



ZONING COMMITTEE
REGULAR COMMITTEE MEETING

~Agenda~

Atlanta City Hall
55 Trinity Ave.
Atlanta, GA 30303
<http://www.atlantaga.gov/>

CITY OF ATLANTA

Chairperson
The Honorable Yolanda Adrean

Theodis Pace
(404) 330-6314
tpace@atlantaga.gov

Wednesday, December 10, 2014

9:30 AM

Committee Room 2

- A. **CALL TO ORDER**
- B. **INTRODUCTION OF MEMBERS**
- C. **ADOPTION OF AGENDA**
- D. **APPROVAL OF MINUTES**
- E. **PAPERS HELD IN COMMITTEE**

- 14-O-1348 (1) - U-14-13- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME PURSUANT TO SECTION 16-06.005 (1) (G) FOR PROPERTY LOCATED AT 929 CASCADE AVENUE, S.W., FRONTING APPROXIMATELY 95 FEET ON THE NORTH SIDE OF CASCADE AVENUE APPROXIMATELY 60 FEET EAST OF THE INTERSECTION OF ALTADENA PLACE AND CASCADE AVENUE. DEPTH VARIES. AREA: APPROXIMATELY 0.45 ACRE. LAND LOT 151, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: FLORENCE M. DEMOSTHENES APPLICANT: MAURICE SESSOMS, NPU S, COUNCIL DISTRICT 10

Application File Date	5-22-14
Zoning Number	U-14-13
NPU / CD	S/10
Staff Recommendation	Denial
NPU Recommendation	Approval
ZRB Recommendation	Denial

(Held 8/27/14)

- 14-O-1366 (2) - AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK AS SUBSTITUTED BY ZONING COMMITTEE TO AMEND SEC. 15-06.001 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA SO AS TO AMEND THE DEFINITION OF THE TERM “HISTORIC NEIGHBORHOOD” AS A NEIGHBORHOOD ACTUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES; TO AMEND SEC. 15-08.005(D)(6) OF THE SUBDIVISION ORDINANCE SO AS TO REGULATE THE SUBDIVISION OF PROPOSED LOTS IN HISTORIC NEIGHBORHOODS; TO ADD SEC. 15-08.005(D)(7) TO REGULATE THE SUBDIVISION OF PROPOSED LOTS WHERE NEW STREET(S) ARE PROPOSED IN NEIGHBORHOODS IDENTIFIED BY ORDINANCE AS POTENTIALLY ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES; AND FOR OTHER PURPOSES.

(Referred back by Council 9/15/14) (Substituted and held 9/24/14)

- 14-O-1368 (3) - Z-14-50- AN ORDINANCE BY COUNCILMEMBERS KEISHA LANCE BOTTOMS, C. T. MARTIN, AND ANDRE DICKENS TO AS SUBSTITUTED BY ZONING COMMITTEE AMEND CHAPTER 28A (SIGN ORDINANCE) OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO AMEND SECTION 16-28A.OL0(36)(C) GOVERNING

SIGNS WITHIN THE NC-6 CASCADE HEIGHTS NEIGHBORHOOD COMMERCIAL DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-14-50
NPU / CD	R-I and 11
Staff Recommendation	Approval of Substitute
NPU Recommendation	See Worksheet
ZRB Recommendation	Approval of Substitute

(REFERRED BACK BY COUNCIL 11/3/14) (HELD 11/12/14)

14-O-1473 (4) - AN ORDINANCE BY COUNCILMEMBERS KWANZA HALL AND CARLA SMITH AUTHORIZING THE INSTALLATION OF PUBLIC ART (AN UNTITLED MURAL) AT 483 EDGEWOOD AVENUE S.E., ATLANTA, GEORGIA 30312 AS PURSUANT TO CODE SECTION 16- 28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.
(Held 9/24/14)

14-R-4377 (5) - A RESOLUTION BY COUNCILMEMBER ANDRE DICKENS AUTHORIZING THE CREATION OF THE ATLANTA BELTLINE DESIGN REVIEW COMMITTEE; AND FOR OTHER PURPOSES.
(HELD 11/12/14)

F. REMARKS FROM THE PUBLIC

G. ADJOURNMENT

H. REQUESTED ITEMS

07/07/14

Atlanta City Council

REFERRED TO ZRB AND ZC

RESULT: REFERRED TO ZRB AND ZC [UNANIMOUS]
AYES: Bond, Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Shook, Adrean, Moore, Martin, Bottoms, Sheperd

08/27/14

Zoning Committee

HELD IN COMMITTEE

RESULT: HELD IN COMMITTEE

09/02/14

Atlanta City Council

REFERRED AS HELD

RESULT: REFERRED AS HELD **Next: 9/10/2014 9:30 AM**

09/10/14

Zoning Committee

HELD IN COMMITTEE

RESULT: HELD IN COMMITTEE

09/15/14

Atlanta City Council

REFERRED AS HELD

RESULT: REFERRED AS HELD **Next: 9/24/2014 9:30 AM**

09/24/14

Zoning Committee

HELD IN COMMITTEE

RESULT: HELD IN COMMITTEE

10/06/14

Atlanta City Council

RETURNED AS HELD

RESULT: RETURNED AS HELD **Next: 10/15/2014 9:30 AM**

10/15/14

Zoning Committee

HELD IN COMMITTEE

RESULT: HELD IN COMMITTEE

10/20/14

Atlanta City Council

RETURNED AS HELD

RESULT: RETURNED AS HELD **Next: 10/29/2014 9:30 AM**

10/29/14

Zoning Committee

HELD IN COMMITTEE

RESULT: HELD IN COMMITTEE

11/03/14

Atlanta City Council

RETURNED AS HELD

RESULT: RETURNED AS HELD **Next: 11/12/2014 9:30 AM**

11/12/14

Zoning Committee

HELD IN COMMITTEE

RESULT: HELD IN COMMITTEE

11/17/14

Atlanta City Council

RETURNED AS HELD

RESULT: RETURNED AS HELD **Next: 11/25/2014 9:30 AM**

11/25/14

Zoning Committee

HELD IN COMMITTEE

RESULT: HELD IN COMMITTEE

12/01/14

Atlanta City Council

RETURNED AS HELD

RESULT: RETURNED AS HELD

Next: 12/10/2014 9:30 AM

RESULT: RETURNED AS HELD

Next: 12/10/2014 9:30 AM

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

U-14-13- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME PURSUANT TO SECTION 16-06.005 (1) (G) FOR PROPERTY LOCATED AT 929 CASCADE AVENUE, S.W., FRONTING APPROXIMATELY 95 FEET ON THE NORTH SIDE OF CASCADE AVENUE APPROXIMATELY 60 FEET EAST OF THE INTERSECTION OF ALTADENA PLACE AND CASCADE AVENUE. DEPTH VARIES. AREA: APPROXIMATELY 0.45 ACRE. LAND LOT 151, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: FLORENCE M. DEMOSTHENES APPLICANT: MAURICE SESSOMS, NPU S, COUNCIL DISTRICT 10

Application File Date	5-22-14
Zoning Number	U-14-13
NPU / CD	S/10
Staff Recommendation	Denial
NPU Recommendation	Approval
ZRB Recommendation	Denial

(HELD 8/27/14)

AN ORDINANCE

U-14-13

BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-06.005 (1) (g), of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a PERSONAL CARE HOME is hereby approved. Said use is granted to MAURICE SESSOMS and is to be located at 929 Cascade Avenue, S.W., to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 151, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, “Special Use Permits, Procedural Requirements”, and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



OFFICE OF PLANNING
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **U-14-013**

DATE ACCEPTED: **05/22/2014**

NOTICE TO APPLICANT

Address of Property:
929 Cascade AVE SW

City Council District: **10** Neighborhood Planning Unit (NPU): **S**

Zoning Review Board (ZRB) Hearing Date:
Thursday, August 7 or 14, 2014 at 6:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU S is:

Karen Babino
770-912-3922
kbabino@yahoo.com

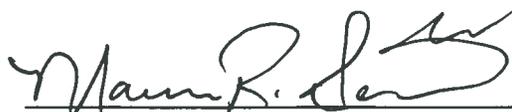
Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,


LL, for Director, Bureau of Planning


Maurice Sessoms

APPLICATION FOR SPECIAL USE PERMIT

City of Atlanta

Date Filed 05/22/14

Application Number U-14-013

I Hereby Request That The Property Described in this Application be granted a Special Use Permit

Name of Applicant Sessoms Maurice R
Last Name First Name M.I.

Address 315 Thistlewood Run Street Name

City McDonough State GA Zip Code 30252

Phone (410) 725-1840 ^{cell} Fax (770) 860-1953

E-mail address sessomsm@gmail.com

Name of Property Owner Demosthenes Florence M
Last Name First Name M.I.

Address 4012 Street Name MILLER BOTTOM Rd

City LOGANVILLE State GA Zip Code 30052

Daytime Phone 770-903-5393 Fax 770-860-1953

E-mail address DEMOHH@GMAIL.COM

Description of Property

Street Address of Property 929 Cascade Ave SW

City Atlanta State GA Zip Code 30311

Property is zoned: R-4 Council District: 14th Neighborhood Planning Unit: _____

The subject property fronts 35' feet on the Front side of Cascade Ave SW, beginning North 59.88 feet from the _____ corner of _____

Depth: _____ Area: _____ Land Lot: _____ Land District: _____



INSTRUCTIONS

A. **SUMMARY OF PROPOSED PROJECT.** What kind of special use would you be operating?

- personal care home _____ rehabilitation center _____ day care center
 _____ assisted living facility _____ nursing home _____ church
 other: (describe): Group Home (MD)

B. **IMPACT ANALYSIS.** Type or legibly print on a separate piece of paper a complete and descriptive response to each one of the following questions:

1. Ingress and Egress:

- How will employee and client vehicles enter and leave the property?
- How will emergency vehicles (fire, police, and ambulance) gain access to the property?
- Will the way in which vehicles enter and leave the property cause traffic congestion? Why or why not?

2. Off-Street Parking and Loading:

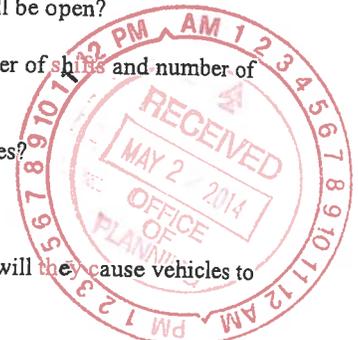
- How will the operator of the facility dispose of refuse and garbage? What kind of containers would be used? Will the City or a private garbage disposal service be used? How often will the service pick up the garbage?
- How will products and supplies be delivered to the facility?
- Where and how will service personnel (such as electric and gas maintenance personnel) park their vehicles and gain access to the property for routine maintenance?
- How will employees and clients park their vehicles and gain access to the property.

