



**ZONING COMMITTEE**  
**REGULAR COMMITTEE MEETING**  
 ~Minutes~

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

**CITY OF ATLANTA**

**Chairperson**  
 The Honorable Mary Norwood

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

**Wednesday, May 25, 2016**

**9:30 AM**

**Committee Room 1**

**A. CALL TO ORDER**

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, May 25, 2016**, at **9:30 AM**. in **Committee Room 1**. The following members were present:

**B. INTRODUCTION OF MEMBERS**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Mary Norwood	Chair	Present	9:29 AM
Carla Smith	Vice Chair	Present	9:29 AM
Keisha Lance Bottoms	Councilmember, District 11	Present	9:29 AM
Kwanza Hall	Councilmember, District 2	Absent	
Alex Wan	Councilmember, District 6	Present	9:29 AM
Howard Shook	Councilmember, District 7	Present	9:29 AM
Ivory Lee Young Jr.	Councilmember, District 3	Absent	

**Others in Attendance:**

Attorney Jeffery Haymore, Law Department; Interim Zoning Administrator Brandy Crawford; members of public, media and Council Staff

**C. ADOPTION OF AGENDA**

**ADOPTED**

**D. APPROVAL OF MINUTES**

**APPROVED**

**E. ORDINANCES FOR FIRST READING**

16-O-1307 (1) - U-16-12 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A CHURCH, SYNAGOGUE, TEMPLE, MOSQUE AND OTHER RELIGIOUS WORSHIP FACILITIES PURSUANT TO CODE SECTION 16-16.005(1) (C), FOR PROPERTY LOCATED AT 66, 76, 80 AND 86 EAST WESLEY ROAD, N.E., FRONTING APPROXIMATELY 260.7 FEET ON THE NORTH SIDE OF EAST WESLEY ROAD AND BEGINNING APPROXIMATELY 172 FEET FROM THE BOLLING ROAD . DEPTH: VARIES AREA: APPROXIMATELY 1.33 ACRES. LAND LOT 100, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: SECOND PONCE DE LEON BAPTIST CHURCH APPLICANT: SECOND PONCE DE LEON BAPTIST CHURCH NPU B COUNCIL DISTRICT 7

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

16-O-1308 (2) - Z-16-20 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) TO THE MR-2/ MR-3 (MULTIFAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED AT 178 AND 208 FIRST AVENUE, 0, 2339, 2349 COTTAGE GROVE AVENUE AND 203 SECOND AVENUE, S.E., FRONTING APPROXIMATELY 100.63 FEET ON THE EAST SIDE OF PEACHTREE ROAD AND BEGINNING AT THE NORTHEAST INTERSECTION OF RUMSON ROAD. DEPTH: VARIES AREA: APPROXIMATELY 3.09 ACRES. LAND LOT 205 AND 206, 15TH DISTRICT DEKALB COUNTY, GEORGIA. OWNER: THRIVE MEMORIAL, LLC. APPLICANT: THRIVE MEMORIAL, LLC. NPU O COUNCIL DISTRICT 5

Application File Date	3-29-2016
Zoning Number	Z-16-20
Staff Recommendation	O/5
NPU Recommendation	
ZRB Recommendation	

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

16-O-1309 (3) - Z-16-32 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1 (COMMUNITY BUSINESS) TO THE MRC-2 (MIXED RESIDENTIAL COMMERCIAL) DISTRICT FOR PROPERTY LOCATED AT 2809 AND 2813 PEACHTREE ROAD, N.E., FRONTING APPROXIMATELY 100.63 FEET ON THE EAST SIDE OF PEACHTREE ROAD AND BEGINNING AT THE NORTHEAST INTERSECTION OF RUMSON ROAD. DEPTH: VARIES AREA: APPROXIMATELY .321 ACRES. LAND LOT 100, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: HARPER CLAY APPLICANT: RON STANG NPU B COUNCIL DISTRICT 7

Application File Date	4-26-2016
Zoning Number	Z-16-32
Staff Recommendation	B/7
NPU Recommendation	
ZRB Recommendation	

