



ZONING COMMITTEE
REGULAR COMMITTEE MEETING
~Agenda~

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
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Wednesday, September 28, 2016

9:30 AM

Committee Room 1

A. CALL TO ORDER

B. INTRODUCTION OF MEMBERS

C. ADOPTION OF AGENDA

D. APPROVAL OF MINUTES

E. ORDINANCES FOR FIRST READING

16-O-1535 (1) - Z-16-56-AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE C-1 (COMMUNITY BUSINESS) DISTRICT TO THE MR-3 (MULTIFAMILY RESIDENTIAL) DISTRICT FOR THE PROPERTY LOCATED AT 1956, 1960 DEKALB AND 266 OXFORD PLACE, N.E. FRONTING APPROXIMATELY 48.29 FEET ON THE SOUTH SIDE OF DEKALB AVENUE, BEGINNING APPROXIMATELY 254 FEET FROM THE NORTHWEST CORNER OF OXFORD PLACE. DEPTH: APPROXIMATELY 55.5 FEET. AREA: 0.055 ACRES. LAND LOT 211, 15TH DISTRICT, DEKALB COUNTY, GEORGIA OWNER: WILLIAM J ALEXANDER APPLICANT: WILLIAM J. GRAVLEE NPU N COUNCIL DISTRICT 5

Application File Date	7-26-16
Zoning Number	Z-16-56
NPU / CD	N/5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

16-O-1536 (2) - U-16-21- AN ORDINANCE TO GRANT A SPECIAL USE PERMIT FOR A TRANSFER OF DEVELOPMENT RIGHTS FOR THE PURPOSE OF TRANSFERRING 30,000 SQUARE FEET OF RESIDENTIAL DEVELOPMENT RIGHTS PREVIOUSLY SEVERED FROM 690 MORGAN STREET N.E. TO PROPERTY ADDRESS AS 670 DEKALB AND 690 DEKALB AVENUE. THE

SUBJECT PROPERTY FRONTS APPROXIMATELY 585 FEET ON THE NORTH SIDE OF DEKALB AVENUE BEGINNING AT THE INTERSECTION OF DEKALB AVENUE AND AIRLINE STREET. DEPTH: VARIES. AREA: APPROXIMATELY 2.88 ACRES. LAND LOT 20, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ATLANTA BELTLINE/ARAMARK UNIFORM AND CAREER APPAREL LLC. APPLICANT: NORTH AMERICAN PROPERTIES BY DENTONS US, LLP NPU N COUNCIL DISTRICT 2

Application File Date	7-26-16
Zoning Number	U-16-20
NPU / CD	N/2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

F. ORDINANCES FOR SECOND READING

16-O-1155 (3) - Z-16-13 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT FOR PROPERTY LOCATED AT 2742 AND 2748 ALPINE ROAD, N.E., FRONTING APPROXIMATELY 99 FEET ON THE WEST SIDE OF ALPINE ROAD AND BEGINNING APPROXIMATELY 95.6 FEET FROM THE WEST INTERSECTION OF PIEDMONT ROAD. DEPTH: VARIES AREA: APPROXIMATELY .647 ACRES. LAND LOT 60, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: RICHARD AND STEWART AIKEN APPLICANT: GORDON GOODMAN NPU B COUNCIL DISTRICT 7

Application File Date	3-1-2016
Zoning Number	Z-16-13
NPU / CD	B/7
Staff Recommendation	Approval Conditional
NPU Recommendation	Deferral
ZRB Recommendation	Approval Conditional

(Referred back by Council 9/19/16)

- 16-O-1505 (4) - AN ORDINANCE BY ZONING COMMITTEE AUTHORIZING THE INSTALLATION OF PUBLIC ART (ELEVATE 2016) AT 79 BROAD ST. S.W., ATLANTA, GA 30303 AS PURSUANT TO CODE SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.
- 16-O-1506 (5) - AN ORDINANCE BY ZONING COMMITTEE AUTHORIZING THE INSTALLATION OF PUBLIC ART (ELEVATE 2016) AT 87 BROAD ST. S.W., ATLANTA, GA 30303 AS PURSUANT TO CODE SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.
- 16-O-1507 (6) - AN ORDINANCE BY ZONING COMMITTEE AUTHORIZING THE INSTALLATION OF PUBLIC ART (ELEVATE 2016) AT 97 PEACHTREE ST. S.W., ATLANTA, GA 30303 AS PURSUANT TO CODE SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.
- 16-O-1508 (7) - AN ORDINANCE BY ZONING COMMITTEE AUTHORIZING THE INSTALLATION OF PUBLIC ART (ELEVATE 2016) AT 98 BROAD ST. S.W., ATLANTA, GA 30303 AS PURSUANT TO CODE SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.
- 16-O-1476 (8) - Z-16-48 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-5 (TWO FAMILY RESIDENTIAL) DISTRICT TO THE MR-4A (MULTI-FAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED AT 83, 95, 97 AND 103 JACKSON STREET, N.E., AND PARCELS 14-004500071280 AND 14-004500071298., FRONTING APPROXIMATELY 250 FEET ON THE WEST SIDE OF JACKSON STREET AT THE SOUTHWEST INTERSECTION OF JACKSON STREET AND DECATUR STREET. DEPTH: VARIES AREA: APPROXIMATELY .88 ACRES. LAND LOT 45, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: AZIM (JIM) PEERA, LA FRANCE GROUP, LLC APPLICANT: DEENA N. MURPHY NPU M COUNCIL DISTRICT 5

