



**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, June 24, 2015**

**9:30 AM**

**Council Chamber**

**A. CALL TO ORDER**

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, June 24, 2015, at 9:33 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	
Carla Smith	Vice Chair	Absent	
Keisha Lance Bottoms	Councilmember, District 11	Absent	
Kwanza Hall	Councilmember, District 2	Present	
Mary Norwood	Councilmember, Post 2 At-Large	Present	
Howard Shook	Councilmember, District 7	Present	
Ivory Lee Young Jr.	Councilmember, District 3	Present	

**Others in Attendance:**

Interim Zoning Administrator Brandy Crawford; attorney Jeffery Haymore, Law Department; members of the Public and Council staff.

**C. ADOPTION OF AGENDA**

**ADOPTED**

**D. APPROVAL OF MINUTES**

**APPROVED**

**E. ORDINANCE(S) FOR FIRST READING**

15-O-1286 (1) - AN ORDINANCE BY ZONING COMMITTEE TO AMEND ORDINANCE U-70-30 AS ADOPTED BY THE CITY COUNCIL ON NOVEMBER 3, 1997 AND RETURNED WITHOUT SIGNATURE BY THE MAYOR PER SECTION 2-405 OF THE 1996 CHARTER FOR THE PURPOSE OF APPROVING A TRANSFER OF OWNERSHIP FOR A SPECIAL USE PERMIT FOR A DAY CARE CENTER FOR PROPERTY LOCATED AT 175 RACINE STREET, S.W. AND FOR OTHER PURPOSES. NPU K COUNCIL DISTRICT 4

Application File Date	June 4, 2015
Zoning Number	TR-15-09

NPU / CD	K/4
Staff Recommendation	N/A
NPU Recommendation	N/A
ZRB Recommendation	N/A

**TO BE REFERRED TO ZONING COMMITTEE**

15-O-1287 (2) - TR-15-08- AN ORDINANCE BY ZONING COMMITTEE TO AMEND ORDINANCE U-73-51 AS ADOPTED BY THE CITY COUNCIL ON NOVEMBER 19, 1973 AND APPROVED BY THE MAYOR ON NOVEMBER 23, 1973 FOR THE PURPOSE OF APPROVING A TRANSFER OF OWNERSHIP FOR A SPECIAL USE PERMIT FOR A DAY CARE CENTER FOR PROPERTY LOCATED AT 690 BOLTON ROAD, N.W. AND FOR OTHER PURPOSES. NPU H COUNCIL DISTRICT 10

Application File Date	June 3, 2015
Zoning Number	TR-15-08
NPU / CD	H/10
Staff Recommendation	N/A
NPU Recommendation	N/A
ZRB Recommendation	N/A

**TO BE REFERRED TO ZONING COMMITTEE**

**F. COMMUNICATION(S)**

15-C-5062 (3) - A COMMUNICATION FROM PAUL MORRIS, PRESIDENT OF ATLANTA BELTLINE INC. TO COUNCIL PRESIDENT CEASAR C. MITCHELL AND ALL MEMBERS OF COUNCIL SUBMITTING THE ATLANTA BELTLINE INC.'S NOMINATION OF JULIE MCQUEEN PRICE TO SERVE AS A MEMBER OF THE ATLANTA BELTLINE DESIGN REVIEW COMMITTEE IN THE CATEGORY OF URBAN PLANNER FOR A TERM OF TWO (2) YEARS TO BEGIN UPON COUNCIL CONFIRMATION.

**TO BE REFERRED TO COMMITTEE ON COUNCIL**

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

15-C-5063 (4) - A COMMUNICATION FROM PAUL MORRIS, PRESIDENT OF ATLANTA BELTLINE INC. TO COUNCIL PRESIDENT CEASAR C. MITCHELL AND ALL MEMBERS OF COUNCIL SUBMITTING THE ATLANTA BELTLINE INC.'S NOMINATION OF JOHANNA MCCREHAN TO SERVE AS A MEMBER OF THE ATLANTA BELTLINE DESIGN REVIEW COMMITTEE FOR A TERM OF TWO (2) YEARS TO BEGIN UPON COUNCIL CONFIRMATION.

**(Held 6/24/15) (Held to allow the applicant the opportunity to come before the Committee)**

**RESULT: HELD IN COMMITTEE**

**G. ORDINANCE(S) FOR SECOND READING**

14-O-1509 (5) - AN ORDINANCE BY COUNCILMEMBER IVORY L. YOUNG, JR. BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, AS FOLLOWS: SECTION 1. UNDER THE PROVISIONS OF SECTION 16-18K.004 (1) (3) (A), OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA, A SPECIAL USE PERMIT FOR A COMMUNITY SERVICES FACILITY IS HEREBY APPROVED. SAID USE IS GRANTED TO URBAN PERFORM HOLDINGS, LLC. AND IS TO BE LOCATED AT 678 JOSEPH E. BOONE BOULEVARD (FORMERLY SIMPSON ROAD), N.W., TO WIT:

Application File Date	
Zoning Number	U-14-32
NPU / CD	L/3
Staff Recommendation	Approval, conditional
NPU Recommendation	Denial
ZRB Recommendation	Approval, conditional

