



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, July 29, 2015

9:30 AM

Council Chamber

A. CALL TO ORDER

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, July 29, 2015**, at **9:30 AM**. in **Council Chamber**. The following members were present:

B. INTRODUCTION OF MEMBERS

Attendee Name	Title	Status	Arrived
Yolanda Adrean	Chair	Present	9:30 AM
Carla Smith	Vice Chair	Present	9:35 AM
Keisha Lance Bottoms	Councilmember, District 11	Absent	
Kwanza Hall	Councilmember, District 2	Absent	
Mary Norwood	Councilmember, Post 2 At-Large	Present	9:30 AM
Howard Shook	Councilmember, District 7	Present	9:30 AM
Ivory Lee Young Jr.	Councilmember, District 3	Present	9:37 AM

Others in Attendance:

Interim Zoning Administrator Brandy Crawford, **Department of Planning**, Attorneys Jeffery Haymore and Susan Garrett, **Law Department**; members of the Public and Council staff

C. ADOPTION OF AGENDA

ADOPTED AS AMENDED TO ADD ONE PIECE OF LEGISLATION

D. APPROVAL OF MINUTES

APPROVED

E. STATUS REPORT

1. Status Update of Industrial Zoned Property
 Mr. Ron Shakir

F. ORDINANCES FOR FIRST READING

- 15-O-1329 (1) - AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A DAYCARE CENTER PURSUANT TO SECTION 16-08.005(1)(B), FOR PROPERTY LOCATED AT 1150 BLUE RIDGE AVENUE, N. E., FRONTING 70 FEET ON THE NORTH SIDE OF BLUE RIDGE AVENUE AND BEGINNING APPROXIMATELY 164.3 FEET FROM NORTHWEST OF THE INTERSECTION OF BLUE RIDGE AVENUE AND MORELAND AVENUE. DEPTH: VARIES AREA: APPROXIMATELY .29 ACRES. LAND LOT 16, 14TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: RICK L. BAKER APPLICANT: NANNETTE M. FISCHER.
 NPU N COUNCIL DISTRICT 2

Application File Date	6-11-15
Zoning Number	U-15-09
NPU / CD	N/2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

15-O-1330 (2) - U-15-10- AN ORDINANCE BY ZONING COMMITTEE TO AMEND ORDINANCE 11-O-0695 WHICH GRANTED A SPECIAL USE PERMIT FOR A PRE-KINDERGARTEN PURSUANT TO SECTION 16-08.005(1)(B) FOR THE PURPOSE OF A SITE PLAN AMENDMENT FOR THE ATLANTA INTERNATIONAL SCHOOL LOCATED AT 2980 NORTH FULTON DRIVE AND 34 AND 38 PEACHTREE AVENUE, N.E., TO NOW INCLUDE 26, 28, 30 AND 40 PEACHTREE AVENUE, N.E. FRONTING 179.85 FEET AND 76.05 FEET ON THE NORTH SIDE OF PEACHTREE AVENUE AND BEGINNING APPROXIMATELY 700 FEET FROM THE NORTHEAST INTERSECTION OF PEACHTREE ROAD AND PEACHTREE AVENUE. DEPTH: VARIES. AREA: APPROXIMATELY 1.4 ACRES. LAND LOT 100, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: 301 DELMONT, LLC. AND ATLANTA INTERNATIONAL SCHOOL, INC. APPLICANT: ATLANTA INTERNATIONAL SCHOOL, INC. NPU B COUNCIL DISTRICT 7

Application File Date	6-29-15
Zoning Number	U-15-10
NPU / CD	B/7
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

15-O-1331 (3) - Z-15-30- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1-C (COMMUNITY BUSINESS-CONDITIONAL) DISTRICT TO THE C-1 (COMMUNITY BUSINESS) DISTRICT FOR PROPERTY LOCATED AT

373 WEST LAKE AVENUE, N.W., FRONTING APPROXIMATELY 100 FEET ON THE EAST SIDE OF WEST LAKE AVENUE AND BEGINNING APPROXIMATELY 105.75 FEET FROM THE SOUTHEAST INTERSECTION OF WEST LAKE AVENUE AND CARLISLE STREET. DEPTH: VARIES AREA: APPROXIMATELY 0.459 ACRES. LAND LOT 146, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: VETERANS EMPOWERMENT ORGANIZATION OF GEORGIA APPLICANT: JONATHAN D. MAYWEATHER NPU J COUNCIL DISTRICT 3

Application File Date	6-29-15
Zoning Number	Z-15-30
NPU / CD	J/3
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

15-O-1332 (4) - Z-15-31- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE MRC-1-C (MIXED RESIDENTIAL COMMERCIAL-CONDITIONAL) DISTRICT TO THE MR-4A (MULTI-FAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED AT 2050 AND 2056 CHESHIRE BRIDGE ROAD, N.E., FRONTING APPROXIMATELY 234.41 FEET ON THE NORTHWEST SIDE OF CHESHIRE BRIDGE ROAD AND BEGINNING AT THE NORTHEAST INTERSECTION OF CHESHIRE BRIDGE ROAD AND FAULKNER ROAD. DEPTH: VARIES AREA: APPROXIMATELY 2.41 ACRES. LAND LOT 4 AND 5, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: 2050 CHESHIRE BRIDGE ROAD, LLC. AND CHESHIRE BRIDGE ROAD, LLC. APPLICANT: WESTPLAN INVESTORS PARTNERS, LP. NPU F COUNCIL DISTRICT 6

