

00-0-0680

(Do Not Write Above This Line)

AN ORDINANCE Z-98-43
BY: ZONING COMMITTEE (Z-00-24)

AN ORDINANCE TO AMEND ORDINANCE
Z-98-43, ADOPTED BY THE CITY
COUNCIL DECEMBER 7, 1998 AND
APPROVED BY OPERATION OF LAW
DECEMBER 15, 1998, REZONING FROM
THE R-5 (TWO-FAMILY RESIDENTIAL)
DISTRICT TO THE RG-3-C (RESIDENTIAL
GENERAL-SECTOR 3-CONDITIONAL) DISTRICT,
PROPERTY LOCATED AT 820 (aka 850)
RALPH MCGILL BOULEVARD, N.E. FOR THE
PURPOSE OF APPROVING A CHANGE
OF CONDITIONS.

OWNER: COPENHILL PARTNERS, LLC
APPLICANT: MICHAEL J. PHILLIPS
NPU-N COUNCIL DISTRICT 2

REFERRED BY MAY 15 2000
CITY COUNCIL

ADOPTED BY
JUL 05 2000
COUNCIL

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

Date Referred 5/15/00
Referred To: JRB & Zoning

First Reading

Committee Planning
Date 5-9-00
Chair Deborah Young

Committee	_____
Date	_____
Chair	_____
Committee	_____
Date	_____
Chair	_____
Actions: Fav, Adv, Held (see rev. side) Other	_____
Members	_____
Refer To	_____

Committee	_____
Date	_____
Chair	_____
Actions: Fav, Adv, Held (see rev. side) Other	_____
Members	_____
Refer To	_____

COUNCIL ACTION
 2nd
 1st & 2nd
 3rd
Readings
 Consent
 V Vote
 RC Vote

CERTIFIED

CERTIFIED
JUL - 5 2000
ATLANTA CITY COUNCIL PRESIDENT
Ronald A. Pitts

CERTIFIED
JUL 05 2000
Ronald A. Pitts
MUNICIPAL CLERK

MAYOR'S ACTION
APPROVED

JUL 14 2000
WITHOUT SIGNATURE
BY OPERATION OF LAW



CITY COUNCIL
ATLANTA, GEORGIA

00-0-0680

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-98-43
(Z-00-24)

AN ORDINANCE TO AMEND ORDINANCE Z-98-43,
ADOPTED BY THE CITY COUNCIL **DECEMBER 7, 1998**
AND APPROVED BY OPERATION OF LAW **DECEMBER 15, 1998**,
REZONING FROM THE **R-5 (TWO-FAMILY RESIDENTIAL)**
DISTRICT TO THE **RG-3-C (RESIDENTIAL GENERAL-SECTOR 3-
CONDITIONAL)** DISTRICT, PROPERTY LOCATED AT **820, (aka 850)**
RALPH MCGILL BOULEVARD, N.E., FOR THE PURPOSE OF
APPROVING A CHANGE OF CONDITIONS.
OWNER: COPENHILL PARTNERS, LLC
APPLICANT: MICHAEL J. PHILLIPS
NPU-N COUNCIL DISTRICT 2

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, as
follows:

SECTION 1. That the Ordinance Z-98-43, adopted by the City Council December 7, 1998 and approved Operation of Law December 15, 1998, rezoning from the **R-5 (Two-Family Residential)** District to the **RG-3-C (Residential General-Sector 3-Conditional)** District, property located at **820 (aka 850) Ralph McGill Boulevard, N.E.**, more particularly described by the attached legal description identified as Exhibit A, is hereby amended so as to add the words "...or part of a single penthouse unit..." after the word "area" in Condition 2 of said ordinance.

