



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, October 11, 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 SECOND READING

17-O-1331 (1) Z-17-39 AN ORDINANCE BY COUNCILMEMBER NATALYN ARCHIBONG TO ZONE PROPERTY LOCATED AT 549 QUILLIAN AVENUE, 553 QUILLIAN, 2234 WINFIELD AVENUE AND 2238 WINFIELD AVENUE TO THE R-4 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-17-39
NPU / CD	O-5
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

17-O-1334 (2) Z-17-40 AN ORDINANCE BY COUNCILMEMBER NATALYN ARCHIBONG TO ZONE PROPERTY LOCATED AT 1988, 2010, 2059, 2062, AND 2066 SWAZEY DRIVE TO THE R-4 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-17-40
NPU / CD	O-5
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

17-O-1363 (3) Z-17-28 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM C-1-C/BL (COMMUNITY BUSINESS-CONDITIONAL)/BELTLINE OVERLAY TO MR-4BC/BL (MULTIFAMILY RESIDENTIAL-CONDITIONAL)/BELTLINE OVERLAY DISTRICT FOR PROPERTY LOCATED AT 560, 568 AND 576 TRABERT AVENUE, N.W., FRONTING APPROXIMATELY 211 FEET ON THE SOUTH SIDE OF TRABERT AVENUE, N.W., BEGINNING APPROXIMATELY 270 FEET FROM THE SOUTHEAST CORNER OF NORTHSIDE DRIVE AND TRABERT AVENUE. DEPTH: APPROXIMATELY 283 FEET; ACRES: 1.34 ACRES; LAND LOT 148, 17TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: ALDERMAN DRIVE HOLDINGS, LLC AND BRIAN E. FEES LIVING TRUST; APPLICANT: STEPHEN

EICHELBERGER; NPU E COUNCIL DISTRICT 8

Application File Date	05-02-2017
Zoning Number	Z-17-28
NPU / CD	F-8
Staff Recommendation	Approval-conditional
NPU Recommendation	Approval-conditional
ZRB Recommendation	Approval-conditional

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 NPU B COUNCIL DISTRICT

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-1159 (8) 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.

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)

- 17-O-1160 (9) 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-1338 (10) Z-17-42 AN ORDINANCE BY COUNCILMEMBER ALEX WAN TO ZONE PROPERTY LOCATED AT 615 KIMBERLY LANE TO THE R-5 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-17-42
NPU / CD	F-6
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

(Held 8/30/17)

- 17-O-1339 (11) Z-17-41 AN ORDINANCE BY COUNCILMEMBER ALEX WAN TO ZONE PROPERTY LOCATED AT 613 KIMBERLY LANE TO THE R-5 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-17-41
NPU / CD	F-6
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

(Held 8/30/17)

- 17-O-1443 (12) Z-17-31 AN AMENDED 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

Application File Date	May 15, 2017
Zoning Number	Z-17-31
NPU / CD	O-5
Staff Recommendation	Approval-conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval-conditional

(Held 8/30/17 for CDP Public Hearing on 9/11/17.)

- 17-O-1447 (13) AN AMENDED 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

Application File Date	
Zoning Number	Z-17-48
NPU / CD	M-2
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Denial

(Amended and held 8/30/17)

- 17-O-1448 (14) AN AMENDED 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

Application File Date	
Zoning Number	Z-17-49
NPU / CD	M-2
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

(Amended and held 8/30/17)

- 17-O-1528 (15) Z-17-51 AN ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 0 AIRLINE STREET, N.E. (14 00190010098 14 00190010064) FROM R-5/BL AND MRC-3-C/BL (TWO FAMILY RESIDENTIAL AND MIXED RESIDENTIAL COMMERCIAL/BELTLINE OVERLAY) TO MR-4A/BL (MULTI FAMILY RESIDENTIAL/BELTLINE OVERLAY) FRONTING APPROXIMATELY 160 FEET ON THE WEST SIDE OF AIRLINE STREET, N.E. BEGINNING 113 FEET FROM THE INTERSECTION OF OLD WHEAT STREET, N.E. AND AIRLINE STREET, N.E. DEPTH: VARIES; AREA: .58 ACRES; LAND LOT 14, 19TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: HISTORIC DISTRICT DEVELOPMENT CORP.; APPLICANT: TSW/BEN WOODROW GILES; NPU M COUNCIL DISTRICT 2

Application File Date	06/29/2017
Zoning Number	Z-17-51
NPU / CD	M-2
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

(Held 9/27/17 by the Committee for a CDP Public Hearing to be held on 10/9/17.)

- 17-O-1529 (16) Z-17-52 AN ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 575 ELOISE STREET, S.E. FROM RG-2 (RESIDENTIAL GENERAL SECTOR 2) TO MR-3 (MUTLI FAMILY RESIDENTIAL) FRONTING APPROXIMATELY 162.5 FEET ON THE WEST SIDE OF ELOISE STREET, S.E. BEGINNING AT THE INTERSECTION OF KILLIAN STREET, S.E. AND ELOISE STREET, S.E. DEPTH: 275.75 FEET; AREA: 1.02 ACRES; LAND LOT 22, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: 575 ELOISE STREET, LLC; APPLICANT: TODD FIERMAN, 575 ELOISE STREET, LLC; NPU W COUNCIL DISTRICT 1

Application File Date	06/29/2017
Zoning Number	Z-17-52
NPU / CD	W-1
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

(Held 9/27/17 by the Committee for a CDP Public Hearing to be held on 10/9/17.)

G. WALK-IN LEGISLATION

H. REMARKS FROM THE PUBLIC

I. REQUESTED ITEM(S)

5/10/17

1. 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.
2. 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

J. ADJOURNMENT