City Council
Atlanta, Georgia

03- O -1363

AN ORDINANCE
BY: ZONING COMMITTEE

Z-03-54
8-12-03

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 **2410– 2446 Campbellton Road, S.W./Rear of 2002 Wells Drive, S.W.** be changed from the **R-4 (Single-Family Residential)** District to the **RG-3 (Residential General-Sector 3)** District, classification, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **199** of the **14th** District of **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 That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

Z-03-54

Legal Description

All that tract or parcel of land lying and being in land Lot 199 of the 14th District of County, Georgia and being more particularly described as follows:

BEGINNING at a point being the intersection of the southerly right of way of Campbellton Road (Variable R/W) and the westerly right of way of Bent Creek Way (50' R/W); thence along said right of way of Bent Creek Way the following courses: South 02° 27' 22" West a distance of 546.27 feet to a ½" rebar found; thence South 02° 21' 45" West a distance of 257.43 feet to a point; thence along a curve to the left an arc distance of 86.35 feet (said curve having a radius of 223.88 feet; a chord distance of 85.82 feet and a chord bearing of South 08° 40' 39" East) to a point; thence leaving said right of way of Bent Creek Way and running South 02° 24' 35" West a distance of 209.09 feet to a 1" crimp top pipe found; thence North 44° 27' 25" West a distance of 357.15 feet to a ½" rebar found; thence North 05° 32' 07" West a distance of 306.16 feet to a 1" pipe found; thence North 88° 15' 25" West a distance of 99.83 feet to a !" open top found; thence North 02° 27' 22" East a distance of 302.02 feet to a point on the southerly right of way of aforementioned Campbellton Road; thence along said right of way the following courses: along a curve to the left an arc distance of 155.71 feet (said curve having a radius of 722.15 feet; a chord distance of 155.40 feet and a chord bearing of North 63° 43' 11" East) to a point; thence North 57° 32' 34" East a distance of 90.00 feet to a point; thence North 57° 32' 34" East a distance of 214.61 feet to the POINT OF BEGINNING. Said tract containing 6.275 acres.