



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

Wednesday, July 11, 2018

9:30 AM

Committee Room 1

- A. CALL TO ORDER**
- B. INTRODUCTION OF MEMBERS**
- C. ADOPTION OF AGENDA**
- D. APPROVAL OF MINUTES**
- E. 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)

F. ORDINANCE(S) FOR FIRST READING

18-O-1430 (1) - Z-18-51 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4A/BL (SINGLE FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO R-4B/BL (SINGLE FAMILY RESIDENTIAL/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 1196 WARFIELD STREET, N.W. FRONTING 80 FEET ON THE SOUTH SIDE OF WARFIELD STREET, N.W. AND BEGINNING 120 FEET FROM THE INTERSECTION OF RICE STREET, N.W. AND WARFIELD STREET, N.W. DEPTH: 90 FEET, AREA: .165 ACRES. LAND LOT: 189, 17TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: ASIH APPLICANT: MULTI SHARON
NPU K COUNCIL DISTRICT 3

Application File Date	05/17/2018
Zoning Number	Z-18-51
NPU / CD	K-3
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1431 (2) - Z-18-56 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM RG-3/BL (RESIDENTIAL GENERAL SECTOR 3/BELTLINE OVERLAY) TO MR-4A/BL (MULTIFAMILY RESIDENTIAL/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 88 AND 94 LUCY, S.E. AND 426 AND 730 TODD STREET, S.E. FRONTING 97.58 FEET ON THE EAST SIDE OF LUCY STREET, S.E. AND BEGINNING AT THE INTERSECTION OF TODD STREET, S.E. AND LUCY STREET, S.E. DEPTH: VARIES, AREA: .3 ACRES. LAND LOT: 45, 14TH DISTRICT, FULTON COUNTY,

GEORGIA OWNER: ROBERT & MARCI REED AND WALT & DEBBIE WILEZYNSKI, TLS PARTNERS, LLC APPLICANT: ROBERT REED
 NPU M COUNCIL DISTRICT 5

Application File Date	05/29/2018
Zoning Number	Z-18-56
NPU / CD	M-5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1432 (3) -

Z-18-57 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO RG-3/BL (RESIDENTIAL GENERAL SECTOR 3/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 971 WYLIE STREET, S.E., FRONTING 103 FEET ON THE SOUTH SIDE OF WYLIE STREET, S.E. AND BEGINNING AT THE INTERSECTION OF WEBSTER STREET, S.E. AND WYLIE STREET, S.E. DEPTH: 125 FEET, AREA: .295 ACRES. LAND LOT 13, 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: FREE GOSPEL INTERDENOMINATIONAL CHURCH APPLICANT: CHARLIE TATE

NPU N COUNCIL DISTRICT 5

Application File Date	06/01/2018
Zoning Number	Z-18-57
NPU / CD	N-5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1433 (4) -

Z-18-58 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM RG-2 (RESIDENTIAL GENERAL SECTOR 2) TO RG-3 (RESIDENTIAL GENERAL SECTOR 3) FOR PROPERTY LOCATED AT 1810 ANDERSON AVENUE, N.W. FRONTING 1018.49 FEET ON THE SOUTH SIDE OF WATERBURY DRIVE, N.W. AND BEGINNING AT THE INTERSECTION OF ANDERSON AVENUE, N.W. AND WATERBURY DRIVE, N.W. DEPTH: 232.22, AREA: 4.26 ACRES. LAND LOT: 173, 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: TRUE LIGHT BAPTIST CHURCH, INC. APPLICANT: WILLIAM FOLEY

NPU J COUNCIL DISTRICT 3

Application File Date	06/01/2018
Zoning Number	Z-18-58
NPU / CD	J-3
Staff Recommendation	

NPU Recommendation	
ZRB Recommendation	

18-O-1434 (5) - Z-18-60 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM I-2 (HEAVY INDUSTRIAL) TO MRC-3 (MIXED RESIDENTIAL COMMERCIAL) FOR PROPERTY LOCATED AT 673 WHITEHALL STREET, S.W. AND 677 WHITEHALL STREET, S.W. FRONTING 119.58 FEET ON THE NORTH SIDE OF WHITEHALL STREET, S.W. AND BEGINNING 209 FEET FROM THE EASTERN RIGHT-OF-WAY OF THE CENTRAL OF GEORGIA RAILWAY AND WHITEHALL STREET, S.W. DEPTH: 124 FEET, AREA: .29 ACRES. LAND LOT: 108, 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: PHILLIP & THOMAS REAL ESTATE HOLDINGS, LLC APPLICANT: WILLIAM T. JAMES PHILLIP & THOMAS REAL ESTATE HOLDINGS, LLC NPU V COUNCIL DISTRICT 12

