



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
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Wednesday, November 29, 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-1839 (1) Z-17-93 AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ATLANTA (PART 16), AS AMENDED, AND THE LAND SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA (PART 15), AS AMENDED, BY AMENDING AND CLARIFYING VARIOUS PROVISIONS OF THE TEXT OF THESE ORDINANCES, INCLUDING INDIVIDUAL ZONING DISTRICT AND SUBDIVISION REGULATIONS, WITH REGARD TO THE PROVISIONS THAT FOLLOW: ACCESSORY STRUCTURE HEIGHT (SECTION 1 BELOW); ACCESSORY STRUCTURE SIZE (SECTION 2 BELOW); ACCESSORY USES IN RESIDENTIAL DISTRICTS (SECTION 3 BELOW); BICYCLE PARKING (SECTION 4 BELOW); DELETION OF UNUSED SPI ZONING DISTRICTS (SECTION 5 BELOW); INDEPENDENT DRIVEWAYS (SECTION 6 BELOW); RG AND MR SINGLE-FAMILY AND TWO-FAMILY LOT SIZES (SECTION 7 BELOW); MRC BUILDING PLACEMENT (SECTION 8 BELOW); MASTER PLANS (SECTION 9 BELOW); NONCONFORMING FAÇADE HEIGHTS (SECTION 10 BELOW); TRANSFER OF SPECIAL USE PERMITS (SECTION 11 BELOW); SIDEWALK STANDARDS IN CONVENTIONAL ZONING DISTRICTS (SECTION 12 BELOW); TEMPORARY STORAGE CONTAINERS (SECTION 13 BELOW); NONCONFORMING LOT REPLATS (SECTION 14 BELOW); TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

F. ORDINANCE(S) FOR SECOND READING

- 17-O-1600 (1) Z-17-64 AN ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 55 MILTON AVENUE, S.E. FROM I-1-C/BL (LIGHT INDUSTRIAL CONDITIONAL/BELTLINE OVERLAY) TO MR-4/BL (MULTI-FAMILY RESIDENTIAL/BELTLINE OVERLAY) FRONTING APPROXIMATELY 532 FEET ON THE SOUTH SIDE OF MILTON AVENUE, N.E. AND BEGINNING APPROXIMATELY 957 FEET FROM THE INTERSECTION OF MILTON AVENUE, S.E. AND HANK AARON DRIVE, S.W. DEPTH: VARIES; AREA: 3.43 ACRES; LAND LOT: 55, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: VFH CAPTIVE INSURANCE COMPANY; APPLICANT: PRESTWICK LAND HOLDINGS, LLC; NPU V COUNCIL DISTRICT 1

Application File Date	08/01/2017
Zoning Number	Z-17-64
NPU / CD	V-1
Staff Recommendation	Approval
NPU Recommendation	Deferral
ZRB Recommendation	Approval

17-O-1679 (2)

Z-17-74 AN ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 594 IRWIN STREET, N.E., FROM R-5 (TWO-FAMILY RESIDENTIAL) TO MRC-1 (MIXED RESIDENTIAL COMMERCIAL) FRONTING APPROXIMATELY 81.6 FEET ON THE NORTH SIDE OF IRWIN STREET BEGINNING AT THE INTERSECTION OF IRWIN STREET, N.E. AND RANDOLPH STREET, N.E. DEPTH: 100 FEET; AREA: 0.175 ACRES; LAND LOT 19, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ISVIL, LLC; APPLICANT: TRUEWORTH PROPERTY, LLC C/O DENNIS J. WEBB, JR.; NPU M COUNCIL DISTRICT 2

Application File Date	09/01/2017
Zoning Number	Z-17-74
NPU / CD	M-2
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

17-O-1681 (3)

