

City Council
Atlanta, Georgia

02-0 -1993

AN ORDINANCE
BY: ZONING COMMITTEE

U-02-32
10-15-02

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

SECTION 1. Under the provisions of Section 16-08.005(1)(i) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Nursing Home** is hereby approved. Said use is granted to **Westminster Presbyterian Homes, Inc.** and is to be located at **2911 Pharr Court South, N.W.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **100** of the **17th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.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
APPROVED by the Mayor

JAN 21, 2003
JAN 28, 2003



Conditions for U-02-32

1. Site plan entitled "ALTA Survey... The Pavilion of Campbell-Stone, Inc." prepared by Betterton Surveying and Design, Inc., dated October 9, 1998, last revised June 24, 2000, and marked received by the Bureau of Planning October 17, 2002.
2. The grantee shall insure that adequate security is provided to monitor the use of the parking lot so as to limit its use to residents, guests and employees of this facility.

All that tract or parcel of land lying and being in Land Lot 100 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point on the east side of Pharr Court South, 461.0 feet south of the intersection of the south side of Pharr Road (50' r/w) and the east side of Pharr Court South (50' r/w), thence S31°18'40"E, 450.66 feet to the True Point of Beginning. Thence N32°00'52"E, 13.0 feet to a point; thence S57°59'08"E, 19.31 feet to a point; thence N32°00'52"E, 23.0 feet to a point; thence N57°59'08"W, 26.31 feet to a point; thence N32°00'52"E, 16.86 feet to a point; thence S57°59'08"E, 8.50 feet to a point; thence N32°00'52"E, 26.67 feet to a point; thence S57°59'08"E, 4.50 feet to a point; thence N32°00'52"E, 10.80 feet to a point; thence N57°59'08"W, 4.50 feet to a point; thence N32°00'52"E, 26.67 feet to a point; thence S57°59'08"E, 39.0 feet to a point; thence N32°00'52"E, 12.0 feet to a point; thence S57°59'08"E, 22.0 feet to a point; thence S32°00'52"W, 20.0 feet to a point; thence S57°59'08"E, 8.0 feet to a point; thence S32°00'52"W, 158.00 feet to a point; thence N57°59'08"W, 122.50 feet to a point; thence N32°00'52"E, 16.0 feet to a point; thence S57°59'08"E, 33.50 feet to a point; thence N32°00'52"E, 33.0 feet to a point; thence S57°59'08"E, 18.50 feet to the True Point of Beginning.

The tract or parcel of land herein described contains 0.296 acres or 12,874.58 square feet, more or less, and is shown as Tract "C" on, and described according to, that certain ALTA Survey for the Secretary of Housing and Urban Development, Federal Housing Administration, Continental Wingate Associates, Inc., Chicago Title Insurance Company and The Pavilion of Campbell-Stone, Inc., dated October 9, 1998, prepared by Robert B. Betterton, G.R.L.S. #2496 (the "Survey"), which survey is incorporated herein by reference.

TOGETHER WITH:

THAT PORTION OF THE AIR SPACE lying above a horizontal plane at an Elevation of 960.00 feet above United States Coast and Geodetic Survey 1929 Adjusted Mean Sea Level over the following described property:

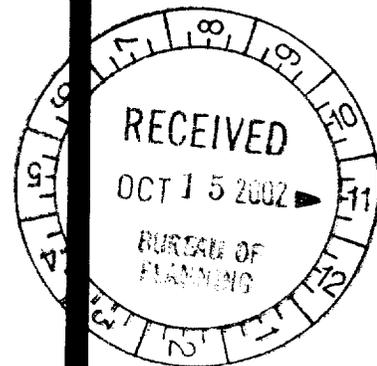
All that tract or parcel of land lying and being in Land Lot 100 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point on the east side of Pharr Court South, 461.0 feet south of the intersection of the south side of Pharr Road (50' r/w) and the east side of Pharr Court South (50' r/w), thence S31°18'40"E, 450.66 feet to the True Point of Beginning. Thence N57°59'08"W, 8.69 feet to a point; thence N32°00'52"E, 33.0 feet to a point; thence S57°59'08"E, 6.60 feet to a point; thence N32°00'52"E, 3.0 feet to a point; thence S57°59'08"E, 21.4 feet to a point; thence S32°00'52"W, 23.0 feet to a point; N57°59'08"W, 19.31 feet to a point; thence S32°00'52"W, 13.0 feet to the True Point of Beginning.

