



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, August 15, 2018

9:30 AM

Committee Room 1

DuA. 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-1494 (1) - Z-18-63 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM SPI-11 SA6/BL (VINE CITY AND ASHBY STATION SPECIAL PUBLIC INTEREST DISTRICT SUBAREA 6/BELTLINE OVERLAY) TO C-1/BL (COMMUNITY BUSINESS DISTRICT/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 102 JOSEPH E. LOWERY BOULEVARD, N.W. FRONTING APPROXIMATELY 67.05 FEET ON THE WESTERN SIDE OF JOSEPH E. LOWERY BOULEVARD, N.W. AND BEGINNING AT THE WESTERLY INTERSECTION OF DESOTO STREET, N.W. AND JOSEPH E. LOWERY BOULEVARD, N.W. DEPTH: 92.25 FEET, AREA: 0.14 ACRES. LAND LOT: 115 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: ROBERT CHENAULT APPLICANT: HAROLD MCGLOTHIN
NPU K COUNCIL DISTRICT 3

Application File Date	06/06/2018
Zoning Number	Z-18-63
NPU / CD	K-3
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1495 (2) - Z-18-64 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM RG-3 (RESIDENTIAL GENERAL SECTOR 3) TO C-1 (COMMUNITY BUSINESS DISTRICT) FOR PROPERTY LOCATED AT 3000 MARTIN LUTHER KING, JR. DRIVE, S.W. FRONTING 299.7 FEET ON THE SOUTHEASTERN SIDE OF MARTIN

LUTHER KING JR, DRIVE, S.W. AND BEGINNING 900 FEET FROM THE INTERSECTION OF LYNHURST DRIVE, S.W. AND MARTIN LUTHER KING, JR. DRIVE, S.W. DEPTH: VARIES, AREA: 2.340 ACRES. LAND LOT: 212 AND 237 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: PHOEBE DAWSON APPLICANT: CARLOS HUNN

NPU I COUNCIL DISTRICT 10

Application File Date	06/06/2018
Zoning Number	Z-18-64
NPU / CD	I-10
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1496 (3) -

Z-18-74 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO PD-H (PLANNED DEVELOPMENT HOUSING) FOR PROPERTY LOCATED AT 2100 GARRAUX ROAD, N.W., PORTION OF 2106 GARRAUX ROAD, N.W., 2180 GARRAUX ROAD, 2190 GARRAUX ROAD, N.W., 2070 GARRAUX ROAD, N.W., 2036 GARRAUX ROAD, N.W., 2076 GARRAUX ROAD, N.W., 3515 RIVERLY ROAD, N.W. AND A PORTION OF 3492 RIVERLY ROAD, N.W. FRONTING APPROXIMATELY 2300 FEET ON THE SOUTHERLY SIDE OF GARRAUX ROAD, N.W. AND BEGINNING AT A POINT ON THE SOUTHERN MARGIN OF THE RIGHT-OF-WAY GARRAUX ROAD, N.W. AT THE WESTERN TERMINUS OF GARRAUX ROAD, N.W. DEPTH: VARIES, AREA: APPROXIMATELY 55 ACRES. LAND LOT: 234, 235, 239 AND 240 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: EILEEN ERICKSON DUBOSE, EILEEN ERICKSON DUBOSE & DEAN DUBOSE SMITH DEAN DUBOSE SMITH, F/K/A DEAN DUBOSE LEWIS & BEVERLY DUBOSE, III AND DEAN DUBOSE SMITH, AS CO-EXECUTORS UNDER THE LAST WILL AND TESTAMENT OF FRANCES WOODRUFF DUBOSE APPLICANT: GARRAUX ESTATES, LLC BY ROBERT L. ZOECKLER, ESQ.

