



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, July 12, 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-1441 (1) MRPA-17-03 AN ORDINANCE BY ZONING COMMITTEE TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT TO CONSTRUCT FIVE DETACHED HOMES, LOCATED AT 2230 MAIN STREET, N.W., 1.559 ACRES IN LAND LOT 253, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: WYATT VENTURES; APPLICANT: BROCK BUILT HOMES, LLC; NPU-D COUNCIL DISTRICT 9
- 17-O-1442 (2) U-17-20 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PRIVATE SCHOOL, PURSUANT TO SECTION 16-05.005(1)(L), FOR PROPERTY LOCATED AT 1581 FAIRBURN ROAD, S.W., FRONTING 100 FEET ON THE WEST SIDE OF FAIRBURN ROAD, S.W. AND BEGINNING 760 FEET FROM THE INTERSECTION GARRISON DRIVE, S.W. AND FAIRBURN ROAD, S.W.; DEPTH: VARIES; AREA: 5.34 ACRES; LAND LOT 8, 14F DISTRICT, FULTON COUNTY, GEORGIA. OWNER: MARLENE RUSH MACKKEY; APPLICANT: DAVID L KIMBROUGH; NPU P COUNCIL DISTRICT 11
- 17-O-1443 (3) Z-17-31 AN ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 1359 AND 1369 LAFRANCE STREET, N.E. FROM PD-H TO PD-H FOR A CHANGE IN CONDITIONS FRONTING APPROXIMATELY 151 FEET ON THE SOUTH SIDE OF LAFRANCE STREET AND BEGINNING 246 FEET FROM THE INTERSECTION OF WHITEFOORD AVENUE, N.E., AND LAFRANCE STREET, N.E.; DEPTH: VARIES; AREA: 2.49 ACRES; LAND LOT 209, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: LAFRANCE FARMHOUSE, LLC; APPLICANT: ERIC KRONBERG; NPU O COUNCIL DISTRICT 5
- 17-O-1444 (4) Z-17-32 AN ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 350 MEMORIAL DRIVE, S.E., FROM SPI-22 SA 2 TO SPI-22 SA 1, FRONTING APPROXIMATELY 103 FEET ON THE NORTH SIDE OF MEMORIAL DRIVE, S.E. AND BEGINNING AT THE INTERSECTION OF GEORGE STREET, S.E. AND MEMORIAL DRIVE, S.E.; DEPTH: 167 FEET; AREA: .39 ACRES; LAND LOT 45, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: PHILIPPE J. PELLERIN; APPLICANT: PHILIPPE J. PELLERIN; NPU W COUNCIL DISTRICT 5

- 17-O-1445 (5) Z-17-35 AN ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 1155 HILL STREET, S.E., FROM I-1-C/BL TO MR-4A/BL FRONTING APPROXIMATELY 350 FEET ON THE WEST SIDE OF HILL STREET, S.E. AND BEGINNING AT THE INTERSECTION OF HILL STREET, S.E. AND ENGLEWOOD AVENUE, S.E.; DEPTH: VARIES; AREA: 8.750 ACRES; LAND LOT 55, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: TAFFEL-HILL, LLC; APPLICANT: INLINE COMMUNITIES, LLC BY ROBERT ZOECKLER; NPU Y COUNCIL DISTRICT 1
- 17-O-1446 (6) Z-17-38 AN ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 770 SHADOWRIDGE DRIVE, S.E., FROM R-4 TO MR-1 FRONTING APPROXIMATELY 87 FEET ON THE EAST SIDE OF SHADOWRIDGE DRIVE, S.E. AND BEGINNING 321 FEET FROM THE INTERSECTION OF SHADOWRIDGE DRIVE, S.E. AND ORMEWOOD AVENUE, S.E.; DEPTH: VARIES; AREA: 6.1 ACRES; LAND LOT 176, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: HERITAGE CAPITOL PARTNERS, LLC; APPLICANT: HERITAGE CAPITOL PARTNERS, LLC; NPU W COUNCIL DISTRICT 5
- 17-O-1447 (7) Z-17-48 AN ORDINANCE BY ZONING COMMITTEE DESIGNATING 141 WALTON STREET, NW, LAND LOT 78, OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND CERTAIN REAL PROPERTY ON WHICH IT IS LOCATED, TO THE OVERLAY ZONING DESIGNATION OF LANDMARK BUILDING OR SITE PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA AND REZONING FROM SPI-1(SA1) (SPECIAL PUBLIC INTEREST DISTRICT-1, SUBAREA 1) TO SPI-1(SA1)/LBS (SPECIAL PUBLIC INTEREST DISTRICT-1, SUBAREA 1/LANDMARK BUILDING OR SITE); TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES. NPU M COUNCIL DISTRICT 2
- 17-O-1448 (8) Z-17-49 AN ORDINANCE BY ZONING COMMITTEE DESIGNATING 152 NASSAU STREET, NW, LAND LOT 78, OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND CERTAIN REAL PROPERTY ON WHICH IT IS LOCATED, TO THE OVERLAY ZONING DESIGNATION OF LANDMARK BUILDING OR SITE PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA AND REZONING FROM SPI-1(SA1) (SPECIAL PUBLIC INTEREST DISTRICT-1, SUBAREA 1) TO SPI-1(SA1)/LBS (SPECIAL PUBLIC INTEREST DISTRICT-1, SUBAREA 1/LANDMARK BUILDING OR SITE); TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES. NPU M COUNCIL DISTRICT 2
- 17-O-1449 (9) AN ORDINANCE BY ZONING COMMITTEE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO CREATE A NEW CHAPTER TO BE ENTITLED 20Q BRIARCLIFF PLAZA LANDMARK DISTRICT; TO ESTABLISH REGULATIONS FOR SAID DISTRICT; TO ENACT, BY REFERENCE AND INCORPORATION, A MAP ESTABLISHING THE BOUNDARIES OF SAID DISTRICT; AND TO DESIGNATE AND ZONE ALL PROPERTIES LYING WITHIN THE BOUNDARIES OF SAID DISTRICT TO THE ZONING CATEGORY OF LANDMARK DISTRICT (LD) PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA, REZONING FROM C-1 TO LANDMARK DISTRICT (LD), TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES. NPU N COUNCIL DISTRICT 2

