



**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 Ivory Lee Young Jr.

Corrine A Lindo  
(404) 330-6313  
[calindo@atlantaga.gov](mailto:calindo@atlantaga.gov)

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**Wednesday, January 10, 2018**

**9:30 AM**

**Committee Room 1**

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**A. CALL TO ORDER**

**B. INTRODUCTION OF MEMBERS**

**C. ADOPTION OF AGENDA**

**D. APPROVAL OF MINUTES**

**E. ELECTION OF THE 2018 ZONING COMMITTEE VICE-CHAIR**

**F. 2018 ZONING COMMITTEE GOALS AND OBJECTIVES**

**G. COMMUNICATION(S)**

NONE

**H. PRESENTATION(S)**

NONE AT THE TIME OF AGENDA PREPARATION

**I. ORDINANCE(S) FOR FIRST READING**

- 18-O-1001 (1) Z-17-89 AN ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 250 ARIZONA AVENUE, N.E. FROM I-2 (HEAVY INDUSTRIAL) TO MR-4A (MULTIFAMILY RESIDENTIAL) FRONTING APPROXIMATELY 250 FEET ON THE SOUTH SIDE OF LAFRANCE STREET, N.E. BEGINNING AT THE INTERSECTION OF LAFRANCE STREET, N.E. AND ARIZONA AVENUE, N.E.; DEPTH: 596 FEET; AREA: 2.4 ACRES; LAND LOT 210, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: DAVID LLOYD; APPLICANT: THE THRIVE GROUP, LLC C/O THE GALLOWAY LAW GROUP; NPU O COUNCIL DISTRICT 5
- 18-O-1002 (2) Z-17-90 AN ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 1115 HOWELL MILL ROAD, N.W., 720 FOURTEENTH STREET, N.W., 673 ETHEL STREET, N.W. AND 0 FOURTEENTH STREET, N.W. (17 015000090615) FROM I-1 (LIGHT INDUSTRIAL) TO PD-MU (PLANNED DEVELOPMENT MIXED USE) DISTRICT FRONTING APPROXIMATELY 351.73 FEET ON THE EAST SIDE OF HOWELL MILL ROAD, N.W. BEGINNING AT THE INTERSECTION OF FOURTEENTH STREET, N.W. AND HOWELL MILL ROAD, N.W.; DEPTH: VARIES; AREA: 8.836 ACRES; LAND LOT 150, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: VLP TWO, LLC; APPLICANT: THE INTERLOCK, LLC; NPU E COUNCIL DISTRICT 3
- 18-O-1003 (3) Z-17-92 AN ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 2832 LENOX ROAD, N.E. FROM PD-H2 (PLANNED DEVELOPMENT HOUSING) AND R-3 (SINGLE FAMILY RESIDENTIAL) TO MR-2 (MULTIFAMILY

RESIDENTIAL) FRONTING 150 FEET ON THE WEST SIDE OF LENOX ROAD, N.E. BEGINNING 57 FEET FROM THE INTERSECTION OF VALE CLOSE, N.E. AND LENOX ROAD, N.E.; DEPTH: VARIES FEET; AREA: 3.67 ACRES; LAND LOT 7, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JAMES L. MCMAHAN & CARTER JOHN HENNEN, JR.; APPLICANT: PULTE GROUP, INC.; NPU B COUNCIL DISTRICT 7

18-O-1004 (4) U-17-33 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PARK-FOR-HIRE FACILITY PURSUANT TO 16-12.005 (1)(J) FOR PROPERTY LOCATED AT 264 PONCE DE LEON AVENUE, N.E. FRONTING APPROXIMATELY 100 FEET ON THE NORTH SIDE OF PONCE DE LEON AVENUE, N.E. BEGINNING AT THE INTERSECTION OF PONCE DE LEON AVENUE, N.E. AND PENN AVENUE, N.E.; DEPTH: 100 FEET; AREA: .2296 ACRES; LAND LOT 49, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: RIO LAND & INVESTMENT COMPANY; APPLICANT: KEITH HUNTER; NPU E COUNCIL DISTRICT 2