Application File Date	
Zoning Number	Z-16-48

NPU / CD	M/5
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

16-O-1470 (9) -

Z-16-52 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4A (SINGLE FAMILY RESIDENTIAL) DISTRICT/BELTLINE OVERLAY DISTRICT TO THE MRC-2 (MIXED RESIDENTIAL COMMERCIAL) DISTRICT/BELTLINE OVERLAY DISTRICT FOR PROPERTY LOCATED AT 202 MILTON AVENUE S.E. AND 1201 AND 1219 CLIMAX STREET, S.E., FRONTING APPROXIMATELY 200 FEET ON THE NORTHEAST SIDE OF MILTON AVENUE AND 269 FEET ON THE NORTH SIDE OF CLIMAX STREET. DEPTH: VARIES AREA: APPROXIMATELY 2.4 ACRES. LAND LOT 56, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: ATLANTA PUBLIC SCHOOL SYSTEM APPLICANT: NINA E. GENTRY NPU Y COUNCIL DISTRICT 1

Application File Date	
Zoning Number	Z-16-52
NPU / CD	Y/1
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

16-O-1472 (10) -

Z-16-54 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-5 (TWO FAMILY RESIDENTIAL) DISTRICT TO THE MR-4A (MULTI-FAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED AT 88 JACKSON STREET, N.E., FRONTING APPROXIMATELY 91 FEET ON THE EAST SIDE OF JACKSON STREET BEGINNING APPROXIMATELY 100 FEET FROM THE SOUTHWEST INTERSECTION OF JACKSON STREET AND LUCY STREET. DEPTH: VARIES AREA: APPROXIMATELY .221 ACRES. LAND LOT 45, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: JENNIFER BUNTING-GRADEN APPLICANT: JENNIFER BUNTING-GRADEN NPU M COUNCIL DISTRICT 5

Application File Date	
Zoning Number	Z-16-54

NPU / CD	M/5
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

16-O-1380 (11) - U-16-15 AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A DAY CARE FACILITY PURSUANT TO CODE SECTION 16-35.007(1)(C) FOR PROPERTY LOCATED AT 1240 EUCLID AVENUE, N.E., FRONTING APPROXIMATELY 430 FEET ON THE NORTH SIDE OF EUCLID AVENUE, BEGINNING APPROXIMATELY 277 FEET FROM THE NORTHEAST INTERSECTION OF MORELAND AVENUE. DEPTH: VARIES; AREA: APPROXIMATELY 1.819 ACRES; LAND LOT 240, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: ARS MARCY STREET, LLC. APPLICANT: SARRAN MARSHALL NPU N COUNCIL DISTRICT 2

Application File Date	5-31-2016
Zoning Number	U-16-15
NPU / CD	N/2
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

16-O-1473 (12) - U-16-18 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR THE TRANSFER OF EXCESS DEVELOPMENT DENSITY FROM PROPERTY LOCATED AT 875 WEST PEACHTREE STREET (SENDING PARCEL) TO 771 SPRING STREET AND 756, 760, 766 AND 774 WEST PEACHTREE STREET (RECEIVING PARCEL); AND FOR OTHER PURPOSES. NPU E COUNCIL DISTRICT 2

Application File Date	
Zoning Number	U-16-18
NPU / CD	E/2
Staff Recommendation	Approval Conditional

NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

16-O-1377 (13) - Z-16-47 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE MRC-2 (MIXED RESIDENTIAL COMMERCIAL) DISTRICT TO THE C-2 (COMMERCIAL SERVICE) DISTRICT FOR PROPERTY LOCATED AT 0 DONALD LEE HOLLOWELL PARKWAY, N.W. (PARCEL NUMBER 17 02600001001), FRONTING APPROXIMATELY 403 FEET ON THE EAST SIDE OF BOLTON ROAD AND BEGINNING AT THE SOUTHWEST INTERSECTION OF DONALD LEE HOLLOWELL PARKWAY DEPTH: VARIES AREA: APPROXIMATELY 2.84 ACRES. LAND LOT 260, 261 AND 268, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: G & J DEVELOPMENT, LLC. APPLICANT: QUICKTRIP CORPORATION NPU G COUNCIL DISTRICT 9

Application File Date	5-31-2016
Zoning Number	Z-16-47
NPU / CD	G/9
Staff Recommendation	File
NPU Recommendation	Approval
ZRB Recommendation	File

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)

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)

16-O-1226 (16) - 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)

H. REMARKS FROM THE PUBLIC

I. ADJOURNMENT