



**ZONING COMMITTEE**  
**REGULAR COMMITTEE MEETING**

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

~Minutes~

**CITY OF ATLANTA**

**Chairperson**  
The Honorable Mary Norwood

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

**Wednesday, February 24, 2016**

**9:30 AM**

**Committee Room 1**

**A. CALL TO ORDER**

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, February 24, 2016**, at **9:32 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	Present	9:32 AM
Kwanza Hall	Councilmember, District 2	Present	9:42 AM
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	9:33 AM

**Others in Attendance:**

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

Jeffery Haymore

**C. ADOPTION OF AGENDA**

**ADOPTED**

**D. APPROVAL OF MINUTES**

**APPROVED**

**E. PUBLIC HEARING ITEM**

**ORDINANCE FOR SECOND READING**

16-O-1053 (1) - MRPA-15-15 AN ORDINANCE BY ZONING COMMITTEE TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT FOR A NEW SINGLE-FAMILY HOUSE, LOCATED AT 2083 BUTLER WAY, N.W., 0.486 ACRES IN LAND LOT 257, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: MATT & GINA RAGSDALE. APPLICANT: GINA RAGSDALE NPU-D  
COUNCIL DISTRICT 9

Application File Date	11-16-2015
Zoning Number	MRPA-15-01
NPU / CD	D/9
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	N/A

**(A Public Hearing was held on 2/24/16)**

The Public Hearing was opened at 9:34AM and closed at 9:34AM. No one signed in to speak to the legislation.

**RESULT: FAVORABLE [UNANIMOUS] Next: 3/7/2016 1:00 PM**  
**AYES:** Norwood, Smith, Bottoms, Wan, Shook, Young Jr.  
**ABSENT:** Hall

Charletta Wilson Jacks

**F. ORDINANCES FOR SECOND READING**

16-O-1067 (2) - AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK TO WAIVE SEC. 15-08.005(D)(6) OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA FOR THE PURPOSE OF ALLOWING A SUBDIVISION IN COUNCIL DISTRICT 7 (SD-15-032, LOCATED AT 471 LORIDANS DRIVE) THAT MAY NOT CONFORM TO THE EXISTING LOT PATTERNS IN NEIGHBORHOODS THAT ARE OLDER THAN 50 YEARS SUCH THAT THOSE NEIGHBORHOODS MAY MEET ONE OF THE CRITERIA TO BE ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES AS A NATIONAL REGISTER DISTRICT THUS REQUIRING APPLICATION OF SEC. 15-08.005(D)(6); AND FOR OTHER PURPOSES.

**RESULT: FAVORABLE [UNANIMOUS] Next: 3/7/2016 1:00 PM**  
**AYES:** Norwood, Smith, Bottoms, Wan, Shook, Young Jr.  
**ABSENT:** Hall

16-O-1016 (3) - U-15-20 AN AMENDED 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 2358 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	Approval, conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval, conditional

**RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next: 3/7/2016 1:00 PM**

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

**ABSENT:** Hall

16-O-1017 (4) -

U-15-19 AN AMENDED 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	Approval, conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval, conditional

**RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next: 3/7/2016 1:00 PM**

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

**ABSENT:** Hall

15-O-1464 (5) - Jeffery Haymore  
 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: 3/7/2016 1:00 PM**

16-O-1014 (6) - Z-15-76 AN AMENDED 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 A CHANGE IN CONDITIONS AND TO CHANGE TO THE FLOOR AREA RATIO MAP TO CHANGE THE FLOOR AREA RATIO FROM 1.5 AND 8.2 TO 5.587, FOR PROPERTY LOCATED AT 3190 CAINS HILL PLACE, N.W., 3191, 3193, AND 3195 PACES 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
Zoning Number	Z-15-76
NPU / CD	B/8
Staff Recommendation	Approval, conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval, conditional

**RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next: 3/7/2016 1:00 PM**  
**AYES:** Norwood, Smith, Bottoms, Wan, Shook, Young Jr.  
**ABSENT:** Hall

15-O-1497 (7) - Z-15-59 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-3 (COMMERCIAL RESIDENTIAL) DISTRICT AND C-1-C (COMMUNITY BUSINESS CONDITIONAL) DISTRICT TO THE C-3-C (COMMERCIAL RESIDENTIAL CONDITIONAL) DISTRICT FOR PROPERTY LOCATED AT 2395, 2425, 2451 PEACHTREE ROAD, N.E., FRONTING APPROXIMATELY 234.94 FEET ON THE SOUTH SIDE OF TERRACE DRIVE AND BEGINNING AT THE SOUTHEAST INTERSECTION OF TERRACE DRIVE AND PEACHTREE ROAD. DEPTH: VARIES AREA: APPROXIMATELY 1.866 ACRES. LAND LOT 101, 102, 111, 112, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: DEFOOR HILLS, LLC. AND PEACHTREE BATTLE IMMOBILIEN GESELLSCHAFT MBLT, INC. APPLICANT: BRANCH PROPERTIES, LLC. NPU B  
COUNCIL DISTRICT 7