18-O-1005 (5) U-17-34 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A DAY CARE CENTER PURSUANT TO 16-06.005 (1)(B) FOR PROPERTY LOCATED AT 122 HOWELL DRIVE, S.W. FRONTING APPROXIMATELY 50 FEET ON THE EAST SIDE OF HOWELL DRIVE, S.W. BEGINNING APPROXIMATELY 1,306 FEET FROM THE INTERSECTION OF BAKERS FERRY ROAD, S.W. AND HOWELL DRIVE, S.W.; DEPTH: 240 FEET; AREA: .2755 ACRES; LAND LOT 244, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: PSM TRAVEL INC/BRANDY GRAY; APPLICANT: JOHN MCKENZIE; NPU H COUNCIL DISTRICT 10

**J. ORDINANCE(S) FOR SECOND READING**

18-O-1009 (6) U-17-27 AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A DAY CARE CENTER PURSUANT TO 16-06A.005(1)(B) FOR PROPERTY LOCATED AT 1070 RICE STREET, N.W. FRONTING APPROXIMATELY 80 FEET ON THE WEST SIDE OF RICE STREET, N.W. BEGINNING APPROXIMATELY 671 FEET FROM THE INTERSECTION OF RICE STREET, N.W. AND WEST MARIETTA STREET, N.W.; DEPTH: 194 FEET; AREA: .36 ACRES; LAND LOT: 190, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: DR. R. L. WHITE, JR./MT. EPHRAM BAPTIST CHURCH; APPLICANT: AYSHA KHAN-DAVIS; NPU K COUNCIL DISTRICT 3

Application File Date	09/25/2017
Zoning Number	U-17-27
NPU / CD	K-3
Staff Recommendation	Approval-conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval-conditional

18-O-1010 (7) U-17-29 AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PRIVATE SCHOOL PURSUANT TO 16-05.005(1)(L) FOR PROPERTY LOCATED AT 1722 HARBIN ROAD, S.W. FRONTING APPROXIMATELY 396 FEET ON THE EAST SIDE OF HARBIN ROAD, S.W. BEGINNING APPROXIMATELY 199 FEET FROM THE INTERSECTION OF LAURENS WAY, S.W. AND HARBIN ROAD, S.W.; DEPTH: 569 FEET; AREA: 4.53 ACRES; LAND LOT 217, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: VIRGESTINE SANYANG; APPLICANT: VIRGESTINE SANYANG; NPU R COUNCIL

DISTRICT 11

Application File Date	10/02/2017
Zoning Number	U-17-29
NPU / CD	R-11
Staff Recommendation	Approval-conditional
NPU Recommendation	Approval-conditional
ZRB Recommendation	Approval-conditional

18-O-1007 (8)

U-17-30 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR AN ASSISTED LIVING FACILITY PURSUANT TO 16-10.005(1)(E) FOR PROPERTY LOCATED AT 3200 HOWELL MILL ROAD, N.W FRONTING APPROXIMATELY 574 FEET ON THE WEST SIDE OF HOWELL MILL ROAD, N.W. BEGINNING APPROXIMATELY 395 FEET FROM THE INTERSECTION OF DOWNWOOD CIRCLE, N.W. AND HOWELL MILL ROAD, N.W.; DEPTH: VARIES; AREA: 8.905 ACRES; LAND LOT 197, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: NORTHWEST HOSPITAL CORPORATION; APPLICANT: VILLAGE PARK PACES, LLC; NPU C COUNCIL DISTRICT 8

Application File Date	10/03/2017
Zoning Number	U-17-30
NPU / CD	C-8
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

18-O-1011 (9)

U-17-31 AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A SPECIAL SCHOOL PURSUANT TO 16-04.005 (1)(B) FOR PROPERTY LOCATED AT 4358 NORTHSIDE DRIVE, N.W. FRONTING APPROXIMATELY 200 FEET ON THE WEST SIDE OF NORTHSIDE DRIVE, N.W. BEGINNING APPROXIMATELY 838 FEET FROM THE INTERSECTION OF NORTHSIDE CHASE, N.W. AND NORTHSIDE DRIVE, N.W.; DEPTH: 500 FEET; AREA: 2.19 ACRES; LAND LOT 161, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: H. FRED GOBER, JR. AND JAMES A. GOBER, AS CO-EXECUTORS OF THE ESTATE OF CAROLYN M. GOBER; APPLICANT: JACOB'S LADDER NEURODEVELOPMENTAL LEARNING CENTER, INC.; NPU A COUNCIL DISTRICT 8

