

U-14-14-AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR CHURCH PURSUANT TO SECTION 16-05.005 (1) (C) FOR PROPERTY LOCATED AT 551 HARWELL ROAD, S.W. FRONTING APPROXIMATELY 1,318 FEET ON THE EAST SIDE OF HARWELL ROAD NEAR THE INTERSECTION OF HARWELL ROAD AND COLLIER ROAD. DEPTH VARIES. AREA: APPROXIMATELY 37.0 ACRES. LAND LOT 239,. 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: FRANCIS P. MCKENNA APPLICANT: SHONA L. GRIFFIN NPU I COUNCIL DISTRICT 10

Application File Date	5-29-14
Zoning Number	U-14-14
NPU / CD	I/10
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

Workflow List:

Office of Research and Policy Analysis	Completed	06/13/2014 3:00 PM
Zoning Committee	Pending	
Atlanta City Council	Pending	
Zoning Review Board Staff	Pending	
Office of Research and Policy Analysis	Pending	
Mayor's Office	Pending	

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

LEGISLATION HISTORY – BLUE BACK

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AN ORDINANCE

U-14-14

BY: ZONING COMMITTEE

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

SECTION 1. Under the provisions of Section 16-05.005 (1) (c), of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a Church is hereby approved. Said use is granted to The Passionist Father’s of Georgia, Inc./St. Paul of the Cross Catholic Church and is to be located at 551 Harwell Road, N.W., to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 239, 14th 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.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-14-014

DATE ACCEPTED: 05/29/2014

NOTICE TO APPLICANT

Address of Property:
551 Harwell RD NW

City Council District: 10 Neighborhood Planning Unit (NPU): I

Zoning Review Board (ZRB) Hearing Date:
Thursday, August 7 or 14, 2014 at 6:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU I is:

Sharyl Chatman
404. 374. 4032
sharyl.chatman@gmail.com

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:
Cathy Richards (NPU H)
404-778-5718
cathy.richards@emoryhealthcare.org

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,

[Signature]

BC, for Director, Bureau of Planning

[Signature]

Shona Griffin



APPLICATION FOR SPECIAL USE PERMIT

City of Atlanta

Date Filed _____ Application Number U-14-014

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

Name of Applicant Griffin Shona L.
Last Name First Name M.I.

Address 4000 F Street Name Ferry Heights Dr.
 City Atlanta State Ga Zip Code 30331

Phone 404-438-5497 Fax _____

E-mail address Keydesigns2007@yahoo.com

Name of Property Owner Mckenna Francis P.
Last Name First Name M.I.

Address 551 Street Name Harwell Rd.
 City Atlanta State Ga Zip Code 30318

Daytime Phone 404-696-6704 Fax 404-696-4735

E-mail address fmckenna@aol.com

Description of Property

Street Address of Property 551 Harwell Rd.

City Atlanta State Georgia Zip Code 30318

Property is zoned: R3 Council District: _____ Neighborhood Planning Unit: _____

The subject property fronts _____ feet on the _____ side of _____, beginning _____ feet from the _____ corner of _____

Depth: _____ Area: _____ Land Lot: _____ Land District: _____

The Passionist Father's of Georgia, Inc.
 St. Paul of the Cross Catholic Church
 551 Harwell Road NW
 Atlanta, Georgia 30318-5903



Impact Analysis

1. Ingress and Egress:
 - a. How will employee and client vehicles enter and leave the property?
The current entrance and exit to the property will remain as-is.
 - b. How will emergency vehicles (fire, police, and ambulance) gain access to the property?
There will not be any type of changes made to the existing access to and from the structure.
 - c. Will the way in which vehicles enter and leave the property cause traffic congestion? Why or why not?
No, the addition to the property will not increase the occupancy.

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?
There are currently two (2) 8 cu. Yard dumpsters located on the property that are serviced once a week by Waste Management.
 - b. How will products and supplies be delivered to the facility?
Deliveries can continue to be made at the existing service entrances.
 - 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?
The current parking lot will remain as-is, adequate parking is provided. Access for routine maintenance will not be affected by the proposed changes.
 - d. How will employees and clients park their vehicles and gain access to the property?
The current parking arrangements will remain intact for employees and clients.

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 existing land consists of over 30 acres and is surrounded by heavily wooded land.
 - 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?
There will be approximately 6-8 vehicles traveling to and from the facility when services are not in session. Otherwise, the amount of vehicles will not exceed the current occupancy of the sanctuary. There will be no road improvements or impact to the flow of traffic due to the lack of increase in the current occupant load.

4. Hours and Manner of Operation:

a. Proposed Use of Site? Please state exactly and in detail what is intended to be done on, or with the property.