Application File Date	6-29-15
Zoning Number	Z-15-31
NPU / CD	F/6
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

15-O-1333 (5) - Z-15-32- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-5 (TWO FAMILY RESIDENTIAL) DISTRICT TO THE R-LC (RESIDENTIAL-LIMITED COMMERCIAL) DISTRICT FOR PROPERTY LOCATED AT 1237 RALPH DAVID ABERNATHY BOULEVARD, S.W., FRONTING APPROXIMATELY 130 FEET ON THE NORTH SIDE OF RALPH DAVID ABERNATHY BOULEVARD AND BEGINNING APPROXIMATELY 246.70 FEET WEST OF THE NORTHWEST INTERSECTION OF RALPH DAVID ABERNATHY BOULEVARD AND HOLDERNESS STREET. DEPTH: VARIES AREA: APPROXIMATELY 1 ACRE. LAND LOT 140, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: SISTERLOVE INCORPORATED APPLICANT: JENNIFER ALEWINE NPU T COUNCIL DISTRICT 4

Application File Date	6-30-15
Zoning Number	Z-15-30
NPU / CD	T/4
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

15-O-1334 (6) - Z-15-33- 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 2989 LOOKOUT PLACE, N.E., FRONTING APPROXIMATELY 100 FEET ON THE EAST SIDE OF LOOKOUT PLACE AND BEGINNING APPROXIMATELY 300 FEET FROM THE SOUTHEAST INTERSECTION OF LOOKOUT PLACE AND PHARR ROAD. DEPTH: VARIES AREA: APPROXIMATELY 0.392 ACRE. LAND LOT 60, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: JEAN COOPER APPLICANT: JOSEPH ASHKOUTI FOR HERITAGE HOMES, LLC. NPU B COUNCIL DISTRICT 7

Application File Date	6-30-15
Zoning Number	Z-15-33
NPU / CD	B/7
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

15-O-1335 (7) - Z-15-34- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE PD-H (PLANNED DEVELOPMENT-HOUSING)/BELTLINE OVERLAY/HC-20L, SA-1) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING)/BELTLINE OVERLAY/HC-20L, SA-1 DISTRICT FOR THE PURPOSE OF A SITE PLAN AMENDMENT FOR PROPERTY LOCATED AT 224 HARALSON AVENUE, N.E., FRONTING APPROXIMATELY 49.64 FEET ON THE WEST SIDE OF HARALSON AVENUE AND BEGINNING APPROXIMATELY 194.39 FEET NORTHWEST FROM THE SOUTHWEST INTERSECTION OF HARALSON AVENUE AND DEKALB AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 1.633 ACRES. LAND LOT 14, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: URBAN COMMUNITIES, INC. APPLICANT: MICHAEL L. TILLMAN NPU N COUNCIL DISTRICT 2

Application File Date	6-30-15
Zoning Number	Z-15-34
NPU / CD	N/2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

15-O-1336 (8) - Z-15-35- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1 (COMMUNITY BUSINESS) AND R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE MR-C-3 (MIXED RESIDENTIAL COMMERCIAL) FOR PROPERTY LOCATED AT 590 AND 602 NORTH HIGHLAND AVENUE AND 1051 NORTH AVENUE, N.E. PARCEL 1 FRONTS APPROXIMATELY 109.84 FEET ON THE WEST SIDE OF NORTH HIGHLAND AVENUE BEGINNING AT THE NORTHWEST INTERSECTION OF NORTH HIGHLAND AVENUE AND WILLIAMS MILL ROAD. PARCEL 2 FRONTS 171.63 FEET ON THE SOUTH SIDE OF WILLIAMS MILL ROAD BEGINNING AT THE SOUTHWEST INTERSECTION OF WILLIAMS MILL ROAD AND NORTH HIGHLAND AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 1.283 ACRES. LAND LOT 15, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: MP HIGHLAND, LLC. APPLICANT: GREEN STREET PROPERTIES NPU N COUNCIL DISTRICT 2

Application File Date	6-30-15
Zoning Number	Z-15-35

NPU / CD	N/2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

15-O-1337 (9) - Z-15-36- 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 929 MORELAND AVENUE, S.E., FRONTING APPROXIMATELY 100.38 FEET ON THE WEST SIDE OF MORELAND AVENUE AND BEGINNING APPROXIMATELY 261 FEET FROM THE SOUTHWEST INTERSECTION OF MORELAND AVENUE AND EDEN AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 0.46 ACRE. LAND LOT 10, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: ASIH, LLC. APPLICANT: JASON HARVEY NPU W COUNCIL DISTRICT 1

