City Council
Atlanta, Georgia

07- 0 -1916

Z-07-88/Z-05-114

AN ORDINANCE
BY: ZONING COMMITTEE

Date Filed: 8-7-07

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 **2853 Campbellton Road, S.W.**, be changed from the RG-2-C (Residential General-Sector 2-Conditional) to the MR-3 (Multi-family) District, to wit:

ALL THAT TRACT or parcel of land lying and Land Lot 218, 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Exhibit "A"

All that tract or parcel of land lying and being in Land Lots 218 of the 14th District, City of Atlanta, Georgia being 10.18 acres as per a survey for Cascade Walk, LLC by Randy L. Tibbitts, GRLS No. 2137, dated 4/20/06 and being more particularly described as follows:

Beginning at an iron pin placed on the Northerly right-of-way line of Campbellton Road, said point being located 62.57 feet NorthEast from the intersection of the South Land Lot Line of Land Lot 218 with the northerly right-of-way line of Campbellton Road, running thence North 39 Degrees 51 Minutes 12 Seconds West a distance of 465.76 feet to an iron pin placed, running thence North 47 Degrees 58 Minutes 37 Seconds East a distance of 1,004.81 feet to an iron pin found, running thence South 27 Degrees 31 Minutes 26 Seconds East a distance of 480.12 feet to an iron pin placed on the Northerly right-of-way line of Campbellton Road, running thence along the Northerly right-of-way line of Campbellton Road an arc distance of 56.78 feet, said arc having a radius of 70065.47 feet and being subtended by a chord bearing South 47 Degrees 57 Minutes 52 Seconds West for a chord distance of 56.78 feet, to a point on the Northerly right-of-way line of Campbellton Road; thence traveling along the Northerly right-of-way line of Campbellton Road South 47 Degrees 56 Minutes 28 Seconds West a distance of 755.45 feet to a point, running thence along the Northerly right-of-way line of Campbellton Road an arc distance of 90.00 feet, said arc having a radius of 62742.02 feet and being subtended by a chord bearing South 47 Degrees 54 Minutes 12 Seconds West for a chord distance of 90.00 feet, to a point on the Northerly right-of-way line of Campbellton Road, said point being the iron pin located at the Point of Beginning.

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Bureau of Planning

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