

2261

13-0-1094

(Do Not Write Above This Line)

2-13-25

AN ORDINANCE  
BY ZONING COMMITTEE

AN ORDINANCE TO  
CLARIFY THE USE STATUS  
OF DRIVE-THROUGH  
FACILITIES WITHIN SPI-20  
AND THEIR  
APPROPRIATENESS FOR  
CERTAIN PROPERTIES  
WITHIN SUBAREA 2 OF SPI-  
20.  
NPU-P COUNCIL DISTRICT 11

substitute

ADOPTED

SEP 3 2013

COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred 6/17/13

Referred To: ZRB+Zoning

Date Referred

Referred To:

Date Referred

Referred To:

Committee Zony First Reading  
 Date 6/12/13  
 Chair \_\_\_\_\_  
 Referred To \_\_\_\_\_

Committee Zoning  
 Date 2/28/13  
 Chair \_\_\_\_\_  
 Action Fav, Adv, Hold (see rev. side)  
 Other Sub 22  
 Members Alyse  
Renee Shepard  
Osany  
 Refer To \_\_\_\_\_

Committee \_\_\_\_\_  
 Date \_\_\_\_\_  
 Chair \_\_\_\_\_  
 Action \_\_\_\_\_  
 Fav, Adv, Hold (see rev. side) \_\_\_\_\_  
 Other \_\_\_\_\_  
 Members \_\_\_\_\_  
 ADOPTED BY \_\_\_\_\_  
 SEP 3 2013  
 COUNCIL  
 Refer To \_\_\_\_\_

Committee \_\_\_\_\_  
 Date \_\_\_\_\_  
 Chair \_\_\_\_\_  
 Action \_\_\_\_\_  
 Fav, Adv, Hold (see rev. side) \_\_\_\_\_  
 Other \_\_\_\_\_  
 Members \_\_\_\_\_  
 Refer To \_\_\_\_\_

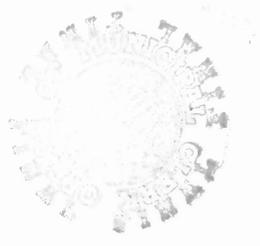
Committee \_\_\_\_\_  
 Date \_\_\_\_\_  
 Chair \_\_\_\_\_  
 Action \_\_\_\_\_  
 Fav, Adv, Hold (see rev. side) \_\_\_\_\_  
 Other \_\_\_\_\_  
 Members \_\_\_\_\_  
 Refer To \_\_\_\_\_

FINAL COUNCIL ACTION  
 2nd  1st & 2nd  3rd  
 Readings  
 Consent  V Vote  RC Vote

CERTIFIED  
 SEP 03 2013  
 ATLANTA CITY COUNCIL PRESIDENT  
[Signature]

CERTIFIED  
 SEP 3 2013  
 Rhonda Daughlin Johnson  
 MUNICIPAL CLERK

MAYOR'S ACTION  
 APPROVED  
 SEP 12 2013  
 WITHOUT SIGNATURE  
 BY OPERATION OF LAW



**City Council  
Atlanta, Georgia**

**13-O-1094**

**Z-13-25**

**A SUBSTITUTE ORDINANCE #2  
BY ZONING COMMITTEE**

**A SUBSTITUTE ORDINANCE TO CLARIFY THE USE  
STATUS OF DRIVE-THROUGH FACILITIES WITHIN SPI-  
20 AND THEIR APPROPRIATENESS FOR CERTAIN  
PROPERTIES WITHIN SUBAREA 2 OF SPI-20.  
NPU P COUNCIL DISTRICT 11**

WHEREAS, the Atlanta City Council believes that the creation of successful live, work, meet, and play environments fosters economic development and improves the quality of life for community residents; and

WHEREAS, the Atlanta City Council adopted the SPI-20 regulations with this intent; and

WHEREAS, the Atlanta City Council intended to substantially limit the development of drive-through service windows within SPI-20; and

WHEREAS, drive-through service windows can contribute to the creation of successful neighborhood centers with live, work, meet and play; and

WHEREAS, the Atlanta City Council wishes to encourage the creation of such an environment within the Greenbriar Neighborhood Center Subarea of SPI-20.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS:

Section 1. That Table SPI-20 Greenbriar – Permitted Uses, as set forth in Section 16-18T.005 of the Zoning Ordinance, be amended to change the status of drive-through service windows for Subarea 2 from “X” to “P<sup>7</sup>”.

Section 2. That the following language be inserted as a new note 7 in the list of notes immediately following Table SPI-20 Greenbriar – Permitted Uses:

See Section 16-18T.027 for further restrictions in this Subarea.

Section 3. That the existing notes 7 – 11 immediately following Table SPI-20 Greenbriar – Permitted Uses be renumbered to reflect the insertion of a new note 7.

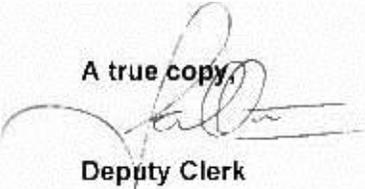


Section 4. That the language in Section 16-18T.027 be deleted in its entirety and the following language be inserted therein:

- 1) Drive-through service windows, drive-in facilities and associated queuing areas shall not be located between a building and any street. Such facilities shall also be limited to two drive-through or drive-in facilities and two queuing lanes. Administrative variations of this requirement may be granted at the discretion of Director of the Office of Planning upon requests by an applicant and upon written findings pursuant to the following standards. Two of the three indicated below must be met.
  - a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, topography, or subsurface conditions; and
  - b. Such conditions are peculiar to the particular piece of property involved; and
  - c. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.
  
2. Building façade materials shall consist of the following:
  - a. Single and two-family: all exterior facades shall be brick, wood, or hardiplank (cementitious siding). Hardiplank siding s exposure hall be a maximum of six (6) inches in width.
  - b. Multi-family and non-residential:
    - i. All exterior facades adjacent to a public street shall be brick, stone, cast stone, true stucco, or hardiplank, (cementitious siding). Hardiplank siding shall be a maximum of six (6) inches in width
    - ii. All exterior facades not adjacent to a public street shall be brick, stone, cast stone, true stucco, concrete masonry units, split-faced concrete, or split-faced block.

Section 5. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

A true copy,



Deputy Clerk

ADOPTED by the Atlanta City Council  
APPROVED as per City Charter Section 2-403

SEP 03, 2013  
SEP 12, 2013

RCS# 2998  
9/03/13  
2:48 PM

Atlanta City Council

13-O-1094

CLARIFY THE USE STATUS OF DRIVE-THROUGH  
FACILITIES WITHIN SPI-20  
ADOPT ON SUB

YEAS: 14  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 0  
ABSENT 1

Y Smith	Y Archibong	Y Moore	B Bond
Y Hall	Y Wan	Y Martin	Y Watson
Y Young	Y Shook	Y Bottoms	Y Willis
Y Winslow	Y Adrean	Y Sheperd	NV Mitchell