3. Buffering and Screening:

- How will adjoining properties be buffered or screened from any noise or glare from lights that might be generated from the facility?
- How many vehicles will travel to and from the facility every day? Are you planning to make any road improvements to accommodate heavy traffic to and from the facility?

4. Hours and Manner of Operation:

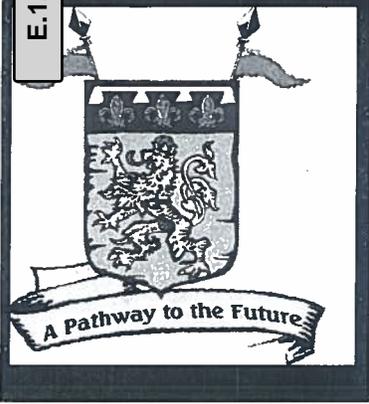
- Proposed Use of Site? Please state exactly and in detail what is intended to be done on, or with the property.
- What will be the hours and days of the week during which the facility will be open?
- How many employees will be employed at the facility? Include the number of shifts and number of employees per shift.
- How many clients will be served by the facility, and what will be their ages?
- Will you offer meals; and if so, when will they be offered?
- Will there be any other special programs offered at the facility; and if so, will they cause vehicles to park at or on the site?



U-14-013

YOUTH RENAISSANCE SOCIETY OF GEORGIA, INC.

Youth will experience a rebirth in their lives and become new, free positive individuals.



May 12, 2014
Impact Analysis

1) *Ingress and Egress:*

- a. *How will employee and client vehicles enter and leave the property?*

The employee's vehicles will enter and leave property from the driveway of the facility.

- b. *How will emergency vehicles (fire, police, and ambulance) gain access to the property?*

The property is operated 24/7 days a week with staff at all times. Emergency vehicles can access the property at any time.

- c. *Will the way vehicles enter and leave the property cause traffic congestion? Why or why not?*

The vehicles entering and leaving property will not cause traffic congestion, there will only be 3 vehicles on property at any given time. Based on our nontraditional work schedule staff will be leaving the facility opposite of rush hour traffic.

2) *Off- Street Parking and Loading:*

- a. *How will the operator of the facility dispose of refuse and garbage? What kind of containers would be used? Will the city or private garbage disposal service be used? How often will the service pick up the garbage?*

The facility will use city of Atlanta garbage removal service to dispose of refuse and garbage. The garbage service removes trash once a week and will supply the facility with a Herbie Curbie trash container. Any trash that is refused by the city of Atlanta will be hauled away and recycled or delivered to the local landfilled by a contracted vendor.

- b. *How will products and supplies be delivered to the facility?*

The products and supplies will be delivered by staff. Occasionally, there will be orders delivered by UPS or a delivery service comparable to UPS.

U-14-013



YOUTH RENAISSANCE SOCIETY OF GEORGIA, INC.

Youth will experience a rebirth in their lives and become new, free positive individuals.

- c. *Where and how will service personnel (such as electric and gas maintenance personnel) park their vehicles and gain access to the property for routine maintenance?*

The facility has a driveway that is capable of holding 6 vehicles. The beginning of the driveway will be open at all times for service personnel. The staff will park towards the rear of the facility.

- d. *How will employees and clients park their vehicles and gain access to the property?*

The employees will park their vehicles towards the rear of the property. The clients are residents and will not have a vehicle. There will be no more than 3 vehicles at a time on property.

3) *Buffering and Screening:*

- a. *How would adjoining properties be buffered or screened from any noise or glare from lights that might be generated from the facility?*

The facility has a fencing separating it from other properties. There is basic residential lighting that surrounds the facility. The lighting is near every exit of the facility. There will be low wattage security lights in the rear set on a motion sensor.

- b. *How many vehicles would travel to and from the facility?*

There will be one company vehicle on grounds at all times and two staff vehicles at any given time parked during operational hours.

4) *Hours and Manner of Operations:*

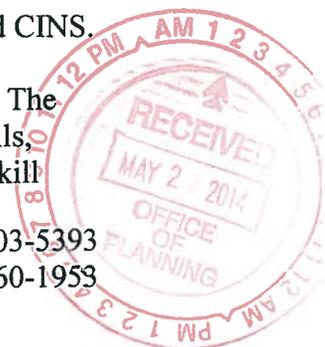
- a. *Proposed Use of Site? Please state exactly and in detail what is intended to be done on, or with the property.*

YOUTH RENAISSANCE SOCIETY of GEORGIA, INC (YRSG) is interested in operating a 9 bed group home in city of Atlanta. The facility will be located at 929 Cascade Ave SW, Atlanta GA 30311. The house consists of 4 bedrooms and 2 bathrooms. The program will serve youth that are homeless, abused, neglected and CINS.

YRSG will provide programmatic services for adolescent males, from ages 15-18. The program will provide each client with the opportunity to acquire the necessary skills, behaviors, and coping strategies for reintegration with their home environment. Skill

929 Cascade Ave SW * Atlanta * Georgia * 30311

Office (770)903-5393
Fax (770)860-1953



YOUTH RENAISSANCE SOCIETY OF GEORGIA, INC.

Youth will experience a rebirth in their lives and become new, free positive individuals.

training will be provided in the areas of life skills, social skills, educational skills, and recreational skills. Individual and group therapy will be provided to individuals within the program. Community resources will be available and utilized for educational programs, community recreation, work readiness programs and functional life skills. All staff will be trained in the area of community interactions and how to address complaints and grievances. Training will also be provided for staff so that they can provide ongoing feedbacks and instructions to the clients regarding appropriate interactions with the community. This will include reporting all incidents to the adults in the program, refraining from inappropriate reactions when confronted in the community, going above and beyond the call to respect property and reporting all events that they witness as a good faith gesture to the neighbors. Program staff will be responsible for ongoing training to the residents in how to conduct themselves in the community. The aforementioned instructions will be provided upon client orientation and throughout their stay in the program. The rule will explicitly state that inappropriate interaction with the community will not be tolerated even when it is perceived that someone in the community is the agitator. All incidents must be immediately reported to the staff. The organization will reinforce these behaviors by rewarding pro-social behaviors that can be used to earn additional privileges and rewards via the behavior modification system. Conversely, swift and immediate consequences will be provided when clients violate the rules for community interactions.

YRSG will need 9 youth to allow the business to operate efficiently. The program will have multiple expenses and financial liabilities that must be achieved while youth are living at the home. There are several other financial obligations and services that the youth will need such as;

- Individual therapy
- Group therapy
- Social skills training
- Case management
- Independent living skills training
- Pro-social skill development
- Recreational Activities
- Educational services
- Psychological services
- Community service
- Drug & Alcohol counseling
- Psychiatric services
- Medical and dental service

It would be in the best interest of the program to be permitted to care for 9 youth at the address above.

b. *What will be the hours and days of the week during which the facility will be open?*

The facility will be open 24 hours a day 7 days a week.

929 Cascade Ave SW * Atlanta * Georgia * 30311

Office (770)903-5393
Fax (770)860-1953



YOUTH RENAISSANCE SOCIETY OF GEORGIA, INC.

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- c. *How many employees will be employed at the facility? Include the number of shifts and number of employees per shift?*

STAFFING DESCRIPTION

There will be 8 employees and 3 shifts as following:

FIRST SHIFT (7 A.M. - 3 P.M.)

The first shift will require **Three FTE's** for adequate coverage. During the week, there will be a consistent individual on this shift. This position will have the primary responsibilities of ensuring that all clients are enrolled in school, act as a liaison between the program and the school, attend all educationally related meetings and establish an ongoing working relationship with the pupil personnel counselor and the respective administrators.

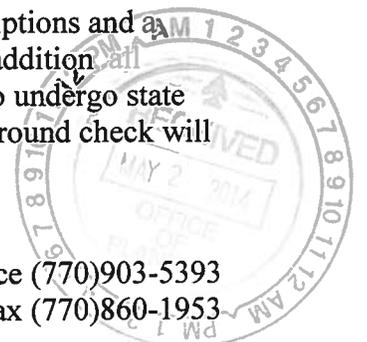
SECOND SHIFT (3 P.M. - 11 P.M.)

The second shift will require **three FTE's** to provide coverage that exceeds the requirements of RBWO regulation for client to staff ratio, 4:1. These individuals will be required to facilitate the recreational program, transport to and from appointments, conduct community meetings, assist with meal preparation, teach life skills, and administer the behavior modification system.

THIRD SHIFT (11 P.M. - 7 A.M.)

The third shift will require **Two FTE is** to provide coverage for the overnight shift. Full-time personnel will work five, eight-hour shifts to provide coverage. The shift will begin at 11 P.M. and will end at 7 A.M.

Selection of personnel will be guided by the respective job descriptions and a standardized set of interview questions and writing samples. In addition, all employees will be required to be tested for drugs and will have to undergo state and federal child abuse clearances. In addition, a criminal background check will be completed before hiring.



YOUTH RENAISSANCE SOCIETY OF GEORGIA, INC.

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Selection of personnel will be guided by the respective job descriptions and a standardized set of interview questions and writing samples. In addition, all employees will be required to be tested for drugs and will have to undergo state and federal child abuse clearances. In addition, a criminal background check will be completed before hiring.

Staff interactions: Direct Care personnel will provide ongoing supervision to the clients within the program. This will include but will not be limited to modeling appropriate behaviors, teaching pro-social behaviors, observations and recording findings.

Base on the aforementioned schedule, at least two employees will be on duty at all times.

d. *How many clients will be served by the facility, and what will be their ages?*

9 clients will be served by the facility ranging from 15-18 of age.

e. *Will you offer meals; and if so, when will they be offered?*

Meals will be offered onsite during traditional meal time. Breakfast, lunch and dinner will be served to all residents.

f. *Will there be any other special programs offered at the facility: and if so will they cause vehicles to park at or on the site?*

There will be no other special programs offered at the facility. All special events will take place off site.

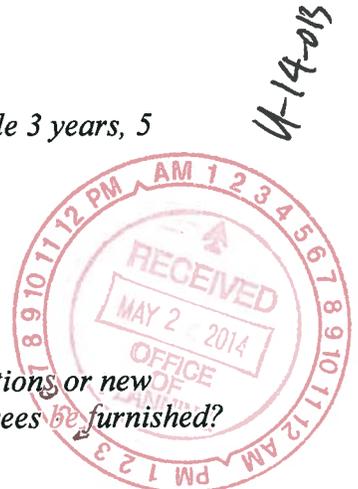
5) *Duration of Special Use Permit:*

a. *How long would you like a special use permit to last (for example 3 years, 5 years, indefinitely, ect.)?*

We would like the Special Use Permit to last indefinitely.