Application File Date	06/04/2018
Zoning Number	Z-18-60
NPU / CD	V-12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1435 (6) - Z-18-61 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4/BL (SINGLE FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO MR-4B/BL (MULTIFAMILY RESIDENTIAL/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 556 TRABERT AVENUE, N.W. FRONTING 50 FEET ON THE SOUTH SIDE OF TRABERT AVENUE, N.W. AND BEGINNING APPROXIMATELY 270 FEET FROM INTERSECTION OF NORTHSIDE DRIVE, N.W. AND TRABERT AVENUE, N.W. DEPTH: 150 FEET, AREA: .184 ACRES. LAND LOT: 148, 17TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: VIRGIL & PENELOPE PARKS APPLICANT: BC TRABERT, LLC NPU E COUNCIL DISTRICT 8

Application File Date	06/05/2018
Zoning Number	Z-18-61
NPU / CD	E-8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1436 (7) - Z-18-62 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM MR-3-C/SPI-8 (MULTIFAMILY RESIDENTIAL CONDITIONAL/HOME PARK SPECIAL PUBLIC INTEREST DISTRICT) AND MRC-2-C/SPI-8 (MIXED RESIDENTIAL COMMERCIAL CONDITIONAL/HOME PARK SPECIAL PUBLIC INTEREST DISTRICT) TO MRC-3/SPI-8 (MIXED RESIDENTIAL COMMERCIAL/HOME PARK

SPECIAL PUBLIC INTEREST DISTRICT) FOR PROPERTY LOCATED AT 1008 HAMPTON STREET, N.W., 1010 HAMPTON STREET, N.W., 1014 HAMPTON STREET, N.W., 1016 HAMPTON STREET, N.W., 1020 HAMPTON STREET, N.W., 1026 HAMPTON STREET, N.W., 1036 HAMPTON STREET, N.W., 1040 HAMPTON STREET, N.W., 1044 HAMPTON STREET, N.W., 1050 HAMPTON STREET, N.W., 1054 HAMPTON STREET, N.W., 1058 HAMPTON STREET, N.W., 1064 HAMPTON STREET, N.W., 1070 HAMPTON STREET, N.W., 1074 HAMPTON STREET, N.W., 1078 HAMPTON STREET, N.W., 1011 NORTHSIDE DRIVE, N.W., 1015 NORTHSIDE DRIVE, N.W. 1057 NORTHSIDE DRIVE, N.W., AND 1067 NORTHSIDE DRIVE, N.W., FRONTING 695.95 FEET ON THE EAST SIDE OF NORTHSIDE DRIVE , N.W. AND BEGINNING AT A P.K. NAIL SET AT THE CENTERLINE OF THE INTERSECTION OF HEMPHILL AVENUE, N.W. AND ETHEL STREET, N.W. A DISTANCE OF 287.29 FEET TO A RAILROAD SPIKE AND CONCRETE ALONG THE WESTERN RIGHT-OF-WAY LINE OF HAMPTON STREET, N.W. DEPTH: VARIES, AREA: 2.16 ACRES. LAND LOT: 149, 17TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: RICHARD DARBY & GWENDOLYN B. DARBY, WILLIAM SUMPTER & BRENDA SUMPTER, THE EDGE MIDTOWN, LLC, ROBERT A. HANNON, RONALD E. CRESWELL, IRENE SEAY, TALAT ALI, ALEXANDRA KRON & JACOB KRON, JESSE PETERSON, MARK A. SWIECICHOWSKI, & DK HOTEL CAMERON-ATLANTA, LLC APPLICANT: CAMPUS REALTY ADVISORS, LLC C/O MORRIS MANNING & MARTIN, LLP

NPU E COUNCIL DISTRICT 3

Application File Date	06/05/2018
Zoning Number	Z-18-62
NPU / CD	E-3
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1437 (8) -

