

10-0 -1475

(Do Not Write Above This Line)

AN ORDINANCE U-10-26
BY: ZONING COMMITTEE

An Ordinance granting a Special Use Permit under the provisions of Section 16-06.005 (1)(g) for a **PERSONAL CARE HOME**, property located at **1928 VELMA STREET, S.E.**, fronting approximately 249 feet on the east side of Velma Street and approximately 240 feet on the west side of Turner Road. Depth: varies. Area: approximately 1.50 acres. Land Lot 7, 14th District, Fulton County, Georgia.
OWNER: SOUL HARVEST MIRACLE REVIVAL MINISTRY
APPLICANT: RONNIE JOHNSON
NPU Z
COUNCIL DISTRICT 1

ADOPTED BY
NOV 0 1 2010

AS AMENDED COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER

Date Referred 9/17/2010

Referred To: ZRG/Zoning

First Reading
Committee Zoning
Date SEP 17 2010
Chair Ronnie Johnson

Committee <u>Zoning</u> Date <u>SEP 27 2010</u> Chair <u>Ronnie Johnson</u> Action: <u>AS AMENDED</u> Fav, Adv, Held (see rev. side) Other:	Committee Date Chair Action: Fav, Adv, Held (see rev. side) Other:
Members Refer To	Members Refer To

Committee Date Chair Action: Fav, Adv, Held (see rev. side) Other:	Committee Date Chair Action: Fav, Adv, Held (see rev. side) Other:
Members Refer To	Members Refer To

- COUNCIL ACTION**
- 2nd
 - 1st & 2nd Readings
 - 3rd
 - Consent
 - V Vote
 - RC Vote

CERTIFIED
ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
NOV 0 1 2010
Ronnie Johnson
MUNICIPAL CLERK

MAYOR'S ACTION
APPROVED

NOV 1 0 2010
WITHOUT SIGNATURE
BY OPERATION OF LAW

CITY COUNCIL
ATLANTA, GEORGIA.

10-O-1475

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

U-10-26

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-06.005 (1)(g) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **PERSONAL CARE HOME**, is hereby approved. Said use is granted to RONNIE JOHNSON and is to be located at **1928 VELMA STREET, S.E.**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 7, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or map/survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does 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 all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Dauphin Johnson
Municipal Clerk