6) *Tree Preservation and Replacement:*

a. *Will any trees be damaged or cut down to accommodate renovations or new construction at the facility? If so, how will recompense for the trees be furnished?*



YOUTH RENAISSANCE SOCIETY OF GEORGIA, INC.

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No Trees will be removed or damaged. There will be landscaping completed to enhance the appearance of the facility.

7) *Required Yards and Open Space:*

- a. *Will there be any additions to the existing facility structure, and if so, would they encroach into any required open space?*

There will be no additions added to the facility. The facility will receive basic painting and minor repairs inside and outside.

U-14-015



AUTHORIZATION BY PROPERTY OWNER

(Required only if applicant is not the owner of property subject to the proposed Special Use Permit)

I, MARIE FLORENCE DEMOSTHENES (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 929
CASCADE AVE, ATLANTA GA 30013 (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF FULTON COUNTY, GEORGIA, WHICH
IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE
PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT

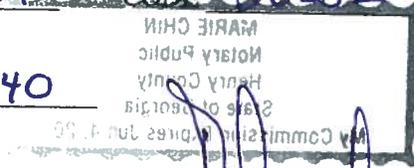
LAST NAME Sessoms FIRST NAME Maurice

ADDRESS 315 STREET NAME Thistlewood Run SUITE _____

CITY McDonough STATE GA ZIP CODE 30252

TELEPHONE NUMBER

AREA CODE (410) NUMBER 725 - 1840



Signature of Owner

MARIE FLORENCE DEMOSTHENES
Print name of owner

Personally Appeared Before Me this 2nd day of May, 2014.

[Signature]

Notary Public



U-14-013



Legal Description

929 CASCADE AVE

All that tract or parcel of land lying and being in Land Lot 151 of the 14th District, Fulton County, Georgia, being more particular described as follows:

Commence at a point where Easterly right of way of Altadena Place intersects with Northern right of way of Cascade Avenue, run northeasterly along northern right of way of Cascade Avenue 59.88 feet to a 1.0"otp the True Point of Beginning;

From the Point of Beginning run North 52 degrees 27 minutes 10 seconds West a distance of 198.30 feet to a 1/2"rbs,

Running thence North 39 degrees 52 minutes 08 seconds East a distance of 105.00 feet to a 1.0"ctp,

Running thence South 49 degrees 33 minutes 12 seconds East a distance of 196.50 feet to a ipf located on the northern right of way of Cascade Avenue,

Running thence southwesterly along northern right of way of Cascade Avenue South 38 degrees 52 minutes 38 seconds West a distance of 95.00 feet to the True Point of Beginning.

Lot contains 19732.59 SF = 0.045 AC

The end

U-14-013



RECEIPT

CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: U-14-013
Application Type: Planning/ZRB/Special use/NA
Address: 929 CASCADE AVE SW, ATLANTA, GA 30311
Owner Name: LEWIS JAMES E
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received Comments
371310	0785501978	\$400.00	05/22/2014	JADEGBOYE	

Owner Info.: LEWIS JAMES E

Work Description: Special Use Permit for a group home.

PAID
CITY OF ATLANTA
MAY 22 2014
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR



Legal Description

929 CASCADE AVE

All that tract or parcel of land lying and being in Land Lot 151 of the 14th District, Fulton County, Georgia, being more particular described as follows:

Commence at a point where Easterly right of way of Altadena Place intersects with Northern right of way of Cascade Avenue, run northeasterly along northern right of way of Cascade Avenue 59.88 feet to a 1.0"otp the True Point of Beginning;

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Running thence North 39 degrees 52 minutes 08 seconds East a distance of 105.00 feet to a 1.0"ctp,

Running thence South 49 degrees 33 minutes 12 seconds East a distance of 196.50 feet to a ipf located on the northern right of way of Cascade Avenue,

Running thence southwesterly along northern right of way of Cascade Avenue South 38 degrees 52 minutes 38 seconds West a distance of 95.00 feet to the True Point of Beginning.

Lot contains 19732.59 SF = 0.045 AC

The end

U-14-013



AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK AS SUBSTITUTED BY ZONING COMMITTEE TO AMEND SEC. 15-06.001 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA SO AS TO AMEND THE DEFINITION OF THE TERM “HISTORIC NEIGHBORHOOD” AS A NEIGHBORHOOD ACTUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES; TO AMEND SEC. 15-08.005(D)(6) OF THE SUBDIVISION ORDINANCE SO AS TO REGULATE THE SUBDIVISION OF PROPOSED LOTS IN HISTORIC NEIGHBORHOODS; TO ADD SEC. 15-08.005(D)(7) TO REGULATE THE SUBDIVISION OF PROPOSED LOTS WHERE NEW STREET(S) ARE PROPOSED IN NEIGHBORHOODS IDENTIFIED BY ORDINANCE AS POTENTIALLY ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES; AND FOR OTHER PURPOSES.(REFERRED BACK BY COUNCIL 9/15/14) (SUBSTITUTED AND HELD 9/24/14)

Workflow List:

Atlanta City Council	Completed	07/25/2014 1:25 PM
Zoning Committee	Completed	08/18/2014 2:37 PM
Atlanta City Council	Completed	11/10/2014 5:05 PM
Zoning Committee	Completed	08/27/2014 10:27 AM
Atlanta City Council	Completed	08/26/2014 4:17 PM
Zoning Committee	Completed	11/21/2014 12:09 PM
Atlanta City Council	Completed	11/10/2014 1:33 PM
Zoning Committee	Completed	11/21/2014 12:16 PM
Atlanta City Council	Completed	10/07/2014 9:12 AM
Zoning Committee	Completed	11/21/2014 12:23 PM
Atlanta City Council	Completed	10/07/2014 9:12 AM
Atlanta City Council	Completed	10/10/2014 5:45 PM
Zoning Committee	Completed	11/21/2014 12:35 PM
Atlanta City Council	Completed	10/24/2014 12:35 PM
Zoning Committee	Completed	11/21/2014 1:08 PM
Atlanta City Council	Completed	11/12/2014 12:50 AM
Zoning Committee	Completed	12/01/2014 10:45 AM
Atlanta City Council	Completed	11/20/2014 1:43 PM
Zoning Committee	Completed	11/25/2014 11:48 AM
Atlanta City Council	Completed	12/03/2014 5:41 PM
Zoning Committee	Pending	
Atlanta City Council	Pending	
Mayor's Office	Pending	

HISTORY:

07/07/14 Atlanta City Council REFERRED WITHOUT OBJECTION

RESULT: REFERRED WITHOUT OBJECTION

07/16/14 Zoning Committee HELD IN COMMITTEE

RESULT: HELD IN COMMITTEE

07/21/14 Atlanta City Council REFERRED AS HELD

RESULT:	REFERRED AS HELD	Next: 7/30/2014 9:30 AM
07/30/14	Zoning Committee	HELD IN COMMITTEE
RESULT:	HELD IN COMMITTEE	
08/18/14	Atlanta City Council	REFERRED AS HELD
RESULT:	REFERRED AS HELD	Next: 8/27/2014 9:30 AM
08/27/14	Zoning Committee	HELD IN COMMITTEE
RESULT:	HELD IN COMMITTEE	
09/02/14	Atlanta City Council	REFERRED AS HELD
RESULT:	REFERRED AS HELD	Next: 9/10/2014 9:30 AM
09/10/14	Zoning Committee	FAVORABLE
RESULT:	FAVORABLE [UNANIMOUS]	
AYES:	Adrean, Smith, Bottoms, Hall, Norwood, Shook, Young Jr.	
09/15/14	Atlanta City Council	REFERRED TO COMMITTEE
RESULT:	REFERRED TO COMMITTEE [13 TO 0]	Next: 9/24/2014 9:30 AM
MOVER:	Howard Shook, Councilmember, District 7	
AYES:	Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Shook, Adrean, Moore, Martin, Bottoms	
AWAY:	Michael Julian Bond, Joyce Sheperd	
09/24/14	Zoning Committee	HELD IN COMMITTEE
RESULT:	HELD IN COMMITTEE	
10/06/14	Atlanta City Council	RETURNED AS HELD
RESULT:	RETURNED AS HELD	Next: 10/15/2014 9:30 AM
10/15/14	Zoning Committee	HELD IN COMMITTEE
RESULT:	HELD IN COMMITTEE	
10/20/14	Atlanta City Council	RETURNED AS HELD
RESULT:	RETURNED AS HELD	Next: 10/29/2014 9:30 AM
10/29/14	Zoning Committee	HELD IN COMMITTEE
RESULT:	HELD IN COMMITTEE	
11/03/14	Atlanta City Council	RETURNED AS HELD
RESULT:	RETURNED AS HELD	Next: 11/12/2014 9:30 AM
11/12/14	Zoning Committee	HELD IN COMMITTEE

RESULT: HELD IN COMMITTEE

11/17/14

Atlanta City Council

RETURNED AS HELD

RESULT: RETURNED AS HELD

Next: 11/25/2014 9:30 AM

11/25/14

Zoning Committee

HELD IN COMMITTEE

RESULT: HELD IN COMMITTEE

12/01/14

Atlanta City Council

RETURNED AS HELD

RESULT: RETURNED AS HELD

Next: 12/10/2014 9:30 AM

RESULT: RETURNED AS HELD

Next: 12/10/2014 9:30 AM

Certified by Presiding Officer	Certified by Clerk
<p style="text-align: center;">Mayor's Action <i>See Authentication Page Attachment</i></p>	

CITY COUNCIL
ATLANTA, GEORGIA

14-O-1366

SPONSOR SIGNATURES



Howard Shook, Councilmember, District 7

AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK AS SUBSTITUTED BY ZONING COMMITTEE TO AMEND SEC. 15-06.001 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA SO AS TO AMEND THE DEFINITION OF THE TERM “HISTORIC NEIGHBORHOOD” AS A NEIGHBORHOOD ACTUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES; TO AMEND SEC. 15-08.005(D)(6) OF THE SUBDIVISION ORDINANCE SO AS TO REGULATE THE SUBDIVISION OF PROPOSED LOTS IN HISTORIC NEIGHBORHOODS; TO ADD SEC. 15-08.005(D)(7) TO REGULATE THE SUBDIVISION OF PROPOSED LOTS WHERE NEW STREET(S) ARE PROPOSED IN NEIGHBORHOODS IDENTIFIED BY ORDINANCE AS POTENTIALLY ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES; AND FOR OTHER PURPOSES.(REFERRED BACK BY COUNCIL 9/15/14) (SUBSTITUTED AND HELD 9/24/14)

