

14-C-1041

(Do Not Write Above This Line)

An Ordinance
By Zoning Committee Z-13-55/Z-80-100

-An Ordinance to rezone from the C-1-C (Community Business-Conditional) District to the C-1-C (Community Business-Conditional) District for property located at 3181 Donald Lee Hollowell Parkway, N.W., (formerly known as 3153 Bankhead Highway, N.W.) for purposes of a site plan amendment. The property fronts approximately 785 feet on the north side of Donald Lee Hollowell Parkway and approximately 240 feet from the northwest corner of the right-of-way of Watts Road. Interstate 285 abuts the southern boundary of the property. Depth: varies Area: approximately 67.09 acres. Land Lots 258, 260 and 261, 17th District, Fulton County, Georgia.

OWNERS: PROPERTIES, LLC
 APPLICANT: J.D. SATTERWHITE
 NPU G and I
 COUNCIL DISTRICT 9

As Amended

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1ST ADOPT 2ND READ & REFER
- PERSONAL PAPER REFER

Date Referred: 11/21/14
 Referred To: ZBB+Zoning
 Date Referred: _____
 Referred To: _____
 Date Referred: _____
 Referred To: _____

Committee: Planning, First Reading
 Date: 4/30/14
 Chair: Paula Walker
 Referred To: _____

Committee: _____
 Date: _____
 Chair: Paula Walker
 Action: Advised
 Other: Advised
 Members: _____

Refer To: _____

Committee: _____
 Date: _____
 Chair: _____
 Action: _____
 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: _____

ADOPTED BY
MAY 05 2014
COUNCIL

Refer To: _____

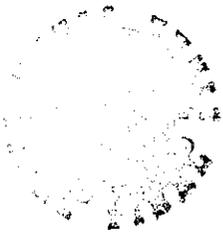
2ND FINAL COUNCIL ACTION
 1ST & 2ND Readings
 3RD

Consent
CERTIFIED
CERTIFIED
 MAY 05 2014
 ATLANTA CITY BOUNCE PRESIDENT

CERTIFIED
 MAY 05 2014
 R. L. Douglas
 MUNICIPAL CLERK

MAYOR'S ACTION
APPROVED
 MAY 14 2014
 WITHOUT SIGNATURE
 BY OPERATION OF LAW

3422



City Council
Atlanta, Georgia

14-O-1041

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-13-55
Date Filed: 12-5-13

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 **3181 Donald Lee Hollowell Parkway, N.W., (formerly known as 3153 Bankhead Highway, N.W.)** be changed from the C-1-C (Community Business-Conditional) District to the C-1-C (Community Business-Conditional) District for purposes of a site plan amendment, to wit:

ALL THAT TRACT or parcel of land lying in Land Lots 258, 260 and 261, 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 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

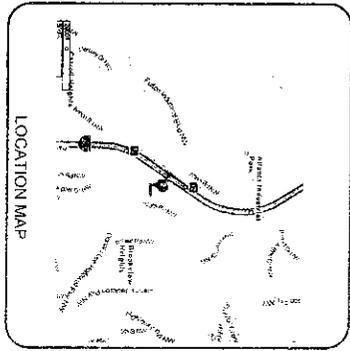
ADOPTED as amended by the Atlanta City Council
APPROVED as per City Charter Section 2-403

