



**ZONING COMMITTEE**  
**REGULAR COMMITTEE MEETING**  
**~Agenda~**

Atlanta City Hall  
55 Trinity Avenue  
Atlanta, GA 30303  
<http://www.atlantaga.gov/>

**CITY OF ATLANTA**

**Chairperson**  
The Honorable Mary Norwood

Theodis Pace  
(404) 330-6314  
tpace@atlantaga.gov

**Wednesday, March 16, 2016**

**9:30 AM**

**Committee Room 1**

- A. CALL TO ORDER**
- B. INTRODUCTION OF MEMBERS**
- C. ADOPTION OF AGENDA**
- D. APPROVAL OF MINUTES**
- E. ORDINANCES FOR FIRST READING**

16-O-1124 (1) - U-16-01 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR OUTDOOR AMUSEMENT ENTERPRISES, EXHIBITS, ENTERTAINMENTS, MEETINGS, DISPLAYS OR SALES AREAS PURSUANT TO CODE SECTION 16-16.005(1)(C) FOR PROPERTY LOCATED AT 880 WARNER STREET, AT 880 WARNER STREET, 860-876 WOODROW STREET, 840 WOODROW STREET AND 820-838 WOODROW STREET, S.W., FRONTING APPROXIMATELY 59.1 FEET ON THE SOUTH SIDE OF WARNER STREET, BEGINNING APPROXIMATELY 280 FEET FROM THE SOUTHEAST INTERSECTION OF SYLVAN ROAD. DEPTH: VARIES; AREA: APPROXIMATELY 4.38 ACRES; LAND LOT 106, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: DAVID PIRKLE APPLICANT: ASA FAIN NPU S COUNCIL DISTRICT 12

Application File Date	1-6-16
Zoning Number	U-16-01
NPU / CD	S/12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

16-O-1125 (2) - U-16-03 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A RELIGIOUS WORSHIP FACILITY AND PRIVATE SCHOOL PURSUANT TO CODE SECTION 16-16.005(1)(C) AND (1)(L), FOR PROPERTY LOCATED AT 1775 BUCKEYE STREET, S.W.,

FRONTING APPROXIMATELY 445 FEET ON THE SOUTHWEST SIDE OF BUCKEYE STREET AND BEGINNING AT THE NORTHWEST INTERSECTION OF BUCKEYE STREET AND MELROSE DRIVE. DEPTH: VARIES AREA: APPROXIMATELY 3.14 ACRES. LAND LOT 104, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: SELMA, LLC. APPLICANT: MOHAMMED SAMIR WAHID NPU X COUNCIL DISTRICT 12

Application File Date	2-2-16
Zoning Number	U-16-03
NPU / CD	X/12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

- 16-O-1126 (3) - U-16-04 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A CHILD CARE NURSERY, DAY CARE CENTER AND PREKINDERGARTEN PURSUANT TO CODE SECTION 16-07.005(1)(B) FOR PROPERTY LOCATED AT 970 MARTIN STREET, S.E., FRONTING APPROXIMATELY 167 FEET ON THE SOUTH SIDE OF CONNALLY STREET, BEGINNING APPROXIMATELY 163 FEET FROM THE NORTHWEST INTERSECTION OF FARRINGTON AVENUE. DEPTH: VARIES; AREA: APPROXIMATELY 5.955 ACRES; LAND LOT 55, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ATLANTA PUBLIC SCHOOLS APPLICANT: APRIL INGRAHAM NPU V COUNCIL DISTRICT 1

Application File Date	2-2-16
Zoning Number	U-16-04
NPU / CD	V/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

- 16-O-1127 (4) - Z-16-05 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE PD-H/RG-3 (PLANNED DEVELOPMENT HOUSING/RESIDENTIAL GENERAL ) DISTRICT TO THE MR-3 (MULTIFAMILY RESIDENTIAL) DISTRICT, FOR PROPERTY LOCATED AT

1462, 1494, 1460, 1458, 1454 MEMORIAL DRIVE, 1425, 1415, 1461-1463 WOODBINE AVENUE, 1461-1463 WOODBINE CIRCLE, 2109, 1454, 1451, 1450, 1449, 1438, 1432, 1428, 1420, 1095 VAUGHN STREET AND 1454 MONTGOMERY STREET, S.E FRONTING APPROXIMATELY 661.58 FEET ON THE NORTH SIDE OF MEMORIAL DRIVE AND BEGINNING APPROXIMATELY 300 FEET EAST INTERSECTION OF WHITEFORD AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 11.1 ACRES. LAND LOT 207, 208, 15TH DISTRICT DEKALB COUNTY, GEORGIA. OWNER: SC APARTMENTS LLC., LANDLOCKED LLC. AND VERDUN HOLDINGS LLC. APPLICANT: QUINTUS DEVELOPMENT, LP. NPU O COUNCIL DISTRICT 5

Application File Date	2-2-16
Zoning Number	Z-16-05
NPU / CD	O/5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

16-O-1128 (5) - Z-16-06 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1-C (COMMUNITY BUSINESS CONDITIONAL) DISTRICT TO THE C-1-C (COMMUNITY BUSINESS CONDITIONAL) DISTRICT FOR A SITE PLAN AMENDMENT, FOR PROPERTY LOCATED AT 1296 MURPHY AVENUE, S.W., FRONTING APPROXIMATELY 300 FEET ON THE EAST SIDE OF MURPHY AVENUE AND BEGINNING APPROXIMATELY 382.36 FEET FROM THE CENTERLINE INTERSECTION OF DILL AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 2.99 ACRES. LAND LOT 120, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: HOUSING FIRST PHOENIX HOUSE, LLC. APPLICANT: JONATHAN TOPPEN NPU X COUNCIL DISTRICT 12

Application File Date	2-2-16
Zoning Number	Z-16-06
NPU / CD	X/12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

16-O-1129 (6) - Z-16-07 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1-C /HBS/BL (COMMUNITY BUSINESS CONDITIONAL/HISTORIC BUILDING OR SITE/BELTLINE OVERLAY) DISTRICT TO THE PD-MU (PLANNED DEVELOPMENT MIXED USE/HISTORIC BUILDING OR SITE/BELTLINE OVERLAY) DISTRICT, FOR PROPERTY LOCATED AT 750 GLENWOOD AVENUE, S.E., FRONTING APPROXIMATELY 470 FEET ON THE NORTH SIDE OF GLENWOOD AVENUE AND BEGINNING APPROXIMATELY 474 FEET FROM THE NORTHEAST INTERSECTION OF CAMERON STREET. DEPTH: VARIES AREA: APPROXIMATELY 4.42 ACRES. LAND LOT 21, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: GLENCASTLE, INC. APPLICANT: URBAN REALTY PARTNERS NPU W COUNCIL DISTRICT 1

Application File Date	2-2-16
Zoning Number	Z-16-07
NPU / CD	W/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

16-O-1130 (7) - Z-16-08 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) DISTRICT TO THE PD-MU/BL (PLANNED DEVELOPMENT MIXED USE/BELTLINE OVERLAY) DISTRICT, FOR PROPERTY LOCATED AT 750 KALB STREET, S.E., FRONTING APPROXIMATELY 47.45 FEET ON THE EAST SIDE OF KALB STREET AND BEGINNING APPROXIMATELY 409 FEET FROM THE SOUTHEAST INTERSECTION OF CAMERON STREET. DEPTH: VARIES AREA: APPROXIMATELY 3.98 ACRES. LAND LOT 21, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: SOUTHEAST COMMUNITY CULTURAL CENTER, INC. APPLICANT: URBAN REALTY PARTNERS NPU W COUNCIL DISTRICT 1

Application File Date	2-2-16
Zoning Number	Z-16-08
NPU / CD	W/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**F. PAPERS HELD IN COMMITTEE**

14-O-1348 (8) - U-14-13 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME PURSUANT TO SECTION 16-06.005 (1)(G) FOR PROPERTY LOCATED AT 929 CASCADE AVENUE, S.W., FRONTING APPROXIMATELY 95 FEET ON THE NORTH SIDE OF CASCADE AVENUE APPROXIMATELY 60 FEET EAST OF THE INTERSECTION OF ALTADENA PLACE AND CASCADE AVENUE. DEPTH VARIES. AREA: APPROXIMATELY 0.45 ACRE. LAND LOT 151, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: FLORENCE M. DEMOSTHENES APPLICANT: MAURICE SESSOMS, NPU S, COUNCIL DISTRICT 10

Application File Date	5-22-14
Zoning Number	U-14-13
NPU / CD	S/10
Staff Recommendation	Denial
NPU Recommendation	Approval
ZRB Recommendation	Denial

**(Held 8/27/14)**

14-O-1366 (9) - AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK AS SUBSTITUTED BY ZONING COMMITTEE TO AMEND SEC. 15-06.001 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA SO AS TO AMEND THE DEFINITION OF THE TERM “HISTORIC NEIGHBORHOOD” AS A NEIGHBORHOOD ACTUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES; TO AMEND SEC. 15-08.005(D)(6) OF THE SUBDIVISION ORDINANCE SO AS TO REGULATE THE SUBDIVISION OF PROPOSED LOTS IN HISTORIC NEIGHBORHOODS; TO ADD SEC. 15-08.005(D)(7) TO REGULATE THE SUBDIVISION OF PROPOSED LOTS WHERE NEW STREET(S) ARE PROPOSED IN NEIGHBORHOODS IDENTIFIED BY ORDINANCE AS POTENTIALLY ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES; AND FOR OTHER PURPOSES.

**(Referred back by Council 9/15/14) (Substituted and held 9/24/14)**

15-O-1331 (10) - Z-15-30 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM

THE C-1-C (COMMUNITY BUSINESS-CONDITIONAL) DISTRICT TO THE C-1 (COMMUNITY BUSINESS) DISTRICT FOR PROPERTY LOCATED AT 373 WEST LAKE AVENUE, N.W., FRONTING APPROXIMATELY 100 FEET ON THE EAST SIDE OF WEST LAKE AVENUE AND BEGINNING APPROXIMATELY 105.75 FEET FROM THE SOUTHEAST INTERSECTION OF WEST LAKE AVENUE AND CARLISLE STREET. DEPTH: VARIES AREA: APPROXIMATELY 0.459 ACRES. LAND LOT 146, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: VETERANS EMPOWERMENT ORGANIZATION OF GEORGIA APPLICANT: JONATHAN D. MAYWEATHER NPU J COUNCIL DISTRICT 3

Application File Date	6-29-15
Zoning Number	Z-15-30
NPU / CD	J/3
Staff Recommendation	File
NPU Recommendation	Approval
ZRB Recommendation	File

**(Held 11/10/15) (Held at the request of the District Councilmember)**

15-O-1464 (11) - Z-15-50 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO MR-3-C (MULTIFAMILY RESIDENTIAL CONDITIONAL) DISTRICT FOR PROPERTY LOCATED AT 1164-1168 SHERIDAN ROAD AND 2436-2488 ELIZABETH ANN LANE, N.E., FRONTING APPROXIMATELY 308 FEET ON THE NORTH SIDE OF SHERIDAN ROAD AND BEGINNING APPROXIMATELY 451.8 FEET FROM THE NORTHEAST INTERSECTION OF SHERIDAN ROAD AND CHESHIRE BRIDGE ROAD. DEPTH: VARIES AREA: APPROXIMATELY 7.3 ACRES. LAND LOT 6, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: TODD CORLEY, MAXWELL R. CALLOWAY, DONNA LEWIS, ESTATE OF WILLIAM E. LANE, DANIEL S. ROSEN, CHERYL D. JAMISON, ELLEN MERYL, STERN KELSCH, JILL GIRARDEAU, ELIZABETH LARKINS, THY LZEHGA, MATTHEW STORY, MICHAEL AND DAWN BOWEN, SI PROPERTY SOLUTIONS, LLC., WILLIAM AND AMY DRYDEN, HILARY HUNTER AND EVELYN HURST APPLICANT: PULTE GROUP, INC. AND HAROLD BUCKLEY, JR. NPU F

COUNCIL DISTRICT 6

Application File Date	9-1-15
Zoning Number	Z-15-50
NPU / CD	F/6
Staff Recommendation	Approval, conditional

NPU Recommendation	Denial
ZRB Recommendation	Approval, conditional

**(Held 9/24/16)**

**G. REMARKS FROM THE PUBLIC**

**H. ADJOURNMENT**

**U-16-01 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR OUTDOOR AMUSEMENT ENTERPRISES, EXHIBITS, ENTERTAINMENTS, MEETINGS, DISPLAYS OR SALES AREAS PURSUANT TO CODE SECTION 16-16.005(1)(C) FOR PROPERTY LOCATED AT 880 WARNER STREET, AT 880 WARNER STREET, 860-876 WOODROW STREET, 840 WOODROW STREET AND 820-838 WOODROW STREET, S.W., FRONTING APPROXIMATELY 59.1 FEET ON THE SOUTH SIDE OF WARNER STREET, BEGINNING APPROXIMATELY 280 FEET FROM THE SOUTHEAST INTERSECTION OF SYLVAN ROAD. DEPTH: VARIES; AREA: APPROXIMATELY 4.38 ACRES; LAND LOT 106, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: DAVID PIRKLE APPLICANT: ASA FAIN NPU S COUNCIL DISTRICT 12**

Application File Date	1-6-16
Zoning Number	U-16-01
NPU / CD	S/12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**Workflow List:**

Office of Research and Policy Analysis	Completed	03/04/2016 11:00 AM
Zoning Committee	Pending	03/16/2016 9:30 AM
Atlanta City Council	Pending	03/21/2016 1:00 PM
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>	

**U-16-01 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR OUTDOOR AMUSEMENT ENTERPRISES, EXHIBITS, ENTERTAINMENTS, MEETINGS, DISPLAYS OR SALES AREAS PURSUANT TO CODE SECTION 16-16.005(1)(C) FOR PROPERTY LOCATED AT 880 WARNER STREET, AT 880 WARNER STREET, 860-876 WOODROW STREET, 840 WOODROW STREET AND 820-838 WOODROW STREET, S.W., FRONTING APPROXIMATELY 59.1 FEET ON THE SOUTH SIDE OF WARNER STREET, BEGINNING APPROXIMATELY 280 FEET FROM THE SOUTHEAST INTERSECTION OF SYLVAN ROAD. DEPTH: VARIES; AREA: APPROXIMATELY 4.38 ACRES; LAND LOT 106, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: DAVID PIRKLE APPLICANT: ASA FAIN NPU S COUNCIL DISTRICT 12**

Application File Date	1-6-16
Zoning Number	U-16-01
NPU / CD	S/12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

City Council  
Atlanta, Georgia

AN ORDINANCE

U-16-01

BY: ZONING COMMITTEE

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

SECTION 1. Under the provisions of Section 16-16.005(1)(c) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for outdoor amusement enterprises, exhibits, entertainments, meetings, displays or sales areas of 90 days or more duration is hereby granted. Said use is granted to Asa Fain and is to be located at 880 Warner Street, 860-876 Woodrow Street, 840 Woodrow Street and 820-838 Woodrow Street, S.W., to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 106, 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or map.

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.

All that tract or land lying and being in Land Lot 106 of the 14th District of Fulton County, Georgia, as per Deed Book 49747, Page 647, Fulton County records, and being more particularly described as follows:

Beginning at the northwesterly right-of-way of Allene Avenue (40' right-of-way) and the southeasterly right-of-way of Woodrow Street (40' right-of-way); running thence along said right-of-way of Woodrow Street for a distance of 300.08' to a 1/2" rebar, said point is the TRUE POINT OF BEGINNING; thence leaving aforesaid right-of-way and running along the line common to lands now or formerly owned by John C. Burnette, as per Deed Book 28009, Page 44, the following course and distance, S 21°56'13" W for a distance of 215.24' to a 1/2" rebar; running thence along the line common to lands now or formerly owned by Atlanta & West Point Belt Line Railroad Line, the following courses and distances, N 63°35'29" W for a distance of 256.80' to a 1/2" rebar; running thence N 61°15'07" W for a distance of 200.00' to a 1/2" rebar; running thence S 19°58'14" W for a distance of 14.28' to a 1/2" rebar; running thence N 59°37'17" W for a distance of 122.00' to a 1/2" rebar; running thence N 57°59'19" W for a distance of 177.99' to a 1/2" rebar; running thence N 57°31'18" W for a distance of 99.93' to a 1/2" rebar; running thence along the line common to lands now or formerly owned by Mack's Hauling, Inc., as per Deed Book 45041, Page 35, the following course and distance, N 21°58'35" E for a distance of 190.20' to a 1/2" rebar located on the southwesterly right-of-way of Warner Street (40' right-of-way); running thence along said right-of-way, the following course and distance, S 89°39'58" E for a distance of 59.10' to a 1" Open Top located at the intersection of the southeasterly right-of-way of Warner Street and the southwesterly right-of-way of Woodrow Street; running thence along aforesaid right-of-way, the following courses and distances, S 60°58'21" E for a distance of 40.90' to a 1/2" rebar; running thence S 61°21'30" E for a distance of 178.00' to a 1/2" rebar; running thence S 61°21'30" E for a distance of 322.00' to a 1/2" rebar; running thence S 61°21'30" E for a distance of 257.81' to a 1/2" rebar, which is the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 4.38 Acres (190951.47 Square Feet), more or less.

