



City Council  
Atlanta, Georgia

02-0-1271

AN ORDINANCE  
BY: ZONING COMMITTEE

U-02-17  
6-10-02

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

SECTION 1. Under the provisions of Section 16-06.005(1)(g) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Rehabilitation Center** is hereby approved. Said use is granted to **Hillside, Inc.** and is to be located at **1301 Monroe Drive, N.E./678 Courtenay Drive, N.E./690 Courtenay Drive, N.E.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **52** of the **17<sup>th</sup>** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

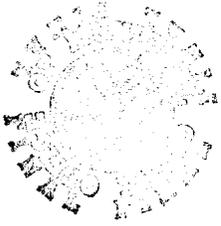
SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

*Phonda Daughin Johnson*  
Municipal Clerk, CMC

ADOPTED by the Council  
APPROVED by the Mayor

SEP 16, 2002  
SEP 24, 2002



### Conditions for U-02-17

1. Site plan entitled "Hillside, Inc., 690 Courtenay Drive, Atlanta, Georgia" prepared by Heery, Atlanta, Georgia, dated 19 June 2002, last revised 17 July 2002, and marked received by the Bureau of Planning July 24, 2002.
2. Applicant shall refurbish the existing deteriorated and overgrown sidewalks that front on Monroe Drive. The Georgia Power Company has been asked to support the city's request to refurbish sidewalks that adjoin the subject property to the north.
3. Ingress and egress for truck deliveries shall be from Monroe Drive only.

## Legal Description.

All that tract or parcel of land lying or being in land lot 52, 17th District, Henry County, Georgia containing 13.2502 acres and is more particularly described as follows:

