



ZONING COMMITTEE
REGULAR COMMITTEE MEETING
 ~Minutes~

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, April 30, 2014

9:30 AM

Committee Room 2

I. CALL TO ORDER

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, April 30, 2014**, at **9:44 AM**. in **Committee Room 2**. The following members were present:

II. INTRODUCTION OF MEMBERS

Attendee Name	Title	Status	Arrived
Yolanda Adrean	Chair	Present	9:34 AM
Carla Smith	Vice Chair	Present	9:33 AM
Keisha Lance Bottoms	Councilmember, District 11	Present	9:34 AM
Kwanza Hall	Councilmember, District 2	Absent	
Mary Norwood	Councilmember, Post 2 At-Large	Present	9:33 AM
Howard Shook	Councilmember, District 7	Present	9:33 AM
Ivory Lee Young Jr.	Councilmember, District 3	Present	9:33 AM

Others in Attendance:

III. ADOPTION OF AGENDA

ADOPTED

IV. APPROVAL OF MINUTES

APPROVED

V. ORDINANCES FOR FIRST READING

14-O-1206 (1) - U-14-04-AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A CHURCH PURSUANT TO SECTION 16.34.007 (1) (C) FOR PROPERTY LOCATED AT 1085 PONCE DE LEON AVENUE, N.E., FRONTING APPROXIMATELY 237 FEET ON THE SOUTH SIDE OF PONCE DE LEON AVENUE AT THE SOUTHEAST CORNER OF NORTH HIGHLAND AVENUE. DEPTH: VARIES. AREA: APPROXIMATELY 3.058 ACRES. LAND LOT 16. 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: DRUID HILLS BAPTIST CHURCH (MARY ANN WALKER-PASTOR) APPLICANT: ERIC KRONBERG NPU N COUNCIL DISTRICT 2

Application File Date	2-3-2014
Zoning Number	U-14-04

NPU / CD	N/2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1207 (2) - U-14-06- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A HOTEL PURSUANT TO SECTION 16.12. 005 (1)(G) FOR PROPERTY LOCATED AT 380 14TH STREET, N.E., FRONTING APPROXIMATELY 182 FEET ON THE SOUTH SIDE OF 14TH STREET AND APPROXIMATELY 149 FEET ON THE EAST SIDE OF MESCALIN STREET AND ALSO LOCATED AT THE SOUTHWESTERLY INTERSECTION OF 14TH STREET AND MESCALIN STREET. DEPTH: APPROXIMATELY 149 FEET. AREA: APPROXIMATELY 0.64ACRES. LAND LOT 149, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: 380 PROPERTIES LLC/RASHID NOMAN APPLICANT: ROB PONDER NPU E COUNCIL DISTRICT 3

Application File Date	3-3-2014
Zoning Number	U-14-06
NPU / CD	E/3
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1208 (3) - U-14-07- 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 1937 BROWNS MILL ROAD, S.E., FRONTING APPROXIMATELY 147 FEET ON THE WEST SIDE OF BROWNS MILL ROAD AT THE SOUTHWEST CORNER OF TROY STREET AND BROWNS MILL ROAD AND APPROXIMATELY 203 FEET ON THE SOUTH SIDE OF TROY STREET. DEPTH: VARIES. AREA: APPROXIMATELY 1.49 ACRES. LAND LOT 39. 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: MARY F. KNIGHT BAGWELL APPLICANT: ALEX WILLIAMS NPU Y COUNCIL DISTRICT 1

Application File Date	3-4-2014
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Zoning Number	U-14-07
NPU / CD	Y/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 14-O-1209 (4) - U-14-08-AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A COMMUNITY SERVICES FACILITY PURSUANT TO SECTION 16-18K.004 (1) (3) (A), PROPERTY LOCATED AT 261,263,267 JOSEPH E. LOWERY BOULEVARD, N.W., FRONTING APPROXIMATELY 160 FEET ON THE EAST SIDE OF JOSEPH E. LOWERY BOULEVARD AND APPROXIMATELY 150 FEET ON THE SOUTH SIDE OF ROCK STREET. DEPTH VARIES. AREA: APPROXIMATELY 0.56 ACRE. LAND LOT 110. 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: QUEST COMMUNITY DEVELOPMENT ORGANIZATION, INCORPORATED AND LEONARD L. ADAMS APPLICANT: LEONARD L. ADAMS NPU L COUNCIL DISTRICT 3

