Municipal Clerk
Atlanta, Georgia

05-O -1314

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AN ORDINANCE
BY: ZONING COMMITTEE

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

SECTION 1. Under the provisions of (Section 16-06.005 (1)(c) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a Church is hereby approved. Said use is granted to Greater Fair Hill Baptist Church and is to be located at **695-712 Hamilton E. Holmes Drive, N.W.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 208, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 208 OF THE 14th DISTRICT OF FULTON COUNTY, GEORGIA AND BEINING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HIGHTOWER ROAD (40' RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY OF ROCKWOOD AVENUE (40' RIGHT-OF-WAY); THENCE RUNNING ALONG SAID RIGHT-OF-WAY OF ROCKWOOD AVENUE NORTH 81 DEGREES 59 MINUTES 13 SECONDS EAST A DISTANCE OF 247.42 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING SOUTH 03 DEGREES 14 MINUTES 25 SECONDS WEST A DISTANCE OF 151.14 FEET TO A POINT; THENCE RUNNING SOUTH 87 DEGREES 37 MINUTES 20 SECONDS EAST A DISTANCE OF 116.50 FEET TO A POINT; THENCE RUNNING NORTH 03 DEGREES 38 MINUTES 45 SECONDS EAST A DISTANCE OF 173.07 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID ROCKWOOD AVENUE; THENCE ALONG SAID RIGHT-OF-WAY AND RUNNING NORTH 81 DEGREES 56 MINUTES 48 SECONDS EAST A DISTANCE OF 193.63 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING SOUTH 02 DEGREES 35 MINUTES 33 SECONDS WEST A DISTANCE OF 210.91 FEET TO A POINT; THENCE RUNNING NORTH 86 DEGREES 22 MINUTES 49 SECONDS WEST A DISTANCE OF 108.10 FEET TO A POINT; THENCE RUNNING SOUTH 05 DEGREES 49 MINUTES 22 SECONDS WEST A DISTANCE OF 185.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF WOODROW STREET (40' RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY AND RUNNING NORTH 86 DEGREES 59 MINUTES 13 SECONDS WEST A DISTANCE OF 427.00 FEET TO A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF SAID WOODROW STREET AND THE EASTERLY RIGHT-OF-WAY OF SAID HIGHTOWER ROAD; THENCE ALONG SAID RIGHT-OF-WAY OF HIGHTOWER ROAD AND RUNNING NORTH 01 DEGREES 23 MINUTES 56 SECONDS EAST A DISTANCE OF 286.96 FEET BACK TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 3.378 ACRES / 147, 152 SQUARE FEET.