

Z-13-55/Z-80-100 -AN AMENDED ORDINANCE BY ZONING COMMITTEE 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: HPT PSC PROPERTIES, LLC APPLICANT: J.D. SATTERWHITE NPU G AND I COUNCIL DISTRICT 9

Application File Date	12-5-13
Zoning Number	Z-13-55/Z-80-100
NPU / CD	G and I/9
Staff Recommendation	Approval Conditional
NPU Recommendation	Denial
ZRB Recommendation	Approval Conditional

Workflow List:

Office of Research and Policy Analysis	Completed	01/07/2014 6:20 PM
Zoning Committee	Completed	01/15/2014 3:48 PM
Atlanta City Council	Completed	02/05/2014 3:00 PM
Zoning Review Board Staff	Completed	04/18/2014 1:26 PM
Office of Research and Policy Analysis	Completed	04/18/2014 4:04 PM
Zoning Committee	Pending	
Mayor's Office	Pending	

HISTORY:

01/15/14	Zoning Committee	
01/21/14	Atlanta City Council	REFERRED TO ZRB AND ZC

RESULT: REFERRED TO ZRB AND ZC [UNANIMOUS]
AYES: Bond, Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Shook, Adrean, Moore, Martin, Bottoms, Sheperd

RESULT: REFERRED TO ZRB AND ZC [UNANIMOUS]
AYES: Bond, Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Shook, Adrean, Moore, Martin, Bottoms, Sheperd

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

Z-13-55/Z-80-100 -AN AMENDED ORDINANCE BY ZONING COMMITTEE 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: HPT PSC PROPERTIES, LLC APPLICANT: J.D. SATTERWHITE NPU G AND I COUNCIL DISTRICT 9

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City Council
Atlanta, Georgia

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.

NOTICE TO APPLICANT

Address of Property:
3181 Donald Lee Hollowell HWY NW



OFFICE OF PLANNING

55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **Z-13-055**

DATE ACCEPTED: **12/05/2013**

City Council District: **9** Neighborhood Planning Unit (NPU): **G**

Zoning Review Board (ZRB) Hearing Date:

Thursday, March 6 or 13, 2014 at 6:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU G is:

Robbie Burr
404-794-4321
rburatlanta@earthlink.net

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

SHARYL CHATMAN
404-374-4032
SHARYL.CHATMAN@GMAIL.COM

Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,

[Signature]

JL, for Director, Bureau of Planning

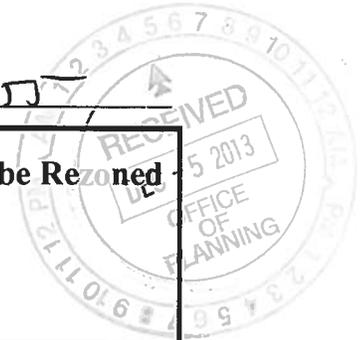
[Signature]

JD Satterwhite

APPLICATION FOR REZONING
City of Atlanta

Date Filed Dec 5 2013

Application Number Z-13 JJ



I Hereby Request That The Property Described in this Application be Rezoned

From C-1C District

TO C-1-C District

Name of Applicant Satterwhite JD
Last Name First Name M.I.

address _____ street name 3535 Peachtree Rd Suite 520-165
city Atlanta state GA zip code 30326
phone 770-367-8179 Fax _____
e-mail address jd@segllc.org

Name of Property Owner HPT PSC Properties LLC
Last Name First Name M.I.

address 255 Washington St street name _____
city Newton state MA zip code 02458
phone 770-367-8179 Fax _____

Description of Property

Address of Property _____ street name 3181 Donald Lee Hollowell Parkway
city Atlanta state GA zip code 30318
The subject property fronts approx 785 feet on the North side of Hollowell Pkwy / Bankhead Hwy
beginning approx 240 feet from the Northwest corner of Right of Way @ Watts Rd
Depth: 3,300 Ft Area: 67.09 Acres Land Lot 258, 260, 261 and District: 17th - Fulton County, GA.
Property is zoned: C-1C Council District: 9 Neighborhood Planning Unit: G