Application File Date	3-11-14
Zoning Number	U-14-08
NPU / CD	L/3
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 14-O-1210 (5) - U-14-10- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A DAY CARE CENTER PURSUANT TO SECTION 16.06A. 005(1) (B) FOR PROPERTY LOCATED AT 7 ANNISTON AVENUE, S.E., FRONTING APPROXIMATELY 50 FEET ON THE SOUTH SIDE OF ANNISTON AVENUE AT THE SOUTHWEST CORNER OF ANNISTON AVENUE AND HOSEA L. WILLIAMS AND APPROXIMATELY 150 FEET ON THE SOUTH SIDE OF HOSEA L. WILLIAMS. DEPTH: APPROXIMATELY 150 FEET. AREA: APPROXIMATELY 0.173ACRES. LAND LOT 207, 115TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: YUSUF MUWWAKKL APPLICANT: WILLIAM L.

STEPHENSON NPU O COUNCIL DISTRICT 5

Application File Date	4-1-2014
Zoning Number	U-14-10
NPU / CD	O/5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 14-O-1211 (6) - U-14-11-AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR PARK FOR HIRE PURSUANT TO SECTION 16-11.005 (1) (K) FOR PROPERTY LOCATED AT 2420 AND 2428 LAKEWOOD AVENUE, S.W., FRONTING APPROXIMATELY 280 FEET ON THE SOUTH SIDE OF LAKEWOOD AVENUE AND APPROXIMATELY 380 FEET ON THE EASTERLY SIDE OF POLAR ROCK ROAD AT THE POINT WHERE LAKEWOOD AVENUE AND POLAR ROCK ROAD INTERSECT WITH PRYOR ROAD. DEPTH VARIES. AREA: APPROXIMATELY 1.06 ACRES. LAND LOT 70. 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: KENNETH LEWIS APPLICANT: KENNETH LEWIS NPU
 Z COUNCIL DISTRICT 12

Application File Date	4-1-14
Zoning Number	U-14-11
NPU / CD	Z/12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 14-O-1212 (7) - Z-14-06- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-1 (LIGHT INDUSTRIAL) AND R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE C-1-C (COMMUNITY BUSINESS-CONDITIONAL) DISTRICT, PROPERTY LOCATED AT 560, 568 AND 576 TRABERT AVENUE, N.W., FRONTING APPROXIMATELY 234 FEET ON THE SOUTH SIDE OF TRABERT AVENUE APPROXIMATELY 270 FEET FROM THE SOUTHEAST CORNER OF NORTHSIDE DRIVE. DEPTH: VARIES. AREA:

APPROXIMATELY 1.34 ACRES. LAND LOT 148, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: ALDERMAN DRIVE HOLDINGS, LLC/BRIAN E. FEES, TRUSTEE FOR THE BRIAN E. FEES LIVING TRUST. APPLICANT: ALDERMAN DRIVE HOLDINGS, LLC BY ROBERT L. ZOECKLER, ESQ. NPU E COUNCIL DISTRICT 8

Application File Date	2-19-2014
Zoning Number	Z-14-06
NPU / CD	E/8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 14-O-1213 (8) - Z-14-08-AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE MR-2 (MULTI FAMILY RESIDENTIAL) DISTRICT TO THE I-1 (LIGHT INDUSTRIAL) DISTRICT, PROPERTY LOCATED AT 1281 FULTON INDUSTRIAL BOULEVARD, N.W., FRONTING APPROXIMATELY 60.67 FEET ON THE SOUTH SIDE OF FULTON INDUSTRIAL BOULEVARD AND APPROXIMATELY 1,249 FEET WEST OF THE CENTERLINE OF DONALD HOLLOWELL PARKWAY (FKN AS BANKHEAD HIGHWAY). DEPTH: VARIES. AREA: APPROXIMATELY 5.3 ACRES. LAND LOTS 267 AND 268, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: CLEVELAND GROUP, INC. APPLICANT: KENNETH D. HARBOUR NPU H COUNCIL DISTRICT 9