Z-17-76 AN ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 0 MYRTLE STREET, N.E. (14 0490010088) FROM R-5 (TWO FAMILY RESIDENTIAL) TO C-2 (COMMERCIAL SERVICE DISTRICT) FRONTING APPROXIMATELY 125.6 FEET ON THE WEST SIDE OF MYRTLE STREET BEGINNING APPROXIMATELY 110.9 FEET FROM THE INTERSECTION OF MYRTLE STREET, N.E. AND PONCE DE LEON AVENUE, N.E., DEPTH: 156 FEET; AREA: 0.46 ACRES; LAND LOT 49, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: FERRELL ENTERPRISES, INC.; APPLICANT: LEMUEL H. WARD, ESQ.; NPU E COUNCIL DISTRICT 2

Application File Date	09/05/2017
Zoning Number	Z-17-76
NPU / CD	E-2
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

17-O-1677 (4)

U-17-26 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A HOTEL PURSUANT TO 16-34.007(1)(J) FOR PROPERTY LOCATED AT 1361 DONALD LEE HOLLOWELL HIGHWAY, N.W., PART OF 1401 DONALD LEE HOLLOWELL HIGHWAY, N.W., 1351 DONALD LEE HOLLOWELL HIGHWAY, N.W., PART OF 835 ELBRIDGE STREET, N.W., 835 ELBRIDGE DRIVE, N.W., 645 ELBRIDGE DRIVE, N.W., 639 ELBRIDGE DRIVE, N.W., 669 ELBRIDGE DRIVE, N.W., 673 ELBRIDGE DRIVE, N.W., 689 ELBRIDGE DRIVE, N.W., 661 ELBRIDGE DRIVE, N.W., 655 ELBRIDGE DRIVE, N.W., 683 ELBRIDGE DRIVE, N.W., 687 ELBRIDGE DRIVE, N.W., 22 GARY AVENUE, N.W., 300 GARY AVENUE, N.W., 645 WOODLAND AVENUE, N.W., 1345 WOODLAND AVENUE, N.W., 14 014400030153, 14 014400030161, 14 014400030245, 14 014400030286, 14 014400030302, 14 014400030344, 14 014400030468, 14 014400030484, 14 01440030500, 14 014400030559, 14 014400030591, 14 014400030609, 14 014400050151, AND 14 014400050219 FRONTING APPROXIMATELY 218.6 FEET ON THE NORTH SIDE OF DONALD LEE HOLLOWELL HIGHWAY, N.W. BEGINNING AT THE INTERSECTION OF DONALD LEE HOLLOWELL HIGHWAY, N.W. AND ELBRIDGE DRIVE, N.W., DEPTH: 1,430 FEET; AREA: APPROXIMATELY 28 ACRES. LAND LOT 144, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: NORTHWEST ATLANTA LAND FUND, LP; APPLICANT: URBAN CREEK PARTNERS, LLC C/O THE GALLOWAY LAW GROUP; NPU J COUNCIL DISTRICT 9

Application File Date	09/05/2017
Zoning Number	U-17-26
NPU / CD	J-9
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

17-O-1682 (5)

Z-17-77 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 1361 DONALD LEE HOLLOWELL HIGHWAY, N.W., PART OF 1401 DONALD LEE HOLLOWELL HIGHWAY, N.W., 1351 DONALD LEE HOLLOWELL HIGHWAY, N.W., PART OF 835 ELBRIDGE STREET, N.W., 835 ELBRIDGE DRIVE, N.W., 645 ELBRIDGE DRIVE, N.W., 639 ELBRIDGE DRIVE, N.W., 669 ELBRIDGE DRIVE, N.W., 673 ELBRIDGE DRIVE, N.W., 689 ELBRIDGE DRIVE, N.W., 661 ELBRIDGE DRIVE, N.W., 655 ELBRIDGE DRIVE, N.W., 683 ELBRIDGE DRIVE, N.W., 687 ELBRIDGE DRIVE, N.W., 22 GARY AVENUE, N.W., 300 GARY AVENUE, N.W., 645 WOODLAND AVENUE, N.W., 1345 WOODLAND AVENUE, N.W., 14 014400030153, 14 014400030161, 14 014400030245, 14 014400030286, 14 014400030302, 14 014400030344, 14 014400030468, 14 014400030484, 14 01440030500, 14 014400030559, 14 014400030591, 14 014400030609, 14 014400050151, AND 14 014400050219 FROM I-1/BL (LIGHT INDUSTRIAL/BELTLINE OVERLAY), I-2/BL (HEAVY INDUSTRIAL/BELTLINE OVERLAY), MRC-1/BL (MIXED RESIDENTIAL COMMERCIAL/BELTLINE OVERLAY), MR-4B/BL (MULTI-FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO MRC-3-C/BL (MIXED RESIDENTIAL COMMERCIAL CONDITIONAL/BELTLINE OVERLAY) FRONTING APPROXIMATELY 218.6 FEET ON THE NORTH SIDE OF DONALD LEE HOLLOWELL HIGHWAY, N.W. BEGINNING AT THE INTERSECTION OF DONALD LEE HOLLOWELL HIGHWAY, N.W. AND

