



**ZONING COMMITTEE**  
**REGULAR COMMITTEE MEETING**

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

~Minutes~

CITY OF ATLANTA

**Chairperson**  
The Honorable Yolanda Adrean

Theodis Pace  
(404) 330-6314  
[tpace@atlantaga.gov](mailto:tpace@atlantaga.gov)

**Wednesday, October 14, 2015**

**9:30 AM**

**Council Chamber**

**A. CALL TO ORDER**

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, October 14, 2015**, at **9:38 AM** in **Council Chamber**. The following members were present:

**B. INTRODUCTION OF MEMBERS**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Yolanda Adrean	Chair	Present	9:30 AM
Carla Smith	Vice Chair	Present	9:39 AM
Keisha Lance Bottoms	Councilmember, District 11	Absent	
Kwanza Hall	Councilmember, District 2	Present	9:37 AM
Mary Norwood	Councilmember, Post 2 At-Large	Present	9:30 AM
Howard Shook	Councilmember, District 7	Absent	
Ivory Lee Young Jr.	Councilmember, District 3	Present	9:33 AM

**Others in Attendance:**

Director Charletta Wilson Jacks, Interiam Zoning Administrator Brandy Crawford, Department of Planning; Attorney Jeffery Haymore, Law Department; members from the public and Council staff.

**C. ADOPTION OF AGENDA**

**ADOPTED AS AMENDED TO ADD FOUR WALK IN**

**D. APPROVAL OF MINUTES**

**APPROVED**

**E. ORDINANCES FOR FIRST READING**

15-O-1459 (1) - U-15-12 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PRIVATE SCHOOL, PURSUANT TO SECTION 16-05.005(1)(L), FOR PROPERTY LOCATED AT 3160, 3254, 3154, 3124 NORTHSIDE PARKWAY AND 3039 HOWELL MILL ROAD, N.W., FRONTING APPROXIMATELY 720 FEET ON THE WEST SIDE OF NORTHSIDE PARKWAY. DEPTH VARIES; AREA: APPROXIMATELY 13.24 ACRES. LAND LOT 182, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ATLANTA SPEECH SCHOOL APPLICANT: RANDY SMITH NPU C COUNCIL DISTRICT 8

Application File Date	9-1-15
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Zoning Number	U-15-12
NPU / CD	C/8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**TO BE REFERRED TO ZRB AND ZONING COMMITTEE**

- 15-O-1460 (2) - Z-15-43 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM C-1-C (COMMUNITY BUSINESS CONDITIONAL) DISTRICT TO C-1-C (COMMUNITY BUSINESS CONDITIONAL) DISTRICT FOR A CHANGE IN CONDITIONS FOR PROPERTY LOCATED AT 10 MORELAND AVENUE, S.E., FRONTING APPROXIMATELY 163.10 FEET ON THE EAST SIDE OF MORELAND AVENUE AND BEGINNING AT THE SOUTHEAST INTERSECTION OF MORELAND AVENUE AND HOSEA WILLIAMS DRIVE. DEPTH: VARIES AREA: APPROXIMATELY .53 ACRES. LAND LOT 208, 15TH DISTRICT DEKALB COUNTY, GEORGIA. OWNER: WASH BOX, LLC. APPLICANT: WASH BOX, LLC. NPU N COUNCIL DISTRICT 5

Application File Date	8-5-15
Zoning Number	Z-15-43
NPU / CD	O/5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**TO BE REFERRED TO ZRB AND ZONING COMMITTEE**

- 15-O-1461 (3) - Z-15-44 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM C-1-C (COMMUNITY BUSINESS CONDITIONAL) DISTRICT TO RG-4 (RESIDENTIAL GENERAL) DISTRICT FOR PROPERTY LOCATED AT 626 PARKWAY DRIVE, N.E., FRONTING APPROXIMATELY 99.97 FEET ON THE WEST SIDE OF PARKWAY DRIVE AND BEGINNING APPROXIMATELY 70.06 FEET FROM THE NORTHWEST INTERSECTION OF PARKWAY DRIVE AND NORTH AVENUE. DEPTH: VARIES AREA: APPROXIMATELY .702 ACRES. LAND LOT 48, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: MCPHEE HOLDINGS, LLC. APPLICANT: DAVID J. ODOM NPU M COUNCIL DISTRICT 2

