

**ZONING COMMITTEE
MINUTES
WEDNESDAY, FEBRUARY 13, 2008**

The regularly scheduled meeting of the Zoning Committee was held on **Wednesday, February 13, 2008** in the Council Chambers, at 11:15 a.m.

The following members were present:

**The Honorable Natalyn Archibong, Vice Chair
The Honorable Joyce Sheperd,
The Honorable Carla Smith
The Honorable Howard Shook
The Honorable Anne Fauver
The Honorable C. T. Martin,**

The following member was absent:

The Honorable Ivory Lee Young, Jr., Chair

Others present at the meeting were: Charletta Wilson-Jacks, Zoning Administrator, Department of Planning and Community Development; City Attorneys Lem Ward, Peter Andrews and Jeffery Heymore, Law Department; and members of the Public and Council staff.

- A. ADOPTION OF AGENDA - ADOPTED**
- B. APPROVAL OF MINUTES - APPROVED**

CONSENT AGENDA

C. ORDINANCES FOR FIRST READING

08-O-0305 (1) An Ordinance by Zoning Committee to rezone from the R-5-C
Z-08-01 (Two-Family Residential Conditional) District to the R-LC
 (Residential Limited Commercial) District, property located at
 852 Washington Street, SW, fronting approximately 50 feet
 on the east side of Washington Street and located at the
 southeastern intersection of Ormond and Washington
 Streets.

Depth: 150 Feet
Area: Approximately 0.17 Acre
Land Lot: 75, 14th District, Fulton County, Georgia
Owner: Iphigenia A. McGrue
Applicant: Iphigenia A. McGrue
NPU-V Council District 1

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

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CONSENT AGENDA

C. ORDINANCES FOR FIRST READING (CONT'D)

Depth: Varies
Area: Approximately 1.6 Acres
Land Lot: 240, 15th District, DeKalb County, Georgia
Owner: Jerico Partners, LLC by Dana Armour
Applicant: John A. Bell
NPU-N Council District 6

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

08-O-0313 (9)
U-05-31 An Ordinance by Zoning Committee to amend Ordinance 05-O-1941, as adopted by the City Council on December 5, 2005 and approved by the Mayor on December 13, 2005, approving a transfer of Ownership for a Special Use Permit for a Daycare Center for property located at **2700 Butner Road, SW**; and for other purposes.

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

08-O-0314 (10)
U-08-01 An Ordinance by Zoning Committee granting a Special Use Permit for a Personal Care Home (Section 16.06A.005 (l)(g)), property located at **562 Woodlawn Avenue, NW**, fronting approximately 60 on the west side of Woodlawn Avenue, approximately 120 feet from the intersection of Woodlawn Avenue and Blyss Avenue.
Depth: Approximately 0.294 Acre
Land Lot: 143, 14th District, Fulton County, Georgia
Owner: Terrance Coleman
Applicant: Nicole Hill
NPU-J Council District 3

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

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REGULAR AGENDA

D. ORDINANCES FOR SECOND READING

- 07-O-1534 (1)
Z-07-77 An Ordinance by Zoning Committee to rezone from the SPI-16 Sub Area 2 (Midtown Special Public Interest) District to the SPI-16 Sub Area 2 Transition Area (Midtown Special Public Interest) District, property located at **207, 211, 219, 223 and 225 13th Street, NE**, fronting approximately 208 feet on the south side of 13th Street beginning 408.87 feet from the southwest corner of Piedmont Avenue. **(Referred back by Full Council 2/4/08)**
Depth: Approximately 178 Feet
Area: 0.854 Acre
Land Lot: 106, 17th District, Fulton County, Georgia
Owner: 13th Street Holdings, LLC./Frederick Lewis, Paul Patterson
Applicant: 13th Street Holdings, LLC.
NPU-E Council District 6

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 07-O-1620 (2)
Z-07-92 An Ordinance by Zoning Committee to rezone certain properties within the BeltLine Overlay District from R4-A (Single Family Residential) and RG-3 (Residential General-Sector 3) Districts to MR-4A (Multifamily Residential) District; and for other purposes. **(Referred back by Full Council 2/4/08)**

HELD

E. PAPERS HELD IN COMMITTEE

- 06-O-0273 (1) An Ordinance by Councilmembers Carla Smith, Ivory Lee Young, Jr. and Cleta Winslow correcting Ordinance Number 04-O-0179/Z-04-24 which amended Section 16-29.001(16) "Human Services" including Personal Care Homes, Rehabilitation Centers and Nursing Homes by clarifying and/or redefining certain terms; and for other purposes. **(Held 2/1/06 for further review)**

