



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
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Wednesday, August 27, 2014

9:30 AM

Committee Room 2

A. CALL TO ORDER

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, August 27, 2014**, at **9:33 AM**. in **Committee Room 2**. The following members were present:

B. INTRODUCTION OF MEMBERS

Attendee Name	Title	Status	Arrived
Yolanda Adrean	Chair	Present	9:31 AM
Carla Smith	Vice Chair	Present	9:31 AM
Keisha Lance Bottoms	Councilmember, District 11	Present	9:30 AM
Kwanza Hall	Councilmember, District 2	Present	9:27 AM
Mary Norwood	Councilmember, Post 2 At-Large	Absent	
Howard Shook	Councilmember, District 7	Present	9:40 AM
Ivory Lee Young Jr.	Councilmember, District 3	Present	9:41 AM

Others in Attendance:

Attorneys Lem Ward and Jeffery Haymore, Law Department; Zoning Administrator Charletta Wilson Jacks, Planning Department; members of the public and Council staff.

C. ADOPTION OF AGENDA

ADOPTED

D. APPROVAL OF MINUTES

APPROVED

E. ORDINANCES FOR FIRST READING

14-O-1411 (1) - Z-14-35- AN ORDINANCE TO REZONE FROM THE PDMU (PLANNED DEVELOPMENT-MIXED USE) DISTRICT TO THE PDMU (PLANNED DEVELOPMENT MIXED USE) DISTRICT FOR A CHANGE OF CONDITIONS, PROPERTY LOCATED AT 659 AUBURN AVENUE, N.E., FRONTING APPROXIMATELY 572 FEET ON THE SOUTH SIDE OF AUBURN AVENUE, N.E. AND AT THE INTERSECTION OF AUBURN AND AIRLINE STREET. DEPTH: VARIES. AREA: APPROXIMATELY 8.93 ACRES. LAND LOT 19, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: STUDIOPLEX, LLC (DILLON BAYNES, MANAGER) APPLICANT: TUNNELL-SPANGLER-WALSH AND ASSOCIATES (CALEB RACICOT) NPU MCOUNCIL DISTRICT 2

Application File Date	June 30, 2014
Zoning Number	Z-14-35
NPU / CD	M/2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

REFERRED TO ZRB AND ZONING COMMITTEE

- 14-O-1412 (2) - Z-14-36- AN ORDINANCE TO REZONE FROM THE R4(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	
NPU Recommendation	
ZRB Recommendation	

REFERRED TO ZRB AND ZONING COMMITTEE

- 14-O-1413 (3) - Z-14-37- AN ORDINANCE TO REZONE FROM THE SPI 15, SUBAREA 8 TO THE SPI 15 SUBAREA 3, PROPERTY LOCATED AT 690 AND 658 LINDBERGH DRIVE, N.E., FRONTING APPROXIMATELY 511 FEET ON THE NORTH SIDE OF LINDBERGH CIRCLE AT THE NORTHWEST INTERSECTION OF MOROSGO DRIVE AND LINDBERGH CIRCLE. DEPTH: VARIES. AREA: APPROXIMATELY 8.71 ACRES. LAND LOT 48, 17TH FULTON COUNTY, GEORGIA. OWNER: BUCKHEAD AT LINDBERGH, LLC (DAVID BAKER) APPLICANT: FUQUA ACQUISITIONS II, LLC NPU B COUNCIL DISTRICT 6

Application File Date	July 1, 2014
Zoning Number	Z-14-37
NPU / CD	B/6
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1414 (4) - Z-14-38- AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE PDH (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 845 DELMAR AVENUE, S.E. (AKA 795 AND 797 DELMAR AVENUE) FRONTING APPROXIMATELY 160 FEET ON THE SOUTH SIDE OF DELMAR AVENUE AND APPROXIMATELY 735 FEET ON THE EASTERLY BORDER OF THE ATLANTA WEST POINT RAILROAD. DEPTH: VARIES. AREA: APPROXIMATELY 5.51 ACRES. LAND LOTS 11 AND 22, 14TH FULTON COUNTY, GEORGIA. OWNER: TRUST FOR PUBLIC LAND APPLICANT: JERRY MILLER NPU W COUNCIL DISTRICT 1

