

10-0-0959

(Do Not Write Above This Line)

AN ORDINANCE
BY ZONING COMMITTEE Z-10-13

An Ordinance to rezone from the C-4 (Central Area Commercial Residential) District to the C-3 (Commercial Residential) District, property located at 333 Highland Avenue, N.E. fronting approximately 237.99 feet on the west side of Hilliard Street, approximately 69 feet on the south side of North Highland Avenue and bordering interstate 75/85 Connector with approximately 214.44 feet. Depth: varies. Area: approximately 0.554 acres. Land Lot 46. 14th District, Fulton County, Georgia.

OWNER: 333 HIGHLAND AVENUE
ASSOCIATES, LLC.
APPLICANT: 333 HIGHLAND AVENUE
ASSOCIATES, LLC
NPU-M
COUNCIL DISTRICT 2

Filed
SEP 07 2010

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

Date Referred 06/07/10
Referred To: ZRB / Zoning

First Reading

Committee ZONING
Date JUNE 2, 2010
Chair [Signature]

Committee ZONING
Date Sept. 1, 2010
Chair [Signature]
Action: Fav, Adv, Held (see rev. side)
Other: FILE
Members [Signatures]
Refer To _____

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

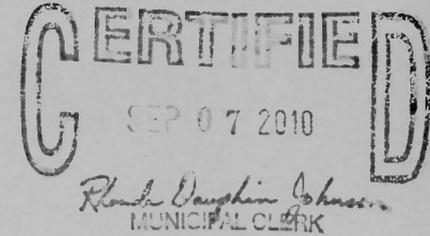
Committee _____
Date _____
Chair _____
Action: Fav, Adv, Held (see rev. side)
Other: _____
Members _____
Refer To _____

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

COUNCIL ACTION

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

CERTIFIED



MAYOR'S ACTION

RCS# 542
9/07/10
4:37 PM

Atlanta City Council

REGULAR SESSION

10-O-0959 REZONE FR.C-4 TO C-3 AT 333 HIGHLAND AVE

FILE

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 1
ABSENT 0

| | | | |
|-----------|-------------|-----------|-------------|
| Y Smith | E Archibong | Y Moore | Y Bond |
| Y Hall | Y Wan | Y Martin | NV Watson |
| Y Young | Y Shook | Y Bottoms | Y Willis |
| Y Winslow | Y Adrean | Y Sheperd | NV Mitchell |

10-O-0959

RCS# 542
9/07/10
4:37 PM

Atlanta City Council

REGULAR SESSION

10-O-0959 REZONE FR.C-4 TO C-3 AT 333 HIGHLAND AVE

FILE

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 0

| | | | |
|-----------|--------------|-----------|-------------|
| Y Smith | NV Archibong | Y Moore | Y Bond |
| Y Hall | Y Wan | Y Martin | NV Watson |
| Y Young | Y Shook | Y Bottoms | Y Willis |
| Y Winslow | Y Adrean | Y Sheperd | NV Mitchell |

10-O-0959

City Council
Atlanta, Georgia

10-0-0959
Z-10-13

Date Filed: 5-12-10

AN 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 **333 Highland Avenue, N.E.** be changed from the C-4 (Central Area Commercial Residential) District to the C-3 (Commercial Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and Land Lot 46, 14th 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.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LANDLOT 46 OF THE 14th District, FULTON COUNTY, GEORGIA CONTAINING 0.5546 ACRES BEING MORE PARTICULARLY Described AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH HIGHLAND AVENUE (RIGHT-OF-WAY VARIES) AND THE WESTERLY RIGHT-OF-WAY LINE OF HILLARD STREET (50 FOOT RIGHT-OF-WAY); THENCE ALONG THE RIGHT-OF-WAY OF HILLARD STREET SOUTH 00 DEGREES 33 MINUTES 51 SECONDS WEST 237.99 FEET TO A CONCRETE MONUMENT FOUND; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE I-75/85 CONNECTOR NORTH 76 DEGREES 05 MINUTES 39 SECONDS WEST A DISTANCE OF 214.44 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 76 DEGREES 05 MINUTES 31 SECONDS WEST A DISTANCE OF 33.29 FEET TO A CONCRETE MONUMENT FOUND; THENCE DEPARTING SAID RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 132.78 FEET (HAVING A BEARING OF NORTH 73 DEGREES 11 MINUTES 06 SECONDS EAST, A CHORD DISTANCE OF 132.11 FEET AND A RADIUS OF 380.74 FEET) TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, ARC DISTANCE OF 92.49 FEET SAID ARC (HAVING A CHORD BEARING NORTH 32 DEGREES 01 MINUTES 37 SECONDS EAST A CHORD DISTANCE OF 87.99 FEET AND A RADIUS OF 85 FEET) TO A CONCRETE MONUMENT FOUND; THENCE NORTH 00 DEGREES 35 MINUTES 10 SECONDS EAST A DISTANCE OF 66.34 FEET TO A CONCRETE MONUMENT FOUND ON THE SOUTHERLY RIGHT OF WAY OF NORTH HIGHLAND AVENUE; THENCE SOUTH 89 DEGREES 24 MINUTES 39 SECONDS EAST 69.01 FEET TO A CONCRETE MONUMENT FOUND AND THE POINT OF BEGINNING.

2-10-013

RECEIVED
MAY 12 2010
Bureau of
Planning