HELD

REGULAR AGENDA

E. PAPERS HELD IN COMMITTEE (CONT'D)

06-O-2308 (10) An Ordinance by Zoning Committee to rezone
Z-06-113 from the SPI-6 (Poncey Highland Special Public Interest) District to the C-1 (Community Business) District, property located at **863 Ponce de Leon (rear), NE**, fronting approximately 63 feet on the east side of Barnett Street, beginning 150 feet from the westerly corner of Barnett Street and Ponce de Leon Avenue. **(Filed by ZRB and Zoning Committee 5/20.07) (Referred by back by Full Council 6/4/07) (Held 6/13/07)**

Depth: Approximately 74 Feet
Area: Approximately 0.861 Acre
Land Lot: 17, 14th District, Fulton County, Georgia
Owner: Robert T. Budd
Applicant: Kevin A. Ross

NPU-N

Council District 2

HELD

07-O-1524 (11) An Ordinance by Councilmember Joyce Sheperd to rezone
Z-07-40 from the R-4 (Single-Family Residential) district to the R-4A (Single-Family Residential) District, property located at **1623, 1619, 1615, 1609, 1603, 1599, 1595, 1589, 1585, 1579, 1575, 1573, 1569 and 1559 Langston Avenue, SE**, fronting approximately 716.50 feet on the west side of Langston Avenue. Property is located approximately 150 feet on north of the intersection of Langston Avenue and Katherwood Drive. **(Held 8/29/07 for further review)**

Depth: Varies
Area: Approximately 6.03 Acres
Land Lot: 121, 14th District, Fulton County, Georgia
Owner: Brian Turner, President Southern Saw
Applicant: David N. Hauseman

NPU-X

Council District 12

HELD

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REGULAR AGENDA

E. PAPERS HELD IN COMMITTEE (CONT'D)

07-O-2594 (15) An Ordinance by Councilmember Kwanza Hall requesting that Chapter 28A.010 of the Code Ordinances, the Sign Ordinance, Subsection (12) Special Public Interest District 1 (Central Core) District of the City of Atlanta Zoning Ordinance be waived to allow for the construction of two (2) Signs at 100 Auburn Avenue, NE; and for other purposes. **(Held 12/12/07)**

HELD

06-O-0038 (16) An Ordinance by Councilmembers Carla Smith and Ivory Lee Young, Jr. to amend Various Sections of the Zoning Code of the City of Atlanta, for the purpose of clarifying and/or defining certain terms related to Supportive Housing; to provide how applications for such uses are to be processed; defining the term Community Center and removing certain redundant terms related to such use; redefining the conditions under which dormitories, Sorority Houses and Fraternity Houses are permitted; deleting rooming houses and boarding houses as permitted uses in certain districts; and for other purposes. **(Favorable by Zoning Committee 10/31/07) (Referred back by Council 11/5/07) (Public Hearing held 12/12/07) (Held 12/12/07)**

HELD

07-O-1916 (17) An Ordinance by Zoning Committee to rezone property from the RG-2-C (Residential General-Sector 2-Conditional) to the MR-3 (Multi-Family) District, property located at **2853 Campbellton Road, SW**, fronting approximately 1,098 feet on the north side of Campbellton Road. **(Held 1/16/08)**

Depth: Varies

Area: Approximately 10.179 Acres

Land Lot: 218, 14th District, Fulton County, Georgia

Owner: Cascade Walk, LLC

Applicant: Michael B. Vinson

NPU-R

Council District 11

HELD

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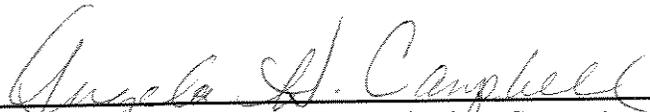
E. PAPERS HELD IN COMMITTEE (CONT'D)

07-O-2697 (20) An Ordinance by Councilmember Carla Smith to amend
Z-06-144 Chapter 28 of Part 16 of the Atlanta City Land Development Code to provide for density increases in exchange for affordable workforce housing; to define certain terms; to provide limitations and requirements; and for other purposes. **(Held 1/30/08)**

HELD

There being no further business to come before the Zoning Committee the meeting was adjourned at 11:30 a.m.

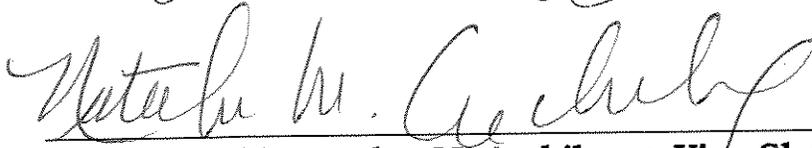
Respectfully submitted:



Angela H. Campbell, Legislative Secretary



Alfred Berry, Jr., Research & Policy Analyst



The Honorable Natalyn M. Archibong, Vice Chair