NPU A COUNCIL DISTRICT 8

Application File Date	06/28/2018
Zoning Number	Z-18-74
NPU / CD	A-8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1497 (4) -

Z-18-75 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4A/BL(SINGLE FAMILY RESIDENTIAL/BELTLINE OVERLAY) AND MRC-1/BL (MULTIFAMILY RESIDENTIAL/BELTLINE OVERLAY) TO MR-3/BL (MULTIFAMILY RESIDENTIAL/BELTLINE OVERLAY) FOR PROPERTY

LOCATED 1314 DONALD LEE HOLLOWELL PARKWAY, N.W., 1310 DONALD LEE HOLLOWELL PARKWAY, N.W., 1308 DONALD LEE HOLLOWELL PARKWAY, N.W., 579 PIERCE AVENUE, N.W., 525 PIERCE AVENUE, N.W. AND 505 PIERCE AVENUE, N.W. FRONTING 339 FEET ON THE SOUTH SIDE OF DONALD LEE HOLLOWELL PARKWAY, N.W. AND BEGINNING AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF DONALD LEE HOLLOWELL PARKWAY, N.W. AND THE EASTERN RIGHT-OF-WAY OF PIERCE AVENUE, N.W. DEPTH: 932 FEET, AREA: 8.2059 ACRES. LAND LOT: 143 AND 144 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: NORTHWEST ATLANTA LAND FUND LP APPLICANT: PRESTWICK LAND HOLDINGS, LLC C/O EDRICK HARRIS

NPU K COUNCIL DISTRICT 9

Application File Date	07/03/2018
Zoning Number	Z-18-75
NPU / CD	K-9
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1498 (5) -

Z-18-76 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-3 (SINGLE FAMILY RESIDENTIAL) AND C-1 (COMMUNITY BUSINESS DISTRICT) TO MR-3 (MULTIFAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT 10 BLACKLAND ROAD, N.W. FRONTING 292.13 FEET ON THE SOUTHWEST SIDE OF BLACKLAND ROAD, N.W. AND BEGINNING AT THE SOUTHWESTERN INTERSECTION OF THE VARIABLE RIGHT-OF-WAY OF ROSWELL ROAD, N.W. AND THE SOUTHERN VARIABLE RIGHT-OF-WAY OF BLACKLAND ROAD, N.W. DEPTH: VARIES, AREA: 2.027 ACRES. LAND LOT: 97, 17TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: THE HAROLD E. BAILEY FAMILY TRUSTS APPLICANT: MONTE HEWETT HOMES, LLC

NPU A COUNCIL DISTRICT 8

Application File Date	07/03/2018
Zoning Number	Z-18-76
NPU / CD	A-8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1499 (6) -

Z-18-77 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM O-I-C (OFFICE INSTITUTIONAL CONDITIONAL) TO C-1 (COMMUNITY BUSINESS DISTRICT) FOR PROPERTY LOCATED AT 3600 PIEDMONT ROAD, N.E. FRONTING 334.73 FEET ON THE WEST SIDE OF PIEDMONT ROAD, N.E. AND BEGINNING AT THE SOUTHEAST INTERSECTION OF HABERSHAM ROAD,

N.E., AND THE SOUTHWESTERLY RIGHT-OF-WAY OF PIEDMONT ROAD, N.E. DEPTH: VARIES, AREA: 1.85 ACRES. LAND LOT: 98, 17TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: MYSICA PROGRESSIVE COMPANY, LLC APPLICANT: MYSICA PROGRESSIVE COMPANY, LLC BY DENTONS US LLP
 NPU B COUNCIL DISTRICT 7

Application File Date	07/06/2018
Zoning Number	Z-18-77
NPU / CD	B-7
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1500 (7) -