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

16-O-1310 (4) - Z-16-33 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-5/C-1 (TWO FAMILY RESIDENTIAL/ COMMUNITY BUSINESS) DISTRICT TO THE MRC-2 (MIXED RESIDENTIAL COMMERCIAL) DISTRICT FOR PROPERTY LOCATED AT 1-7 MORELAND AVENUE AND 1147-1153 BOULEVARD DRIVE, S.E., FRONTING APPROXIMATELY 140 FEET ON THE SOUTH SIDE OF BOULEVARD DRIVE AND BEGINNING AT THE SOUTHWEST INTERSECTION OF MORELAND AVENUE. DEPTH: VARIES AREA: APPROXIMATELY .43 ACRES. LAND LOT 208, 15TH DISTRICT DEKALB COUNTY, GEORGIA. OWNER: SL MORELAND, LLC. APPLICANT: SL MORELAND, LLC. NPU N COUNCIL DISTRICT 5

Application File Date	4-26-2016
Zoning Number	Z-16-33
Staff Recommendation	N/5
NPU Recommendation	
ZRB Recommendation	

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

16-O-1311 (5) - Z-16-34 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-2-C (COMMERCIAL SERVICE CONDITIONAL) DISTRICT TO THE C-2-C (COMMERCIAL SERVICE CONDITIONAL) DISTRICT FOR A SITE PLAN AMENDMENT FOR PROPERTY LOCATED AT 215 ARIZONA AVENUE, N.E., FRONTING APPROXIMATELY 128.37 FEET ON THE NORTH SIDE OF ROGERS STREET AND BEGINNING AT THE NORTHEAST INTERSECTION OF ARIZONA AVENUE. DEPTH: VARIES AREA: APPROXIMATELY .493 ACRES. LAND LOT 210, 15TH DISTRICT DEKALB COUNTY, GEORGIA. OWNER: RESIDENTIAL RECOVERY FUND, LLC. APPLICANT: MCJ PROPERTIES, LLC AND SEC PROPERTIES, LLC. NPU O COUNCIL DISTRICT 5

Application File Date	4-26-2016
Zoning Number	Z-16-34
Staff Recommendation	O/5
NPU Recommendation	
ZRB Recommendation	

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

16-O-1312 (6) - AN ORDINANCE BY ZONING COMMITTEE CORRECTING ORDINANCE 15-O-1178 (Z-15-14) WHICH WAS ADOPTED BY THE CITY COUNCIL ON

JULY 6, 2015 AND APPROVED AS PER THE CITY CHARTER 2-403 ON JULY 15, 2016 WITHOUT SIGNATURE BY OPERATION OF LAW TO REZONE THE PROPERTY LOCATED AT 60 MORELAND AVENUE, N.E. FOR THE PURPOSE OF INCLUDING THE CORRECT LEGAL DESCRIPTION; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-15-14 (corrective)
NPU / CD	N/5
Staff Recommendation	Not required
NPU Recommendation	Not required
ZRB Recommendation	Not required

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

**F. ORDINANCES FOR SECOND READING**

16-O-1187 (7) - AN ORDINANCE BY COUNCILMEMBER KEISHA LANCE BOTTOMS TO ZONE PROPERTY LOCATED AT THE LOCH LOMOND NEIGHBORHOOD TO THE R-3 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-16-29
NPU / CD	Q(P)/10
Staff Recommendation	Approval
NPU Recommendation	Approval (Q)/ Deferral (P)
ZRB Recommendation	Approval

**RESULT: FAVORABLE ON CONDITION [UNANIMOUS]      Next:**  
**6/6/2016 1:00 PM**  
**AYES:**      Norwood, Smith, Bottoms, Wan, Shook  
**ABSENT:**    Hall, Young Jr.