WHEREAS, the Subdivision Ordinance of the City of Atlanta regulates the subdivision and aggregation or consolidation of lots in the City of Atlanta; and

WHEREAS, the authority for, and the purposes and intent of, the Subdivision Ordinance and its associated regulations are set forth in Chapter 15 of the Land Development Code, Part III of Code of Ordinances; and

WHEREAS, existing or historic lot layout, patterns, and design can be directly related to identified elements of a neighborhood's historic character and therefore an application for subdivision and aggregation or consolidation of lots would tend to have an impact on such neighborhood if the application requested action inconsistent with that neighborhood's historic character; and

WHEREAS, certain neighborhoods which are historic in character are protected by designation under the Historic Preservation Ordinance of the City of Atlanta; and

WHEREAS, certain neighborhoods which are historic in character may only be protected by being listed on the National Register of Historic Places as a National Register District; and

WHEREAS, certain neighborhoods protected by designation under the Historic Preservation Ordinance of the City of Atlanta have subdivision regulations which are a part of their overall historic preservation regulations; and

WHEREAS, the Subdivision Ordinance provides protection for neighborhoods which are listed on the National Register of Historic Places as National Register Districts by specifying that all new lots shall conform to existing lot layout, patterns, and design, including, without limitation, orientation of lots to public streets; and

WHEREAS, the definition of Historic Neighborhood in the Subdivision Ordinance also provides that a neighborhood which was *eligible for listing* on the National Register of Historic Places would also be subject to the requirement that that all new lots shall conform to existing lot layout, patterns, and design, including, without limitation, orientation of lots to public streets; and

WHEREAS, the criteria for evaluation of eligibility for a district on National Register of Historic Places is to determine if it possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development; and

WHEREAS, one of the listing criterion that the Office of Planning considers with respect to whether a property which is the subject of an application for subdivision and aggregation or consolidation of lots is the approximate age of structures in the neighborhood to determine if that neighborhood might be eligible for listing on the National Register of Historic Places; and

WHEREAS, most neighborhoods in the City of Atlanta would be *eligible* for consideration on the evaluation of the single criteria of age, which is fifty (50) years; and

WHEREAS, given the difficulty of meeting the other criteria for the creation of a district which is to be listed on the National Register of Historic Places, it places an undue economic burden on property owners to be restricted by the application of this single criterion of age to applications where most neighborhoods which are eligible based on this single criteria of age are unlikely to become listed; and

WHEREAS, under the general criteria of the Subdivision Ordinance there already exist significant protections which prevent egregious and unusual lot configurations from being created in many neighborhoods; and

WHEREAS, removing the “eligible for listing” criterion will have no effect on neighborhoods actually listed on the National Register of Historic Places or more importantly protected by designation under the Historic Preservation Ordinance of the City of Atlanta; and

WHEREAS, amending Sec. 15-08.005(d)(6) pertaining to the layout of one and two-family building lots in the subdivision application process to more fully align with the amended definition of historic neighborhood will further protect the public welfare and intent of the Subdivision Ordinance.

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

Section 1: The text of Subdivision Ordinance Sec-15-06.001(t), which defines the term “Historic Neighborhood”, and which reads as follows:

(t) *Historic Neighborhood:* Any neighborhood which is listed on or is eligible for listing on the National Register of Historic Places established by the National Historic Preservation Act of 1966, as amended.

is amended so that Sec-15-06.001(t) shall hereafter read as follows:

(t) *Historic Neighborhood:* Any neighborhood which is listed on the National Register of Historic Places established by the National Historic Preservation Act of 1966, as amended. Neighborhoods listed in the National Register of Historic Places may be determined by requesting such information from the Historic Preservation Division of the State of Georgia Department of Natural Resources.

Section 2: The text of Subdivision Ordinance Sec. 15-08.005(d)(6), pertaining to layout of one and two-family building lots, and which reads as follows :

- (6) “In all historic neighborhoods, in which lot layout, patterns, and design are a part of and are directly related to identified elements of that neighborhood's character, all new lots shall conform to existing lot layout, patterns, and design, including, without limitation, orientation of lots to public streets.

is amended so that Sec. 15-08.005(d)(6) reads as follows:

- (6) “In all historic neighborhoods, all new lots shall conform to existing or historic lot layout, patterns, and design, including, without limitation, orientation of lots to public streets.”

Section 3: The text of Subdivision Ordinance Sec. 15-08.005(d), pertaining to layout of one and two-family building lots, is amended to add a subsection (7) which shall hereafter read as follows:

- (7) In any neighborhood identified by City Council through adopted legislation and on file with the office of planning as potentially eligible for listing on the national register of historic places, all new lots in a proposed subdivision in which one or more new streets are to be built shall conform to existing or historic lot layout, patterns, and design, including, without limitation, orientation of lots to public streets.

Section 4: No other sections of the Subdivision Ordinance or any other part of the City Code are amended or intended to be amended except as specifically set forth herein.

Section 5: This ordinance shall become effective when signed by the Mayor or as otherwise provided by operation of law.



**AN ORDINANCE BY
COUNCILMEMBER HOWARD SHOOK**

AN ORDINANCE TO AMEND SEC. 15-06.001 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA SO AS TO AMEND THE DEFINITION OF THE TERM "HISTORIC NEIGHBORHOOD" AS A NEIGHBORHOOD ACTUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES; TO AMEND SEC. 15-08.005(d)(6) OF THE SUBDIVISION ORDINANCE SO AS TO REGULATE THE SUBDIVISION OF PROPOSED LOTS IN HISTORIC NEIGHBORHOODS; AND FOR OTHER PURPOSES.

WHEREAS, the Subdivision Ordinance of the City of Atlanta regulates the subdivision and aggregation or consolidation of lots in the City of Atlanta; and

WHEREAS, the authority for, and the purposes and intent of, the Subdivision Ordinance and its associated regulations are set forth in Chapter 15 of the Land Development Code, Part III of Code of Ordinances; and

WHEREAS, existing or historic lot layout, patterns, and design can be directly related to identified elements of a neighborhood's historic character and therefore an application for subdivision and aggregation or consolidation of lots would tend to have an impact on such neighborhood if the application requested action inconsistent with that neighborhood's historic character; and

WHEREAS, certain neighborhoods which are historic in character are protected by designation under the Historic Preservation Ordinance of the City of Atlanta; and

WHEREAS, certain neighborhoods which are historic in character may only be protected by being listed on the National Register of Historic Places as a National Register District; and

WHEREAS, certain neighborhoods protected by designation under the Historic Preservation Ordinance of the City of Atlanta have subdivision regulations which are a part of their overall historic preservation regulations; and

WHEREAS, the Subdivision Ordinance provides protection for neighborhoods which are listed on the National Register of Historic Places as National Register Districts by specifying that all new lots shall conform to existing lot layout, patterns, and design, including, without limitation, orientation of lots to public streets; and

WHEREAS, the definition of Historic Neighborhood in the Subdivision Ordinance also provides that a neighborhood which was *eligible for listing* on the National Register of Historic Places would also be subject to the requirement that that all new lots shall conform to existing lot layout, patterns, and design, including, without limitation, orientation of lots to public streets; and

WHEREAS, the criteria for evaluation of eligibility for a district on National Register of Historic Places is to determine if it possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development; and

WHEREAS, one of the listing criterion that the Office of Planning considers with respect to whether a property which is the subject of an application for subdivision and aggregation or consolidation of lots is the approximate age of structures in the neighborhood to determine if that neighborhood might be eligible for listing on the National Register of Historic Places; and

WHEREAS, most neighborhoods in the City of Atlanta would be *eligible* for consideration on the evaluation of the single criteria of age, which is fifty (50) years; and

WHEREAS, given the difficulty of meeting the other criteria for the creation of a district which is to be listed on the National Register of Historic Places, it places an undue economic burden on property owners to be restricted by the application of this single criterion of age to applications where most neighborhoods which are eligible based on this single criteria of age are unlikely to become listed; and

WHEREAS, under the general criteria of the Subdivision Ordinance there already exist significant protections which prevent egregious and unusual lot configurations from being created in many neighborhoods; and

WHEREAS, removing the "eligible for listing" criterion will have no effect on neighborhoods actually listed on the National Register of Historic Places or more importantly protected by designation under the Historic Preservation Ordinance of the City of Atlanta; and

WHEREAS, amending Sec. 15-08.005(d)(6) pertaining to the layout of one and two-family building lots in the subdivision application process to more fully align with the amended definition of historic neighborhood will further protect the public welfare and intent of the Subdivision Ordinance.

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

Section 1: The text of Subdivision Ordinance Sec-15-06.001(t), which defines the term "Historic Neighborhood", and which reads as follows:

(t) *Historic Neighborhood:* Any neighborhood which is listed on or is eligible for listing on the National Register of Historic Places established by the National Historic Preservation Act of 1966, as amended.

is amended so that Sec-15-06.001(t) shall hereafter read as follows:

(t) *Historic Neighborhood*: Any neighborhood which is listed on the National Register of Historic Places established by the National Historic Preservation Act of 1966, as amended. Neighborhoods listed in the National Register of Historic Places may be determined by requesting such information from the Historic Preservation Division of the State of Georgia Department of Natural Resources.

Section 2: The text of Subdivision Ordinance Sec. 15-08.005(d)(6), pertaining to layout of one and two-family building lots, and which reads as follows :

(6) “In all historic neighborhoods, in which lot layout, patterns, and design are a part of and are directly related to identified elements of that neighborhood's character, all new lots shall conform to existing lot layout, patterns, and design, including, without limitation, orientation of lots to public streets.

is amended so that Sec. 15-08.005(d)(6) reads as follows:

(6) “In all historic neighborhoods, all new lots shall conform to existing or historic lot layout, patterns, and design, including, without limitation, orientation of lots to public streets.”

Section 3: No other sections of the Subdivision Ordinance or any other part of the City Code are amended or intended to be amended except as specifically set forth herein.

Section 4: This ordinance shall become effective when signed by the Mayor or as otherwise provided by operation of law.

(Do Not Write Above This Line)

AN ORDINANCE BY H. SHOOK
COUNCILMEMBER HOWARD SHOOK

AN ORDINANCE TO AMEND SEC. 15-06.001 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA SO AS TO AMEND THE DEFINITION OF THE TERM "HISTORIC NEIGHBORHOOD" AS A NEIGHBORHOOD ACTUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES; TO AMEND SEC 15-08.005(d)(6) OF THE SUBDIVISION ORDINANCE SO AS TO REGULATE THE SUBDIVISION OF PROPOSED LOTS IN HISTORIC NEIGHBORHOODS; AND FOR OTHER PURPOSES.

