

City Council
Atlanta, Georgia

00-O-1441

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-00-69
10-12-00

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 **1857 McClendon Avenue, N.E.** be changed from the **R-4 (Single-Family Residential)** District, to the **RG-2-C (Residential General-Sector 2-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **211** of the **15th** District, **DeKalb** County, Georgia, being more particularly described by the attached legal description.

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 suffix "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 zoning 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.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 Dauphin Johnson
Municipal Clerk, CMC

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

JAN 02, 2001

JAN 10, 2001



Conditions for Z-00-69

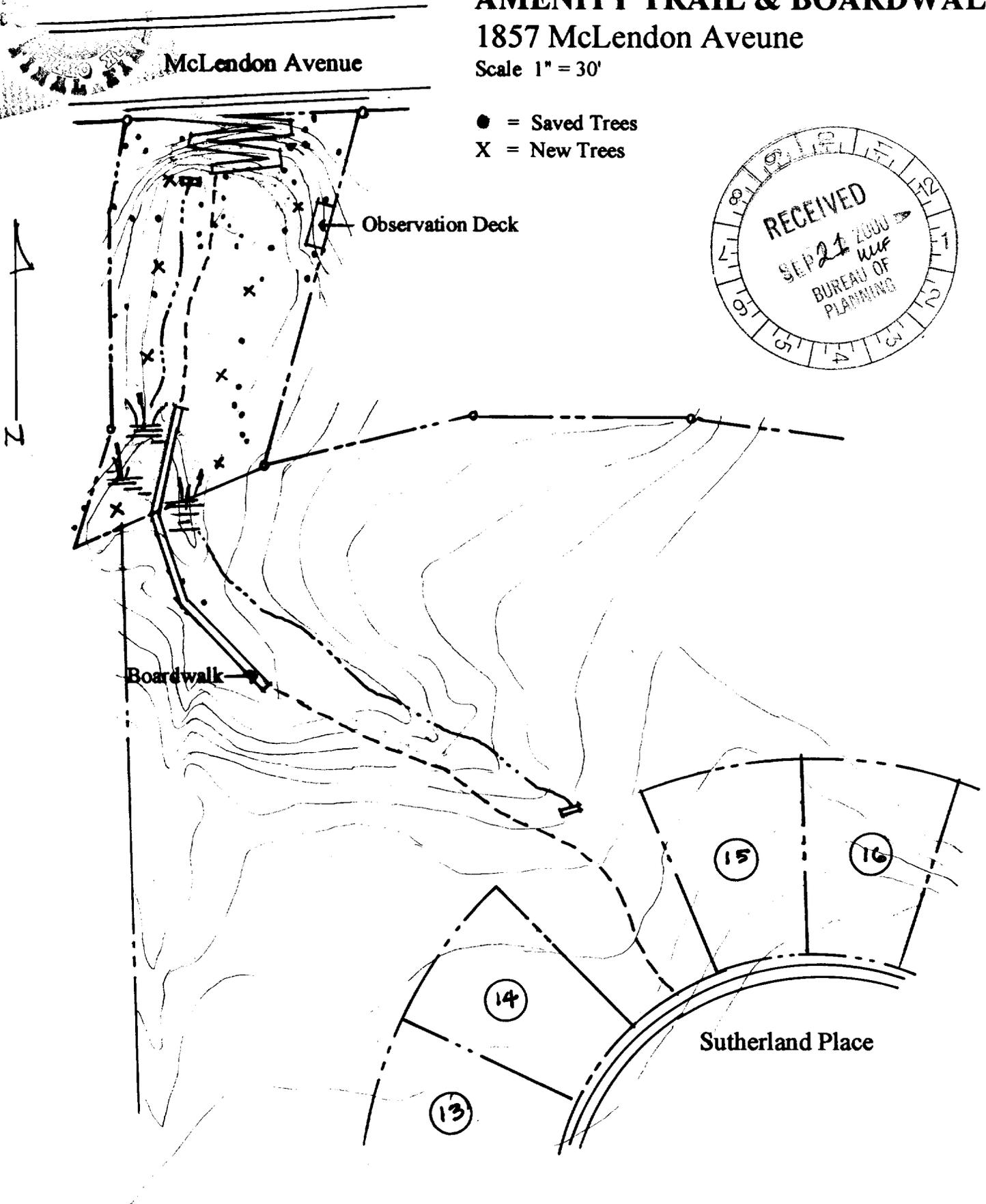
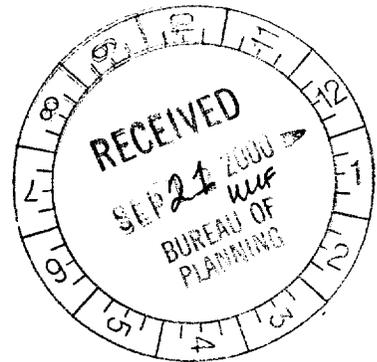
1. The site plan titled, "Amenity Trail and Boardwalk", prepared by Preston and Associates, Inc., stamped as received by the Bureau of Planning on September 21, 2000.
2. The portions of the trail that are not shown on the site plan as boardwalk shall be mulched.
3. The trail shall be built concurrently with new construction to redevelop McClendon Gardens, so that the trail shall be constructed prior to issuance of a certificate of occupancy for any redeveloped, renovated, or newly constructed buildings on the McClendon Gardens tract.
4. No structures shall be built on the subject property.