Application File Date	2-26-14
Zoning Number	Z-14-08
NPU / CD	H/9
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 14-O-1214 (9) - Z-14-10-AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE RG-3-C (RESIDENTIAL GENERAL-SECTOR 3-CONDITIONAL) DISTRICT TO THE RG (RESIDENTIAL GENERAL-SECTOR 3) DISTRICT,

PROPERTY LOCATED AT 3663-3667 PEACHTREE ROAD, N.E., FRONTING APPROXIMATELY 162 FEET ON THE SOUTH SIDE OF PEACHTREE ROAD BEGINNING APPROXIMATELY 836.47 FEET FROM THE NORTHWEST CORNER OF CANTRELL ROAD DEPTH: VARIES. AREA: APPROXIMATELY 1.49 ACRES. LAND LOT 10. 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: 3663 PEACHTREE, LLC C/O FRED FILSOOF. APPLICANT: 3663 PEACHTREE, LLC C/O FRED FILSOOF. NPU B COUNCIL DISTRICT 7

Application File Date	3-14-14
Zoning Number	Z-14-10
NPU / CD	B/7
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1215 (10) - Z-14-11-AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-2 (HEAVY INDUSTRIAL) DISTRICT AND C-2 (COMMERCIAL SERVICES) DISTRICT TO THE MR-5A (MULTIFAMILY RESIDENTIAL) DISTRICT PROPERTY LOCATED AT 455 FOURTEENTH STREET, N.W. AND A PORTION OF 425 FOURTEENTH STREET, N.W., FRONTING APPROXIMATELY 512 FEET ON THE NORTH SIDE OF FOURTEENTH STREET BEGINNING APPROXIMATELY FEET ON THE SOUTH SIDE OF PEACHTREE ROAD BEGINNING APPROXIMATELY 836.47 FEET FROM THE NORTHWEST CORNER OF CANTRELL ROAD DEPTH: VARIES. AREA: APPROXIMATELY 1.49 ACRES. LAND LOTS 148 AND 149. 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: GEORGIA TECH FOUNDATION APPLICANT: POLLACK SHORES REAL ESTATE GROUP NPU E COUNCIL DISTRICT 3

Application File Date	3-4-2014
Zoning Number	Z-14-11
NPU / CD	E/3
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1216 (11) - Z-14-12-AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-2 (LIGHT INDUSTRIAL) DISTRICT TO THE MR-4A (MULTIFAMILY RESIDENTIAL) DISTRICT, PROPERTY LOCATED AT 664 BISHOP STREET, N.W., FRONTING APPROXIMATELY 326 FEET ON THE SOUTH SIDE OF BISHOP STREET BEGINNING APPROXIMATELY 400 FEET FROM THE NORTHEAST CORNER OF NORTHSIDE DRIVE. DEPTH: VARIES. AREA: APPROXIMATELY 3.59 ACRES. LAND LOT 148. 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: CAPITOL MATERIALS, INC. APPLICANT: NEWPORT DEVELOPMENT, LLC NPU E COUNCIL DISTRICT 8

Application File Date	3-4-2014
Zoning Number	Z-14-12
NPU / CD	E/8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1217 (12) - Z-14-16-AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE RG-2 (RESIDENTIAL GENERAL-SECTOR 2) DISTRICT TO THE MR-3 (MULTIFAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED AT 18 PEACHTREE AVENUE, N.E., FRONTING 120 FEET ON THE NORTH SIDE OF PEACHTREE AVENUE BEGINNING APPROXIMATELY 480 FEET FROM THE NORTHEAST CORNER OF PEACHTREE ROAD. DEPTH: VARIES. AREA: APPROXIMATELY 0.66 ACRE. LAND LOT 100. 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JW HOMES, LLC APPLICANT: JW HOMES, LLC NPU B COUNCIL DISTRICT 7

