



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, October 29, 2014

9:30 AM

Committee Room 2

A. CALL TO ORDER

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, October 29, 2014**, at **9:37 AM** in **Committee Room 2**. The following members were present:

B. INTRODUCTION OF MEMBERS

Attendee Name	Title	Status	Arrived
Yolanda Adrean	Chair	Present	9:33 AM
Carla Smith	Vice Chair	Present	9:32 AM
Keisha Lance Bottoms	Councilmember, District 11	Present	9:35 AM
Kwanza Hall	Councilmember, District 2	Present	9:35 AM
Mary Norwood	Councilmember, Post 2 At-Large	Present	9:34 AM
Howard Shook	Councilmember, District 7	Present	9:34 AM
Ivory Lee Young Jr.	Councilmember, District 3	Present	9:32 AM

Others in Attendance:

C. ADOPTION OF AGENDA

D. APPROVAL OF MINUTES

E. ORDINANCES FOR FIRST READING

14-O-1526 (1) - AN ORDINANCE BY ZONING COMMITTEE TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT FOR A NEW SINGLE-FAMILY RESIDENCE, LOCATED AT 2879 RIVERMEADE DRIVE, N.W., 0.690 ACRES IN LAND LOT 232, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: MIKE AND MEREDITH RODGERS APPLICANT: CHRIS RIJO NPU-A COUNCIL DISTRICT 8

Application File Date	
Zoning Number	MRPA-14-02
NPU / CD	A/8
Staff Recommendation	
NPU Recommendation	

ZRB Recommendation	Not Required
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(Advertised for a Public Hearing to be held on 11/12/14)

TO BE REFERRED TO ZONING COMMITTEE

14-O-1527 (2) - U-14-27- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT PURSUANT TO SECTION 16-04.005 (1)(L) FOR A PRIVATE SCHOOL, PROPERTY LOCATED AT 4300 NORTHSIDE DRIVE, N.W. FRONTING APPROXIMATELY 750 FEET ON THE EAST SIDE OF NORTHSIDE DRIVE AND AT THE NORTHWEST CORNER OF NORTHSIDE DRIVE AND WEST CONWAY DRIVE. DEPTH: VARIES. AREA: 13.17 ACRES. LAND LOT 161, 17TH DISTRICT FULTON COUNTY, GEORGIA OWNER: NORTHWEST PRESBYTERIAN CHURCH APPLICANT: AMY O'DELL NPU A COUNCIL DISTRICT 8

Application File Date	10-7-2014
Zoning Number	U-14-27
NPU / CD	A/8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1528 (3) - U-14-28- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT PURSUANT TO SECTION 16-06A.005 (1)(K) FOR A PRIVATE PARK, PROPERTY LOCATED AT 533, 539 LINDSAY STREET, N.W. AND 530, 534, 544 AND 548 OLIVER STREET, N.W., FRONTING APPROXIMATELY 100 FEET ON THE EAST SIDE OF LINDSAY STREET AND APPROXIMATELY 243 FEET ON THE WEST SIDE OF OLIVER STREET. DEPTH: VARIES. AREA: 048 ACRES. LAND LOT 111 , 14TH DISTRICT FULTON COUNTY, GEORGIA OWNER: THE CONSERVATION FUND APPLICANT: MATTHEW WILDE NPU L COUNCIL DISTRICT 3

Application File Date	10-7-14
Zoning Number	U-14-28
NPU / CD	L/3
Staff Recommendation	

NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1529 (4) - U-14-29- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT PURSUANT TO SECTION 16-11.005 (1)(C) FOR A OUTDOOR AMUSEMENT ENTERPRISES, EXHIBITS, ENTERTAINMENTS, MEETINGS, DISPLAYS OR SALES AREAS, OR OUTDOOR AREAS FOR RELIGIOUS CEREMONIES OF 90 DAYS OR MORE DURATION, PROPERTY LOCATED AT 2760 LAKEWOOD AVENUE, S.W., (AKA AS 2756 LAKEWOOD AND 2107 METROPOLITAN AVENUE), FRONTING APPROXIMATELY 173 FEET ON THE SOUTH SIDE OF LAKEWOOD AVENUE AND APPROXIMATELY 115 FEET ON THE WEST SIDE OF METROPOLITAN PARKWAY. DEPTH: VARIES. AREA: 0.732 ACRES. LAND LOT 102, 14TH DISTRICT FULTON COUNTY, GEORGIA OWNER: NEENA JASON APPLICANT: NEENA JASON NPU X
COUNCIL DISTRICT 12