Z-18-78 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM MR-3-C (MULTIFAMILY RESIDENTIAL) TO MR-3-C (MULTIFAMILY RESIDENTIAL) FOR A CHANGE OF CONDITIONS FOR PROPERTY LOCATED AT 2121 BELLRICK ROAD, N.W., 2085 BELLRICK ROAD, N.W., 2095 BELLRICK ROAD, N.W., 2089 BELLRICK ROAD, N.W., 2081 BELLRICK ROAD, N.W., 2131 BELLRICK ROAD, N.W., 2127 BELLRICK ROAD, N.W., 2117 BELLRICK ROAD, N.W., 2111 BELLRICK ROAD, N.W., 2107 BELLRICK ROAD, N.W., 2103 BELLRICK ROAD, N.W., 2099 BELLRICK ROAD, N.W., 2077 BELLRICK ROAD, N.W., 2073 BELLRICK ROAD, N.W., 2067 BELLRICK ROAD, N.W., 2063 BELLRICK ROAD, N.W. 2059 BELLRICK ROAD, N.W., 2055 BELLRICK ROAD, N.W., 1185 COLLIER ROAD, N.W., 1110 CORDIA AVENUE, N.W., 1119 CORDIA AVENUE, N.W., 1112 CORDIA AVENUE, N.W., 1125 CORDIA AVENUE, N.W., 1121 CORDIA AVENUE, N.W., 1117 CORDIA AVENUE, N.W., 1114 CORDIA AVENUE, N.W., 1123 CORDIA AVENUE, N.W., 1118 CORDIA AVENUE, N.W., 1120 CORDIA AVENUE, N.W., 1124 CORDIA AVENUE, N.W., 1116 CORDIA AVENUE, N.W., 2102 TIMBALL ROAD, N.W., 2098 TIMBALL ROAD, N.W., 2084 TIMBALL ROAD, N.W., 2088 TIMBALL ROAD, N.W., 2092 TIMBALL ROAD, N.W., 2106 TIMBALL ROAD, N.W., 2110 TIMBALL ROAD, N.W., 2114 TIMBALL ROAD, N.W., 2118 TIMBALL ROAD, N.W., 2080 COLLIER HILLS DRIVE, N.W. 1185 DEFOORS FERRY ROAD, N.W. AND 1175 DEFOORS FERRY ROAD, N.W. FRONTING 41.17 FEET ON THE EAST SIDE OF DEFOORS FERRY ROAD, N.W. AND BEGINNING 372.9 FEET FROM THE INTERSECTION OF DEFOORS FERRY ROAD, N.W. AND GLEN AVENUE, N.W. DEPTH: VARIES, AREA: 18.66 ACRES. LAND LOT: 186, 17TH DISTRICT, FULTON COUNTY, GEORGIA
 OWNER: JWC COLLIER VALE, LLC, PARK ROW RESERVE AT COLLIER, LLC HK PROPERTY 1, LLC & REDWOOD RESERVE AT COLLIER, LLC, SHANEY LOKKEN, MATT BERSON, GARY BERSON & REBECCA BERNSON, JAMES K. SMITH & LEYLA A. SMITH, RILEY BLOUNT, ERIKA PHINDILE CHOWA, SHELDON JOHNSON & AMY BERWICK, ANNE TORRES & ANASTASIA TORRES, PAM TIPPETT & MICHAEL NEAL, MARC E. SPIEGEL, PURNIMA RAJPUT & GAURAV RAJPUT, EDMOND L. PERRY & NICOLE PERRY, WILLIAM CARMICHAEL MILLER & ELIZABETH WALLACE MILLER, MYLEIK TEELE, MARY H. JUDSON & MARK J. JUDSON, RONALD E. HUNTER, JR. & AMY MORELL HUNTER, FRANK O. HENDRICK, III, ROBERT JONES GLASCOCK & MICHAEL IRVIN WRIGHT, ROBERT FARINELLA, GREGORY EISENSTADT & DONNA EISENSTADT, KYLE RAY AND ERIC G. BANTA APPLICANT:JWC

COLLIER VALE, LLC
 NPU C COUNCIL DISTRICT 9

Application File Date	07/06/2018
Zoning Number	Z-18-78
NPU / CD	C-9
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1501 (8) - AN ORDINANCE BY ZONING COMMITTEE DESIGNATING THE PONCE DE LEON TOURIST HOME, LOCATED AT 881 PONCE DE LEON AVENUE, NE, LAND LOT 16 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 MRC-2-C / BELTLINE TO MRC-2-C / BELTLINE / LANDMARK BUILDING OR SITE; TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES. NPU N COUNCIL DISTRICT 2