Application File Date	3-7-2014
Zoning Number	Z-14-16
NPU / CD	B/7
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1218 (13) - Z-14-17-AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) AND NC-2 (EAST ATLANTA NEIGHBORHOOD COMMERCIAL) DISTRICTS TO THE C-1 (COMMUNITY BUSINESS) DISTRICT FOR PROPERTY LOCATED AT 1137 GLENWOOD AVENUE, S.E., FRONTING APPROXIMATELY 50 FEET ON THE SOUTH SIDE OF GLENWOOD AVENUE BEGINNING 150 FEET FROM THE SOUTHWEST CORNER OF MORELAND AVENUE. DEPTH: APPROXIMATELY 50 FEET. AREA: APPROXIMATELY 0.179 ACRES. LAND LOT 32. 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: SUNG M. KIM APPLICANT: BG BTS DEVELOPMENT II, LLC NPU W COUNCIL DISTRICT 1

Application File Date	3-11-14
Zoning Number	Z-14-17
NPU / CD	W/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1219 (14) - Z-14-18/Z-12-01/Z-08-14-AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE MR-3-C (MULTI FAMILY RESIDENTIAL-CONDITIONAL) TO THE MR-3-C (MULTI FAMILY RESIDENTIAL-CONDITIONAL) FOR A CHANGE OF CONDITIONS FOR PROPERTY LOCATED AT 1185 COLLIER ROAD, N.W. FRONTING APPROXIMATELY 40 FEET ON THE EAST SIDE OF DEFOORS FERRY ROAD BEGINNING APPROXIMATELY 1000 FEET FROM THE NORTHEAST CORNER OF COLLIER ROAD. DEPTH: VARIES AREA: APPROXIMATELY 9.57 ACRES. LAND LOTS 185 AND 186. 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JWC COLLIER VALUE, LLC APPLICANT: BRIAN D BLOOM NPU C COUNCIL

DISTRICT 9

Application File Date	3-31-2014
Zoning Number	Z-14-18/Z-12-01/Z-08-14
NPU / CD	C/9
Staff Recommendation	
NPU Recommendation	

NPU Recommendation	Approval
ZRB Recommendation	APPROVAL

RESULT: FAVORABLE [UNANIMOUS]

AYES: Adrean, Smith, Bottoms, Hall, Norwood, Shook, Young Jr.

14-O-1037 (17) - U-13-24- AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT 3425 BROWNS MILL ROAD, S.E., PURSUANT TO SECTION 16-16.005 (1) (N) FOR A PROCESSING OPERATION FACILITY (RECYCLING), FRONTING APPROXIMATELY 1,857 FEET ON THE NORTHWESTERLY SIDE OF BROWNS MILL ROAD BEGINNING APPROXIMATELY 250 FEET AT THE INTERSECTION OF HAMILTON BOULEVARD. DEPTH: VARIES. AREA: APPROXIMATELY 1.042 ACRES. LAND LOT 63, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: CAPITOL IMPROVEMENT COMPANY APPLICANT: TRADEBE TREATMENT AND RECYCLING, LLC, C/O KEITH MUNNS NPU Z COUNCIL DISTRICT 12

Application File Date	12-2-2013
Zoning Number	U-13-24
NPU / CD	Z/12
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

RESULT: APPROVED AS AMENDED [UNANIMOUS]

AYES: Adrean, Smith, Bottoms, Hall, Norwood, Shook, Young Jr.