Application File Date	July 1, 2014
Zoning Number	Z-14-38
NPU / CD	W/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1415 (5) - Z-14-39- AN ORDINANCE TO REZONE FROM THE PDMU (PLANNED DEVELOPMENT-MIXED USE) DISTRICT TO THE PDMU (PLANNED DEVELOPMENT MIXED USE) DISTRICT FOR A CHANGE OF CONDITIONS, PROPERTY LOCATED AT 789 CHEROKKE AVENUE, S.E. FRONTING APPROXIMATELY 357 FEET ON THE NORTH SIDE OF CHEROKEE AVENUE, APPROXIMATELY 200 FEET ON THE EAST SIDE OF GRANT PARK PLACE AND APPROXIMATELY 79 FEET ON THE WEST SIDE OF AUGUSTA AVENUE. DEPTH: VARIES. AREA: APPROXIMATELY 1.384 ACRES. LAND LOT 143, 14TH DISTRICT FULTON COUNTY,

GEORGIA. OWNER: GRANT PARK PLACE, LLC. APPLICANT: JASON NAYLOR NPU W COUNCIL DISTRICT 1

Application File Date	July 1, 2014
Zoning Number	Z-14-39
NPU / CD	W/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1416 (6) - Z-14-40- AN ORDINANCE 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	
NPU Recommendation	
ZRB Recommendation	

REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1417 (7) - Z-14-41- AN ORDINANCE TO REZONE FROM THE RG-2 (RESIDENTIAL GENERAL-SECTOR 2) TO THE MR-4A (MULTIFAMILY RESIDENTIAL) DISTRICT, PROPERTY LOCATED AT 1763 1791 (AKA 1797) PIEDMONT ROAD, N.E., FRONTING APPROXIMATELY 612 FEET ON THE EAST SIDE OF PIEDMONT ROAD BEGINNING APPROXIMATELY 50 SOUTH OF THE INTERSECTION OF PIEDMONT ROAD AND MONTGOMERY FERRY

ROAD. DEPTH: VARIES. AREA: APPROXIMATELY 3.38 ACRES. LAND LOT 51, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: TIM SCHRAGER APPLICANT: KEVIN S.EDWARDS NPU F COUNCIL DISTRICT 6

Application File Date	July 1, 2014
Zoning Number	Z-14-41
NPU / CD	F/6
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1418 (8) - Z-14-42- AN ORDINANCE TO REZONE FROM THE R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE MR-3(MULTIFAMILY RESIDENTIAL) DISTRICT, PROPERTY LOCATED AT 3537, 3541, 3545, 3549, AND 3555 ROXBORO ROAD, N.E., FRONTING APPROXIMATELY 316 FEET ON THE NORTHWEST SIDE OF ROXBORO ROAD BEGINNING APPROXIMATELY 191 FEET FROM THE INTERSECTION OF KINGSBORO ROAD AND ROXBORO ROAD. DEPTH: VARIES. AREA: APPROXIMATELY 1.814 ACRES. LAND LOT 9, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNERS: D&B LOWENKOPF FAMILY TRUST, DAVID LOWENKOPF TRUSTEE, JOHN ROBERTS, JR., JAMES REDDING, AND BYRON BILLINGSLEY APPLICANT: DAVID L. SMITH NPU B COUNCIL DISTRICT 7

Application File Date	July 1, 2014
Zoning Number	Z-14-41
NPU / CD	B/7
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1419 (9) - Z-14-43- AN ORDINANCE 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	
NPU Recommendation	
ZRB Recommendation	

REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1420 (10) - Z-14-47- AN ORDINANCE TO REZONE FROM THE O-I (OFFICE INSTITUTIONAL) DISTRICT TO THE C-1 (COMMUNITY BUSINESS) DISTRICT, PROPERTY LOCATED AT 2573 LENOX ROAD, N.E., FRONTING APPROXIMATELY 339 FEET ON THE WEST SIDE OF LENOX ROAD AND APPROXIMATELY 738 ON THE SOUTH SIDE OF BUFORD HIGHWAY AND LOCATED AT THE SOUTHEASTERLY INTERSECTION OF BUFORD HIGHWAY AND LENOX ROAD. DEPTH: VARIES. AREA: APPROXIMATELY 3.085 ACRES. LAND LOT 6, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNERS: LENOX BUFORD HOLDINGS, LLC APPLICANT: LENOX BUFORD HOLDINGS, LLC NPU B COUNCIL DISTRICT 7

Application File Date	July 2, 2014
Zoning Number	Z-14-47
NPU / CD	B/7
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1421 (11) - 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	
NPU Recommendation	
ZRB Recommendation	

REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1422 (12) - Z-14-53-AN ORDINANCE 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., FRONTING 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	
NPU Recommendation	
ZRB Recommendation	

REFERRED TO ZRB AND ZONING COMMITTEE

- 14-O-1423 (13) - U-78-48 (TR14-04) AN ORDINANCE TO AMEND ORDINANCE 78-48 ADOPTED BY THE CITY COUNCIL ON NOVEMBER 17, 1980 AND APPROVED BY THE MAYOR ON NOVEMBER 22, 1980 APPROVING A TRANSFER OF OWNERSHIP FOR A SPECIAL USE PERMIT FOR A DAY CARE CENTER FOR PROPERTY LOCATED AT 2407 CASCADE AVENUE, S.W., AND FOR OTHER PURPOSES.

Application File Date	July 21, 2014
Zoning Number	U-78-48 and TR-14-004
NPU / CD	
Staff Recommendation	Not Required
NPU Recommendation	Not Required
ZRB Recommendation	Not Required

REFERRED TO ZONING COMMITTEE

- 14-O-1424 (14) - U-14-19- AN ORDINANCE GRANTING A SPECIAL USE PERMIT PURSUANT TO SECTION 16-18A.006 (4) FOR A BUS TERMINAL, PROPERTY LOCATED AT 211 PEACHTREE STREET, S.W., FRONTING APPROXIMATELY 50 FEET ON THE WEST SIDE OF PEACHTREE STREET AND ADJACENT TO THE REAR OF THE MARTA GARNETT STATION. DEPTH: 133 FEET. AREA: 0.152 ACRES. LAND LOT 77, 14TH DISTRICT FULTON COUNTY, GEORGIA OWNER: GEORGIA UNDERWRITERS GROUP, INC. APPLICANT: SHUZHEN SHENG NPU M

COUNCIL DISTRICT 4

Application File Date	July 22, 2014
Zoning Number	U-14-19
NPU / CD	M/4
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

REFERRED TO ZRB AND ZONING COMMITTEE

- 14-O-1425 (15) - U-14-17 AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE TRANSFER OF EXCESS DEVELOPMENT DENSITY FROM PROPERTY LOCATED AT 979 CRESCENT AVENUE, 90 PEACHTREE PLACE AND 990 PEACHTREE STREET (SENDING PARCELS) TO PROPERTY LOCATED AT

169, 171, 175, 179, 181, 185, 191 AND 195 11TH STREET AND 180 10TH STREET (RECEIVING PARCELS); AND FOR OTHER PURPOSES. OWNERS: PIEDMONT AND ELEVENTH, LLC/182 TENTH, LLC. APPLICANT: PIEDMONT REALTY PARTNERS, LLC. NPU E COUNCIL DISTRICT 2

Application File Date	July 11, 2014
Zoning Number	U-14-17
NPU / CD	E/2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1426 (16) - U-14-21- AN ORDINANCE 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	
NPU Recommendation	
ZRB Recommendation	

REFERRED TO ZRB AND ZONING COMMITTEE

F. ORDINANCES FOR SECOND READING

14-O-1391 (17) - Z-14-45 AN ORDINANCE BY ZONING COMMITTEE TO AMEND SEC. 6-1007(F) OF THE LAND DEVELOPMENT CODE, PART III OF THE CITY CODE, SO AS TO SET THE FEE FOR PROCESS AND REVIEW OF SPECIAL

ADMINISTRATIVE PERMIT APPLICATIONS BY THE OFFICE OF PLANNING FOR MARKET GARDENS AND URBAN GARDENS; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-14-15
NPU / CD	All-City Wide
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

RESULT: HELD IN COMMITTEE

- 14-O-1404 (18) - AN ORDINANCE BY COUNCILMEMBER YOLAND ADREAN CORRECTING ORDINANCE 14-O-1035 THAT REZONED PROPERTY LOCATED AT (A PORTION OF) 2140 PEACHTREE ROAD, N.W., FROM THE C-3-C/BL (COMMERCIAL RESIDENTIAL-CONDITIONAL/BELTLINE OVERLAY) DISTRICT AND C3/BL (COMMERCIAL RESIDENTIAL/BELTLINE OVERLAY) DISTRICT TO THE C3C/BL (COMMERCIAL RESIDENTIAL-CONDITIONAL/BELTLINE OVERLAY) DISTRICT FOR THE PURPOSE OF INCLUDING THE CORRECT AMENDED LEGAL DESCRIPTION AND THE CORRECT REFERENCE TO THE SITE PLAN UPON WHICH THE CONDITIONS WERE APPROVED; AND FOR OTHER PURPOSES. NPU C COUNCIL DISTRICT 8