ADOPTED as amended by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

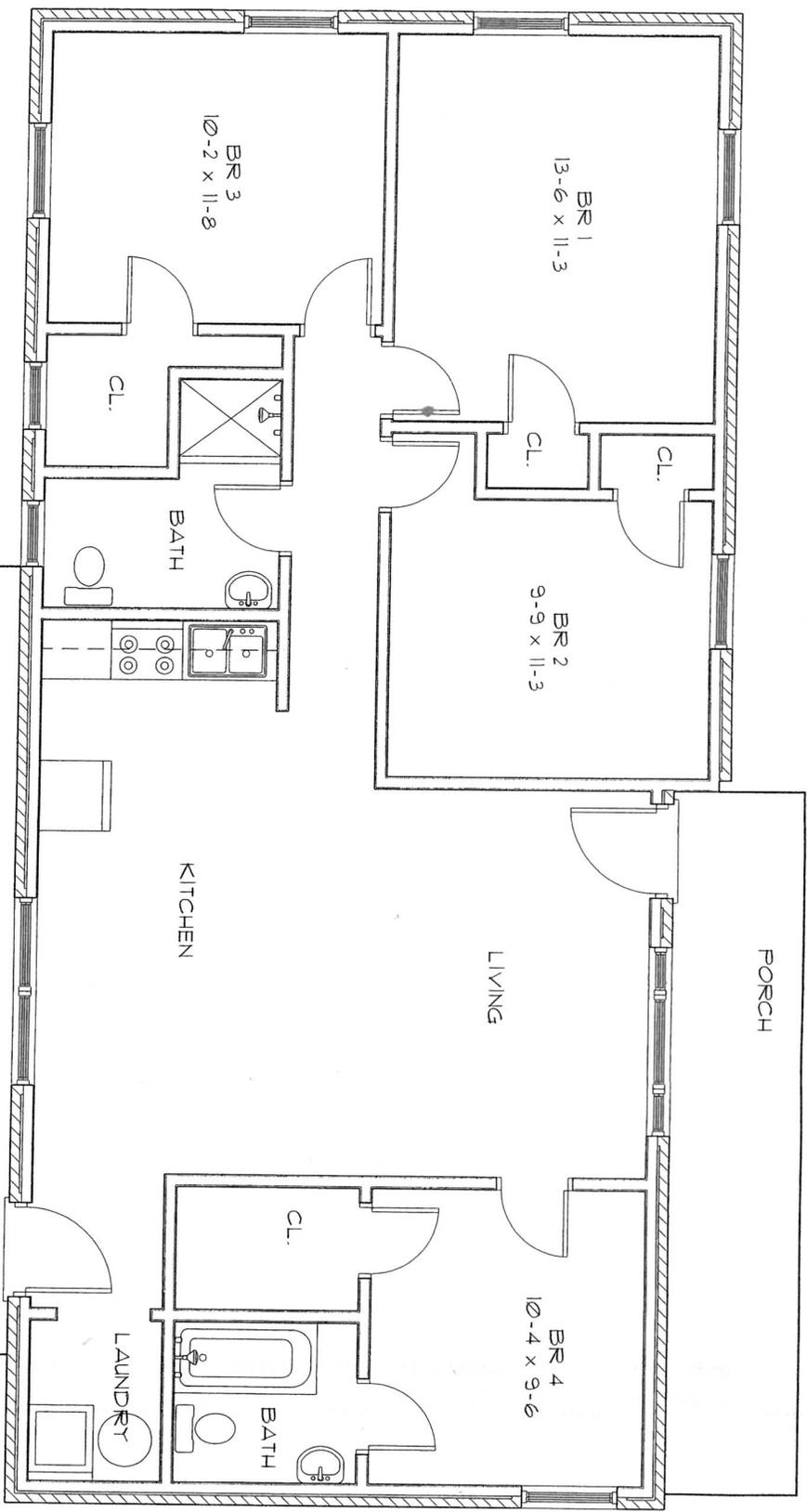
NOV 01, 2010

NOV 10, 2010



CONDITIONS FOR U-10-26 FOR 1928 VELMA STREET, S.E.

1. The site plan for 1928 Velma Street, received by the Office of Planning on July 8, 2010.
2. The special use permit shall be valid for a period of three (3) years from the date of Council adoption.
3. The special use permit shall be valid only for Helping Hands Day Support, Inc., as the operator of the personal care home. The operator/owner shall be required to provide evidence of a satisfactory review by the State of Georgia to continue the operation of the facility during the stated time period.
4. The maximum number of clients served shall be four (4).
5. The applicant shall plant two three (3) inch caliper shade trees, measured 36 inches above ground, and spaced 30-40 feet apart near the north side yard property line. Recommended tree species are Elms or Oaks. Final approval of tree species shall be by a City of Atlanta arborist.



BUILDING PLAN WITH ROOM LAYOUT
 1/4" = 1' - 0"
 10 JUNE 2010

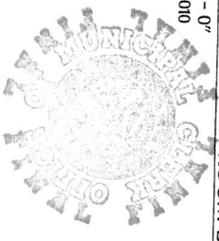
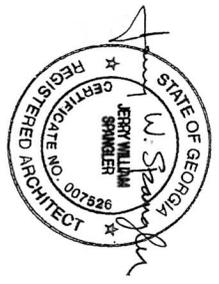
CONVERSION TO PERSONAL CARE HOME