**U-16-03 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A RELIGIOUS WORSHIP FACILITY AND PRIVATE SCHOOL PURSUANT TO CODE SECTION 16-16.005(1)(C) AND (1)(L), FOR PROPERTY LOCATED AT 1775 BUCKEYE STREET, S.W., FRONTING APPROXIMATELY 445 FEET ON THE SOUTHWEST SIDE OF BUCKEYE STREET AND BEGINNING AT THE NORTHWEST INTERSECTION OF BUCKEYE STREET AND MELROSE DRIVE. DEPTH: VARIES AREA: APPROXIMATELY 3.14 ACRES. LAND LOT 104, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: SELMA, LLC. APPLICANT: MOHAMMED SAMIR WAHID NPU X COUNCIL DISTRICT 12**

Application File Date	2-2-16
Zoning Number	U-16-03
NPU / CD	X/12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**Workflow List:**

Office of Research and Policy Analysis	Completed	03/04/2016 11:03 AM
Zoning Committee	Pending	03/16/2016 9:30 AM
Atlanta City Council	Pending	03/21/2016 1:00 PM
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>	

**U-16-03 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A RELIGIOUS WORSHIP FACILITY AND PRIVATE SCHOOL PURSUANT TO CODE SECTION 16-16.005(1)(C) AND (1)(L), FOR PROPERTY LOCATED AT 1775 BUCKEYE STREET, S.W., FRONTING APPROXIMATELY 445 FEET ON THE SOUTHWEST SIDE OF BUCKEYE STREET AND BEGINNING AT THE NORTHWEST INTERSECTION OF BUCKEYE STREET AND MELROSE DRIVE. DEPTH: VARIES AREA: APPROXIMATELY 3.14 ACRES. LAND LOT 104, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: SELMA, LLC. APPLICANT: MOHAMMED SAMIR WAHID NPU X COUNCIL DISTRICT 12**

Application File Date	2-2-16
Zoning Number	U-16-03
NPU / CD	X/12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

City Council

Atlanta, Georgia

AN ORDINANCE

U-16-03

BY: ZONING COMMITTEE

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

**SECTION 1.** Under the provisions of Section 16-16.005(1) (C) and (1)(L) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a religious worship facility and private school is hereby granted. Said use is granted to Sylvan Road Center and is to be located at 1775 Buckeye Street, S.W., to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 104, 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or map.

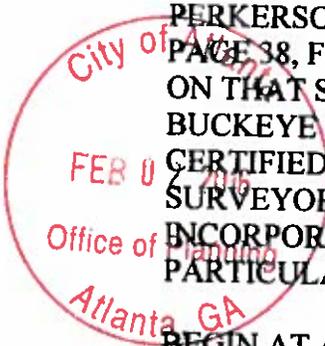
**SECTION 2.** That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable 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.

U-16-03

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 104 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING A PORTION OF THE SUBDIVISION LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 AND 17 OF THE PERKERSON PARK SUBDIVISION ORIGINALLY SHOWN ON PLAT BOOK 28 PAGE 38, FULTON COUNTY, GEORGIA RECORDS MORE COMPLETE SHOWN ON THAT SURVEY PLAT OF 1775 BUCKEYE STREET, PREPARED FOR 1775 BUCKEYE STREET, PREPARED BY SURVEY SYSTEMS & ASSOCIATES, INC. CERTIFIED BY CHARLES W. LOVELESS, GEORGIA REGISTERED LAND SURVEYOR NO. 3030, DATED SEPTEMBER 28, 2015, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



BEGIN AT A HALF-INCH REBAR SET AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF SYLVAN ROAD (50 FOOT RIGHT OF WAY) AND THE NORTHERN RIGHT OF WAY OF MELROSE DRIVE (50 FOOT RIGHT OF WAY) IF SAID RIGHTS OF WAY WERE EXTENDED TO FORM A POINT INSTEAD OF A CURVE, LEAVING SAID INTERSECTION, THENCE N 00°33'18" E A DISTANCE OF 275.03' TO AN IRON PIN FOUND; THENCE N 89 °54'29" E A DISTANCE OF 159.75' TO AN IRON PIN FOUND; THENCE N 51 °05'13" E A DISTANCE OF 146.30' TO AN IRON PIN FOUND; THENCE S 39 °39'29" E A DISTANCE OF 108.67' TO AN IRON PIN FOUND; THENCE ALONG THE ARC OF A CURVE A DISTANCE OF 301.89' (SAID ARC BEING SUBTENDED BY A CHORD HAVING A RADIUS OF 1798.19', A CHORD BEARING OF S 44 °28'03" E) TO A CALCULATED POINT; THENCE ALONG THE ARC OF A CURVE A DISTANCE OF 146.22' (SAID ARC BEING SUBTENDED BY A CHORD HAVING A RADIUS OF 259.03', A CHORD BEARING OF S 74 °29'49" W) TO A CALCULATED POINT; THENCE S 52 ° 10'25" W A DISTANCE OF 57.59' THENCE N 89 °08'36" W A DISTANCE OF 372.35' TO A CALCULATED POINT; THENCE N 00 ° 33'18" E A DISTANCE OF 275.03' TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT FROM THE FEE PARCEL IS THE FEE INTEREST TO THE FOLLOWING CELL TOWER LEASE LOT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 104 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING A PORTION OF THE SUBDIVISION LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 AND 17 OF THE PERKERSON PARK SUBDIVISION ORIGINALLY SHOWN ON PLAT BOOK 28 PAGE 38, FULTON COUNTY, GEORGIA RECORDS MORE COMPLETE SHOWN ON THAT SURVEY PLAT OF 1775 BUCKEYE STREET, PREPARED FOR 1775 BUCKEYE STREET, PREPARED BY SURVEY SYSTEMS & ASSOCIATES, INC. CERTIFIED BY CHARLES W. LOVELESS, GEORGIA REGISTERED LAND SURVEYOR NO. 3030, DATED SEPTEMBER 28, 2015, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

U-16-03

BEGIN AT A CALCULATED POINT AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF BUCKEYE STREET (50 FOOT RIGHT OF WAY) AND THE NORTHERN RIGHT OF WAY OF MELROSE DRIVE (50 FOOT RIGHT OF WAY) IF SAID RIGHTS OF WAY WERE EXTENDED TO FORM A POINT INSTEAD OF A CURVE, LEAVING SAID INTERSECTON, THENCE RUNNING IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWESTERN RIGHT OF WAY OF SAID BUCKEYE STREET ALONG THE ARC OF A CURVE AN ARC DISTANCE OF 200.36' (SAID ARC BEING SUBTENDEED BY A CHORD HAVING A RADIUS OF 1798.19', TO A CHORD BEARING OF N 44 °28'03" W AND A CHORD LENGTH OF 200.26' TO A POINT; LEAVING SAID RIGHT OF WAY, THENCE S 47 °06'25" W A DISTANCE OF 67.29' TO A CALCULATED POINT AND THE TRUE POINT OF BEGINNING;

FROM SAID TRUE POINT OF BEGINNING, THENCE S 83°53'14" W A DISTANCE OF 65.3' TO A REBAR FOUND, SAID POINT BEING AT THE CORNER OF AN EASEMENT; THENCE S 83°22'29"W A DISTANCE OF 59.03'; THENCE N 06 °45'52"W A DISTANCE OF 70.16' TO A REBAR FOUND; THENCE N 83 °41'15"E A DISTANCE OF 69.77' TO A REBAR FOUND; THENCE S 06°47'04" E A DISTANCE OF 69.78' TO A REBAR FOUND; AND TO THE TRUE POINT OF BEGINNING.



**U-16-04 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A CHILD CARE NURSERY, DAY CARE CENTER AND PREKINDERGARTEN PURSUANT TO CODE SECTION 16-07.005(1)(B) FOR PROPERTY LOCATED AT 970 MARTIN STREET, S.E., FRONTING APPROXIMATELY 167 FEET ON THE SOUTH SIDE OF CONNALLY STREET, BEGINNING APPROXIMATELY 163 FEET FROM THE NORTHWEST INTERSECTION OF FARRINGTON AVENUE. DEPTH: VARIES; AREA: APPROXIMATELY 5.955 ACRES; LAND LOT 55, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ATLANTA PUBLIC SCHOOLS APPLICANT: APRIL INGRAHAM NPU V COUNCIL DISTRICT 1**

Application File Date	2-2-16
Zoning Number	U-16-04
NPU / CD	V/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**Workflow List:**

Office of Research and Policy Analysis	Completed	03/04/2016 11:05 AM
Zoning Committee	Pending	03/16/2016 9:30 AM
Atlanta City Council	Pending	03/21/2016 1:00 PM
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>	

**U-16-04 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A CHILD CARE NURSERY, DAY CARE CENTER AND PREKINDERGARTEN PURSUANT TO CODE SECTION 16-07.005(1)(B) FOR PROPERTY LOCATED AT 970 MARTIN STREET, S.E., FRONTING APPROXIMATELY 167 FEET ON THE SOUTH SIDE OF CONNALLY STREET, BEGINNING APPROXIMATELY 163 FEET FROM THE NORTHWEST INTERSECTION OF FARRINGTON AVENUE. DEPTH: VARIES; AREA: APPROXIMATELY 5.955 ACRES; LAND LOT 55, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ATLANTA PUBLIC SCHOOLS APPLICANT: APRIL INGRAHAM NPU V COUNCIL DISTRICT 1**

Application File Date	2-2-16
Zoning Number	U-16-04
NPU / CD	V/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

City Council

Atlanta, Georgia

AN ORDINANCE

U-16-04

BY: ZONING COMMITTEE

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

SECTION 1. Under the provisions of Section 16-07.005(1)(B) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a child care nursery, day care center and prekindergarten is hereby granted. Said use is granted to Sheltering Arms Early Education and Family Center and is to be located at 970 Martin Street, S.E., to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 55, 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or map.

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.

U-16-004

City of Atlanta

FEB 02 2015

Office of Planning

Atlanta, GA

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 55 of the 7th Land District, City of Barnesville, Lamar County, Georgia, said tract or parcel of land being more fully shown and designated as Tract 16C on a plat of survey prepared by Valentino & Associates, Inc. (Job #15-075; Drawing/Title #15-075), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING at a PK (masonry) nail set at the intersection of the easterly right-of-way line of Martin Street (40' Public R/W) and the southerly right-of-way line of Tuskegee Street (50' Public R/W).

THENCE proceeding along said southerly right-of-way line of Tuskegee Street, South 82 degrees 05 minutes 50 seconds East a distance of 530.28 feet to a PK (masonry) nail set at the intersection of said southerly right-of-way line of Tuskegee Street and the westerly right-of-way line of Conally Street (40' Public R/W);

THENCE proceeding along said westerly right-of-way line of Conally Street the following courses and distances, along a curve to the left having a radius of 1003.94 feet for an arc length of 231.53 feet, being subtended by a chord of South 07 degrees 21 minutes 10 seconds West for a distance of 231.01 feet to a computed point;

THENCE South 00 degrees 44 minutes 46 seconds West a distance of 292.73 feet to a PK (masonry) nail set at the intersection of said westerly right-of-way line of Conally Street and the northerly right-of-way line of Farrington Avenue (30' Public R/W);

THENCE proceeding along said northerly right-of-way line of Farrington Avenue, North 79 degrees 27 minutes 30 seconds West a distance of 509.66 feet to a 1/2" iron pin set at the intersection of said northerly right-of-way line of Farrington Avenue and said easterly right-of-way line of Martin Street;

THENCE proceeding along said easterly right-of-way line of Martin Street, North 01 degrees 02 minutes 59 seconds East a distance of 501.57 feet to a PK (masonry) nail set at the intersection of said easterly right-of-way line of Martin Street and said southerly right-of-way line of Tuskegee Street, said PK (masonry) nail set being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said tract or parcel of land contains 5.955 acres or 259,406 square feet.

**Z-16-05 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE PD-H/RG-3 (PLANNED DEVELOPMENT HOUSING/RESIDENTIAL GENERAL ) DISTRICT TO THE MR-3 (MULTIFAMILY RESIDENTIAL) DISTRICT, FOR PROPERTY LOCATED AT 1462, 1494, 1460, 1458, 1454 MEMORIAL DRIVE, 1425, 1415, 1461-1463 WOODBINE AVENUE, 1461-1463 WOODBINE CIRCLE, 2109, 1454, 1451, 1450, 1449, 1438, 1432, 1428, 1420, 1095 VAUGHN STREET AND 1454 MONTGOMERY STREET, S.E FRONTING APPROXIMATELY 661.58 FEET ON THE NORTH SIDE OF MEMORIAL DRIVE AND BEGINNING APPROXIMATELY 300 FEET EAST INTERSECTION OF WHITEFORD AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 11.1 ACRES. LAND LOT 207, 208, 15TH DISTRICT DEKALB COUNTY, GEORGIA. OWNER: SC APARTMENTS LLC., LANDLOCKED LLC. AND VERDUN HOLDINGS LLC. APPLICANT: QUINTUS DEVELOPMENT, LP. NPU O COUNCIL DISTRICT 5**

Application File Date	2-2-16
Zoning Number	Z-16-05
NPU / CD	O/5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**Workflow List:**

Office of Research and Policy Analysis	Completed	03/04/2016 11:06 AM
Zoning Committee	Pending	03/16/2016 9:30 AM
Atlanta City Council	Pending	03/21/2016 1:00 PM
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>	

**Z-16-05 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE PD-H/RG-3 (PLANNED DEVELOPMENT HOUSING/RESIDENTIAL GENERAL ) DISTRICT TO THE MR-3 (MULTIFAMILY RESIDENTIAL) DISTRICT, FOR PROPERTY LOCATED AT 1462, 1494, 1460, 1458, 1454 MEMORIAL DRIVE, 1425, 1415, 1461-1463 WOODBINE AVENUE, 1461-1463 WOODBINE CIRCLE, 2109, 1454, 1451, 1450, 1449, 1438, 1432, 1428, 1420, 1095 VAUGHN STREET AND 1454 MONTGOMERY STREET, S.E FRONTING APPROXIMATELY 661.58 FEET ON THE NORTH SIDE OF MEMORIAL DRIVE AND BEGINNING APPROXIMATELY 300 FEET EAST INTERSECTION OF WHITEFORD AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 11.1 ACRES. LAND LOT 207, 208, 15TH DISTRICT DEKALB COUNTY, GEORGIA. OWNER: SC APARTMENTS LLC., LANDLOCKED LLC. AND VERDUN HOLDINGS LLC. APPLICANT: QUINTUS DEVELOPMENT, LP. NPU O COUNCIL DISTRICT 5**

Application File Date	2-2-16
Zoning Number	Z-16-05
NPU / CD	O/5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

City Council

Atlanta, Georgia

AN ORDINANCE

Z-16-05

BY: ZONING COMMITTEE

Date Filed: 2-2-2015

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

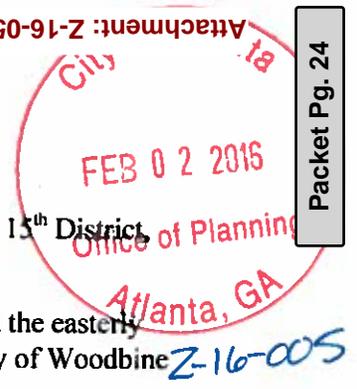
SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at 1462, 1494, 1460, 1458, 1454 Memorial Drive, 1425, 1415, 1461-1463 Woodbine Avenue, 1461-1463 Woodbine Circle, 2109, 1454, 1451, 1450, 1449, 1438, 1432, 1428, 1420, 1095 Vaughn Street and 1454 Montgomery Street, S.E. be changed from the PD-H/RG-3 (Planned Development Housing/Residential General ) District to the MR-3 (Multifamily Residential) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 207 and 208, 15<sup>th</sup> District, DeKalb County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, “Conditional Development”, as identified by the use of the suffice “C” after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