Application File Date	10-7-14
Zoning Number	U-14-29
NPU / CD	Z/12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1530 (5) - U-14-30- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT PURSUANT TO SECTION 16-05.005 (1) (C) FOR A CHURCHES, SYNAGOGUES, TEMPLES, MOSQUES, AND OTHER RELIGIOUS WORSHIP FACILITIES, PROPERTY LOCATED AT 600 PEACHTREE BATTLE AVENUE, N.W., FRONTING APPROXIMATELY 705 FEET ON THE SOUTH SIDE OF PEACHTREE BATTLE AVENUE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PEACHTREE BATTLE AVENUE AND NORTHSIDE DRIVE DEPTH: APPROXIMATELY 810 FEET. AREA: 12.089 ACRES. LAND LOT 155, 17TH DISTRICT FULTON COUNTY, GEORGIA OWNER: AHAVATH ACHIM CONGREGATION, INC. APPLICANT: AHAVATH ACHIM CONGREGATION, INC NPU C
COUNCIL DISTRICT 9

Application File Date	10-7-14
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Zoning Number	U-14-30
NPU / CD	C/9
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1531 (6) - U-14-31 – AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR THE TRANSFER OF EXCESS DEVELOPMENT DENSITY FROM PROPERTY LOCATED AT 641 (AKA) 665 NORTH AVENUE (SENDING PARCELS) TO PROPERTY LOCATED AT 1763-1791 (AKA 1791) PIEDMONT AVENUE (RECEIVING PARCELS); AND FOR OTHER PURPOSES. OWNERS: TIM SCHRAGER/ADAMS PONCE PARK SOUTH, LLC APPLICANT: KEVIN EDWARDS NPU F COUNCIL DISTRICT 6

Application File Date	10-7-14
Zoning Number	U-14-31
NPU / CD	F/6
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1532 (7) - Z-14-62- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE RG-2 (RESIDENTIAL GENERAL SECTOR 2) DISTRICT TO THE RG-3 (RESIDENTIAL GENERAL SECTOR 3) DISTRICT, PROPERTY LOCATED 3713, 3715, AND 3717 PEACHTREE ROAD, N.E., APPROXIMATELY 200 FEET ON THE SOUTHEASTERLY SIDE OF PEACHTREE ROAD BEGINNING APPROXIMATELY 101 FEET FROM THE SOUTHWEST CORNER OF ROXBORO ROAD. DEPTH: VARIES. AREA: APPROXIMATELY 1.29 ACRES. LAND LOT 10, 17TH FULTON COUNTY, GEORGIA. OWNER: 3715 PEACHTREET, LLC AND HT 333 HIGHLAND, LLC APPLICANT: AOB LLC BY ROBERT ZOECKLER, ESQ. NPU B COUNCIL DISTRICT 7

Application File Date	9-30-14
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Zoning Number	Z-14-62
NPU / CD	B/7
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 14-O-1533 (8) - Z-14-64- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE RLC (RESIDENTIAL LIMITED COMMERCIAL) DISTRICT, PROPERTY LOCATED 605 DARLINGTON ROAD, N.E. (AKA 2811 PIEDMONT ROAD, N.E.), APPROXIMATELY 70 FEET ON THE SOUTH SIDE OF DARLINGTON ROAD AND APPROXIMATELY 129 FEET ON THE EASTERLY SIDE OF PIEDMONT ROAD AT THE INTERSECTION OF DARLINGTON ROAD AND PIEDMONT ROAD. DEPTH: VARIES. AREA: APPROXIMATELY 0.34 ACRES. LAND LOT 47, 17TH FULTON COUNTY, GEORGIA. OWNER: LESLEY C. FOSTER APPLICANT: SHEA E. ROBERTS. NPU B COUNCIL DISTRICT 7

Application File Date	10-6-14
Zoning Number	Z-14-64
NPU / CD	B/7
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 14-O-1534 (9) - Z-14-65- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE PDMU/BELTLINE OVERLAY DISTRICT (PLANNED DEVELOPMENT-MIXED USE L/BELTLINE OVERLAY) DISTRICT TO THE MRC-3/BELTLINE OVERLAY DISTRICT (MIXED RESIDENTIAL COMMERCIAL/BELTLINE OVERLAY) DISTRICT, PROPERTY LOCATED 670 DALLAS STREET AND 695 NORTH AVENUE, N.E., FRONTING APPROXIMATELY 243 FEET ON THE SOUTHEAST SIDE OF NORTH AVENUE AT THE SOUTHEAST CORNER OF NORTH ANGIER AVENUE. DEPTH: VARIES. AREA: APPROXIMATELY 3.3 ACRES. LAND LOT 18, 14TH FULTON COUNTY, GEORGIA. OWNERS: ATLANTA BELTLINE,

