

**ZONING COMMITTEE
MINUTES
WEDNESDAY, JUNE 15, 2011**

The regularly scheduled meeting of the Zoning Committee was held on **Wednesday, June 15, 2011** in Committee Room #2, at 9:35 a.m.

The following members were present:

**The Honorable Cleta Winslow, Vice Chair
The Honorable Keisha Lance Bottoms
The Honorable Carla Smith
The Honorable Kwanza Hall
The Honorable Howard Shook
The Honorable Ivory Lee Young, Jr.**

The following member was absent:

The Honorable Aaron Watson, Chair

Others present at the meeting were: Director Charletta Wilson-Jacks, Department of Planning and Community Development; City Attorneys Lem Ward and Jeffery Haymore, and members of the public and Council staff.

A. ADOPTION OF AGENDA - ADOPTED

B. APPROVAL OF MINUTES - APPROVED

C. ORDINANCE FOR SECOND READING

11-O-0824 (1) An Ordinance by Zoning Committee to amend Section 6-4028 and to create Section 6-4028.1 of the Land Development Code, Part III of the Code of Ordinances, so as to change the Deferral Fee for Variance and Special Exception Applications before the Board of Zoning Adjustment to a flat fee for each instance that the Board grants an applicant's request for deferral to a subsequent public hearing on the application; and for other purposes. **(To be Advertised for a Public Hearing) (Held 6/15/11)**

HELD

D. ORDINANCE FOR FIRST READING

11-O-0948 (1) An Ordinance by Zoning Committee granting a Special Use Permit, pursuant to Section 16-11.005(l)(f) and Section 16-12.005(l)(e) for broadcasting towers and line of site relay
U-11-22

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F. PAPERS HELD IN COMMITTEE (CONT'D)

devices for telephonic, radio or television communications greater than 70 feet in height for property located at **2770 Campbellton Road, SW**. Property fronts 324.9 feet on the south side of Campbellton Road, beginning 895 feet from the southwest corner of Dodson Drive.

Depth: 676.96 Feet

Area: 4.95 Acres

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

Owner: Morris Habif

Applicant: Sarran Marshall

NPU-R

Council District 11

FAVORABLE – TO BE REFERRED TO ZRB AND ZONING COMMITTEE

E. ZRB SUMMARY REPORT

F. PAPERS HELD IN COMMITTEE

10-O-0013 (1)
Z-07-113

An Ordinance by Councilmember Aaron Watson **as substituted and amended by Zoning Committee** to rezone from the I-1-C (Light Industrial-Conditional) District to the MRC-3 (Mixed Residential Commercial) District, property located at **430 and 460 Englewood Avenue, SE**, fronting approximately 678 feet on the north side of Englewood Avenue beginning approximately 132 feet from the northeast corner of Mailing Avenue. **(Substituted as amended and held 1/13/10 at the request of the District Councilmember)**

Depth: Approximately 1,010 Feet

Area: Approximately 10.32 Acres

Land Lot: 42, 14th District, Fulton County, Georgia

Owner: JWGST LLC/Joseph Wiles

Applicant: Jason Fritz

NPU-Y

Council District 1

HELD

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F. PAPERS HELD IN COMMITTEE (CONT'D)

10-O-0018 (2) An Ordinance by Councilmember Aaron Watson as
Z-08-73 **substituted and amended by Zoning Committee** to
rezone from the R-4 (Single Family Residential) and NC-2
(Neighborhood Commercial) Districts to the NC-2
(Neighborhood Commercial) District, properties located at
1146 Portland Street, SE, 1152 Portland Street, SE,
1131 Glenwood Avenue, SE, 1137 Glenwood Avenue,
SE 525/527 Moreland Avenue, SE, 529 Moreland
Avenue, SE, 535 Moreland Avenue, SE and 537
Moreland Avenue, SE, fronting approximately 250 feet
on the north side of Portland Avenue, approximately 300
feet on the west side of Moreland Avenue and
approximately 250 feet on the south side of Glenwood
Avenue. **(Substituted and held 1/13/10 at the request
of the District Councilmember)**

HELD

10-O-0035 (3) An Ordinance by Councilmember Aaron Watson granting
U-09-22 a Special Use Permit for a Day Care Center pursuant to
Section 16-08.005 (l) (b) for property located at **3751**
Martin Luther King, Jr. Drive, SW, fronting
approximately 165 feet on the southeasterly side of
Martin Luther King, Jr. Drive at the northeastern
intersection of Martin Luther King, Jr. Drive and Bolton
Road. **(Held 1/27/10 at the request of the District
Councilmember)**