### Overall Surveyed Property Description

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 207 and 208 of the 15<sup>th</sup> District, Dekalb County, Georgia, and being more particularly described as follows;

Commencing at a point at the Southerly right of way of Woodbine Avenue (100' R/W) and the easterly right of way of Whiteford Avenue (40' R/W) thence running easterly along the right of way of Woodbine Avenue a distance of 350.00 feet to a #4 rebar set and the TRUE POINT OF BEGINNING;

Thence continuing along said right of way running a curve turning to the left an arc length of 52.14', said curve having a radius of 2956.37', subtended by a chord of 52.14', with a chord bearing of North 74 degrees 09 minutes 51 seconds East to a point;

Thence along a curve turning to the left an arc length of 60.31', said curve having a radius of 2956.37', subtended by a chord of 60.31', with a chord bearing of North 73 degrees 04 minutes 27 seconds East to a point;

Thence along a curve turning to the left an arc length of 60.72', said curve having a radius of 2956.37', subtended by a chord of 60.72', with a chord bearing of North 71 degrees 54 minutes 06 seconds East to a point;

Thence along a curve turning to the left an arc length of 61.16', said curve having a radius of 2956.37', subtended by a chord of 61.16', with a chord bearing of North 70 degrees 43 minutes 12 seconds East to a point;

Thence running a bearing of North 69 degrees 00 minutes 06 seconds East a distance of 185.58 feet to a #4 rebar set;

Thence running a bearing of North 73 degrees 56 minutes 34 seconds East a distance of 30.86 feet to a #4 rebar found;

Thence leaving said right of way running along the property line now or formerly Donell D. & Lynn E. Collins a bearing of South 00 degrees 56 minutes 01 seconds West a distance of 95.00 feet to a #4 rebar set;

Thence running along the property line now or formerly Donell D. & Lynn E. Collins a bearing of South 42 degrees 51 minutes 17 seconds East a distance of 41.20 feet to a #4 rebar set and the;

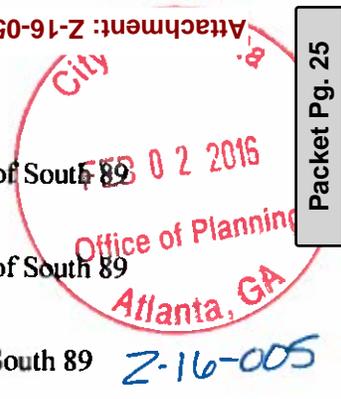
Thence running along the property line now or formerly Donell D. & Lynn E. Collins a bearing of North 80 degrees 11 minutes 41 seconds East a distance of 79.72 feet to a #4 rebar set;

Thence running along the property line now or formerly Sheila D. Pippin a bearing of South 16 degrees 43 minutes 20 seconds East a distance of 121.08 feet to a #4 rebar set;

Thence running along the property line now or formerly Sheila D. Pippin a bearing of South 17 degrees 02 minutes 55 seconds West a distance of 26.51 feet to a #4 rebar set on the northerly line of the abandoned right of way of Woodbine Circle;

Thence running a bearing of South 05 degrees 14 minutes 24 seconds West a distance of 38.84 feet to a #4 rebar set on the southerly line of the abandoned right of way of Woodbine Circle;

Thence leaving said right of way running along the property line now or formerly Verdun Holdings, LLC a bearing of South 00 degrees 20 minutes 00 seconds East a distance of 83.50 feet to a #4 rebar found;



Thence running along the property line now or formerly Verdun Holdings, LLC a bearing of South 89 degrees 36 minutes 35 seconds East a distance of 53.80 feet to a #4 rebar found;

Thence running along the property line now or formerly Verdun Holdings, LLC a bearing of South 89 degrees 22 minutes 10 seconds East a distance of 133.20 feet to a #4 rebar set;

Thence running along the property line now or formerly JSD Properties LLC a bearing of South 89 degrees 22 minutes 10 seconds East a distance of 220.17 feet to a #4 rebar set;

Thence running along the property line now or formerly Park Solutions LLC a bearing of South 01 degrees 34 minutes 15 seconds West a distance of 441.80 feet to a #4 rebar set on the northerly right of way of Memorial Drive (60' R/W);

Thence running along said right of way a bearing of North 88 degrees 49 minutes 24 seconds West a distance of 345.30 feet to a #4 rebar set;

Thence along said right of way running a bearing of North 89 degrees 53 minutes 42 seconds West a distance of 108.00 feet to a #4 rebar set;

Thence along said right of way running a bearing of North 89 degrees 20 minutes 03 seconds West a distance of 108.20 feet to a #4 rebar found;

Thence running a bearing of South 00 degrees 46 minutes 55 seconds West a distance of 0.85 feet to a #4 rebar set;

Thence along said right of way running a bearing of North 88 degrees 59 minutes 40 seconds West a distance of 50.01 feet to a #4 rebar found;

Thence along said right of way running a bearing of North 89 degrees 18 minutes 30 seconds West a distance of 50.07 feet to a #3 rebar found;

Thence leaving said right of way running along the property line now or formerly Benjamin Tarbutton a bearing of North 00 degrees 52 minutes 46 seconds East a distance of 150.00 feet to a #4 rebar set;

Thence running along the property line now or formerly 1443 Vaughn Street SE Land Trust a bearing of North 00 degrees 50 minutes 55 seconds East a distance of 150.00 feet to a #4 rebar set on the southerly right of way of Vaughn Street (40' R/W);

Thence running along said right of way a bearing of South 89 degrees 09 minutes 05 seconds East a distance of 50.00 feet to a #4 rebar set;

Thence continuing along said right of way running a bearing of South 89 degrees 09 minutes 05 seconds East a distance of 49.65 feet to a #4 rebar set;

Thence leaving said southerly right of way running a bearing of North 02 degrees 06 minutes 29 seconds West a distance of 42.09 feet to a #4 rebar set on the northerly right of way of Vaughn Street;

Thence running along said right of way a bearing of North 89 degrees 32 minutes 24 seconds West a distance of 57.50 feet to a #4 rebar found;

Thence continuing along said right of way a bearing of North 89 degrees 35 minutes 11 seconds West a distance of 115.00 feet to a #3 rebar found;



Thence along said right of way running a bearing of North 89 degrees 26 minutes 49 seconds West a distance of 57.36 feet to a #3 rebar found;

Thence along said right of way running a bearing of North 89 degrees 23 minutes 50 seconds West a distance of 57.55 feet to a 1" rod found;

Thence running a bearing of South 88 degrees 50 minutes 38 seconds West a distance of 5.09 feet to a #4 rebar found;

Thence along said right of way a bearing of North 89 degrees 32 minutes 24 seconds West a distance of 52.58 feet to a #4 rebar set;

Thence along said right of way a bearing of North 89 degrees 14 minutes 25 seconds West a distance of 100.00 feet to a #4 rebar set;

Thence leaving said right of way running along the property line now or formerly Matt Oshaughnessy a bearing of North 00 degrees 38 minutes 24 seconds East a distance of 150.00 feet to a #4 rebar set;

Thence running along the property line now or formerly Greg King & Michelle Kent a bearing of South 89 degrees 49 minutes 45 seconds East a distance of 50.00 feet to a #4 rebar set;

Thence continue along the property line now or formerly Greg King & Michelle Kent running a bearing of South 87 degrees 52 minutes 31 seconds East a distance of 50.10 feet to a #4 rebar set;

Thence running along the property line now or formerly Greg King and Michelle Kent a bearing of North 00 degrees 38 minutes 19 seconds East a distance of 10.00 feet to a #4 rebar set;

Thence running along the property line now or formerly Greg King and Michelle Kent a bearing of North 89 degrees 32 minutes 24 seconds West a distance of 50.00 feet to a #4 rebar set;

Thence running along the property line now or formerly Greg King and Michelle Kent a bearing of North 00 degrees 38 minutes 19 seconds East a distance of 162.92 feet to a #4 rebar set and the TRUE POINT OF BEGINNING;

Said tract contains 11.10 Acres more or less;

**Z-16-06 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1-C (COMMUNITY BUSINESS CONDITIONAL) DISTRICT TO THE C-1-C (COMMUNITY BUSINESS CONDITIONAL) DISTRICT FOR A SITE PLAN AMENDMENT, FOR PROPERTY LOCATED AT 1296 MURPHY AVENUE, S.W., FRONTING APPROXIMATELY 300 FEET ON THE EAST SIDE OF MURPHY AVENUE AND BEGINNING APPROXIMATELY 382.36 FEET FROM THE CENTERLINE INTERSECTION OF DILL AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 2.99 ACRES. LAND LOT 120, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: HOUSING FIRST PHOENIX HOUSE, LLC. APPLICANT: JONATHAN TOPPEN NPU X COUNCIL DISTRICT 12**

Application File Date	2-2-16
Zoning Number	Z-16-06
NPU / CD	X/12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**Workflow List:**

Office of Research and Policy Analysis	Completed	03/04/2016 11:07 AM
Zoning Committee	Pending	03/16/2016 9:30 AM
Atlanta City Council	Pending	03/21/2016 1:00 PM
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

**Z-16-06 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1-C (COMMUNITY BUSINESS CONDITIONAL) DISTRICT TO THE C-1-C (COMMUNITY BUSINESS CONDITIONAL) DISTRICT FOR A SITE PLAN AMENDMENT, FOR PROPERTY LOCATED AT 1296 MURPHY AVENUE, S.W., FRONTING APPROXIMATELY 300 FEET ON THE EAST SIDE OF MURPHY AVENUE AND BEGINNING APPROXIMATELY 382.36 FEET FROM THE CENTERLINE INTERSECTION OF DILL AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 2.99 ACRES. LAND LOT 120, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: HOUSING FIRST PHOENIX HOUSE, LLC. APPLICANT: JONATHAN TOPPEN NPU X COUNCIL DISTRICT 12**

Application File Date	2-2-16
Zoning Number	Z-16-06
NPU / CD	X/12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

City Council

Atlanta, Georgia

AN ORDINANCE

Z-16-06

BY: ZONING COMMITTEE

Date Filed: 2-2-2015

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

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at 1296 Murphy Avenue, S.W. be changed from the C-1-C (Community Business Conditional) District to the C-1-C (Community Business Conditional) District for a site plan amendment, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 120, 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the

attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 120, 14th Land District, City of Atlanta, Fulton County, Georgia as shown on a plat of survey prepared by Patton Land Surveying, Chris M. Patton, Georgia Registered Land Surveyor No. 2647 for Tapestry Development Group, "Housing First Phoenix House, LLC" having a survey date of August 22, 2012 and a plat date of August 29, 2012 and being more particularly described as follows:

To locate the POINT OF BEGINNING commence at the centerline intersection of Dill Avenue and Murphy Avenue. Thence North 20 degrees 00 minutes 03 seconds East for a distance of 382.36 feet to a 1/2" inch rebar pin found on the easterly right of way of Murphy Avenue (right of way varies) and said point being the POINT OF BEGINNING.

Thence following along aforesaid right of way North 16 degrees 13 minutes 36 seconds East for a distance of 300.00 feet to a 1/2" rebar pin set;

Thence leaving said aforesaid right of way the following courses:

Thence South 87 degrees 51 minutes 43 seconds East for a distance of 463.74 feet to a 1" iron rod found;

Thence South 21 degrees 16 minutes 15 seconds West for a distance of 302.50 feet to a calculated point;

Thence North 88 degrees 32 minutes 25 seconds West for a distance of 4.79 feet to a 1/2" rebar pin set;

Thence North 88 degrees 32 minutes 25 seconds West for a distance of 432.86 feet to a 1/2" rebar pin found being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 2.99 acres more or less.



**Z-16-07 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1-C /HBS/BL (COMMUNITY BUSINESS CONDITIONAL/HISTORIC BUILDING OR SITE/BELTLINE OVERLAY) DISTRICT TO THE PD-MU (PLANNED DEVELOPMENT MIXED USE/HISTORIC BUILDING OR SITE/BELTLINE OVERLAY) DISTRICT, FOR PROPERTY LOCATED AT 750 GLENWOOD AVENUE, S.E., FRONTING APPROXIMATELY 470 FEET ON THE NORTH SIDE OF GLENWOOD AVENUE AND BEGINNING APPROXIMATELY 474 FEET FROM THE NORTHEAST INTERSECTION OF CAMERON STREET. DEPTH: VARIES AREA: APPROXIMATELY 4.42 ACRES. LAND LOT 21, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: GLENCASTLE, INC. APPLICANT: URBAN REALTY PARTNERS NPU W COUNCIL DISTRICT 1**

Application File Date	2-2-16
Zoning Number	Z-16-07
NPU / CD	W/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**Workflow List:**

Office of Research and Policy Analysis	Completed	03/04/2016 11:14 AM
Zoning Committee	Pending	03/16/2016 9:30 AM
Atlanta City Council	Pending	03/21/2016 1:00 PM
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>	

**Z-16-07 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1-C /HBS/BL (COMMUNITY BUSINESS CONDITIONAL/HISTORIC BUILDING OR SITE/BELTLINE OVERLAY) DISTRICT TO THE PD-MU (PLANNED DEVELOPMENT MIXED USE/HISTORIC BUILDING OR SITE/BELTLINE OVERLAY) DISTRICT, FOR PROPERTY LOCATED AT 750 GLENWOOD AVENUE, S.E., FRONTING APPROXIMATELY 470 FEET ON THE NORTH SIDE OF GLENWOOD AVENUE AND BEGINNING APPROXIMATELY 474 FEET FROM THE NORTHEAST INTERSECTION OF CAMERON STREET. DEPTH: VARIES AREA: APPROXIMATELY 4.42 ACRES. LAND LOT 21, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: GLENCASTLE, INC. APPLICANT: URBAN REALTY PARTNERS NPU W COUNCIL DISTRICT 1**

Application File Date	2-2-16
Zoning Number	Z-16-07
NPU / CD	W/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

City Council  
Atlanta, Georgia

AN ORDINANCE

Z-16-07

BY: ZONING COMMITTEE

Date Filed: 2-2-2015

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

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at 750 Glenwood Avenue, S.E. be changed from C-1-C /HBS/BL (Community Business Conditional/Historic Building or Site/Beltline Overlay) District to the PD-MU (Planned Development Mixed Use/Historic Building or Site/Beltline Overlay) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 21, 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the

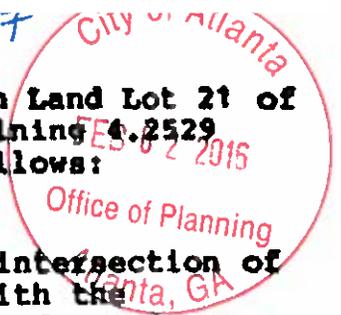
suffice “C” after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

750 Glenwood Avenue SE

2-16-07



ALL THAT TRACT or parcel of land lying and being in Land Lot 21 of the 14th District of Fulton County, Georgia, containing 4.2529 acres, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the intersection of the easterly right-of-way line of Cameron Street with the northeastern right-of-way line of Glenwood Avenue and running thence along the northeastern right-of-way line of Glenwood Avenue the following courses and distances: south 50 degrees 44 minutes 28 seconds east a distance of 40.98 feet to a point; south 51 degrees 10 minutes 26 seconds east a distance of 101.46 feet to a point; south 52 degrees 20 minutes 06 seconds east a distance of 94.84 feet to a point; south 55 degrees 24 minutes 21 seconds east a distance of 76.56 feet to a 1/2-inch rebar found; south 57 degrees 07 minutes 31 seconds east a distance of 57.51 feet to a one-inch crimp top found; south 58 degrees 01 minutes 46 seconds east a distance of 40.41 feet to a 1/2-inch rebar found; and south 59 degrees 26 minutes 57 seconds east a distance of 62.61 feet to a 1/2-inch rebar set, said 1/2-inch rebar set being the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING and leaving said right-of-way line running thence north 86 degrees 17 minutes 26 seconds east a distance of 254.40 feet to a 1/2-inch rebar set; running thence north 36 degrees 55 minutes 53 seconds east a distance of 186.40 feet to a 1/2-inch rebar set; running thence north 54 degrees 12 minutes 40 seconds west a distance of 53.01 feet to a 1/2-inch rebar set; running thence north 34 degrees 20 minutes 38 seconds east a distance of 209.45 feet to a 1/2-inch rebar set; running thence south 85 degrees 30 minutes 23 seconds east a distance of 59.72 feet to a 1/2-inch rebar found; running thence south 62 degrees 56 minutes 33 seconds east a distance of 108.71 feet to a 1/2-inch rebar found; running thence south 51 degrees 34 minutes 17 seconds east a distance of 112.78 feet to a 1/2-inch rebar found; running thence south 15 degrees 08 minutes 14 seconds east a distance of 87.87 feet to a 1/2-inch rebar found; running thence south 04 degrees 09 minutes 15 seconds west a distance of 68.86 feet to a 1/2-inch rebar found; running thence south 31 degrees 20 minutes 00 seconds west a distance of 100.07 feet to a 1/2-inch rebar found; running thence south 40 degrees 29 minutes 46 seconds west a distance of 61.17 feet to a 1/2-inch rebar found; running thence south 59 degrees 30 minutes 01 seconds west a distance of 56.87 feet to a 1/2-inch rebar found; running thence south 76 degrees 35 minutes 09 seconds west a distance of 90.06 feet to a 1/2-inch rebar found; running thence south 24 degrees 24 minutes 04 seconds west a distance of 139.41 feet to a one-inch hollow pipe found on the northeastern right-of-way line of Glenwood Avenue; running thence along the northeastern right-of-way line of Glenwood Avenue the following courses and distances: north 65 degrees 15 minutes 29 seconds west a distance of 139.89 feet to a point; north 62 degrees 04 minutes 19 seconds west a distance of 79.23 feet to a point; north 61 degrees 19 minutes 32 seconds west a distance of 81.19 feet to a point; north 61 degrees 35 minutes 39 seconds west a distance of 101.83 feet to a point; and north 60 degrees 25 minutes 14 seconds west a distance of 68.85 feet to a point, said point being the POINT OF BEGINNING.

