

## CITY OF LOOKOUT MOUNTAIN, GEORGIA

### ORDINANCE NO. 274

AN ORDINANCE to amend the Lookout Mountain, Georgia, Zoning Ordinance (Ordinance No. 25, as heretofore amended), to extend and further delineate the boundaries of the City of Lookout Mountain's community convenience commercial district, to amend the zoning map of the City of Lookout Mountain accordingly, and for other purposes.

WHEREAS, the extension of the community convenience commercial district to the property hereinafter described promotes the prosperity and general welfare of the City of Lookout Mountain, Georgia, and the extension of such district has been recommended by the Municipal Planning Commission of the City and is consistent with the comprehensive plan for the development of the City;

NOW, THEREFORE, be it ordained by the City Council of the City of Lookout Mountain, Georgia, and it is hereby ordained:

Section 1. Section 10-2(C) of Ordinance No. 25, as heretofore amended, is amended to add as the third paragraph thereof a new paragraph to read as follows:

In addition, all that tract or parcel of land lying and being in Original Land Lot One, 9th District, 4th Section of Walker County, Georgia, and within the City of Lookout Mountain, Georgia, and being part of Deed Book 161, Page 1371, in the Office of the Clerk of Superior Court Walker County, Georgia, and being more particularly described as follows:

Commencing at a rebar on the north right of way of Durana Drive (30' right of way) and the eastern property line of Tract 1, The Oaks LTD, Plat Book 8, Page 323-331, thence along said property line of Tract 1, The Oaks LTD North 00 degrees 15 minutes 58 seconds West 147.31 feet to the **True Point of Beginning**; thence continue along said Tract 1 and now or formerly Martin, Deed Book 187, Page 4 North 00 degrees 15 minutes 58 seconds West 176.22 feet to a point on the right of way of McFarland Road; thence along said right of way of McFarland with a curve to the left having a radius of 461.94 feet and an arc length of 115.96 feet and a delta angle of 14 degrees 23 minutes 00

seconds and a chord bearing of South 64 degrees 29 minutes 19 seconds East 115.66 feet to a point; thence leaving said right of way of McFarland Road South 02 degrees 00 minutes 28 seconds West 126.01 feet to a point; thence South 89 degrees 44 minutes 02 seconds West 99.15 feet to the point of beginning. Said tract of land contains 0.35 Acres more or less. As shown on survey by Hopkins Surveying Group, Drawing Number 2013-68-2, dated April 29, 2013.

Subject to Easement in favor of City of Lookout Mountain, Georgia, recorded in Deed Book 899, Page 193, in the Office of the Clerk of the Superior Court Walker County, Georgia, which Easement covers sanitary sewer lines as actually installed on the property (including the force main in the approximate location depicted on the above survey by Hopkins Surveying Group).

The above described property, formerly a part of the Lookout Mountain United Methodist Church parking lot, is depicted as Lot 1 on the survey by Hopkins Surveying Group, the pertinent portion of which survey is attached as Exhibit A to this Ordinance.

Section 2. Section 10-2(D) of Ordinance No. 25, as added by Ordinance No. 43 and amended by Ordinance Nos. 56, 75, 99 and 268, is amended by deleting therefrom the property described in Section 1 of this Ordinance.

Section 3. The zoning map of the City of Lookout Mountain, particularly the delineations of the community convenience commercial district and the multiple family district shown thereon, is amended so as to conform to the provisions of this Ordinance.

Section 4. Except as provided in the above Sections 1-3 of this Ordinance, the Lookout Mountain, Georgia, Zoning Ordinance (Ordinance No. 25, as heretofore amended) shall remain in full force and effect, unaffected by this Ordinance.

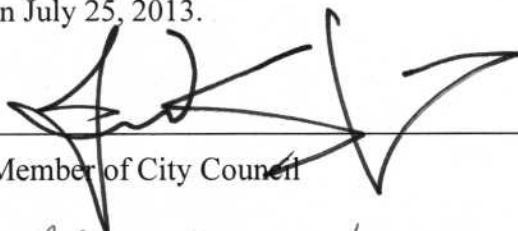
Section 5. Severability. If any of the sections, subsections, sentences, clauses or phrases of this Ordinance are for any reason held to be unconstitutional or invalid, the validity of the remaining portions of this Ordinance shall not be affected, since it is the express intent of the Council of the City to pass each section, phrase, paragraph and word separately.

Section 6. Part of Code of Ordinances. It is the intention of the Council and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Lookout Mountain, Georgia, and the sections of this Ordinance may be renumbered to accomplish such intention.

Section 7. Repealer. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 8. Effective Date. This Ordinance shall be effective ten (10) days after its adoption by at least three (3) members of the Council of the City after two (2) readings at least one (1) week apart.

APPROVED on first reading on July 25, 2013.

  
\_\_\_\_\_  
Member of City Council

  
\_\_\_\_\_  
Member of City Council

  
\_\_\_\_\_  
Member of City Council

  
\_\_\_\_\_  
Member of City Council

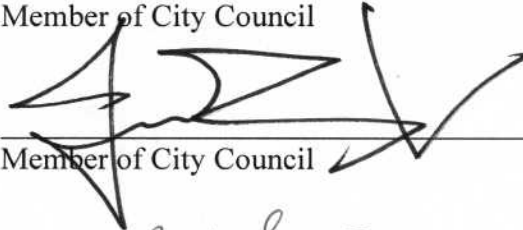
\_\_\_\_\_  
Member of City Council

  
\_\_\_\_\_  
Mayor of Lookout Mountain, Georgia

APPROVED AND ADOPTED on second reading on August 8, 2013.



Member of City Council



Member of City Council

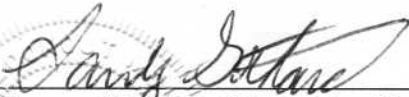


Member of City Council



Member of City Council

Member of City Council



Mayor of Lookout Mountain, Georgia

ATTEST:



City Clerk



1/2" REBAR FOUND

NOTE: WATER AND GAS LINE AT APPROXIMATE LOCATION ONLY, BASED ON MAPS PROVIDED TO HSG AND MARKINGS ON GROUND.

N/F MARTIN DEED BOOK 187, PAGE 4

N00°15'58"W-141.60'

S BANK & TRUST, INC OK 826, PAGE 739

L=115.96'  
R=461.94'  
T=58.29'  
Δ=14°23'00"  
CHORD=564'29"19"E-115.66'

LOT 1  
15,138 sq. ft.  
0.35 Ac.±

APPROX. LOC. OF FORCE MAIN AS SHOWN ON MAP PROVIDED TO HSG FROM BRAD HAVEN WITH THE CITY OF LOOKOUT MOUNTAIN, GA. NO EASEMENT FOUND FOR FORCE MAIN.

20' PERMANENT EASEMENT DEED BOOK 899, PAGE 193

UNABLE TO DETERMINE TERMINUS

TOP=1813.33  
INV=1811.99

REBAR FOUND  
CONC. FOUND

16.78'  
N76°30'50"W

BASE BEARING  
N00°15'58"W-181.92'

TRACT 1  
THE OAKS LTD  
PLAT BOOK 8, PAGE 323-331

EXHIBIT A

REMAINING PART OF  
LOOKOUT MOUNTAIN METHODIST CHURCH  
DEED BOOK 161, PAGE 371