14-O-1126 (18) - U-14-01-AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A COMMUNITY CENTER PURSUANT TO SECTION 16.04B, 005 (1) (I) FOR PROPERTY LOCATED AT 1160 MOORES MILL ROAD, N.W. FRONTING APPROXIMATELY 195 FEET ON THE SOUTH SIDE OF MOORES MILL ROAD AT THE NORTH BOUND RAMP OF INTERSTATE 75. DEPTH: APPROXIMATELY 1052 FEET. AREA: APPROXIMATELY 13 ACRES. LAND LOT 183, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: YMCA OF METROPOLITAN ATLANTA, INC. APPLICANT: JEFF KOWALCZYK NPU C COUNCIL DISTRICT 8

Application File Date	January 7, 2104
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Zoning Number	U-14-01
NPU / CD	C/8
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

RESULT: APPROVED AS AMENDED [UNANIMOUS]

AYES: Adrean, Smith, Bottoms, Hall, Norwood, Shook, Young Jr.

- 14-O-1125 (19) - U-14-02—AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A CHURCH PURSUANT TO SECTION 16-18A.006 (4) (A) FOR PROPERTY LOCATED AT 120 RALPH MCGILL BOULEVARD FRONTING APPROXIMATELY 264 FEET ON THE NORTH SIDE OF RALPH MCGILL AND APPROXIMATELY AT THE NORTHWESTERN INTERSECTION OF RALPH MCGILL AND COURTLAND. DEPTH: VARIES. AREA: APPROXIMATELY .301 ACRE. LAND LOT 50, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: LEONCE B. CRUMP, II. APPLICANT: LEONCE B. CRUMP, II/ RENOVATION CHURCH OF ATLANTA, INC. NPU M COUNCIL DISTRICT 2

Application File Date	January 7,2014
Zoning Number	U-14-02
NPU / CD	M/2
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

RESULT: APPROVED AS AMENDED [UNANIMOUS]

AYES: Adrean, Smith, Bottoms, Hall, Norwood, Shook, Young Jr.

- 14-O-1150 (20) - U-14-05-AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PRIVATE SCHOOL PURSUANT TO SECTION 16.09, 005 (1) (K) FOR PROPERTY LOCATED AT 678 MORELAND AVENUE, N.E. FRONTING APPROXIMATELY 160 FEET ON THE EAST SIDE OF MORELAND AVENUE BEGINNING 60 FEET FROM THE NORTHWEST CORNER OF BLUE RIDGE AVENUE. DEPTH: APPROXIMATELY 164 FEET. AREA: APPROXIMATELY 0.23 ACRE. LAND

LOT 16, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JNS2, INC. (STEVE WALLACE) APPLICANT: MIT ASSOCIATES, INC. (NANNETTE FISCHER AND AUGUSTA MCDONALD) NPU N COUNCIL DISTRICT 2

Application File Date	February 4, 2014
Zoning Number	U-14-05
NPU / CD	N/2
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

RESULT: APPROVED AS AMENDED [UNANIMOUS]

AYES: Adrean, Smith, Bottoms, Hall, Norwood, Shook, Young Jr.

14-O-1032 (21) - Z-13-32 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT FOR PROPERTY LOCATED AT 4382 WIEUCA ROAD, N.E, FRONTING APPROXIMATELY 214 FEET ON THE SOUTH SIDE OF WIEUCA ROAD BEGINNING APPROXIMATELY 318 FEET FROM THE SOUTH CORNER OF LAND LOT 65. DEPTH: VARIES. AREA: APPROXIMATELY 2.88 ACRES. LAND LOT 65, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JOHNSTON FAMILY TRUST APPLICANT: MICHAEL E. CLEMENTS NPU B COUNCIL DISTRICT 7

Application File Date	8-7-13
Zoning Number	Z-13-32
NPU / CD	B/7
Staff Recommendation	Approval Conditional
NPU Recommendation	Denial
ZRB Recommendation	Approval Conditional

RESULT: ADVERSED IN COMMITTEE

14-O-1041 (22) - Z-13-55/Z-80-100 -AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1-C (COMMUNITY BUSINESS-CONDITIONAL) DISTRICT TO THE C-1-C (COMMUNITY BUSINESS-CONDITIONAL)