Commencing at an iron pin found at the intersection of the western right of way line of Middlesex Avenue and the northern right of way line of Courtenay Drive; thence along northern right of way line of Courtenay Drive a distance of 173 feet to an iron pin placed and THE TRUE POINT OF BEGINNING; thence South 81°41'08" West a distance of 255.00 feet to an iron pin placed; thence South 05°40'24" West, a distance of 51.60 feet to an iron pin placed; thence North 81°53'09" East, a distance of 8.27 feet to a point; thence along a curve to the left having a radius distance of 252.42 feet and an arc distance of 68.50 feet and being subtended by a chord which bears South 24°25'50" West a distance of 68.29 feet to an iron pin placed; thence leaving said right of way South 83°50'10" West, a distance of 313.07 feet to an iron pin placed; thence South 14°30'25" East, a distance of 57.75 feet to an iron pin placed; thence South 05°52'45" East, a distance of 57.10 feet to a point; thence South 34°19'36" East, a distance of 71.18 feet to an iron pin placed; thence South 42°29'00" East, a distance of 140.54 feet to a ?" open top pipe found on the northern right of way line of Amsterdam Avenue; thence along said right of way line South 88°38'06" West, a distance of 65.18 feet to a 1/2" iron pin found; thence leaving said right of way line North 43°29'32" West, a distance of 18.10 feet to an iron pin placed; thence North 69°26'36" West, a distance of 42.72 feet to an iron pin placed; thence North 19°17'24" West, a distance of 21.19 feet to an iron pin placed; thence North 06°50'34" West, a distance of 25.18 feet to a 1/2" iron pin found; thence North 90°00'00" West, a distance of 20.00 feet to a 1/2" iron pin found; thence South 45°00'00" West, a distance of 35.36 feet to a 1/2" iron pin found; thence South 00°00'00" West, a distance of 25.00 feet to an iron pin placed; thence South 05°32'56" East, a distance of 25.70 feet to a 1/2" iron pin found on the northern right of way line of Amsterdam Avenue; thence along said right of way line South 88°39'48" West, a distance of 30.00 feet to a nail set; thence leaving said right of way line North 00°08'29" East, a distance of 49.50 feet to a 1/2" iron pin found; thence North 47°19'11" West, a distance of 72.12 feet to a 1/2" iron pin found; thence North 12°28'51" West, a distance of 50.76 feet to an iron pin placed; thence North 04°21'47" West, a distance of 31.50 feet to a ?" open top pipe found; thence North 44°41'03" West, a distance of 25.50 feet to a R/R spike found in wall; thence North 28°57'42" West, a distance of 56.43 feet to a 1/2" iron pin found; thence North 16°02'46" West, a distance of 122.75 feet to a 1/2" iron pin found; thence South 89°31'24" East, a distance of 19.50 feet to a 1/2" iron pin found; thence North 01°16'29" West, a distance of 47.30 feet to a 1/2" iron pin found; thence North 89°31'29" West, a distance of 61.85 feet to an iron pin placed; thence North 00°10'00" West, a distance of 15.00 feet to a 1/2" iron pin found; thence North 88°53'48" West, a distance of 92.51 feet to a scribe in sidewalk on the eastern right of way line of Monroe Drive; thence along said right of way line the following courses: North 00°31'57" West, a distance of 78.06 feet; North 00°59'35" East, a distance of 108.79 feet; North 03°05'05" East, a distance of 98.90 feet; North 04°11'05" East, a distance of 95.35 feet; North 05°22'21" East, a distance of 20.62 feet; thence leaving said right of way line North 64°22'59" East, a distance of 77.70 feet to a point; thence South 58°58'41" East, a distance of 6.73 feet to a point; thence South 40°04'47" East, a distance of 47.02 feet to a point; thence along a curve to the right having a radius distance of 206.79 feet and an arc distance of 85.81 feet and being subtended by a chord which bears South 19°25'07" East a distance of 85.20 feet to a point; thence along a curve to the left having a radius distance of 203.17 feet and an arc distance of 38.44 feet and being subtended by a chord which bears South 23°35'43" East a distance of 38.38 feet to a point; thence South 35°56'44" East, a distance of 49.38 feet to an iron pin placed; thence North 49°19'51" East, a distance of 44.02 feet to a point; thence South 85°47'00" East, a distance of 134.55 feet to a 24" sweetgum tree; thence North 09°28'47" East, a distance of 265.50 feet to an iron pin placed; thence North 09°28'47" East, a distance of 262.70 feet to an iron pin placed; thence South 85°51'25" East, a distance of 27.16 feet to an iron pin found; thence South 85°51'25" East, a distance of 295.46 feet to an iron pin found; thence South 11°55'09" East, a distance of 134.60 feet to a 1" pipe found; thence South 11°55'09" East, a distance of 89.74 feet to a 1" crimped top pipe found; thence South 11°55'09" East, a distance of 139.98 feet to a 1" crimped top pipe found; thence South 11°55'09" East, a distance of 169.27 feet to a 1" open top pipe found; thence South 11°55'09" East, a distance of 6.41 feet to an iron pin placed; thence South 07°07'50" East, a distance of 199.43 feet to an iron pin placed and THE TRUE POINT OF BEGINNING.

**SITE SPECIFICATIONS**

- Zoning - R-4 (unamended proposed).
- Square footage of buildings and structures: 83,794 GSF
- Square footage and use of buildings:

  - Director's Residence: 43,834 GSF
  - Offices-Support: 17,521 GSF
  - Auxiliary Space: 1,500 GSF
  - School Age Center: 7,980 GSF
  - Class: 1,457 GSF
  - Mechan: 1,300 GSF
  - Director's Residence: 3,720 GSF
  - Total: 83,794 GSF
- Number of dwelling units: 73
- Height of buildings: 35 Feet

Existing / Proposed:

- Net Land Area: 12.149 AC, 520,095 SF
- Gross Land Area: 13.2602 AC, 577,178.98 SF

Floor Area Ratio (FAR): Approved: 0.50
- Total Open Space (TOS): Required: 50% (48,895) AC, 208,536 SF

Maximum: 5.305 AC, 497,515 SF
- Usable Open Space (UOS): Required: 50% (48,034) AC, 204,598 SF