18-O-1502 (9) - Z-18-86 AN ORDINANCE BY ZONING COMMITTEE CORRECTING ORDINANCE 18-O-1018 (Z-17-54) WHICH WAS ADOPTED BY THE CITY COUNCIL ON FEBRUARY 5, 2018 AND APPROVED AS PER THE CITY CHARTER 2-403 ON FEBRUARY 14, 2018 WITHOUT SIGNATURE BY OPERATION OF LAW TO REZONE THE PROPERTY LOCATED AT 87, 91, AND 99 WEST PACES FERRY ROAD, N.W., AND 3188, 3198 AND 3202 PACES FERRY PLACE, N.W. FOR THE PURPOSE OF CORRECTING THE MAP ATTACHMENT.

Application File Date	
Zoning Number	Z-18-86
NPU / CD	B-8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1503 (10) - Z-18-89 AN ORDINANCE BY ZONING COMMITTEE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA BY AMENDING THE NC-6 (CASCADE HEIGHTS NEIGHBORHOOD COMMERCIAL DISTRICT) REGULATIONS BY AMENDING REGULATIONS FOR PERMITTED PRINCIPAL USES AND PROHIBITED USES, PARKING REGULATIONS, HOURS OF OPERATION FOR CERTAIN PRIMARY AND ACCESSORY USES, PARKING REGULATIONS; AND FOR OTHER PURPOSES

Application File Date	
Zoning Number	Z-18-89
NPU / CD	I, R, AND S-10 AND 11
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1504 (11) - Z-18-90 AN ORDINANCE BY ZONING COMMITTEE DESIGNATING THE GROVE PARK APARTMENTS, LOCATED AT 368 PONCE DE LEON AVENUE, NE, LAND LOT 48 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 C-2 (COMMERCIAL SERVICE DISTRICT) TO C2/LBS (COMMERCIAL SERVICE DISTRICT/ LANDMARK BUILDING OR SITE); TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-18-90
NPU / CD	E-2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1505 (12) - U-18-22 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR AN INDEPENDENT PRIMARY PARKING DECK OR STRUCTURE PURSUANT TO 16-18A.006 FOR PROPERTY LOCATED AT 530 WEST PEACHTREE STREET, N.W. FRONTING 274 FEET ON THE WEST SIDE OF WEST PEACHTREE STREET, N.W., AND BEGINNING AT THE SOUTHERLY INTERSECTION OF LINDEN AVENUE, N.W., AND WEST PEACHTREE ROAD, N.W. DEPTH: 369 FEET, AREA: 2.3732 ACRES. LAND LOT: 79, 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: EMORY UNIVERSITY APPLICANT: CHARLES PALMER

NPU M COUNCIL DISTRICT 2

Application File Date	06/27/2018
Zoning Number	U-18-22
NPU / CD	M-2
Staff Recommendation	
NPU Recommendation	

ZRB Recommendation	
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18-O-1506 (13) - U-18-23 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT TO TRANSFER DEVELOPMENT DENSITY (2,884 SQUARE FEET OF RESIDENTIAL FLOOR AREA) FROM ADAMS PONCE PARK SOUTH, LLC (SENDING OWNER), TO 3717 PEACHTREE ROAD, N.E. (RECEIVING PARCEL) FRONTING 199.92 FEET ON THE SOUTH SIDE OF PEACHTREE ROAD, N.E. BEGINNING AT THE INTERSECTION OF SOUTHERLY RIGHT-OF-WAY OF PEACHTREE ROAD AND KINGSBORO ROAD, N.E. DEPTH: VARIES; AREA: 1.291 ACRES; LAND LOT 10, 17TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: SEHAL III, LLC THE ATLANTA WOMEN'S CLUB APPLICANT: SEHAL III, LLC C/O MORRIS MANNING & MARTIN, LLP
NPU B COUNCIL DISTRICT 7