DISTRICT FOR PROPERTY LOCATED AT 3181 DONALD LEE HOLLOWELL PARKWAY, N.W.,(FORMERLY KNOWN AS 3153 BANKHEAD HIGHWAY, N.W.) FOR PURPOSES OF A SITE PLAN AMENDMENT. THE PROPERTY FRONTS APPROXIMATELY 785 FEET ON THE NORTH SIDE OF DONALD LEE HOLLOWELL PARKWAY AND APPROXIMATELY 240 FEET FROM THE NORTHWEST CORNER OF THE RIGHT-OF-WAY OF WATTS ROAD. INTERSTATE 285 ABUTS THE SOUTHERN BOUNDARY OF THE PROPERTY. DEPTH: VARIES AREA: APPROXIMATELY 67.09 ACRES. LAND LOTS 258, 260 AND 261, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNERS: HPT PSC PROPERTIES, LLC APPLICANT: J.D. SATTERWHITE NPU G AND I COUNCIL DISTRICT 9

Application File Date	12-5-13
Zoning Number	Z-13-55/Z-80-100
NPU / CD	G and I/9
Staff Recommendation	Approval Conditional
NPU Recommendation	Denial
ZRB Recommendation	Approval Conditional

RESULT: APPROVED AS AMENDED [UNANIMOUS]

AYES: Adrean, Smith, Bottoms, Hall, Norwood, Shook, Young Jr.

14-O-1128 (23) - Z-14-03- AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE SPI 16/LBS (SPECIAL PUBLIC INTEREST/LANDMARK BUILDING/SITE) DISTRICT TO THE SPI-16 SUBAREA 1 (MIDTOWN SPECIAL PUBLIC INTEREST) DISTRICT, FOR PROPERTY LOCATED AT 771 SPRING STREET, N.W. FRONTING APPROXIMATELY 190 FEET ON THE SOUTH SIDE OF ARMSTEAD STREET AT THE SOUTHEAST CORNER OF SPRING STREET. DEPTH: VARIES. AREA: APPROXIMATELY .909 ACRE. LAND LOT 80. 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: GEORGIA TECH FOUNDATION REAL ESTATE HOLDING CORPORATION APPLICANT: GEORGIA TECH FOUNDATION REAL ESTATE HOLDING CORPORATION NPU E COUNCIL DISTRICT 2

Application File Date	January 7, 2014
Zoning Number	Z-14-03
NPU / CD	E/2
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval

ZRB Recommendation	Approval Conditional
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RESULT: APPROVED AS AMENDED [UNANIMOUS]
AYES: Adrean, Smith, Bottoms, Hall, Norwood, Shook, Young Jr.

14-O-1040 (24) - Z-13-56- AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE RG-3 (RESIDENTIAL GENERAL-SECTOR 3), C-1 (COMMUNITY BUSINESS) AND O-1 (OFFICE INSTITUTIONAL) DISTRICTS TO THE MRC-2 (MIXED RESIDENTIAL COMMERCIAL) DISTRICT, PROPERTY LOCATED AT 1089 PONCE DE LEON AVENUE, N.E. FRONTING APPROXIMATELY 237 FEET ON THE SOUTH SIDE OF PONCE DE LEON AVENUE AT THE SOUTHEAST INTERSECTION OF NORTH HIGHLAND. DEPTH: VARIES. AREA: APPROXIMATELY 4.088 ACRES. LAND LOT 16, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: DRUID HILLS BAPTIST CHURCH C/O MARY ANN WALKER-PASTOR APPLICANT: ERIC J. KRONBERG NPU N COUNCIL DISTRICT 2

Application File Date	12-18-13
Zoning Number	Z-13-56
NPU / CD	N/2
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

RESULT: APPROVED AS AMENDED [UNANIMOUS]
AYES: Adrean, Smith, Bottoms, Hall, Norwood, Shook, Young Jr.