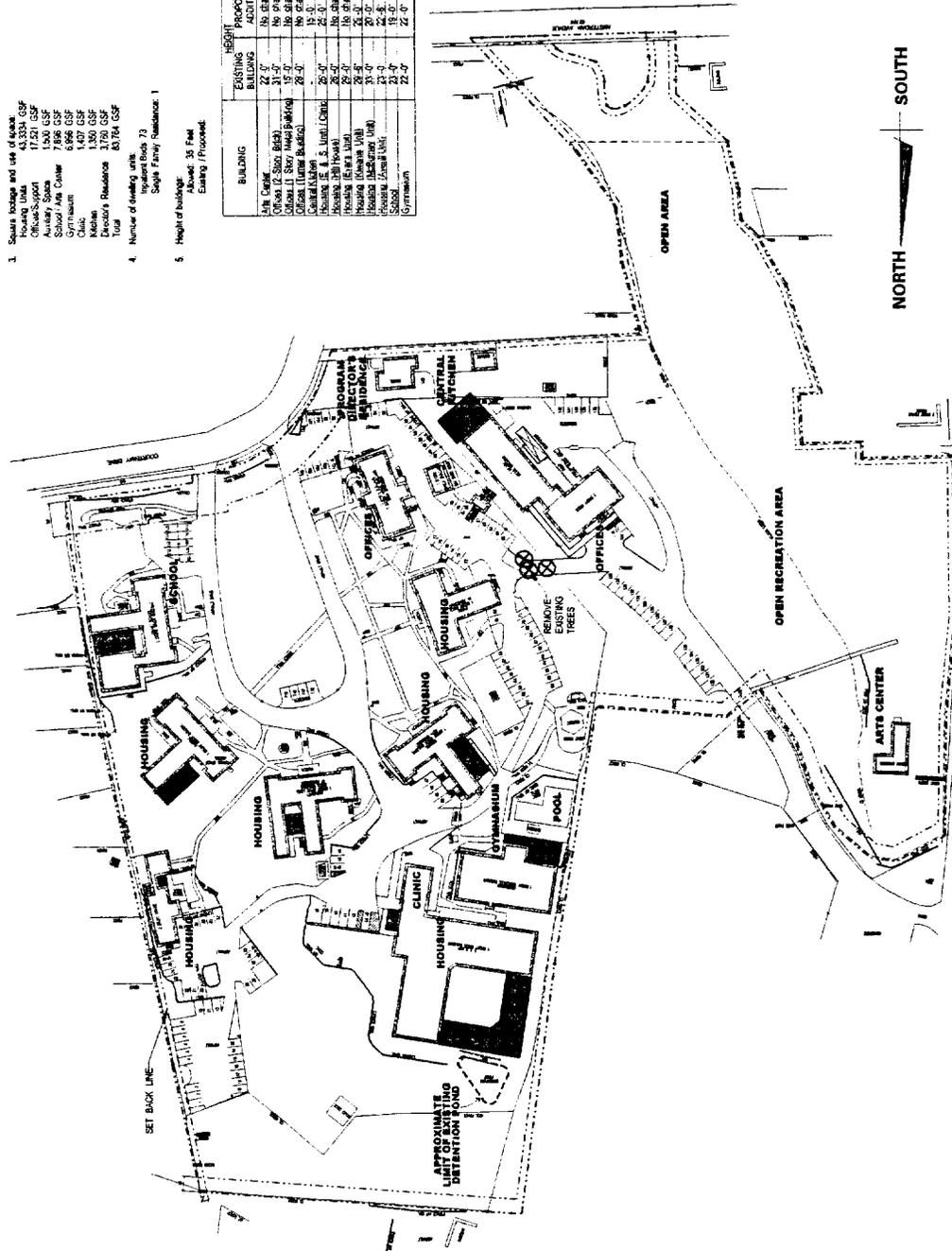
Maximum: 3.394 AC, 365,621 SF

Number of parking and loading spaces:

DESCRIPTION	REDS	GSF REQUIREMENT	REQUIREMENT	SPACES REQUIRED
Residential	73	1.1	80.3	19
Office, Clinic, School, etc.	---	1.75	146,638	122
Sub-Totals	---	---	146,638	141
TOTALS	---	---	83,794	143