for: SOUL HARVEST MIRACLE RENOVAL
 by: TUNNELL-SPANGLER-WALSH



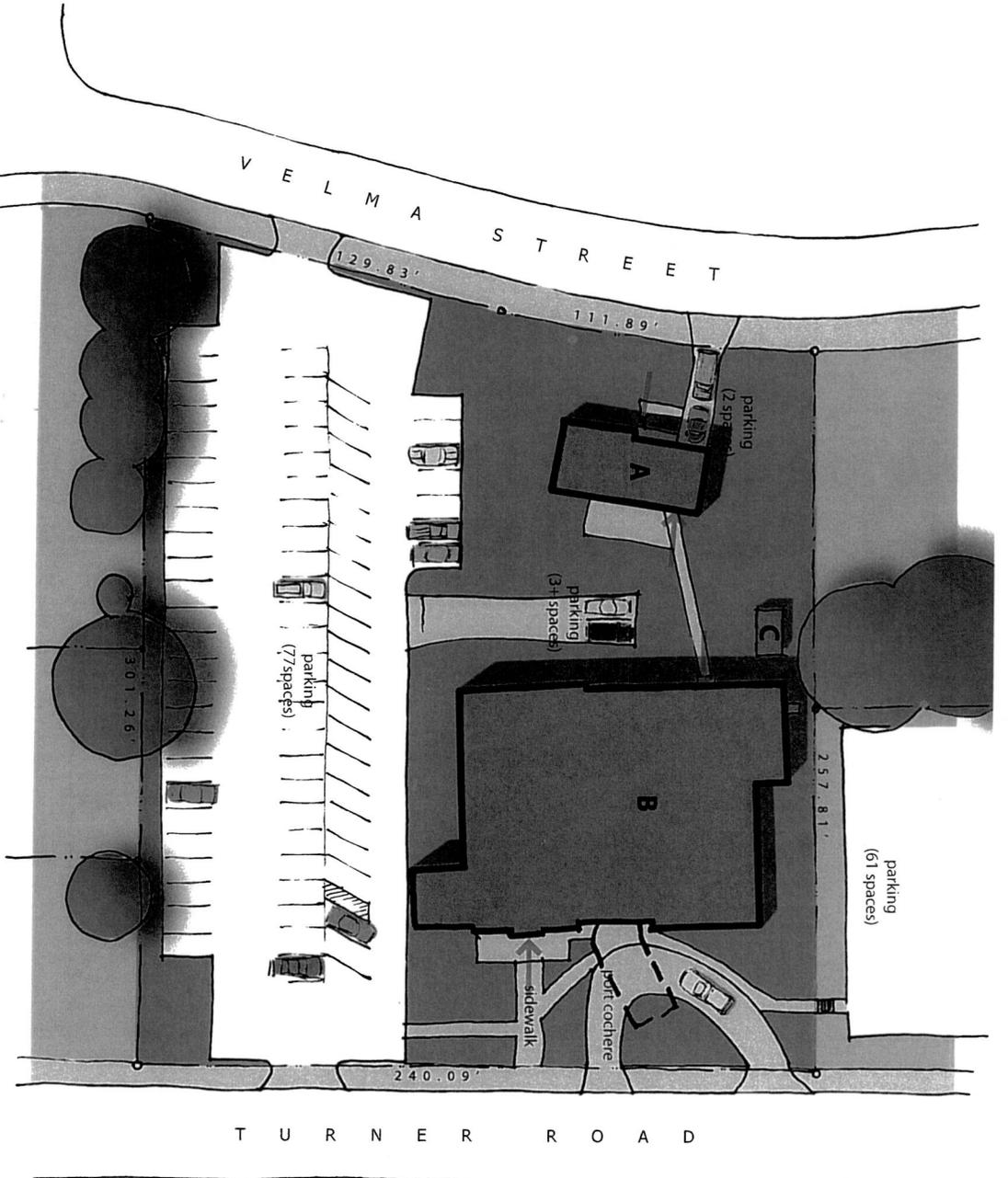
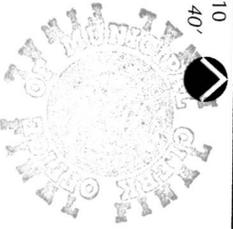
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 JUL 2010
 Bureau of
 Planning

U-10-26



SITE PLAN

1 JULY 2010
Scale 1" = 40'



Proposed Personal Care Home

for: Soul Harvest Miracle Revival
by: Tunnell-Spangler-Walsh & Associates



A Building

one-story single family residential home
PROPOSED PERSONAL CARE HOME
27'x53'
1928 Velma Street SE, 30315

B Building

one-story church assembly space
approximately 116'x86'
1923 Turner Road SE, 30315

C Building

one-story shed
10'x16'

There are no proposed site plan changes, all shown here is existing and permitted.

No trees will be disturbed.

↑ Building Entrance

U-10-26

RECEIVED
JUL - 9 - 2010
Bureau of Planning



I am familiar with the City of Atlanta Zoning Ordinance, including revisions, and I certify that to the best of my ability, these plans are accurate and comply with the general and district regulations of the zoning ordinance.

