

11-0-1781
 (Do Not Write Above This Line)

Z-11-31

AN ORDINANCE
 BY: ZONING COMMITTEE

An Ordinance to rezone from the I-2 (Heavy Industrial) District to the L W (Live Work) District, property located at **1970 HILLS AVENUE (AKA COLLIER ROAD), N.W.**, fronting approximately 419.25 feet on the north side of Collier Road, beginning 243.5 feet from the northeasterly corner of Chattahoochee Avenue. Depth: varies. Area: 7.031 acres. Land Lots 193 and 222. 17th District, Fulton County, Georgia.
 OWNER: JAR ENTERPRISES, INC.
 APPLICANT: ENFOLD PROPERTIES, LLC.
 NPU D

ADOPTED BY
 APR 16 2012
 COUNCIL DISTRICT 9
 COUNCIL

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

Date Referred 12/5/11
 Referred To: Zoning
 Date Referred
 Referred To:
 Date Referred
 Referred To:

Committee Date 2012/04/16
 Chair Bob S. ...
 Referred To Zoning

First Reading

Zoning
 Date 28 2012
 Chair [Signature]

Action Fav, Adv, Hold (see rev. side)
 Other

Members

[Signatures]

Refer To

Committee

Date

Chair

Action Fav, Adv, Hold (see rev. side)
 Other

Members

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

CERTIFIED
 APR 16 2012

ATLANTA CITY COUNCIL PRESIDENT

[Signature]

CERTIFIED
 APR 16 2012

[Signature]
 MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

APR 25 2012

WITHOUT SIGNATURE
 BY OPERATION OF LAW



City Council
Atlanta, Georgia

11-0-1781

Z-11-31

Date Filed: 11-8-11

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 **1970 HILLS AVENUE (AKA COLLIER ROAD), N.W.**, be changed from the I-2 (Heavy Industrial) District to the LW (Live Work) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 193 and 222, 17th 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 suffix "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,

Rhonda Dauphin Johnson
Municipal Clerk

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

APR 16, 2012
APR 25, 2012



Legal Description
Tract 1



All that tract or parcel of land lying and being in Land Lots 193 & 222 of the 17th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

Beginning at a ½" rebar found on the northwesterly Right of Way of Collier Road (f.k.a. Hills Avenue), said point being 243.5 feet northerly from the northeasterly Right of Way of Chattahoochee Avenue (60' R/W); from point thus established and leaving said Right of Way and running North 50° 48' 39" West for a distance of 230.65 feet to a ½" rebar found; thence North 25° 12' 18" East for a distance of 100.82 feet to a ½" rebar in concrete monument; thence North 76° 48' 52" East for a distance of 167.00 feet to a point in the center of Woodall Creek; thence running along the centerline of the creek the following courses: North 09° 13' 03" West for a distance of 71.00 feet to a point; thence North 27° 00' 13" West for a distance of 41.70 feet to a point; thence North 38° 16' 17" West for a distance of 36.99 feet to a point; thence North 52° 17' 20" West for a distance of 58.26 feet to a point; thence North 43° 10' 45" West for a distance of 120.03 feet to a point; thence North 38° 05' 48" West for a distance of 144.00 feet to a point; thence North 41° 25' 00" West for a distance of 210.19 feet to a point; thence North 39° 37' 45" West for a distance of 126.26 feet to a point; thence North 15° 17' 52" West for a distance of 111.16 feet to a point; thence North 10° 03' 29" West for a distance of 57.73 feet to a point; thence North 12° 18' 11" East for a distance of 25.59 feet to a point; thence North 28° 15' 04" East for a distance of 36.54 feet to a point; thence North 24° 10' 40" East for a distance of 52.88 feet to a point; thence North 32° 41' 19" East for a distance of 22.77 feet to a point; thence leaving the centerline of Woodall Creek and running South 89° 24' 03" East for a distance of 123.62 feet to a point; thence South 42° 30' 13" West for a distance of 30.17 feet to a point; thence South 04° 50' 26" West for a distance of 171.57 feet to a point; thence along a curve to the left having a radius of 100.00 feet and an arc length of 83.13 feet, being subtended by a chord of South 18° 58' 34" East for a distance of 80.76 feet to a point; thence South 42° 47' 33" East for a distance of 87.25 feet to a point; thence South 89° 31' 24" East for a distance of 127.30 feet to a point; thence North 00° 40' 49" East for a distance of 21.72 feet to a point; thence South 89° 32' 31" East for a distance of 50.19 feet to a point; thence South 00° 40' 49" West for a distance of 21.73 feet to a point; thence South 89° 31' 24" East for a distance of 105.92 feet to a point; thence South 00° 30' 00" West for a distance of 22.14 feet to a point; thence North 89° 32' 11" West for a distance of 3.05 feet to a point on the southwesterly side of a 15' alley; thence running along said southwesterly side of said alley South 27° 46' 41" East for a distance of 612.70 feet to a ½" rebar found on the northwesterly Right of Way of the aforementioned Collier Road; thence running along said Right of Way the following courses: South 48° 24' 02" West for a distance of 171.68 feet to a point; thence South 52° 27' 14" East for a distance of 4.97 feet to a point; thence South 48° 24' 04" West for a distance of 89.84 feet to a point; thence along a curve to the left having a radius of 1114.88 feet and an arc length of 148.12 feet, being subtended by a chord of South 42° 12' 22" West for a distance of 148.01 feet to a ½" rebar found; thence South 40° 54' 51"



West for a distance of 4.75 feet to the TRUE POINT OF BEGINNING. Said property contains 6.927 acres.

Legal Description
Tract 2

All that tract or parcel of land lying and being in Land Lot 193 of the 17th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a ½" rebar found on the northwesterly Right of Way of Collier Road (f.k.a. Hills Avenue), said point being 243.5 feet northerly from the northeasterly Right of Way of Chattahoochee Avenue (60' R/W); thence running along said Right of Way thence North 40° 54' 51" East for a distance of 4.75 feet to a ½" rebar found; thence along a curve to the right having a radius of 1114.88 feet and an arc length of 148.12 feet, being subtended by a chord of North 42° 12' 22" East for a distance of 148.01 feet to a point; thence North 48° 24' 04" East for a distance of 89.84 feet to a point; thence North 52° 27' 14" West for a distance of 4.97 feet to a point; thence North 48° 24' 02" East for a distance of 171.68 feet to a ½" rebar found at the southwesterly edge of a 15' alley and the TRUE POINT OF BEGINNING, from point thus established and leaving said Right of Way and running along said southwesterly side of alley North 27° 46' 41" East a distance of 612.70 feet to a point; thence South 89° 32' 11" East a distance of 3.05 feet to a point; thence South 89° 32' 11" East a distance of 5.38 feet to the center of a 15' alley; thence running along the center of said alley South 27° 46' 41" East a distance of 606.89 feet to a point on the aforementioned northwesterly Right of Way of Collier Road; thence running along said Right of Way South 48° 24' 02" West a distance of 7.64 feet to the TRUE POINT OF BEGINNING. Said property contains 0.104 acre (4,524 Square Feet).



2-11-031

RCS# 1873
4/16/12
3:42 PM

Atlanta City Council

11-O-1781

REZONE 1970 HILLS AVE. I-1 TO LW;
Z-11-31; NPU-D; CD-9
ADOPT

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 0

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

11-O-1781