The tract or parcel of land herein described contains 0.017 acres or 737.17 square feet, more or less, and is shown as Tract "D" on, and described according to, the Survey.

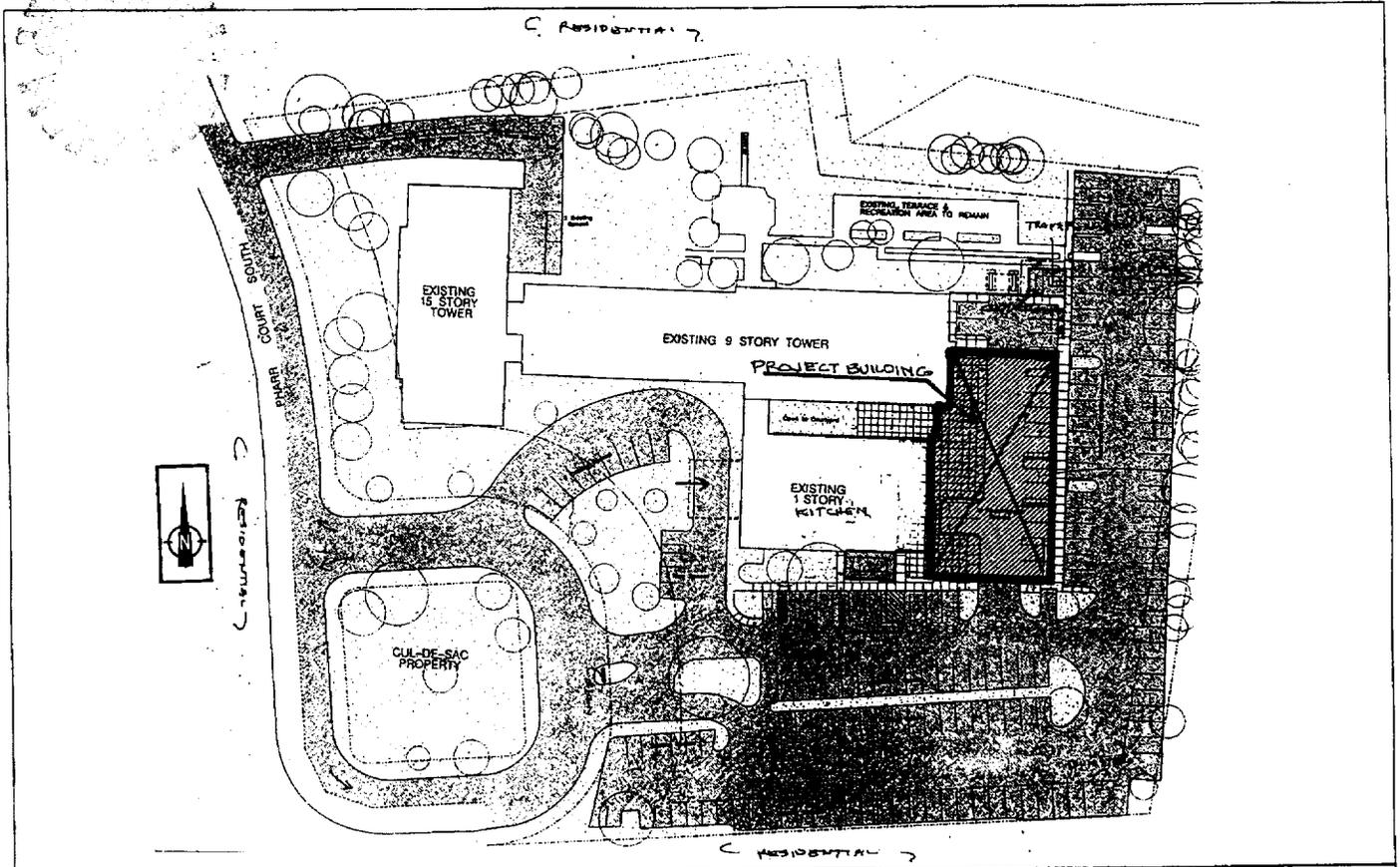
TOGETHER WITH those appurtenant easements described in that certain Easement and Conveyance Agreement between Campbell-Stone Apartments, Inc. and Bradco, Inc., dated March 24, 1991, filed March 26, 1991, recorded in Deed Book 15132, Page 270, Fulton County, Georgia Records.

