



ZONING COMMITTEE
REGULAR COMMITTEE MEETING

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

~Agenda~

CITY OF ATLANTA

Chairperson
The Honorable Carla Smith

Theodis Pace
(404) 330-6314
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Wednesday, March 15, 2017

9:30 AM

Committee Room 1

A. CALL TO ORDER

B. INTRODUCTION OF MEMBERS

C. ADOPTION OF AGENDA

D. APPROVAL OF MINUTES

E. ORDINANCE(S) FOR FIRST READING

- 17-O-1136 (1) TR-17-02 AN ORDINANCE BY ZONING COMMITTEE TO AMEND ORDINANCE 94-O-0877/U-94-15 ADOPTED BY THE CITY COUNCIL ON JULY 5, 1994 AND APPROVED BY THE MAYOR ON JULY 14, 1994 BY OPERATION OF LAW FOR PROPERTY LOCATED AT 2132-2136 DONALD LEE HOLLOWELL PKWY., N.W. TO APPROVE A TRANSFER OF A SPECIAL USE PERMIT FOR A DAY CARE CENTER; AND FOR OTHER PURPOSES. NPU J COUNCIL DISTRICT 9
- 17-O-1137 (2) U-17-05 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR OUTDOOR DINING AT EATING AND DRINKING ESTABLISHMENTS WHEN ANY PART OF SUCH USE IS LOCATED WITHIN 1,000 FEET OF RESIDENTIAL ZONING AND USE, PURSUANT TO SECTION 16-11.005(1)(L), FOR PROPERTY LOCATED AT 520 DANIEL STREET, S.E., FRONTING APPROXIMATELY 216 FEET ON THE WEST SIDE OF DANIEL STREET AND BEGINNING AT THE NORTHWEST INTERSECTION OF DECATUR STREET DEPTH: 226 FEET; AREA: 1.22 ACRES. LAND LOT 45, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CNP DECATUR, LLC; APPLICANT: RANDY PIMSLER; NPU M COUNCIL DISTRICT 2
- 17-O-1138 (3) U-17-06 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PARK, PURSUANT TO SECTION 16-11.005(1)(N), FOR PROPERTY LOCATED AT 520 DANIEL STREET S.E., FRONTING APPROXIMATELY 216 FEET ON THE WEST SIDE OF DANIEL STREET AND BEGINNING AT THE NORTHWEST INTERSECTION OF DECATUR STREET DEPTH: 226 FEET; AREA: 1.22 ACRES. LAND LOT 45, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CNP DECATUR, LLC; APPLICANT: RANDY PIMSLER; NPU M COUNCIL DISTRICT 2
- 17-O-1139 (4) U-17-08 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PUBLIC WALKING TRAIL AROUND A POND AND A WATER SKI VENUE PURSUANT TO 16-019B.003 (23), FOR PROPERTY LOCATED AT 3870 REDWINE ROAD, S.W., FRONTING APPROXIMATELY 400 FEET ON THE SOUTHWEST SIDE OF REDWINE ROAD AND BEGINNING APPROXIMATELY 350 FEET FROM THE WEST CORNER OF PRINCETON LAKES PARKWAY, S.W. DEPTH: VARIES; AREA: 29.3 ACRES. LAND LOT 2, 14F DISTRICT, FULTON

COUNTY, GEORGIA. OWNER: PRINCETON LAKE PRESERVE, LLC/ SAM MCCULLOUGH; APPLICANT: WEST END SLALOM, INC./ GEORGE E. OBSER; NPU P COUNCIL DISTRICT 11

- 17-O-1140 (5) U-17-09 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A COMMUNITY CENTER, PURSUANT TO SECTION 16-18U-SPI 21 SA6, FOR PROPERTY LOCATED AT 434 PEEPLES STREET, S.W., FRONTING APPROXIMATELY 320 FEET ON THE EAST SIDE OF PEEPLES STREET AND BEGINNING AT THE INTERSECTION OF PEEPLES STREET AND CUNNINGHAM PLACE, S.W. DEPTH: 350 FEET; AREA: 2.589 ACRES. LAND LOT 117, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: BOYS AND GIRLS CLUB OF METRO ATLANTA; APPLICANT: CHUCK MOORE; NPU T COUNCIL DISTRICT 4
- 17-O-1141 (6) Z-17-08 AN ORDINANCE BY ZONING COMMITTEE TO REZONE 550 NORTH HIGHLAND AVENUE, N.E. FROM PD-MU TO PD-MU FOR A CHANGE IN CONDITIONS FRONTING APPROXIMATELY 262 FEET ON THE WEST SIDE OF NORTH HIGHLAND AVENUE AND BEGINNING AT THE WESTERN INTERSECTION OF WILLIAMS MILL ROAD, N.E., AND NORTH HIGHLAND AVENUE, N.E. DEPTH:176.17 FEET; AREA: .793 ACRES. LAND LOT 15, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: SELIG ENTERPRISES, INC.; APPLICANT: ZACHARY MCDOWELL; NPU N COUNCIL DISTRICT 2
- 17-O-1142 (7) Z-17-10 AN ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 970 MERCER STREET, S.E., FROM R-4/BL TO R-4A/BL FRONTING APPROXIMATELY 100 FEET ON THE NORTH SIDE OF MERCER STREET AND BEGINNING AT THE NORTHWESTERN INTERSECTION OF SILOAM AVENUE, S.E., AND MERCER STREET, S.E. DEPTH: 150 FEET; AREA: .344 ACRES. LAND LOT 11, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: STEVEN ROSEN, AS EXECUTOR OF THE ESTATE OF JAMES R. TWIGGS; APPLICANT: NINA E. GENTRY; NPU W COUNCIL DISTRICT 1
- 17-O-1143 (8) Z-17-11 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4A/HC-20I/SA1/BL TO C-2-C-/HC-20I-SA1/BL FOR PROPERTY LOCATED AT 711 CATHERINE STREET, S.W., FRONTING APPROXIMATELY 200 FEET ON THE EAST SIDE OF MARYLAND AVENUE AND BEGINNING AT THE INTERSECTION OF MARYLAND AVENUE AND CATHERINE STREET DEPTH: 250 FEET; AREA: 1.146 ACRES. LAND LOT 106, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ATLANTA BOARD OF EDUCATION; APPLICANT: PULLMAN HISTORIC DEVELOPMENT, LLC BY ROBERT L. ZOECKLER, ESQ.; NPU V COUNCIL DISTRICT 12

F. ORDINANCE(S) FOR SECOND READING

- 17-O-1119 (9) AN ORDINANCE BY COUNCILMEMBER ALEX WAN TO WAIVE SEC. 15-07.006 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA FOR THE PURPOSE OF FACILITATING AN ACKNOWLEDGMENT OF 1066 AMSTERDAM AVENUE AS TWO SEPARATE LOTS SUBSTANTIALLY CONSISTENT WITH THE HISTORIC CONFIGURATION AND PREVAILING PLAT PATTERN; AND FOR OTHER PURPOSES.

G. PAPER(S) HELD IN COMMITTEE

- 14-O-1348 (10) 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 (11) 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 (12) 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 (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)

17-O-1072 (14) AN ORDINANCE BY COUNCILMEMBER NATALYN ARCHIBONG AUTHORIZING THE INSTALLATION OF PUBLIC ART (ENTITLED "IN SOLIDARITY") AT 577 EDGEWOOD AVENUE, S.E., UNITY #207, ATLANTA, GEORGIA 30312, AS PURSUANT TO CODE SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.
(Held 3/1/15)

H. WALK-IN LEGISLATION

I. REMARKS FROM THE PUBLIC

J. ADJOURNMENT