Application File Date	07/03/2018
Zoning Number	U-18-23
NPU / CD	B-7
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1507 (14) - U-18-24 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A HOTEL PURSUANT TO 16-11.005(1)(H) AND FOR OUTDOOR DINING AT EATING AND DRINKING ESTABLISHMENTS WHEN ANY PART OF SUCH USE IS LOCATED WITHIN 1,000 FEET OF PROPERTY THAT IS ZONED AS AN R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-4B, OR R-5 DISTRICT, OR THAT IS USED AS A RESIDENTIAL PROPERTY PURSUANT TO 16-11.005(1)(L) FOR PROPERTY LOCATED AT 3600 PIEDMONT ROAD, N.E. FRONTING 334.73 FEET ON THE WEST SIDE OF PIEDMONT ROAD, N.E., AND BEGINNING AT THE SOUTHEAST INTERSECTION OF HABERSHAM ROAD, N.E., AND THE SOUTHWESTERLY RIGHT-OF-WAY OF PIEDMONT ROAD, N.E. DEPTH: VARIES, AREA: 1.85 ACRES. LAND LOT: 98, 17TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: MYSICA PROGRESSIVE COMPANY, LLC APPLICANT: MYSICA PROGRESSIVE COMPANY, LLC BY DENTONS US LLP
NPU B COUNCIL DISTRICT 7

Application File Date	07/06/2018
Zoning Number	U-18-24
NPU / CD	B-7
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

G. ORDINANCE(S) FOR SECOND READING

18-O-1231 (15) - AN ORDINANCE BY COUNCILMEMBER IVORY LEE YOUNG, JR. GRANTING A SPECIAL USE PERMIT FOR A BARBERSHOP FOR PROPERTY LOCATED AT 647 MAGNOLIA STREET, N. W. LOT 107, 14TH DISTRICT, FULTON COUNTY, GEORGIA NPU L COUNCIL DISTRICT 3; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	U-18-16
NPU / CD	L-3
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

18-O-1232 (16) - AN ORDINANCE BY COUNCILMEMBER IVORY LEE YOUNG JR. TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, BY AMENDING THE SP-11 SUBAREA 7 (VINE CITY AND ASHBY STATION SPECIAL PUBLIC INTEREST DISTRICT SUBAREA 7) DISTRICT TO ALLOW BARBERSHOPS, BEAUTY SHOPS AND SIMILAR PERSONAL SERVICE ESTABLISHMENTS BY SPECIAL USE PERMIT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-18-43
NPU / CD	L-3
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

18-O-1275 (17) - Z-18-49 AN ORDINANCE BY COUNCIL MEMBER IVORY LEE YOUNG, JR. TO REZONE FROM R-4A (SINGLE FAMILY RESIDENTIAL TO RG-2 (RESIDENTIAL GENERAL SECTOR 2) FOR PROPERTY LOCATED AT 471 ENGLISH AVENUE, N.W. FRONTING APPROXIMATELY 62 FEET ON THE EAST SIDE OF ENGLISH AVENUE, N.W. AND BEGINNING AT THE INTERSECTION OF ENGLISH AVENUE, N.W., AND JETT STREET, N.W. DEPTH; VARIES. AREA: 0.163 ACRES. LAND LOT 111, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER TRACY BATES, NPU L, COUNCIL DISTRICT 3; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-18-49
NPU / CD	L-3
Staff Recommendation	Approval

NPU Recommendation	Approval
ZRB Recommendation	Approval

18-O-1342 (18) - U-18-12 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A FUNERAL HOME PURSUANT TO 16-11.005(1)(B) FOR PROPERTY LOCATED AT 3744 MARTIN LUTHER KING, JR. DRIVE, S.W. FRONTING 95 FEET ON THE WEST SIDE OF MARTIN LUTHER KING, JR. DRIVE, S.W. AND BEGINNING AT THE INTERSECTION OF BOLTON ROAD, N.W. AND MARTIN LUTHER KING, JR. DRIVE, S.W. DEPTH: 107 FEET, AREA: .45 ACRES. LAND LOT: 15, 14F DISTRICT, FULTON COUNTY, GEORGIA OWNER: MARK WALKER APPLICANT: MARK WALKER
NPU H COUNCIL DISTRICT 10