6.17.13

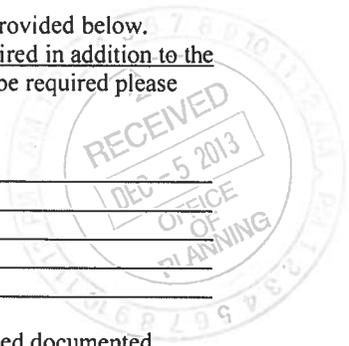
INSTRUCTIONS

A. SUMMARY OF PROPOSED PROJECT. Describe the proposed project in the space provided below. Include the proposed use of each building and all other land uses. This description is required in addition to the Documented Impact Analysis and is not considered a substitute. Should additional space be required please type or print on a separate piece of paper.

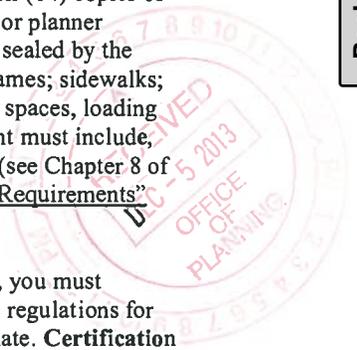
- Provide updated master site plan to show improvements.
- Original site plan with same improvements already approved
- (configuration on site changing slightly)

B. DOCUMENTED IMPACT ANALYSIS. Each application must contain a typed or printed documented analysis of the impact of the proposed rezoning with respect to the following matters.

- (1) **Compatibility with comprehensive development plans; timing of development:** The Office shall examine the proposal to determine whether it is in accord with comprehensive development plans in their 15-year, 5-year, and 1-year forms. In its findings in this regard, it may report that the proposal is compatible or incompatible with all such plans, or that while the change is in accord with those of longer range it would be premature in the light of the 1-year or 5-year comprehensive development plans. The Office shall not recommend any change not in accord with adopted comprehensive development plans but may, where it sees fit, recommend changes in such plans, following which, if such change in plans are officially adopted, the zoning change may be reconsidered without prejudice and without a new application if an application is involved.
- (2) **Availability of and effect on public facilities and services/referrals to other agencies:** The Office shall consider and report on the availability of public facilities and services and the effect the proposed change would have on demands for public facilities and services in the area in which the change is proposed or generally. Such facilities and services include but are not limited to water supply, sewage, or drainage, transportation, schools, fire and police protection, and solid waste collection and disposal.
- (3) **Availability of other land suitable for proposed use; effect on balance of land uses:** The Office may consider the availability of other appropriate land already zoned for the proposed use, general and in the area of the proposed change. The Office may also consider whether generally, or in the area of the proposed change, the change would have adverse environmental effects on the balance of land uses by removing land from a category for which it is suited and for which there is a greater need to a category for which the public need is lesser.
- (4) **Effect on character of the neighborhood:** The Office shall consider the effect of uses permitted under the proposed change on the surrounding neighborhood and shall report any substantial probably adverse influences on desirable living conditions or sustained stability, or any tendencies toward blight and depreciation likely to result from the change.
- (5) **Suitability of proposed use:** The Office shall consider whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (6) **Effect on adjacent property:** The Office shall consider whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
- (7) **Economic use of current zoning:** The Office shall consider whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- (8) **Tree Preservation:** The Office shall consider and report on whether the proposal is in accordance with the City of Atlanta's policies related to tree preservation as adopted in Section 10-2033, Policy, Purpose and Intent of the City of Atlanta Tree Ordinance.