MAY 05, 2014
MAY 14, 2014



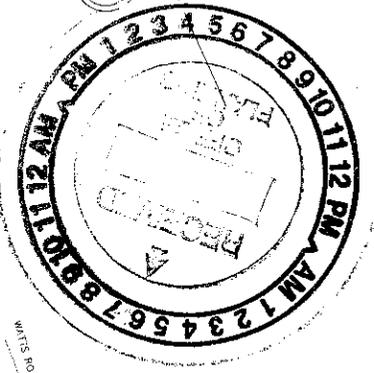
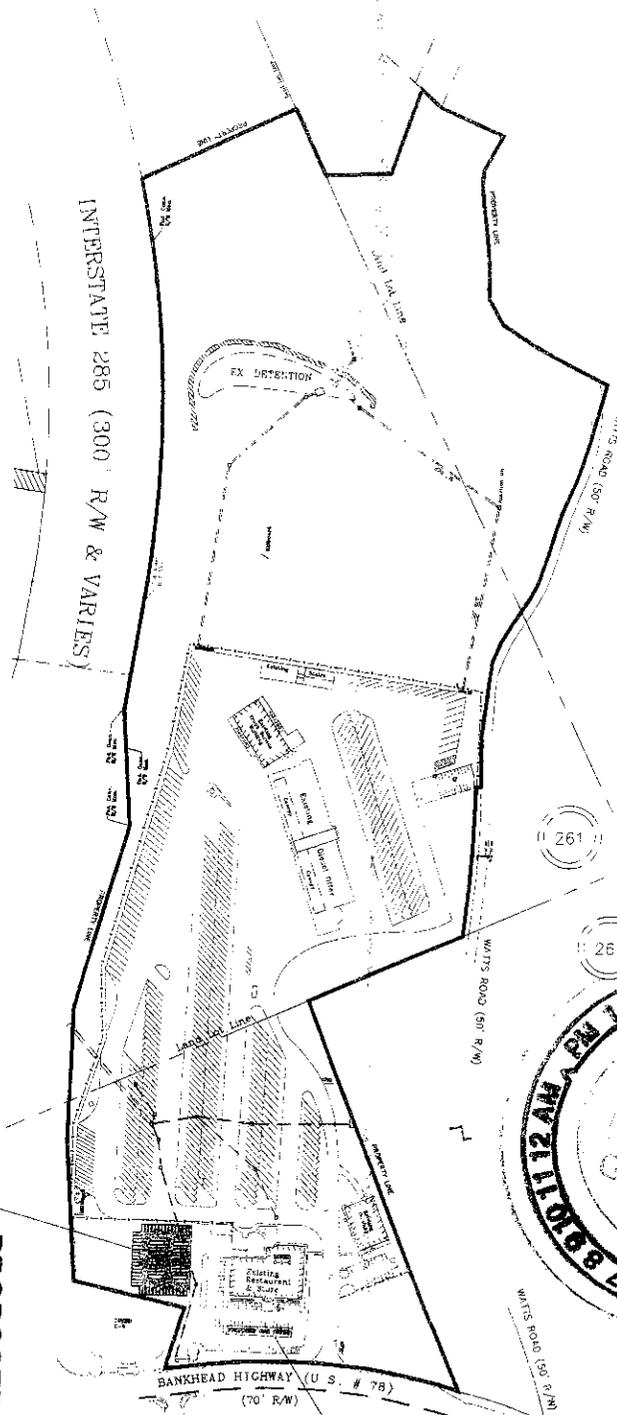
Conditions for Z-13-55 for 3181 Donald Lee Hollowell Hwy, N.W.

1. The property shall be developed in accordance with the site plan entitled "Petro Stopping Center" dated October 7, 2013 and marked received by the Office of Planning on December 5, 2013.
2. The fueling station shall be limited to six (6) gas pumps.



OVERALL PLAN

SCALE: 1" = 150'



2-13-55

PROPOSED
PARKING

PROPOSED
GAS OFFER



OWNER:
3400 CENTER ROAD
WESTLAK, GA 41148
DEVELOPER:
SAMS AS/AS/DE
24 HR. CONTACT
TO INTERFERE
77.98.8178



OWNER:
3400 CENTER ROAD
WESTLAK, GA 41148
DEVELOPER:
SAMS AS/AS/DE
24 HR. CONTACT
TO INTERFERE
77.98.8178

OVERALL PLAN
OF
PETRO STOPPING CENTER
3181 DONALD LEE HOLLWELL PKWY
LL 258, 260 & 261, 17th DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

No.	DATE	REVISION



2-13-55

TRACT II:

ALL THAT TRACT OR PARCEL OF LAND, lying and being in Land Lot 261 of the 17th District, Fulton county, Georgia, and being more particularly described as follows:

TO ESTABLISH THE TRUE POINT OF BEGINNING, commence at a point common to Land Lots 258, 259, 260 and 261, and thence run North 87 degrees 53 minutes 31 seconds West, along the southerly line of Land Lot 261, a distance of 489.36 feet to the westerly right-of-way of Watts Road, the TRUE POINT OF BEGINNING: thence continue along the said southerly line of Land Lot 261 and run North 87 degrees 53 minutes 31 seconds West a distance of 226.97 feet to a point, and continuing along said southerly line of Land Lot 261, North 88 degrees 11 minutes 06 seconds West a distance of 213.60 feet to a point; thence run South 03 degrees 28 minutes 03 seconds West a distance of 887.83 feet to a point; thence run South 01 degree 47 minutes 28 seconds West a distance of 222.27 feet to a point on the northerly right-of-way of Bankhead Highway (U.S. # 78) (a 70-foot right-of-way); thence run in a westerly direction along the northerly right-of-way of said Bankhead Highway the following courses, bearings and distances: North 48 degrees 28 minutes 13 seconds West a distance of 62.70 feet to a point; North 51 degrees 10 minutes 47 seconds West a distance of 44.41 feet to a point; North 51 degrees 58 minutes 23 seconds West a distance of 70.52 feet to a point; North 54 degrees 15 minutes 07 seconds West a distance of 35.39 feet to a point; North 55 degrees 53 minutes 55 seconds West a distance of 46.20 feet to a point; North 58 degrees 50 minutes 04 seconds West a distance of 121.93 feet to a point; North 62 degrees 40 minutes 01 second West a distance of 66.78 feet to a point; North 64 degrees 01 minute 53 seconds West a distance of 77.87 feet to a point; North 66 degrees 44 minutes 17 seconds West a distance of 51.48 feet to a point; North 68 degrees 14 minutes 04 seconds West a distance of 28.87 feet to a point; North 69 degrees 42 minutes 31 seconds West a distance of 82.82 feet to a point, and run North 71 degrees 50 minutes 23 seconds West a distance of 96.85 feet to a point; thence leaving the northerly right-of-way of Bankhead Highway and run North 41 degrees 58 minutes 03 seconds East a distance of 169.17 feet to an iron pin found; thence run North 51 degrees 48 minutes 06 seconds West a distance of 302.46 feet to a point on the entrance ramp of I-285 (North); thence run along the easterly right-of-way of the entrance ramp of I-285 (North), North 21 degrees 28 minutes 58 seconds East a distance of 370.63 feet to a point; thence run North 26 degrees 59 minutes 14 seconds East a distance of 353.21 feet to appoint; thence run along the easterly right-of-way of I-285 (a 300-foot right-of-way) with the following courses, bearings and distances; North 40 degrees 09 minutes 32 seconds East a distance of 95.16 feet to a point; North 41 degrees 31 minutes 55 seconds East a distance of 185.35 feet to an iron pin found; North 41 degrees 31 minutes 55 seconds East a distance of 221.13 feet to a concrete right-of-way monument found; North 21 degrees 47 minutes 39 seconds East a distance of 307.95 feet to a concrete right-of-way monument found; North 34 degrees 44 minutes 24 seconds East a distance of 93.73 feet to a point; thence run North 57 degrees 07 minutes 36 seconds West a distance of 300.75 feet (field checked) and a distance of 300.09 feet by old plat (said plat not specified) to an iron pin found (1/2 inch re-bar), and being the True Point of Beginning; thence from said True Point of Beginning run North 57 degrees 01 minute 18 seconds West a distance of 181.32 feet to an iron pin found (1/2 inch re-bar); thence run North 31 degrees 24 minutes 52 seconds East a distance of 450.53 feet to the third iron pin found (1/2 inch re-bar); thence run North 55 degrees 29 minutes 52 seconds West a distance of 180.48 feet to an iron pin found (1/2 inch re-bar) on the easterly right-of-way of Nash Road (a 40-foot right-of-way); thence run along said easterly right-of-way of Nash Road, North 33 degrees 34 minutes 56 seconds East a distance of 50.00 feet to an iron pin found (1/2 inch re-bar); thence leaving said easterly right-of-way of said Nash Road and run South 55 degrees 29 minutes 52 seconds East a distance of 374.64 feet to an iron pin found (1/2 inch re-bar) to a point on the westerly right-of-way of I-285 (a 300-foot right-of-way); thence run along the westerly right-of-way of I-285 on a 2,714.79-foot radius curve having a 285.60-foot arc subtended by a chord having a bearing of South 31 degrees 45 minutes 59 seconds West a distance of 285.47 feet to a concrete right-of-way monument found; thence continue along said westerly right-of-way of I-285, South 34 degrees 54 minutes 00 seconds West a distance of 209.93 feet to the True Point of Beginning; containing 2,4158 acres (105,232 S.F.) as shown on that certain As-Built Survey dated February 5, 1992 for: Roadside, Inc., Petro, Inc., Petro PSC Properties, L.P., Petro PSC, L.P., Ticor Title Insurance company & Chicago Title Insurance Company, delineated by Perimeter Surveying Co., Inc., certified by Ken Nutt, Georgia Registered Land Surveyor.