16-O-1153 (8) - Z-16-10 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-5 (TWO FAMILY RESIDENTIAL) DISTRICT TO THE I-1-C (LIGHT INDUSTRIAL CONDITIONAL) DISTRICT FOR PROPERTY

LOCATED AT 536 DECATUR STREET, FRONTING APPROXIMATELY 109.93 FEET ON THE NORTH SIDE OF DECATUR STREET AND BEGINNING AT THE SOUTHWEST INTERSECTION OF HOWELL STREET. DEPTH: VARIES AREA: APPROXIMATELY .57 ACRES. LAND LOT 45, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: CRAIG MOORE APPLICANT: REX BRAY NPU M COUNCIL DISTRICT 2

Application File Date	2-3-2016
Zoning Number	Z-16-10
NPU / CD	M (adjacent to N)/2
Staff Recommendation	Approval, conditional
NPU Recommendation	Approval, conditional/Approval, conditional
ZRB Recommendation	Approval, conditional

**RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next: 6/6/2016 1:00 PM**  
**AYES:** Norwood, Smith, Bottoms, Wan, Shook  
**ABSENT:** Hall, Young Jr.

16-O-1157 (9) - Z-16-15 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-5, I-1, I-2/BL OVERLAY (TWO FAMILY RESIDENTIAL, LIGHT INDUSTRIAL/HEAVY INDUSTRIAL/BELTLINE OVERLAY) DISTRICT TO THE MR-4A-C/BL OVERLAY (MULTIFAMILY RESIDENTIAL CONDITIONAL/BELTLINE OVERLAY) DISTRICT FOR PROPERTY LOCATED AT 832, 838, 842 BERNE STREET, S.E. AND 827, 831, 835 AND 837 KILLIAN STREET, S.E., FRONTING APPROXIMATELY 314.02 FEET ON THE NORTH SIDE OF BERNE STREET AND BEGINNING APPROXIMATELY 150 FEET FROM THE NORTHEAST INTERSECTION OF MARION STREET. DEPTH: VARIES AREA: APPROXIMATELY 3 ACRES. LAND LOT 11 AND 22, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: LAFARGE BUILDING MATERIALS, INC. APPLICANT: STEPHEN ROTHMAN NPU W COUNCIL DISTRICT 1

Application File Date	3-1-2016
Zoning Number	Z-16-15
NPU / CD	W/1
Staff Recommendation	Approval, conditional
NPU Recommendation	Approval, conditional
ZRB Recommendation	Approval, conditional

**RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next:**  
**6/6/2016 1:00 PM**  
**AYES:** Norwood, Smith, Bottoms, Wan, Shook  
**ABSENT:** Hall, Young Jr.

16-O-1129 (10) - Z-16-07 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1-C/HBS/BL (COMMUNITY BUSINESS CONDITIONAL/HISTORIC BUILDING OR SITE/BELTLINE OVERLAY) DISTRICT TO THE PD-MU/HBS/BL (PLANNED DEVELOPMENT MIXED USE/HISTORIC BUILDING OR SITE/BELTLINE OVERLAY) DISTRICT, FOR PROPERTY LOCATED AT 750 GLENWOOD AVENUE, S.E., FRONTING APPROXIMATELY 470 FEET ON THE NORTH SIDE OF GLENWOOD AVENUE AND BEGINNING APPROXIMATELY 474 FEET FROM THE NORTHEAST INTERSECTION OF CAMERON STREET. DEPTH: VARIES AREA: APPROXIMATELY 4.42 ACRES. LAND LOT 21, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: GLENCASTLE, INC. APPLICANT: URBAN REALTY PARTNERS NPU W COUNCIL DISTRICT 1

Application File Date	2-2-16
Zoning Number	Z-16-07
NPU / CD	W/1
Staff Recommendation	Approval, conditional
NPU Recommendation	Approval, conditional
ZRB Recommendation	Approval, conditional

**RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next:**  
**6/6/2016 1:00 PM**  
**AYES:** Norwood, Smith, Bottoms, Wan, Shook  
**ABSENT:** Hall, Young Jr.