Z-13-55



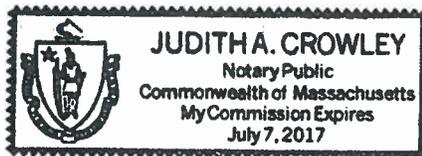
- C. **CONDITIONAL ZONING.** If the request is for zoning for new development, submit fourteen (14) copies of the site plan prepared by a State of Georgia registered architect, landscape architect, engineer, or planner holding the AICP designation. Site plans must be folded to 11" x 14". All site plans shall be sealed by the professional preparer and shall show the scale, north arrow; the location of streets and street names; sidewalks; existing and proposed buildings and their square footage, heights, and floor area ratio; parking spaces, loading areas, and number of parking spaces must also be shown. All plans for residential development must include, on the site plan, a summary of calculations in accordance with the Land Use Intensity System (see Chapter 8 of the Zoning Ordinance). For complete information regarding site plans, refer to the "Site Plan Requirements" attachment to this application form.
- D. **PLANNED DEVELOPMENT (PD) DISTRICTS.** If your request is for PD District Zoning, you must comply with the requirements of Chapter 19 of the Zoning Ordinance and with the appropriate regulations for Planned Development Housing, Office-Commercial, Mixed-Use, or Business Park as appropriate. **Certification of a PD Zoning pre-application conference is required.** Submit *Attachment 7*.
- E. **PROPERTY DESCRIPTION.** A copy of a recent plat of survey prepared by an engineer or land surveyor registered in the State of Georgia must accompany each application. In addition, a written legal description must be submitted. In cases involving more than one contiguous property, a consolidated legal description of the property must be submitted.
- F. **HOUSING APPLICATION.** If the rezoning application contemplates the construction of one or more residential units, complete the attached Atlanta Public School form, *Attachment 3*.
- G. **DEVELOPMENTS OF REGIONAL IMPACT.** If your application meets the thresholds shown on *Table II (Attachment 4)*, you must contact the Office of Planning for further instructions.
- H. **TREE PRESERVATION.** All development must meet the City of Atlanta Tree Ordinance. Contact the City Arborist, (404) 330-6150 for details.
- I. **COMPREHENSIVE DEVELOPMENT PLAN (CDP) AMENDMENT.** Submit *Attachment 5*.
- J. **DISCLOSURE.** Submit a disclosure statement as described in *Attachment 6*.
- K. **HEARING DATES AND PROCESSING OF APPLICANTS.** See attached Zoning Review Board Schedule.
- L. **MEETING WITH NEIGHBORHOOD PLANNING UNIT.** (NPU) You must contact the appropriate Neighborhood Planning Unit (NPU) within two business days after filing your rezoning application to appear before them prior to the public hearing of the Zoning Review Board. The name and phone number of the contact for the NPU will be provided at the time that you file your application.
- M. **FEES.** See attached fee schedule, *Attachment 8*.
- N. **AUTHORIZATION TO INSPECT PREMISES.** I hereby authorize the staff of the Office of Planning of the City of Atlanta to inspect the premises, which are the subject of this rezoning application.
- O. **Revisions to site plans will only be accepted up to 15 days prior to the scheduled hearing date.**

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

HPT ASC Properties LLC
By: John G. Murray
Owner or Agent of Owner (Applicant)

John G. Murray
President

Sworn to and subscribed before me this 8th day of November, 213.
Judith A. Crowley (Notary Public)



Z-13-55

AUTHORIZATION BY PROPERTY OWNER

(Required if person filing the application is **not** the owner of the subject property or Applicant for the proposed rezoning)



I, HPT PSC Properties LLC (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 3181 Donald Lee Hollowell Parkway (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT:

LAST NAME Satterwhite FIRST NAME JD

ADDRESS 3535 Peachtree Rd - Suite 520-165 STREET NAME SUITE

CITY Atlanta STATE GA ZIP CODE 30326

TELEPHONE NUMBER

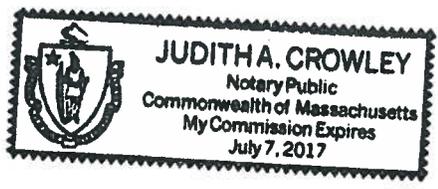
AREA CODE () NUMBER 770-367-8179

HPT PSC Properties LLC
By: John G. Murray
Signature of Owner
John G. Murray
Print name of owner President

Personally Appeared Before Me this 8th day of November, 2013.

Judith A. Crowley

Notary Public



TRACT 1.

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 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 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.

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., Ticolor Title Insurance company & Chicago Title Insurance Company, delineated by Perimeter Surveying Co., Inc., certified by Ken Nutt, Georgia Registered Land Surveyor.

Z-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.

