

**U-14-08-AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A COMMUNITY SERVICES FACILITY PURSUANT TO SECTION 16-18K.004 (1) (3) (A), PROPERTY LOCATED AT 261,263,267 JOSEPH E. LOWERY BOULEVARD, N.W., FRONTING APPROXIMATELY 160 FEET ON THE EAST SIDE OF JOSEPH E. LOWERY BOULEVARD AND APPROXIMATELY 150 FEET ON THE SOUTH SIDE OF ROCK STREET. DEPTH VARIES. AREA: APPROXIMATELY 0.56 ACRE. LAND LOT 110. 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: QUEST COMMUNITY DEVELOPMENT ORGANIZATION, INCORPORATED AND LEONARD L. ADAMS APPLICANT: LEONARD L. ADAMS NPU L COUNCIL DISTRICT 3**

Application File Date	3-11-14
Zoning Number	U-14-08
NPU / CD	L/3
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

**Workflow List:**

Office of Research and Policy Analysis	Completed	04/17/2014 10:18 AM
Zoning Committee	Completed	05/01/2014 3:22 PM
Atlanta City Council	Completed	05/12/2014 5:52 PM
Zoning Review Board Staff	Completed	07/02/2014 6:16 PM
Zoning Review Board Staff	Completed	07/02/2014 6:17 PM
Office of Research and Policy Analysis	Completed	07/08/2014 4:09 PM
Zoning Committee	Pending	
Mayor's Office	Pending	

**HISTORY:**

04/30/14	Zoning Committee	
05/05/14	Atlanta City Council	REFERRED TO ZRB AND ZC

**RESULT: REFERRED TO ZRB AND ZC [UNANIMOUS]**  
**AYES:** Bond, Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Shook, Adrean, Moore, Martin, Bottoms, Sheperd

**RESULT: REFERRED TO ZRB AND ZC [UNANIMOUS]**  
**AYES:** Bond, Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Shook, Adrean, Moore, Martin, Bottoms, Sheperd

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

**U-14-08-AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A COMMUNITY SERVICES FACILITY PURSUANT TO SECTION 16-18K.004 (1) (3) (A), PROPERTY LOCATED AT 261,263,267 JOSEPH E. LOWERY BOULEVARD, N.W., FRONTING APPROXIMATELY 160 FEET ON THE EAST SIDE OF JOSEPH E. LOWERY BOULEVARD AND APPROXIMATELY 150 FEET ON THE SOUTH SIDE OF ROCK STREET. DEPTH VARIES. AREA: APPROXIMATELY 0.56 ACRE. LAND LOT 110. 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: QUEST COMMUNITY DEVELOPMENT ORGANIZATION, INCORPORATED AND LEONARD L. ADAMS APPLICANT: LEONARD L. ADAMS NPU L COUNCIL DISTRICT 3**

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Municipal Clerk  
Atlanta, Georgia

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

U-14-08

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

SECTION 1. Under the provisions of Section 16-18K.004 (1) (3) (a), of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a COMMUNITY SERVICES FACILITY is hereby approved. Said use is granted to QUEST COMMUNITY DEVELOPMENT ORGANIZATION, INCORPORATED AND LEONARD L. ADAMS and is to be located at 261, 263 and 267 JOSEPH E. LOWERY BOULEVARD, N.W., to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 110, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or 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.



55 Trinity Avenue S.W., Suite 3350  
Atlanta, Georgia 30303  
(404) 330-6145

APPLICATION #: **U-14-008**DATE ACCEPTED: **03/11/2014**NOTICE TO APPLICANT

Address of Property:

**263 Joseph E Lowery BLVD NW**City Council District: **3** Neighborhood Planning Unit (NPU): **L**

Zoning Review Board (ZRB) Hearing Date:

**Thursday, June 5 or 12, 2014 at 6:00 p.m.**Council Chambers, 2nd Floor, City Hall  
55 Trinity Avenue, S.W.

The contact person for NPU L is:

**Greg Hawthorne**  
**678-362-4786**  
**ghawthorne@bellsouth.net**

Contact info for adjacent NPUs is provided below if necessary:

**Additional Contacts:**

Christi Jackson (NPU K)  
(678) 754-3260  
npukchair@gmail.com

Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,

KS, for Director, Bureau of Planning

Lenonard Adams

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OF  
PLANNING

# APPLICATION FOR SPECIAL USE PERMIT

City of Atlanta

Date Filed \_\_\_\_\_

Application Number U-14-008

I Herby Request That The Property Described in this Application be granted a Special Use Permit

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Name of Applicant ADAMS LEONARD L  
Last Name First Name M.I.

Address 878 Street Name Rock St

City Atlanta State GA Zip Code 30314

Phone 678-705-5318 Fax 678-705-5564

E-mail address LADAMS@QuestCommunities.org

Name of Property Owner QUEST COMMUNITY DEVELOPMENT ORG, INC ADAMS LEONARD L  
Last Name First Name M.I.

