

12-0 -1156
 (Do Not Write Above This Line)

AN ORDINANCE Z-12-30
 BY: ZONING COMMITTEE

An Ordinance to rezone from the C-1 (Community Business) to the I-1 (Light Industrial) District, property located at **REYNOLDS DRIVE, S.E.** fronting approximately 71.57 feet along the eastern boundary of Interstate 75 and approximately 391 feet from the southern corner of Reynolds Drive. Depth: approximately 315 feet. Area: approximately 0.21 acres. Land Lot 91, 14th District, Fulton County, Georgia.
 OWNER: TLC PROPERTIES, INC.
 APPLICANT: LARRY DINGLE
 NPU Z
 COUNCIL DISTRICT 12

ADOPTED BY
 DEC 03 2012
COUNCIL

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

Date Referred 9/4/12
 Referred To: IRBT Zoning
 Date Referred _____
 Referred To: _____
 Date Referred _____
 Referred To: _____

First Reading
 Committee ZONING
 Date 11/29/12
 Chair Steve
 Referred To ZONING

Committee _____
 Date 11/28/12
 Chair _____

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 _____

Refer To _____

Committee _____

Date _____

Chair _____

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

Members _____

Refer To _____

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

CERTIFIED

CERTIFIED
 DEC 03 2012
 ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
 DEC 03 2012
[Signature]
 MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

DEC 12 2012

WITHOUT SIGNATURE
 BY OPERATION OF LAW



City Council
Atlanta, Georgia

12-0 -1156

AN ORDINANCE
BY: ZONING COMMITTEE

Z-12-30
Date Filed: 7-24-12

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 **0 REYNOLDS DRIVE , S.E.**, be changed from the C-1 (Community Business) to the I-1 (Light Industrial) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 91, 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.

A true copy,

Rhonda Daughin Johnson
Municipal Clerk

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

DEC 03, 2012
DEC 12, 2012



Deed Book 45438 Pg. 362
 Cathelene Robinson
 Clerk of Superior Court
 Fulton County, Georgia

2-12-030



EXHIBIT A

Grantor's Property

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOT 91 OF THE 14TH LAND DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT MARKING THE WESTERLY RIGHT OF WAY OF OLD LAKEWOOD AVENUE (50' RW) AND THE SOUTHERLY RIGHT OF WAY OF REYNOLDS DRIVE (50' RW), SAID POINT BEING THE POINT OF REFERENCE; THENCE FROM SAID POINT OF REFERENCE, ALONG THE SOUTHERLY RIGHT OF WAY OF REYNOLDS DRIVE SOUTHWESTERLY A DISTANCE OF 991.5 FEET TO AN IRON PIN FOUND; THENCE ALONG THE EASTERLY RIGHT OF WAY OF REYNOLDS DRIVE SOUTHERLY A DISTANCE OF 105.3 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG THE EASTERLY RIGHT OF WAY OF REYNOLDS DRIVE, SOUTHERLY A DISTANCE OF 182.4 FEET TO A NAIL SET MARKING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF REYNOLDS DRIVE (50' RW) AND THE CENTERLINE OF A 25.00 FOOT INGRESS AND EGRESS EASEMENT; THENCE ALONG THE CENTERLINE OF SAID 25.00 FOOT EASEMENT S88 DEG. 29'55"E A DISTANCE OF 222.84 FEET TO A NAIL SET MARKING THE INTERSECTION OF THE CENTERLINE OF SAID 25.00 FOOT EASEMENT WITH THE CENTERLINE OF AN 18.00 FOOT INGRESS AND EGRESS EASEMENT; THENCE ALONG THE CENTERLINE OF SAID 18.00 FOOT EASEMENT S00 DEG. 11'39"W A DISTANCE OF 436.31 FEET TO AN IRON PIN SET, SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING N84 DEG. 54'27"E A DISTANCE OF 33.11 FEET TO AN IRON PIN SET; THENCE S00 DEG. 54'27"W A DISTANCE OF 318.00 FEET TO AN IRON PIN SET LOCATED ON THE NORTHEASTERN RIGHT OF WAY OF INTERSTATE I-75; THENCE N28 DEG. 22'11"W, A DISTANCE OF 71.57 FEET ALONG SAID RIGHT OF WAY TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING N00 DEG. 54'27"E A DISTANCE OF 217.57 FEET TO AN IRON PIN SET; THENCE N46 DEG. 54'27"E A DISTANCE OF 18.39 FEET TO AN IRON PIN SET, WHICH IS THE SAID POINT OF BEGINNING. SAID PROPERTY CONTAINS 0.21 ACRES AND IS DESIGNATED AS PARCEL A ON THAT CERTAIN SURVEY FOR PEACHTREE PROPERTIES, INC. DATED JUNE 12, 1989, LAST REVISED JANUARY 22, 1990, PREPARED BY COLLINS AND CO., JESSE COLLINS, JR. GRLS NO. 2025. SAID PROPERTY IS A PORTION OF THAT PROPERTY CONVEYED TO GRANTOR UNDER THAT CERTAIN WARRANTY DEED DATED DECEMBER 30, 1967 FROM SATISH DEVELOPMENT, INC. RECORDED IN DEED BOOK 11275, PAGE 362, OFFICE OF THE CLERK OF SUPERIOR COURT OF FULTON COUNTY, GEORGIA. TOGETHER WITH ALL RIGHT, TITLE AND INTEREST OF GRANTOR IN AND TO ANY PROPERTY LYING WITHIN THE BOUNDS OF THE RIGHT OF WAY OF THAT CERTAIN STREET, WAY OR ROADWAY, KNOWN AS REYNOLDS DRIVE, S W, ATLANTA, FULTON COUNTY, GEORGIA, AND ALL OTHER RIGHTS, MEMBERS AND APPURTENANCES PERTAINING THE ABOVE-DESCRIBED PROPERTY.

RCS# 2452
12/03/12
3:05 PM

Atlanta City Council

12-O-1156

REZONE 0 REYNOLDS DR. FROM C-1 TO I-1
Z-12-30; Z-12
ADOPT

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

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

12-O-1156