2-13-55

**BLUE BEACON INTERNATIONAL LEASE
LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 261 of the 17th District, Fulton county, Georgia, and being more particularly described as follows:

BEGINNING at a point on the southerly line of Land Lot 261 where it intersects the western margin of Watts Road (50' right-of-way) said point being marked by a 1/2" re-bar found; thence continuing along the southerly line of Land Lot 261 a bearing of North 87 degrees 52 minutes 28 seconds West a distance of 6.17 feet to a 1/2" re-bar set; thence North 06 degrees 48 Minutes 54 Seconds East a distance of 366.00 feet to a 1/2" re-bar set; thence North 33 degrees 01 minute 35 seconds East a distance of 72.45 feet to a 1/2" re-bar set; thence South 83 degrees 11 minutes 06 seconds East a distance of 147.34 feet to a 1/2" re-bar set at the westerly right-of-way of Watts Road; thence continuing along the westerly right-of-way of Watts Road South 25 degrees 32 minutes 53 seconds West a distance of 69.11 feet to a point; thence continuing along the westerly right-of-way of Watts Road on a curve to the right and arc distance of 248.89 feet, said arc having a radius 2586.84 feet and being subtended by a chord with a bearing of South 28 degrees 03 minutes 50 seconds West and a distance of 248.79 to a point; thence continuing along the westerly right-of-way of Watts Road South 31 degrees 21 minutes 58 seconds West a distance of 146.41 feet to a 1/2" re-bar found at the southerly line of Land Lot 261 and the POINT OF BEGINNING. Said tract containing 0.949 acres and being more particularly shown on that certain plat of survey for Blue Beacon International, Inc. (West Atlanta), dated December 2, 1991, prepared by Crusselle, Rakestraw and Associates and bearing the seal of W. Carlton Rakesaw, Jr. Ga. RLS 2236.

Tract I:

2-13-55

ALL THAT TRACT OR PARCEL OF LAND, lying and being in Land Lots 258, 260 and 261 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