Parcel Details

17 02600003029
 3181 DONALD LEE HOLLOWELL PKWY NW
 HPT PSC PROPERTIES LLC



Google Street View



Virtual Earth

Planning

Tax

Public Safety

Census 2010

Housing Survey

Planning Designations

Property in Atlanta city limits	Yes
USPS ZIP Code	30318
District/Landlot	17-260 lot boundary map
Zoning	
Primary	C-1-C, C-2, F1
Overlay	-
Maps	Official Zoning Map (pdf) Online Map
Future Land Use	High-Density Commercial (HDC)
NPU	G
Adjacent NPU (within 300 feet)	I
Neighborhood	Brookview Heights
Council District	9
Renewal Community	Yes
Empowerment Zone	No
New Market Tax Credits	No
Livable Centers Initiative (LCI)	DL Hollowell-Veterans Memorial
Tax Allocation District (TAD)	-
Supportive Housing	Meets distance requirements
Distance Eligibility	
Neighborhood Stabilization Program	Yes
Neighborhood Stabilization Program 3	No
Opportunity Zone	Yes
Community Development Impact Areas	Yes
Urban Redevelopment Areas	No
Property in Murphy Triangle	No
Inspection Arborist	NW
Inspection Building	Bryant
Inspection Electrical	Eler
Inspection HVAC	Smith
Inspection Plumbing	Proctor
Potential Brownfield	-

Z-13-55

RECEIPT

CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: Z-13-055
Application Type: Planning/ZRB/Rezoning/NA
Address: 3181 DONALD LEE HOLLOWELL HWY NW, ATLANTA, GA 00000
Owner Name: HPT PSC PROPERTIES LLC
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
352138	5382	\$2,500.00	12/05/2013	SGUILDARIE		

Owner Info.: HPT PSC PROPERTIES LLC

Work Description: Site plan amendment to show existing site layout.

PAID
CITY OF ATLANTA

DEC 05 2013

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

SS

Z-13-55

Tract I:

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.

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 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; 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., Ticolor Title Insurance company & Chicago Title Insurance Company, delineated by Perimeter Surveying Co., Inc., certified by Ken Nutt, Georgia Registered Land Surveyor.

