



**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 Mary Norwood

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

**Wednesday, January 13, 2016**

**9:30 AM**

**Council Chamber**

**A. CALL TO ORDER**

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, January 13, 2016**, at **9:40 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>
Mary Norwood	Chair	Present	9:30 AM
Carla Smith	Councilmember, District 1	Present	9:30 AM
Keisha Lance Bottoms	Councilmember, District 11	Present	9:30 AM
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	9:45 AM

**Others in Attendance:**

**C. ADOPTION OF AGENDA**

**D. APPROVAL OF MINUTES**

**E. ELECTION OF VICE CHAIR**

Carla Smith was elected Vice Chair by an unanimous vote

**F. ORDINANCES FOR FIRST READING**

16-O-1014 (1) - Z-15-76 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE SPI-9, SUBAREA 3 (SPECIAL PUBLIC INTEREST DISTRICT 9) DISTRICT TO THE SPI-9, SUBAREA 3 (SPECIAL PUBLIC INTEREST DISTRICT 9) DISTRICT, FOR PROPERTY LOCATED AT 3190 CAINS HILL PLACE, N.W., 3191, 3193, AND 3195 PACEY FERRY PLACE, N.W., FRONTING APPROXIMATELY 150 FEET ON THE WEST SIDE OF CAINS HILL PLACE AND BEGINNING AT THE NORTHWEST INTERSECTION OF IRBY AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 1.277 ACRES. LAND LOT 99, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: HENRIS BAKERY, INC, BRUCE H. FOSTER AND RYLAND W. KOETS APPLICANT: ALLIANCE REALTY PARTNERS, LLC. NPU B  
 COUNCIL DISTRICT 8

Application File Date	12-1-2015
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Zoning Number	Z-15-76
NPU / CD	B/8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

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

16-O-1015 (2) - Z-15-75 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-5/HC-20K, SUBAREA 1/BELTLINE OVERLAY (TWO FAMILY RESIDENTIAL/ GRANT PARK HISTORIC DISTRICT/ BELTLINE OVERLAY) DISTRICT TO THE R-4B/HC-20K, SUBAREA 1/BELTLINE OVERLAY (SINGLE FAMILY RESIDENTIAL/ GRANT PARK HISTORIC DISTRICT/ BELTLINE OVERLAY) DISTRICT, FOR PROPERTY LOCATED AT 783 ORMEWOOD AVENUE, S.E., FRONTING APPROXIMATELY 50 FEET ON THE SOUTH SIDE OF ORMEWOOD AVENUE AND BEGINNING APPROXIMATELY 950 FEET FROM THE SOUTHEAST INTERSECTION OF CONFEDERATE AVENUE. DEPTH: VARIES AREA: APPROXIMATELY .229 ACRES. LAND LOT 22, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: SUMMIT AND CROWNE PARTNERS, LLC. APPLICANT: NINA GENTRY NPU W COUNCIL DISTRICT 1

Application File Date	11-24-2015
Zoning Number	Z-15-75
NPU / CD	W/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

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

16-O-1016 (3) - U-15-20 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR OUTDOOR DINING AND EATING AND DRINKING ESTABLISHMENTS WHEN ANY PART OF SUCH USE IS LOCATED WITHIN 1,000 FEET OF A RESIDENTIAL ZONING AND USE, PURSUANT TO SECTION 16-11.005(1)(L), FOR PROPERTY LOCATED AT 2356 HOSEA WILLIAMS DRIVE, SE., FRONTING APPROXIMATELY 100 FEET ON THE NORTH SIDE OF HOSEA WILLIAMS DRIVE. DEPTH VARIES; AREA: APPROXIMATELY .264 ACRES. LAND LOT 204, 15TH

DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: MICHAEL J. NELSON  
 APPLICANT: MICHAEL J. NELSON NPU O COUNCIL DISTRICT 5

Application File Date	12-1-2015
Zoning Number	U-15-20
NPU / CD	5/O
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