PROVIDED 143 PARKING SPACES

BUILDING	EXISTING HEIGHT	PROPOSED HEIGHT
John Crane	22'-0"	16'-0"
Office II, 3000 Bldg	31'-0"	16'-0"
Office II, 3007 (Hwy) Parking	19'-0"	16'-0"
Office II, 3008 Building	28'-0"	16'-0"
Office II, 3009 Building	22'-0"	16'-0"
Office II, 3010 Building	26'-0"	16'-0"
Office II, 3011 Building	22'-0"	16'-0"
Office II, 3012 Building	22'-0"	16'-0"
Office II, 3013 Building	22'-0"	16'-0"
Office II, 3014 Building	22'-0"	16'-0"
Office II, 3015 Building	22'-0"	16'-0"
Office II, 3016 Building	22'-0"	16'-0"
Office II, 3017 Building	22'-0"	16'-0"
Office II, 3018 Building	22'-0"	16'-0"
Office II, 3019 Building	22'-0"	16'-0"
Office II, 3020 Building	22'-0"	16'-0"
Office II, 3021 Building	22'-0"	16'-0"
Office II, 3022 Building	22'-0"	16'-0"
Office II, 3023 Building	22'-0"	16'-0"
Office II, 3024 Building	22'-0"	16'-0"
Office II, 3025 Building	22'-0"	16'-0"
Office II, 3026 Building	22'-0"	16'-0"
Office II, 3027 Building	22'-0"	16'-0"
Office II, 3028 Building	22'-0"	16'-0"
Office II, 3029 Building	22'-0"	16'-0"
Office II, 3030 Building	22'-0"	16'-0"
Office II, 3031 Building	22'-0"	16'-0"
Office II, 3032 Building	22'-0"	16'-0"
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Office II, 3037 Building	22'-0"	16'-0"
Office II, 3038 Building	22'-0"	16'-0"
Office II, 3039 Building	22'-0"	16'-0"
Office II, 3040 Building	22'-0"	16'-0"
Office II, 3041 Building	22'-0"	16'-0"
Office II, 3042 Building	22'-0"	16'-0"
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Office II, 3044 Building	22'-0"	16'-0"
Office II, 3045 Building	22'-0"	16'-0"
Office II, 3046 Building	22'-0"	16'-0"
Office II, 3047 Building	22'-0"	16'-0"
Office II, 3048 Building	22'-0"	16'-0"
Office II, 3049 Building	22'-0"	16'-0"
Office II, 3050 Building	22'-0"	16'-0"
Office II, 3051 Building	22'-0"	16'-0"
Office II, 3052 Building	22'-0"	16'-0"
Office II, 3053 Building	22'-0"	16'-0"
Office II, 3054 Building	22'-0"	16'-0"
Office II, 3055 Building	22'-0"	16'-0"
Office II, 3056 Building	22'-0"	16'-0"
Office II, 3057 Building	22'-0"	16'-0"
Office II, 3058 Building	22'-0"	16'-0"
Office II, 3059 Building	22'-0"	16'-0"
Office II, 3060 Building	22'-0"	16'-0"
Office II, 3061 Building	22'-0"	16'-0"
Office II, 3062 Building	22'-0"	16'-0"
Office II, 3063 Building	22'-0"	16'-0"
Office II, 3064 Building	22'-0"	16'-0"
Office II, 3065 Building	22'-0"	16'-0"
Office II, 3066 Building	22'-0"	16'-0"
Office II, 3067 Building	22'-0"	16'-0"
Office II, 3068 Building	22'-0"	16'-0"
Office II, 3069 Building	22'-0"	16'-0"
Office II, 3070 Building	22'-0"	16'-0"
Office II, 3071 Building	22'-0"	16'-0"
Office II, 3072 Building	22'-0"	16'-0"
Office II, 3073 Building	22'-0"	16'-0"
Office II, 3074 Building	22'-0"	16'-0"
Office II, 3075 Building	22'-0"	16'-0"
Office II, 3076 Building	22'-0"	16'-0"
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Office II, 3078 Building	22'-0"	16'-0"
Office II, 3079 Building	22'-0"	16'-0"
Office II, 3080 Building	22'-0"	16'-0"
Office II, 3081 Building	22'-0"	16'-0"
Office II, 3082 Building	22'-0"	16'-0"
Office II, 3083 Building	22'-0"	16'-0"
Office II, 3084 Building	22'-0"	16'-0"
Office II, 3085 Building	22'-0"	16'-0"
Office II, 3086 Building	22'-0"	16'-0"
Office II, 3087 Building	22'-0"	16'-0"
Office II, 3088 Building	22'-0"	16'-0"
Office II, 3089 Building	22'-0"	16'-0"
Office II, 3090 Building	22'-0"	16'-0"
Office II, 3091 Building	22'-0"	16'-0"
Office II, 3092 Building	22'-0"	16'-0"
Office II, 3093 Building	22'-0"	16'-0"
Office II, 3094 Building	22'-0"	16'-0"
Office II, 3095 Building	22'-0"	16'-0"
Office II, 3096 Building	22'-0"	16'-0"
Office II, 3097 Building	22'-0"	16'-0"
Office II, 3098 Building	22'-0"	16'-0"
Office II, 3099 Building	22'-0"	16'-0"
Office II, 3100 Building	22'-0"	16'-0"



