

**ZONING COMMITTEE MINUTES
MONDAY, AUGUST 29, 2012
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C. ORDINANCES FOR FIRST READING (CONT'D)

12-O-1153(2)
U-12-18 An Ordinance by Zoning Committee granting a Special Use Permit for a Community Swim and Tennis Club (Parks, playgrounds, stadiums, baseball or football fields, golf course, sports arena, and community centers) pursuant to Section 16-05.005(l)(k) of the Zoning Ordinance, property located at **1044 Roxboro Drive, NE**, fronting approximately 50 feet on Roxboro Drive at its termination on the west, and approximately 198 feet west of the intersection of Roxboro Drive and Lee Court.
Depth: Varies
Area: Approximately 6.26 Acres
Land Lot: 8, 17th District, Fulton County, Georgia
Owner: Roxboro Valley Association
Applicant: Sean T. Cash
NPU-B Council District 7

FAVORABLE - TO BE REFERRED TO ZRB AND ZONING COMMITTEE

12-O-1154 (3)
Z-12-28 An Ordinance by Zoning Committee to rezone from the RG-3 (Residential General-Sector 3) District to the SPI-9-Subarea 2 (Special Public Interest) District, property located at **77 East Andrews Drive, NE (a.k.a. 3300) (Roswell Road frontage)**, fronting approximately 770 feet on the north side of East Andrews Drive at the southwest intersection of East Andrews Drive and Roswell Road.
Depth: Varies
Area: Approximately 11.501 Acres
Land Lot: 98 and 99, 17th District, Fulton County, Georgia
Owner: Camden USA, Inc.
Applicant: Camden USA, Inc.
NPU-B Council District 8

FAVORABLE - TO BE REFERRED TO ZRB AND ZONING COMMITTEE

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C. ORDINANCES FOR FIRST READING (CONT'D)

12-O-1155 (4)
Z-12-29 An Ordinance by Zoning Committee to rezone from the RG-2 (Residential General-Sector 2) and RG-3 (Residential General-Sector 3) Districts to the SPI-9-Subarea 2 (Special Public Interest) District, property located at **77 East Andrews Drive, NE (a.k.a. 3300) (West Paces frontage)**, fronting approximately 602 feet on the north side of East Andrews Drive at the northwest intersection of East Andrews Drive and West Paces Ferry Road.

Depth: Varies
Area: Approximately 5.0 Acres
Land Lot: 99, 17th District, Fulton County, Georgia
Owner: Camden USA, Inc.
Applicant: Camden USA, Inc.

NPU-B Council District 8

FAVORABLE - TO BE REFERRED TO ZRB AND ZONING COMMITTEE

12-O-1156 (5)
Z-12-30 An Ordinance by Zoning Committee to rezone from the C-1 (Community Business) District to the I-1 (Light Industrial) District, property located at **0 Reynolds Drive, SE**, fronting approximately 71.57 feet along the eastern boundary of Interstate 75 and approximately 391 feet from the southern corner of Reynolds Drive.

Depth: Approximately 315 Feet
Area: Approximately 0.21 Acre
Land Lot: 91, 14th District, Fulton County, Georgia
Owner: TLC Properties, Inc.
Applicant: Larry Dingle

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)

12-O-1157 (6)
**U-70-30/
TR-12-01** An Ordinance by Zoning Committee to amend Ordinance U-70-30, as adopted by the City Council on November 3, 1997 and returned without signature by the Mayor per Section 2-405 of the 1996 Charter for the purposes of approving a Transfer of Ownership for a Special Use Permit for a Day Care Center for property located at **175 Racine Street, SW**; and for other purposes.

FAVORABLE - TO BE REFERRED TO ZONING COMMITTEE

D. ZRB SUMMARY REPORT

E. ORDINANCES FOR SECOND READING

12-O-0351 (1)
Z-12-19
*** An Ordinance by Councilmembers Joyce M. Sheperd and Cleta Winslow **as amended by Zoning Committee** to rezone certain properties within an area known as the **Murphy Triangle** from the I-2/BL (Heavy Industrial/BeltLine Overlay) and MR-4A-C/BL (Multi-Family Residential/BeltLine Overlay) Zoning Districts to the I-1/BL (Light industrial/BeltLine Overlay) Zoning District; and for other purposes.

FAVORABLE AS AMENDED

12-O-1136 (2) An Ordinance by Councilmembers Keisha Lance Bottoms, C. T. Martin, H. Lamar Willis and Aaron Watson **as amended by Zoning Committee** authorizing the Mayor or his designee to place interim development controls on the issuance of Building Permits for New Construction on Vacant Lots in the Cascade Heights and Martin Luther King, Jr. Corridors for a period of six (6) months to allow these communities to review their current Neighborhood Commercial District Zoning Laws; and for other purposes.