TO ESTABLISH THE TRUE POINT OF BEGINNING, commence at a point common to Land Lots 258, 259, 260 and 261, and thence run North 87 degrees 53 minutes 31 seconds West, along the southerly line of Land Lot 261, a distance of 489.36 feet to the westerly right-of-way of Watts Road (a 50-foot right-of-way), the TRUE POINT OF BEGINNING; thence continue along the said southerly line of Land Lot 261 and run North 87 degrees 53 minutes 31 seconds West a distance of 226.97 feet to a point, and continuing along said southerly line of Land Lot 261, run North 88 degrees 11 minutes 06 seconds West a distance of 213.60 feet to a point; thence run South 03 degree 28 minutes 03 seconds West a distance of 887.83 feet to a point; thence run South 01 degree 47 minutes 28 seconds West a distance of 222.27 feet to a point on the northerly right-of-way of Bankhead Highway (U.S. # 78) (a 70-foot right-of-way); thence run in a westerly direction along the northerly right-of-way of Bankhead Highway the following courses, bearings and distances; North 48 degrees 28 minutes 13 seconds West a distance of 62.70 feet to a point; North 51 degrees 10 minutes 47 seconds West a distance of 44.41 feet to a point; North 51 degrees 58 minutes 23 seconds West a distance of 70.52 feet to a point; North 54 degrees 15 minutes 07 seconds West a distance of 35.39 feet to a point; North 55 degrees 53 minutes 55 seconds West a distance of 46.20 feet to a point; North 58 degrees 50 minutes 04 seconds West a distance of 121.93 feet to a point; North 62 degrees 40 minutes 01 second West a distance of 66.78 feet to a point; North 64 degrees 01 minute 53 seconds West a distance of 77.87 feet to a point; North 66 degrees 44 minutes 17 seconds West a distance of 51.48 feet to a point; North 68 degrees 14 minutes 04 seconds West a distance of 28.87 feet to a point; North 69 degrees 42 minutes 31 seconds West a distance of 82.82 feet to a point, and run North 71 degrees 50 minutes 23 seconds West a distance of 96.85 feet to a point; thence leaving the northerly right-of-way of Bankhead Highway and run North 41 degrees 58 minutes 03 seconds East a distance of 169.17 feet to an iron pin found; thence run North 51 degrees 48 minutes 06 seconds West a distance of 302.46 feet to a point on the entrance ramp of I-285 (North); thence run along the easterly right-of-way of the entrance ramp of I-285 (North), North 21 degrees 28 minutes 58 seconds East a distance of 370.63 feet to a point; thence run North 26 degrees 59 minutes 14 seconds East a distance of 353.21 feet to a point; thence run along the easterly right-of-way of I-285 (a 300-foot right-of-way) with the following courses, bearings and distances: North 40 degrees 09 minutes 32 seconds East a distance of 95.16 feet to a point; North 41 degrees 31 minutes 55 seconds East a distance of 185.35 feet to an iron pin found; North 41 degrees 31 minutes 55 seconds East a distance of 221.13 feet to a concrete right-of-way monument found; North 21 degrees 47 minutes 39 seconds East a distance of 307.95 feet to a concrete right-of-way monument found; North 34 degrees 44 minutes 24 seconds East a distance of 93.73 feet to a point; North 34 degrees 44 minutes 24 seconds East a distance of 200.35 feet to a concrete right-of-way monument found and which for the purpose herein is reference point "A"; thence run along a 1,014.79-foot radius curve having a 3,118.44-foot arc (passing a concrete right-of-way monument found) to an iron pin found (and which for the purpose herein is reference point "B"; from reference point "A" to reference point "B", said arc being subtended by a chord bearing of North 24 degrees 08 minutes 39 seconds East a distance of 1,112.04 feet; thence leaving said easterly right-of-way of I-285 and run South 89 degrees 09 minutes 07 seconds East a distance of 443.31 feet to an iron pin found on the easterly line of Land Lot 261 (said iron pin found being North 00 degrees 02 minutes 18 seconds West a distance of 839.98 feet from the north right-of-way of Northwest Drive (a 50-foot right-of-way {an iron pin