**Z-16-08 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) DISTRICT TO THE PD-MU/BL (PLANNED DEVELOPMENT MIXED USE/BELTLINE OVERLAY) DISTRICT, FOR PROPERTY LOCATED AT 750 KALB STREET, S.E., FRONTING APPROXIMATELY 47.45 FEET ON THE EAST SIDE OF KALB STREET AND BEGINNING APPROXIMATELY 409 FEET FROM THE SOUTHEAST INTERSECTION OF CAMERON STREET. DEPTH: VARIES AREA: APPROXIMATELY 3.98 ACRES. LAND LOT 21, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: SOUTHEAST COMMUNITY CULTURAL CENTER, INC. APPLICANT: URBAN REALTY PARTNERS NPU W COUNCIL DISTRICT 1**

Application File Date	2-2-16
Zoning Number	Z-16-08
NPU / CD	W/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**Workflow List:**

Office of Research and Policy Analysis	Completed	03/04/2016 11:26 AM
Zoning Committee	Pending	03/16/2016 9:30 AM
Atlanta City Council	Pending	03/21/2016 1:00 PM
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

**Z-16-08 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) DISTRICT TO THE PD-MU/BL (PLANNED DEVELOPMENT MIXED USE/BELTLINE OVERLAY) DISTRICT, FOR PROPERTY LOCATED AT 750 KALB STREET, S.E., FRONTING APPROXIMATELY 47.45 FEET ON THE EAST SIDE OF KALB STREET AND BEGINNING APPROXIMATELY 409 FEET FROM THE SOUTHEAST INTERSECTION OF CAMERON STREET. DEPTH: VARIES AREA: APPROXIMATELY 3.98 ACRES. LAND LOT 21, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: SOUTHEAST COMMUNITY CULTURAL CENTER, INC. APPLICANT: URBAN REALTY PARTNERS NPU W COUNCIL DISTRICT 1**

Application File Date	2-2-16
Zoning Number	Z-16-08
NPU / CD	W/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

City Council  
Atlanta, Georgia

AN ORDINANCE

Z-16-08

BY: ZONING COMMITTEE

Date Filed: 2-2-2015

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

**SECTION 1.** That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at 750 Kalb Street, S.E. be changed from the R-5/BL (Two Family Residential/Beltline Overlay) District to the PD-MU/BL (Planned Development Mixed Use/Beltline Overlay) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 21, 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

**SECTION 2.** If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall

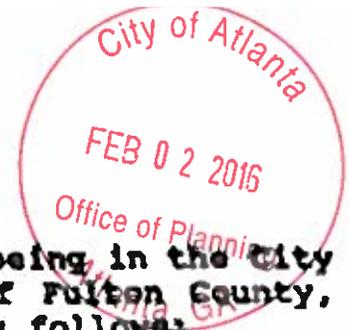
issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

750 Kalb Street SE

Z-16-088



ALL THAT TRACT or parcel of land lying and being in the City of Atlanta, Land Lot 21 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 intersection formed by the northeasterly right of way line of Glenwood Avenue with the easterly right of way line of Cameron Street; thence run southeasterly along said notheasterly right of way line of Glenwood Avenue the following courses and distances: South 50 degrees 44 minutes 28 seconds east 40.98 feet, south 51 degrees 10 minutes 26 seconds east 101.46 feet, south 52 degrees 20 minutes 06 seconds east 94.84 feet, south 55 degrees 22 minutes 21 seconds east 76.56 feet to an iron pin found, south 57 degrees 7 minutes 31 seconds east 57.51 feet to an iron pin found, south 58 degrees 01 minutes 46 seconds east 40.41 feet to an iron pin found at the TRUE POINT OF BEGINNING: The TRUE POINT OF BEGINNING thus established, run thence north 03 degrees 39 minutes 40 seconds east a distance of 440.32 feet to an iron pin set on the southwesterly right of way line of Kalb Avenue; thence north 06 degrees 15 minutes 01 seconds east a distance of 47.43 feet to an iron pin found; thence north 86 degrees 39 minutes 52 seconds east a distance of 48.09 feet to an iron pin found; thence south 69 degrees 45 minutes 43 seconds east a distance of 65.89 feet to an iron pin found; thence south 61 degrees 46 minutes 57 seconds east a distance of 104.00 feet to an iron pin found; thence south 65 degrees 58 minutes 32 seconds east a distance of 79.66 feet to a fence corner post; thence south 85 degrees 30 minutes 23 seconds east a distance of 117.52 feet to an iron pin set; thence south 34 degrees 20 minutes 38 seconds west a distance of 209.45 feet to an iron pin set; thence south 54 degrees 20 minutes 40 seconds east a distance of 53.01 feet to an iron pin set; thence south 36 degrees 55 minutes 53 seconds west a distance of 186.40 feet to an iron pin set; thence south 46 degrees 17 minutes 26 seconds west a distance of 254.40 feet to an iron pin set on the northeasterly right of way line of Glenwood Avenue; thence north 60 degrees 25 minutes 14 seconds west along said northeasterly right of way line of Glenwood Avenue a distance of 25.00 feet to a point; thence north 59 degrees 26 minutes 57 seconds west along said northeasterly right of way line of Glenwood Avenue a distance of 37.61 feet to an iron pin found at the TRUE POINT OF BEGINNING, and being more particularly described as Parcel One, on a plat of survey for the Atlanta Board of Education by Travis Pruitt & Associates, P.C., dated May 31, 1983, revised June 13, 1983 and containing 3.9833 acres of land.

**U-14-13 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME PURSUANT TO SECTION 16-06.005 (1)(G) FOR PROPERTY LOCATED AT 929 CASCADE AVENUE, S.W., FRONTING APPROXIMATELY 95 FEET ON THE NORTH SIDE OF CASCADE AVENUE APPROXIMATELY 60 FEET EAST OF THE INTERSECTION OF ALTADENA PLACE AND CASCADE AVENUE. DEPTH VARIES. AREA: APPROXIMATELY 0.45 ACRE. LAND LOT 151, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: FLORENCE M. DEMOSTHENES APPLICANT: MAURICE SESSOMS, NPU S, COUNCIL DISTRICT 10**

Application File Date	5-22-14
Zoning Number	U-14-13
NPU / CD	S/10
Staff Recommendation	Denial
NPU Recommendation	Approval
ZRB Recommendation	Denial

**(Held 8/27/14)**

**Workflow List:**

Office of Research and Policy Analysis	Completed	06/13/2014 2:50 PM
Zoning Committee	Completed	06/25/2014 9:30 AM
Atlanta City Council	Completed	07/07/2014 1:00 PM
Zoning Review Board Staff	Completed	08/18/2014 5:49 PM
Zoning Review Board Staff	Completed	08/18/2014 5:50 PM
Office of Research and Policy Analysis	Completed	08/21/2014 8:49 AM
Zoning Committee	Completed	08/27/2014 9:30 AM
Atlanta City Council	Completed	09/02/2014 1:00 PM
Zoning Committee	Completed	09/10/2014 9:30 AM
Atlanta City Council	Completed	09/15/2014 1:00 PM
Zoning Committee	Completed	09/24/2014 9:30 AM
Atlanta City Council	Completed	09/15/2014 1:00 PM
Atlanta City Council	Completed	10/06/2014 1:00 PM
Zoning Committee	Completed	10/15/2014 9:30 AM
Atlanta City Council	Completed	10/20/2014 1:00 PM
Zoning Committee	Completed	10/29/2014 9:30 AM
Atlanta City Council	Completed	11/03/2014 1:00 PM
Zoning Committee	Completed	11/12/2014 9:30 AM
Atlanta City Council	Completed	11/17/2014 1:00 PM
Zoning Committee	Completed	11/25/2014 9:30 AM
Atlanta City Council	Completed	12/01/2014 1:00 PM
Zoning Committee	Completed	12/10/2014 9:30 AM
Atlanta City Council	Completed	01/05/2015 1:00 PM
Zoning Committee	Completed	01/14/2015 9:30 AM
Atlanta City Council	Completed	01/20/2015 1:00 PM
Zoning Committee	Completed	01/28/2015 9:30 AM
Atlanta City Council	Completed	02/02/2015 1:00 PM
Zoning Committee	Completed	02/11/2015 9:30 AM

Atlanta City Council	Completed	02/17/2015 1:00 PM
Zoning Committee	Completed	02/26/2015 10:30 AM
Atlanta City Council	Completed	03/02/2015 1:00 PM
Zoning Committee	Completed	03/11/2015 9:30 AM
Atlanta City Council	Completed	03/16/2015 1:00 PM
Zoning Committee	Completed	03/25/2015 9:30 AM
Atlanta City Council	Completed	04/20/2015 1:00 PM
Zoning Committee	Completed	04/29/2015 9:30 AM
Atlanta City Council	Completed	05/04/2015 1:00 PM
Zoning Committee	Completed	05/13/2015 9:30 AM
Atlanta City Council	Completed	05/18/2015 1:00 PM
Zoning Committee	Completed	05/27/2015 9:30 AM
Atlanta City Council	Completed	06/01/2015 1:00 PM
Zoning Committee	Completed	06/10/2015 9:30 AM
Atlanta City Council	Completed	06/15/2015 1:00 PM
Zoning Committee	Completed	06/24/2015 9:30 AM
Atlanta City Council	Completed	07/06/2015 1:00 PM
Zoning Committee	Completed	07/15/2015 9:30 AM
Atlanta City Council	Completed	07/20/2015 1:00 PM
Zoning Committee	Completed	07/29/2015 9:30 AM
Atlanta City Council	Completed	08/17/2015 1:00 PM
Zoning Committee	Completed	08/26/2015 9:30 AM
Atlanta City Council	Completed	09/08/2015 1:00 PM
Atlanta City Council	Completed	09/08/2015 1:00 PM
Zoning Committee	Completed	09/16/2015 9:30 AM
Atlanta City Council	Completed	09/21/2015 1:00 PM
Zoning Committee	Completed	09/30/2015 9:30 AM
Atlanta City Council	Completed	10/05/2015 1:00 PM
Zoning Committee	Completed	10/14/2015 9:30 AM
Atlanta City Council	Completed	10/19/2015 1:00 PM
Zoning Committee	Completed	10/28/2015 9:30 AM
Atlanta City Council	Completed	11/02/2015 1:00 PM
Zoning Committee	Completed	11/10/2015 9:30 AM
Atlanta City Council	Completed	11/16/2015 1:00 PM
Zoning Committee	Completed	12/02/2015 9:30 AM
Atlanta City Council	Completed	12/07/2015 1:00 PM
Zoning Committee	Completed	12/16/2015 9:30 AM
Atlanta City Council	Completed	01/04/2016 1:00 PM
Zoning Committee	Completed	01/13/2016 9:30 AM
Atlanta City Council	Completed	01/19/2016 1:00 PM
Zoning Committee	Completed	01/27/2016 9:30 AM
Atlanta City Council	Completed	02/01/2016 1:00 PM
Atlanta City Council	Completed	02/01/2016 1:00 PM
Zoning Committee	Completed	02/10/2016 9:30 AM
Atlanta City Council	Completed	02/15/2016 1:00 PM
Zoning Committee	Completed	02/24/2016 9:30 AM
Atlanta City Council	Completed	03/07/2016 1:00 PM
Zoning Committee	Pending	03/16/2016 9:30 AM
Mayor's Office	Pending	

**HISTORY:**

06/25/14	Zoning Committee
07/07/14	Atlanta City Council

REFERRED TO ZRB AND ZC

<b>RESULT:</b>	<b>REFERRED TO ZRB AND ZC [UNANIMOUS]</b>	
<b>AYES:</b>	Bond, Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Shook, Adrean, Moore, Martin, Bottoms, Sheperd	
08/27/14	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
09/02/14	Atlanta City Council	REFERRED AS HELD
<b>RESULT:</b>	<b>REFERRED AS HELD</b>	<b>Next: 9/10/2014 9:30 AM</b>
09/10/14	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
09/15/14	Atlanta City Council	REFERRED AS HELD
<b>RESULT:</b>	<b>REFERRED AS HELD</b>	<b>Next: 9/24/2014 9:30 AM</b>
09/24/14	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
10/06/14	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 10/15/2014 9:30 AM</b>
10/15/14	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
10/20/14	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 10/29/2014 9:30 AM</b>
10/29/14	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
11/03/14	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 11/12/2014 9:30 AM</b>
11/12/14	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
11/17/14	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 11/25/2014 9:30 AM</b>
11/25/14	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
12/01/14	Atlanta City Council	RETURNED AS HELD

<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 12/10/2014 9:30 AM</b>
12/10/14	Zoning Committee	
01/05/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 1/14/2015 9:30 AM</b>
01/14/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
01/20/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 1/28/2015 9:30 AM</b>
01/28/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
02/02/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 2/11/2015 9:30 AM</b>
02/11/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
02/17/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 2/26/2015 10:30 AM</b>
02/26/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
03/02/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 3/11/2015 9:30 AM</b>
03/11/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
03/16/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 3/25/2015 9:30 AM</b>
03/25/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
04/20/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 4/29/2015 9:30 AM</b>
04/29/15	Zoning Committee	HELD IN COMMITTEE

<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
05/04/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 5/13/2015 9:30 AM</b>
05/13/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
05/18/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 5/27/2015 9:30 AM</b>
05/27/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
06/01/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 6/10/2015 9:30 AM</b>
06/10/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
06/15/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 6/24/2015 9:30 AM</b>
06/24/15	Zoning Committee	
07/06/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 7/15/2015 9:30 AM</b>
07/15/15	Zoning Committee	
07/20/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 7/29/2015 9:30 AM</b>
07/29/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 8/17/2015 1:00 PM</b>
08/17/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 8/26/2015 9:30 AM</b>
08/26/15	Zoning Committee	
09/08/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 9/16/2015 9:30 AM</b>
09/16/15	Zoning Committee	HELD IN COMMITTEE

<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 9/21/2015 1:00 PM</b>
09/21/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 9/30/2015 9:30 AM</b>
09/30/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 10/5/2015 1:00 PM</b>
10/05/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 10/14/2015 9:30 AM</b>
10/14/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 10/19/2015 1:00 PM</b>
10/19/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 10/28/2015 9:30 AM</b>
10/28/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 11/2/2015 1:00 PM</b>
11/02/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 11/10/2015 9:30 AM</b>
11/10/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 11/16/2015 1:00 PM</b>
11/16/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 12/2/2015 9:30 AM</b>
12/02/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 12/7/2015 1:00 PM</b>
12/07/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 12/16/2015 9:30 AM</b>
12/16/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 1/4/2016 1:00 PM</b>
01/04/16	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 1/13/2016 9:30 AM</b>
01/13/16	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 1/19/2016 1:00 PM</b>
01/19/16	Atlanta City Council	RETURNED AS HELD

<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 1/27/2016 9:30 AM</b>
01/27/16	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 2/1/2016 1:00 PM</b>
02/01/16	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 2/10/2016 9:30 AM</b>
02/10/16	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 2/15/2016 1:00 PM</b>
02/15/16	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 2/24/2016 9:30 AM</b>
02/24/16	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 3/7/2016 1:00 PM</b>
03/07/16	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 3/16/2016 9:30 AM</b>

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

**U-14-13 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME PURSUANT TO SECTION 16-06.005 (1)(G) FOR PROPERTY LOCATED AT 929 CASCADE AVENUE, S.W., FRONTING APPROXIMATELY 95 FEET ON THE NORTH SIDE OF CASCADE AVENUE APPROXIMATELY 60 FEET EAST OF THE INTERSECTION OF ALTADENA PLACE AND CASCADE AVENUE. DEPTH VARIES. AREA: APPROXIMATELY 0.45 ACRE. LAND LOT 151, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: FLORENCE M. DEMOSTHENES APPLICANT: MAURICE SESSOMS, NPU S, COUNCIL DISTRICT 10**

Application File Date	5-22-14
Zoning Number	U-14-13
NPU / CD	S/10
Staff Recommendation	Denial
NPU Recommendation	Approval
ZRB Recommendation	Denial

**(HELD 8/27/14)**

AN ORDINANCE

U-14-13

BY: ZONING COMMITTEE

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

SECTION 1. Under the provisions of Section 16-06.005 (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 MAURICE SESSOMS and is to be located at 929 Cascade Avenue, S.W., to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 151, 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.



