



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, February 26, 2014

9:30 AM

Committee Room 2

A. CALL TO ORDER

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, February 26, 2014**, at **9:39 AM** in **Committee Room 2**. The following members were present:

B. INTRODUCTION OF MEMBERS

Attendee Name	Title	Status	Arrived
Yolanda Adrean	Chair	Present	9:39 AM
Carla Smith	Vice Chair	Present	9:39 AM
Keisha Lance Bottoms	Councilmember, District 11	Present	9:39 AM
Kwanza Hall	Councilmember, District 2	Present	9:42 AM
Mary Norwood	Councilmember, Post 2 At-Large	Present	9:43 AM
Howard Shook	Councilmember, District 7	Present	9:39 AM
Ivory Lee Young Jr.	Councilmember, District 3	Absent	

Others in Attendance:

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

C. ADOPTION OF AGENDA

ADOPTED

D. APPROVAL OF MINUTES

APPROVED

PUBLIC HEARING ITEM

E. ORDINANCE(S) FOR SECOND READING

14-O-1091 (1) - AN ORDINANCE BY ZONING COMMITTEE TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT FOR MAINTENANCE AND REPAIRS TO SEWERS, LOCATED AT 2566 CHATTAHOOCHEE CIRCLE, 6.569 ACRES IN LAND LOT 231, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CITY OF ATLANTA. APPLICANT: CITY OF ATLANTA. NPU-C. COUNCIL DISTRICT 9

Application File Date	
Zoning Number	MRPA-13-04

NPU / CD	C/9
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	Not Required

(A Public Hearing was held on 2/26/2014)

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

Tony Torrence

F. ORDINANCES FOR FIRST READING

14-O-1125 (1) - U-14-02—AN 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 ACRES. 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	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1126 (2) - U-14-01-AN 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
Zoning Number	U-14-01
NPU / CD	C/8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1127 (3) - U-71-56 (TR-14-001)- AN ORDINANCE BY ZONING COMMITTEE TO AMEND ORDINANCE 07-O-0638 (U-71-56) ADOPTED BY THE CITY COUNCIL ON MAY 7, 2007 AND APPROVED BY THE MAYOR ON MAY 14, 2007 APPROVING A TRANSFER OF OWNERSHIP FOR A SPECIAL USE PERMIT FOR A DAY CARE CENTER FOR PROPERTY LOCATED AT 2365 COUNTY LINE ROAD, S.W.; AND FOR OTHER PURPOSES.

Application File Date	January 21, 2014
Zoning Number	TR-14-01 for U-71-56
NPU / CD	P-11
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	Not Required

TO BE REFERRED TO ZONING COMMITTEE

14-O-1128 (4) - Z-14-03- AN 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 ACRES. 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	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1129 (5) - Z-14-02-AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE SPI-16-SA2/JSTA AND SA2(SPECIAL PUBLIC INTEREST /JUNIPER STATION TRANSITION AREA) TO THE SPI-16, SA2/JSTA AND SPI-17 SUBAREA 2 (SPECIAL PUBLIC INTEREST /JUNIPER STATION TRANSITION AREA) FOR PROPERTY LOCATED AT 169 (AKA 171), 175, 179, 181, 185, 191, 195, 199 ELEVENTH STREET, N.E. AND 1026 AND 1030 PIEDMONT AVENUE, N.E. AND 1020 PIEDMONT AVENUE, N.E. AND 180 TENTH STREET, N.E. FRONTING APPROXIMATELY 142 FEET ON THE NORTH SIDE OF TENTH STREET BEGINNING APPROXIMATELY 168 FEET FROM THE NORTHEAST CORNER OF PIEDMONT AVENUE. DEPTH: VARIES. AREA: APPROXIMATELY 2.6 ACRES. LAND LOT 106, 17TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: PIEDMONT AND ELEVENTH, LLC, TEN TWENTY PIEDMONT, LLC. AND ONE EIGHTY TWO TENTH, LLC APPLICANT: ATLANTA REALTY DEVELOPMENT, LLC. NPU E COUNCIL DISTRICT 6

Application File Date	January 7, 2014
Zoning Number	Z-14-02
NPU / CD	E/6
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

14-O-1130 (6) - Z-14-01- AN 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	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

G. PAPERS HELD IN COMMITTEE

14-O-1029 (1) - Z-13-17 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-2 (COMMERCIAL SERVICE-CONDITIONAL) DISTRICT AND R-5 (TWO-FAMILY RESIDENTIAL) DISTRICT TO THE C-2 (COMMERCIAL SERVICE-CONDITIONAL) DISTRICT, PROPERTY LOCATED AT 25, 27 , 33 AND 39 DANIEL STREET AND PROPERTIES ON GARTRELL STREET (496 AND 492) WITH THE FOLLOWING PARCEL IDENTIFICATION NUMBERS 14-0045-0003-016-1 AND 14-0045-0003-017-9, AND 40 AND 46 BOULEVARD, S.E. FRONTING APPROXIMATELY 166 FEET ON THE NORTH SIDE OF GARTRELL STREET AND 256 FEET ON THE WEST SIDE OF DANIEL STREET AND APPROXIMATELY 307 FEET ON THE EAST SIDE OF BOULEVARD. DEPTH: VARIES. AREA: APPROXIMATELY 1.36 ACRES. LAND LOT: 45, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: IPARCEL, NETM LLC, MAN HOLDING, LLC AND VALUE INVESTMENT GROUP, LLC/ABE PODBER APPLICANT: MOST REVEREND WILTON D. GREGORY, S.L.D. AS ARCHBISHOP OF THE ROMAN CATHOLIC ARCHDIOCESE OF ATLANTA AND/OR HIS SUCCESSORS IN OFFICE. NPU M COUNCIL DISTRICT 2

Application File Date	May 7, 2013
Zoning Number	Z-13-17
NPU / CD	M/2
Staff Recommendation	Approval Conditional
NPU Recommendation	Denial
ZRB Recommendation	Approval Conditional: ZRB public hearing: 12-12-13
(Held 2/3/14)	

H. REMARKS FROM THE PUBLIC

I. REQUESTED ITEMS

1/15/2014

The Chair asked Committee members to provide Council staff with a list of their goals and objectives for the Zoning Committee.

2/14/2014

Staff has received goals and objectives from two Committee members.

J. ADJOURNMENT

There being no further business to come before the Zoning Committee the meeting was adjourned at 9:45 AM

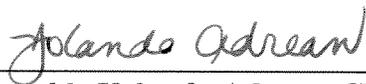
Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Theo Pace, Research & Policy Analyst



The Honorable Yolanda Adrean, Chair