Application File Date	10/03/2017
Zoning Number	U-17-31
NPU / CD	A-8
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval-conditional

18-O-1006 (10)

Z-17-82 AN ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 1312 GEORGE W. BRUMLEY WAY, S.E. FROM R4-A (SINGLE FAMILY RESIDENTIAL) TO R4-B (SINGLE FAMILY RESIDENTIAL) FRONTING APPROXIMATELY 90 FEET ON THE NORTH SIDE OF GEORGE W. BRUMLEY WAY, S.E. BEGINNING APPROXIMATELY 297 FEET FROM THE INTERSECTION OF LESLIE STREET, N.E. AND GEORGE W. BRUMLEY WAY, S.E.; DEPTH: 149 FEET; AREA: 0.3 ACRES; LAND LOT 208, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: DIANE WALL; APPLICANT: CHRIS WALL; NPU O COUNCIL DISTRICT 5

Application File Date	09/27/2017
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Zoning Number	Z-17-82
NPU / CD	O-5
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

- 18-O-1008 (11) Z-17-83 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 864 HUFF ROAD, N.W. FROM I-2/BL (HEAVY INDUSTRIAL/BELTLINE OVERLAY) TO MR-4A/BL (MULTI-FAMILY RESIDENTIAL/BELTLINE OVERLAY) FRONTING APPROXIMATELY 267 FEET ON THE SOUTH SIDE OF HUFF ROAD BEGINNING APPROXIMATELY 384 FEET FROM THE INTERSECTION OF BOOTH STREET, N.W. AND HUFF ROAD, N.W.; DEPTH: VARIES; AREA: .795 ACRES; LAND LOT 151, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: EASTOVER WATERWORKS, LLC; APPLICANT: MILLER LOWRY DEVELOPMENT, LLC; NPU D COUNCIL DISTRICT 9

Application File Date	10/02/2017
Zoning Number	Z-17-83
NPU / CD	D-9
Staff Recommendation	Approval-conditional
NPU Recommendation	Approval-conditional
ZRB Recommendation	Approval-conditional

- 18-O-1012 (12) Z-17-84 AN ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 1475 WEST PACES FERRY ROAD, N.W. FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO PD-H (PLANNED DEVELOPMENT HOUSING) FRONTING APPROXIMATELY 476 FEET ON THE NORTH SIDE OF WEST PACES FERRY ROAD, N.W. BEGINNING APPROXIMATELY 796 FEET FROM THE INTERSECTION OF OLD PLANTATION ROAD, N.W. AND WEST PACES FERRY ROAD, N.W.; DEPTH: 425 FEET; AREA: 3.05 ACRES; LAND LOTS 197 AND 217, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: MUNEED SYED; APPLICANT: AARON MCCULLOUGH; NPU A COUNCIL DISTRICT 8

Application File Date	10/02/2017
Zoning Number	Z-17-84
NPU / CD	A-8
Staff Recommendation	Denial
NPU Recommendation	Denial
ZRB Recommendation	Denial

- 18-O-1030 (13) Z-17-70 AN ORDINANCE BY COUNCILMEMBER NATALYN MOSBY ARCHIBONG AMENDING THE MARTIN LUTHER KING, JR. LANDMARK DISTRICT PARK-FOR-HIRE SURFACE PARKING LOT REQUIREMENTS; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-17-70
NPU / CD	M-2
Staff Recommendation	Approval of substitute
NPU Recommendation	Approval
ZRB Recommendation	Approval of substitute

**K. RESOLUTION(S)**

NONE

**L. DUAL REFERRED ITEM(S)**

NONE

**M. PAPER(S) HELD IN COMMITTEE**

NONE

**N. WALK-IN LEGISLATION**

NONE AT THE TIME OF AGENDA PREPARATION

**O. REMARKS FROM THE PUBLIC**

*NO PUBLIC COMMENTS ARE ALLOWED ON LEGISLATIVE ITEM(S) THAT HAVE GONE BEFORE  
OR WILL GO BEFORE THE ZONING REVIEW BOARD (ZRB)*

**P. REQUESTED ITEM(S)**

NONE

**Q. ADJOURNMENT**