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

APPLICATION #: **U-14-013**DATE ACCEPTED: **05/22/2014**

## NOTICE TO APPLICANT

Address of Property:  
**929 Cascade AVE SW**

City Council District: **10**      Neighborhood Planning Unit (NPU): **S**

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 S is:

**Karen Babino**  
**770-912-3922**  
**kbabino@yahoo.com**

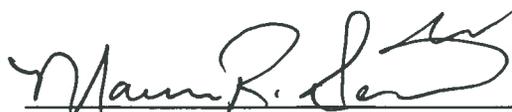
Contact info for adjacent NPUs is provided below if necessary:

**Additional Contacts:**

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,

  
LL, for Director, Bureau of Planning

  
Maurice Sessoms

# APPLICATION FOR SPECIAL USE PERMIT

City of Atlanta

Date Filed 05/22/14 Application Number U-14-013

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

Name of Applicant Sessoms Maurice R  
Last Name First Name M.I.

Address 315 Thistlewood Run Street Name

City McDonough State GA Zip Code 30252

Phone (410) 725-1840 <sup>cell</sup> Fax (770) 860-1953

E-mail address Sessomsm@gmail.com

Name of Property Owner Demosthenes Florence M  
Last Name First Name M.I.

Address 4012 Street Name MILLER BOTTOM Rd

City LOGANVILLE State GA Zip Code 30052

Daytime Phone 770-903-5393 Fax 770-860-1953

E-mail address DEMOHH@GMAIL.COM

**Description of Property**

Street Address of Property 929 Cascade Ave SW

City Atlanta State GA Zip Code 30311

Property is zoned: R-4 Council District: 14<sup>th</sup> Neighborhood Planning Unit: \_\_\_\_\_

The subject property fronts 35' feet on the Front side of  
Cascade Ave SW, beginning North 59.88 feet from the  
 corner of \_\_\_\_\_

Depth: \_\_\_\_\_ Area: \_\_\_\_\_ Land Lot: \_\_\_\_\_ Land District: \_\_\_\_\_



## 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): Group Home (MD)

## 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:

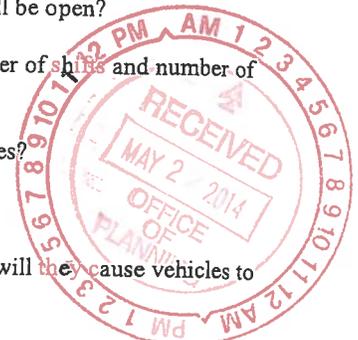
- How will the operator of the facility dispose of refuse and garbage? What kind of containers would be used? Will the City or a private garbage disposal service be used? How often will the service pick up the garbage?
- How will products and supplies be delivered to the facility?
- Where and how will 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:

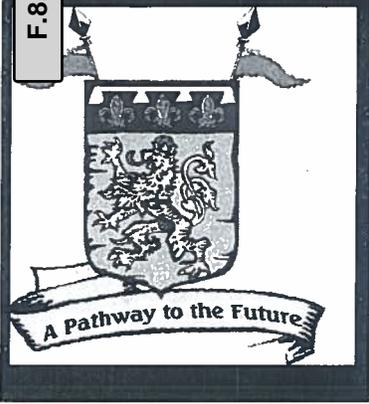
- Proposed Use of Site? Please state exactly and in detail what is intended to be done on, or with the property.
- What will be the hours and days of the week during which the facility will be open?
- How many employees will be employed at the facility? Include the number of shifts and number of employees 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?



U-14-013

# YOUTH RENAISSANCE SOCIETY OF GEORGIA, INC.

Youth will experience a rebirth in their lives and become new, free positive individuals.



May 12, 2014  
Impact Analysis

1) *Ingress and Egress:*

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

The employee's vehicles will enter and leave property from the driveway of the facility.

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

The property is operated 24/7 days a week with staff at all times. Emergency vehicles can access the property at any time.

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

The vehicles entering and leaving property will not cause traffic congestion, there will only be 3 vehicles on property at any given time. Based on our nontraditional work schedule staff will be leaving the facility opposite of rush hour traffic.

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 private garbage disposal service be used? How often will the service pick up the garbage?*

The facility will use city of Atlanta garbage removal service to dispose of refuse and garbage. The garbage service removes trash once a week and will supply the facility with a Herbie Curbie trash container. Any trash that is refused by the city of Atlanta will be hauled away and recycled or delivered to the local landfilled by a contracted vendor.

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

The products and supplies will be delivered by staff. Occasionally, there will be orders delivered by UPS or a delivery service comparable to UPS.

U-14-013



# YOUTH RENAISSANCE SOCIETY OF GEORGIA, INC.

*Youth will experience a rebirth in their lives and become new, free positive individuals.*

- 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 facility has a driveway that is capable of holding 6 vehicles. The beginning of the driveway will be open at all times for service personnel. The staff will park towards the rear of the facility.

- d. *How will employees and clients park their vehicles and gain access to the property?*

The employees will park their vehicles towards the rear of the property. The clients are residents and will not have a vehicle. There will be no more than 3 vehicles at a time on property.

### 3) *Buffering and Screening:*

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

The facility has a fencing separating it from other properties. There is basic residential lighting that surrounds the facility. The lighting is near every exit of the facility. There will be low wattage security lights in the rear set on a motion sensor.

- b. *How many vehicles would travel to and from the facility?*

There will be one company vehicle on grounds at all times and two staff vehicles at any given time parked during operational hours.

### 4) *Hours and Manner of Operations:*

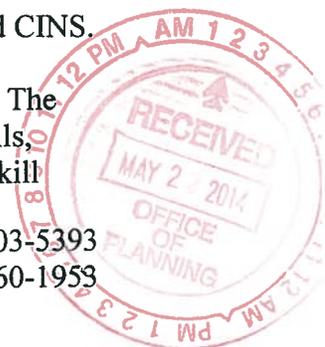
- a. *Proposed Use of Site? Please state exactly and in detail what is intended to be done on, or with the property.*

YOUTH RENAISSANCE SOCIETY of GEORGIA, INC (YRSG) is interested in operating a 9 bed group home in city of Atlanta. The facility will be located at 929 Cascade Ave SW, Atlanta GA 30311. The house consists of 4 bedrooms and 2 bathrooms. The program will serve youth that are homeless, abused, neglected and CINS.

YRSG will provide programmatic services for adolescent males, from ages 15-18. The program will provide each client with the opportunity to acquire the necessary skills, behaviors, and coping strategies for reintegration with their home environment. Skill

929 Cascade Ave SW \* Atlanta \* Georgia \* 30311

Office (770)903-5393  
Fax (770)860-1953



# YOUTH RENAISSANCE SOCIETY OF GEORGIA, INC.

Youth will experience a rebirth in their lives and become new, free positive individuals.

training will be provided in the areas of life skills, social skills, educational skills, and recreational skills. Individual and group therapy will be provided to individuals within the program. Community resources will be available and utilized for educational programs, community recreation, work readiness programs and functional life skills. All staff will be trained in the area of community interactions and how to address complaints and grievances. Training will also be provided for staff so that they can provide ongoing feedbacks and instructions to the clients regarding appropriate interactions with the community. This will include reporting all incidents to the adults in the program, refraining from inappropriate reactions when confronted in the community, going above and beyond the call to respect property and reporting all events that they witness as a good faith gesture to the neighbors. Program staff will be responsible for ongoing training to the residents in how to conduct themselves in the community. The aforementioned instructions will be provided upon client orientation and throughout their stay in the program. The rule will explicitly state that inappropriate interaction with the community will not be tolerated even when it is perceived that someone in the community is the agitator. All incidents must be immediately reported to the staff. The organization will reinforce these behaviors by rewarding pro-social behaviors that can be used to earn additional privileges and rewards via the behavior modification system. Conversely, swift and immediate consequences will be provided when clients violate the rules for community interactions.

YRSG will need 9 youth to allow the business to operate efficiently. The program will have multiple expenses and financial liabilities that must be achieved while youth are living at the home. There are several other financial obligations and services that the youth will need such as;

- Individual therapy
- Group therapy
- Social skills training
- Case management
- Independent living skills training
- Pro-social skill development
- Recreational Activities
- Educational services
- Psychological services
- Community service
- Drug & Alcohol counseling
- Psychiatric services
- Medical and dental service

It would be in the best interest of the program to be permitted to care for 9 youth at the address above.

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

The facility will be open 24 hours a day 7 days a week.

929 Cascade Ave SW \* Atlanta \* Georgia \* 30311

Office (770)903-5393  
Fax (770)860-1953



# YOUTH RENAISSANCE SOCIETY OF GEORGIA, INC.

*Youth will experience a rebirth in their lives and become new, free positive individuals.*

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

## STAFFING DESCRIPTION

There will be 8 employees and 3 shifts as following:

### FIRST SHIFT (7 A.M. - 3 P.M.)

The first shift will require **Three FTE's** for adequate coverage. During the week, there will be a consistent individual on this shift. This position will have the primary responsibilities of ensuring that all clients are enrolled in school, act as a liaison between the program and the school, attend all educationally related meetings and establish an ongoing working relationship with the pupil personnel counselor and the respective administrators.

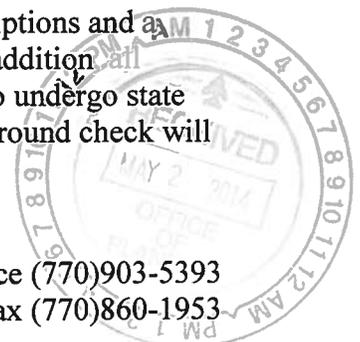
### SECOND SHIFT (3 P.M. - 11 P.M.)

The second shift will require **three FTE's** to provide coverage that exceeds the requirements of RBWO regulation for client to staff ratio, 4:1. These individuals will be required to facilitate the recreational program, transport to and from appointments, conduct community meetings, assist with meal preparation, teach life skills, and administer the behavior modification system.

### THIRD SHIFT (11 P.M. - 7 A.M.)

The third shift will require **Two FTE is** to provide coverage for the overnight shift. Full-time personnel will work five, eight-hour shifts to provide coverage. The shift will begin at 11 P.M. and will end at 7 A.M.

Selection of personnel will be guided by the respective job descriptions and a standardized set of interview questions and writing samples. In addition, all employees will be required to be tested for drugs and will have to undergo state and federal child abuse clearances. In addition, a criminal background check will be completed before hiring.



# YOUTH RENAISSANCE SOCIETY OF GEORGIA, INC.

*Youth will experience a rebirth in their lives and become new, free positive individuals.*

Selection of personnel will be guided by the respective job descriptions and a standardized set of interview questions and writing samples. In addition, all employees will be required to be tested for drugs and will have to undergo state and federal child abuse clearances. In addition, a criminal background check will be completed before hiring.

**Staff interactions:** Direct Care personnel will provide ongoing supervision to the clients within the program. This will include but will not be limited to modeling appropriate behaviors, teaching pro-social behaviors, observations and recording findings.

***Base on the aforementioned schedule, at least two employees will be on duty at all times.***

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

9 clients will be served by the facility ranging from 15-18 of age.

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

Meals will be offered onsite during traditional meal time. Breakfast, lunch and dinner will be served to all residents.

f. *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?*

There will be no other special programs offered at the facility. All special events will take place off site.

5) *Duration of Special Use Permit:*

a. *How long would you like a special use permit to last (for example 3 years, 5 years, indefinitely, ect.)?*

We would like the Special Use Permit to last indefinitely.

6) *Tree Preservation and Replacement:*

a. *Will any trees be damaged or cut down to accommodate renovations or new construction at the facility? If so, how will recompense for the trees be furnished?*



# YOUTH RENAISSANCE SOCIETY OF GEORGIA, INC.

*Youth will experience a rebirth in their lives and become new, free positive individuals.*

No Trees will be removed or damaged. There will be landscaping completed to enhance the appearance of the facility.

7) *Required Yards and Open Space:*

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

There will be no additions added to the facility. The facility will receive basic painting and minor repairs inside and outside.

U-14-015



AUTHORIZATION BY PROPERTY OWNER

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

I, MARIE FLORENCE DEMOSTHENES (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 929 CASCADE AVE, ATLANTA GA 30013 (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

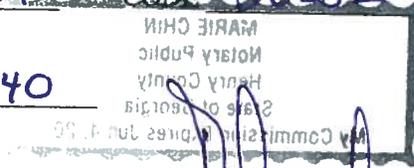
LAST NAME Sessoms FIRST NAME Maurice

ADDRESS 315 STREET NAME Thistlewood Run SUITE \_\_\_\_\_

CITY McDonough STATE GA ZIP CODE 30252

TELEPHONE NUMBER

AREA CODE (410) NUMBER 725 - 1840



Signature of Owner

MARIE FLORENCE DEMOSTHENES  
Print name of owner

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

[Signature]

Notary Public



U-14-013



**Legal Description****929 CASCADE AVE**

All that tract or parcel of land lying and being in Land Lot 151 of the 14th District, Fulton County, Georgia, being more particular described as follows:

Commence at a point where Easterly right of way of Altadena Place intersects with Northern right of way of Cascade Avenue, run northeasterly along northern right of way of Cascade Avenue 59.88 feet to a 1.0"otp the True Point of Beginning;

From the Point of Beginning run North 52 degrees 27 minutes 10 seconds West a distance of 198.30 feet to a ½"rbs,

Running thence North 39 degrees 52 minutes 08 seconds East a distance of 105.00 feet to a 1.0"ctp,

Running thence South 49 degrees 33 minutes 12 seconds East a distance of 196.50 feet to a ipf located on the northern right of way of Cascade Avenue,

Running thence southwesterly along northern right of way of Cascade Avenue South 38 degrees 52 minutes 38 seconds West a distance of 95.00 feet to the True Point of Beginning.

Lot contains 19732.59 SF = 0.045 AC

The end

U-14-013



RECEIPT

CITY OF ATLANTA  
ATLANTATEST  
55 TRINITY AVE SW

**Application:** U-14-013  
**Application Type:** Planning/ZRB/Special use/NA  
**Address:** 929 CASCADE AVE SW, ATLANTA, GA 30311  
**Owner Name:** LEWIS JAMES E  
**Owner Address:**  
**Application Name:**

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received Comments
371310	0785501978	\$400.00	05/22/2014	JADEGBOYE	

**Owner Info.:** LEWIS JAMES E

**Work Description:** Special Use Permit for a group home.

PAID  
CITY OF ATLANTA  
MAY 22 2014  
EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR



**Legal Description**

**929 CASCADE AVE**

All that tract or parcel of land lying and being in Land Lot 151 of the 14th District, Fulton County, Georgia, being more particular described as follows:

Commence at a point where Easterly right of way of Altadena Place intersects with Northern right of way of Cascade Avenue, run northeasterly along northern right of way of Cascade Avenue 59.88 feet to a 1.0"otp the True Point of Beginning;

From the Point of Beginning run North 52 degrees 27 minutes 10 seconds West a distance of 198.30 feet to a 1/2"rbs,

Running thence North 39 degrees 52 minutes 08 seconds East a distance of 105.00 feet to a 1.0"ctp,

Running thence South 49 degrees 33 minutes 12 seconds East a distance of 196.50 feet to a ipf located on the northern right of way of Cascade Avenue,

Running thence southwesterly along northern right of way of Cascade Avenue South 38 degrees 52 minutes 38 seconds West a distance of 95.00 feet to the True Point of Beginning.