INC/ATLANTA DEVELOPMENT AUTHORITY /PONCEY HIGHLAND
 INVESTORS 1, LLC, APPLICANT: ATLANTA BELTLINE, INC. NPU M
 COUNCIL DISTRICT 2

Application File Date	10-7-14
Zoning Number	Z-14-65
NPU / CD	M/2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 14-O-1535 (10) - Z-14-66- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-2 (HEAVY INDUSTRIAL) DISTRICT TO THE MR-5A (MULTIFAMILY RESIDENTIAL) DISTRICT , PROPERTY LOCATED A PORTION OF 490 BISHOP STREET, N.W. AND A PORTION OF 1299 NORTHSIDE DRIVE, N.W., FRONTING APPROXIMATELY 461 FEET ON THE SOUTH SIDE OF 17TH STREET BEGINNING APPROXIMATELY 672 FEET FROM THE SOUTHWEST CORNER OF NORTHSIDE DRIVE. DEPTH: VARIES. AREA: APPROXIMATELY 8.3 ACRES. LAND LOT 148, 17TH FULTON COUNTY, GEORGIA. OWNERS: STATE ROAD AND TOLLWAY AUTHORITY/LU12 ATLANTA 17TH STREET, L.P. APPLICANT: FAIRFIELD RESIDENTIAL COMPANY, LLC. NPU E COUNCIL DISTRICT 8

Application File Date	10-7-14
Zoning Number	Z-14-66
NPU / CD	E/8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 14-O-1536 (11) - Z-14-67-AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE MRC-3 MIXED RESIDENTIAL COMMERCIAL) DISTRICT, PROPERTY LOCATED 720 RALPH MCGILL BOULEVARD, N.E. FRONTING APPROXIMATELY 236 FEET ON THE NORTH SIDE OF RALPH MCGILL BOULEVARD AT THE

NORTHWEST CORNER OF ASHLEY VENUE. DEPTH: VARIES. AREA: APPROXIMATELY 1.9 ACRES. LAND LOT 18, 14TH FULTON COUNTY, GEORGIA. OWNERS: THE THRILLS ON RALPH MCGILLS, LLC APPLICANT: NORTH AMERICAN PROPERTIES NPU M COUNCIL DISTRICT 2

Application File Date	10-7-14
Zoning Number	Z-14-67
NPU / CD	M/2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

F. COMMUNICATIONS

14-C-5116 (12) - A COMMUNICATION BY COUNCILMEMBERS MICHAEL JULIAN BOND, POST 1 AT-LARGE, IVORY L. YOUNG, JR., DISTRICT 3, AND CLETA WINSLOW, DISTRICT 4 SUBMITTING THE REAPPOINTMENT OF MR. CALVIN LOCKWOOD TO SERVE AS A MEMBER OF THE ZONING REVIEW BOARD. THIS REAPPOINTMENT IS FOR A TERM OF TWO (2) YEARS, RETROACTIVE TO JULY 16, 2014 AND ENDING JULY 16, 2016, SCHEDULED TO BEGIN ON THE DATE OF COUNCIL CONFIRMATION.

RESULT: HELD IN COMMITTEE

14-C-5118 (13) - A COMMUNICATION BY COUNCILMEMBERS MARY NORWOOD, POST 2 AT- LARGE, NATALYN M. ARCHIBONG, DISTRICT 5, AND ALEX WAN, DISTRICT 6, SUBMITTING THE REAPPOINTMENT OF MR. JOSEPH ALCOCK FOR CONSIDERATION TO SERVE AS A MEMBER OF THE ZONING REVIEW BOARD. THIS APPOINTMENT IS FOR A TERM OF TWO (2) YEARS RETROACTIVE TO BEGIN ON 8/20/2014 AND EXPIRE 8/20/2016 UPON COUNCIL CONFIRMATION.