RESULT: FAVORABLE [UNANIMOUS]

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

ABSENT: Mary Norwood

- 14-O-1405 (19) - AN ORDINANCE BY COUNCILMEMBER KWANZA HALL AUTHORIZING THE INSTALLATION OF PUBLIC ART AT THE JUNIPER FACADE OF THE EMORY PROTON THERAPY CENTER AT 615PEACHTREE ST NE, ATLANTA, GEORGIA AS PURSUANT TO CODE SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.

RESULT: FAVORABLE [UNANIMOUS]

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

ABSENT: Mary Norwood

- 14-O-1237 (20) - U-14-09 - AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A COMMUNITY CENTER PURSUANT TO

SECTION 16-18K. 004 (3) (A) FOR PROPERTY LOCATED AT 80 JOSEPH E. LOWERY BOULEVARD, N.W. FRONTING APPROXIMATELY 258 FEET ON THE WEST SIDE OF JOSEPH E. LOWERY BOULEVARD AT THE INTERSECTION DEPTH: APPROXIMATELY 164 FEET. AREA: APPROXIMATELY 0.23 ACRE. LAND LOT 16, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: FAMILIES FIRST C/O HAROLD BUCKLEY, JR., ESQ. APPLICANT: THE BOARD OF EDUCATION OF THE CITY OF ATLANTA NPU K COUNCIL DISTRICT 3

Application File Date	4-1-2014
Zoning Number	U-14-09
NPU / CD	K/3
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

RESULT: FAVORABLE [UNANIMOUS]

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

ABSENT: Mary Norwood

14-O-1276 (21) - Z-14-22-AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE R-4A (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED AT 946 DELAWARE AVENUE, S.E., FRONTING APPROXIMATELY 175 FEET ON THE WEST SIDE OF DELAWARE AVENUE AND APPROXIMATELY 163 FEET ON THE EAST SIDE OF ORMEWOOD TERRACE. DEPTH: APPROXIMATELY 554 FEET. AREAS: APPROXIMATELY 1.9 ACRES. LAND LOT 11, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: 946 DELAWARE AVENUE INVESTMENT, LLC APPLICANT: BRAD GOOD NPU W COUNCIL DISTRICT 1

Application File Date	May 6, 2014
Zoning Number	Z-14-22
NPU / CD	W-1
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

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

14-O-1210 (22) - U-14-10- AN AMENDED 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 0.173 ACRE. LAND LOT 207, 115TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: YUSUF MUWWAKKL APPLICANT: WILLIAM STEPHENSON ON BEHALF OF LAUREN KILBY NPU O COUNCIL DISTRICT 5

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

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

14-O-1372 (23) - U-14-16-AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR MANUFACTURING PURSUANT TO SECTION 16-18V.005 (4) (A) FOR PROPERTY LOCATED AT 408 WOODARD AVENUE, S.E., FRONTING APPROXIMATELY 234 FEET ON THE NORTH SIDE OF WOODWARD AVENUE AND AT THE INTERSECTION OF WOODWARD AVENUE AND OAKLAND AVENUE. DEPTH VARIES. AREA: APPROXIMATELY 1.153 ACRES. LAND LOT 44, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: HARRY MITCHELL APPLICANT: SUSAN SHEFFIELD NPU W COUNCIL DISTRICT 1

Application File Date	6-3-14
Zoning Number	U-14-16
NPU / CD	W/1

Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

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

14-O-1350 (24) - Z-14-28- AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-1-C (LIGHT INDUSTRIAL-CONDITIONAL) DISTRICT TO THE MR-4B (MULTI FAMILY RESIDENTIAL) DISTRICT, PROPERTY LOCATED AT 2067 AND 0 MANCHESTER STREET, NE FRONTING APPROXIMATELY 195 FEET ON THE EASTERN SIDE OF MANCHESTER STREET, NE AND APPROXIMATELY 278 FEET ON THE SOUTH SIDE OF LIDDELL DRIVE. PROPERTY IS LOCATED AT THE SOUTHWESTERN INTERSECTION OF MANCHESTER STREET AND LIDDELL DRIVE, NE . DEPTH: APPROXIMATELY 278 FEET. AREA: APPROXIMATELY 1.245 ACRES. LAND LOT 184, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: WALTER AND DEBORAH HARRISON APPLICANT: TUNNELL-SPANGLER WALSH AND ASSOCIATES/HEDGEWOOD HOMES NPU F COUNCIL DISTRICT 6

