



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 Carla Smith

Theodis Pace
(404) 330-6314
tpace@atlantaga.gov

Wednesday, May 10, 2017

9:30 AM

Committee Room 1

A. CALL TO ORDER

B. INTRODUCTION OF MEMBERS

C. ADOPTION OF AGENDA

D. APPROVAL OF MINUTES

E. PRESENTATION(S)

ZONING PETITIONS VIEWER - Charletta Wilson-Jacks, Director, Office of Zoning and Development

F. ORDINANCE(S) FOR SECOND READING

17-O-1227 (1) AN ORDINANCE BY ZONING COMMITTEE CORRECTING ORDINANCE 14-O-1417 (Z-14-41), WHICH WAS ADOPTED BY THE CITY COUNCIL ON SEPTEMBER 8, 2015 AND APPROVED AS PER THE CITY CHARTER 2-403 ON SEPTEMBER 17, 2015 WITHOUT SIGNATURE BY OPERATION OF LAW, TO REZONE THE PROPERTY LOCATED AT 1763 AND 1797 (AKA 1797) PIEDMONT ROAD, N.E., FOR THE PURPOSE OF CORRECTING THE ZONING DESIGNATION TO MR-3-C (MULTI-FAMILY RESIDENTIAL- CONDITIONAL) DISTRICT; AND FOR OTHER PURPOSES.

17-O-1233 (2) AN ORDINANCE BY COUNCILMEMBER NATALYN MOSBY ARCHIBONG TO AMEND THE CONDITIONS FOR A PORTION OF 1599 MEMORIAL DRIVE IMPOSED BY A 1976 ZONING ORDINANCE, Z-76-24; AND FOR OTHER PURPOSES.

G. ORDINANCE(S) FOR FIRST READING

17-O-1258 (1) U-17-12 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT GAME ROOM, PURSUANT TO SECTION 16-11.005(1)(D), FOR PROPERTY LOCATED AT 728 MONROE DRIVE, N.E., FRONTING APPROXIMATELY 100 FEET ON THE WEST SIDE OF MONROE DRIVE AND BEGINNING 147.4 FEET FROM THE NORTHWEST CORNER OF PONCE DE LEON AVENUE DEPTH: VARIES; AREA: .586 ACRES. LAND LOT 48, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: 728 MONROE, LLC APPLICANT: VR BAR, LLC NPU E

COUNCIL DISTRICT 2

Application File Date	3/30/2017
Zoning Number	U-17-12
NPU / CD	E-2
Staff Recommendation	
NPU Recommendation	

ZRB Recommendation	
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17-O-1259 (2)

U-17-13 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PRIVATE CLUB AND GOLF COURSE, PURSUANT TO SECTION 16-11.005(1)(N), FOR PROPERTY LOCATED AT 2372, 2384, 2390, 2400, 2410, 2426, 2436, 2448, 2460, 2470, 2480, AND 2490 GLENWOOD AVENUE, S.E., FRONTING 1286 FEET ON THE NORTH SIDE OF GLENWOOD AVENUE AND BEGINNING AT THE CORNER OF GLENWOOD AVENUE AND 2ND AVENUE, S.E. DEPTH: VARIES; AREA: 5.6 ACRES. LAND LOT 181, 15TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: EAST LAKE HOLDINGS, LLC APPLICANT: CHARLES PALMER NPU O COUNCIL DISTRICT 5

Application File Date	04/04/2017
Zoning Number	U-17-13
NPU / CD	O-5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

17-O-1260 (3)