(Favorable by Zoning Committee 10/29/14)

REFERRED TO COMMITTEE ON COUNCIL

RESULT: FAVORABLE [UNANIMOUS]

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

G. ORDINANCES FOR SECOND READING

14-O-1426 (14) - U-14-21- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT PURSUANT TO SECTION 16-17.005 (1)(D) FOR A CEMETERY, PROPERTY LOCATED AT 1621 MARIETTA ROAD, N.W. FRONTING APPROXIMATELY 200 FEET ON THE EASTERLY SIDE OF MARIETTA ROAD AND APPROXIMATELY 81 FEET ON THE SOUTH SIDE OF CHESTNUT PLACE AND LOCATED AT THE SOUTHEASTERN INTERSECTION OF CHESTNUT PLACE AND MARIETTA ROAD. DEPTH: APPROXIMATELY 200 FEET. AREA: 0.373 ACRES. LAND LOT 223, 17TH DISTRICT FULTON COUNTY, GEORGIA OWNER: CRAIG COURIS. APPLICANT: JULIA M. DUNCAN NPU D COUNCIL DISTRICT 9

Application File Date	July 28, 2014
Zoning Number	U-14-21
NPU / CD	D/9
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

RESULT: FAVORABLE [UNANIMOUS]

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

14-O-1342 (15) - AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK TO AMEND THE CODE OF ORDINANCES OF THE CITY OF ATLANTA REGARDING SIGNS INSIDE OF BUILDINGS BY AMENDING SECTION 16-28A.008(2); ADDING NEW GENERAL REGULATIONS TO BE CODIFIED AT SECTION 16-28A.007(Q) ("GENERAL REGULATIONS"); AMENDING THE SIGN REGULATIONS FOR MUSEUMS IN SPI-1; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-14-44
NPU / CD	All
Staff Recommendation	Approval
NPU Recommendation	See Worksheet
ZRB Recommendation	Approval

RESULT: FAVORABLE [UNANIMOUS]
MOVER: Howard Shook, Councilmember, District 7
AYES: Adrean, Smith, Bottoms, Hall, Norwood, Shook, Young Jr.

14-O-1421 (16) - Z-14-52- AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE R-4A (SINGLE FAMILY RESIDENTIAL) DISTRICT, PROPERTY LOCATED AT 606 FLAT SHOALS AVENUE, S.E., FRONTING APPROXIMATELY 75 FEET ON THE EAST SIDE OF FLAT SHOALS ROAD AVENUE, APPROXIMATELY 211 FEET ON THE SOUTH SIDE OF NEWTON AVENUE AND LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF FLAT SHOALS AVENUE AND NEWTON AVENUE. DEPTH: VARIES. AREA: APPROXIMATELY 0.551 ACRES. LAND LOT 176, 15TH DISTRICT DEKALB COUNTY, GEORGIA. OWNER: ATTICUS GRAYBILL APPLICANT: ROD W. LEE NPU W COUNCIL DISTRICT 5

Application File Date	8-5-2014
Zoning Number	Z-14-52
NPU / CD	W/5
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

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

14-O-1130 (17) - Z-14-01- AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE RG-4 (RESIDENTIAL GENERAL-SECTOR 4) DISTRICT, PROPERTY LOCATED AT 2600 SHADY VALLEY DRIVE (17-00060001029), 2601 SHADY VALLEY DRIVE (17-00060001028) AND 2633 LENOX ROAD (17-00060001027), FRONTING APPROXIMATELY 123 FEET ON THE NORTHERLY SIDE OF SHADY VALLEY DRIVE AND APPROXIMATELY 347 FEET ON THE EASTERLY SIDE OF BUFORD HIGHWAY AND APPROXIMATELY 47 FEET ON THE SOUTHEASTERLY SIDE OF LENOX ROAD. DEPTH: VARIES. AREA: APPROXIMATELY 1.37 ACRES. LAND LOT 6, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: THE DOCTOR CHARLES M. TAYLOR LIVING TRUST AND WILLIAM J. TAYLOR, JR. APPLICANT: AOB ATLANTA, LLC. NPU B COUNCIL DISTRICT 7

Application File Date	January 7, 2014
Zoning Number	Z-14-01

NPU / CD	B/7
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

RESULT: HELD IN COMMITTEE

14-O-1412 (18) - Z-14-36- AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4(SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE MR-3 (MULTIFAMILY RESIDENTIAL) DISTRICT, PROPERTY LOCATED AT 1910 AND 1920 BIXBY STREET, S.E., FRONTING APPROXIMATELY 188 FEET ON THE NORTH SIDE OF BIXBY BEGINNING APPROXIMATELY 258 FEET FROM THE EASTERLY INTERSECTION OF WARREN STREET. DEPTH: VARIES. AREA: APPROXIMATELY 2.88 ACRES. LAND LOT 206, 15TH DEKALB COUNTY, GEORGIA. OWNER: LB BIXBY STREET. LLC APPLICANT: KB PARTNERS (JETHA WAGNER) NPU O COUNCIL DISTRICT 5