Application File Date	June 3, 2014
Zoning Number	Z-14-28
NPU / CD	F/6
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

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

14-O-1348 (25) - U-14-13-AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR 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

RESULT: HELD IN COMMITTEE

14-O-1033 (26) - Z-13-44- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-1 (LIGHT INDUSTRIAL) AND R-4A (SINGLE FAMILY RESIDENTIAL) TO THE C-2 (COMMERCIAL SERVICE) DISTRICT FOR PROPERTY LOCATED AT 720 DONALD LEE HOLLOWELL PARKWAY, N.W. FRONTING APPROXIMATELY 100 FEET ON THE SOUTH SIDE OF DONALD LEE HOLLOWELL AT THE SOUTHWEST CORNER OF ECHO STREET. DEPTH: APPROXIMATELY 287 FEET. AREA: .737 ACRE. LAND LOT 112, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: HAMILTON PROPERTIES, LLC APPLICANT: HAMILTON PROPERTIES, LLC

Application File Date	October 3, 2013
Zoning Number	Z-13-44
NPU / CD	L/3
Staff Recommendation	Denial
NPU Recommendation	Denial
ZRB Recommendation	Denial

RESULT: ADVERSED IN COMMITTEE

14-O-1044 (27) - Z-13-45- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM MRC-2-C (MIXED RESIDENTIAL COMMERCIAL-CONDITIONAL) DISTRICT TO MRC-2-C (MIXED RESIDENTIAL COMMERCIAL-CONDITIONAL) DISTRICT FOR A CHANGE OF CONDITIONS, FOR PROPERTY LOCATED AT 454, 468 CHAPEL STREET, S.W. AND 105, 115

AND 123 HAYNES STREET, S.W. AND 429, 433, 437, 439, 441 AND 447 NELSON STREET, S.W. AND 459 TATNALL STREET, S.W. (ALSO WITH THE FOLLOWING PARCEL IDENTIFICATION NUMBERS: 14-00840007067, 14-00840007068, 14-00840007070, 14-00840007072, 14-00840007073, 14-00840007076, 14-00840007077, 14-00840007090, 14-0084-0007071 AND 14-00840007104.) PROPERTY FRONTS APPROXIMATELY 128 FEET ON THE NORTH SIDE OF TATNALL STREET, APPROXIMATELY 386 FEET ON THE NORTH SIDE OF NELSON STREET, APPROXIMATELY 340 FEET ON THE WEST SIDE OF HAYNES STREET AND APPROXIMATELY 506 FEET ON THE SOUTH SIDE OF CHAPEL STREET. DEPTH: VARIES AREA: APPROXIMATELY 2.25 ACRES. LAND LOT 84, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: PARC VUE CONDO DEVELOPMENT, LLC. APPLICANT: CLINTON E DYE, ESQ. NPU M AND T COUNCIL DISTRICT 3

Application File Date	10-8-13
Zoning Number	Z-13-45
NPU / CD	M and T/3
Staff Recommendation	FILE
NPU Recommendation	DENIAL
ZRB Recommendation	FILE

RESULT: FILED BY COMMITTEE [UNANIMOUS]
AYES: Adrean, Smith, Bottoms, Hall, Shook, Young Jr.
ABSENT: Mary Norwood

G. PAPERS HELD IN COMMITTEE

14-O-1366 (28) - 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; AND FOR OTHER PURPOSES.
(Held for NPU Review)

RESULT: HELD IN COMMITTEE

14-O-1387 (29) - AN ORDINANCE BY COUNCILMEMBERS KWANZA HALL AND NATALYN ARCHIBONG AUTHORIZING THE INSTALLATION OF PUBLIC ART AT 253 AUBURN A VENUE, ATLANTA, GEORGIA AS PURSUANT TO CODE SECTION 16- 28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.
(Held 7/30/14 for NPU review)

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

H. REMARKS FROM THE PUBLIC

I. ADJOURNMENT

J. REQUESTED ITEMS

There being no further business to come before the Zoning Committee the meeting was adjourned at 9:47 AM

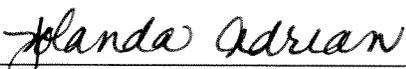
Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Theo Pace, Research & Policy Analyst



The Honorable Yolanda Adrean, Chair