



**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, July 27, 2016**

**9:30 AM**

**Committee Room 1**

**A. CALL TO ORDER**

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, July 27, 2016**, at **9:31 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	9:30 AM
Carla Smith	Vice Chair	Present	9:30 AM
Keisha Lance Bottoms	Councilmember, District 11	Absent	
Kwanza Hall	Councilmember, District 2	Absent	
Alex Wan	Councilmember, District 6	Present	9:30 AM
Howard Shook	Councilmember, District 7	Present	9:30 AM
Ivory Lee Young Jr.	Councilmember, District 3	Present	9:38 AM

**Others in Attendance:**

Director Charletta Wilson Jacks, Planning Department; Attorney Mark Goncher, Law Department; members of the public, media and Council staff.

**C. ADOPTION OF AGENDA**

**ADOPTED AS AMENDED**

**D. APPROVAL OF MINUTES**

**APPROVED**

**E. PRESENTATION(S)**

**1. OFFICE OF PLANNING UPDATE ON ZONING CHANGES ON INDUSTRIAL PROPERTIES**

Director Charletta Wilson Jacks, Department of Planning

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

16-O-1310 (1) - 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	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

**RESULT: FAVORABLE [UNANIMOUS] Next: 8/15/2016 1:00 PM**

**AYES:** Norwood, Smith, Wan, Shook

**ABSENT:** Bottoms, Hall, Young Jr.

16-O-1307 (2) - U-16-12 AN AMENDED 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

**RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next: 8/15/2016 1:00 PM**

**AYES:** Norwood, Smith, Wan, Shook

**ABSENT:** Bottoms, Hall, Young Jr.

16-O-1309 (3) - Z-16-32 AN AMENDED 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	Approval Conditional
ZRB Recommendation	Approval Conditional

**RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next: 8/15/2016 1:00 PM**

**AYES:** Norwood, Smith, Wan, Shook

**ABSENT:** Bottoms, Hall, Young Jr.

16-O-1311 (4) - Z-16-34 AN AMENDED 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	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

**RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next: 8/15/2016 1:00 PM**

**AYES:** Norwood, Smith, Wan, Shook

**ABSENT:** Bottoms, Hall, Young Jr.

16-O-1039 (5) - Z-16-03 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-2-C/MR-3/ BELTLINE OVERLAY (HEAVY INDUSTRIAL CONDITIONAL/MULTIFAMILY RESIDENTIAL/BELTLINE OVERLAY) DISTRICT TO THE MRC-3/BELTLINE OVERLAY (MIXED RESIDENTIAL COMMERCIAL/ BELTLINE OVERLAY) DISTRICT, FOR PROPERTY LOCATED AT 905 MEMORIAL DRIVE, S.E., FRONTING APPROXIMATELY 705 FEET ON THE SOUTH SIDE OF MEMORIAL DRIVE AND BEGINNING AT THE SOUTHEAST INTERSECTION OF MEMORIAL DRIVE AND BILL KENNEDY WAY. DEPTH: VARIES AREA: APPROXIMATELY 17.5 ACRES. LAND LOT 12, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: LEGGETT AND PLATT, INC. APPLICANT: FUQUA DEVELOPMENT, LP.

NPU N COUNCIL DISTRICT 5

Application File Date	1-5-2015
Zoning Number	Z-16-03
NPU / CD	N/5
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

**RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next: 8/15/2016 1:00 PM**

**AYES:** Norwood, Smith, Wan, Shook

**ABSENT:** Bottoms, Hall, Young Jr.

16-O-1037 (6) - Z-16-01 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT FOR A CHANGE IN CONDITIONS, FOR PROPERTY LOCATED AT 890 PEYTON ROAD, S.W., FRONTING APPROXIMATELY 92.4 FEET ON THE EAST SIDE OF PEYTON ROAD AND BEGINNING APPROXIMATELY 485 FEET FROM THE SOUTHEAST INTERSECTION OF MCKENZIE COURT. DEPTH: VARIES AREA: APPROXIMATELY 7 ACRES. LAND LOT 214, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: CHARLES AND LOIS WALKER APPLICANT: SARRAN D. MARSHALL  
NPU I COUNCIL DISTRICT 10

Application File Date	1-5-2015
Zoning Number	Z-16-01
NPU / CD	I/10
Staff Recommendation	90 Day Deferral October 2016
NPU Recommendation	Denial
ZRB Recommendation	File

**RESULT: ADVERSESED [UNANIMOUS]**

**AYES:** Norwood, Smith, Wan, Shook, Young Jr.

**ABSENT:** Bottoms, Hall

16-O-1201 (7) - Z-16-19 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE RG-3-C (RESIDENTIAL GENERAL-SECTOR 3-CONDITIONAL) DISTRICT TO THE R-5 (TWO FAMILY) DISTRICT FOR A CHANGE IN CONDITIONS FOR PROPERTY LOCATED AT 313 SIXTH STREET, N.E., FRONTING APPROXIMATELY 49.60 FEET ON THE SOUTH SIDE OF SIXTH STREET AND BEGINNING APPROXIMATELY 132 FEET FROM THE