Address 878 Street Name Rock

City Atlanta State GA Zip Code 30314

Daytime Phone 678-705-5318 Fax 678-705-5564

E-mail address LADAMS@questcommunities.org

Description of Property

Street Address of Property (aka 263) 261 Joseph Lowery Blvd

City Atlanta State GA Zip Code 30314

Property is zoned SPE-11SA10 Council District: 3 Neighborhood Planning Unit: L

The subject property fronts 760.08 feet on the EAST side of J. Lowery Blvd, beginning 0 feet from the NE corner of Rock St

Depth: 150' Area: 24,065SF Land Lot: 110 Land District: 14

## INSTRUCTIONS

## A. SUMMARY OF PROPOSED PROJECT. What kind of special use would you be operating?

\_\_\_\_\_ personal care home                      \_\_\_\_\_ rehabilitation center                      \_\_\_\_\_ day care center

\_\_\_\_\_ assisted living facility                      \_\_\_\_\_ nursing home                      \_\_\_\_\_ church

other: (describe): Community Services Facility

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## B. IMPACT ANALYSIS. Type or legibly print on a separate piece of paper a complete and descriptive response to each one of the following questions:

1. Ingress and Egress:

- How will employee and client vehicles enter and leave the property?
- How will emergency vehicles (fire, police, and ambulance) gain access to the property?
- Will the way in which vehicles enter and leave the property cause traffic congestion? Why or why not?

2. Off-Street Parking and Loading:

- How will the operator of the facility dispose of refuse and garbage? What kind of containers would be used? Will the City or a private garbage disposal service be used? How often will the service pick up the garbage?
- How will products and supplies be delivered to the facility?
- Where and how will service personnel (such as electric and gas maintenance personnel) park their vehicles and gain access to the property for routine maintenance?
- How will employees and clients park their vehicles and gain access to the property.

3. Buffering and Screening:

- How will adjoining properties be buffered or screened from any noise or glare from lights that might be generated from the facility?
- How many vehicles will travel to and from the facility every day? Are you planning to make any road improvements to accommodate heavy traffic to and from the facility?

4. Hours and Manner of Operation:

- Proposed Use of Site? Please state exactly and in detail what is intended to be done on, or with the property.
- What will be the hours and days of the week during which the facility will be open?
- How many employees will be employed at the facility? Include the number of shifts and number of employees per shift.
- How many clients will be served by the facility, and what will be their ages?
- Will you offer meals; and if so, when will they be offered?
- Will there be any other special programs offered at the facility; and if so, will they cause vehicles to park at or on the site?

**B. IMPACT ANALYSIS.** Type or legibly print on a separate piece of paper a complete and descriptive response to each one of the following questions:

U-14-008

**1. Ingress and Egress:**

a. How will employee and client vehicles enter and leave the property?

Employees and visitor vehicles will access and exit the site via a 24' wide, two way curb cut on Joseph E. Lowery Blvd. A curb cut of approximately 17' currently exists in this location. The proposed plan call for widening the curb cut an additional 7'.

b. How will emergency vehicles (fire, police, and ambulance) gain access to the property?

Emergency vehicles will be able to access the property via the proposed 24' wide curb cut on Joseph E. Lowery Blvd. They may also access the site along the new 12' curb cut on Rock Street as well.

c. Will the way in which vehicles enter and leave the property cause traffic congestion? Why or why not?

We do not believe the proposed design will create traffic congestion along Joseph E. Lowery as it is currently provides two north bound lanes and one south bound lane. Visitors will be able to enter the site from the north bound right hand lane while the adjacent north bound lane remains passable. Visitors exiting the site may turn left or right without creating congestion on the site as the design provides for a two way driveway.

The new 12' curb cut along Rock Street will be used by delivery and maintenance vehicles only. Rock Street is a two lane side road providing access to mainly residential properties and is a low traffic area.

**2. Off-Street Parking and Loading:**

a. How will the operator of the facility dispose of refuse and garbage? What kind of containers would be used? Will the City or a private garbage disposal service be used? How often will the service pick up the garbage?

The proposed design calls for an enclosed trash pad to be built in the southeast corner of the property. Garbage disposal will be provided by the City of Atlanta once a week.

b. How will products and supplies be delivered to the facility?

Products and supplies will be delivered to the building from the service entrance along Rock Street.

c. Where and how will service personnel (such as electric and gas maintenance personnel) park their vehicles and gain access to the property for routine maintenance?

Service personnel will be able to park in the main parking area or enter the site from the service entrance along Rock Street.

d. How will employees and Consumers park their vehicles and gain access to the property.

Employees and Consumers will access and exit the site via a 24' wide, two way curb cut on Joseph E. Lowery Blvd. The proposed plan calls for 28 new parking spaces.

**3. Buffering and Screening:**

a. How will adjoining properties be buffered or screened from any noise or glare from lights that might be generated from the facility?

