



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

Wednesday, March 16, 2016

9:30 AM

Committee Room 1

A. CALL TO ORDER

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, March 16, 2016**, at **9:36 AM**, in **Committee Room 1**. The following members were present:

B. INTRODUCTION OF MEMBERS

Attendee Name	Title	Status	Arrived
Mary Norwood	Chair	Present	9:29 AM
Carla Smith	Vice Chair	Present	9:29 AM
Keisha Lance Bottoms	Councilmember, District 11	Present	9:34 AM
Kwanza Hall	Councilmember, District 2	Absent	
Alex Wan	Councilmember, District 6	Present	9:29 AM
Howard Shook	Councilmember, District 7	Present	9:37 AM
Ivory Lee Young Jr.	Councilmember, District 3	Absent	

Others in Attendance:

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

C. ADOPTION OF AGENDA

ADOPTED

D. APPROVAL OF MINUTES

APPROVED

E. ORDINANCES FOR FIRST READING

16-O-1124 (1) - U-16-01 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR OUTDOOR AMUSEMENT ENTERPRISES, EXHIBITS, ENTERTAINMENTS, MEETINGS, DISPLAYS OR SALES AREAS PURSUANT TO CODE SECTION 16-16.005(1)(C) FOR PROPERTY LOCATED AT 880 WARNER STREET, AT 880 WARNER STREET, 860-876 WOODROW STREET, 840 WOODROW STREET AND 820-838 WOODROW STREET, S.W., FRONTING APPROXIMATELY 59.1 FEET ON THE SOUTH SIDE OF WARNER STREET, BEGINNING APPROXIMATELY 280 FEET FROM THE SOUTHEAST INTERSECTION OF SYLVAN ROAD. DEPTH: VARIES; AREA: APPROXIMATELY 4.38 ACRES; LAND LOT 106, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: DAVID PIRKLE APPLICANT: ASA FAIN NPU S COUNCIL DISTRICT 12

Application File Date	1-6-16
Zoning Number	U-16-01
NPU / CD	S/12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

16-O-1125 (2) - U-16-03 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A RELIGIOUS WORSHIP FACILITY AND PRIVATE SCHOOL PURSUANT TO CODE SECTION 16-16.005(1)(C) AND (1)(L), FOR PROPERTY LOCATED AT 1775 BUCKEYE STREET, S.W., FRONTING APPROXIMATELY 445 FEET ON THE SOUTHWEST SIDE OF BUCKEYE STREET AND BEGINNING AT THE NORTHWEST INTERSECTION OF BUCKEYE STREET AND MELROSE DRIVE. DEPTH: VARIES AREA: APPROXIMATELY 3.14 ACRES. LAND LOT 104, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: SELMA, LLC. APPLICANT: MOHAMMED SAMIR WAHID NPU X COUNCIL DISTRICT 12

Application File Date	2-2-16
Zoning Number	U-16-03
NPU / CD	X/12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

16-O-1126 (3) - U-16-04 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A CHILD CARE NURSERY, DAY CARE CENTER AND PREKINDERGARTEN PURSUANT TO CODE SECTION 16-07.005(1)(B) FOR PROPERTY LOCATED AT 970 MARTIN STREET, S.E., FRONTING APPROXIMATELY 167 FEET ON THE SOUTH SIDE OF CONNALLY STREET, BEGINNING APPROXIMATELY 163 FEET FROM THE NORTHWEST INTERSECTION OF FARRINGTON AVENUE. DEPTH: VARIES; AREA: APPROXIMATELY 5.955 ACRES; LAND LOT 55, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ATLANTA PUBLIC SCHOOLS APPLICANT: APRIL INGRAHAM NPU V COUNCIL DISTRICT 1

Application File Date	2-2-16
Zoning Number	U-16-04
NPU / CD	V/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 16-O-1127 (4) - Z-16-05 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE PD-H/RG-3 (PLANNED DEVELOPMENT HOUSING/RESIDENTIAL GENERAL) DISTRICT TO THE MR-3 (MULTIFAMILY RESIDENTIAL) DISTRICT, FOR PROPERTY LOCATED AT 1462, 1494, 1460, 1458, 1454 MEMORIAL DRIVE, 1425, 1415, 1461-1463 WOODBINE AVENUE, 1461-1463 WOODBINE CIRCLE, 2109, 1454, 1451, 1450, 1449, 1438, 1432, 1428, 1420, 1095 VAUGHN STREET AND 1454 MONTGOMERY STREET, S.E FRONTING APPROXIMATELY 661.58 FEET ON THE NORTH SIDE OF MEMORIAL DRIVE AND BEGINNING APPROXIMATELY 300 FEET EAST INTERSECTION OF WHITEFORD AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 11.1 ACRES. LAND LOT 207, 208, 15TH DISTRICT DEKALB COUNTY, GEORGIA. OWNER: SC APARTMENTS LLC., LANDLOCKED LLC. AND VERDUN HOLDINGS LLC. APPLICANT: QUINTUS DEVELOPMENT, LP. NPU O COUNCIL DISTRICT 5

Application File Date	2-2-16
Zoning Number	Z-16-05
NPU / CD	O/5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 16-O-1128 (5) - Z-16-06 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1-C (COMMUNITY BUSINESS CONDITIONAL) DISTRICT TO THE C-1-C (COMMUNITY BUSINESS CONDITIONAL) DISTRICT FOR A SITE PLAN AMENDMENT, FOR PROPERTY LOCATED AT 1296 MURPHY AVENUE, S.W., FRONTING APPROXIMATELY 300 FEET ON THE EAST SIDE OF MURPHY AVENUE AND BEGINNING APPROXIMATELY 382.36 FEET FROM THE

CENTERLINE INTERSECTION OF DILL AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 2.99 ACRES. LAND LOT 120, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: HOUSING FIRST PHOENIX HOUSE, LLC. APPLICANT: JONATHAN TOPPEN NPU X COUNCIL DISTRICT 12

Application File Date	2-2-16
Zoning Number	Z-16-06
NPU / CD	X/12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 16-O-1129 (6) - Z-16-07 AN 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 (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	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 16-O-1130 (7) - Z-16-08 AN 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
Zoning Number	Z-16-08
NPU / CD	W/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

F. 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: 3/21/2016 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: 3/21/2016 1:00 PM

- 15-O-1331 (10) - 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	File
NPU Recommendation	Approval
ZRB Recommendation	File

(Held 11/10/15) (Held at the request of the District Councilmember)

RESULT: HELD IN COMMITTEE Next: 3/21/2016 1:00 PM

- 15-O-1464 (11) - Z-15-50 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO MR-3-C (MULTIFAMILY RESIDENTIAL CONDITIONAL) 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	Approval, conditional
NPU Recommendation	Denial
ZRB Recommendation	Approval, conditional

(Held 9/24/16)

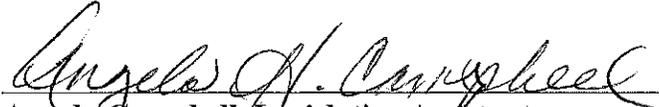
RESULT: HELD IN COMMITTEE Next: 3/21/2016 1:00 PM

G. REMARKS FROM THE PUBLIC

H. ADJOURNMENT

There being no further business to come before the Zoning Committee the meeting was adjourned at 9:42 AM

Respectfully submitted:



Angela Campbell, Legislative Assistant



Theo Pace, Research & Policy Analyst



The Honorable Mary Norwood, Chair