



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
tpace@atlantaga.gov

Wednesday, May 24, 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-1308 (1) U-17-07 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR OUTDOOR DINING AT AN EATING AND DRINKING ESTABLISHMENT LOCATED WITHIN 1,000 FEET OF A RESIDENTIAL PROPERTY, PURSUANT TO SECTION 16-11.005(1) (L), FOR PROPERTY LOCATED AT 2371 HOSEA L. WILLIAMS DRIVE, N.E. (BLDG. 1), FRONTING APPROXIMATELY 100 FEET ON THE SOUTH SIDE OF HOSEA L. WILLIAMS DRIVE AND BEGINNING AT THE SOUTHEAST INTERSECTION OF HOSEA L. WILLIAMS DRIVE AND 2ND AVENUE, DEPTH: 115 FEET; AREA: .264 ACRES. LAND LOT 204, 15TH DISTRICT, DEKALB COUNTY, GEORGIA OWNER: REVDEV STUDIO MANAGER; APPLICANT: ROBERT PHALEN; NPU O COUNCIL DISTRICT 5

17-O-1309 (2) MRPA-17-01 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 2683 ROSEMARY STREET, N.W., 0.165 ACRES IN LAND LOT 252, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: GHASSAN IBREAK; APPLICANT: GHASSAN IBREAK; NPU-D COUNCIL DISTRICT 9

17-O-1310 (3) MRPA-17-02 AN ORDINANCE BY ZONING COMMITTEE TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT FOR AN ADDITION TO AN EXISTING SINGLE FAMILY HOME, LOCATED AT 2875 FABIN STREET, N.W., 0.33 ACRES IN LAND LOT 256, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JARRETT THACKER AND SARA WILSON-THACKER; APPLICANT: JARRETT THACKER AND SARA WILSON-THACKER; NPU-D COUNCIL DISTRICT 9

F. PAPER(S) HELD IN COMMITTEE

14-O-1348 (4) 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 (5) 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 (6) 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 (7) 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-1160 (8) 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 (9) 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)

G. WALK-IN LEGISLATION

H. REMARKS FROM THE PUBLIC

I. REQUESTED ITEM(S)

5/10/17

1. Charletta Wilson-Jacks, Director, Office of Zoning and Development, committed to having information about the zoning petition viewer provided to Council Communications Director, Dexter Chambers, to be distributed to Councilmembers to share with residents in their districts.
2. Councilmember Lance Bottoms asked Charletta Wilson-Jacks, Director, Office of Zoning and Development, to look into setting up an electronic system that would mirror the zoning petitions viewer for building permit applications and amendments; and to follow-up with the committee after discussing this with Commissioner Keane, Department of City Planning.
3. Charletta Wilson-Jacks, Director, Office of Zoning and Development, was asked about recent ZRB Meetings that had not convened due to lack of a quorum. Ms. Wilson-Jacks' response to the Committee was that the following vacant seats on the ZRB need to be filled by paired grouping districts:
 - 1 and 2 and At-Large
 - 3 and 4 and At-Large
 - Mayor's Office

J. ADJOURNMENT