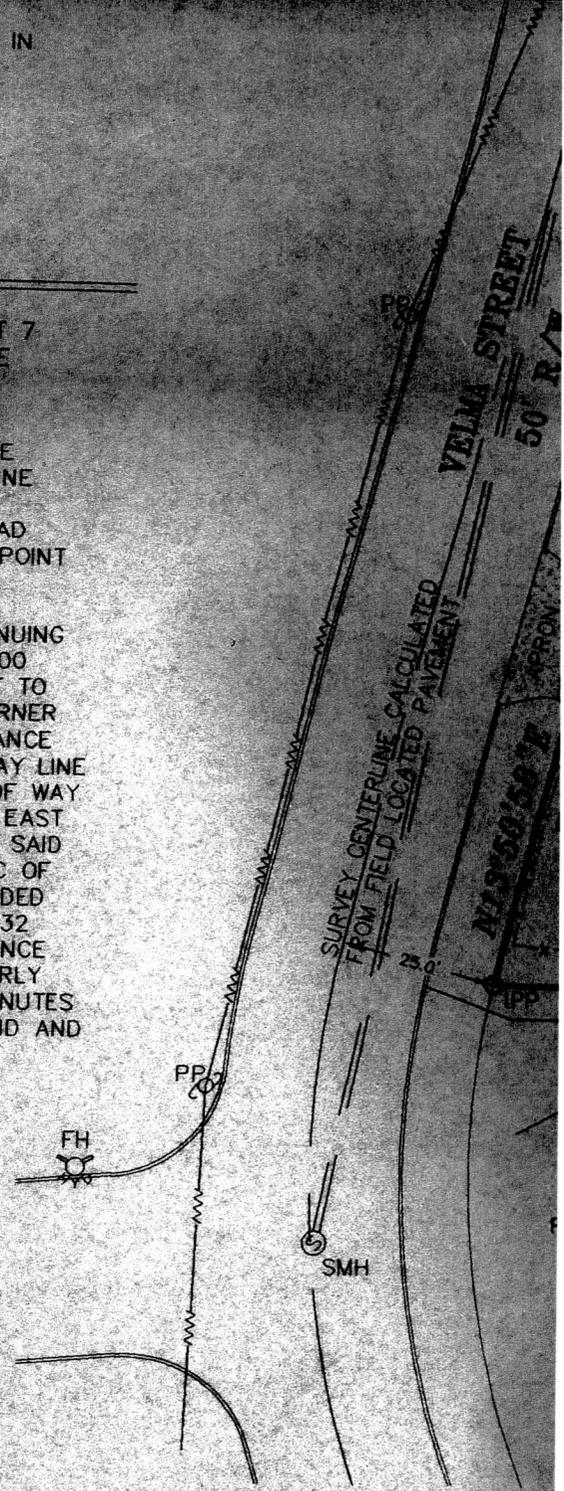
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7 OF THE 14TH DISTRICT OF FULTON COUNTY GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE POINT FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF GODDARD STREET (50' R/W) AND THE WESTERLY RIGHT OF WAY LINE OF TURNER ROAD (50' R/W); THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG SAID WESTERLY RIGHT OF WAY LINE OF TURNER ROAD A DISTANCE OF 419.40 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING.

THENCE FROM THE TRUE POINT OF AS THUS ESTABLISHED AND CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE OF TURNER ROAD SOUTH 00 DEGREES 05 MINUTES 43 SECONDS WEST A DISTANCE OF 240.09 FEET TO A POINT; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF TURNER ROAD RU SOUTH 89 DEGREES 38 MINUTES 04 SECONDS WEST A DISTANCE OF 301.26 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF VELMA STREET (50' R/W); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF VELMA STREET NORTH 13 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 129.83 FEET TO A POINT; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF VELMA STREET AND ALONG THE ARC OF A CURVE, HAVING A RADIUS OF 441.87 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 06 DEGREES 34 MINUTES 32 SECONDS EAST AND A CHORD LENGTH OF 111.89 FEET) AN ARC DISTANCE OF 112.19 FEET TO AN IRON PIN FOUND; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF VELMA STREET RUN NORTH 88 DEGREES 56 MINUTES 00 SECONDS EAST A DISTANCE OF 257.81 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING.

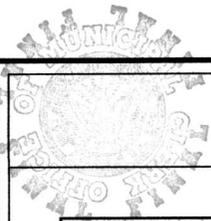
SAID TRACT OF LAND CONTAINS 65,446 SQUARE FEET.