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

16-O-1017 (4) - U-15-19 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR OUTDOOR DINING AND EATING AND DRINKING ESTABLISHMENTS WHEN ANY PART OF SUCH USE IS LOCATED WITHIN 1,000 FEET OF A RESIDENTIAL ZONING AND USE, PURSUANT TO SECTION 16-11.005(1)(L), FOR PROPERTY LOCATED AT 3850-3880 ROSWELL ROAD, N.E., FRONTING APPROXIMATELY 511.04 FEET ON THE WEST SIDE OF ROSWELL ROAD. DEPTH VARIES; AREA: APPROXIMATELY 6.120 ACRES. LAND LOT 97, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: REGENCY CENTERS, L.P. APPLICANT: PATRICIA A. WALLIS NPU B COUNCIL DISTRICT 8

Application File Date	11-18-2015
Zoning Number	U-15-19
NPU / CD	B/8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

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

**G. ORDINANCES FOR SECOND READING**

15-O-1412 (5) - Z-15-67 AN ORDINANCE BY COUNCILMEMBERS KEISHA LANCE BOTTOMS AND C. T. MARTIN TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, TO ADD CHECK CASHING SERVICES, AS DEFINED HEREIN, TO THE LIST OF PROHIBITED PRINCIPAL USES AND TO AMEND THE REGULATION GOVERNING SECURITY MATERIALS ON

STRUCTURES WITHIN THE NC-6 CASCADE HEIGHTS NEIGHBORHOOD COMMERCIAL DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-15-67
NPU / CD	R and S/10 and 11
Staff Recommendation	Approval
NPU Recommendation	R (Approval) S (Denial)
ZRB Recommendation	Approval

**RESULT: FAVORABLE [UNANIMOUS] Next: 1/19/2016 1:00 PM**

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

**ABSENT:** Hall

15-O-1500 (6) -

Z-15-55 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-1(LIGHT INDUSTRIAL) DISTRICT TO THE MR-4A (MULTIFAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED AT 507 WILMER STREET (PARCEL NUMBER 14 0180005020) N.E., FRONTING APPROXIMATELY 61.77 FEET ON THE SOUTH SIDE OF DALLAS STREET AND BEGINNING AT THE NORTHEAST INTERSECTION OF DALLAS STREET AND WILMER STREET. DEPTH: VARIES AREA: APPROXIMATELY .15 ACRES. LAND LOT 18, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: ARTICHER MARTIN APPLICANT: OAK STREET SUNDANCE MANAGER, LLC. NPU M COUNCIL DISTRICT 2

Application File Date	9-28-2015
Zoning Number	Z-15-55
NPU / CD	M/2
Staff Recommendation	Approval, conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval, conditional

**RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next: 1/19/2016 1:00 PM**

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

**ABSENT:** Hall

15-O-1462 (7) - Z-15-46- AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM RG-3 (RESIDENTIAL GENERAL) DISTRICT TO MR-5A (MULTIFAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED AT 556 CENTENNIAL OLYMPIC PARK DRIVE, N.W., FRONTING APPROXIMATELY 165.23 FEET ON THE WEST SIDE OF CENTENNIAL OLYMPIC PARK DRIVE AND BEGINNING APPROXIMATELY 350.3 FEET FROM THE NORTHWEST INTERSECTION OF CENTENNIAL OLYMPIC PARK DRIVE AND MERRITTS AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 3.47 ACRES. LAND LOT 79, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: CENTENNIAL PARK NORTH II, LLC. APPLICANT: CENTENNIAL PARK NORTH II, LLC. NPU M

COUNCIL DISTRICT 4

Application File Date	8-25-15
Zoning Number	Z-15-46
NPU / CD	M/4
Staff Recommendation	Approval, conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval, conditional

**RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next: 1/19/2016 1:00 PM**

**AYES:** Norwood, Smith, Bottoms, Wan, Shook, Young Jr.  
**ABSENT:** Hall

15-O-1338 (8) - Z-15-37- A SUBSTITUTE 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
Zoning Number	Z-15-37
NPU / CD	M/2
Staff Recommendation	Approval of the Substitute Ordinance

NPU Recommendation	Approval
ZRB Recommendation	Approval of the Substitute Ordinance