SECTION 2. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

A true copy,

Shonda Dauphin Johnson
Municipal Clerk, OMC

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

JULY 05, 2000

JULY 14, 2000



EXHIBIT "A"

Condominium Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 18, of the 14th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a ½" rebar found on the Northerly line of Ralph McGill Boulevard, (70' right-of-way) and the western right-of-way of Freedom Parkway (variable right-of-way) said point being the TRUE POINT OF BEGINNING; Thence along the right-of-way of Ralph McGill Boulevard the following courses and distances: South 66 degrees 46 minutes 53 seconds West, 176.25 feet to a pk nail found; South 66 degrees 46 minutes 53 seconds West, 30.00 feet to a pk nail set; Thence leaving said right-of-way North 32 degrees 56 minutes 46 seconds West, 34.35 feet to a pk nail found; Thence North 18 degrees 52 minutes 20 seconds West, 24.69 feet to a drill hole found; Thence North 10 degrees 17 minutes 25 seconds West, 25.33 feet to a pk nail set; Thence North 06 degrees 32 minutes 34 seconds West, 37.19 feet to a pk nail found; Thence North 21 degrees 15 minutes 38 seconds West, 31.15 feet to a pk nail found; Thence North 26 degrees 52 minutes 48 seconds West, 29.82 feet to a pk nail found; Thence North 34 degrees 56 minutes 04 seconds West, 30.52 feet to a pk nail found; Thence North 42 degrees 12 minutes 09 seconds West, 65.33 feet to a pk nail found; Thence North 30 degrees 00 minutes 21 seconds West, 76.27 feet to a pk nail found; Thence North 47 degrees 34 minutes 46 seconds East, 30.99 feet to a pk nail set; Thence North 47 degrees 48 minutes 02 seconds East, 27.27 feet to a ½" rebar found; Thence South 41 degrees 37 minutes 48 seconds East, 156.36 feet to a fence corner found; Thence North 58 degrees 17 minutes 35 seconds East, 171.10 feet to a ½" rebar found disturbed on the western right-of-way of Freedom Parkway; Thence along the aforesaid right-of-way the following courses and distances: South 06 degrees 40 minutes 36 seconds West, 111.95 feet to a ½" rebar found; Thence North 60 degrees 08 minutes 39 seconds East, 60.56 feet to a ½" rebar found disturbed; Thence South 23 degrees 16 minutes 02 seconds East, 83.31 feet to a ½" rebar found; Thence South 10 degrees 45 minutes 07 seconds West, 84.02 feet to a ½" rebar found; said point being the TRUE POINT OF BEGINNING;

TOGETHER WITH those easement rights arising under that certain Declaration of Easements by and between the United States Postal Service and Web, Ltd., a Georgia limited partnership, dated April 2, 1992, filed for record April 3, 1992 at 9:01 a.m., recorded in Deed Book 15152, Page 317, Records of Fulton County, Georgia.

ALSO TOGETHER WITH those easement rights arising under that certain Easement and License Agreement by and between Web, Ltd., a Georgia limited partnership and Industrial Conversion Enterprises, L.P., a Georgia limited partnership, dated as of June 7, 1995, filed for record June 8, 1995 at 3:51 p.m., recorded in Deed Book 19639, Page 68, aforesaid Records.

Said tract contains 1.418 Acres (including the Ingress-Egress Easement) and is more accurately depicted in a Boundary Survey, prepared for Winter Properties, Inc., said survey prepared by GeoSurvey, Ltd., certified by Trenton D. Turk, PLS 2411, dated January 20, 1999, last revised March 29, 1999.

Exhibit A

2-98-43

(2-00-24)

RCS# 2070
7/05/00
3:32 PM

Atlanta City Council

Regular Session

00-0-0680

Z-00-24; Change Conditions- 820 Ralph
McGill Blvd.
Adopt

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 1
ABSENT 1

11 12 RDG

Y McCarty	Y Dorsey	<i>Y</i> NV Moore <i>RDG</i>	Y Thomas
Y Starnes	Y Woolard	Y Martin	Y Emmons
E Bond	Y Morris	Y Maddox	B Alexander
NV Winslow	Y Muller	Y Boazman	NV Pitts

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