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

Date Referred

Referred To:

Date Referred

Referred To:

Date Referred

Referred To: Blueback 0614:698155_1

Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred 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 _____

Committee _____
Date _____
Chair _____
Referred 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 Readings

3rd

Consent

V Vote

RC Vote

CERTIFIED

MAYOR'S ACTION

#91

Z-14-50- AN ORDINANCE BY COUNCILMEMBERS KEISHA LANCE BOTTOMS, C. T. MARTIN, AND ANDRE DICKENS TO AS SUBSTITUTED BY ZONING COMMITTEE AMEND CHAPTER 28A (SIGN ORDINANCE) OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO AMEND SECTION 16-28A.OL0(36)(C) GOVERNING SIGNS WITHIN THE NC-6 CASCADE HEIGHTS NEIGHBORHOOD COMMERCIAL DISTRICT; AND FOR OTHER PURPOSES.(REFERRED BACK BY COUNCIL 11/3/14) (HELD 11/12/14)

Workflow List:

Atlanta City Council	Completed	07/25/2014 1:25 PM
Zoning Review Board Staff	Completed	10/16/2014 4:46 PM
Office of Research and Policy Analysis	Completed	10/21/2014 9:44 AM
Zoning Committee	Completed	11/21/2014 1:08 PM
Atlanta City Council	Completed	11/12/2014 12:50 AM
Zoning Committee	Completed	12/01/2014 10:45 AM
Atlanta City Council	Completed	11/20/2014 1:43 PM
Zoning Committee	Completed	11/25/2014 11:48 AM
Atlanta City Council	Completed	12/03/2014 5:41 PM
Atlanta City Council	Pending	
Zoning Committee	Pending	

HISTORY:

07/07/14 Atlanta City Council REFERRED WITHOUT OBJECTION

RESULT:	REFERRED WITHOUT OBJECTION
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10/29/14 Zoning Committee FAVORABLE/SUB/AMENDED

RESULT:	FAVORABLE/SUB/AMENDED [UNANIMOUS]
MOVER:	Keisha Lance Bottoms, Councilmember, District 11
AYES:	Adrean, Smith, Bottoms, Hall, Norwood, Shook, Young Jr.

11/03/14 Atlanta City Council REFERRED TO COMMITTEE

RESULT:	REFERRED TO COMMITTEE [13 TO 0]	Next: 11/12/2014 9:30 AM
MOVER:	Keisha Lance Bottoms, Councilmember, District 11	
AYES:	Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Shook, Adrean, Moore, Bottoms, Sheperd	
AWAY:	Michael Julian Bond, Clarence "C. T." Martin	

11/12/14 Zoning Committee HELD IN COMMITTEE

RESULT:	HELD IN COMMITTEE
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11/17/14 Atlanta City Council RETURNED AS HELD

RESULT:	RETURNED AS HELD	Next: 11/25/2014 9:30 AM
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11/25/14 Zoning Committee HELD IN COMMITTEE

RESULT: HELD IN COMMITTEE

12/01/14

Atlanta City Council

RETURNED AS HELD

RESULT: RETURNED AS HELD

Next: 12/10/2014 9:30 AM

RESULT: RETURNED AS HELD

Next: 12/10/2014 9:30 AM

Certified by Presiding Officer	Certified by Clerk
<p style="text-align: center;">Mayor's Action <i>See Authentication Page Attachment</i></p>	

CITY COUNCIL
ATLANTA, GEORGIA

14-O-1368

SPONSOR SIGNATURES


Keisha Lance Bottoms, Councilmember, District 11

Z-14-50- AN ORDINANCE BY COUNCILMEMBERS KEISHA LANCE BOTTOMS, C. T. MARTIN, AND ANDRE DICKENS TO AS SUBSTITUTED BY ZONING COMMITTEE AMEND CHAPTER 28A (SIGN ORDINANCE) OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO AMEND SECTION 16-28A.OL0(36)(C) GOVERNING SIGNS WITHIN THE NC-6 CASCADE HEIGHTS NEIGHBORHOOD COMMERCIAL DISTRICT; AND FOR OTHER PURPOSES.(REFERRED BACK BY COUNCIL 11/3/14) (HELD 11/12/14)

City Council

Atlanta, Georgia

14-O-1368

Z-14-50

AN ORDINANCE BY COUNCILMEMBERS
 KEISHA LANCE BOTTOMS, C.T. MARTIN AND
 ANDRE DICKENS
 AS SUBSTITUTED /
 BY ZONING COMMITTEE

A SUBSTITUTE ORDINANCE TO AMEND CHAPTER 28A (SIGN ORDINANCE) OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO AMEND SECTION 16-28A.010(36)(C) GOVERNING SIGNS WITHIN THE NC-6 CASCADE HEIGHTS NEIGHBORHOOD COMMERCIAL DISTRICT; AND FOR OTHER PURPOSES.

WHEREAS, pursuant to Ordinance 13-O-1046 adopted on October 16, 2013, the NC-6 district regulations were amended to enhance development within the district; and

WHEREAS, those regulations included amendment to the sign ordinance for window signs within the NC-6 district;

WHEREAS, regulations of window signs in the NC-6 (Cascade Heights Neighborhood Commercial) District have proved successful in contributing to vehicular and pedestrian safety as well as the aesthetic look of the store fronts in that district and along the Cascade corridor; and

WHEREAS, building upon that success, it is currently proposed that similar regulations be adopted along the Campbellton Road corridor and it is in the public, health, safety and welfare that the regulations are consistent between the two corridors.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS AS FOLLOWS:

Section 1: Chapter 28A (Sign Ordinance) of the 1982 Zoning Ordinance of the City of Atlanta, Section 16-28A.10(36)(c) governing signs within the NC-6 Cascade Heights Neighborhood Commercial District and which reads as follow:

- c. In addition to the NC District general sign regulations, the following shall also apply to the Cascade Heights NC-6 District:
- i. Wall signs and parapet wall signs shall be flush against the wall and shall not cover architectural building ornamentation and shall be internally illuminated or lit from behind (i.e. halo lighting)
 - ii. Blade signs shall not extend five feet beyond the building façade.
 - iii. Placement: Signage shall not be permitted on building facades facing side or rear property lines directly adjacent to residential districts or uses when tenant signage may be provided on other building facades.
 - iv. Window signs:
 1. Signs visible from the public right-of-way which touch or are located within one foot of any window pane of glass on either the inside or the outside of a building shall be limited to one sign per façade with each sign no larger than six square feet.
 2. Existing window sign removal: Existing window signs, exceeding the above requirements, which are valued at less than \$200.00 each, shall be removed within 30 days of adoption of this ordinance.
 - v. Removal of legal, nonconforming freestanding signs and sign faces:
 1. Within 30 days of the cessation of a business, each sign face associated with said ceased business shall be removed from any on-premise freestanding sign structure. Cessation of business shall be measured from the expiration of the business license. Each on-premise freestanding sign face for any business not in operation on the date of this ordinance shall have 30 days thereafter to remove said sign face(s). Operation of a business shall be evidence by a business license.
 2. Within 90 days of the cessation of a business, or adoption of this ordinance, whichever is greater, any freestanding sign structure shall be removed if no business, as evidenced by a business license, occupies the premise on which the freestanding sign is located. Cessation of business shall be measured from the expiration of the last business license associated with the premise.
 3. Within 90 days of issuance of a business license for new on-premise business establishments that do not utilize an existing freestanding sign, said freestanding sign structure shall be removed.

Is hereby amended to read as follows:

c. In addition to the NC District general sign regulations, the following shall also apply to the Cascade Heights NC-6 District:

- 1) Wall signs and parapet wall signs shall be flush against the wall and shall not cover architectural building ornamentation and shall be internally illuminated or lit from behind (i.e. halo lighting)
- 2) Blade signs shall not extend five feet beyond the building façade.
- 3) Placement: Signage shall not be permitted on building facades facing side or rear property lines directly adjacent to residential districts or uses when tenant signage may be provided on other building facades.
- 4) Window signs:

i. Definition: the following definitions as well as all other definitions set forth in the Sign Ordinance shall apply within the District.

1. *Incidental Window Sign:* An informational sign that has a purpose secondary to the use of the lot on which it is located. Incidental signs shall include: a sign that contains information or a directive, such as "no parking," "entrance," "loading only," "telephone," but that contains no commercial message.
2. *Window sign:* Any sign, other than an incidental window sign, that is placed on, affixed to, painted on or located either on the exterior of a window or within the casement or sill area of a window or within three feet therein and is visible from the exterior of the structure; but not including any lawful display of merchandise in its original packaging.

ii. Type, number, area, removal: Window signs and incidental window signs, as defined herein, shall not require a sign permit prior to display but shall only be permitted as follows:

1. Not more than two window signs and three incidental window signs per establishment shall be allowed. Each such individual sign shall not be larger than four square feet. In no event shall one or more of such signs cover more than 25 percent of the area of each window pane in which a sign is placed. Such signs shall not be illuminated, except that one such sign per establishment may be illuminated. Window signs and incidental window signs shall not be counted toward any wall sign total square footage allowed by the underlying zoning district sign regulations.

2. Any window sign and incidental window sign in lawful existence prior to the effective date of this amendment shall be removed within a reasonable period of time so as to allow recouplement of cost to the sign owner. Cost shall be evidence by receipts or other evidence of actual cost in procuring the window sign. Removal of said signage shall be as follows:
 - a) Any sign with a cost of \$100 or less shall be removed within 30 days of the effective date of this amendment.
 - b) Any sign with a cost of greater than \$100 and less than \$5,000 shall be removed within 120 days of the effective date of this amendment.
 - c) Any sign with a cost of equal to or greater than \$5,000 shall be removed within one year of the effective date of this amendment.
- 5) Removal of legal, nonconforming freestanding signs and sign faces:
 - i. Within 30 days of the cessation of a business, each sign face associated with said ceased business shall be removed from any on-premise freestanding sign structure. Cessation of business shall be measured from the expiration of the business license. Each on-premise freestanding sign face for any business not in operation on the date of this ordinance shall have 30 days thereafter to remove said sign face(s). Operation of a business shall be evidence by a business license.
 - ii. Within 90 days of the cessation of a business, or adoption of this ordinance, whichever is greater, any freestanding sign structure shall be removed if no business, as evidenced by a business license, occupies the premise on which the freestanding sign is located. Cessation of business shall be measured from the expiration of the last business license associated with the premise.
 - iii. Within 90 days of issuance of a business license for new on-premise business establishments that do not utilize an existing freestanding sign, said freestanding sign structure shall be removed.