Lot contains 19732.59 SF = 0.045 AC

The end

U-14-013



**AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK AS SUBSTITUTED BY ZONING COMMITTEE TO AMEND SEC. 15-06.001 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA SO AS TO AMEND THE DEFINITION OF THE TERM “HISTORIC NEIGHBORHOOD” AS A NEIGHBORHOOD ACTUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES; TO AMEND SEC. 15-08.005(D)(6) OF THE SUBDIVISION ORDINANCE SO AS TO REGULATE THE SUBDIVISION OF PROPOSED LOTS IN HISTORIC NEIGHBORHOODS; TO ADD SEC. 15-08.005(D)(7) TO REGULATE THE SUBDIVISION OF PROPOSED LOTS WHERE NEW STREET(S) ARE PROPOSED IN NEIGHBORHOODS IDENTIFIED BY ORDINANCE AS POTENTIALLY ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES; AND FOR OTHER PURPOSES.(REFERRED BACK BY COUNCIL 9/15/14) (SUBSTITUTED AND HELD 9/24/14)**

**Workflow List:**

Atlanta City Council	Completed	07/07/2014 1:00 PM
Zoning Committee	Completed	07/16/2014 9:30 AM
Atlanta City Council	Completed	07/21/2014 1:00 PM
Zoning Committee	Completed	07/30/2014 9:30 AM
Atlanta City Council	Completed	08/18/2014 1:00 PM
Zoning Committee	Completed	08/27/2014 9:30 AM
Atlanta City Council	Completed	09/02/2014 1:00 PM
Zoning Committee	Completed	09/10/2014 9:30 AM
Atlanta City Council	Completed	09/15/2014 1:00 PM
Zoning Committee	Completed	09/24/2014 9:30 AM
Atlanta City Council	Completed	09/15/2014 1:00 PM
Atlanta City Council	Completed	10/06/2014 1:00 PM
Zoning Committee	Completed	10/15/2014 9:30 AM
Atlanta City Council	Completed	10/20/2014 1:00 PM
Zoning Committee	Completed	10/29/2014 9:30 AM
Atlanta City Council	Completed	11/03/2014 1:00 PM
Zoning Committee	Completed	11/12/2014 9:30 AM
Atlanta City Council	Completed	11/17/2014 1:00 PM
Zoning Committee	Completed	11/25/2014 9:30 AM
Atlanta City Council	Completed	12/01/2014 1:00 PM
Zoning Committee	Completed	12/10/2014 9:30 AM
Atlanta City Council	Completed	01/05/2015 1:00 PM
Zoning Committee	Completed	01/14/2015 9:30 AM
Atlanta City Council	Completed	01/20/2015 1:00 PM
Zoning Committee	Completed	01/28/2015 9:30 AM
Atlanta City Council	Completed	02/02/2015 1:00 PM
Zoning Committee	Completed	02/11/2015 9:30 AM
Atlanta City Council	Completed	02/17/2015 1:00 PM
Zoning Committee	Completed	02/26/2015 10:30 AM
Atlanta City Council	Completed	03/02/2015 1:00 PM
Zoning Committee	Completed	03/11/2015 9:30 AM
Atlanta City Council	Completed	03/16/2015 1:00 PM
Zoning Committee	Completed	03/25/2015 9:30 AM
Atlanta City Council	Completed	04/20/2015 1:00 PM
Zoning Committee	Completed	04/29/2015 9:30 AM
Atlanta City Council	Completed	05/04/2015 1:00 PM

Zoning Committee	Completed	05/13/2015 9:30 AM
Atlanta City Council	Completed	05/18/2015 1:00 PM
Zoning Committee	Completed	05/27/2015 9:30 AM
Atlanta City Council	Completed	06/01/2015 1:00 PM
Zoning Committee	Completed	06/10/2015 9:30 AM
Atlanta City Council	Completed	06/15/2015 1:00 PM
Zoning Committee	Completed	06/24/2015 9:30 AM
Atlanta City Council	Completed	07/06/2015 1:00 PM
Zoning Committee	Completed	07/15/2015 9:30 AM
Atlanta City Council	Completed	07/20/2015 1:00 PM
Zoning Committee	Completed	07/29/2015 9:30 AM
Atlanta City Council	Completed	08/17/2015 1:00 PM
Zoning Committee	Completed	08/26/2015 9:30 AM
Atlanta City Council	Completed	09/08/2015 1:00 PM
Atlanta City Council	Completed	09/08/2015 1:00 PM
Zoning Committee	Completed	09/16/2015 9:30 AM
Atlanta City Council	Completed	09/21/2015 1:00 PM
Zoning Committee	Completed	09/30/2015 9:30 AM
Atlanta City Council	Completed	10/05/2015 1:00 PM
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Zoning Committee	Completed	12/16/2015 9:30 AM
Atlanta City Council	Completed	01/04/2016 1:00 PM
Zoning Committee	Completed	01/13/2016 9:30 AM
Atlanta City Council	Completed	01/19/2016 1:00 PM
Zoning Committee	Completed	01/27/2016 9:30 AM
Atlanta City Council	Completed	02/01/2016 1:00 PM
Atlanta City Council	Completed	02/01/2016 1:00 PM
Zoning Committee	Completed	02/10/2016 9:30 AM
Atlanta City Council	Completed	02/15/2016 1:00 PM
Zoning Committee	Completed	02/24/2016 9:30 AM
Atlanta City Council	Completed	03/07/2016 1:00 PM
Zoning Committee	Pending	03/16/2016 9:30 AM
Mayor's Office	Pending	

**HISTORY:**

07/07/14 Atlanta City Council REFERRED WITHOUT OBJECTION

<b>RESULT:</b>	<b>REFERRED WITHOUT OBJECTION</b>
----------------	-----------------------------------

07/16/14 Zoning Committee HELD IN COMMITTEE

<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>
----------------	--------------------------

07/21/14 Atlanta City Council REFERRED AS HELD

<b>RESULT:</b>	<b>REFERRED AS HELD</b>	<b>Next: 7/30/2014 9:30 AM</b>
07/30/14	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
08/18/14	Atlanta City Council	REFERRED AS HELD
<b>RESULT:</b>	<b>REFERRED AS HELD</b>	<b>Next: 8/27/2014 9:30 AM</b>
08/27/14	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
09/02/14	Atlanta City Council	REFERRED AS HELD
<b>RESULT:</b>	<b>REFERRED AS HELD</b>	<b>Next: 9/10/2014 9:30 AM</b>
09/10/14	Zoning Committee	FAVORABLE
<b>RESULT:</b>	<b>FAVORABLE [UNANIMOUS]</b>	
<b>AYES:</b>	Adrean, Smith, Bottoms, Hall, Norwood, Shook, Young Jr.	
09/15/14	Atlanta City Council	REFERRED TO COMMITTEE
<b>RESULT:</b>	<b>REFERRED TO COMMITTEE [13 TO 0]</b>	<b>Next: 9/24/2014 9:30 AM</b>
<b>MOVER:</b>	Howard Shook, Councilmember, District 7	
<b>AYES:</b>	Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Shook, Adrean, Moore, Martin, Bottoms	
<b>AWAY:</b>	Michael Julian Bond, Joyce Sheperd	
09/24/14	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
10/06/14	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 10/15/2014 9:30 AM</b>
10/15/14	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
10/20/14	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 10/29/2014 9:30 AM</b>
10/29/14	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
11/03/14	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 11/12/2014 9:30 AM</b>
11/12/14	Zoning Committee	HELD IN COMMITTEE

<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
11/17/14	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 11/25/2014 9:30 AM</b>
11/25/14	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
12/01/14	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 12/10/2014 9:30 AM</b>
12/10/14	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
01/05/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 1/14/2015 9:30 AM</b>
01/14/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
01/20/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 1/28/2015 9:30 AM</b>
01/28/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
02/02/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 2/11/2015 9:30 AM</b>
02/11/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
02/17/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 2/26/2015 10:30 AM</b>
02/26/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
03/02/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 3/11/2015 9:30 AM</b>
03/11/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
03/16/15	Atlanta City Council	RETURNED AS HELD

<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 3/25/2015 9:30 AM</b>
03/25/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
04/20/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	
04/29/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
05/04/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 5/13/2015 9:30 AM</b>
05/13/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
05/18/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 5/27/2015 9:30 AM</b>
05/27/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
06/01/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 6/10/2015 9:30 AM</b>
06/10/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	
06/15/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 6/24/2015 9:30 AM</b>
06/24/15	Zoning Committee	
07/06/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 7/15/2015 9:30 AM</b>
07/15/15	Zoning Committee	
07/20/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 7/29/2015 9:30 AM</b>
07/29/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 8/17/2015 1:00 PM</b>
08/17/15	Atlanta City Council	RETURNED AS HELD

<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 8/26/2015 9:30 AM</b>
08/26/15	Zoning Committee	
09/08/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 9/16/2015 9:30 AM</b>
09/16/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 9/21/2015 1:00 PM</b>
09/21/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 9/30/2015 9:30 AM</b>
09/30/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 10/5/2015 1:00 PM</b>
10/05/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 10/14/2015 9:30 AM</b>
10/14/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 10/19/2015 1:00 PM</b>
10/19/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 10/28/2015 9:30 AM</b>
10/28/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 11/2/2015 1:00 PM</b>
11/02/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 11/10/2015 9:30 AM</b>
11/10/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 11/16/2015 1:00 PM</b>
11/16/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 12/2/2015 9:30 AM</b>
12/02/15	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 12/7/2015 1:00 PM</b>
12/07/15	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 12/16/2015 9:30 AM</b>
12/16/15	Zoning Committee	HELD IN COMMITTEE

<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 1/4/2016 1:00 PM</b>
01/04/16	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 1/13/2016 9:30 AM</b>
01/13/16	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 1/19/2016 1:00 PM</b>
01/19/16	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 1/27/2016 9:30 AM</b>
01/27/16	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 2/1/2016 1:00 PM</b>
02/01/16	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 2/10/2016 9:30 AM</b>
02/10/16	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 2/15/2016 1:00 PM</b>
02/15/16	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 2/24/2016 9:30 AM</b>
02/24/16	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 3/7/2016 1:00 PM</b>
03/07/16	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 3/16/2016 9:30 AM</b>

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

CITY COUNCIL  
ATLANTA, GEORGIA

14-O-1366

SPONSOR SIGNATURES



Howard Shook, Councilmember, District 7

**AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK AS SUBSTITUTED BY ZONING COMMITTEE TO AMEND SEC. 15-06.001 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA SO AS TO AMEND THE DEFINITION OF THE TERM “HISTORIC NEIGHBORHOOD” AS A NEIGHBORHOOD ACTUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES; TO AMEND SEC. 15-08.005(D)(6) OF THE SUBDIVISION ORDINANCE SO AS TO REGULATE THE SUBDIVISION OF PROPOSED LOTS IN HISTORIC NEIGHBORHOODS; TO ADD SEC. 15-08.005(D)(7) TO REGULATE THE SUBDIVISION OF PROPOSED LOTS WHERE NEW STREET(S) ARE PROPOSED IN NEIGHBORHOODS IDENTIFIED BY ORDINANCE AS POTENTIALLY ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES; AND FOR OTHER PURPOSES.(REFERRED BACK BY COUNCIL 9/15/14) (SUBSTITUTED AND HELD 9/24/14)**

WHEREAS, the Subdivision Ordinance of the City of Atlanta regulates the subdivision and aggregation or consolidation of lots in the City of Atlanta; and

WHEREAS, the authority for, and the purposes and intent of, the Subdivision Ordinance and its associated regulations are set forth in Chapter 15 of the Land Development Code, Part III of Code of Ordinances; and

WHEREAS, existing or historic lot layout, patterns, and design can be directly related to identified elements of a neighborhood's historic character and therefore an application for subdivision and aggregation or consolidation of lots would tend to have an impact on such neighborhood if the application requested action inconsistent with that neighborhood's historic character; and

WHEREAS, certain neighborhoods which are historic in character are protected by designation under the Historic Preservation Ordinance of the City of Atlanta; and

WHEREAS, certain neighborhoods which are historic in character may only be protected by being listed on the National Register of Historic Places as a National Register District; and

WHEREAS, certain neighborhoods protected by designation under the Historic Preservation Ordinance of the City of Atlanta have subdivision regulations which are a part of their overall historic preservation regulations; and

WHEREAS, the Subdivision Ordinance provides protection for neighborhoods which are listed on the National Register of Historic Places as National Register Districts by specifying that all new lots shall conform to existing lot layout, patterns, and design, including, without limitation, orientation of lots to public streets; and

WHEREAS, the definition of Historic Neighborhood in the Subdivision Ordinance also provides that a neighborhood which was *eligible for listing* on the National Register of Historic Places would also be

subject to the requirement that that all new lots shall conform to existing lot layout, patterns, and design, including, without limitation, orientation of lots to public streets; and

WHEREAS, the criteria for evaluation of eligibility for a district on National Register of Historic Places is to determine if it possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development; and

WHEREAS, one of the listing criterion that the Office of Planning considers with respect to whether a property which is the subject of an application for subdivision and aggregation or consolidation of lots is the approximate age of structures in the neighborhood to determine if that neighborhood might be eligible for listing on the National Register of Historic Places; and

WHEREAS, most neighborhoods in the City of Atlanta would be *eligible* for consideration on the evaluation of the single criteria of age, which is fifty (50) years; and

WHEREAS, given the difficulty of meeting the other criteria for the creation of a district which is to be listed on the National Register of Historic Places, it places an undue economic burden on property owners to be restricted by the application of this single criterion of age to applications where most neighborhoods which are eligible based on this single criteria of age are unlikely to become listed; and

WHEREAS, under the general criteria of the Subdivision Ordinance there already exist significant protections which prevent egregious and unusual lot configurations from being created in many neighborhoods; and

WHEREAS, removing the “eligible for listing” criterion will have no effect on neighborhoods actually listed on the National Register of Historic Places or more importantly protected by designation under the Historic Preservation Ordinance of the City of Atlanta; and

WHEREAS, amending Sec. 15-08.005(d)(6) pertaining to the layout of one and two-family building lots in the subdivision application process to more fully align with the amended definition of historic neighborhood will further protect the public welfare and intent of the Subdivision Ordinance.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS:

Section 1: The text of Subdivision Ordinance Sec-15-06.001(t), which defines the term “Historic Neighborhood”, and which reads as follows:

(t) *Historic Neighborhood:* Any neighborhood which is listed on or is eligible for listing on the National Register of Historic Places established by the National Historic Preservation Act of 1966, as amended.

is amended so that Sec-15-06.001(t) shall hereafter read as follows:

(t) *Historic Neighborhood:* Any neighborhood which is listed on the National Register of Historic Places established by the National Historic Preservation Act of 1966, as amended. Neighborhoods listed in the National Register of Historic Places may be determined by requesting such information from the Historic Preservation Division of the State of Georgia Department of Natural Resources.

Section 2: The text of Subdivision Ordinance Sec. 15-08.005(d)(6), pertaining to layout of one and two-family building lots, and which reads as follows :

- (6) “In all historic neighborhoods, in which lot layout, patterns, and design are a part of and are directly related to identified elements of that neighborhood's character, all new lots shall conform to existing lot layout, patterns, and design, including, without limitation, orientation of lots to public streets.

is amended so that Sec. 15-08.005(d)(6) reads as follows:

- (6) “In all historic neighborhoods, all new lots shall conform to existing or historic lot layout, patterns, and design, including, without limitation, orientation of lots to public streets.”

Section 3: The text of Subdivision Ordinance Sec. 15-08.005(d), pertaining to layout of one and two-family building lots, is amended to add a subsection (7) which shall hereafter read as follows:

- (7) In any neighborhood identified by City Council through adopted legislation and on file with the office of planning as potentially eligible for listing on the national register of historic places, all new lots in a proposed subdivision in which one or more new streets are to be built shall conform to existing or historic lot layout, patterns, and design, including, without limitation, orientation of lots to public streets.

Section 4: No other sections of the Subdivision Ordinance or any other part of the City Code are amended or intended to be amended except as specifically set forth herein.

