

**ZONING COMMITTEE  
MINUTES  
FEBRUARY 15, 2012**

The regularly scheduled meeting of the Zoning Committee was held on **Wednesday, February 15, 2012** in Committee Room #2, at 9:35 a.m.

The following members were present:

**The Honorable Alex Wan, Chair  
The Honorable Keisha Lance Bottoms, Vice Chair  
The Honorable Howard Shook  
The Honorable H. Lamar Willis  
The Honorable Aaron Watson**

The following members were absent:

**The Honorable Ivory Lee Young, Jr.  
The Honorable Carla Smith**

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

12-O-0225 ( 1)  
**MRPA-11-01**

An Ordinance by Zoning Committee to grant a certificate under the provisions of the Metropolitan River Protection Act for a new single-family home, located at **1999 West Paces Ferry Road, NW**, 2.15 acres in Land Lot 234, 17<sup>th</sup> District, Fulton County, Georgia. **(Advertised for a Public Hearing 2/29/12)**

Owner: Paul and Shelley Marshall

Applicant: Tony Reaves

**NPU-A**

**Council District 8**

**FAVORABLE - TO BE REFERRED ZONING COMMITTEE**



**ZONING COMMITTEE AGENDA  
FEBRUARY 15, 2012  
PAGE THREE**

**C. ORDINANCES FOR FIRST READING (CONT'D)**

Interest District Map; to amend Chapter 28A.010 by replacing Subsection (13) with a new Subsection (13) Buckhead/Lenox Stations Special Public Interest Sign Regulations; to delete Subsection (45) of Chapter 28A.010 Buckhead Peachtree Corridor District; and for other purposes.

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

**REGULAR AGENDA**

**D. RESOLUTION**

12-R-0229 ( 1) A Resolution by Zoning Committee authorizing the creation of the SPI-12 Buckhead/Lenox Stations District Development Review Committee; and for other purposes. **(Held 2/15/2012)**

**HELD**

**E. PAPERS HELD IN COMMITTEE**

10-O-0013 ( 1) 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, 14<sup>th</sup> District, Fulton County, Georgia

Owner: JWGST LLC/Joseph Wiles

Applicant: Jason Fritz

**NPU-Y**

**Council District 1**

**HELD**

**ZONING COMMITTEE AGENDA  
FEBRUARY 15, 2012  
PAGE FOUR**

**E. PAPERS HELD IN COMMITTEE (CONT'D)**

- 11-O-0824 ( 2) 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**

- 10-O-0041 ( 3) An Ordinance by Councilmember Aaron Watson **as substituted by Zoning Committee** to rezone certain properties within the Campbellton Road Corridor in NPU-R from the R-LC (Residential-Limited Commercial), RG-2 (Residential General), RG-2-C (Residential General-Conditional), RG-3 (Residential General), C-1 (Community Business), C-1-C (Community Business-Conditional), C-2-C (Commercial Service-Conditional), Districts to the MR-2-C (Multi-Family Residential-Conditional), MR-3-C (Multi-Family Residential-Conditional), MR-4A-C (Multi-Family Residential-Conditional), MRC-1-C (Mixed Residential Commercial-Conditional), MRC-2-C (Mixed Residential Commercial-Conditional), and MRC-3-C (Mixed Residential Commercial-Conditional) Districts; and for other purposes. **(Held 1/11/12)**

**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**

**ZONING COMMITTEE AGENDA  
FEBRUARY 15, 2012  
PAGE FIVE**

**E. PAPERS HELD IN COMMITTEE (CONT'D)**

11-O-0693 ( 5)  
**U-11-17** 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 **641 (C 665) North Avenue, NE** (Perlman Tract) (Donor Parcel). **(Referred back by Full Council 7/18/11) (Held 7/27/11)**

**HELD**

11-O-0857 ( 6)  
**U-11-18** 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 **690 Morgan Street, NE. (a.k.a. 0 North Avenue Tax Parcel Identification 14-0018-0001-026-5)**, (Donor Parcel). **(Referred back by Full Council 7/18/11) (Held 7/27/11)**

**HELD**

11-O-0533 ( 7)  
**Z-11-12** An Ordinance by Councilmember Natalyn Mosby Archibong **as substituted by Zoning Committee** to amend Chapter 32B NC-2 East Atlanta Village Neighborhood Commercial District of the 1982 Zoning Ordinance of the City of Atlanta Code of Ordinances for the purpose of adding specific regulations; and for other purposes. **(Held 9/28/11)**

**HELD**

11-O-1783 ( 8)  
**Z-11-33** An **Amended** Ordinance by Zoning Committee to rezone from the I-1 (Light Industrial) District to the MR-5A (Multi-Family Residential) District, properties located at **568, 580 and 600 Somerset Terrae, NE**, fronting

**ZONING COMMITTEE AGENDA  
FEBRUARY 15, 2012  
PAGE SIX**

**E. PAPERS HELD IN COMMITTEE (CONT'D)**

approximately 364.5 feet on the south side of North Avenue and at the northeast intersection of Somerset Terrace and North Avenue. Property also fronts approximately 98 feet on the north side of Angier Springs Road and is bordered on its western boundary by the Norfolk Southern Railway. **(Held 2/1/12)**

Depth: Varies

Area: 2.71 Acres

Land Lot: 18, 14<sup>th</sup> District, Fulton County, Georgia

Owner: Robert S. Bridges, TSO Eastbelt, LLC and  
DHC Investments, LLC

Applicant: Perennial Properties by Aaron Goldman

**NPU-N**

**Council District 2**

**HELD**

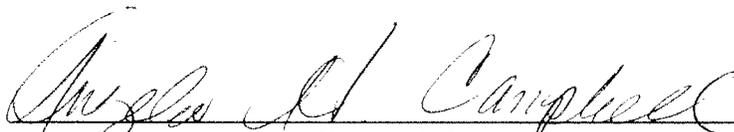
**LINK TO ZRB PENDING LEGISLATION**

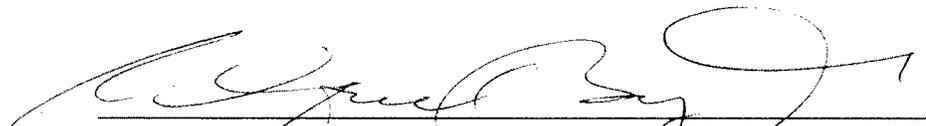
**<http://citycouncil.atlantaga.gov/2011/pendingzrb.htm>**

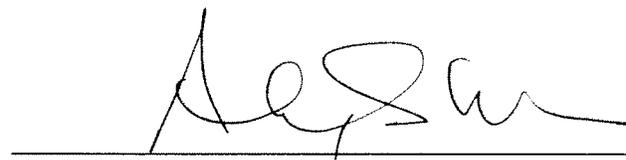
**ZONING COMMITTEE AGENDA  
FEBRUARY 15, 2012  
PAGE SEVEN**

**There being no further business to come before the Zoning Committee the meeting was adjourned at 9:38 a.m.**

**Respectfully submitted:**

  
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**Angela H. Campbell, Legislative Assistant**

  
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**Alfred Berry, Jr., Research & Policy Analyst**

  
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**The Honorable Alex Wan, Chair**