**AN ORDINANCE
BY COUNCILMEMBER KEISHA LANCE BOTTOMS**

AN ORDINANCE TO AMEND CHAPTER 28A (SIGN ORDINANCE) OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO AMEND SECTION 16-28A.010(36)(C) GOVERNING SIGNS WITHIN THE NC-6 CASCADE HEIGHTS NEIGHBORHOOD COMMERCIAL DISTRICT; AND FOR OTHER PURPOSES.

WHEREAS, pursuant to Ordinance 13-O-1046 adopted on October 16, 2013, the NC-6 district regulations were amended to enhance development within the district; and

WHEREAS, those regulations included amendment to the sign ordinance for window signs within the NC-6 district;

WHEREAS, regulations of window signs in the NC-6 (Cascade Heights Neighborhood Commercial) District have proved successful in contributing to vehicular and pedestrian safety as well as the aesthetic look of the store fronts in that district and along the Cascade corridor; and

WHEREAS, building upon that success, it is currently proposed that similar regulations be adopted along the Campbellton Road corridor and it is in the public, health, safety and welfare that the regulations are consistent between the two corridors.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS AS FOLLOWS:

Section 1: Chapter 28A (Sign Ordinance) of the 1982 Zoning Ordinance of the City of Atlanta, Section 16-28A.10(36)(c) governing signs within the NC-6 Cascade Heights Neighborhood Commercial District and which reads as follow:

- c. In addition to the NC District general sign regulations, the following shall also apply to the Cascade Heights NC-6 District:
 - i. Wall signs and parapet wall signs shall be flush against the wall and shall not cover architectural building ornamentation and shall be internally illuminated or lit from behind (i.e. halo lighting)
 - ii. Blade signs shall not extend five feet beyond the building façade.
 - iii. Placement: Signage shall not be permitted on building facades facing side or rear property lines directly adjacent to residential districts or uses when tenant signage may be provided on other building facades.
 - iv. Window signs:
 - 1. Signs visible from the public right-of-way which touch or are located within one foot of any window pane of glass on either the inside or the

outside of a building shall be limited to one sign per façade with each sign no larger than six square feet.

2. Existing window sign removal: Existing window signs, exceeding the above requirements, which are valued at less than \$200.00 each, shall be removed within 30 days of adoption of this ordinance.

v. Removal of legal, nonconforming freestanding signs and sign faces:

1. Within 30 days of the cessation of a business, each sign face associated with said ceased business shall be removed from any on-premise freestanding sign structure. Cessation of business shall be measured from the expiration of the business license. Each on-premise freestanding sign face for any business not in operation on the date of this ordinance shall have 30 days thereafter to remove said sign face(s). Operation of a business shall be evidence by a business license.

2. Within 90 days of the cessation of a business, or adoption of this ordinance, whichever is greater, any freestanding sign structure shall be removed if no business, as evidenced by a business license, occupies the premise on which the freestanding sign is located. Cessation of business shall be measured from the expiration of the last business license associated with the premise.

3. Within 90 days of issuance of a business license for new on-premise business establishments that do not utilize an existing freestanding sign, said freestanding sign structure shall be removed.

Is hereby amended to read as follows:

c. In addition to the NC District general sign regulations, the following shall also apply to the Cascade Heights NC-6 District:

1. Wall signs and parapet wall signs shall be flush against the wall and shall not cover architectural building ornamentation and shall be internally illuminated or lit from behind (i.e. halo lighting)

2. Blade signs shall not extend five feet beyond the building façade.

3. Placement: Signage shall not be permitted on building facades facing side or rear property lines directly adjacent to residential districts or uses when tenant signage may be provided on other building facades.

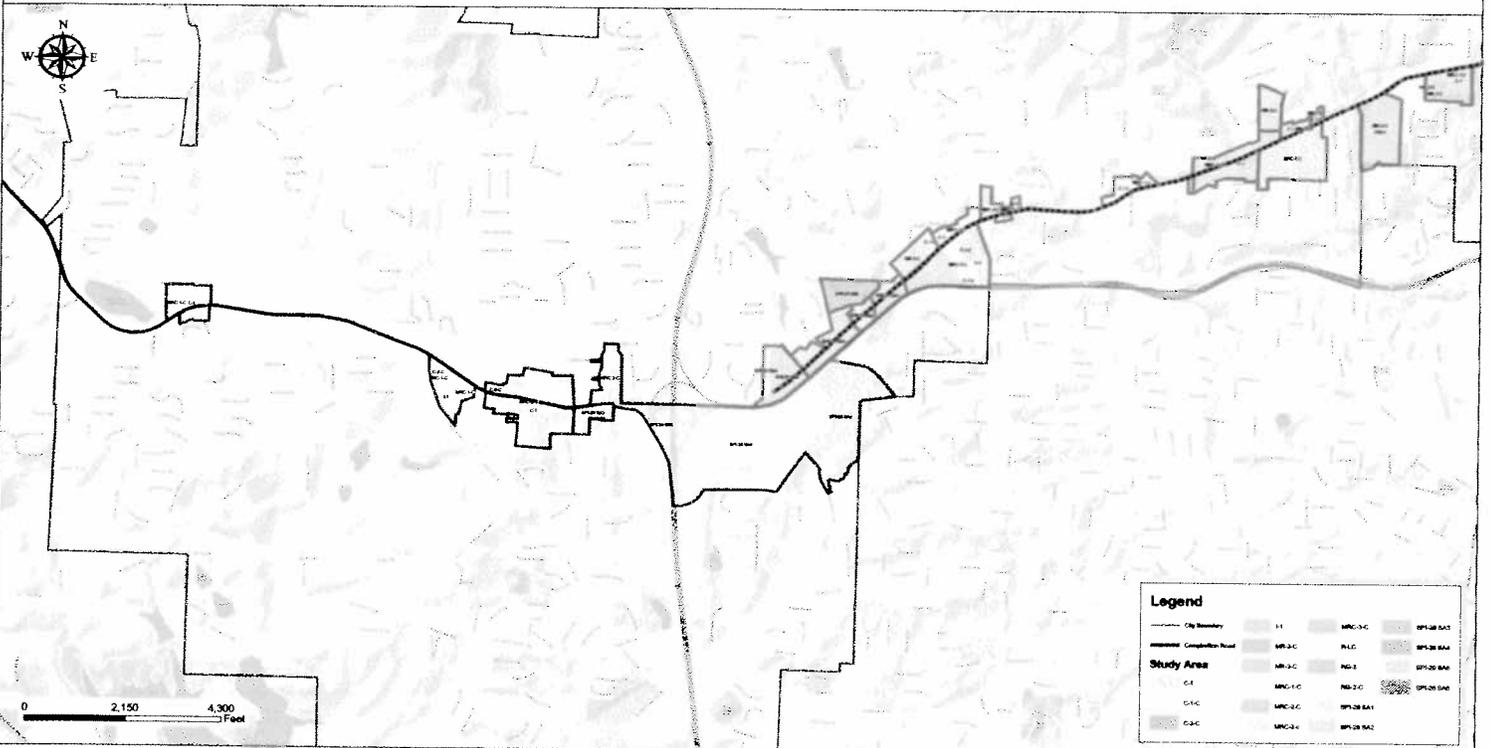
4. Window signs:

i. *Definition:* the following definitions as well as all other definitions set forth in the Sign Ordinance shall apply within the District.

1. *Incidental Sign*: An informational sign that has a purpose secondary to the use of the lot on which it is located. Incidental signs shall include: a sign that contains information or a directive, such as "no parking," "entrance," "loading only," "telephone," but that contains no commercial message.
 2. *Window sign*: Any sign, other than an incidental sign, that is placed on, affixed to, painted on or located either on the exterior of a window or within the casement or sill area of a window or within three feet therein and is visible from the exterior of the structure; but not including any lawful display of merchandise in its original packaging.
- ii. *Type, number, area, removal*: Window signs, as defined herein, shall not require a sign permit prior to display but shall only be permitted as follows:
1. Not more than two window signs per establishment shall be allowed. Each individual window sign shall not be larger than four square feet. In no event shall one or more window signs cover more than 25 percent of the area of each window pane in which a sign is placed. Such signs shall not be illuminated, except that one window sign within a business establishment may be illuminated. Window signs shall not be counted toward any wall sign total square footage allowed by the underlying zoning district sign regulations.
 2. Any window sign in lawful existence prior to the effective date of this amendment shall be removed within a reasonable period of time so as to allow recoupment of cost to the sign owner. Cost shall be evidence by receipts or other evidence of actual cost in procuring the window sign. Removal shall be as follows:
 - a. Any window sign with a cost of \$100 or less shall be removed within 30 days of the effective date of this amendment.
 - b. Any window sign with a cost of greater than \$100 and less than \$5000 shall be removed within 120 days of the effective date of this amendment.
 - c. Any window sign with a cost of equal to or greater than \$5000 shall be removed within one year of the effective date of this amendment.

5. Removal of legal, nonconforming freestanding signs and sign faces:
- i. Within 30 days of the cessation of a business, each sign face associated with said ceased business shall be removed from any on-premise freestanding sign structure. Cessation of business shall be measured from the expiration of the business license. Each on-premise freestanding sign face for any business not in operation on the date of this ordinance shall have 30 days thereafter to remove said sign face(s). Operation of a business shall be evidence by a business license.
 - ii. Within 90 days of the cessation of a business, or adoption of this ordinance, whichever is greater, any freestanding sign structure shall be removed if no business, as evidenced by a business license, occupies the premise on which the freestanding sign is located. Cessation of business shall be measured from the expiration of the last business license associated with the premise.
 - iii. Within 90 days of issuance of a business license for new on-premise business establishments that do not utilize an existing freestanding sign, said freestanding sign structure shall be removed.

Campbellton Road Overlay Sign District



Legend

City Boundary	H	MNC-3-C	SP128 S-A1
Construction Road	MNC-3-C	PLC	SP128 S-A4
Study Area	MNC-3-C	NG-1	SP128 S-A6
CA	MNC-1-C	ML-2-C	SP128 S-A8
CAC	MNC-3-C	SP128 S-A1	
CAC	MNC-3-C	SP128 S-A2	

THIS MAP IS PROVIDED AS A PUBLIC SERVICE
 The City of Atlanta has made known that the Data contains known errors and inconsistencies. The City of Atlanta in no way ensures, warrants or certifies the accuracy and/or reliability of the Data and/or map products being developed. The user of the Data and/or map products assumes all risks and liabilities which may arise from the information produced by Maps or Data furnished to User by the City of Atlanta.