Application File Date	04/24/2018
Zoning Number	U-18-12
NPU / CD	H-10
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

18-O-1344 (19) - Z-18-37 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM MRC-2-C (MIXED RESIDENTIAL COMMERCIAL CONDITIONAL) TO MRC-3 (MIXED RESIDENTIAL COMMERCIAL) FOR PROPERTY LOCATED AT 92 AND 98 MANGUM STREET, S.W. FRONTING 172.1 FEET ON THE EAST SIDE OF MANGUM STREET, S.W. AND BEGINNING APPROXIMATELY 88.6 FEET FROM THE INTERSECTION OF CENTENNIAL OLYMPIC PARK DRIVE, S.W. AND MANGUM STREET, S.W. DEPTH: VARIES, AREA: .505 ACRES. LAND LOT: 84 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: PEGASUS PROPERTIES, LLC APPLICANT: PEGASUS PROPERTIES, LLC
NPU M COUNCIL DISTRICT 3

Application File Date	
Zoning Number	Z-18-37
NPU / CD	M-3
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

18-O-1345 (20) - Z-18-38 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4/BL (SINGLE FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO R-4A/BL (SINGLE FAMILY RESIDENTIAL/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 1478 STOKES AVENUE, S.W. FRONTING 50 FEET ON THE SOUTH SIDE OF STOKES AVENUE, S.W. AND BEGINNING APPROXIMATELY

100 FEET FROM THE INTERSECTION OF STOKES AVENUE, S.W. AND WILLARD AVENUE, S.W. DEPTH: 200 FEET, AREA: .34 ACRES. LAND LOT: 140, 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: CONNOLLY DEVELOPMENT, LLC APPLICANT: CONNOLLY DEVELOPMENT
 NPU T COUNCIL DISTRICT 10

Application File Date	04/20/2018
Zoning Number	Z-18-38
NPU / CD	T-10
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

18-O-1348 (21) - Z-18-46 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM RG-4-C (RESIDENTIAL GENERAL SECTOR 4 CONDITIONAL) TO MR-4B (MULTIFAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT 277 AND 295 CLIFTON STREET, S.E. FRONTING APPROXIMATELY 618 FEET ON THE WEST SIDE OF CLIFTON STREET, S.E. AND BEGINNING 409 FEET FROM THE INTERSECTION OF MEMORIAL DRIVE, S.E. AND CLIFTON STREET, S.E. DEPTH: VARIES, AREA: 4.03 ACRES. LAND LOT: 178, 15TH DISTRICT, DEKALB COUNTY, GEORGIA OWNER: CAPKEY CLIFTON PARTNERS, LLC APPLICANT: THE THRIVE GROUP, LLC
 NPU O COUNCIL DISTRICT 5

Application File Date	05/01/2018
Zoning Number	Z-18-46
NPU / CD	O-5
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

18-O-1433 (22) - 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	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

18-O-1017 (23) - Z-17-08 AN AMENDED ORDINANCE BY COUNCILMEMBER CARLA SMITH TO REZONE 550 NORTH HIGHLAND AVENUE, N.E. FROM PD-MU (PLANNED DEVELOPMENT MIXED USE) TO PD-MU (PLANNED DEVELOPMENT MIXED USE) FOR A CHANGE IN CONDITIONS FRONTING APPROXIMATELY 262 FEET ON THE WEST SIDE OF NORTH HIGHLAND AVENUE AND BEGINNING AT THE WESTERN INTERSECTION OF WILLIAMS MILL ROAD, N.E., AND NORTH HIGHLAND AVENUE, N.E.; DEPTH: 176.17 FEET; AREA: .793 ACRES; LAND LOT 15, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: SELIG ENTERPRISES, INC.; APPLICANT: ZACHARY MCDOWELL;