Application File Date	9-29-2015
Zoning Number	Z-15-59
NPU / CD	B/7
Staff Recommendation	Approval, conditional
NPU Recommendation	Approval, conditional
ZRB Recommendation	Approval, conditional

**RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next:**  
**3/7/2016 1:00 PM**  
**AYES:** Norwood, Smith, Bottoms, Wan, Shook, Young Jr.  
**ABSENT:** Hall

16-O-1008 (8) - AN ORDINANCE BY COUNCILMEMBER NATALYN ARCHIBONG AS SUBSTITUTED BY ZONING COMMITTEE TO ZONE PROPERTY LOCATED AT THE OLMSTED AT EAST LAKE NEIGHBORHOOD TO THE RG-1 (RESIDENTIAL GENERAL-SECTOR 1) ZONING DISTRICT; AND FOR OTHER PURPOSES.

**RESULT: FAVORABLE/SUBSTITUTE [UNANIMOUS] Next:**  
**3/7/2016 1:00 PM**  
**AYES:** Norwood, Smith, Bottoms, Hall, Wan, Shook, Young Jr.

15-O-1574 (9) - Z-15-68 A SUBSTITUTE ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-5 (TWO FAMILY RESIDENTIAL) DISTRICT TO THE MR-3-C (MULTIFAMILY RESIDENTIAL CONDITIONAL) DISTRICT, FOR PROPERTY LOCATED AT 151 FLAT SHOALS AVENUE, S.E., FRONTING APPROXIMATELY 122 FEET ON THE SOUTH SIDE OF FLAT SHOALS AVENUE AND BEGINNING AT THE SOUTHWEST INTERSECTION OF STOVALL STREET DEPTH: VARIES AREA: APPROXIMATELY 0.64 ACRES. LAND LOT 13, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: ANDREW P. STEWART CENTER, INC. APPLICANT: LAUREL DAVID NPU N COUNCIL DISTRICT 5

Application File Date	11-3-2015
Zoning Number	Z-15-68
NPU / CD	N/5
Staff Recommendation	Approval of Substitute Ordinance
NPU Recommendation	Approval of Substitute Ordinance
ZRB Recommendation	Approval of Substitute Ordinance

**RESULT: FAVORABLE/SUBSTITUTE [UNANIMOUS] Next:**  
**3/7/2016 1:00 PM**  
**AYES:** Norwood, Smith, Bottoms, Hall, Wan, Shook, Young Jr.

16-O-1015 (10) - 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	Denial
NPU Recommendation	Denial
ZRB Recommendation	Denial

**RESULT: FAVORABLE [UNANIMOUS] Next: 3/7/2016 1:00 PM**  
**AYES:** Norwood, Smith, Bottoms, Hall, Wan, Shook, Young Jr.

15-O-1571 (11) - Z-15-64 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE RG-3-C AND O-I (RESIDENTIAL GENERAL- SECTOR 3 CONDITIONAL AND OFFICE INSTITUTIONAL) DISTRICTS TO PD-H (PLANNED DEVELOPMENT- HOUSING) DISTRICT FOR PROPERTY LOCATED AT 1071 FAYETTEVILLE ROAD (AKA 1913-1917 FLAT SHOALS ROAD), S.E., FRONTING APPROXIMATELY 254 FEET ON THE SOUTHWEST SIDE OF FLAT SHOALS ROAD AND BEGINNING APPROXIMATELY 770 FEET FROM THE SOUTHEAST INTERSECTION OF HILLBURN DRIVE. DEPTH: VARIES AREA: APPROXIMATELY 4.55 ACRES. LAND LOT 147, 15TH DISTRICT DEKALB COUNTY, GEORGIA. OWNER: MICHAEL ZONGOR APPLICANT: ADAM LAVERACK NPU W COUNCIL DISTRICT 5

Application File Date	10-30-2015
Zoning Number	Z-15-64
NPU / CD	W/5
Staff Recommendation	Approval, conditional
NPU Recommendation	Denial
ZRB Recommendation	Denial

**RESULT: FAVORABLE [6 TO 1] Next: 3/7/2016 1:00 PM**  
**AYES:** Smith, Bottoms, Hall, Wan, Shook, Young Jr.  
**NAYS:** Norwood

**G. PAPERS HELD IN COMMITTEE**

15-O-1331 (12) - 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: 3/7/2016 1:00 PM**

14-O-1348 (13) - 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: 3/7/2016 1:00 PM**

14-O-1366 (14) - 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: 3/7/2016 1:00 PM**

**H. REMARKS FROM THE PUBLIC**

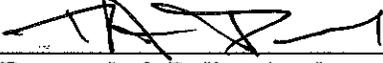
Ron Shakir

**I. ADJOURNMENT**

There being no further business to come before the Zoning Committee the meeting was adjourned at 9:49 AM

Respectfully submitted:

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

  
\_\_\_\_\_  
Theo Pace, Research & Policy Analyst

  
\_\_\_\_\_  
The Honorable Mary Norwood, Chair