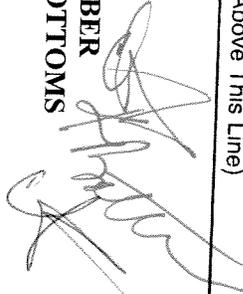


City of Atlanta
 Department of Planning
 and Community Development

Coordinate System	NAD 1983 STATE PLANE GEORGIA WEST
Units	U.S. SURVEY FEET
Date	08/24/2014
Author	Planners
Requester	Comment#1
Date	1:12:124
Scale	1 in = 1,010 ft
Notes	Comment#2
	Comment#3
	Comment#4
	Comment#5

(Do Not Write Above This Line)

AN ORDINANCE
BY COUNCILMEMBER
KEISHA LANCE BOTTOMS



AN ORDINANCE TO AMEND
CHAPTER 28A (SIGN ORDINANCE)
OF THE 1982 ZONING ORDINANCE
OF THE CITY OF ATLANTA, AS
AMENDED, SO AS TO AMEND
SECTION 16-28A.010(36)(C)
GOVERNING SIGNS WITHIN THE
NC-6 CASCADE HEIGHTS
NEIGHBORHOOD COMMERCIAL
DISTRICT; AND FOR OTHER
PURPOSES.

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

Date Referred

Referred To: ABZoning

Date Referred

Referred To:

Date Referred

Referred To:

4/7/0187-1

First Reading

Committee _____
Date _____
Chair _____
Referred 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

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

CERTIFIED

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

MAYOR'S ACTION

COMMITTEE AMENDMENT FORM

Committee Zoning Page Number(s) _____

Ordinance I.D.# 14-O-1368 Section(s) _____

Resolution I.D.# _____ Paragraph _____

Date 10/29/14

Amendment: This legislation was amended
to add the NC-6 map to the
legislation.

Multiple horizontal lines for additional text or notes.

RESULT:	RETURNED AS HELD	Next: 11/12/2014 9:30 AM
11/12/14	Zoning Committee	HELD IN COMMITTEE
RESULT:	HELD IN COMMITTEE	
11/17/14	Atlanta City Council	RETURNED AS HELD
RESULT:	RETURNED AS HELD	Next: 11/25/2014 9:30 AM
11/25/14	Zoning Committee	HELD IN COMMITTEE
RESULT:	HELD IN COMMITTEE	
12/01/14	Atlanta City Council	RETURNED AS HELD
RESULT:	RETURNED AS HELD	Next: 12/10/2014 9:30 AM
RESULT:	RETURNED AS HELD	Next: 12/10/2014 9:30 AM

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

CITY COUNCIL
ATLANTA, GEORGIA

14-O-1473

SPONSOR SIGNATURES


Kwana Hall, Councilmember, District 2


Carla Smith, Councilmember, District 1

AN ORDINANCE BY COUNCILMEMBERS KWANZA HALL AND CARLA SMITH AUTHORIZING THE INSTALLATION OF PUBLIC ART (AN UNTITLED MURAL) AT 483 EDGEWOOD AVENUE S.E., ATLANTA, GEORGIA 30312 AS PURSUANT TO CODE SECTION 16- 28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.(HELD 9/24/14)

WHEREAS, The Mayor and the City Council of the City of Atlanta are committed to maintaining an attractive City for residents and visitors through the regulation of signs; and

WHEREAS, the City Council of the City of Atlanta, and the Mayor must authorize Public Art under Chapter 16 of the 1982 Zoning Ordinance of the City of Atlanta (16-28.025 Public Art); and

WHEREAS, the artist and sponsor, Hebru Brantley, has obtained the appropriate preliminary certification from the Director of the Office of Traffic and Transportation, affirming the work will not constitute a traffic hazard or undue and dangerous distraction to motorists or pedestrians; and

WHEREAS, the artist and sponsor, Hebru Brantley, has obtained the appropriate preliminary certification from the Urban Design Commission, establishing the work does not contain nor is intended to convey a commercial message primarily, provided that the name of a sponsor may be displayed on an adjacent plaque or similar display that is not more than two square feet in area; and

WHEREAS, the artist and sponsor, Hebru Brantley, has obtained the appropriate preliminary certification from the Director of the Bureau of Cultural Affairs, which affirms that the work is not inconsistent with the City of Atlanta's Public Art Program; and

WHEREAS the artist and sponsor, Hebru Brantley, needs final approval from the City Council and the Mayor, as pursuant to the 1982 Zoning Ordinance of the City of Atlanta and hereby respectfully submit their request for approval of Public Art at Edgewood Ave S.E., Atlanta, Georgia 30312; and

WHEREAS, the Council finds that the value to the general public in viewing the work is not outweighed by any existing negative public interests related to aesthetics, additional sign clutter, or the public safety.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1: This ordinance shall authorize the placement of artwork (An Untitled Mural) at Edgewood Ave S.E., Atlanta, Georgia 30312 as pursuant to the Public Art Section of Chapter 16 of the 1982 Zoning Ordinance of the City of Atlanta (16-28.025 Public Art).

SECTION 2: All ordinances or parts of ordinances in conflict with this ordinance are hereby waived in this only

**AN ORDINANCE BY
COUNCILMEMBER KWANZA HALL**



AN ORDINANCE AUTHORIZING THE INSTALLATION OF PUBLIC ART (AN UNTITLED MURAL) 483 EDGEWOOD AVENUE S.E., ATLANTA, GEORGIA 30312 AS PURSUANT TO CODE SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.

WHEREAS, The Mayor and the City Council of the City of Atlanta are committed to maintaining an attractive City for residents and visitors through the regulation of signs; and

WHEREAS, the City Council of the City of Atlanta, and the Mayor must authorize Public Art under Chapter 16 of the 1982 Zoning Ordinance of the City of Atlanta (16-28.025 Public Art); and

WHEREAS, the artist and sponsor, Hebru Brantley, has obtained the appropriate preliminary certification from the Director of the Office of Traffic and Transportation, affirming the work will not constitute a traffic hazard or undue and dangerous distraction to motorists or pedestrians; and

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WHEREAS, the artist and sponsor, Hebru Brantley, has obtained the appropriate preliminary certification from the Director of the Bureau of Cultural Affairs, which affirms that the work is not inconsistent with the City of Atlanta’s Public Art Program; and

WHEREAS the artist and sponsor, Hebru Brantley, needs final approval from the City Council and the Mayor, as pursuant to the 1982 Zoning Ordinance of the City of Atlanta and hereby respectfully submit their request for approval of Public Art at Edgewood Ave S.E., Atlanta, Georgia 30312; and

WHEREAS, the Council finds that the value to the general public in viewing the work is not outweighed by any existing negative public interests related to aesthetics, additional sign clutter, or the public safety.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

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SECTION 2: All ordinances or parts of ordinances in conflict with this ordinance are hereby waived in this only

(Do Not Write Above This Line)

AN ORDINANCE BY
COUNCILMEMBER
KWANZA HALL

6/21/14

AN ORDINANCE AUTHORIZING
THE INSTALLATION OF PUBLIC
ART (AN UNTITLED MURAL) 483
EDGEWOOD AVENUE S.E.,
ATLANTA, GEORGIA 30312 AS
PURSUANT TO CODE SECTION 16-
28.025 OF THE 1982 ZONING
ORDINANCE OF THE CITY OF
ATLANTA; AND FOR OTHER
PURPOSES.

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

Date Referred

9/15/14

Referred To:

Zoning

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred 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

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)
Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)
Other

Members

Refer To

Refer To

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

CERTIFIED

MAYOR'S ACTION

A RESOLUTION BY COUNCILMEMBER ANDRE DICKENS AUTHORIZING THE CREATION OF THE ATLANTA BELTLINE DESIGN REVIEW COMMITTEE; AND FOR OTHER PURPOSES.(HELD 11/12/14)

Workflow List:

Clerk of Council	Completed	11/04/2014 1:12 PM
Atlanta City Council	Completed	11/12/2014 12:50 AM
Zoning Committee	Completed	12/01/2014 10:45 AM
Atlanta City Council	Completed	11/20/2014 1:43 PM
Zoning Committee	Completed	11/25/2014 11:48 AM
Atlanta City Council	Completed	12/03/2014 5:41 PM
Zoning Committee	Pending	
Atlanta City Council	Pending	
Mayor's Office	Pending	

HISTORY:

11/03/14 Atlanta City Council REFERRED WITHOUT OBJECTION

RESULT:	REFERRED WITHOUT OBJECTION
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11/12/14 Zoning Committee HELD IN COMMITTEE

RESULT:	HELD IN COMMITTEE
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11/17/14 Atlanta City Council RETURNED AS HELD

RESULT:	RETURNED AS HELD	Next: 11/25/2014 9:30 AM
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11/25/14 Zoning Committee HELD IN COMMITTEE

RESULT:	HELD IN COMMITTEE
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12/01/14 Atlanta City Council RETURNED AS HELD

RESULT:	RETURNED AS HELD	Next: 12/10/2014 9:30 AM
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RESULT:	RETURNED AS HELD	Next: 12/10/2014 9:30 AM
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Certified by Presiding Officer	Certified by Clerk
<p>Mayor's Action</p> <p><i>See Authentication Page Attachment</i></p>	

**CITY COUNCIL
ATLANTA, GEORGIA**

14-R-4377

SPONSOR SIGNATURES

Andre Dickens

Andre Dickens, Councilmember, Post 3 At-Large

A RESOLUTION BY COUNCILMEMBER ANDRE DICKENS AUTHORIZING THE CREATION OF THE ATLANTA BELTLINE DESIGN REVIEW COMMITTEE; AND FOR OTHER PURPOSES.(HELD 11/12/14)

WHEREAS, Atlanta BeltLine, Inc. (“ABI”) has been formed by The Atlanta Development Authority to perform certain of The Atlanta Development Authority d/b/a Invest Atlanta (“IA”) redevelopment, transit and transportation planning responsibilities for the City of Atlanta (the “City”) with respect to the City of Atlanta Tax Allocation District Number Six - BeltLine (the “BeltLine TAD”) and the BeltLine Redevelopment Plan (the “Redevelopment Plan”) approved and adopted pursuant to Ordinance 05-O-1733 (the “BeltLine Ordinance) duly adopted by the City Council of the City on November 7, 2005, as approved by the Mayor of the City on November 9, 2005; and

WHEREAS, the Atlanta BeltLine project is transforming the City of Atlanta by improving the quality of life for all residents; connecting neighborhoods with parks, trails, transit and transportation; ensuring growth across livable neighborhoods; while serving as a catalyst for economic and community development throughout the City; and

WHEREAS, the Atlanta BeltLine Board of Directors directed ABI staff to develop a plan of action to elevate the quality of development in the BeltLine Planning area; and

WHEREAS, in response to the Board of Director’s direction, ABI is seeking to develop an Atlanta BeltLine Design Review Committee that will review proposed special administrative permit applications and provide recommendations on such applications within the Atlanta BeltLine planning area as outlined in the BeltLine Overlay District regulations; and