Application File Date	July 1, 2014
Zoning Number	Z-14-36
NPU / CD	O/5
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

RESULT: FAVORABLE/AMENDED [UNANIMOUS]

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

14-O-1416 (19) - Z-14-40- 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 A CHANGE OF CONDITIONS, PROPERTY LOCATED AT 2860 PIEDMONT AVENUE, N.E., FRONTING APPROXIMATELY 180 FEET ON THE WEST SIDE OF PIEDMONT ROAD APPROXIMATELY 425 FEET NORTH OF THE INTERSECTION OF PIEDMONT ROAD AND EAST WESLEY ROAD. DEPTH: VARIES. AREA: APPROXIMATELY 1.240 ACRES. LAND LOT 60, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: FIRST COMMUNITY BANK OF EAST TENNESSEE APPLICANT JON W. JORDAN NPU B COUNCIL DISTRICT 7

Application File Date	July 2, 2014
Zoning Number	Z-14-40
NPU / CD	B/7
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

RESULT: FAVORABLE/AMENDED [UNANIMOUS]

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

14-O-1422 (20) - Z-14-53- AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE MRC-3-C (MIXED RESIDENTIAL COMMERCIAL-CONDITIONAL) DISTRICT TO THE MRC-3-C (MIXED RESIDENTIAL COMMERCIAL-CONDITIONAL) DISTRICT, PROPERTY LOCATED AT 60-64 MANGUM STREET, S.W., 356 MITCHELL STREET, S.W., 376 MITCHELL STREET, S.W. AND PARCELS 14-0084-0004-0196, 14-0084-0004-0832, 14-0084-0004-0084, 14-0084-0004-0550, 14-0084-0004-0725 AND 14-0084-0004-0766FRONTING APPROXIMATELY 157.60 FEET ON THE SOUTH SIDE OF MITCHELL STREET AT THE SOUTHWEST CORNER OF CENTENNIAL OLYMPIC BOULEVARD. DEPTH: VARIES. AREA: APPROXIMATELY 2.35 ACRES. LAND LOT 84, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: HUDSON BROTHERS, LLC. APPLICANT: HUDSON BROTHERS, LLC. NPU M COUNCIL DISTRICT 3

Application File Date	August 5, 2014
Zoning Number	Z-14-53
NPU / CD	M/3
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

RESULT: FAVORABLE/AMENDED [UNANIMOUS]

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

14-O-1458 (21) - Z-14-54- AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING)

DISTRICT, FOR THE PURPOSE OF A SITE PLAN AMENDMENT FOR PROPERTIES PREVIOUSLY REZONED AS A PART OF A UNIFIED PLAN ASSOCIATED WITH ORDINANCE 04-O-0902 AND ADDRESSED AS 360 & 390 16TH STREET, N.W AND 1217 MECASLIN STREET, N.W. NPU-E
COUNCIL DISTRICT 2/3

Application File Date	8-12-2014
Zoning Number	Z-14-54
NPU / CD	E/2 & 3
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

RESULT: FAVORABLE/AMENDED [UNANIMOUS]

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

14-O-1367 (22) - Z-14-49- AN ORDINANCE BY COUNCILMEMBERS CLETA WINSLOW AND JOYCE SHEPERD AS SUBSTITUTED BY ZONING COMMITTEE TO AMEND CHAPTER 28A (SIGN ORDINANCE) OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO CREATE A NEW SECTION 16-28A.010 (53) ENTITLED "WEST END/LEE STREET OVERLAY SIGN DISTRICT"; TO DEFINE AND REGULATE THE TIME, PLACE AND MANNER IN WHICH WINDOW SIGNS SHALL BE PERMITTED IN THE DISTRICT; TO AMEND THE OFFICIAL ZONING MAP TO DEFINE THE BOUNDARIES OF THE DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-14-49
NPU / CD	4 and 12, S and T
Staff Recommendation	Approval on Substitute
NPU Recommendation	See Worksheet
ZRB Recommendation	Approval on Substitute

RESULT: FAVORABLE/SUBSTITUTE [UNANIMOUS]