**RESULT: FAVORABLE/SUBSTITUTE [UNANIMOUS] Next: 1/19/2016 1:00 PM**

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

**ABSENT:** Hall

15-O-1502 (9) - Z-15-49 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4/ HC-20-CD-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE R-4A (SINGLE FAMILY RESIDENTIAL)/HC-20-CD-1 DISTRICT FOR PROPERTY LOCATED AT 109 HUNTINGTON ROAD, N.E., FRONTING APPROXIMATELY 100.26 FEET ON THE SOUTH SIDE OF HUNTINGTON ROAD AND BEGINNING APPROXIMATELY 1,275 FEET FROM THE SOUTHWEST INTERSECTION OF HUNTINGTON ROAD AND PEACHTREE ROAD. DEPTH: VARIES AREA: APPROXIMATELY .403 ACRES. LAND LOT 109, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: MARY CLEAVELAND APPLICANT: APRIL INGRAHAM NPU E COUNCIL DISTRICT 6

Application File Date	8-31-2015
Zoning Number	Z-15-49
NPU / CD	E/6
Staff Recommendation	Denial
NPU Recommendation	Denial
ZRB Recommendation	Denial

**(AMENDED AND ADVERSED 1/13/16)**

**RESULT: ADVERSED [UNANIMOUS]**

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

**ABSENT:** Hall

15-O-1503 (10) - Z-15-53 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE RG-2 (RESIDENTIAL GENERAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT FOR PROPERTY LOCATED AT 4087 HAVERHILL DRIVE, 321 HERRINGTON DRIVE AND 320 LAKEMOORE DRIVE, N.E., FRONTING APPROXIMATELY 179 FEET ON THE SOUTH SIDE OF HERRINGTON DRIVE AND BEGINNING AT THE SOUTHEAST INTERSECTION OF HERRINGTON DRIVE AND HAVERHILL DRIVE. DEPTH: VARIES AREA: APPROXIMATELY 2.1 ACRES. LAND LOT 64, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: JOSHUA GUIDER AND FERIDE KOCAKAYA, LAKEMOORE CAPITAL PARTNERS,

LLC. RYAN GROVIJOHN, SETH STEWART, SUSAN ROGERS, ROBERT JONES, PETER MARKEY, CAROL WEITZ, STEVEN FORD, SHERRY SHIRAH, NICHOLAS T. AND ASHLEA NEAL, LOGAN STEELE, DENNIS MOSS, MARTHA WARREN, JACQUELYN GOODMAN, SHRIDAR RANGANATHAN, RENATE PURCIFULL, FRED KRENSON, JONATHAN HART, DARBY TRACEY, SUSAN BLAIN, ELIZABETH MATSON, DOUG CHUNN, CLAUDIA MEYER, JAMES WARD AND CHARLES HOLLOWAY, JAMES LYNN, LYN ARMSTRONG, LOGAN STEELE. APPLICANT: COLE FORSYTH NPU B COUNCIL DISTRICT 7

Application File Date	9-23-2015
Zoning Number	Z-15-53
NPU / CD	B/7
Staff Recommendation	Denial
NPU Recommendation	Approval
ZRB Recommendation	Denial

**RESULT: FAVORABLE [UNANIMOUS] Next: 1/19/2016 1:00 PM**  
**AYES:** Norwood, Smith, Bottoms, Wan, Shook, Young Jr.  
**ABSENT:** Hall

**H. 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: 1/19/2016 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: 1/19/2016 1:00 PM**

15-O-1331 (13) - 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: 1/19/2016 1:00 PM**

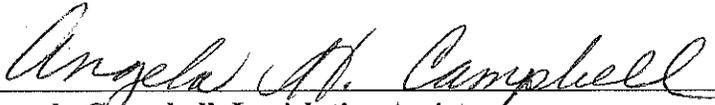
**I. REMARKS FROM THE PUBLIC**

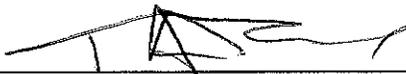
**J. ADJOURNMENT**

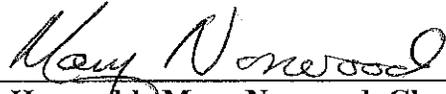
**K. REQUESTED ITEMS**

There being no further business to come before the Zoning Committee the meeting was adjourned at 9:59 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