Section 5: This ordinance shall become effective when signed by the Mayor or as otherwise provided by operation of law.



**AN ORDINANCE BY  
COUNCILMEMBER HOWARD SHOOK**

**AN ORDINANCE TO AMEND SEC. 15-06.001 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA SO AS TO AMEND THE DEFINITION OF THE TERM "HISTORIC NEIGHBORHOOD" AS A NEIGHBORHOOD ACTUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES; TO AMEND SEC. 15-08.005(d)(6) OF THE SUBDIVISION ORDINANCE SO AS TO REGULATE THE SUBDIVISION OF PROPOSED LOTS IN HISTORIC NEIGHBORHOODS; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Subdivision Ordinance of the City of Atlanta regulates the subdivision and aggregation or consolidation of lots in the City of Atlanta; and

**WHEREAS**, the authority for, and the purposes and intent of, the Subdivision Ordinance and its associated regulations are set forth in Chapter 15 of the Land Development Code, Part III of Code of Ordinances; and

**WHEREAS**, existing or historic lot layout, patterns, and design can be directly related to identified elements of a neighborhood's historic character and therefore an application for subdivision and aggregation or consolidation of lots would tend to have an impact on such neighborhood if the application requested action inconsistent with that neighborhood's historic character; and

**WHEREAS**, certain neighborhoods which are historic in character are protected by designation under the Historic Preservation Ordinance of the City of Atlanta; and

**WHEREAS**, certain neighborhoods which are historic in character may only be protected by being listed on the National Register of Historic Places as a National Register District; and

**WHEREAS**, certain neighborhoods protected by designation under the Historic Preservation Ordinance of the City of Atlanta have subdivision regulations which are a part of their overall historic preservation regulations; and

**WHEREAS**, the Subdivision Ordinance provides protection for neighborhoods which are listed on the National Register of Historic Places as National Register Districts by specifying that all new lots shall conform to existing lot layout, patterns, and design, including, without limitation, orientation of lots to public streets; and

**WHEREAS**, the definition of Historic Neighborhood in the Subdivision Ordinance also provides that a neighborhood which was *eligible for listing* on the National Register of Historic Places would also be subject to the requirement that that all new lots shall conform to existing lot layout, patterns, and design, including, without limitation, orientation of lots to public streets; and

**WHEREAS**, the criteria for evaluation of eligibility for a district on National Register of Historic Places is to determine if it possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development; and

**WHEREAS**, one of the listing criterion that the Office of Planning considers with respect to whether a property which is the subject of an application for subdivision and aggregation or consolidation of lots is the approximate age of structures in the neighborhood to determine if that neighborhood might be eligible for listing on the National Register of Historic Places; and

**WHEREAS**, most neighborhoods in the City of Atlanta would be *eligible* for consideration on the evaluation of the single criteria of age, which is fifty (50) years; and

**WHEREAS**, given the difficulty of meeting the other criteria for the creation of a district which is to be listed on the National Register of Historic Places, it places an undue economic burden on property owners to be restricted by the application of this single criterion of age to applications where most neighborhoods which are eligible based on this single criteria of age are unlikely to become listed; and

**WHEREAS**, under the general criteria of the Subdivision Ordinance there already exist significant protections which prevent egregious and unusual lot configurations from being created in many neighborhoods; and

**WHEREAS**, removing the "eligible for listing" criterion will have no effect on neighborhoods actually listed on the National Register of Historic Places or more importantly protected by designation under the Historic Preservation Ordinance of the City of Atlanta; and

**WHEREAS**, amending Sec. 15-08.005(d)(6) pertaining to the layout of one and two-family building lots in the subdivision application process to more fully align with the amended definition of historic neighborhood will further protect the public welfare and intent of the Subdivision Ordinance.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS:**

**Section 1:** The text of Subdivision Ordinance Sec-15-06.001(t), which defines the term "Historic Neighborhood", and which reads as follows:

(t) *Historic Neighborhood:* Any neighborhood which is listed on or is eligible for listing on the National Register of Historic Places established by the National Historic Preservation Act of 1966, as amended.

is amended so that Sec-15-06.001(t) shall hereafter read as follows:

(t) *Historic Neighborhood*: Any neighborhood which is listed on the National Register of Historic Places established by the National Historic Preservation Act of 1966, as amended. Neighborhoods listed in the National Register of Historic Places may be determined by requesting such information from the Historic Preservation Division of the State of Georgia Department of Natural Resources.

**Section 2:** The text of Subdivision Ordinance Sec. 15-08.005(d)(6), pertaining to layout of one and two-family building lots, and which reads as follows :

- (6) “In all historic neighborhoods, in which lot layout, patterns, and design are a part of and are directly related to identified elements of that neighborhood's character, all new lots shall conform to existing lot layout, patterns, and design, including, without limitation, orientation of lots to public streets.

is amended so that Sec. 15-08.005(d)(6) reads as follows:

- (6) “In all historic neighborhoods, all new lots shall conform to existing or historic lot layout, patterns, and design, including, without limitation, orientation of lots to public streets.”

**Section 3:** No other sections of the Subdivision Ordinance or any other part of the City Code are amended or intended to be amended except as specifically set forth herein.

**Section 4:** This ordinance shall become effective when signed by the Mayor or as otherwise provided by operation of law.

(Do Not Write Above This Line)

AN ORDINANCE BY H. SHOOK  
COUNCILMEMBER HOWARD SHOOK

AN ORDINANCE TO AMEND SEC. 15-06.001 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA SO AS TO AMEND THE DEFINITION OF THE TERM "HISTORIC NEIGHBORHOOD" AS A NEIGHBORHOOD ACTUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES; TO AMEND SEC 15-08.005(d)(6) OF THE SUBDIVISION ORDINANCE SO AS TO REGULATE THE SUBDIVISION OF PROPOSED LOTS IN HISTORIC NEIGHBORHOODS; AND FOR OTHER PURPOSES.

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

Date Referred

Referred To:

Date Referred

Referred To:

Date Referred

Referred To: Harding/blueback 0614:698155\_1

First Reading

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Referred To \_\_\_\_\_

Committee \_\_\_\_\_

Date \_\_\_\_\_

Chair \_\_\_\_\_

Action \_\_\_\_\_

Fav, Adv, Hold (see rev. side) \_\_\_\_\_

Other \_\_\_\_\_

Members \_\_\_\_\_

Refer To \_\_\_\_\_

Committee \_\_\_\_\_

Date \_\_\_\_\_

Chair \_\_\_\_\_

Action \_\_\_\_\_

Fav, Adv, Hold (see rev. side) \_\_\_\_\_

Other \_\_\_\_\_

Members \_\_\_\_\_

Refer To \_\_\_\_\_

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Referred To \_\_\_\_\_

Committee \_\_\_\_\_

Date \_\_\_\_\_

Chair \_\_\_\_\_

Action \_\_\_\_\_

Fav, Adv, Hold (see rev. side) \_\_\_\_\_

Other \_\_\_\_\_

Members \_\_\_\_\_

Refer To \_\_\_\_\_

Committee \_\_\_\_\_

Date \_\_\_\_\_

Chair \_\_\_\_\_

Action \_\_\_\_\_

Fav, Adv, Hold (see rev. side) \_\_\_\_\_

Other \_\_\_\_\_

Members \_\_\_\_\_

Refer To \_\_\_\_\_

FINAL COUNCIL ACTION

2nd  1st & 2nd  3rd

Readings

Consent  V Vote  RC Vote

CERTIFIED

MAYOR'S ACTION

#91

**Z-15-30 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1-C (COMMUNITY BUSINESS-CONDITIONAL) DISTRICT TO THE C-1 (COMMUNITY BUSINESS) DISTRICT FOR PROPERTY LOCATED AT 373 WEST LAKE AVENUE, N.W., FRONTING APPROXIMATELY 100 FEET ON THE EAST SIDE OF WEST LAKE AVENUE AND BEGINNING APPROXIMATELY 105.75 FEET FROM THE SOUTHEAST INTERSECTION OF WEST LAKE AVENUE AND CARLISLE STREET. DEPTH: VARIES AREA: APPROXIMATELY 0.459 ACRES. LAND LOT 146, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: VETERANS EMPOWERMENT ORGANIZATION OF GEORGIA APPLICANT: JONATHAN D. MAYWEATHER NPU J COUNCIL DISTRICT 3**

Application File Date	6-29-15
Zoning Number	Z-15-30
NPU / CD	J/3
Staff Recommendation	File
NPU Recommendation	Approval
ZRB Recommendation	File

**(Held 11/10/15) (Held at the request of the District Councilmember)**

**Workflow List:**

Office of Research and Policy Analysis	Completed	07/21/2015 3:42 PM
Zoning Committee	Completed	07/29/2015 9:30 AM
Atlanta City Council	Completed	08/17/2015 1:00 PM
Zoning Review Board Staff	Completed	10/21/2015 11:15 AM
Zoning Review Board Staff	Completed	10/21/2015 11:15 AM
Office of Research and Policy Analysis	Completed	11/03/2015 10:42 AM
Zoning Committee	Completed	11/10/2015 9:30 AM
Atlanta City Council	Completed	11/16/2015 1:00 PM
Zoning Committee	Completed	12/02/2015 9:30 AM
Atlanta City Council	Completed	12/07/2015 1:00 PM
Zoning Committee	Completed	12/16/2015 9:30 AM
Atlanta City Council	Completed	01/04/2016 1:00 PM
Zoning Committee	Completed	01/13/2016 9:30 AM
Atlanta City Council	Completed	01/19/2016 1:00 PM
Zoning Committee	Completed	01/27/2016 9:30 AM
Atlanta City Council	Completed	02/01/2016 1:00 PM
Atlanta City Council	Completed	02/01/2016 1:00 PM
Zoning Committee	Completed	02/10/2016 9:30 AM
Atlanta City Council	Completed	02/15/2016 1:00 PM
Zoning Committee	Completed	02/24/2016 9:30 AM
Atlanta City Council	Completed	03/07/2016 1:00 PM
Zoning Committee	Pending	03/16/2016 9:30 AM
Mayor's Office	Pending	

**HISTORY:**

07/29/15 Zoning Committee  
 08/17/15 Atlanta City Council REFERRED TO COMMITTEE

<b>RESULT:</b>	<b>REFERRED TO COMMITTEE [11 TO 0]</b>
<b>AYES:</b>	Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Wan, Adrean, Moore, Martin, Sheperd
<b>ABSENT:</b>	Michael Julian Bond
<b>EXCUSED:</b>	Natalyn Mosby Archibong, Keisha Lance Bottoms
<b>AWAY:</b>	Howard Shook

11/10/15 Zoning Committee HELD IN COMMITTEE

<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 11/16/2015 1:00 PM</b>
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11/16/15 Atlanta City Council RETURNED AS HELD

<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 12/2/2015 9:30 AM</b>
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12/02/15 Zoning Committee HELD IN COMMITTEE

<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 12/7/2015 1:00 PM</b>
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12/07/15 Atlanta City Council RETURNED AS HELD

<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 12/16/2015 9:30 AM</b>
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12/16/15 Zoning Committee HELD IN COMMITTEE

<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 1/4/2016 1:00 PM</b>
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01/04/16 Atlanta City Council RETURNED AS HELD

<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 1/13/2016 9:30 AM</b>
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01/13/16 Zoning Committee HELD IN COMMITTEE

<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 1/19/2016 1:00 PM</b>
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01/19/16 Atlanta City Council RETURNED AS HELD

<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 1/27/2016 9:30 AM</b>
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01/27/16 Zoning Committee HELD IN COMMITTEE

<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 2/1/2016 1:00 PM</b>
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02/01/16 Atlanta City Council RETURNED AS HELD

<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 2/10/2016 9:30 AM</b>
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02/10/16 Zoning Committee HELD IN COMMITTEE

<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 2/15/2016 1:00 PM</b>
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02/15/16 Atlanta City Council RETURNED AS HELD

<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 2/24/2016 9:30 AM</b>
02/24/16	Zoning Committee	HELD IN COMMITTEE
<b>RESULT:</b>	<b>HELD IN COMMITTEE</b>	<b>Next: 3/7/2016 1:00 PM</b>
03/07/16	Atlanta City Council	RETURNED AS HELD
<b>RESULT:</b>	<b>RETURNED AS HELD</b>	<b>Next: 3/16/2016 9:30 AM</b>

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

**Z-15-30 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1-C (COMMUNITY BUSINESS-CONDITIONAL) DISTRICT TO THE C-1 (COMMUNITY BUSINESS) DISTRICT FOR PROPERTY LOCATED AT 373 WEST LAKE AVENUE, N.W., FRONTING APPROXIMATELY 100 FEET ON THE EAST SIDE OF WEST LAKE AVENUE AND BEGINNING APPROXIMATELY 105.75 FEET FROM THE SOUTHEAST INTERSECTION OF WEST LAKE AVENUE AND CARLISLE STREET. DEPTH: VARIES AREA: APPROXIMATELY 0.459 ACRES. LAND LOT 146, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: VETERANS EMPOWERMENT ORGANIZATION OF GEORGIA APPLICANT: JONATHAN D. MAYWEATHER NPU J COUNCIL DISTRICT 3**

Application File Date	6-29-15
Zoning Number	Z-15-30
NPU / CD	J/3
Staff Recommendation	File
NPU Recommendation	Approval
ZRB Recommendation	File

**(HELD 11/10/15) (HELD AT THE REQUEST OF THE DISTRICT COUNCILMEMBER)**

City Council  
Atlanta, Georgia

AN ORDINANCE

Z-15-30

BY: ZONING COMMITTEE

Date Filed: 6-29-2015

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

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at 373 West Lake Avenue, N.W. be changed from the C-1-C (Community Business Conditional) District to C-1 (Community Business) District for the purpose of a site plan amendment, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 146, 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the

suffice “C” after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

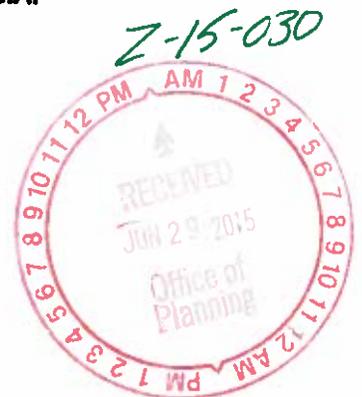
### LEGAL DESCRIPTION

#### 373 WEST LAKE AVE.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, AND BEING IN LAND LOT 146 OF THE 14<sup>TH</sup> DISTRICT OF FULTON COUNTY GEORGIA, MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION CORNER OF WEST LAKE AVE. (40'R/W) AND CARLISLE STREET (40'R/W), BEING KNOWN AS THE POINT OF BEGINNING; RUNNING THENCE SOUTH 01 DEGREES 09 MINUTES 28 SECONDS WEST ALONG EAST SIDE LINE RIGHT OF WAY OF WEST LAKE AVE. A DISTANCE OF 198.46 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING; RUNNING THENCE SOUTH 88 DEGREES 44 MINUTES 33 SECONDS EAST A DISTANCE OF 200.00 FEET TO AN IRON PIN SET; RUNNING THENCE SOUTH 01 DEGREES 01 MINUTES 03 SECONDS WEST A DISTANCE OF 100.00 FEET TO AN IRON PIN SET; RUNNING THENCE NORTH 88 DEGREES 44 MINUTES 34 SECONDS WEST A DISTANCE OF 200.07 FEET TO AN IRON PIN SET; RUNNING THENCE NORTH 01 DEGREES 09 MINUTES 28 SECONDS EAST A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING .

SAID PARCEL CONTAINING 20,003 SQ/FT OR 0.459 AC. AS SHOWN IN SURVEY PLAT MADE BY WALTER F. PRINCE R.L.S. 2808, AND BEING KNOWN AS 373 WEST LAKE AVE. ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA.