SOUTHEAST INTERSECTION OF ARGONNE AVENUE. DEPTH: VARIES  
 AREA: APPROXIMATELY .143 ACRES. LAND LOT 48, 14TH DISTRICT  
 FULTON COUNTY, GEORGIA. OWNER: ANTHONY VALDUGA  
 APPLICANT: BONNIE HENRY  
 NPU E COUNCIL DISTRICT 2

Application File Date	3-28-2016
Zoning Number	Z-16-19
NPU / CD	E/2
Staff Recommendation	File
NPU Recommendation	Approval
ZRB Recommendation	File

**RESULT: FILED BY COMMITTEE [UNANIMOUS] Next:**  
**8/15/2016 1:00 PM**

**AYES:** Norwood, Smith, Wan, Shook, Young Jr.

**ABSENT:** Bottoms, Hall

**G. RESOLUTION(S)**

16-R-4039 (8) - A RESOLUTION BY COUNCILMEMBERS, MARY NORWOOD, NATALYN ARCHIBONG, IVORY LEE YOUNG JR., FELICIA A. MOORE AND MICHAEL JULIAN BOND REQUESTING THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT TO BEGIN IMPLEMENTING CERTAIN REVISIONS TO THE 1982 ZONING ORDINANCE; AND FOR OTHER PURPOSES.

**RESULT: FAVORABLE ON CONDITION [UNANIMOUS] Next:**  
**8/15/2016 1:00 PM**

**AYES:** Norwood, Smith, Wan, Shook, Young Jr.

**ABSENT:** Bottoms, Hall

**H. ITEMS NOT ON THE AGENDA**

16-R-4038 (9) - A RESOLUTION BY COUNCILMEMBERS MARY NORWOOD, CARLA SMITH, KWANZA HALL, IVORY LEE YOUNG JR., NATALYN ARCHIBONG, ALEX WAN, HOWARD SHOOK, FELICIA A. MOORE, MICHAEL JULIAN BOND AND ANDRE DICKENS AS AMENDED BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE REQUESTING THE OFFICE OF PLANNING CREATE A PROCESS TO NOTIFY ALL MEMBERS OF COUNCIL, THE AFFECTED NEIGHBORHOOD PLANNING UNIT, AND THE PUBLIC OF REZONING, LAND USE, AND VARIANCE APPLICATIONS; AND FOR OTHER PURPOSES.

**RESULT: FAVORABLE AS AMENDED [UNANIMOUS] Next: 8/15/2016 1:00 PM**

**AYES:** Norwood, Smith, Wan, Shook, Young Jr.

**ABSENT:** Bottoms, Hall

16-O-1421 (10) - TR-15-23 AN ORDINANCE BY ZONING COMMITTEE TO AMEND ORDINANCE U-08-03 AS ADOPTED BY THE CITY COUNCIL ON MAY 5, 2008 AND APPROVED BY THE MAYOR MAY 13, 2008 FOR THE PURPOSES OF APPROVING A TRANSFER OF OWNERSHIP FOR A SPECIAL USE PERMIT FOR A METAL AND PLASTICS RECYCLING CENTER (PROCESSING FACILITY) FOR PROPERTY LOCATED AT 3760 BROWNS MILL ROAD, S.E., AND FOR OTHER PURPOSES.

NPU Z COUNCIL DISTRICT 12

Application File Date	
Zoning Number	TR-15-23
NPU/Council District	Z/12
Staff Recommendation	N/A
NPU Recommendation	N/A
ZRB Recommendation	N/A

**TO BE REFERRED TO ZONING COMMITTEE**

**I. PAPERS HELD IN COMMITTEE**

14-O-1348 (11) - 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: 8/15/2016 1:00 PM**

14-O-1366 (12) - 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: 8/15/2016 1:00 PM**

16-O-1226 (13) - AN ORDINANCE BY COUNCILMEMBER KEISHA LANCE BOTTOMS AS SUBSTITUTED BY ZONING COMMITTEE TO ZONE THE SANDTOWN NEIGHBORHOOD IDENTIFIED ON EXHIBIT "A" TO THE R-2 (SINGLE FAMILY RESIDENTIAL), R-3 (SINGLE FAMILY RESIDENTIAL-CITY OF ATLANTA), R-4 (SINGLE FAMILY RESIDENTIAL), R-5 (TWO FAMILY RESIDENTIAL), PDH (PLANNED DEVELOPMENT-HOUSING), C-1 (COMMUNITY BUSINESS) AND MRC-1 (MIXED RESIDENTIAL COMMERCIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES. **(Held 7/13/16)**

**RESULT: HELD IN COMMITTEE Next: 8/15/2016 1:00 PM**

**J. REMARKS FROM THE PUBLIC**

**K. ADJOURNMENT**

There being no further business to come before the Zoning Committee the meeting was adjourned at 10:06 AM

Respectfully submitted:

  
\_\_\_\_\_  
Angela Campbell, Legislative Assistant

  
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Theo Pace, Research & Policy Analyst

  
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The Honorable Mary Norwood, Chair