WHEREAS, the Atlanta BeltLine Design Review Committee shall be established as an advisory group to advise the City of Atlanta Director of the Office of Planning and Community Development; and

WHEREAS, the Atlanta BeltLine Design Review Committee shall consist of seven members representing: 1) the ABI Director of Design; 2) ABI Program Manager; 3) Director of Community Planning and Engagement; 4) City of Atlanta Director of Office of Planning and Community Development; 5) a Consultant Architect; 6) a University Design Faculty member; and 7) an Urban Planner. There will be three support staff from the COA Office of Planning ABI Community Planning and Engagement, and ABI Landscape and Architect; and

WHEREAS, the Atlanta BeltLine Design Review Committee shall convene monthly, or more frequently as needed, to review and comment on special administrative permit applications submitted to the City of Atlanta that originate from projects within the District, and shall have twenty-one (21)days from the date a special administrative permit application is sent to the ABI Director of Design to provide written recommendation to the Director of the Office of Planning; and

WHEREAS, the Board of Directors of ABI, after careful review and analysis of the information presented, desires to indicate its support of the creation of the Atlanta BeltLine Design Review Committee.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, that the Atlanta BeltLine Design Review Committee is hereby created as an advisory group to advise the City of Atlanta Director of the Office of Planning on special administrative permit applications submitted to the City of Atlanta that originate from projects within the BeltLine Overlay District

BE IT FURTHER RESOLVED, that the Atlanta BeltLine Design Review Committee shall consist of seven members representing: 1) the ABI Director of Design; 2) ABI Program Manager; 3) Director of Community Planning and Engagement; 4) City of Atlanta Director of Office of Planning and Community Development; 5) a Consultant Architect; 6) a University Design Faculty member; and 7) an Urban Planner. There will be three support staff from the COA Office of Planning and Community Development, ABI Community Planning and Engagement, and ABI Landscape and Architect.

BE IT FINALLY RESOLVED, that the Atlanta BeltLine Design Review Committee shall perform its reviews and make its recommendations within twenty-one (21) days from the date a special administrative permit application sent to the ABI Director of Design, to provide written recommendation to the Director of the Office of Planning.

**RESOLUTION OF THE BOARD OF DIRECTORS OF
ATLANTA BELTLINE, INC. AUTHORIZING THE
CREATION AND APPROVAL OF THE ATLANTA
BELTLINE DESIGN REVIEW COMMITTEE; AND FOR
OTHER PURPOSES**

WHEREAS, Atlanta BeltLine, Inc. (“ABI”) has been formed by The Atlanta Development Authority to perform certain of The Atlanta Development Authority d/b/a Invest Atlanta (“IA”) redevelopment, transit and transportation planning responsibilities for the City of Atlanta (the “City”) with respect to the City of Atlanta Tax Allocation District Number Six – BeltLine (the “BeltLine TAD”) and the BeltLine Redevelopment Plan (the “Redevelopment Plan”) approved and adopted pursuant to Ordinance 05-O-1733 (the “BeltLine Ordinance”) duly adopted by the City Council of the City on November 7, 2005, as approved by the Mayor of the City on November 9, 2005; and

WHEREAS, the Atlanta BeltLine project is transforming the City of Atlanta by improving the quality of life for all residents; connecting neighborhoods with parks, trails, transit and transportation; ensuring growth across livable neighborhoods; while serving as a catalyst for economic and community development throughout the City; and

WHEREAS, the Atlanta BeltLine Board of Directors directed ABI staff to develop a plan of action to elevate the quality of development in the BeltLine Planning area; and

WHEREAS, in response to the Board of Director’s direction, ABI is seeking to develop an Atlanta BeltLine Design Review Committee that can serve to provide a framework to establish urban design regulations that will guide quality economic and community development and regulatory criteria that will manage and encourage said development within the Atlanta BeltLine planning area as outlined in the BeltLine Overlay and overall ABI architectural design and development; and

WHEREAS, the Atlanta BeltLine Design Review Committee shall be established as an advisory group to advise the City of Atlanta Director of the Office of Planning and Community Development; and

WHEREAS, the Atlanta BeltLine Design Review Committee shall consist of seven members representing: 1) the ABI Director of Design; 2) ABI Program Manager; 3) Director of Community Planning and Engagement; 4) City of Atlanta Director of Office of Planning and Community Development; 5) a Consultant Architect; 6) a University Design Faculty member; and 7) an Urban Planner. There will be three non-voting support staff from the COA Office of Planning and Community Development, ABI Community Planning and Engagement, and ABI Landscape and Architect.

WHEREAS, the Atlanta BeltLine Design Review Committee shall convene monthly, as needed, to review and comment on special administrative permit applications submitted to the City of Atlanta that originate from projects within the District, and shall have a time period of thirty (30) days from the date a formal special administrative permit application is filed with the

Design Review Committee, to provide written recommendation to the Director of the Bureau of Planning; and

WHEREAS, the Board of Directors of ABI, after careful review and analysis of the information presented, desires to indicate its support of the creation of the Atlanta BeltLine Design Review Committee; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of Atlanta BeltLine, Inc., and it is hereby resolved by the authority of the same as follows:

1. General Authority. It is hereby ascertained, determined and declared that the Atlanta BeltLine Design Review Committee is supported in all respects and that the staff of ABI is authorized to submit its recommendation for the formation of the committee to the City of Atlanta Department of Planning and Community Development.

2. Actions Approved and Confirmed. All actions and doings of the officers, employees or agents of ABI whether done before, on or after the date of adoption of this Resolution which are in conformity with the purposes and intents of this Resolution, and in the furtherance of the activities contemplated in the creation of the Atlanta BeltLine Design Review Committee shall be, and the same hereby are, in all respects approved, ratified and confirmed.

3. Partial Invalidity. If any one or more of the provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separate from the remaining agreements and provisions and shall in no way effect the validity of any of the other agreements and provisions hereof.

4. Conflicts. All resolutions or parts thereof of ABI in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

SECRETARY'S CERTIFICATE

The undersigned Secretary of ATLANTA BELTLINE, INC. ("ABI") does hereby certify: (i) that the foregoing pages of typewritten matter constitute a true and correct copy of the Resolution of the Board of Directors of ABI adopted on the 8th day of October 2014 (the "Resolution"), by the Board of Directors of ABI, as part of a meeting duly called and held, at which a quorum was present and acting throughout, and (ii) that the original of the Resolution appears of record in the Minute Book of ABI.

Given under my hand and the corporate seal of ABI, this 8th day of October, 2014.

Cathy Woolard

Cathy Woolard, Secretary

CORPORATE SEAL

Attachment: Adopt ABI Design Review Committee (14-R-4377 : A RESOLUTION AUTHORIZING THE CREATION OF THE ATLANTA BELTLINE



Atlanta BeltLine Design Review Committee Approach

1. The Development Dilemma

- a. Dated suburban-style development that is inconsistent with and not the standard of the mixed used pedestrian-oriented type prescribed development in the adopted Sub-Area Master Plans (e.g. density, building scale, block size, walkability, green space, etc.)
- b. Projects lacking site and building architectural quality, interest and/or character design features
- c. Old rezonings that predate the formation of the Atlanta BeltLine and have been conditioned to a site plan
- d. Archaic parking standards
- e. Insufficient density in key development nodes

2. The Goal of the Design Review

- a. Provide recommendations to the Office of Planning to support projects consistent with the Sub-Area Master Plan Visions
- b. Enhance design features in redevelopments and new projects
- c. Provide development technical assistance to elevate the “overall design quality” of each project
- d. Insert of Community Benefits policy into developments, where feasible and when in compliance with development regulations
- e. Systematically track of all Atlanta BeltLine Projects

3. The Atlanta BeltLine Design Review Committee (DRC)

- a. Purpose:
 - i. To serve as an administrative support function to the Office of Planning for all Special Administrative Permits (SAPs) for projects in the Atlanta BeltLine Planning Area
 - ii. To foster a timely, predictable and accountable development review process that implements the adopted Atlanta BeltLine Overlay and the Sub-Area Master Plan goals for land use, design, transit, and parks & open space, with additional deliberate consideration given to affordable housing, economic development, historic preservation and environmental remediation
 - iii. To advocate for and support consistent and fair application and implementation of the Atlanta BeltLine Overlay and the City zoning resolution
 - iv. To review each public and private development proposal within the Atlanta BeltLine Planning area for compliance with the Atlanta BeltLine Overlay
 - v. To work directly with investors, developers and architects from commencement and on through the design review process by providing direction and making recommendations to achieve the highest architectural design standards for all projects in the Atlanta BeltLine Planning Area
 - vi. To prepare written recommendations to the Office of Planning regarding Special Administrative Permits (SAPs)
- b. Composition of DRC – Total Members of the DRC will be **seven (7)**:
 - i. **Four (4)** – ABI-designated staff with DRC reviewing authority:
 1. Design Director or his/her designee



2. Director of Program Management or his/her designee
 3. Director of Community Engagement and Planning
 4. Director of Office of Planning or designee (Ex-Officio)
 - ii. **Three (3)** – Independent Design/Planning Professionals:
 1. Consultant Architect
 2. University Design Faculty
 3. City Planning Professional
 - iii. **Three (3)** – Support staff (non-voting)
 1. City of Atlanta Offices of Planning
 2. ABI's Community Engagement & Planning
 3. ABI's Landscape Architect
- c. DRC pre-application services offered
- i. Technical Assistance
 1. Provide preliminary project review and guidance prior to the official submission of an SAP to the City
 2. Attend pre-application conference with the City of Atlanta's planning representative
 - ii. Design Review
 1. Establish a DEC process to receive and review applications
 2. Provide recommendations to the City on plans
 - i. Special Administrative Permits where Atlanta BeltLine is the applicant, will go before the DRC for information only, and will be submitted directly to the Office of Planning for an impartial review and feedback
- d. DRC formal application oversight format
- i. Establish a standing monthly meeting
 - ii. All meetings are open to the public, and notifications will be placed on the website
 - iii. All DRC recommendations are submitted to applicants and city within seven days of it being heard by the DRC
- 4. Incentivizing Quality Development**
- a. Targeted development activity Recognize Atlanta BeltLine Best Award at the Annual Atlanta Urban Design of Excellence Award Event
- 5. City Considerations**
- a. Provide support staff to the Office of Planning devoted to Atlanta BeltLine projects
 - b. Updated Atlanta BeltLine Overlay

7431

These files provided by the Atlanta BeltLine Inc. demonstrating their actions toward the creation of a Design Review Committee.

Attachment: Atlanta BeltLine Inc. Design Review Committee files (14-R-4377 : A RESOLUTION AUTHORIZING THE CREATION OF THE