14-O-1117 (25) - AN ORDINANCE BY COUNCILMEMBER CARLA SMITH AS AMENDED BY ZONING COMMITTEE TO REZONE FROM THE MR-5A/BLO (MULTIFAMILY RESIDENTIAL/BELTLINE OVERLAY) DISTRICT TO THE PD-MU/BLO (PLANNED DEVELOPMENT-MIXED USE/BELTLINE OVERLAY) DISTRICT PROPERTY LOCATED AT 800 GLENWOOD AVENUE S.E. AND 0 CHESTER AVENUE S.E. (ALSO FORMERLY KNOWN AS 860 GLENWOOD AVENUE S.E.) FRONTING APPROXIMATELY 980 FEET ON THE NORTH SIDE OF GLENWOOD AVENUE IN LAND LOTS 12 AND 21, 14TH DISTRICT OF FULTON COUNTY, GEORGIA; AND FOR OTHER PURPOSES.

RESULT: APPROVED AS AMENDED [UNANIMOUS]
MOVER: Carla Smith, Vice Chair
AYES: Adrean, Smith, Bottoms, Hall, Norwood, Shook, Young Jr.

14-O-1026 (26) - Z-12-36 A SUBSTITUTE ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE MR-3 (MULTIFAMILY RESIDENTIAL) DISTRICT, PROPERTY LOCATED AT 3519 ROXBORO ROAD, N.E. FRONTING APPROXIMATELY 46 FEET ON THE EAST SIDE OF ROXBORO ROAD BEGINNING 24 FEET FROM THE NORTHEAST CORNER OF KINGSBORO ROAD. DEPTH: APPROXIMATELY 187 FEET AREA: APPROXIMATELY 0.50 ACRE. LAND LOT 9, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: MARK G. MILLSAPS APPLICANT: REX K. BRAY NPU B COUNCIL DISTRICT 7

Application File Date	10-9-12
Zoning Number	Z-12-36
NPU / CD	B/7
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

RESULT: APPROVED ON SUBSTITUTE [UNANIMOUS]
AYES: Adrean, Smith, Bottoms, Hall, Norwood, Shook, Young Jr.

14-O-1016 (27) - AN ORDINANCE BY COUNCILMEMBER YOLANDA ADREAN AS SUBSTITUTED BY ZONING COMMITTEE TO REZONE CERTAIN PROPERTIES WITHIN THE COLLIER VILLAGE FROM VARIOUS DISTRICTS TO VARIOUS DISTRICTS TO IMPLEMENT THE COLLIER VILLAGE BLUEPRINTS PLAN.

RESULT: APPROVED ON SUBSTITUTE [UNANIMOUS]
MOVER: Yolanda Adrean, Chair
AYES: Adrean, Smith, Bottoms, Hall, Norwood, Shook, Young Jr.

VII. PAPERS HELD IN COMMITTEE

14-O-1038 (28) - U-13-22- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR PROPERTY LOCATED 1050 WHITE STREET, S.W., PURSUANT TO SECTION 16-16.005 (1) (O) FOR A SOLID WASTE HANDLING FACILITY (TIRE RECYCLING), FRONTING APPROXIMATELY 453 FEET ON THE SOUTH SIDE OF WHITE STREET AND APPROXIMATELY 258 FEET ON THE EAST SIDE OF LAWTON STREET. DEPTH: VARIES. AREA: APPROXIMATELY 3.56 ACRES. LAND LOT 118, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: MIMMS ENTERPRISES APPLICANT: TIRE KINGZ OF ATLANTA, INC. NPU T AND S COUNCIL DISTRICT 4

Application File Date	10-7-2013
Zoning Number	U-13-22
NPU / CD	T and S/4
Staff Recommendation	Denial
NPU Recommendation	Approval
ZRB Recommendation	Approval

(Held 3/12/14)

RESULT: ADVERSED IN COMMITTEE

VIII. REMARKS FROM THE PUBLIC

IX. ADJOURNMENT

X. REQUESTED ITEMS

There being no further business to come before the Zoning Committee the meeting was adjourned at 9:59 AM

Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Theo Pace, Research & Policy Analyst



The Honorable Yolanda Adrean, Chair