FAVORABLE AS AMENDED ON CONDITION

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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

11-O-0533 (2)
Z-11-12 An Ordinance by Councilmember Natalyn Mosby Archibong **as substituted (#2) by Zoning Committee** to amend Section 16-32B of the 1982 Zoning Ordinance of the City of Atlanta by amending the existing NC-2 East Atlanta Village Business Neighborhood Commercial District; and for other purposes. **(Substituted and held 6/13/12)**

HELD

11-O-0692 (3)
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) (Amended and held 7/27/11)**

HELD

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F. PAPERS HELD IN COMMITTEE (CONT'D)

11-O-0693 (4)
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) (Amended and held 7/27/11)**

HELD

11-O-0857 (5)
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 **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-0824 (6) 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) (Public Hearing held 5/2/12)**

HELD

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F. PAPERS HELD IN COMMITTEE (CONT'D)

11-O-1067 (7)
Z-11-19 An **Amended** Ordinance by Zoning Committee to rezone property known as **690 Lindbergh Drive, 723-745 Morosgo Drive, 2472-2480 Adina Drive and 2455 Piedmont Road**, from the SPI-15 Subarea 8 (Special Public Interest Lindbergh Transit Station Area, Subarea 8, Lindberg Residential) to the SPI-15 Subarea 3 (Special Public Interest Lindbergh Transit Station Area Subarea 3 Piedmont Commercial) Zoning District; fronting approximately 1,500 feet on the north side of Lindbergh Drive, approximately 1,200 feet on the south side of Morosgo Drive, and approximately 800 feet on the west side of Adina Drive north, and 60 feet on the east side of Piedmont Road. **(Amended and Held 8/20/12)**

Area: Approximately 21.87 Acres
Land Lot: 48, 17th District, Fulton County, Georgia
Owner: Buckhead at Lindbergh, LLC, Buckhead South, LLC, and San Lucia Land, LLC

NPU-B

Council District 7

HELD

12-O-0386 (8)
Z-12-06 An **Amended** Ordinance by Zoning Committee to rezone from the R-3 (Single-Family Residential) District to the MR-3 (Multi-Family Residential) District, property located at **3492 Roxboro Road, NE**, fronting approximately 303 feet on the north side of Roxboro Road beginning 145 feet from the southwest corner of Kingsboro Road. **(Amended and held 8/29/12)**

Depth: Approximately 313 Feet
Area: 1.13 Acres
Land Lot: 9, 17th District, Fulton County, Georgia
Owner: John Agan
Applicant: Rex K. Bray

NPU-B

Council District 7

HELD

LINK TO ZRB PENDING LEGISLATION

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

SUMMARY REPORT
August 29, 2012

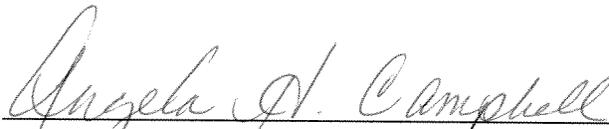
LEGISLATION NUMBER <u>FAVORABLE ON SUBSTITUTE</u>	ZONING NUMBER	LOCATION (NPU/CD)	CHANGE	STAFF RECOMM	NPU RECOMM	ZRB RECOMM
12-O-1006	Z-12-27	3820 Ivy Road, N.E. B-7	PDH to PDH (Change of Conditions)	Approval of Substitute Ordinance	Approval Conditional	Approval of Substitute Ordinance
Councilmember Watson made a motion to approve on substitute. The vote was unanimous.						
<u>FAVORABLE AS AMENDED</u>						
11-O-1686	U-11-42	260 West Lake Avenue, N.W. J-3	Special Use Permit for a Day Care Center	Approval Conditional	Approval Conditional	Approval Conditional
12-O-0388	U-12-04	1551 Perry Boulevard, N.W. G-9	Special Use Permit a Recycling Facility	Approval Conditional	Approval Conditional	Approval Conditional
12-O-0969	U-12-13	3755 Peachtree Road, N.E. B-7	Special Use Permit for an Assisted Living Facility	Approval Conditional	Approval Conditional	Approval Conditional
12-O-0970	U-12-14	256 Memorial Drive, S.E. M-2	Special Use Permit for a Church	Approval Conditional	Approval	Approval Conditional
12-O-0971	U-12-15	2799 Northside Drive, N.W. C-8	Special Use Permit for a Church, Playground and Daycare, etc.	Approval Conditional	Approval	Approval Conditional
12-O-0972	U-12-16	1544 Piedmont Avenue, N.E. F-6	Special Use Permit for an Eating and Drinking Establishment	Approval Conditional	Approval	Approval Conditional

Councilmember Watson made a motion to approve as amended. The vote was unanimous.

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There being no further business to come before the Zoning Committee the meeting was adjourned at 9:49 a.m.

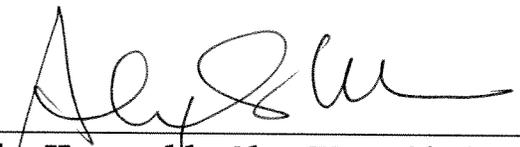
Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Alfred Berry, Jr., Research & Policy Analyst



The Honorable Alex Wan, Chair