U-17-14 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PARK, PURSUANT TO SECTIONS 16-11.005(1)(N), 16-06A.005(1)(K) AND 16-08.005(1)(J) FOR PROPERTY LOCATED AT 0 PROCTER STREET, 869 JOSEPH E BOONE BOULEVARD, 865 JOSEPH E BOONE BOULEVARD, 350 OLIVER STREET AND 356 OLIVER STREET, N.W FRONTING APPROXIMATELY 100 FEET ON THE NORTH SIDE OF JOSEPH E BOONE BOULEVARD, N.W. AND (FRONTING 74 FEET ON THE WEST OLIVER STREET) AND (FRONTING 50 FEET ON SOUTH SIDE OF PROCTOR STREET) DEPTH: VARIES; AREA: .5836 ACRES. LAND LOT 111, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: METRO M3, INC, QUEST COMMUNITY DEVELOPMENT ORGANIZATION AND METROPOLITAN RESIDENTIAL VENTURES, LLC APPLICANT: JILL E. KELLEHER NPU L COUNCIL DISTRICT 3

Application File Date	4/07/2017
Zoning Number	U-17-14
NPU / CD	L-3
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

17-O-1261 (4)

Z-17-19 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4 (SINGLE FAMILY) DISTRICT TO PD-H (PLANNED DEVELOPMENT HOUSING) DISTRICT FOR PROPERTY LOCATED AT 128 AND 130 TERRACE DRIVE N.E., FRONTING APPROXIMATELY 148.59 FEET FROM THE WEST SIDE OF TERRACE DRIVE AND BEGINNING 200 FEET FROM THE NORTHWEST CORNER OF TERRACE DRIVE. AREA: .28 ACRES, DEPTH: VARIES, LAND LOT 101, 17TH DISTRICT FULTON COUNTY, GEORGIA OWNER: DJ MORTGAGE, LLC APPLICANT: STEPHEN ROTHMAN NPU B COUNCIL DISTRICT 7

Application File Date	04-04-2014
Zoning Number	Z-17-19
NPU / CD	B-7
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

17-O-1262 (5)

Z-17-20 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM MRC-3-C (MIXED RESIDENTIAL COMMERCIAL -3- CONDITIONAL) DISTRICT TO MRC-3-C (MIXED RESIDENTIAL COMMERCIAL- 3 - CONDITIONAL) DISTRICT TO INCREASE RESIDENTIAL SQUARE FOOTAGE FOR PROPERTY LOCATED AT 1034 HOWELL MILL ROAD, N.W., FRONTING APPROXIMATELY 119.50 FEET FROM THE WEST SIDE OF HOWELL MILL ROAD AND BEGINNING 0 FEET FROM THE NORTHWEST CORNER OF ELEVENTH STREET. AREA: 2.979 ACRES, DEPTH: VARIES, LAND LOT 150, 17TH DISTRICT FULTON COUNTY, GEORGIA OWNER: UFFDA HOLDINGS, LLC, 1050 HOWELL MILL, LLC APPLICANT: 1050 HOWELL MILL, LLC NPU E COUNCIL DISTRICT 3

Application File Date	04/04/2017
Zoning Number	Z-17-20
NPU / CD	E-3
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

17-O-1263 (6)

Z-17-21 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO PD-H (PLANNED DEVELOPMENT HOUSING) DISTRICT FOR PROPERTY LOCATED AT 375 WEST WESLEY ROAD (REAR) AND 393 WEST WESLEY ROAD, FRONTING APPROXIMATELY 165.62 FEET FROM THE NORTH SIDE OF WEST WESLEY ROAD AND BEGINNING 200 FEET FROM THE NORTHWEST CORNER OF WYNGATE DRIVE. AREA: 4.520 ACRES, DEPTH: VARIES, LAND LOT 143, 17TH DISTRICT FULTON COUNTY, GEORGIA OWNER: DAVID AND JILL MACRAE AND 393 WEST WESLEY ROAD DEVELOPMENT, LLC APPLICANT: 393 WEST WESLEY ROAD DEVELOPMENT, LLC C/O JAMES H. GROOME, JR. NPU C COUNCIL DISTRICT 8

Application File Date	04/04/2017
Zoning Number	Z-17-21
NPU / CD	C/8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

17-O-1264 (7)