The new facility will not be providing any amenities that would contribute to noise such as concerts or outdoor events. All post-mounted site lighting will be shielded in order to reduce glare to neighboring properties. The facility will also add new landscaping where none is currently provided.

b. How many vehicles will travel to and from the facility every day? Are you planning to make any road improvements to accommodate heavy traffic to and from the facility?

This proposed design estimates between 25-30 vehicles traveling to and from the site every day. There are no plans to make any road improvements as a result of heavy traffic created by the facility.

0-0-11-0

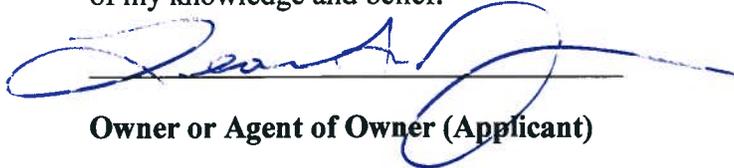
**AUTHORIZATION TO INSPECT PREMISES**

**With the signature below, I authorize the staff of the Office of Planning of the City of Atlanta to inspect the premises, which are the subject of this special use permit application.**

MAR 11 2014

OFFICE OF PLANNING

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.



**Owner or Agent of Owner (Applicant)**

Sworn to and subscribed before me this 7<sup>th</sup> day of March, 2014

 (Notary Public)

**MY COMMISSION EXPIRES  
FEBRUARY 5, 2016**

U-14-008

**AUTHORIZATION BY PROPERTY OWNER**

(Required only if applicant is not the owner of property subject to the proposed Special Use Permit)

I, Quest Community Development Org, Inc  
c/o LEONARD ADAMS (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 261  
203, 261 Joseph Lowery Blvd Atlanta, GA 30314 (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF Dulton COUNTY, GEORGIA, WHICH  
IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE  
PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

**NAME OF APPLICANT**

LAST NAME ADAMS FIRST NAME LEONARD

ADDRESS 878 Rock St STREET NAME Rock St SUITE \_\_\_\_\_

CITY Atlanta STATE GA ZIP CODE 30314

**TELEPHONE NUMBER**

AREA CODE (678) NUMBER 705 - 5318

  
Signature of Owner

LEONARD ADAMS  
Print name of owner

Personally Appeared Before Me this 7th day of March, 2014.

Olivia Nightingale  
Notary Public

**MY COMMISSION EXPIRES  
FEBRUARY 5, 2016**

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CLERK OF SUPERIOR COURT

000-14-000

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OF  
PLANNING**EXHIBIT "A"**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 110 of the 14<sup>th</sup> District of Fulton County, Georgia, and more particularly described as follows:

BEGINNING at the Right of Way of the southeast corner of Joseph E. Lowery Blvd. f/k/a Ashby Street and the Right of Way of Rock Street, and running thence South 84 degrees 35 minutes 29 seconds East along the South right of way of Rock Street for a distance of 150.00 feet to an iron pin set; thence South 05 degrees 11 minutes, 30 seconds West a distance of 160 feet to an iron pin found; thence North 84 degrees 37 minutes 08 seconds West to an iron pin set on the East Right of Way of Joseph E. Lowery Blvd; thence North 04 degrees 05 minutes 41 seconds East a distance of 80.00 feet to an iron pin set; thence North 05 degrees 43 minutes, 14 seconds East along the East right of way of Joseph E. Lowery Blvd. a distance of 40.08 feet to an iron pin set; thence North 05 degrees 36 minutes, 47 seconds East along the East right of way of Joseph E. Lowery Blvd. a distance of 40.00 feet to an iron pin found at the point of beginning.

Said property being a consolidation of 261, 263 and 267 Joseph E. Lowery Blvd., (f/k/a Ashby Street), Atlanta, Fulton County, Georgia

RECEIPT

CITY OF ATLANTA  
ATLANTATEST  
55 TRINITY AVE SW

PAID  
CITY OF ATLANTA  
MAR 11 2014  
EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR

**Application:** U-14-008  
**Application Type:** Planning/ZRB/Special use/NA  
**Address:** 263 JOSEPH E LOWERY BLVD NW, ATLANTA, GA 30314  
**Owner Name:** ATLANTA TEACHERS FEDERAL CU  
**Owner Address:**  
**Application Name:**

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
361895		\$400.00	03/11/2014	PLUKE		

**Owner Info.:** ATLANTA TEACHERS FEDERAL CU

**Work Description:** SUP for community service facility.

U-14-000

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Said property being a consolidation of 261, 263 and 267 Joseph E. Lowery Blvd., (f/k/a Ashby Street), Atlanta, Fulton County, Georgia

**Conditions for U-14-08 for 261, 263, & 267 Joseph Lowery Blvd, N.W.**

- 1) This permit shall be valid for as long as the site is operated by Quest Community Development Organization.
- 2) All lighting on the site will be shielded and directed away from adjacent residential properties as much as is possible.