



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, October 26, 2016

9:30 AM

Committee Room 1

A. CALL TO ORDER

B. INTRODUCTION OF MEMBERS

C. ADOPTION OF AGENDA

D. APPROVAL OF MINUTES

E. PUBLIC HEARING ITEM(S) - ORDINANCE FOR SECOND READING

- 16-O-1553 (1) MRPA 16-04 AN ORDINANCE BY COUNCILMEMBER C. T. MARTIN TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT FOR A WAREHOUSE, LOCATED AT 1100 FULTON INDUSTRIAL BLVD, N.W., 341 ACRES IN LAND LOTS 17, 18, 20, 21, 14F DISTRICT, LAND LOTS 267 & 268, 17TH DISTRICT, FULTON COUNTY, GEORGIA.
(Held 10/12/16 for a Public Hearing scheduled to be held on 10/26/16)

F. ORDINANCES FOR SECOND READING

- 16-O-1576 (2) AN ORDINANCE BY ZONING COMMITTEE TO AMEND ORDINANCE 04-O-0467 ADOPTED BY THE CITY COUNCIL ON MAY 3, 2004 AND APPROVED BY THE MAYOR ON MAY 11, 2004 FOR PROPERTY LOCATED AT 60 PASCHAL BOULEVARD, N.W. (FORMERLY KNOWN AS 840 CARTER STREET, N.W.) TO APPROVE A TRANSFER OF SPECIAL USE PERMIT FOR A DAY CARE CENTER; AND FOR OTHER PURPOSES.
- 16-O-1009 (3) Z-16-63 AN ORDINANCE BY COUNCILMEMBER JOYCE SHEPERD AS SUBSTITUTED BY ZONING COMMITTEE TO REZONE CERTAIN PROPERTIES ALONG A PORTION OF THE METROPOLITAN PARKWAY CORRIDOR (HAMMOND PARK NEIGHBORHOOD) FROM THE C-1 AND C-2-C TO MRC-1-C (MIXED RESIDENTIAL COMMERCIAL - CONDITIONAL) IN WHICH TO IMPLEMENT RECOMMENDATIONS OF VARIOUS PLANS AND STUDIES, INCLUDING THE HAMMOND PARK COMMUNITY ASSESSMENT

AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-16-63
NPU / CD	X-12
Staff Recommendation	Approval of a Substitute Ordinance
NPU Recommendation	Approval
ZRB Recommendation	Approval of a Substitute Ordinance

16-O-1308 (4) Z-16-20 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) TO THE MR-2/ MR-3 (MULTIFAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED AT 178 AND 208 FIRST AVENUE, 0, 2339, 2349 COTTAGE GROVE AVENUE AND 203 SECOND AVENUE, S.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 3.09 ACRES. LAND LOT 205 AND 206, 15TH DISTRICT DEKALB COUNTY, GEORGIA. OWNER: THRIVE MEMORIAL, LLC. APPLICANT: THRIVE MEMORIAL, LLC. NPU O COUNCIL DISTRICT 5

Application File Date	3-29-2016
Zoning Number	Z-16-20- NPU O Council District 5
Staff Recommendation	Approval Conditional
NPU Recommendation	Denial
ZRB Recommendation	Approval Conditional

15-O-1499 (5) Z-15-56 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4A (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE MR-3-C (MULTIFAMILY RESIDENTIAL-CONDITIONAL) DISTRICT FOR PROPERTY LOCATED AT 1828 AND 1836 MEMORIAL DRIVE, S.E., FRONTING APPROXIMATELY 190.65 FEET ON THE EAST SIDE OF DEARBORN STREET AND BEGINNING AT THE NORTHEAST INTERSECTION OF DEARBORN STREET AND MEMORIAL DRIVE. DEPTH: VARIES AREA: APPROXIMATELY .921 ACRES. LAND LOT 206, 15TH DISTRICT DEKALB COUNTY, GEORGIA. OWNER: EVELYN G. BARBER APPLICANT: KIRKLAKE PARTNERS, LLC. NPU O COUNCIL DISTRICT 5

Application File Date	9-29-2015
Zoning Number	Z-15-56
NPU / CD	O/5
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

16-O-1154 (6)

Z-16-12 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4A, I-1 AND I-2 (SINGLE FAMILY RESIDENTIAL/LIGHT INDUSTRIAL/HEAVY INDUSTRIAL) DISTRICT TO THE MRC-2 (MIXED RESIDENTIAL COMMERCIAL) DISTRICT, FOR PROPERTY LOCATED 640 NORTH AVENUE (PARCEL NUMBER 14 01110003051), 630 NORTH AVENUE (PARCEL NUMBER 14 01110003052), 14 01110003053, 14 01110003066, 14 01110003067 AND 14 01110003068 N.W., FRONTING APPROXIMATELY 320.71 FEET ON THE SOUTH SIDE OF NORTH AVENUE AND BEGINNING AT THE NORTHEAST INTERSECTION OF ELM STREET AND FRONTING 183.5 FEET ON THE SOUTH SIDE OF MELDRUM STREET AND BEGINNING APPROXIMATELY 100 FEET FROM THE SOUTHEAST INTERSECTION OF ELM STREET. DEPTH: VARIES AREA: APPROXIMATELY 1.6082 ACRES. LAND LOT 82 AND 111, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: 640 NORTH AVENUE PARTNERS, LLC. APPLICANT: GEORGIA AYERS NPU L COUNCIL DISTRICT 3

Application File Date	2-24-2016
Zoning Number	Z-16-12
NPU / CD	L/3
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

16-O-1203 (7)

Z-16-22 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE RG-3-C, RG-3, AND R-4 (RESIDENTIAL GENERAL CONDITIONAL/RESIDENTIAL GENERAL/SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE MRC-3 (MIXED RESIDENTIAL COMMERCIAL-CONDITIONAL) DISTRICT FOR PROPERTY LOCATED AT 1634 HOLLYWOOD ROAD, N.W,

FRONTING APPROXIMATELY 650 FEET ON THE EAST SIDE OF JAMES JACKSON PARKWAY AND BEGINNING AT THE SOUTHWEST INTERSECTION OF BROWNTOWN ROAD. DEPTH: VARIES AREA: APPROXIMATELY 20.1 ACRES. LAND LOT 251, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: JABER PROPERTIES, LLC. APPLICANT: CHARLES PALMER NPU G COUNCIL DISTRICT 9

Application File Date	3-29-2016
Zoning Number	Z-16-22
NPU / CD	G/9
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

16-O-1469 (8) Z-16-49 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT AND R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT AND MR-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED AT 97 BERNE STREET, S.E. AND 628 AND 636 VERNON AVENUE, S.E., FRONTING APPROXIMATELY 50 FEET ON THE NORTH SIDE OF BERNE STREET AND ON THE EAST SIDE OF VERNON AVENUE AND LOCATED AT THE NORTHEAST INTERSECTION OF BERNE STREET AND VERNON AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 2.08 ACRES. LAND LOT 11, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: BEULAH HEIGHTS BIBLE COLLEGE AND RHEA MCGINNIS APPLICANT: KRONBERG WALL NPU W COUNCIL DISTRICT 1

Application File Date	
Zoning Number	Z-16-49
NPU / CD	W/1
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

G. PAPERS HELD IN COMMITTEE

14-O-1348 (9) 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 (10) 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-1155 (11) 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) (Held 9/28/16)

- 16-O-1226 (12) 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)

- 16-O-1472 (13) 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

(Held 9/27/16 at the request of the Department)

H. REMARKS FROM THE PUBLIC

I. ADJOURNMENT