesterly (S82d10'23"E) a distance of one hundred eighty seven and one-tenth (187.10') feet to a p.k. nail and the POINT OF BEGINNING.

PLAT OF SURVEY FOR  
**McARTHUR HOLLIS**  
 2004 METROPOLITAN PARKWAY  
 LAND LOT 90 14TH DISTRICT  
 FULTON COUNTY GEORGIA  
 DATE: 1/17/02 SCALE: 1"=30'

THIS PLAT REDRAWN FROM PLAT AS PREPARED BY:  
 PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.  
 PLANNING ENGINEERING - LAND SURVEYING  
 1400 WOODLAND AVENUE, SUITE 200  
 ATLANTA, GEORGIA 30090  
 (770) 455-2575 OFFICE (770) 455-9211 FAX



2-02-08-52

ALL DIMENSIONS ARE CALCULATED FROM ANGLE TO THE BOUNDARY OR A STRAIGHT LINE TO THE CORNER.

NOTE: ALL FENCES ARE 5' HIGH CHAIN LINK FENCE.

CONCRETE COMPANY, INC.

**SITEPLAN**

PROJECT: AN AUTOMOBILE REPAIR GARAGE FOR McARTHUR HOLLIS 2004 METROPOLITAN PARKWAY, S.W. ATLANTA, FULTON COUNTY, GEORGIA 30312

DATE: 1/17/02  
 DRAWN BY: M. N. COLLIER, S.E.  
 CHECKED BY: W. N. FULTON, S.E.  
 TITLE: AUTOMOBILE REPAIR GARAGE  
 PROJECT NO.: 02-005  
 CLIENT: McARTHUR HOLLIS  
 ADDRESS: 2004 METROPOLITAN PARKWAY, S.W. ATLANTA, GA 30312  
 PHONE: (770) 455-2575  
 FAX: (770) 455-9211

PROFESSIONAL INFORMATION  
 I, the undersigned, being a duly licensed Professional Engineer in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my files.

W. NEWMAN FULTON, S.E.  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF GEORGIA  
 LICENSE NO. 1491

RCS# 3775  
6/03/02  
2:17 PM

Atlanta City Council

Regular Session

02-O-0473            02-Z-08; Rezone 2004 Metropolitan Pkwy.  
Including Conditions  
ADOPT/SUB/AMEND

YEAS: 14  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 0  
ABSENT 1

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

02-0-0473

(Do Not Write Above This Line)

AN ORDINANCE Z-02-08  
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE C-1 (COMMUNITY BUSINESS) DISTRICT TO THE C-2 (COMMERCIAL SERVICE) DISTRICT, PROPERTY LOCATED AT 2004 METROPOLITAN PARKWAY, S.W., FRONTING 65 FEET ON THE EAST SIDE OF METROPOLITAN PARKWAY BEGINNING 140 FEET NORTH FROM THE NORTHEAST CORNER OF SAINT JOHN'S AVENUE. DEPTH: 187.10 FEET; AREA: 12161.5 SQUARE FEET; LAND LOT 90, 14TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: MACARTHUR HOLLIS  
APPLICANT: SAME  
NPU-X COUNCIL DISTRICT 12

TABLED BY  
CITY COUNCIL MAY 20 2002

REFERRED BY MAY 18 2002  
CITY COUNCIL

6/3/02 - Cbr. Bayman's Motion to Remove from Table CARRIED by Roll Call Vote  
Bayman's Subsequent Motion to Remove to the SUBMITTED specified conditions AS AMENDED

CONSENT REFER  
 REGULAR REPORT REFER  
 ADVERTISE & REFER  
 1st ADOPT 2nd READ & REFER  
ADOPTED BY  
JUN 03 2002  
COUNCIL

Date Referred 3/18/02

Referred To: ZRB+Zoning

First Reading

Committee Zoning  
Date March 13 2002  
Chair Sehlik Stovner

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Actions: \_\_\_\_\_  
Fav, Adv, Held (see rev. side) \_\_\_\_\_  
Others: \_\_\_\_\_  
Members: \_\_\_\_\_  
Refer To \_\_\_\_\_

Committee Zoning  
Date MAY 15 2002  
Chair Sehlik Stovner  
Actions: \_\_\_\_\_  
Fav, Adv, Held (see rev. side) \_\_\_\_\_  
Others: ON SCHEDULE  
Members: Melahn Guebing  
Gyle Smith  
Mark Alexander  
Frank...  
Refer To \_\_\_\_\_

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Actions: \_\_\_\_\_  
Fav, Adv, Held (see rev. side) \_\_\_\_\_  
Others: \_\_\_\_\_  
Members: \_\_\_\_\_  
Refer To \_\_\_\_\_

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Actions: \_\_\_\_\_  
Fav, Adv, Held (see rev. side) \_\_\_\_\_  
Others: \_\_\_\_\_  
Members: \_\_\_\_\_  
Refer To \_\_\_\_\_

COUNCIL ACTION

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

CERTIFIED

CERTIFIED  
JUN 03 2002  
ATLANTA CITY COUNCIL PRESIDENT  
John C. McWilliams

CERTIFIED  
JUN 03 2002  
ATLANTA CITY COUNCIL PRESIDENT  
Frank...  
CLERK

MAYOR'S ACTION

CERTIFIED  
JUN 18 2002  
Shirley Spivey  
MAYOR