ELBRIDGE DRIVE, N.W., DEPTH: 1,430 FEET; AREA: APPROXIMATELY 28 ACRES; LAND LOT 144, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: NORTHWEST ATLANTA LAND FUND, LP; APPLICANT: URBAN CREEK PARTNERS, LLC C/O THE GALLOWAY LAW GROUP; NPU J COUNCIL DISTRICT 9

Application File Date	09/05/2017
Zoning Number	Z-17-77
NPU / CD	J-9
Staff Recommendation	Approval-Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval-Conditional

17-O-1678 (6)

Z-17-71 AN ORDINANCE AS SUBSTITUTED BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 3459 ROXBORO ROAD, N.E. AND 3463 ROXBORO ROAD, N.E., FROM R-3 (SINGLE FAMILY RESIDENTIAL) TO RG-3 (RESIDENTIAL GENERAL SECTOR 3) FRONTING APPROXIMATELY 160 FEET ON THE NORTH SIDE OF ROXBORO ROAD, N.E. BEGINNING 421.2 FEET FROM THE INTERSECTION OF ROXBORO ROAD, N. E. AND EAST PACES CIRCLE, N.E. DEPTH: VARIES; AREA: .9196 ACRES; LAND LOT 9, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ALEXEI MIKHAILOV; APPLICANT: NINA GENTRY, AICP; NPU B COUNCIL DISTRICT 7

Application File Date	08/18/2017
Zoning Number	Z-17-71
NPU / CD	B-7
Staff Recommendation	Approval-conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval of Substitute

17-O-1680 (7)

Z-17-75 AN ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 716 EDGEWOOD AVENUE, N.E., FROM R-LC (RESIDENTIAL LIMITED COMMERCIAL) AND C-2 (COMMERCIAL SERVICE DISTRICT) TO MRC-3 (MIXED RESIDENTIAL COMMERCIAL) FRONTING APPROXIMATELY 62.9 FEET ON THE NORTH SIDE OF EDGEWOOD AVENUE, N.E. BEGINNING AT THE INTERSECTION OF EDGEWOOD AVENUE, N.E. AND KROG STREET, N.E. DEPTH: 105 FEET; AREA: 1.01 ACRES; LAND LOT 19, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JENKINS PROPERTIES, LLC; APPLICANT: THE THRIVE GROUP, LLC C/O LAUREL DAVID; NPU N COUNCIL DISTRICT 2

Application File Date	09/05/2017
Zoning Number	Z-17-75
NPU / CD	N-2

Staff Recommendation	File
NPU Recommendation	No Recommendation
ZRB Recommendation	File

G. PAPER(S) HELD IN COMMITTEE

- 14-O-1366 (1) 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-1226 (2) 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 (3) 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-1447 (4) 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 (5)

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)

H. WALK-IN LEGISLATION

I. REMARKS FROM THE PUBLIC

J. REQUESTED ITEM(S)

K. ADJOURNMENT