**HILLSIDE, INC.**  
690 COURTENAY DRIVE  
ATLANTA, GEORGIA

COMMISSION 01181-01  
DRAWN: CLARIN  
CHECKED BY: JEVINS  
DATE: 19 JUNE 2002  
REVISIONS: DATE: 21 JUNE 2002  
NOMINATOR: SITE SPECIFICATIONS 17 JULY 2002



**REVISIONS**

RECEIVED  
JUL 24 10:00 AM  
PLANNING DEPARTMENT

SHEET TITLE  
**MASTER PLAN**

SCALE: 1"=80'

SHEET NUMBER

**LEGEND**

PROPOSED BUILDING ADDITIONS



RCS# 4003  
9/16/02  
3:26 PM

Atlanta City Council

Regular Session

MULTIPLE

02-O-1269/Z-02-54; 02-O-0880/U-02-14  
02-O-1271/U-02-17  
ADOPT

YEAS: 12  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 2  
EXCUSED: 1  
ABSENT 1

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

MULTIPLE

02-0-1271

(Do Not Write Above This Line)

AN ORDINANCE U-02-17  
BY: ZONING COMMITTEE

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A REHABILITATION CENTER (SECTION 16-06.005(1)(g)), PROPERTY LOCATED AT 1301 MONROE DRIVE, N.E./678 COURTENAY DRIVE, N.E./690 COURTENAY DRIVE, N.E., FRONTING APPROXIMATELY 383.87 FEET ON THE NORTHWESTERLY SIDE OF COURTENAY DRIVE BEGINNING 173.6 FEET SOUTHWESTERLY FROM THE NORTHWEST CORNER OF MIDDLESEX DRIVE. PROPERTY ALSO FRONTS APPROXIMATELY 405 FEET ON THE EAST SIDE OF MONROE DRIVE. PROPERTY ALSO FRONTS 25 FEET AND 55 FEET ON THE NORTHSIDE OF AMSTERDAM AVENUE.

DEJTH: VARIES; AREA: 13.2502 ACRES;  
LAND LOT 52, 17TH DISTRICT,  
FULTON COUNTY, GEORGIA.  
OWNER: HILLSIDE, INC.  
APPLICANT: SAME  
BY: CARL E. WESTMORELAND, JR., ESQ.,  
ATTORNEY  
NPU-F COUNCIL DISTRICT 6

ADOPTED BY  
SEP 16 2002  
COUNCIL

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

Date Referred 7/15/02

Referred To: ZRB & Zoning

First Reading

Committee Zoning  
Date Sept 10 2002  
Chair David Starns

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

Committee Zoning  
Date Sept 17 2002  
Chair David Starns  
Actions: \_\_\_\_\_  
Fav, Adv, Held (see rev. side) \_\_\_\_\_  
Other: \_\_\_\_\_  
Members Walter Cochran  
David Starns  
Carla Trust  
H.P. Kelly  
Refer To \_\_\_\_\_

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
  - 3rd
- Readings
- Consent
  - V Vote
  - RC Vote

CERTIFIED

CERTIFIED  
SEP 16 2002  
COUNCIL PRESIDENT  
Walter Cochran

CERTIFIED  
SEP 16 2002  
COUNCIL CLERK  
Walter Cochran

MAYOR'S ACTION

CERTIFIED  
Amley  
SEP 14 2002  
MAYOR