found}); thence run South 00 degrees 16 minutes 45 seconds West (passing an iron pin found, 1 in. rod on property line) a distance of 190.87 feet to a point; thence leaving said easterly line of Land Lot 261 and run South 67 degrees 03 minutes 38 seconds East a distance of 175.36 feet to a point; thence run North 44 degrees 46 minutes 45 seconds East a distance of 233.35 feet to a point; thence run South 22 degrees 07 minutes 09 seconds East a distance of 70.03 feet to a point; thence run South 40 degrees 23 minutes 11 seconds East a distance of 160.85 feet to a point; thence run South 40 degrees 23 minutes 11 seconds East a distance of 19.12 feet at a point within the right-of-way of Watts Road (a 30-foot right-of-way); thence run along and with said Watts Road with the following chord, courses and distances: South 54 degrees 35 minutes 12 seconds West a distance of 101.43 feet to a point; South 31 degrees 14 minutes 00 seconds West a distance of 41.52 feet to a point; South 18 degrees 42 minutes 07 seconds West a distance of 146.28 feet to a point; South 21 degrees 31 minutes 03 seconds West a distance of 54.76 feet to a point; South 23 degrees 37 minutes 15 seconds West a distance of 48.71 feet to a point; South 24 degrees 22 minutes 17 seconds West a distance of 46.15 feet to a point; South 03 degrees 41 minutes 13 seconds East a distance of 75.87 feet to a point; South 30 degrees 48 minutes 13 seconds East a distance of 98.18 feet to a point; South 37 degrees 00 minutes 44 seconds East a distance of 221.74 feet to a point; South 40 degrees 46 minutes 42 seconds West a distance of 169.03 feet to a point; South 43 degrees 42 minutes 18 seconds West a distance of 95.23 feet to a point; South 48 degrees 34 minutes 14 seconds West a distance of 90.58 feet to a point; South 44 degrees 49 minutes 34 seconds West a distance of 46.94 feet to a point; South 42 degrees 50 minutes 21 seconds West a distance of 107.30 feet to a point; South 45 degrees 19 minutes 05 seconds West a distance of 48.03 feet to a point; South 53 degrees 42 minutes 10 seconds West a distance of 44.89 feet to a point; South 58 degrees 54 minutes 19 seconds West a distance of 38.66 feet to a point; South 58 degrees 54 minutes 19 seconds West a distance of 40.46 feet to a point; South 56 degrees 20 minutes 58 seconds West a distance of 54.83 feet to a point; South 48 degrees 16 minutes 33 seconds West a distance of 57.11 feet to a point, and South 33 degrees 04 minutes 05 seconds West a distance of 116.44 feet to a point; South 33 degrees 05 minutes 49 seconds West a distance of 50.60 feet to a point; South 33 degrees 04 minutes 05 seconds West a distance of 25.21 feet to a point; South 25 degrees 17 minutes 17 seconds West a distance of 138.93 feet to a point; North 77 degrees 01 minute 13 seconds West a distance of 12.54 feet to a point on the north right-of-way of Watts Road (a 50-foot right-of-way); thence along said right-of-way of Watts Road (a 50-foot right-of-way) South 27 degrees 17 minutes 10 seconds West a distance of 147.19 feet to a point; thence run along a 1,447.65-foot radius curve having a 105.49-foot arc, subtended by a chord bearing of South 29 degrees 21 minutes 05 seconds West a distance of 105.46 feet to a point, and South 31 degrees 27 minutes 40 seconds West a distance of 142.20 feet to the True Point of Beginning; containing 66.4468 acres (2,894,432 sq. ft.) plus acreage of Legion Drive being 0.4260 acres (18,555 sq. ft.) being an aggregate total of 66.8728 acres (2,912,987 sq. ft.); as shown on that certain As-Built Survey dated February 5, 1992 for: Roadside, Inc., Petro, Inc., Petro PSC Properties, L.P., Petro PSC, L.P., Ticor Title Insurance Company & Chicago Title Insurance Company, delineated by Perimeter Surveying Co., Inc., certified by Ken Nutt, Georgia Registered Land Surveyor.

RCS# 272
5/05/14
2:41 PM

Atlanta City Council

MULTIPLE

14-O-1037;1126;1125;1150;1041;1128;AND
1117;
ADOPT AS AMNDED

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

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

MULTIPLE