U-18-14 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PARK-FOR-HIRE STRUCTURE PURSUANT TO 16-18P.005 FOR PROPERTY LOCATED AT 800 PEACHTREE STREET, N.E. FRONTING 399.24 FEET ON THE WEST SIDE OF PEACHTREE STREET, N.E. AND BEGINNING AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF CYPRESS STREET, N.E. AND THE SOUTHERN RIGHT-OF-WAY OF SIXTH STREET, N.E. DEPTH: 400.14 FEET, AREA: 3.66 ACRES. LAND LOT 49, 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: TRINIA S. JOSEPH A/A/F CORO 800 PEACHTREE, LLC APPLICANT: TRINA S. JOSEPH NPU E COUNCIL DISTRICT 2

Application File Date	05/18/2018
Zoning Number	U-18-14
NPU / CD	E-2
Staff Recommendation	
NPU Recommendation	

ZRB Recommendation	
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18-O-1438 (9) -

U-18-15 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME PURSUANT TO 16-06.005(1)(G) FOR PROPERTY LOCATED AT 1669 DETROIT AVENUE, N.W. FRONTING 75.38 FEET ON THE SOUTHEASTERLY SIDE OF DETROIT AVENUE, N.W., AND BEGINNING 573 FEET FROM THE SOUTHEAST CORNER OF SIMPSON TERRACE, N.W. AND THE DETROIT AVENUE, N.W. DEPTH: 142.92 FEET, AREA: .272 ACRES. LAND LOT: 146, 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: SARAH JOY POWELL APPLICANT: SARAH J. POWELL

NPU J COUNCIL DISTRICT 3

Application File Date	05/22/2018
Zoning Number	U-18-15
NPU / CD	J-3
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1439 (10) -

U-18-17 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME PURSUANT TO 16-06.005(1)(G) FOR PROPERTY LOCATED AT 723 BONNIE BRAE AVENUE, S.W. FRONTING 52.6 FEET ON THE NORTH SIDE OF BONNIE BRAE AVENUE, S.W., AND BEGINNING 263 FEET FROM THE INTERSECTION OF TIFT AVENUE, S.W. AND BONNIE BRAE AVENUE, S.W. DEPTH: 133 FEET, AREA: .160 ACRES. LAND LOT: 106 AND 107, 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: REBINA WRIGHT APPLICANT: REBINA WRIGHT

NPU V COUNCIL DISTRICT 12

Application File Date	06/04/2018
Zoning Number	U-18-17
NPU / CD	V-12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1440 (11) -

U-18-18 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR AN ASSISTED LIVING FACILITY PURSUANT TO 16-13.005(1)(D) FOR PROPERTY LOCATED AT 2045 PEACHTREE ROAD, N.E. FRONTING 252.84 FEET ON THE EAST SIDE OF PEACHTREE ROAD, N.E., AND BEGINNING AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF PEACHTREE ROAD, N.E. AND THE SOUTHERN RIGHT-OF-WAY LINE OF PEACHTREE VALLEY

ROAD, N.E. DEPTH: VARIES, AREA: 2.015 ACRES. LAND LOT: 110, 17TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: HD REALTY, LLC APPLICANT: CADDIS ACQUISITION PARTNERS, LLC C/O MORRIS, MANNING & MARTIN, LLP
 NPU E COUNCIL DISTRICT 6

Application File Date	06/05/2018
Zoning Number	U-18-18
NPU / CD	E-6
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1441 (12) - U-18-19 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A HOTEL PURSUANT TO 16-34.007(1)(J) FOR PROPERTY LOCATED AT 551 PONCE DE LEON AVENUE, N.E. FRONTING APPROXIMATELY 100 FEET ON THE SOUTH SIDE OF PONCE DE LEON AVENUE, N.E. AND BEGINNING 214.8 FEET FROM THE INTERSECTION OF KENNESAW AVENUE, N.E. AND PONCE DE LEON AVENUE, N.E. DEPTH: APPROXIMATELY 300 FEET, AREA: .57 ACRES. LAND LOT: 48, 17TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: NAZAR HOLDINGS 8, LLC APPLICANT: GIMBAL GROUP, LLC C/O THE GALLOWAY LAW GROUP, LLC