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

14-O-1368 (23) - 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

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

14-O-1419 (24) - Z-14-43- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4B (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 776 MERCER STREET, S.E. FRONTING APPROXIMATELY 176 FEET ON THE NORTH SIDE OF MERCER STREET BEGINNING 86 FEET FROM THE NORTH EAST INTERSECTION OF MERCER AND ELOISE STREET. DEPTH: VARIES. AREA: APPROXIMATELY 0.936ACRES. LAND LOT 22, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNERS: PHILIPPE J. PELLERIN REAL ESTATE SERVICES, LLC C/O PHILIPPE PELLERIN APPLICANT: PHILIPPE PELLERIN NPU W COUNCIL DISTRICT 1

Application File Date	July 1, 2014
Zoning Number	Z-14-43
NPU / CD	W/1
Staff Recommendation	Denial
NPU Recommendation	Approval
ZRB Recommendation	Denial

RESULT: HELD IN COMMITTEE

14-O-1218 (25) - 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 ACRE. 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	File
NPU Recommendation	Deferral
ZRB Recommendation	File

RESULT: FILED BY COMMITTEE [6 TO 0]

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

AWAY: Smith

14-O-1208 (26) - 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
Zoning Number	U-14-07
NPU / CD	Y/1
Staff Recommendation	File
NPU Recommendation	Approval
ZRB Recommendation	File

RESULT: FILED BY COMMITTEE [6 TO 0]
AYES: Adrean, Bottoms, Hall, Norwood, Shook, Young Jr.
AWAY: Smith

14-O-1515 (27) - AN ORDINANCE BY COUNCILMEMBER KWANZA HALL AUTHORIZING THE INSTALLATION OF PUBLIC ART (ENTITLED "LIFE ON THE BELTLINE") AT 725 PONCE DE LEON AVENUE N.E., ATLANTA, GEORGIA 30306 AS PURSUANT TO CODE SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.

RESULT: FAVORABLE [6 TO 0]
MOVER: Kwanza Hall, Councilmember, District 2
AYES: Adrean, Bottoms, Hall, Norwood, Shook, Young Jr.
AWAY: Smith

H. PAPERS HELD IN COMMITTEE

14-O-1207 (28) - U-14-06- AN AMENDED 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 0.64 ACRE. 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	Approval Conditional
NPU Recommendation	Denial
ZRB Recommendation	Approval Conditional

(Held 10/15/14)

RESULT: HELD IN COMMITTEE

14-O-1275 (29) - Z-14-21- AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-5 (TWO-FAMILY RESIDENTIAL) DISTRICT TO THE C-1-C (COMMUNITY BUSINESS) DISTRICT FOR PROPERTY LOCATED AT 380 14TH STREET, N.W., AND 1131 MECASLIN STREET, N.W., FRONTING APPROXIMATELY 162 FEET ON THE EAST SIDE OF MESCALIN STREET, APPROXIMATELY 172 FEET ON THE SOUTH SIDE OF 14TH STREET AND LOCATED AT THE SOUTHEASTERLY INTERSECTION OF MESCALIN AND 14TH STREET. DEPTH: VARIES AREA: APPROXIMATELY 0.925 ACRE LAND LOT 149. 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: 380 PROPERTIES, LLC APPLICANT: ROBERT PINDER NPU E COUNCIL DISTRICT 3

Application File Date	May 6, 2014
Zoning Number	Z-14-21
NPU / CD	E-3
Staff Recommendation	Approval Conditional

NPU Recommendation	Denial
ZRB Recommendation	Approval Conditional

(Held 10/15/14)

RESULT: HELD IN COMMITTEE

14-O-1348 (30) - 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)

RESULT: HELD IN COMMITTEE

14-O-1366 (31) - AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK 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

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)

RESULT: HELD IN COMMITTEE

14-O-1473 (32) - 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)

RESULT: HELD IN COMMITTEE

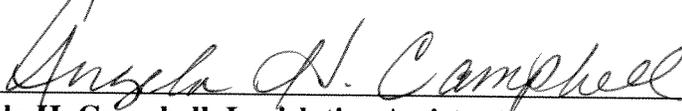
I. REMARKS FROM THE PUBLIC

J. ADJOURNMENT

K. REQUESTED ITEMS

There being no further business to come before the Zoning Committee the meeting was adjourned at 10:05 AM

Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Theo Pace, Research & Policy Analyst



The Honorable Yolanda Adrean, Chair