

04-0 -1131

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-43
4-15-04

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, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **3105 Cascade Road, S.W.** be changed from the **R-3 (Single-Family Residential)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **233** of the **14th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

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 That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

RCS# 5944
8/16/04
3:05 PM

Atlanta City Council

Regular Session

MULTIPLE

04-O-0069 Z-03-84
04-O-1131 Z-04-43
FILE

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

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

MULTIPLE

Property Description

Cascade Road, City of Atlanta Fulton County, Georgia

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 233 OF THE 14th DISTRICT OF THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LIMITS OF CASCADE ROAD (A 50' RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LIMITS OF LYNHURST ROAD (A 50' RIGHT-OF-WAY); THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LIMITS OF CASCADE ROAD 513.74 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3100.33 FEET AND A CHORD BEARING NORTH 82 DEGREES 04 MINUTES 44 SECONDS WEST, 513.16 FEET; THENCE CONTINUING NORTH 77 DEGREES 19 MINUTES 54 SECONDS WEST, 163.74 FEET; THENCE DEPARTING THE SAID RIGHT-OF-WAY NORTH 01 DEGREES 38 MINUTES 20 SECONDS EAST, 261.93 FEET TO A 1" CLOSED TOP PIPE, FOUND; THENCE CONTINUING NORTH 01 DEGREES 25 MINUTES 36 SECONDS EAST, 140.16 FEET TO A 1" CLOSED TOP PIPE, FOUND; THENCE CONTINUING NORTH 01 DEGREES 31 MINUTES 12 SECONDS EAST, 129.83 FEET TO A 1" CLOSED TOP PIPE, FOUND; THENCE CONTINUING NORTH 01 DEGREES 30 MINUTES 38 SECONDS EAST, 139.93 FEET TO A 1" CLOSED TOP PIPE, FOUND; THENCE CONTINUING NORTH 01 DEGREES 27 MINUTES 44 SECONDS EAST, 139.89 FEET TO A 3/4" CLOSED TOP PIPE, FOUND; THENCE CONTINUING NORTH 01 DEGREES 43 MINUTES 00 SECONDS EAST, 150.77 FEET TO A 1" CLOSED TOP PIPE, FOUND; THENCE CONTINUING SOUTH 88 DEGREES 18 MINUTES 48 SECONDS EAST, 387.41 FEET TO A 1/2" IRON PIPE, FOUND; THENCE CONTINUING SOUTH 87 DEGREES 58 MINUTES 14 SECONDS EAST, 299.09 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LIMITS OF LYNHURST ROAD; THENCE CONTINUING WITH THE SAID WESTERLY RIGHT-OF-WAY OF LYNHURST ROAD 72.28 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1187.00 FEET, AND A CHORD BEARING SOUTH 02 DEGREES 57 MINUTES 19 SECONDS WEST, 72.27 FEET; THENCE CONTINUING SOUTH 01 DEGREES 12 MINUTES 39 SECONDS WEST, 975.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.57 ACRES OF LAND, MORE OR LESS.

2-04-43



04-0-1131

(Do Not Write Above This Line)

AN ORDINANCE Z-04-43
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT- HOUSING) DISTRICT, PROPERTY LOCATED AT 3105 CASCADE ROAD, S.W., FRONTING APPROXIMATELY 677.48 FEET ON THE NORTHSIDE OF CASCADE ROAD BEGINNING AT THE NORTHWEST CORNER OF LYNHURST DRIVE. DEPTH: APPROXIMATELY 1047.7 FEET; AREA: 15.57 ACRES; LAND LOT 233, 14TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: CASCADE UNITED METHODIST CHURCH, INC.

APPLICANT: JOHN WIELAND HOMES AND NEIGHBORHOODS, INC.
E: MICHAEL W. TYLER, ESQ.
NPJ-1 COUNCIL DISTRICT 10

FILED BY
CITY COUNCIL
AUG 16 2004

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

Date Referred 6/21/04

Referred To: ZRB + Zoning

Date Referred

Referred To:

Date Referred

Referred To:

First Reading
Committee ZONING
Date June 16, 2004
Chair John Taylor
Referred To ZRB & Zoning Comm

Committee _____
Date _____
Chair _____
Action _____
Fav, Adv, Hold (see rev. side) _____
Other _____

Members
Michael W. Tyler
John Taylor
John Taylor

Refer To _____

Committee _____
Date _____
Chair _____
Action _____
Fav, Adv, Hold (see rev. side) _____
Other _____

Members _____

Refer To _____

Committee _____
Date _____
Chair _____
Action _____
Fav, Adv, Hold (see rev. side) _____
Other _____

Members _____

Committee _____
Date _____
Chair _____
Action _____
Fav, Adv, Hold (see rev. side) _____
Other _____

Members _____

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

CERTIFIED

CERTIFIED
AUG 16 2004
ATLANTA CITY COUNCIL PRECEDENT
John Taylor

MAYOR'S ACTION