The existing and proposed used of the land consists of a Catholic Church and educational center that was constructed in the 1950's. The educational center is no currently in operation at this time.

b. What will be the hours and days of the week during which the facility will be open?

The facility is open Monday-Sunday from 7am to 5pm

c. How many employees will be employed at the facility? Include the number of shifts and number of employees per shift.

There are 6 paid employees with two shifts; each shift will have 2-3 employees.

d. How many clients will be served by the facility, and what will be their ages?

During religious services the facility will serve up to 400 people of varies ages.

e. Will you offer meals, and if so, when will they be offered?

No

f. Will there be any other special program offered at the facility; and if so, will they cause vehicles to park at or on the site?

No

5. Duration of Special Use Permit:

a. How long would you like the special use permit to last?

Indefinitely

6. Tree Preservation and Replacement:

a. Will any trees be damaged or cut down to accommodate renovation or new construction at the facility?

No

7. Required Yards and Open Spaces:

a. Will there be any additions to the existing facility structure, and if so, would they encroach into any required yard setbacks or required open space?

No

AUTHORIZATION BY PROPERTY OWNER

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

✓ I, Francis P. McKenna (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT _____
551 Harwell Rd. NW, Atlanta, GA 30318 (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF Fulton 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 Griffin FIRST NAME Shona

ADDRESS 4060 STREET NAME Ferry Heights Dr. SUITE _____

CITY Atlanta STATE Ga ZIP CODE 30331

TELEPHONE NUMBER

AREA CODE (404) NUMBER 438 - 5497

Francis P. McKenna
Signature of Owner

Francis P. McKenna
Print name of owner

Personally Appeared Before Me this 2nd day of May, 2014.

David Williams

Notary Public

DAVID WILLIAMS
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires July 28, 2017

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.

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

✓ *Francis P. McKenna*

Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 2nd day of May, 2014.

David Williams (Notary Public)

DAVID WILLIAMS
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires July 28, 2017

Lien 2203 Pg 574
 Cathelene Robinson
 Clerk of Superior Court
 Fulton County, Georgia

EXHIBIT "A"

All that tract or parcel of land lying and being in the City of Atlanta in Land Lots 239 and 242 of the 14th District of Fulton County, Georgia, more particularly described as follows:

Beginning at an iron pin at the northeast corner of Collier Drive (formerly Simpson Road) and Harwell Road; running thence in an easterly, northeasterly and southeasterly direction along the northern, northwestern and northeastern side of Collier Drive, and following the curvature thereof, 7691 feet to an iron pin on the west line of the property now or formerly owned by Mrs. Carrie Andrews; thence north 0 degrees 38 minutes west, along the west line of said Andrews property, 121.4 feet to an iron pin at the southwest corner of the property now or formerly owned by National Development Company; thence north 2 degrees 43 minutes west, along the west line of said property, 1198.1 feet to a rock corner at the northwest corner of said property and the southwest corner of the property now or formerly owned by Woodlawn Land Development Company; thence north 1 degree 0 minutes west, along the west line of the Woodlawn Land Development Company property, 589.6 feet to a rock at the northwest corner of said property and on the north line of said Land Lot 239; thence south 39 degrees 19 minutes west, along the north line of said Land lot, 319.5 feet to an iron pin; thence south 89 degrees 39 minutes west, along the north line of said Land lot 239, and the north line of Land Lot 242, and crossing Harwell Road, a distance of 1710.1 feet to an iron pin; thence south 17 degrees 18 minutes east, 1494.5 feet to an iron pin on the west side of Harwell Road; thence east crossing Harwell Road 40 feet to an iron pin on the east side of said road; thence south along the east side of said road 20 feet to the iron pin at the point of beginning, excepting from the above described property that portion thereof lying within the bounds of Harwell Road, as more particularly shown on plat of survey of property of The Passionist Fathers of Georgia, Inc., made by L. H. Fitzpatrick, C. E., dated December, 1954, a copy of which is on file in the Office of the Atlanta Title Company.

Subject to any easements of record for power lines and telephone cables.

RECEIPT

CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: U-14-014
Application Type: Planning/ZRB/Special use/NA
Address: 551 HARWELL RD NW, ATLANTA, GA 30318
Owner Name: PASSIONIST FATHERS OF GA INC
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
371973	1607	\$400.00	05/29/2014	NCHAPMAN		

Owner Info.: PASSIONIST FATHERS OF GA INC

Work Description: Special use permit for a church.

PAID
CITY OF ATLANTA
MAY 29 2014
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR
Cke # 1609
pan

Lien 2203 Pg 574
 Cathelene Robinson
 Clerk of Superior Court
 Fulton County, Georgia

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