AN ORDINANCE BY  
COUNCIL MEMBER CARLA SMITH  

AN ORDINANCE TO REZONE CERTAIN PROPERTIES FROM THE MRC-3-C (MIXED RESIDENTIAL COMMERCIAL-SECTOR 3- CONDITIONAL) ZONING DISTRICT TO THE MRC-3-C (MIXED RESIDENTIAL COMMERCIAL-SECTOR 3- CONDITIONAL FOR A CHANGE OF CONDITIONS).  

WHEREAS, on July 18, 2016 the City of Atlanta City Council adopted and the Mayor approved, Ordinance 16-O-1164 (the “Ordinance”), a full copy of which is attached hereto and incorporated herein by reference as Exhibit “A”, which rezoned certain properties in the neighborhoods that surround Turner Field, including all or portions of the Summerhill, Peoplestown, Mechanicsville, Pittsburgh, and Grant Park neighborhoods (the “Stadium Neighborhoods”) to MRC-3-C (Mixed Residential Commercial-Sector 3 Conditional); and  

WHEREAS, it has been determined that those certain properties attached hereto and incorporated herein as Exhibit “B” (the “Property”) were originally intended to be included in the Ordinance but ultimately were not included; and  

WHEREAS, it has been determined to be in the best interest of the Stadium Neighborhoods to rezone the Property from its current zoning as MRC-3-C pursuant to Ordinance 06-O-056 to MRC-3-C with changed conditions in accordance with the conditions approved and adopted in the Ordinance.  

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS, AS FOLLOWS:  

SECTION 1: The Zoning Ordinance of the City of Atlanta is hereby amended, and the maps established in connection therewith are changed, so that the following properties are rezoned from the MRC-3-C (Mixed Residential Commercial-3-conditional) zoning district to the MRC-3-C (Mixed Residential Commercial-3-conditional) zoning district for the purpose of changing the current conditions, said properties being more particularly describes as shown as, to wit:  

ALL THOSE TRACTS or parcels of land lying in Land Lot 14 of the 54th District, Fulton County, Georgia being listed on Exhibit “B”.  

SECTION 2: The zoning conditions applicable to the Property shall be those listed in the Ordinance on Exhibit “A”.  

SECTION 3: 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 I above. The Director, Office 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 only be approved only by application to the Board of Zoning Adjustment.
**SECTION 4:** That the maps referred to, now on file in the Office of Zoning and Development, be changed to conform to the terms of this ordinance.

**SECTION 5:** That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.