NPU N COUNCIL DISTRICT 2

Application File Date	02/15/2017
Zoning Number	Z-17-08
NPU / CD	N-2
Staff Recommendation	Approval conditional
NPU Recommendation	Approval conditional
ZRB Recommendation	Approval conditional

18-O-1343 (24) - U-18-13 AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A SHELTER PURSUANT TO 16-16.005(1)(P) FOR PROPERTY LOCATED AT 653 AND 655 ETHEL STREET, N.W. FRONTING APPROXIMATELY 250 FEET ON THE NORTH SIDE OF ETHEL STREET, N.W., AND BEGINNING APPROXIMATELY 227 FEET FROM THE INTERSECTION OF ETHEL STREET, N.W. AND NORTHSIDE DRIVE, N.W. DEPTH: APPROXIMATELY 200 FEET, AREA: .9 ACRES. LAND LOT: 150, 17TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: ATLANTA MISSION APPLICANT: ATLANTA MISSION C/O THE GALLOWAY LAW GROUP, LLC

NPU E COUNCIL DISTRICT 3

Application File Date	05/01/2018
Zoning Number	U-18-13
NPU / CD	E-3
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

18-O-1289 (25) - Z-18-34 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM I-2/BL (LIGHT INDUSTRIAL/BELTLINE OVERLAY) TO MR-4B/BL (MULTIFAMILY RESIDENTIAL/BELTLINE OVERLAY) FOR PROPERTY

LOCATED AT 912 BOOTH STREET, N.W. FRONTING 212 FEET ON THE SOUTH SIDE OF HUFF ROAD, N.W. AND BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF HUFF ROAD, N.W. AND THE CSX TRANSPORTATION LINE DEPTH: VARIES, AREA: 2.357 ACRES. LAND LOT: 188, 17TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: HUFF ROAD PROPERTIES, LLC APPLICANT: EAH LAND ACQUISITIONS, LLC

NPU D COUNCIL DISTRICT 9

Application File Date	03/30/2018
Zoning Number	Z-18-34
NPU / CD	D-9
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

18-O-1346 (26) - Z-18-39 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM RG-3 (RESIDENTIAL GENERAL SECTOR 3) TO C-1-C (COMMUNITY BUSINESS CONDITIONAL) DISTRICT FOR PROPERTY LOCATED AT 3744 MARTIN LUTHER KING, JR. DRIVE, S.W. FRONTING 95 FEET ON THE WEST SIDE OF MARTIN LUTHER KING, JR. DRIVE, S.W. AND BEGINNING AT THE INTERSECTION OF BOLTON ROAD, N.W. AND MARTIN LUTHER KING, JR. DRIVE, S.W. DEPTH: 107 FEET, AREA: .45 ACRES. LAND LOT: 15, 14F DISTRICT, FULTON COUNTY, GEORGIA OWNER: MARK WALKER APPLICANT: MARK WALKER

NPU H COUNCIL DISTRICT 10

Application File Date	04/24/2018
Zoning Number	Z-18-39
NPU / CD	H-10
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

18-O-1434 (27) - Z-18-60 AN AMENDED 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	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

18-O-1100 (28) - Z-17-102 A SUBSTITUTE ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4A (SINGLE FAMILY RESIDENTIAL) TO O-I (OFFICE INSTITUTIONAL) FOR PROPERTY LOCATED AT 1533 LAKEWOOD AVENUE, S.E., 1539 LAKEWOOD AVENUE, S.E., 1545 LAKEWOOD AVENUE, S.E., 1567 LAKEWOOD AVENUE, S.E., 0 MARGARET STREET (14 00570013001), 0 JONESBORO ROAD (14 00570013014), 191 ANNE STREET, S.E. 1540 JONESBORO ROAD, S.E., 218 MARGARET STREET, S.E., 0 HANNAH STREET, S.E. (14 00570009033), 1534 JONESBORO ROAD, S.E., AND 229 MARGARET STREET, S.E. FRONTING 159.73 FEET ON THE WEST SIDE OF LAKEWOOD AVENUE, S.E. AND BEGINNING AT THE INTERSECTION OF LAKEWOOD AVENUE, S.E. AND MARGARET STREET, S.E. DEPTH: 174.5 FEET. AREA: .6375 ACRES LAND LOT 57, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: THE RON CLARK ACADEMY, INC. APPLICANT: THE RON CLARK ACADEMY, INC. NPU Y COUNCIL DISTRICT 1