AMENITY TRAIL & BOARDWALK

1857 McLendon Avenue

Scale 1" = 30'

- = Saved Trees
- X = New Trees

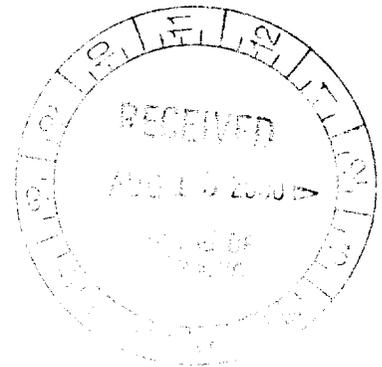


PRESTON & ASSOCIATES, INC.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 211 of the 15th district of Dekalb county, Georgia, and being more particularly described as follows:

Beginning at an iron pin found along the southerly right of way of McLendon ave ³ 278.45 west of the centerline of Southerland terrace as measured along the southerly right of way of McLendon ave; running thence S 14°24'13"W a distance of 168.05'; thence S 64°40'43"W a distance of 79.69'; thence S 64°42'03"W a distance of 15.30'; thence N 15°51'41"E a distance of 57.93'; thence N 00°08' 11"E a distance of 28.00'; thence N03°22'29"W a distance of 40.67'; thence N 00°08'04"E a distance of 38.14'; thence N 14°05'52" E a distance of 25.62'; thence N00°33'32"W a distance of 10.30'; thence N 86°56'08"E a distance of 108.09' to the POINT OF BEGINNING



2-00-69

Sheet 1 of 2

00-0-1441

(Do Not Write Above This Line)

AN ORDINANCE Z-00-69
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE RG-2 (RESIDENTIAL-GENERAL SECTOR 2) DISTRICT, PROPERTY LOCATED AT 1857 MCCLENDON AVENUE, N.E. FRONTING 108.09 FEET ON THE SOUTH SIDE OF MCCLENDON AVENUE BEGINNING 378.45 FEET WEST FROM THE CENTERLINE OF SOUTHERLAND TERRACE. DEPTH: VARIES; AREA: 0.37 ACRE; LAND LOT 211, 15TH DISTRICT, DEKALB COUNTY, GEORGIA.
OWNER: WALTER DYER
APPLICANT: PRESTON AND ASSOCIATES
NPU-N COUNCIL DISTRICT 6

ADOPTED BY
JAN 0 2 2001
COUNCIL

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

Date Referred 9/18/00

Referred To: ZRB & Zoning

First Reading

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

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
- Consent
- V Vote
- RC Vote

CERTIFIED

CERTIFIED
JAN 2 2001
ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
JAN 0 2 2001
[Signature]

MAYOR'S ACTION

APPROVED

JAN 1 0 2001

WITHOUT SIGNATURE
BY OPERATION OF LAW