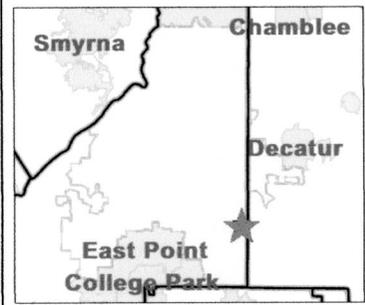
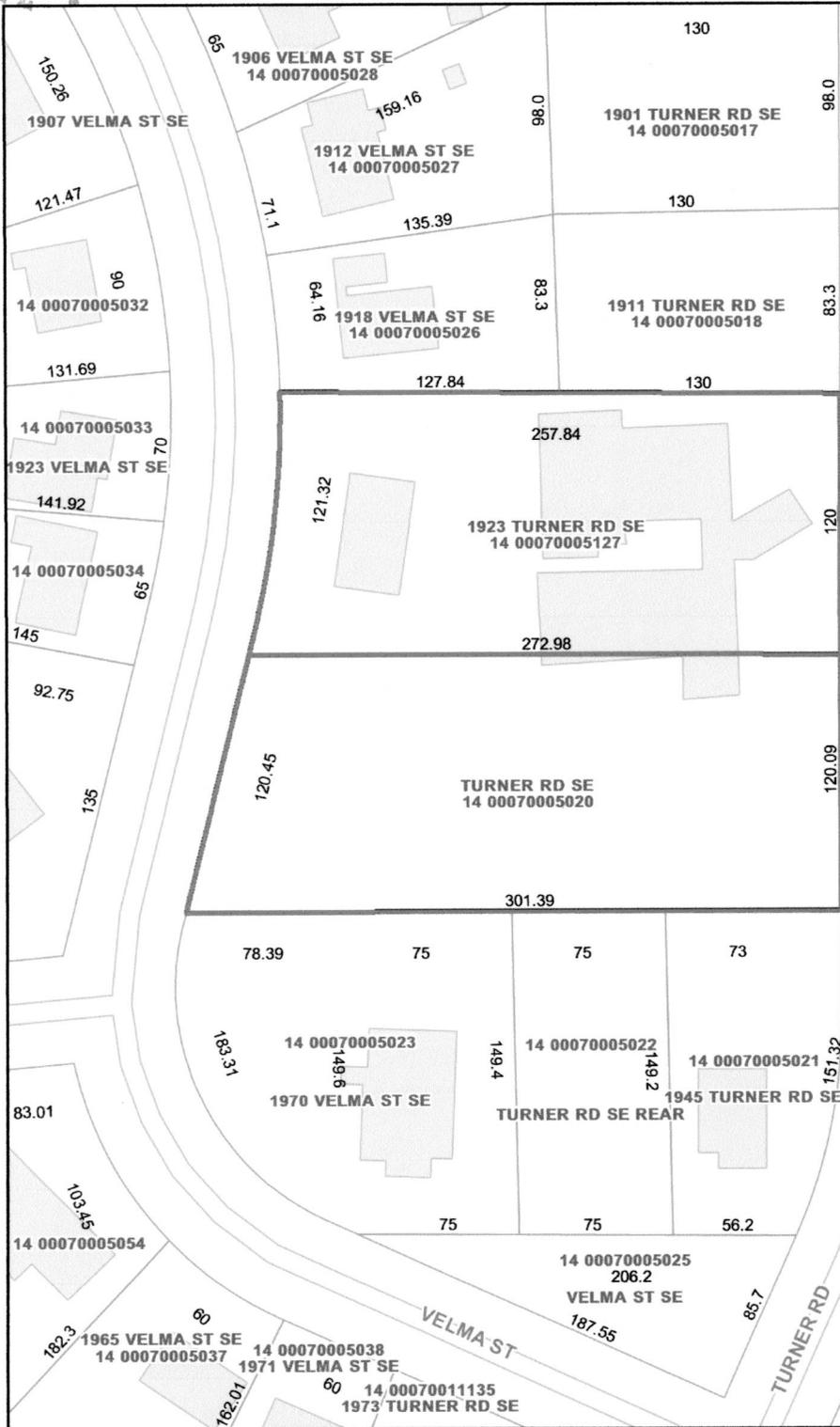
U-10.026



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ FEET, AN ANGULAR ERROR ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATH USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PRO



1928 Velma Street for U-10-26



Legend

- Points of Interest
- ▬ Streets and Highways
- ▬ Other Limited Access
- ▬ State Route
- ▬ Arterial Roads
- ▬ Streets
- ▬ Ramps
- ▬ Unknown
- ▬ Interstates
- ▬ County Boundaries
- ▬ Parcel Dimensions
- ▬ Parcel Address
- ▬ Parcels
- ▬ Building Footprints
- ▬ Airport Labels
- ▬ Airport Runways
- ▬ Runway/Apron/Taxiway
- ▬ Streams
- ▬ Ponds
- ▬ Parks
- ▬ Greenway Acquisitions
- ▬ Atlanta City Limits
- ▬ Metro Cities

0 17 34 m.

Map center: 2239124, 1346371



Scale: 1:963

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

RCS# 646
11/01/10
4:37 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

10-O-1475, 10-O-0958

ADOPT AS AMEND

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Bond
NV Hall	Y Wan	Y Martin	Y Watson
Y Young	Y Shook	Y Bottoms	NV Willis
Y Winslow	Y Adrean	Y Sheperd	NV Mitchell

MULTIPLE