Application File Date	8-6-15
Zoning Number	Z-15-44
NPU / CD	M/2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**TO BE REFERRED TO ZRB AND ZONING COMMITTEE**

- 15-O-1462 (4) - Z-15-46 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM RG-3 (RESIDENTIAL GENERAL) DISTRICT TO MR-5A (MULTIFAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED AT 556 CENTENNIAL OLYMPIC PARK DRIVE, N.W., FRONTING APPROXIMATELY 165.23 FEET ON THE WEST SIDE OF CENTENNIAL OLYMPIC PARK DRIVE AND BEGINNING APPROXIMATELY 350.3 FEET FROM THE NORTHWEST INTERSECTION OF CENTENNIAL OLYMPIC PARK DRIVE AND MERRITTS AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 3.47 ACRES. LAND LOT 79, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: CENTENNIAL PARK NORTH II, LLC. APPLICANT: CENTENNIAL PARK NORTH II, LLC. NPU M COUNCIL DISTRICT 4

Application File Date	8-25-15
Zoning Number	Z-15-46
NPU / CD	M/4
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**TO BE REFERRED TO ZRB AND ZONING COMMITTEE**

- 15-O-1463 (5) - Z-15-47 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4A (SINGLE FAMILY RESIDENTIAL) DISTRICT TO C-1 (COMMUNITY BUSINESS) DISTRICT FOR PROPERTY LOCATED AT 1609 AND 1611 JONESBORO ROAD, S.E., FRONTING APPROXIMATELY 108.5 FEET ON THE WEST SIDE OF JONESBORO ROAD AND BEGINNING APPROXIMATELY 150.8 FEET FROM THE SOUTHWEST INTERSECTION OF JONESBORO ROAD AND TURMAN AVENUE. DEPTH: VARIES AREA:

APPROXIMATELY .248 ACRES. LAND LOT 57, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: ANNEMARIE THOMAS-OGLE APPLICANT: ANNEMARIE THOMAS-OGLE NPU Y COUNCIL DISTRICT 1

Application File Date	8-27-15
Zoning Number	Z-15-47
NPU / CD	Y/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**TO BE REFERRED TO ZRB AND ZONING COMMITTEE**

15-O-1464 (6) - Z-15-50 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO MR-3 (MULTIFAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED AT 1164-1168 SHERIDAN ROAD AND 2436-2488 ELIZABETH ANN LANE, N.E., FRONTING APPROXIMATELY 308 FEET ON THE NORTH SIDE OF SHERIDAN ROAD AND BEGINNING APPROXIMATELY 451.8 FEET FROM THE NORTHEAST INTERSECTION OF SHERIDAN ROAD AND CHESHIRE BRIDGE ROAD. DEPTH: VARIES AREA: APPROXIMATELY 7.3 ACRES. LAND LOT 6, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: TODD CORLEY, MAXWELL R. CALLOWAY, DONNA LEWIS, ESTATE OF WILLIAM E. LANE, DANIEL S. ROSEN, CHERYL D. JAMISON, ELLEN MERYL, STERN KELSCH, JILL GIRARDEAU, ELIZABETH LARKINS, THY LZEHGA, MATTHEW STORY, MICHAEL AND DAWN BOWEN, SI PROPERTY SOLUTIONS, LLC., WILLIAM AND AMY DRYDEN, HILARY HUNTER AND EVELYN HURST APPLICANT: PULTE GROUP, INC. AND HAROLD BUCKLEY, JR. NPU F COUNCIL DISTRICT 6

Application File Date	9-1-15
Zoning Number	Z-15-50
NPU / CD	F/6
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**TO BE REFERRED TO ZRB AND ZONING COMMITTEE**

**F. ORDINANCES FOR SECOND READING**

15-O-1457 (7) - AN ORDINANCE BY COUNCILMEMBER KWANZA HALL AUTHORIZING THE INSTALLATION OF PUBLIC ART ENTITLED(" ")AT THE ENTRY PLAZA OF THE CHILDREN'S MUSEUM OF ATLANTA, LOCATED AT 275 CENTENNIAL OLYMPIC PARK DRIVE N.W., ATLANTA, GA 30313, 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] Next: 10/19/2015 1:00 PM**  
**AYES:** Adrean, Smith, Hall, Norwood, Young Jr.  
**ABSENT:** Bottoms, Shook