Z-17-22 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM I-1 (LIGHT INDUSTRIAL) DISTRICT TO MRC-3 (MIXED RESIDENTIAL COMMERCIAL – SECTOR 3) FOR PROPERTY LOCATED AT 800, 806, 808, 818 MARIETTA STREET, N.W., 615 MEANS STREET AND 0 MEANS STREET (14 008100070626) FRONTING 176.39 FEET EAST OF BOSS AVENUE AND 205 FEET WEST OF BOSS AVENUE BEGINNING 0 FEET FROM THE SOUTHEAST AND SOUTHWEST CORNER OF MARIETTA STREET; DEPTH: VARIES; AREA: 2.04 ACRES LAND LOT 81, 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: WINTER PROPERTIES, LLC AND ROHRIG INVESTMENTS, LP APPLICANT: BLUE VISTA STUDENT HOUSING ACQUISITIONS, LLC NPU E COUNCIL DISTRICT 3

Application File Date	04/04/2017
Zoning Number	Z-17-22
NPU / CD	E-3
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

17-O-1265 (8) Z-17-23 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) DISTRICT TO MR-4B-C/BL (MULTIFAMILY RESIDENTIAL CONDITIONAL/BELTLINE OVERLAY) DISTRICT FOR PROPERTY LOCATED AT 812, 816 AND 822 BERNE STREET, S.E., FRONTING APPROXIMATELY 150 FEET ON THE NORTH SIDE OF BERNE STREET AND BEGINNING 0 FEET FROM THE NORTHEAST CORNER OF MARION STREET DEPTH: 161 FEET; AREA: .55 ACRES. LAND LOT 22, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: RUTH B. MURPHY APPLICANT: STEPHEN EICHELBERGER NPU W COUNCIL DISTRICT 1

Application File Date	04/04/2017
Zoning Number	Z-17-23
NPU / CD	W-1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

17-O-1266 (9) Z-17-26 AN ORDINANCE BY ZONING COMMITTEE TO AMEND CITY CODE SECTION 16-26.007 OF THE ATLANTA ZONING ORDINANCE TO PROVIDE THAT APPEALS FROM DECISIONS OF THE BOARD OF ZONING ADJUSTMENT ARE BY WRIT OF CERTIORARI AND MAY ONLY BE BROUGHT BY THOSE WITH STANDING; AND FOR OTHER PURPOSES.

Application File Date	04/26/2017
Zoning Number	Z-17-26
NPU / CD	
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

H. PAPER(S) HELD IN COMMITTEE

14-O-1348 (1) 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 (2) 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 (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) (Held 9/28/16)

- 16-O-1226 (4) 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 (5) 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 3/1/17)

- 17-O-1160 (6) AN ORDINANCE BY COUNCILMEMBER JOYCE SHEPERD AUTHORIZING THE INSTALLATION OF PUBLIC ART LOCATED AT 1331 METROPOLITAN PKWY, SW, ATLANTA, GEORGIA 30310 AS PURSUANT TO CODE SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.

(Held 3/29/17 by the Committee for additional information and further review.)

- 17-O-1098 (7) Z-17-04 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM MR-2-C AND R4-A TO MR-2-C FOR PROPERTY LOCATED AT 1767 AND 1777 MARIETTA ROAD, N.W. AND 1718 ALMA STREET, N.W. FRONTING

APPROXIMATELY 263 FEET ON THE NORTH SIDE OF MARIETTA ROAD LOCATED AT THE NORTHEASTERN INTERSECTION OF MARIETTA ROAD AND ALMA STREET. DEPTH: VARIES; AREA: 2.396 ACRES; LAND LOT 222 AND 223 17TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: BINGHAM PARK OWNER, LLC AND RPM TRUST C/O TON AMINI APPLICANT: EMILE PICARD NPU D COUNCIL DISTRICT 9

Application File Date	
Zoning Number	Z-17-04
NPU / CD	D-9
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

(Held 4/26/17)

I. WALK-IN LEGISLATION

J. REMARKS FROM THE PUBLIC

K. ADJOURNMENT