**Z-15-50 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO MR-3-C (MULTIFAMILY RESIDENTIAL CONDITIONAL) DISTRICT FOR PROPERTY LOCATED AT 1164-1168 SHERIDAN ROAD AND 2436-2488 ELIZABETH ANN LANE, N.E., FRONTING APPROXIMATELY 308 FEET ON THE NORTH SIDE OF SHERIDAN ROAD AND BEGINNING APPROXIMATELY 451.8 FEET FROM THE NORTHEAST INTERSECTION OF SHERIDAN ROAD AND CHESHIRE BRIDGE ROAD. DEPTH: VARIES AREA: APPROXIMATELY 7.3 ACRES. LAND LOT 6, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: TODD CORLEY, MAXWELL R. CALLOWAY, DONNA LEWIS, ESTATE OF WILLIAM E. LANE, DANIEL S. ROSEN, CHERYL D. JAMISON, ELLEN MERYL, STERN KELSCH, JILL GIRARDEAU, ELIZABETH LARKINS, THY LZEHGA, MATTHEW STORY, MICHAEL AND DAWN BOWEN, SI PROPERTY SOLUTIONS, LLC., WILLIAM AND AMY DRYDEN, HILARY HUNTER AND EVELYN HURST APPLICANT: PULTE GROUP, INC. AND HAROLD BUCKLEY, JR. NPU F COUNCIL DISTRICT 6**

Application File Date	9-1-15
Zoning Number	Z-15-50
NPU / CD	F/6
Staff Recommendation	Approval, conditional
NPU Recommendation	Denial
ZRB Recommendation	Approval, conditional

**(Held 9/24/16)**

**Workflow List:**

Office of Research and Policy Analysis	Completed	10/07/2015 9:50 AM
Zoning Committee	Completed	10/14/2015 9:30 AM
Atlanta City Council	Completed	10/19/2015 1:00 PM
Zoning Review Board Staff	Completed	02/09/2016 3:20 PM
Zoning Review Board Staff	Completed	02/09/2016 3:20 PM
Office of Research and Policy Analysis	Completed	02/17/2016 2:36 PM
Zoning Committee	Completed	02/24/2016 9:30 AM
Atlanta City Council	Completed	03/07/2016 1:00 PM
Atlanta City Council	Completed	03/07/2016 1:00 PM
Zoning Committee	Pending	03/16/2016 9:30 AM
Mayor's Office	Pending	

**HISTORY:**

10/14/15	Zoning Committee	
10/19/15	Atlanta City Council	REFERRED TO COMMITTEE

**RESULT:** REFERRED TO COMMITTEE [11 TO 0]  
**AYES:** Bond, Norwood, Dickens, Smith, Hall, Archibong, Wan, Adrean, Moore, Martin, Bottoms  
**ABSENT:** Cleta Winslow, Howard Shook, Joyce Sheperd  
**AWAY:** Ivory Lee Young Jr.

02/24/16 Zoning Committee HELD IN COMMITTEE

**RESULT:** HELD IN COMMITTEE **Next: 3/7/2016 1:00 PM**

03/07/16 Atlanta City Council RETURNED AS HELD

**RESULT:** RETURNED AS HELD **Next: 3/16/2016 9:30 AM**

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

**Z-15-50 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO MR-3-C (MULTIFAMILY RESIDENTIAL CONDITIONAL) DISTRICT FOR PROPERTY LOCATED AT 1164-1168 SHERIDAN ROAD AND 2436-2488 ELIZABETH ANN LANE, N.E., FRONTING APPROXIMATELY 308 FEET ON THE NORTH SIDE OF SHERIDAN ROAD AND BEGINNING APPROXIMATELY 451.8 FEET FROM THE NORTHEAST INTERSECTION OF SHERIDAN ROAD AND CHESHIRE BRIDGE ROAD. DEPTH: VARIES AREA: APPROXIMATELY 7.3 ACRES. LAND LOT 6, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: TODD CORLEY, MAXWELL R. CALLOWAY, DONNA LEWIS, ESTATE OF WILLIAM E. LANE, DANIEL S. ROSEN, CHERYL D. JAMISON, ELLEN MERYL, STERN KELSCH, JILL GIRARDEAU, ELIZABETH LARKINS, THY LZEHGA, MATTHEW STORY, MICHAEL AND DAWN BOWEN, SI PROPERTY SOLUTIONS, LLC., WILLIAM AND AMY DRYDEN, HILARY HUNTER AND EVELYN HURST APPLICANT: PULTE GROUP, INC. AND HAROLD BUCKLEY, JR. NPU F COUNCIL DISTRICT 6**

Application File Date	9-1-15
Zoning Number	Z-15-50
NPU / CD	F/6
Staff Recommendation	Approval, conditional
NPU Recommendation	Denial
ZRB Recommendation	Approval, conditional

**(HELD 9/24/16)**

City Council

Atlanta, Georgia

AN AMENDED ORDINANCE

Z-15-50

BY: ZONING COMMITTEE

Date Filed: 9-1-2015

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

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at 1164-1168 Sheridan Road and 2436-2488 Elizabeth Ann Lane, N.E. be changed from the R-4 (Single Family Residential) District to MR-3-C (Multifamily Residential Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 6, 17<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, “Conditional Development”, as identified by the use of the suffix “C” after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



**EXHIBIT "A"**

All that tract or parcel of land lying and being in Land Lot 6 of the 17<sup>th</sup> District of Fulton County, City of Atlanta, Georgia, being Lot 1 of the Roy Carlton property, as shown on a Plat of survey, dated March 4, 2009, prepared for Coldwell Banker Residential Brokerage/Daniel E. Hensel, prepared by Solar Land Surveying Company, John W. Starzilis, Jr., RLS, and being more particularly described as follows:

BEGINNING at an iron pin located at the intersection of the Northeasterly Right-of-Way of Sheridan Road (based on a fifty foot Right-of-Way) with the Northwesterly Right-of-Way of Elizabeth Ann Lane (based on a fifty foot Right-of-Way) and being the Northwesterly corner formed by the intersection of the Northerly Right-of-Way of Sheridan Road (based on a fifty foot Right-of-Way) and the Westerly Right-of-Way of Elizabeth Ann Lane (based on a fifty foot Right-of-Way); running thence Northwesterly along the Northeasterly Right-of-Way of Sheridan Road, North 87 degrees 00 minutes 02 seconds West, a distance of 85.00 feet to a crimped top pipe found; running thence North 03 degrees 18 minutes 09 seconds East, a distance of 199.89 feet to an iron pin placed; running thence South 86 degrees 56 minutes 16 seconds East, a distance of 82.66 feet to a crimped top pipe found on the Northwesterly Right-of-Way of Elizabeth Ann Lane; running thence Southwesterly along the Northwesterly Right-of-Way of Elizabeth Ann Lane, South 02 degrees 37 minutes 55 seconds West, a distance of 199.80 feet to the POINT OF BEGINNING.

Being designated as Lot 1, according to a Plat recorded at Plat Book 47, Page 45, Fulton County, Georgia Records.

**EXHIBIT "A"**

All that tract or parcel of land lying and being in Land Lot 6 of the 17th District of Fulton County, Georgia, being Lot 2 of Subdivision for Mr. Roy Carlton of Property on Sheridan Road, N.E., as per plat recorded in Plat Book 47, Page 45, Fulton County Records, which plat is hereby referred to and made a part of this description, being improved property known as 1188 Sheridan Road, according to the present system of numbering houses in the City of Atlanta, Georgia, and being more particularly shown on survey prepared by Georgia Land Surveying Co., Inc., dated August 25, 1986.

This is the same property as that conveyed by Warranty Deed from Roy Carlton to Nellie Lucille Xigorires and Nick M. Xigorires, dated June 26, 1953, recorded June 30, 1953, in Deed Book 2856, Page 487, Fulton County Records.

**EXHIBIT "A"****Legal Description**

**ALL THAT TRACT** or parcel of land lying and being in Land Lot 6 of the 17<sup>th</sup> District, Fulton County, Georgia, being Lot 4, Roy Carlton Property Subdivision, as per Plat recorded in Plat Book 47, page 45, Fulton County, Georgia records, said plat being incorporated herein by reference thereto.

**EXHIBIT "A"****Legal Description**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 6 OF THE 17<sup>TH</sup> DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 5, SUBDIVISION FOR MR. ROY CARLTON, AS PER PLAT RECORDED IN PLAT BOOK 47, PAGE 45, FULTON COUNTY, GEORGIA REORDS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF ELIZABETH ANN LANE (HAVING A 50 FOOT RIGHT OF WAY), 276.00 FEET NORTH OF THE INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF SHERIDAN ROAD, N.E. AND THE EASTERN RIGHT OF WAY LINE OF ELIZABETH ANN LANE; RUNNING THENCE EAST 174.1 FEET TO AN IRON PIN FOUND ON THE FULTON COUNTY - DEKALB COUNTY LINES; RUNNING THENCE NORTH ALONG THE FULTON COUNTY - DEKALB COUNTY LINES 78.0 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF LOT 6, SAID SUBDIVISION; RUNNING THENCE WEST 174.1 FEET TO AN IRON PIN FOUND ON THE EAST RIGHT OF WAY OF ELIZABETH ANN LANE; RUNNING THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF ELIZABETH ANN LANE 78.0 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "A"****Legal Description**

ALL THAT TRACT or parcel of land lying and being in Land Lot 6 of the 17<sup>th</sup> District, Fulton County, Georgia, being Lot 6, Roy Carlton Property Subdivision, as per Plat recorded in Plat Book 47, page 45, Fulton County, Georgia records, said plat being incorporated herein by reference thereto.

**EXHIBIT "A"****Legal Description**

ALL THAT TRACT or parcel of land lying and being in Land Lot 6 of the 17<sup>th</sup> District, Fulton County, Georgia, being Lot 7, Roy Carlton Property Subdivision, as per Plat recorded in Plat Book 47, page 45, Fulton County, Georgia records, said plat being incorporated herein by reference thereto.

**EXHIBIT "A"**

ALL THAT TRACT or parcel of land lying and being in Land Lot 6 of the 17<sup>th</sup> District, Fulton County, Georgia, being Lot 8, Roy Carlton Property Subdivision, as per Plat recorded in Plat Book 47, page 45, Fulton County, Georgia records, said plat being incorporated herein by reference thereto.

**EXHIBIT "A"**

**ALL THAT TRACT** or parcel of land lying and being in Land Lot 6 of the 17<sup>th</sup> District, Fulton County, Georgia, being Lot 9, Roy Carlton Property Subdivision, as per Plat recorded in Plat Book 47, page 45, Fulton County, Georgia records, said plat being incorporated herein by reference thereto.

**EXHIBIT "A"**

ALL THAT TRACT or parcel of land lying and being in Land Lot 6 of the 17<sup>th</sup> District, Fulton County, Georgia, being Lot 10, Roy Carlton Property Subdivision, as per Plat recorded in Plat Book 47, page 45, Fulton County, Georgia records, said plat being incorporated herein by reference thereto.

## EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 6, of the 17th District, Fulton County, Georgia, being Lot 11 of the Roy Carlton Property as per plat by Harold L. Bush, Registered Surveyor, dated July 17, 1952, revised December 5, 1952 and recorded in Plat Book 47, page 45, Fulton County Records, being more particularly described as follows:

BEGINNING at a point marked by an iron pin on the northeasterly side of Elizabeth Ann Lane seven hundred thirty-two and three-tenths (732.3) feet north, northeasterly, northerly and northwesterly, following the curvature of Elizabeth Ann Lane, from the northeast corner of Elizabeth Ann Lane and Sheridan Road; and running thence northeasterly along the northwesterly side of Lot 10 one hundred sixty three and three-tenths (163.3) feet to an iron pin; thence west two hundred twenty-nine and two-tenths (229.2) feet to an iron pin; thence southeasterly along the northeasterly side of Lot 12 one hundred sixty and one-tenth (160.1) feet to an iron pin on the northwesterly side of Elizabeth Ann Lane; thence northeasterly, easterly and southeasterly following the curvature of Elizabeth Ann Lane fifty-seven (57) feet to the point of beginning; being improved property known as 2488 Elizabeth Ann Lane, N.E., Atlanta, Georgia.

**EXHIBIT "A"**

ALL THAT TRACT or parcel of land lying and being in Land Lot 6 of the 17<sup>th</sup> District, Fulton County, Georgia, being Lot 12, Roy Carlton Property Subdivision, as per Plat recorded in Plat Book 47, page 45, Fulton County, Georgia records, said plat being incorporated herein by reference thereto.

Exhibit "A"

Legal Description

All that tract or parcel, of land lying and being in land lot & of the 17<sup>th</sup> District, Fulton County, Georgia, being Lot 13 of the Roy Carlton Property and being more particularly described as follows:

Beginning at an iron pin found on the Westerly Right of Way of Elizabeth Ann Lane (50 foot right of way) 589.6 feet in a Northwesterly direction along said right of way from the Intersection of the Westerly Right of Way of Elizabeth Ann Lane and the Northerly Right of Way of Sheridan Road (50 foot Right of Way); Departing said Right of Way and running thence North 89 Degrees 32 Minutes 41 Seconds West a Distance of 167.02 feet to an iron pin found; running thence North 00 Degrees 35 minutes 00 Seconds West a Distance of 78.00 feet to an iron pin set; running thence South 88 Degrees 15 minutes 00 Seconds past a distance of 133.30 feet to an iron pin found on the Westerly Right of Way of Elizabeth Ann Lane; running thence and following the curvature of said Right of Way 58.65 feet to a point; running thence and following the curvature of said Right of Way 27.73 Feet through the arc of a Circle with a radius of 25.50 feet and being subtended on its Southwesterly side by a Chord bearing South 23 Degrees 02 Minutes 02 Seconds East a Chord Distance of 26.49 Feet to an iron pin found which is the Point of Beginning; being more particularly shown on a Survey prepared by Survey Concepts, Inc. dated June 18, 1997, being improved Property known as 2476 Elizabeth Ann Lane according to the present system of numbering houses in Atlanta, Fulton County, Georgia.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8, 17TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 14, PROPERTY ON SHERIDAN ROAD, N.E., NR. ROY CARLTON SUBDIVISION, ACCORDING TO PLAT RECORDED AT PLAT BOOK 47, PAGE 45, FULTON COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION, BEING KNOWN AS 2468 ELIZABETH ANN LAKE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA.

Exhibit "A"

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 6 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 15 OF ROY CARLTON PROPERTY, AS PER PLAT RECORDED IN PLAT BOOK 47, PAGE 45, RECORDS OF FULTON COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF; BEING KNOWN AS 2458 ELIZABETH ANN LANE NE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN FULTON COUNTY, GEORGIA.

**Exhibit "A"**

File Number: PE103-11-0233-R

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 6, 17TH DISTRICT, FULTON COUNTY, GEORGIA, BEING KNOWN AS LOT 16, OF THE ROY CARLTON PROPERTY, AS PER PLAT RECORDED AT PLAT BOOK 47, PAGE 45, FULTON COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CRIMP TOP PIPE ON THE WESTERN RIGHT OF WAY OF ELIZABETH ANN LANE 355.8 FEET NORTHERLY FROM THE INTERSECTION FORMED BY THE WESTERN RIGHT OF WAY OF ELIZABETH ANN LANE AND THE NORTHERN RIGHT OF WAY OF SHERIDAN ROAD; RUNNING THENCE NORTH 88 DEGREES 22 MINUTES 20 SECONDS WEST 167.48 FEET TO A CRIMP TOP PIPE; RUNNING THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS EAST 78.00 FEET TO A CALCULATED POINT; RUNNING THENCE SOUTH 88 DEGREES 22 MINUTES 34 SECONDS EAST 158.32 FEET TO A CALCULATED POINT ON THE WESTERN RIGHT OF WAY OF ELIZABETH ANN LANE; RUNNING THENCE ALONG THE WESTERN RIGHT OF WAY OF ELIZABETH ANN LANE SOUTH 01 DEGREE 07 MINUTES 08 SECONDS WEST 78.00 FEET TO A CRIMP TOP PIPE AND THE POINT OF BEGINNING; ALL ACCORDING TO PLAT OF SURVEY PREPARED BY SURVEY SYSTEMS & ASSOC., INC., DATED JUNE 27, 2006; BEING KNOWN AS 2452 ELIZABETH ANN LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA.

**EXHIBIT "A"**

ALL that tract or parcel of land lying and being in Land Lot 6 of the 17<sup>th</sup> District of Fulton County, Georgia, and being Lot 17 of the Subdivision for Mr. Roy Carlton according to the plat recorded in Plat Book 47, Page 45, Fulton County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

**EXHIBIT "A"****Legal Description**

ALL THAT TRACT or parcel of land lying and being in Land Lot 6 of the 17<sup>th</sup> District, Fulton County, Georgia, being Lot 18, Roy Carlton Property Subdivision, as per Plat recorded in Plat Book 47, page 45, Fulton County, Georgia records, said plat being incorporated herein by reference thereto.

**Conditions for Z-15-50 for 1164-1168 Sheridan Road and 2436-2488 Elizabeth Ann Lane, N.E.**

- 1) The property shall be developed with a maximum of 65 units.
- 2) The development shall not be gated.