F. DUAL REFERRED ITEM(S)

17-O-1413 (10) AN ORDINANCE BY COUNCILMEMBER CARLA SMITH TO AUTHORIZE THE MAYOR TO ENTER INTO A SETTLEMENT AGREEMENT ON BEHALF OF THE CITY WITH TRILOGY OUTDOOR GROUP/ACTION OUTDOOR/BOARDWORKS TO RESOLVE SIXTY FIVE SIGN PERMIT APPLICATIONS FILED IN 2015; TO AUTHORIZE THE DIRECTOR OF THE OFFICE OF BUILDINGS TO ISSUE SIGN PERMITS FOR FIVE LOCATIONS LISTED HEREIN NOTWITHSTANDING ANY PROVISION OF CHAPTER 28A (SIGN ORDINANCE) OF THE ATLANTA ZONING ORDINANCE; TO REQUIRE THAT AS A CONDITION OF THE PERMITS THAT THE SIGN OWNER ALLOW SECURITY CAMERAS THAT FEED INTO THE CITY'S VIDEO INTEGRATION CENTER TO BE MOUNTED ON THE SIGNS; TO REQUIRE THAT AS A CONDITION OF THE PERMITS THAT THE SIGN'S PARTICIPATE IN ANY ARTS AND ENTERTAINMENT DISTRICT PROGRAM CREATED HEREAFTER BY CITY ORDINANCE; AND FOR OTHER PURPOSES.
(Pending recommendation from Public Safety and Legal Administration Committee)

G. PAPER(S) HELD IN COMMITTEE

14-O-1348 (11) 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

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| 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 (12) 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 (13) 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

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| 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 (14) 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 (15) 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-1159 (16) Z-17-16 AN ORDINANCE BY COUNCILMEMBER JOYCE M. SHEPERD TO AMEND THE 0-I (OFFICE INSTITUTIONAL), C-3 (COMMERCIAL RESIDENTIAL), I-1 (LIGHT INDUSTRIAL), I-2 (HEAVY INDUSTRIAL) AND MRC (MIXED RESIDENTIAL COMMERCIAL) ZONING DISTRICT REGULATIONS SO AS TO PROHIBIT STORAGE FACILITIES ON PROPERTY WITHIN SAID DISTRICTS WHEN SUCH PROPERTY IS ALSO WITHIN THE BELTLINE OVERLAY DISTRICT; AND FOR OTHER PURPOSES.

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| Application File Date | |
| Zoning Number | Z-17-16 |
| NPU / CD | X-12 |
| Staff Recommendation | Approval |
| NPU Recommendation | Refer to voting table |
| ZRB Recommendation | Denial |

(Held 6/28/17 by the committee for further review and additional information)

H. WALK-IN LEGISLATION

I. REMARKS FROM THE PUBLIC

J. 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 - **Appointment Made**
 - 3 and 4 and At-Large
 - Mayor's Office

K. ADJOURNMENT