NPU M COUNCIL DISTRICT 2

Application File Date	06/05/2018
Zoning Number	U-18-19
NPU / CD	M-2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1442 (13) - U-18-20 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PRIVATE SCHOOL PURSUANT TO 16-03.005(1)(L) FOR PROPERTY LOCATED AT 1424 WEST PACES FERRY ROAD, N.W., 0 WEST PACES FERRY ROAD, N.W. (17 0198 LL0486), WEST PACES FERRY ROAD, N.W. (17 0197 LL0339), 0 WEST PACES FERRY ROAD, N.W. REAR (17 0197 LL0313), 0 CLARENDALE SANDERS, N.W. (17 0197 LL0404), 0 WEST WESLEY ROAD, N.W. (17 0218 LL0367), 0 CLARENDALE DRIVE, N.W. (17 019700010337), 0 CLARENDALE DRIVE, N.W. (17 019700010329), 3111 CLARENDALE DRIVE, N.W., 0 CLARENDALE DRIVE, N.W. (17 019700010303), 3072 CLARENDALE DRIVE, N.W., 0 CLARENDALE DRIVE, N.W. (17 019700010295), 0 NANCY CREEK, N.W. REAR (17 0218 LL0227), 0 NANCY CREEK ROAD, N. W. (17 0218 LL0490) AND 3255 NANCY CREEK ROAD, N.W. FRONTING 178.38 FEET ON THE EAST SIDE OF NANCY CREEK ROAD, N.W., AND BEGINNING ON THE EASTERN RIGHT OF WAY OF NANCY CREEK ROAD, 599.38 FEET FROM ITS INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY

OF WEST PACES FERRY ROAD, N.W. DEPTH: VARIES, AREA: 176.9 ACRES.
 LAND LOT: 197, 198, 217 AND 218 17TH DISTRICT, FULTON COUNTY, GEORGIA
 OWNER: THE WESTMINSTER SCHOOLS, INC. C/O ANTOINETTE M. BOYD
 APPLICANT: THE WESTMINSTER SCHOOLS, INC.

NPU A COUNCIL DISTRICT 8

Application File Date	06/05/2018
Zoning Number	U-18-20
NPU / CD	A-8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1443 (14) - U-18-21 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME PURSUANT TO 16-06.005(1)(G) FOR PROPERTY LOCATED AT 3504 EISENHOWER CIRCLE, S.E. FRONTING 80 FEET ON THE EAST SIDE OF EISENHOWER CIRCLE, S.E., AND BEGINNING 297 FEET FROM THE INTERSECTION OF EISENHOWER CIRCLE, S.E. AND GARFIELD WAY, S.E., DEPTH: 140 FEET, AREA: .22 ACRES. LAND LOT: 2, 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: FULTON 3504 EISENHOWER TRUST APPLICANT: FELICIA MCDOWELL
 NPU Z COUNCIL DISTRICT 12

Application File Date	06/08/2018
Zoning Number	U-18-21
NPU / CD	Z-12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

G. DUAL REFERRED ITEM(S)

18-O-1050 (15) - ****AN ORDINANCE BY COUNCILMEMBER JOYCE M. SHEPERD TO AMEND THE CODE OF ORDINANCES OF THE CITY OF ATLANTA BY CREATING A NEW ARTICLE IN CHAPTER 46 "CIVIC AND CULTURAL AFFAIRS" WHICH IS TO BE KNOWN AS "MURALS ON PRIVATE PROPERTY"; AMENDING SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE TO RESERVE SAID SECTION FOR FUTURE USE; AND FOR OTHER PURPOSES.
(This legislation is a dual referred item and will be forwarded to Zoning Committee pending a Community Development/Human Services Committee recommendation) (Held 1/23/18 by the Committee for a Work Session to be scheduled).

H. PAPER(S) HELD IN COMMITTEE

18-O-1214 (16) - AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK TO AMEND THE ATLANTA ZONING ORDINANCE BY AMENDING TABLE 1, ENTITLED "SPI 12

BUCKHEAD/LENOX STATIONS TABLE OF USES” SET FORTH IN CITY CODE SEC. 16-18L.006 FOR THE PURPOSE OF ADDING RECOVERED MATERIAL PROCESSING FACILITY TO THE TABLE OF PERMITTED PRINCIPAL USES IN SUB-AREA 1 ONLY; SO AS TO LIMIT SUCH USE TO PARCELS MEETING CERTAIN REQUIREMENTS IN SUB-AREA 1; TO PROHIBIT SUCH USE IN SUB-AREAS 2 AND 3; AND FOR OTHER PURPOSES.

(Held 6/27/28 at the request of the author of the legislation)

I. WALK-IN LEGISLATION

J. ADJOURNMENT