**RESULT: FAVORABLE/AMENDED [UNANIMOUS]**  
**MOVER:** Ivory Lee Young Jr., Councilmember, District 3  
**AYES:** Adrean, Hall, Norwood, Shook, Young Jr.  
**ABSENT:** Smith, Bottoms

15-O-1178 (6) - Z-15-14- AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE MR-4A-C (MULTI-FAMILY RESIDENTIAL-CONDITIONAL) DISTRICT TO MR-4A-C (MULTI-FAMILY RESIDENTIAL-CONDITIONAL) DISTRICT FOR A CHANGE IN CONDITIONS, FOR PROPERTY LOCATED AT 60 MORELAND AVENUE, N.E., FRONTING APPROXIMATELY 313.83 FEET ON THE WEST SIDE OF MORELAND BEGINNING AT THE SOUTHWEST INTERSECTION OF MORELAND AVENUE AND HARDEE STREET. DEPTH: VARIES AREA: APPROXIMATELY 1.083 ACRES. LAND LOT 13, 14TH DISTRICT FULTON

COUNTY, GEORGIA. OWNER: RESOURCES FOR RESIDENTS AND COMMUNITIES OF GEORGIA, INC. APPLICANT: REX BRAY NPU N COUNCIL DISTRICT 5

Application File Date	March 31, 2015
Zoning Number	Z-15-14
NPU / CD	N/5
Staff Recommendation	Approval, conditional
NPU Recommendation	Approval, conditional
ZRB Recommendation	Approval, conditional

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

15-O-1225 (7) - U-15-05- AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT TO SEVER EXCESS DEVELOPMENT DENSITY (40,567 SQUARE FEET OF RESIDENTIAL FLOOR AREA) FROM PROPERTY LOCATED AT 875 WEST PEACHTREE STREET (DONOR PARCEL) AND TRANSFER SAID RESIDENTIAL DEVELOPMENT DENSITY TO 1039, 1043, 1051, 1055, 1063 DICKSON PLACE, 205, 215, 219 AND 223 TWELFTH STREET (RECEIVING PARCELS). OWNERS: AMERICAN HERITAGE MEDICAL, INC. APPLICANT: WP SOUTH ACQUISITIONS, LLC. NPU E COUNCIL DISTRICT 2

Application File Date	3/3/2015
Zoning Number	U-15-05 TDR
NPU / CD	E/2
Staff Recommendation	Approval, conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval, conditional

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

14-O-1418 (8) - Z-14-42- AN ORDINANCE BY ZONING COMMITTEE 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	File
NPU Recommendation	Approval, conditional
ZRB Recommendation	File

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

14-O-1609 (9) - U-14-33- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT PURSUANT TO SECTION 16-06A.005 (1) (G) FOR A PERSONAL CARE HOME, PROPERTY LOCATED AT 2041 JOSEPH E. BOONE BOULEVARD, N.W., FRONTING APPROXIMATELY 51 FEET ON THE NORTH SIDE OF JOSEPH E. BOONE BOULEVARD AND APPROXIMATELY FEET EAST OF THE INTERSECTION OF JOSEPH E. BOONE AND NEW JERSEY AVENUE. DEPTH: APPROXIMATELY 150 FEET. ACRES: APPROXIMATELY 0.171 LAND LOT 175 14TH DISTRICT, FULTON COUNTY GEORGIA. OWNER: SK AND T MORTGAGE, LLC/KENNETH P. SHIELDS APPLICANT: KEN P. SHIELDS NPU J COUNCIL DISTRICT 3

Application File Date	11-10-14
Zoning Number	U-14-33
NPU / CD	J/3
Staff Recommendation	File
NPU Recommendation	No Action Taken

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

**H. PAPER(S) HELD IN COMMITTEE**

14-O-1348 (10) - 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)**

14-O-1366 (11) - 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)**

14-O-1368 (12) - 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)**

15-O-1205 (13) - AN ORDINANCE BY COUNCIL MEMBER CLETA WINSLOW AUTHORIZING THE INSTALLATION OF PUBLIC ART (ENTITLED" NEIGHBORS LEND A HAND"), PURSUANT TO CODE SECTION 16- 28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.

**(Held 5/13/15) (Held to allow the legislation to go before the NPU)**

**I. REMARKS FROM THE PUBLIC**

**J. ADJOURNMENT**

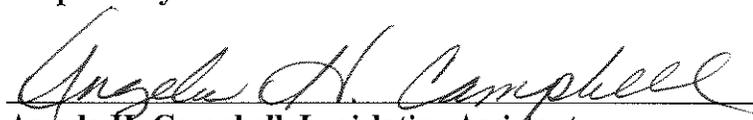
**K. REQUESTED ITEMS**

**6/10/15**

1. Councilmember Smith requested the Law Department to opine on public speaking in the Zoning Committee.

There being no further business to come before the Zoning Committee the meeting was adjourned at 9:48 AM

Respectfully submitted:

  
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Angela H. Campbell, Legislative Assistant

  
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Theo Pace, Research & Policy Analyst

  
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The Honorable Yolanda Adrean, Chair