TOGETHER WITH those appurtenant easements described in that certain Joint and Reciprocal Easement Agreement between The Pavilion of Campbell-Stone, Inc. and Campbell-Stone Apartments, Inc., dated October 14, 1998, to be recorded in the Fulton County, Georgia Records.

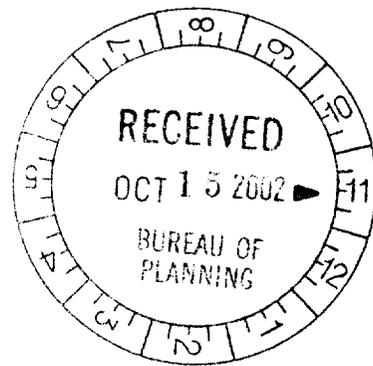


U-02-32

Page 1 of 3



Project Number: 92610
 Project Name: The Pavilion of Campbell
 Description: Site Plan
 The north arrow indicator is an approximation of 0°North



U-02-32

Page 2 of 3

RCS# 4394
1/21/03
3:00 PM

Atlanta City Council

Regular Session

MULTIPLE

02-O-1603; 02-O-1724; 02-O-1723
02-O-1881 & 02-O-1993
ADOPT

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 5
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	NV Moore	Y Mitchell
NV Starnes	Y Fauver	NV Martin	Y Norwood
Y Young	Y Shook	Y Maddox	NV Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

MULTIPLE

02-0-1993

(Do Not Write Above This Line)

AN ORDINANCE U-02-32
BY: ZONING COMMITTEE

AN ORDINANCE GRANTING A
SPECIAL USE PERMIT FOR A
NURSING HOME (SECTION 16-08.005
(1)(i), PROPERTY LOCATED AT
2911 PHARR COURT SOUTH, N.W.
FRONTING APPROXIMATELY
585 FEET ON THE EASTERLY SIDE
OF PHARR COURT SOUTH BEGINNING
461 FEET SOUTHERLY FROM THE
SOUTHEAST CORNER OF PHARR
ROAD. DEPTH: VARIES; AREA: 0.296
ACRES; (SUBJECT SITE ONLY) LAND LOT
300, 17TH DISTRICT, FULTON COUNTY
GEORGIA.

OWNER: THE PAVILION OF CAMPBELL-
STONE, INC.

APPLICANT: ROBERT L. WELCH
NPU-B COUNCIL DISTRICT 8

ADOPTED BY

JAN 21 2003

COUNCIL

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

Date Referred 1/18/03

Referred To: ZKB + Zoning

First Reading

Committee ZONING
Date Nov. 13 2002
Chair Dominick Spens

Committee ZONING
Date JAN 15 2003
Chair [Signature]
Actions: [Signature]
Fav, Adv, Held (see rev. side)
Other

Members
[Signature]
[Signature]
[Signature]

Refer To

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

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
JAN 21 2003
ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
JAN 21 2003

DEPUTY MUNICIPAL CLERK
[Signature]

MAYOR'S ACTION

JAN 28 2003
[Signature]