16-O-1130 (11) - Z-16-08 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) DISTRICT TO THE PD-MU/BL (PLANNED DEVELOPMENT MIXED USE/BELTLINE OVERLAY) DISTRICT, FOR PROPERTY LOCATED AT 750 KALB STREET, S.E., FRONTING APPROXIMATELY 47.45 FEET ON THE EAST SIDE OF KALB STREET AND BEGINNING APPROXIMATELY 409 FEET FROM THE SOUTHEAST INTERSECTION OF CAMERON STREET. DEPTH: VARIES AREA: APPROXIMATELY 3.98 ACRES. LAND LOT 21, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: SOUTHEAST COMMUNITY CULTURAL CENTER, INC. APPLICANT: URBAN REALTY PARTNERS NPU W COUNCIL DISTRICT 1

Application File Date	2-2-16
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Zoning Number	Z-16-08
NPU / CD	W/1
Staff Recommendation	Approval, conditional
NPU Recommendation	Approval, conditional
ZRB Recommendation	Approval, conditional

**RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next: 6/6/2016 1:00 PM**  
**AYES:** Norwood, Smith, Bottoms, Wan, Shook  
**ABSENT:** Hall, Young Jr.

15-O-1255 (12) - Z-15-21 A SUBSTITUTE ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-2/R-5 DISTRICT (COMMERCIAL SERVICE /TWO FAMILY RESIDENTIAL) DISTRICT TO THE MRC-1-C (MIXED RESIDENTIAL COMMERCIAL CONDITIONAL) DISTRICT FOR PROPERTY LOCATED AT 240 PONCE DE LEON AVENUE AND 684 PENN AVENUE, N.E., FRONTING APPROXIMATELY 50.6 FEET ON THE EAST SIDE OF PENN AVENUE AND BEGINNING APPROXIMATELY 200.26 FEET FROM THE NORTHEAST INTERSECTION OF PENN AVENUE AND PONCE DE LEON AVENUE. DEPTH: VARIES AREA: APPROXIMATELY .17 ACRES. LAND LOT 49, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: ELIZABETH A. LITTLEJOHN APPLICANT: DIALYSIS CLINIC, INC. NPU E COUNCIL DISTRICT 2

Application File Date	5-5-2015
Zoning Number	Z-15-21
NPU / CD	E/2
Staff Recommendation	Approval of a Substitute Ordinance
NPU Recommendation	Approval
ZRB Recommendation	Approval of a Substitute Ordinance

**RESULT: FAVORABLE/SUBSTITUTE [UNANIMOUS] Next: 6/6/2016 1:00 PM**  
**AYES:** Norwood, Smith, Bottoms, Wan, Shook  
**ABSENT:** Hall, Young Jr.

15-O-1409 (13) - AN ORDINANCE BY COUNCILMEMBER IVORY L. YOUNG, JR. AS SUBSTITUTED BY ZONING COMMITTEE TO AMEND PARTS OF

CHAPTER 29 AND CHAPTER 28A TO CREATE A DEFINITION FOR PRIMARY OCCUPANT AND THE ALLOWANCE FOR PRIMARY OCCUPANT SIGNS IN THE C-4 (CENTRAL AREA COMMERCIAL RESIDENTIAL ) DISTRICT OF THE CODE OF ORDINANCES OF THE CITY OF ATLANTA TO SET FORTH SPECIFIC RESTRICTIONS ON PRIMARY OCCUPANT SIGNS FOR OFFICE BUILDINGS THAT MEET CERTAIN REQUIREMENTS; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-15-74
NPU / CD	Text Amendment
Staff Recommendation	Approval of a Substitute Ordinance
NPU Recommendation	See Attached
ZRB Recommendation	Approval of a Substitute Ordinance

**RESULT: FAVORABLE/SUBSTITUTE [UNANIMOUS] Next: 6/6/2016 1:00 PM**  
**AYES:** Norwood, Smith, Bottoms, Wan, Shook  
**ABSENT:** Hall, Young Jr.

**G. 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: 6/6/2016 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: 6/6/2016 1:00 PM**

**H. REMARKS FROM THE PUBLIC**

**I. ADJOURNMENT**

There being no further business to come before the Zoning Committee the meeting was adjourned at 9:42 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 Mary Norwood, Chair