06- -1952

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-95
Date Filed: 8-4-06

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 **890 Conley Road, S.E.,** be changed from the O-1 (Office-Institutional) District to the C-1 (Community Business) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 1, 31 and 32, 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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LEGAL DESCRIPTION
Jonesboro South Investors, Inc.

All that tract or parcel of land lying and being in Land Lots 1, 31 and 32 of the 14th District, Fulton County, Georgia and being more particularly described as follows:

Beginning at the Land Lot Corner of Land Lots 1, 2, 32, and 31 and the **True Point of Beginning**; thence from said True Point of Beginning as thus established, South 00 degrees 50 minutes 36 seconds West a distance of 1480.50 feet to a point; thence South 88 degrees 05 minutes 07 seconds East a distance of 82.00 feet to a point; thence South 02 degrees 53 minutes 30 seconds East a distance of 678.37 feet to a point on the right of way of Conley Road; thence following said right of way along an arc to the left having a radius of 416.69 feet and being subtended by a chord bearing South 74 degrees 57 feet 58 seconds West a distance of 205.22 feet to a point; thence South 60 degrees 42 minutes 38 seconds West a distance of 176.25 feet to a point; thence South 59 degrees 23 minutes 37 seconds West a distance of 224.84 feet to a point; thence South 59 degrees 33 minutes 03 seconds West a distance of 195.67 feet to a point; thence departing the Conley Road right of way North 00 degrees 04 minutes 15 second East a distance of 1049.41 feet to a point; thence North 89 degrees 55 minutes 45 seconds West a distance of 1040.00 feet to a point on the right of way of Interstate 285; thence following said right of way North 13 degrees 32 minutes 49 seconds East a distance of 175.10 feet to a point; thence North 23 degrees 14 minutes 21 seconds East a distance of 501.63 feet to a point; thence North 33 degrees 04 minutes 30 seconds East a distance of 235.76 feet to a point; thence North 33 degrees 01 minutes 32 seconds East a distance of 600.12 feet to a point; thence South 57 degrees 14 minutes 16 seconds East a distance of 20.00 feet to a point; thence North 32 degrees 25 minutes 59 seconds East a distance of 184.68 feet to a point; thence along the arc of a curve to the right having a radius of 2630.05 feet and being subtended by a chord bearing North 35 degrees 46 minutes 08 seconds East a distance of 306.07 feet to a point; thence North 53 degrees 31 minutes 07 seconds West a distance of 20.10 feet to a point; thence along the arc of a curve to the right having a radius of 3669.83 feet and being subtended by a chord bearing North 45 degrees 26 minutes 58 seconds East a distance of 981.33 feet to a point; thence departing said right of way South 00 degrees 50 minutes 36 seconds West a distance 962.78 feet to a point being the True Point of Beginning.

The above described property is shown on an Overall Rezoning Plan for Atlanta Expo Center containing 2,976,085 square feet / 68.32 Acres prepared by Travis Pruitt and Associates, Inc., dated August 4, 2006.