City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-04
1/15/02

02-O-0357

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 **the rear of 1780 Metropolitan Parkway, S.W. (aka 1914, 1922 and 1970 Metropolitan Parkway, S.W. and various additional addresses)** be changed from the **R-4A (Single-Family Residential)** District, to the **RG-3 (Residential General-Sector 3)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **90** of the **14th** District, **Fulton** 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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U-02-04

LEGAL DESCRIPTION OF PROPERTY TO BE ZONED FROM R-4A TO RG-3

All that certain lot, tract or parcel of land situate lying and being in Land Lot 90, 4th District, Fulton County, Georgia consisting of 16.77 acres, more or less, and being more particularly described as follows:

To Find the POINT OF BEGINNING, Commence at the intersection of the northerly right of way of St. Johns Avenue (a 40' R/W) and the easterly right of way of Metropolitan Boulevard (a 60' R/W) (aka Stewart Avenue) and proceeding thence North 00° 21' 42" East along the easterly right of way of Metropolitan Boulevard a distance of 369.96 feet to a point; thence along the easterly right of way of Metropolitan Boulevard North 00° 21' 42" East a distance of 210.19 feet to a point; continuing thence along the easterly right of way of Metropolitan Boulevard North 00° 21' 33" East a distance of 24.65 feet to a point; thence leaving Metropolitan Boulevard and proceeding South 89° 16' 03" East a distance of 193.20 feet to a point; said point being the POINT OF BEGINNING;

From the POINT OF BEGINNING, proceeding thence South 89° 16' 03" East 38.55 feet to a point; proceeding thence North 02° 00' 28" East a distance of 193.00 feet to a point; proceeding thence North 88° 06' 24" West a distance of 5.29 feet to a point; proceeding thence North 05° 51' 06" East a distance of 14.10 feet to a point; proceeding thence South 87° 38' 25" West a distance of 22.64 feet to a point; proceeding thence North 00° 14' 13" East a distance of 88.86 feet to a point; proceeding thence South 87° 49' 12" West a distance of 16.48 feet to a point; proceeding thence North 00° 32' 04" East 97.20 feet to a point; proceeding thence South 89° 54' 43" West 56.27 feet to a point; proceeding thence North 00° 33' 32" East 198.00 feet to a point; proceeding thence North 89° 54' 40" East a distance of 425.18 feet to a point; proceeding thence North 89° 54' 51" East a distance of 45.00 feet to a point; proceeding thence South 02° 30' 06" West a distance of 100.00 feet to a point; proceeding thence South 89° 54' 44" West a distance of 45.00 feet to a point; proceeding thence south 02° 37' 43" West a distance of 218.93 feet to a point; proceeding thence North 89° 44' 36" East a distance of 45.71 feet to a point; proceeding thence North 89° 44' 35" East a distance of 274.35 feet to a point; proceeding thence North 02° 02' 47" East a distance of 68.00 feet to a point; proceeding thence South 84° 24' 50" East a distance of 6.40 feet to a point; proceeding thence North 89° 44' 36" East a distance of 45.03 feet to a point; proceeding thence South 03° 46' 05" West a distance of 51.94 feet to a point; proceeding thence South 85° 16' 50" East a distance of 87.99 feet to a point located on the westerly right of way of Lakewood Freeway; proceeding thence along the westerly right of way of Lakewood Freeway South 10° 25' 53" West a distance of 281.40 feet to a point; continuing thence along the westerly right of way of Lakewood Freeway South 18° 14' 12" West a distance of 213.15 feet to a point; continuing thence along the westerly right of way of Lakewood Freeway South 17° 22' 59" West a distance of 52.11 feet to a point; continuing thence along the westerly right of way of Lakewood Freeway South 19° 30' 51" West a distance of 189.02 feet to a point; continuing thence along the westerly right of way of Lakewood Freeway South 31° 10' 03" West a distance of 58.63 feet to a point; thence leaving Lakewood Freeway and proceeding South 89° 18' 38" East a distance of 81.72 feet to a point; proceeding thence South 01° 07' 47" West a distance of 140.66 feet to a point located on the northerly right of way of St. Johns Avenue; thence continuing along the northerly right of way of St. Johns Avenue North 88° 53' 58" West a distance of 505.93 feet to a point; thence leaving the northerly right of way of St. Johns Avenue and proceeding North 00° 29' 06" East a distance of 140.00 feet to a point; proceeding thence North 00° 47' 48" East a distance of 65.04 feet to a point; proceeding thence North 00° 32' 04" East a distance of 401.16 feet to the POINT OF BEGINNING.