

**ZONING COMMITTEE
MINUTES
WEDNESDAY, NOVEMBER 2, 2011**

The regularly scheduled meeting of the Zoning Committee was held on **Wednesday, November 2, 2011** in Committee Room #2, at 9:39 a.m.

The following members were present:

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

The following Councilmember was absent:

The Honorable Kwanza Hall

Others present at the meeting were: Director Charletta Wilson-Jacks, City Attorney Jeffery Haymore, 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

11-O-1582 (1) An Ordinance by Zoning Committee to rezone from the R-4A
Z-11-24 (Single Family Residential) District to the RG-3 (Residential
 General-Sector 3) District for property located at **345**
 Ashwood Avenue, S.E. fronting approximately 224.88 on
 the north side of Ashwood Avenue beginning approximately
 325 feet from the southeast corner of Bond Drive.

Depth: Approximately 556 Feet

Area: Approximately 2.09 Acres

Land Lot: 89, 14th District, Fulton County, Georgia

Owner: Fulton County/City of Atlanta Land Bank
 Authority Attn: Samuel Bacote

Applicant: William H. Foley/National Church
 Residence-Atlanta, GA., Inc.

NPU-Y

Council District 12

**FAVORABLE - TO BE REFERRED TO ZRB AND ZONING
COMMITTEE**

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C. ORDINANCES FOR FIRST READING (CONT'D)

11-O-1585 (4)
U-11-35 An Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-11.005 (l)(l) for outdoor dining at eating and drinking establishments when any part of such use is located within 1,000 feet of property that is zoned R-1 through R-5, or that is used as an residential property. Property located at **900 Monroe Drive, NE**, fronting approximately 96.19 feet on the west side of Monroe Drive, beginning 52.5 feet from the southwest corner of Monroe Drive and 8th Street.

Depth: Approximately 199 Feet
Area: Approximately 0.537 Acre
Land Lot: 48, 14th District, Fulton County, Georgia
Owner: Alex Kuros
Applicant: Miguel Yelos San Martin

NPU-E

Council District 6

FAVORABLE - TO BE REFERRED TO ZRB AND ZONING COMMITTEE

11-O-1586 (5)
U-11-36 An Ordinance by Zoning Committee granting a Special Use Permit for a Processing Facility pursuant to Section 16-16.005 (l)(n), property located at **110 and 120 Hollow Tree Lane, SE**, approximately 587 feet on the south side of Hollow Tree Lane bordered on the western boundary by Interstate 75.

Depth: Varies
Area: Approximately 8.2 Acres
Land Lot: 66, 14th District, Fulton County, Georgia
Owner: Taylor Enterprises, LTD., Kyle Associates, LLC
Applicant: QRS Recycling

NPU-Z

Council District 12

FAVORABLE - TO BE REFERRED TO ZRB AND ZONING COMMITTEE

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C. ORDINANCES FOR FIRST READING (CONT'D)

Owner:

Charles W. Clemmons Jr., VFW Post 7612,
Inc.
Jody P. Jenkins

**FAVORABLE - TO BE REFERRED TO ZRB AND ZONING
COMMITTEE**

Council District 10

11-O-1590 (9)
U-11-39/
U-08-20/
U-07-01

An Ordinance by Zoning Committee amending Ordinance 08-O-1146 and Ordinance 07-O-0633, adopted by the City Council on August 18, 2008 and approved by the Mayor on May 29, 2007 which August 19, 2008 and adopted by the Mayor on May 29, 2007 which 21, 2007 and approved by the Mayor on May 29, 2007 which granted a special use permit for an assisted living facility for property located at **2045 Graham Circle, SE and 1017 Fayetteville Road, SE**, for the purpose of a Site Plan Amendment.

Depth:

Varies

Area:

2.145 Acres

Land Lot:

147, 15th District, DeKalb County, Georgia

NPU-W

Council District 5

**FAVORABLE - TO BE REFERRED TO ZONING
COMMITTEE**

11-O-1591 (10)
U-10-34

An Ordinance by Zoning Committee authorizing the Mayor to amend Ordinance 10-O-1889/U-10-34 by including the correct version of the Site Plan and Conditions in the Legislation; and for other purposes.

**FAVORABLE - TO BE REFERRED TO ZRB AND ZONING
COMMITTEE**

11-O-1592 (11)
U-83-9

An Ordinance by Zoning Committee to amend Ordinance U-83-9 as adopted by the City Council on July 5, 1983 and approved by the Mayor on July 6, 1983 for the purposes of approving a Ttransfer of Ownership for a Special Use Permit for a Group Home for property located at **827 Pryor Street, SW**; and for other purposes.

**FAVORABLE - TO BE REFERRED TO ZONING
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E. PAPERS HELD IN COMMITTEE (CONT'D)

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

11-O-0824 (3) 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. **(Held 6/15/11) (To be Advertised for a Public Hearing)**

HELD

11-O-0692 (4)
U-11-16 An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023 (2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc. (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from the **544 North Angier Avenue, NE** (Donor Parcel). **(Referred back by Full Council 7/18/11) (Held 7/27/11)**

HELD

SUMMARY REPORT
November 2, 2011

LEGISLATION NUMBER	ZONING NUMBER	LOCATION (NPU/CD)	CHANGE	STAFF RECOMM.	NPU RECOMM.	ZRB RECOMM.
FAVORABLE						
<i>as amended</i>						
11-O-1285	U-11-30	1959 Metropolitan Parkway, S.W X-12	Special Use Permit for a Bowling Center	Approval Conditional	Approval	Approval Conditional
11-O-1286	U-11-31	850 Cascade Avenue, S.W. S-4	Special Use Permit for a Church	Approval Conditional	Approval	Approval Conditional
11-O-1287	U-11-32	2150 Bolton Road, N.W. D-9	Special Use Permit for a Day Care Center	Approval Conditional	Approval	Approval Conditional

Councilmember Young made the motion to approve as amended. The vote was unanimous.

ADVERSE

11-O-1283	U-11-28	940 Marietta Boulevard, N.W. K.J-3	Special Use Permit for a Processing Facility and Scrap Metal Processing Facility	Approval Conditional	Denial	Denial
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Councilmember Young made the motion to adverse. The vote was unanimous.

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There being no further business to come before the Zoning Committee the meeting was adjourned at 9:43 a.m.

Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Alfred Berry, Jr., Research & Policy Analyst



The Honorable Aaron Watson, Chair