

CITY OF LOOKOUT MOUNTAIN, GEORGIA

ORDINANCE NO. 186

AN ORDINANCE

To amend Ordinance No. 25 prescribing a zoning plan for the territory within the corporate limits of the City of Lookout Mountain and to add thereto a Single Family/Church-Related District, to delineate the boundaries of said district, to set forth the uses permitted in said district, and for other purposes.

BE IT ORDAINED by the Council of the City of Lookout Mountain, Georgia, and IT IS HEREBY ORDAINED:

Section 1. Article III, Section 10-2, on page 7 of Ordinance No. 25 is amended by deleting the first seven lines of said section (excluding the heading of the section) and substituting in lieu thereof the following:

For the purposes enumerated in this chapter, the City is hereby divided into five districts. The use, height, area, etc., regulations are uniform within each district, and such districts shall be known as:

- Single Family District
- Tourist Oriented Commercial District
- Community Convenience Commercial District
- Multiple Family Dwelling District
- Single Family/Church-Related District

Section 2. Section 10-2 of Ordinance No. 25 is further amended by the addition thereto of a new paragraph (E), setting forth the boundaries of the Single Family/Church-Related District, as follows:

(E) Single Family/Church-Related District.

(i) All those tracts or parcels of land lying and being in Original Land Lot Nos. 18 and 19 in the Tenth District and Fourth Section of Walker County, Georgia, and being Lot Nos. 21, 22, 23, and 24, in the T. G. McFarland Estate Subdivision on Lookout Mountain, as shown by plat of record in Deed Book 11, page 564, Office of the Clerk of Superior Court of Walker County, Georgia, being the property of Our Lady of the Mount Catholic Church. According to a survey drawing prepared by Hopkins Surveying, Inc., dated July 18, 1998, for the Catholic Diocese of Atlanta, said Lots are further described by metes and bounds as follows:

BEGINNING at an iron pin at the eastern corner of the intersection between two roads now known as Scenic Highway and McFarland Road; thence running North 33

degrees 50 minutes 11 seconds East along the eastern right of way line of Scenic Highway, a distance of 754.12 feet to a point; thence leaving the eastern right of way line of Scenic Highway, South 55 degrees 34 minutes 00 seconds East, a distance of 567.42 feet to a point; thence South 58 degrees 36 minutes 58 seconds West, a distance of 340.28 feet to a point; thence South 49 degrees 25 minutes 29 seconds West, a distance of 210.59 feet to a point; thence South 73 degrees 09 minutes 18 seconds West, a distance of 98.13 feet to a point; thence North 55 degrees 34 minutes 00 seconds West, a distance of 100 feet to a point; thence South 28 degrees 00 minutes 19 seconds West, a distance of 294.36 feet to a point in the eastern right of way line of McFarland Road; thence along the eastern right of way line of McFarland Road, North 42 degrees 02 minutes 34 seconds West, a distance of 129.05 feet to a point; thence continuing along the eastern right of way line of McFarland Road, North 27 degrees 01 minutes 49 seconds West, a distance of 142.81 feet to the POINT OF BEGINNING.

(ii) All that tract or parcel of land lying and being in Walker County, Georgia, being part of Original Land Lot No. 1, 9th District, 4th Section, being the property of the Lookout Mountain United Methodist Church, described as follows:

BEGINNING at an iron pin on the southern line of McFarland Avenue at the northeast corner of the T. F. McFarland lands; thence South 76 degrees 08 minutes East a chord distance of 245 feet to an iron pin; thence North 60 degrees 10 minutes East a chord distance of 115 feet to an iron pin in the western line of the Lula Lake Road; thence South 09 degrees 57 minutes West along the Lula Lake Road 207 feet to a point; thence continuing along the Lula Lake Road South 11 degrees 06 minutes West 129 feet, more or less, to an iron pin in the northern line of a land; thence South 88 degrees 37 minutes West along the northern line of said land 103 feet, more or less, to an iron pin; thence South 88 degrees 37 minutes West 163 feet to an iron pin; thence North 01 degree 28 minutes West along a fence line 348.5 feet to the point of beginning.

Section 3. Section 10-2 of Ordinance No. 25 is further amended by deleting from paragraph (A) thereof the property described in new paragraph (E) above.

Section 4. Article IV of Ordinance No. 25 is amended by adding thereto a new Section 10-5.2, setting forth the uses permitted in the Single Family/Church-Related District, as follows:

Section 10-5.2--Single Family/Church-Related District.

(A) Uses Permitted:

(1) All uses permitted in the Single Family District.

(2) Churches and church-related uses, including church worship facilities, church parish halls, church education buildings, pastoral/clergy residences, church parking lots,

church gardens, church memorial gardens for the interment of ashes only, and uses customarily incident to the foregoing.

Section 5. The Single Family/Church-Related District and all structures contained therein and uses made thereof shall be subject to the same Height and Area Regulations as those provided for the Single Family District (set forth in Section 10-7 of Ordinance No. 25, as amended), as amended or supplemented by Section 10-10.1 of Ordinance No. 25.

Section 6. 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.

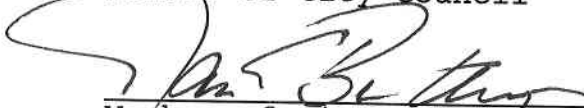
Section 7. Part of Code of Ordinances. It is the intention of the Council and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Lookout Mountain, Georgia, and the sections of this Ordinance may be renumbered to accomplish such intention.

Section 8. Repealer. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 9. 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 23, 1998.

  
Member of City Council

  
Member of City Council

  
Member of City Council

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Member of City Council

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Member of City Council

  
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Mayor of Lookout Mountain, Georgia

APPROVED AND ADOPTED ON SECOND READING ON August 20, 1998.


  
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Mayor of Lookout Mountain, Georgia

ATTEST:

  
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City Clerk