Application File Date	6-30-15
Zoning Number	Z-15-36
NPU / CD	W/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

15-O-1338 (10) - Z-15-37- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE MR-3 (MULTI-FAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED AT 723 RALPH MCGILL BOULEVARD, N.E., FRONTING APPROXIMATELY 151.7 FEET ON THE NORTH SIDE OF RALPH MCGILL BOULEVARD AND BEGINNING AT THE SOUTHWEST INTERSECTION OF RALPH MCGILL BOULEVARD AND ASHLEY AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 0.226 ACRES. LAND LOT 18, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: SARA LEE PARKER AND MELISSA GRAYBEAL APPLICANT: SCOTT WEST NPU M COUNCIL DISTRICT 2

Application File Date	6-30-15
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Zoning Number	Z-15-37
NPU / CD	M/2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

15-O-1339 (11) - Z-15-38- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1-C (COMMUNITY BUSINESS-CONDITIONAL) DISTRICT TO C-1-C (COMMUNITY BUSINESS-CONDITIONAL) DISTRICT FOR PROPERTY LOCATED AT 2365 AND 2371 HOSEA WILLIAMS DRIVE, S.E., FRONTING APPROXIMATELY 99.51 FEET ON THE SOUTH SIDE OF HOSEA L. WILLIAMS DRIVE AND BEGINNING AT THE SOUTHEAST INTERSECTION OF HOSEA L. WILLIAMS DRIVE AND SECOND AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 0.9037 ACRES. LAND LOT 204, 15TH DISTRICT DEKALB COUNTY, GEORGIA. OWNER: 2ND AVENUE ASSOCIATES APPLICANT: NATHAN D. BOLSTER NPU O COUNCIL DISTRICT 5

Application File Date	6-30-15
Zoning Number	Z-15-38
NPU / CD	O/5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

G. ORDINANCES FOR SECOND READING

15-O-1318 (12) - AN ORDINANCE BY COUNCILMEMBERS MICHAEL JULIAN BOND AND CLETA WINSLOW AUTHORIZING THE INSTALLATION OF PUBLIC ART (ENTITLED "ATLANTA LETTERS") LOCATED AT 300 MARIETTA STREET, N.W. ATLANTA, GEORGIA 30313, 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: 8/17/2015 1:00 PM
AYES: Adrean, Smith, Norwood, Shook, Young Jr.
ABSENT: Bottoms, Hall

15-O-1324 (13) - AN ORDINANCE BY COUNCILMEMBER CARLA SMITH AUTHORIZING THE INSTALLATION OF PUBLIC ART (ENTITLED "SOUTH ATLANTA LOVES YOU") LOCATED ALONG THE EASTERN SIDE OF JONESBORO ROAD, S.E. BETWEEN BUCHANAN LANE, S.E. AND HARRIET STREET, S.E., ATLANTA, GEORGIA 30315, 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: 8/17/2015 1:00 PM
AYES: Adrean, Smith, Norwood, Shook, Young Jr.
ABSENT: Bottoms, Hall

H. PAPERS HELD IN COMMITTEE

14-O-1348 (14) - 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: 8/17/2015 1:00 PM

14-O-1366 (15) - 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: 8/17/2015 1:00 PM

I. LEGISLATION WALKED INTO COMMITTEE

15-O-1175 (16) - Z-15-11- ***AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM RG-4-C (RESIDENTIAL GENERAL-SECTOR 4-CONDITIONAL) DISTRICT TO THE RG-4-C (RESIDENTIAL GENERAL-SECTOR 4-CONDITIONAL), FOR PROPERTY LOCATED AT 2520 PEACHTREE ROAD, N.W., FRONTING APPROXIMATELY 199.6 FEET ON THE WEST SIDE OF PEACHTREE ROAD BEGINNING APPROXIMATELY 199.83 FEET SOUTH OF THE SOUTHEAST INTERSECTION OF PEACHTREE ROAD AND MUSCOGEE AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 1.84 ACRES. LAND LOT 112, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: 2520 PEACHTREE ROAD CONDOMINIUM ASSOCIATION APPLICANT: JPX WORKS, LLC. NPU B COUNCIL DISTRICT 8

Application File Date	3-31-2015
Zoning Number	Z-15-11
NPU / CD	B/8
Staff Recommendation	Approval, conditional
NPU Recommendation	Approval, conditional
ZRB Recommendation	Approval, conditional

RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next: 8/17/2015 1:00 PM
AYES: Adrean, Smith, Norwood, Shook, Young Jr.
ABSENT: Bottoms, Hall

J. REMARKS FROM THE PUBLIC

Mr. Ron Shakir

K. ADJOURNMENT

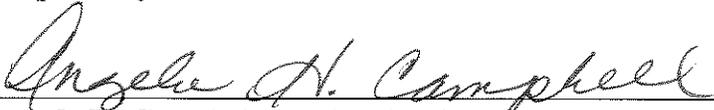
L. REQUESTED ITEMS

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 10:10 AM

Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Theo Pace, Research & Policy Analyst



The Honorable Yolanda Adrean, Chair