



**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](mailto:tpace@atlantaga.gov)

**Wednesday, March 11, 2015**

**9:30 AM**

**Committee Room 2**

**A. CALL TO ORDER**

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, March 11, 2015**, at **9:44 AM** in **Committee Room 2**.

**B. INTRODUCTION OF MEMBERS**

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

**Others in Attendance:**

Interim Zoning Administrator Brandy Crawford, Department of Planning; Attorneys Lem Ward and Jeffery Haymore, Law Department; members of the public and Council staff.

**C. ADOPTION OF AGENDA**

**ADOPTED AS AMENDED BY ADDING ONE PIECE OF LEGISLATION AS A WALK-IN**

**D. APPROVAL OF MINUTES**

**APPROVED**

**E. ORDINANCES FOR FIRST READING**

15-O-1116 (1) - U-15-002- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A TELECOMMUNICATIONS FACILITY PURSUANT TO SECTION 16-11.005 (1) (F) FOR PROPERTY LOCATED AT 320 ASHWOOD AVENUE, S.W., (PARCEL NUMBER 14 0090 LL021) FRONTING APPROXIMATELY 851 FEET ON THE WEST SIDE OF PRYOR ROAD AT THE NORTHWEST CORNER OF FAIR DRIVE AND PRYOR ROAD. DEPTH: APPROXIMATELY 602 FEET. AREA: APPROXIMATELY 7.2177 ACRES. LAND LOT 90, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: C.C. HARMAN APPLICANT: JENNIFER A. BLACKBURN NPU Y COUNCIL DISTRICT 12

Application File Date	February 2, 2015
Zoning Number	U-15-002
NPU / CD	12/Y
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

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

15-O-1117 (2) - AN ORDINANCE BY ZONING COMMITTEE TO AMEND ORDINANCE U-99-014 AS ADOPTED BY THE CITY COUNCIL ON SEPTEMBER 7, 1999 AND APPROVED BY THE MAYOR ON SEPTEMBER 16, 1999 FOR THE PURPOSES OF APPROVING A TRANSFER OF OWNERSHIP FOR A SPECIAL USE PERMIT FOR A DAY CARE CENTER FOR PROPERTY LOCATED AT 1629 BEECHER STREET, S.W.; AND FOR OTHER PURPOSES.

Application File Date	February 7, 2015
Zoning Number	TR-15-007
NPU / CD	T/10
Staff Recommendation	Not Required-Transfer of Previously Approved SUP
NPU Recommendation	Not Required-Transfer of Previously Approved SUP
ZRB Recommendation	Not Required-Transfer of Previously Approved SUP

**TO BE REFERRED TO ZONING COMMITTEE**

**F. ORDINANCES FOR SECOND READING**

15-O-1095 (1) - AN ORDINANCE BY ZONING COMMITTEE TO EXTEND THE TIME TABLE FOR PROPERTY LOCATED AT 180 10TH STREET (RECEIVING PARCEL) IN CONNECTION WITH THE TRANSFER OF DEVELOPMENT RIGHTS AUTHORIZED PURSUANT TO SPECIAL USE PERMIT U-14-17; AND FOR OTHER PURPOSES.

Application File Date	02-05-15
Zoning Number	U-14-17 TDR
NPU / CD	E/2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

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

15-O-1098 (2) - AN ORDINANCE BY ZONING COMMITTEE TO AMEND ORDINANCE U-74-27 AS ADOPTED BY THE CITY COUNCIL ON DECEMBER 9, 1974 AND APPROVED BY THE MAYOR ON DECEMBER 16, 1974 FOR THE PURPOSES OF APPROVING A TRANSFER OF OWNERSHIP FOR A SPECIAL USE PERMIT FOR A DAY CARE CENTER FOR PROPERTY LOCATED AT 1635 CAMPBELLTON ROAD, S.W. AND FOR OTHER PURPOSES.

Application File Date	February 13, 2015
Zoning Number	TR-15-06
NPU / CD	S/12
Staff Recommendation	Not Required-Transfer of Previously Approved SUP
NPU Recommendation	Not Required-Transfer of Previously Approved SUP
ZRB Recommendation	Not Required-Transfer of Previously Approved SUP

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

**G. PAPERS HELD IN COMMITTEE**

14-O-1348 (1) - 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 (2) - 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**

14-O-1368 (3) - 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

**(Referred back by Council 11/3/14) (Held 11/12/14)**

**RESULT: HELD IN COMMITTEE**

14-O-1473 (4) - 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**

14-O-1529 (5) - U-14-29- AN AMENDED 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	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

**(Held 2/26/15)**

**RESULT: HELD IN COMMITTEE**

15-O-1063 (6) - AN ORDINANCE BY COUNCILMEMBER ALEX WAN AUTHORIZING THE INSTALLATION OF PUBLIC ART (ENTITLED "LOS TROMPOS") AT THE FOLLOWING LOCATIONS: BANK OF AMERICA PLAZA (NORTH AVENUE AND PEACHTREE STREET, N.E.), GEORGIA TECH CAMPUS PROMENADE (1230 PEACHTREE STREET, N.E.), ART DISTRICT PLAZA (15TH STREET AND PEACHTREE STREET, N.E.), AND THE 10TH STREET POCKET PARK (10TH STREET AND PEACHTREE STREET, N.E.), 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.

**(Held 2/11/15) (Held for NPU review)**

**RESULT: HELD IN COMMITTEE**

**H. LEGISLATION WALKED INTO THE COMMITTEE**

15-O-1119 (1) - \*\*\*AN ORDINANCE BY ZONING COMMITTEE TO WAIVE SEC. 15-07.005(G) OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA FOR THE PURPOSE OF ALLOWING THE PARCEL LOCATED AT 3405 ROSWELL ROAD, WHICH WAS CREATED PURSUANT TO SUBDIVISION APPLICATION SD-14-016, TO APPLY FOR A VARIANCE; AND FOR OTHER PURPOSES.

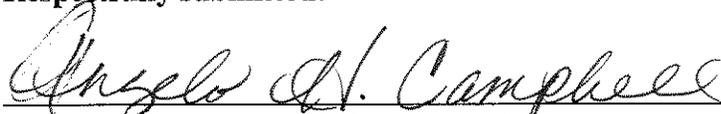
**TO BE REFERRED TO ZONING COMMITTEE**

**I. REMARKS FROM THE PUBLIC**

**J. ADJOURNMENT**

There being no further business to come before the Zoning Committee the meeting was adjourned at 9:49 AM

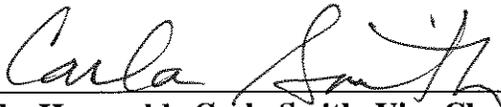
Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Theo Pace, Research & Policy Analyst



The Honorable Carla Smith, Vice Chair