Application File Date	12/27/2017
Zoning Number	Z-17-102
NPU / CD	Y-1
Staff Recommendation	Approval of substitute
NPU Recommendation	Approval
ZRB Recommendation	Approval of substitute

18-O-1350 (29) - Z-18-59 A SUBSTITUTE ORDINANCE BY ZONING COMMITTEE DESIGNATING THE SPRING HILL MORTUARY, LOCATED AT 1020 SPRING STREET, N.W., LAND LOT 107 OF THE 17TH 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-16 SUBAREA 1 (MIDTOWN SPECIAL PUBLIC INTEREST DISTRICT SUBAREA 1) TO SPI-16 SA 1/LBS (MIDTOWN SPECIAL PUBLIC INTEREST DISTRICT SUBAREA 1/LANDMARK BUILDING OR SITE); TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

Application File Date	06/04/2018
Zoning Number	Z-18-59
NPU / CD	E-2

Staff Recommendation	Approval of substitute
NPU Recommendation	Approval
ZRB Recommendation	Approval of substitute

18-O-1347 (30) - Z-18-40 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4A (SINGLE FAMILY RESIDENTIAL) TO O-I (OFFICE INSTITUTIONAL) FOR PROPERTY LOCATED AT 1571 LAKEWOOD AVENUE, S.E., 1573 LAKEWOOD AVENUE, SE. AND 1577 LAKEWOOD AVENUE, S.E. FRONTING 150 FEET ON THE WEST SIDE OF LAKEWOOD AVENUE, S.E. AND BEGINNING APPROXIMATELY 50 FEET FROM THE INTERSECTION OF MARGARET STREET, S.E. AND LAKEWOOD AVENUE, S.E. DEPTH: 160 FEET, AREA: .55 ACRES. LAND LOT: 57, 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: THE RON CLARK ACADEMY, INC. APPLICANT: THE RON CLARK ACADEMY, INC.

NPU Y	COUNCIL DISTRICT 1
Application File Date	04/25/2018
Zoning Number	Z-18-40
NPU / CD	Y-1
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	2 in support 2 in opposition

18-O-1157 (31) - AN ORDINANCE BY COUNCILMEMBER MATT WESTMORELAND TO AMEND THE ATLANTA ZONING ORDINANCE, AS AMENDED (PART 16 OF THE LAND DEVELOPMENT CODE), SO AS TO CREATE A GULCH SIGN OVERLAY DISTRICT; TO CODIFY COMPREHENSIVE SIGNAGE REGULATIONS FOR THE SAID DISTRICT; TO AMEND THE OFFICIAL ZONING MAP TO DELINEATE THE BOUNDARIES OF SAID DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	
NPU / CD	M-2
Staff Recommendation	File
NPU Recommendation	No recommendation
ZRB Recommendation	File

H. RESOLUTION(S)

18-R-3956 (32) - A RESOLUTION TO EXTEND INTERIM CONTROLS ON THE PENDING DESIGNATION OF THE “GROVE PARK APARTMENTS LANDMARK BUILDING/SITE” LOCATED AT 368 PONCE DE LEON AVENUE; AND FOR OTHER PURPOSES.

I. DUAL REFERRED ITEM(S)

18-O-1050 (33) - *****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).

J. WALK-IN LEGISLATION

K. REQUESTED ITEM(S)

L. ADJOURNMENT