Z-13-55

**BLUE BEACON INTERNATIONAL LEASE
LEGAL DESCRIPTION**

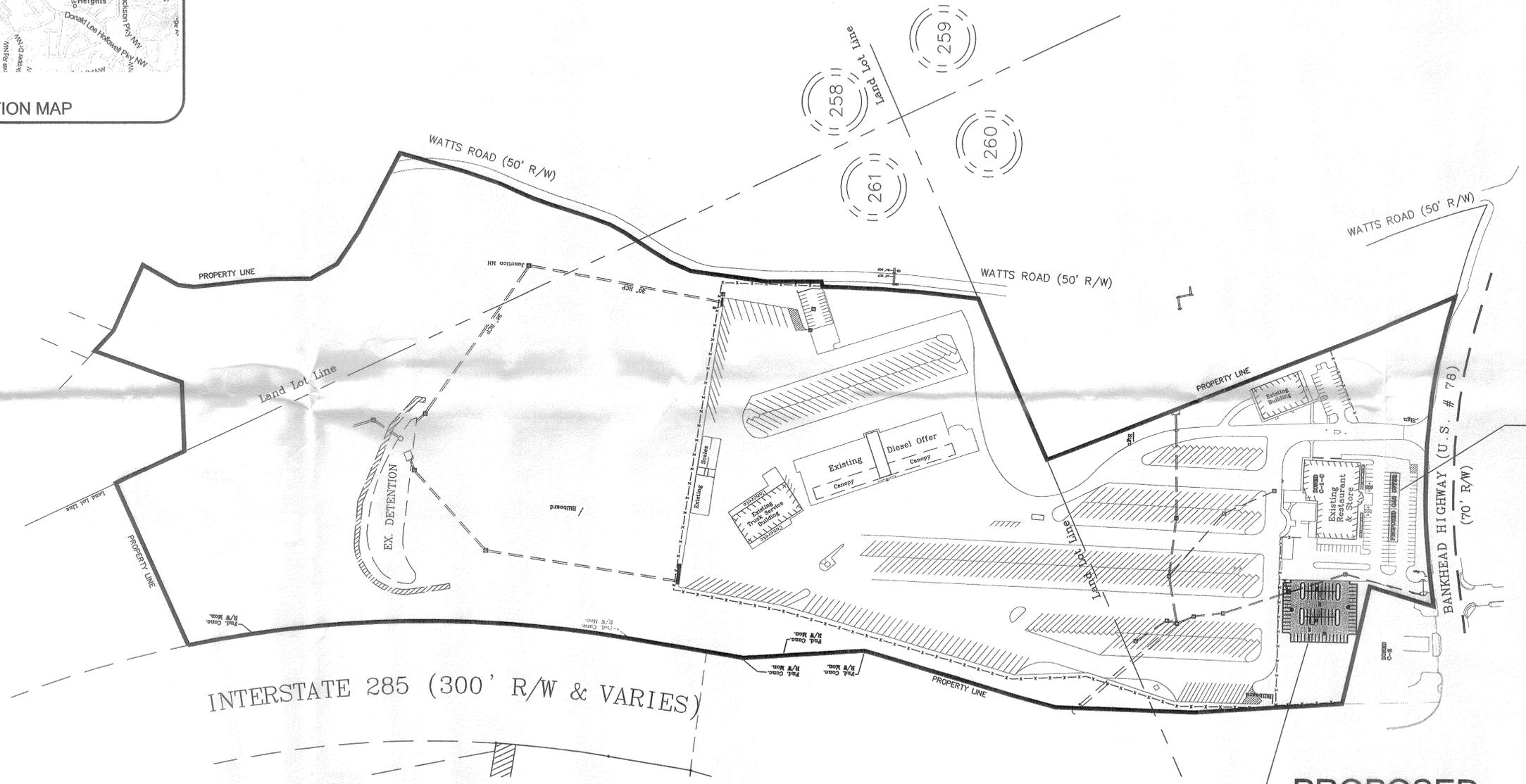
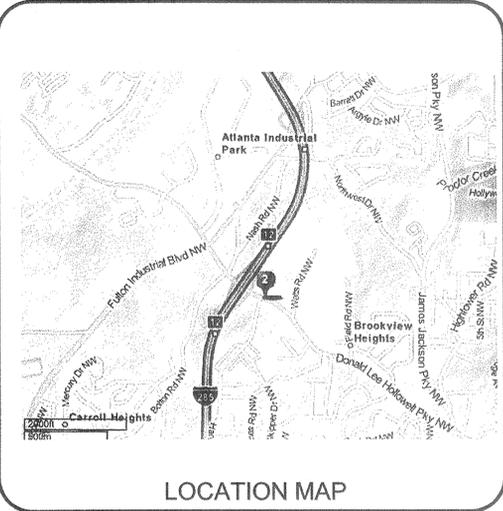
All that tract or parcel of land lying and being in Land Lot 261 of the 17th District, Fulton county, Georgia, and being more particularly described as follows:

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.

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

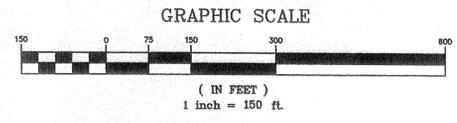
SCALE: 1" = 150'

PROPOSED
GAS OFFER

PROPOSED
PARKING



2-13-55



PREPARED BY:

 HUGHES-RAY COMPANY, INC.
 6534 E. CHURCH STREET
 DOUGLASVILLE, GEORGIA 30134
 Phone: 770.942.0166
 Fax: 770.942.0152

No.	DATE	REVISION

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

OWNER:
 TA OPERATING, LLC
 24601 CENTER RIDGE RD.
 WESTLAKE, OH 44145

DEVELOPER:
 SAME AS ABOVE

24 HR. CONTACT:
 J.D. SATTERWHITE
 770.367.8179



DATE: 10/7/13
 DRAWN BY: JWM
 CHECKED BY: HBR

JOB#: H13204

DEVELOPMENT
 Packet Pg. 414

Attachment: Z-13-55 Site Plan (14-O-1041 : Z-13-55Z-90-100 An. Amended Ordinance to amend for 3181 Donald Lee Hollwell Parkway)