**G. PAPERS HELD IN COMMITTEE**

14-O-1348 (8) - 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 Next: 10/19/2015 1:00 PM**

14-O-1366 (9) - 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)**

**RESULT: HELD IN COMMITTEE Next: 10/19/2015 1:00 PM**

**H. LEGISLATION WALKED INTO THE COMMITTEE**

15-O-1279 (1) - AN ORDINANCE BY ZONING COMMITTEE TO AMEND SECTIONS 16-29.001(16)(B)1., (C) 1. AND (D)1. OF THE CITY OF ATLANTA ZONING ORDINANCE CONCERNING THE DISTANCE SEPARATION REQUIREMENTS FOR CERTAIN USES BY DELETING OR MODIFYING THE DISTANCE SEPARATION REQUIREMENTS FOR CERTAIN MEDICALLY RELATED FACILITIES; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-15-26
NPU / CD	All
Staff Recommendation	Approval
NPU Recommendation	See attached
ZRB Recommendation	Approval

**RESULT: FAVORABLE [UNANIMOUS] Next: 10/19/2015 1:00 PM**

**AYES:** Adrean, Smith, Hall, Norwood, Young Jr.

**ABSENT:** Bottoms, Shook

15-O-1400 (2) - AN ORDINANCE BY ALEX WAN TO ZONE PROPERTY AT EDMUND PARK NEIGHBORHOOD TO THE R-4A (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-15-52
NPU / CD	F/6
Staff Recommendation	Approval
NPU Recommendation	Approval

ZRB Recommendation	Approval
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**RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next:**  
**10/19/2015 1:00 PM**  
**AYES:** Adrean, Smith, Hall, Norwood, Young Jr.  
**ABSENT:** Bottoms, Shook

15-O-1418 (3) - U-15-03 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A NURSING HOME, ASSISTED LIVING AND REHABILITATION CENTER FACILITY PURSUANT TO SECTION 16-13.005 (1) (D) FOR PROPERTY LOCATED AT 1875 PEACHTREE ROAD, N.E., FRONTING APPROXIMATELY 400 FEET ON THE EAST SIDE OF PEACHTREE ROAD AND BEGINNING APPROXIMATELY 405 FEET NORTH OF THE NORTHEAST INTERSECTION OF PEACHTREE ROAD AND PALISADES ROAD. DEPTH: VARIES. AREA: APPROXIMATELY 3.25 ACRES. LAND LOT 110, 17TH DISTRICT, FULTON COUNTY, OWNERS: CDP MEDICAL BUILDING, LLC AND RBW HOLDINGS, LLC., SEMAH, INC. AND CHIC-FIL-A. INC. APPLICANT: WESLEY DEFOOR NPU E COUNCIL DISTRICT 2

Application File Date	2-3-15
Zoning Number	U-15-03
NPU / CD	E/2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next:**  
**10/19/2015 1:00 PM**  
**AYES:** Adrean, Smith, Hall, Norwood, Young Jr.  
**ABSENT:** Bottoms, Shook

15-O-1469 (4) - AN ORDINANCE BY ZONING COMMITTEE AUTHORIZING THE INSTALLATION OF PUBLIC ART (ENTITLED "WELCOME TO OLD FOURTH WARD"), TO BE LOCATED AT 585 NORTH AVENUE, N.E., ATLANTA, GA 30308, AS PURSUANT TO CODE SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.

**TO BE REFERRED TO ZONING COMMITTEE**

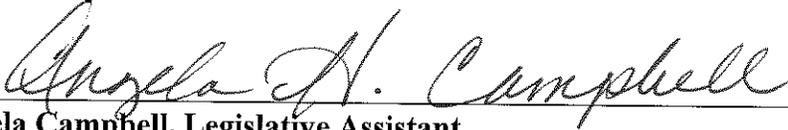
I. REMARKS FROM THE PUBLIC

J. ADJOURNMENT

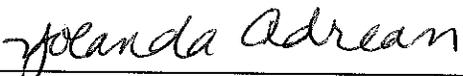
K. REQUESTED ITEMS

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

Respectfully submitted:

  
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Angela Campbell, Legislative Assistant

  
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Theo Pace, Research & Policy Analyst

  
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The Honorable Yolanda Adrean, Chair