

**Z-18-118 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM I-1 (LIGHT INDUSTRIAL) AND C-2-C (COMMERCIAL SERVICE CONDITIONAL) DISTRICT TO MRC-3 (MIXED RESIDENTIAL COMMERCIAL) FOR PROPERTY LOCATED AT 933 WATKINS STREET, N.W., AND 926 AND 930 FIELDER AVENUE, N.W. FRONTING 175.52 FEET ON THE WEST SIDE OF FIELDER AVENUE, N.W. BEGINNING AT A 5/8" REBAR FOUND AT THE SOUTHEAST INTERSECTION OF THE RIGHT-OF-WAY OF WATKINS STREET, N.W, AND THE RIGHT OF WAY OF 9TH STREET, N.W. DEPTH: VARIES; AREA: .849 ACRES; LAND LOT: 150, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: 933 WATKINS STREET PARTNERSHIP, L.P.; APPLICANT: MONTE HEWETT HOMES, LLC; NPU E COUNCIL DISTRICT 3**

Application File Date	10/2/2018
Zoning Number	Z-18-118
NPU / CD	E-3
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

**PUBLIC HEARING HELD 12/6/18**

City Council  
Atlanta, Georgia

18-O-1697

AN ORDINANCE

Z-18-118

BY: ZONING COMMITTEE

AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM I-1 (LIGHT INDUSTRIAL) AND C-2-C (COMMERCIAL SERVICE CONDITIONAL) DISTRICT TO MRC-3 (MIXED RESIDENTIAL COMMERCIAL) FOR PROPERTY LOCATED AT 933 WATKINS STREET, N.W., AND 926 AND 930 FIELDER AVENUE, N.W. FRONTING 175.52 FEET ON THE WEST SIDE OF FIELDER AVENUE, N.W. BEGINNING AT A 5/8" REBAR FOUND AT THE SOUTHEAST INTERSECTION OF THE RIGHT-OF-WAY OF WATKINS STREET, N.W, AND THE RIGHT OF WAY OF 9<sup>TH</sup> STREET, N.W. DEPTH: VARIES AREA: .849 ACRES, LAND LOT: 150, 17<sup>TH</sup> DISTRICT, FULTON COUNTY, GEORGIA OWNER: 933 WATKINS STREET PARTNERSHIP, L.P. APPLICANT: MONTE HEWETT HOMES, LLC NPU E COUNCIL DISTRICT 3

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 933 Watkins Street, N.W., and 926 and 930 Fielder Avenue, N.W. be changed from I-1 (Light Industrial) and C-2-C (Commercial Service Conditional) District to MRC-3 (Mixed Residential Commercial); and for other purposes:

ALL THAT TRACT or parcel of land lying in Land Lot 150 of the 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.



**RESULT:** FAVORABLE [UNANIMOUS]  
**MOVER:** Carla Smith, Chair, District 1  
**SECONDER:** Marci Collier Overstreet, District 11  
**AYES:** Smith, Boone, Ide, Farokhi, Overstreet  
**ABSENT:** Michael Julian Bond, Clela Winslow

01/22/2019

Atlanta City Council

ADOPTED

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Carla Smith, Councilmember, District 1  
**SECONDER:** Matt Westmoreland, Councilmember, Post 2 At Large  
**AYES:** Bond, Westmoreland, Dickens, Smith, Farokhi, Winslow, Archibong, Ide, Shook, Matzigkeit, Hillis, Boone, Overstreet  
**ABSENT:** Joyce M Sheperd

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VOTE RECORD - ORDINANCE 18-O-1697						
<input checked="" type="checkbox"/> ADOPTED <input type="checkbox"/> ADVERSED <input type="checkbox"/> FAVORABLE <input type="checkbox"/> ACCEPTED AND FILED <input type="checkbox"/> FIRST READING <input type="checkbox"/> SECOND READING <input type="checkbox"/> THIRD READING <input type="checkbox"/> FOURTH READING <input type="checkbox"/> FIFTH READING <input type="checkbox"/> REFERRED TO COMMITTEE <input type="checkbox"/> HELD IN COMMITTEE <input type="checkbox"/> TABLED <input type="checkbox"/> DEFERRED <input type="checkbox"/> RECONSIDERED <input type="checkbox"/> FILED <input type="checkbox"/> ADOPTED AS AMENDED <input type="checkbox"/> AMENDED <input type="checkbox"/> ACCEPTED <input type="checkbox"/> SUBSTITUTED <input type="checkbox"/> AMENDED SUBSTITUTE <input type="checkbox"/> FILED BY COMMITTEE <input type="checkbox"/> REFERRED TO ZRB AND ZC <input type="checkbox"/> REFERRED WITHOUT OBJECTION <input type="checkbox"/> ADOPTED ON SUBSTITUTE <input type="checkbox"/> ADOPTED SUBSTITUTE AS AMENDED <input type="checkbox"/> FORWARDED WITH NO RECOMMENDATI <input type="checkbox"/> REFERRED TO SC <input type="checkbox"/> FILED WITHOUT OBJECTION <input type="checkbox"/> FAILED <input type="checkbox"/> FORWARDED TO FC/NQ						
			YES/AYE	NO/NAY	ABSTAIN	ABSENT
	MICHAEL JULIAN BOND	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	MATT WESTMORELAND	SECONDER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ANDRE DICKENS	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	CARLA SMITH	MOVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	AMIR R FAROKHI	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	CLETA WINSLOW	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	NATALYN MOSBY ARCHIBONG	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	JENNIFER N IDE	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	HOWARD SHOOK	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	JP MATZIGKEIT	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	DUSTIN HILLIS	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ANDREA L BOONE	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	MARCI COLLIER OVERSTREET	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOYCE M SHEPERD	VOTER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<ul style="list-style-type: none"><li><input type="checkbox"/> FAVORABLE ON SUBSTITUTE</li><li><input type="checkbox"/> FAVORABLE/SUB/AMENDED</li><li><input type="checkbox"/> FAVORABLE/SUB/AMND/COND</li><li><input type="checkbox"/> FAVORABLE/AMND/COND</li><li><input type="checkbox"/> FAVORABLE AS AMENDED</li><li><input type="checkbox"/> RETURNED AS HELD</li><li><input type="checkbox"/> FAVORABLE ON CONDITION</li><li><input type="checkbox"/> FAVORABLE/SUB/CONDITION</li><li><input type="checkbox"/> QUADRENNIALY TERMINATED</li><li><input type="checkbox"/> QUESTION CALLED</li><li><input type="checkbox"/> ROUTED TO COW</li><li><input type="checkbox"/> SUSTAINED</li><li><input type="checkbox"/> OVERRIDEN</li><li><input type="checkbox"/> NOT ACCEPTED BY COMMITTEE</li><li><input type="checkbox"/> SUSTAINED W/O OBJECTION</li><li><input type="checkbox"/> TABLED W/O OBJECTION</li><li><input type="checkbox"/> HELD IN COW</li></ul>	
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[Unanimous]

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