Depth: Varies
Area: Approximately 5.8 Acres
Land Lot: 15, 14th District, Fulton County, Georgia
Owner: Charitable Connections, Inc.
Applicant: Charitable Connections, Inc./Michelle R.
Uchiyema

NPU-H

Council District 10

HELD

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F. PAPERS HELD IN COMMITTEE (CONT'D)

10-O-0031 (4)
U-09-17 An Ordinance by Councilmember Aaron Watson **as amended by Zoning Committee** granting a Special Use Permit for a Personal Care Home pursuant to Section 16-08.005 (1)(f) for property located at **762 Bender Street, SW**, fronting approximately 60 feet on the east side of Bender Street, at the southeast corner of Bender Street and Stephens Street. **(Amended and held 2/24/10 at the request of the Councilmember of the District)**
Depth: Varies
Area: Approximately 0.147 Acre
Land Lot: 86, 14th District, Fulton County, Georgia
Owner: Deborah L. Turner
Applicant: Deborah L. Turner
NPU-V Council District 4

FILED

10-O-1473 (5)
U-10-24 An Amended Ordinance by Zoning Committee granting a Special Use Permit under the provisions of Section 16-06.005(l)(g) for a Personal Care Home, property located at 2695 Dodson Terrace, SW, fronting 75 feet on the north side of Dodson Terrace and approximately 480 feet west of the intersection of Dodson Terrace and Dodson Drive. **(Held 9/29/10) (Held at the request of the District Councilmember)**
Depth: Varies
Area: Approximately 0.2894 Acre
Land Lot: 199, 14th District, Fulton County, Georgia
Owner: Nnenna M. Ekeke
Applicant: Nnenna M. Ekeke
NPU-R Council District 11

HELD

10-O-1886 (6)
Z-10-29 An Ordinance by Zoning Committee to rezone property from the R-5 (Two Family Residential) district to the R-4B (Single-Family Residential) District, for property located at 815 Kirkwood (a.k.a. 812 Harold Avenue), SE, property fronting approximately 50 feet on the north side

SUMMARY REPORT
June 15, 2011

LEGISLATION NUMBER	ZONING NUMBER	LOCATION (NPU/CD)	CHANGE	STAFF RECOMM.	NPU RECOMM.	ZRB RECOMM
<u>FAVORABLE AS AMENDED</u>						
11-O-0244	U-11-08	1076 and 1082 Saint Charles Place, NE F-6	Special Use Permit for a Park	Approval Conditional	Approval	Approval Conditional
Councilmember Young made a motion to approve as amended. The vote was unanimous.						
11-O-0537	Z-11-09/Z-05- 04/Z-02-20	1119 Memorial Drive, SE N-5	C-1-C to MRC-3-C	Approval Conditional	Approval	Approval Conditional
Councilmember Young made a motion to approve as amended. The vote was unanimous.						
<u>ADVERSE</u>						
10-O-0449	U-11-10	3451 Valley Ridge Terrace, SW P-11	Special Use Permit for a Personal Care Home	Approval Conditional	Deferral	Approval Conditional

Councilmember Young made a motion to adverse. The vote was unanimous.

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F. PAPERS HELD IN COMMITTEE (CONT'D)

of Harold Avenue beginning 400 feet from the west side of
Chester Avenue. **(Held 3/2/11) (Held at the request of
the District Councilmember)**

Depth: 100 Feet

Area: Approximately 0.114 Acre

Land Lot: 20, 14th District, Fulton County, Georgia

Owner: Drum Custom Renovations, LLC

Applicant: Nathan J. Boston

NPU-N

Council District 5

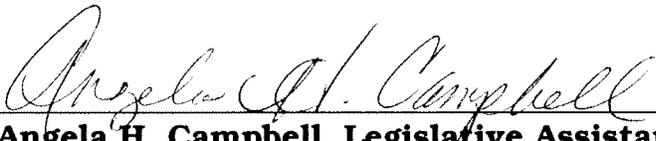
HELD

LINK TO ZRB PENDING LEGISLATION

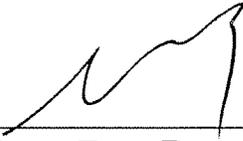
<http://citycouncil.atlantaga.gov/2011/pendingzrb.htm>

**There being no further business to come before the Zoning Committee the
meeting was adjourned at 9:50 a.m.**

Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Steve Tam Research & Policy Analyst



The Honorable Clea Winslow, Vice Chair