



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

Corrine A Lindo
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Wednesday, May 29, 2019

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 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

19-O-1299 (1) Z-19-41 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5 (TWO FAMILY RESIDENTIAL) TO MR-MU (MULTIFAMILY MULTIUNIT) FOR PROPERTY LOCATED AT 114 WESLEY AVENUE, N.E. FRONTING 149 FEET ON THE WEST SIDE OF WESLEY AVENUE, N.E. BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF WESLEY AVENUE, N.E. 300 FEET SOUTH OF THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY OF WESLEY AVENUE, N.E. AND THE SOUTHERLY RIGHT-OF-WAY OF SECOND STREET, N.E. DEPTH: 152 FEET; AREA: .506 ACRES; LAND LOT 210, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: ORION DEVELOPMENT, LLC; APPLICANT: ORION DEVELOPMENT, LLC C/O J. ALEXANDER BROCK; NPU O COUNCIL DISTRICT 5

Application File Date	04/02/2019
Zoning Number	Z-19-41
NPU / CD	O-5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

19-O-1300 (2) Z-19-42 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4/BL (SINGLE FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO R-4B/BL (SINGLE FAMILY RESIDENTIAL/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 1108 EDIE AVENUE, S.E. FRONTING 100 FEET ON THE EAST SIDE OF EDIE AVENUE, S.E. BEGINNING AT AN IRON PIN AT THE NORTHEAST CORNER OF EDIE AVENUE AND HOBART AVENUE, S.E. DEPTH: 112.40 FEET; AREA: .274 ACRES; LAND LOT 23, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CITY PORCH PROPERTIES; APPLICANT: STACEY FILIPAK; NPU W COUNCIL DISTRICT 1

Application File Date	04/03/2019
Zoning Number	Z-19-42

NPU / CD	W-1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

G. ORDINANCE(S) FOR SECOND READING

19-O-1181 (3) Z-19-21 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM SPI-16 SA1/LBS (MIDTOWN SPECIAL PUBLIC INTEREST DISTRICT SUBAREA 1/LANDMARK BUILDING OR SITE) TO SPI-16 SA1 (MIDTOWN SPECIAL PUBLIC INTEREST DISTRICT SUBAREA 1) FOR PROPERTY LOCATED AT 781 PEACHTREE STREET, N.E. FRONTING 211 FEET ON THE EAST SIDE OF PEACHTREE STREET, N.E. BEGINNING AT A BRASS DISC FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF PEACHTREE STREET, N.E. AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 5TH STREET, N.E. DEPTH: APPROXIMATELY 241 FEET; AREA: APPROXIMATELY 1.16 ACRES; LAND LOT 49, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: SAINT MARK UNITED METHODIST CHURCH OF ATLANTA, INC.; APPLICANT: SLRH GEORGIA ACQUISITIONS; NPU-E COUNCIL DISTRICT 2

Application File Date	03/05/2019
Zoning Number	Z-19-21
NPU / CD	E-2
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

19-O-1026 (4) Z-18-135 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM I-1 (LIGHT INDUSTRIAL) TO MRC-3-C (MIXED RESIDENTIAL COMMERCIAL CONDITIONAL) FOR PROPERTY LOCATED AT 1005 HOWELL MILL ROAD, N.W. FRONTING 123.10 FEET ON THE NORTH SIDE OF EDGEHILL AVENUE, N.W. BEGINNING AT A ½” REBAR FOUND AT THE RIGHT-OF-WAY INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HOWELL MILL ROAD WITH THE NORTHERLY RIGHT-OF-WAY LINE OF EDGEHILL AVENUE, N.W. DEPTH: VARIES; AREA: 0.627 ACRES; LAND LOT: 150, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: TUNA BRIGGS, LLC; APPLICANT: STAR METALS HOTEL, LLC; NPU-E COUNCIL DISTRICT 3

Application File Date	12/04/2018
Zoning Number	Z-18-135
NPU / CD	E-3
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

19-O-1032 (5) U-18-40 AN AMENDED ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR A HOTEL PURSUANT TO 16-34.007(1)(J) FOR PROPERTY LOCATED AT 1005 HOWELL MILL ROAD, N.W. FRONTING 123.10 FEET ON THE NORTH SIDE OF EDGEHILL AVENUE, N.W. BEGINNING AT A ½” REBAR FOUND AT THE RIGHT-OF-WAY INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HOWELL MILL ROAD WITH THE NORTHERLY RIGHT-OF-WAY LINE OF

EDGEHILL AVENUE, N.W. DEPTH: VARIES; AREA: 0.627 ACRES; LAND LOT: 150, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: TUNA BRIGGS, LLC; APPLICANT: STAR METALS HOTEL, LLC; NPU-E COUNCIL DISTRICT 3

Application File Date	12/04/2018
Zoning Number	U-18-40
NPU / CD	E-3
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

19-O-1136 (6)

Z-19-10 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-LC-C (RESIDENTIAL LIMITED COMMERCIAL CONDITIONAL) TO O-I-C (OFFICE INSTITUTIONAL CONDITIONAL) FOR PROPERTY LOCATED AT 3280 HOWELL MILL ROAD FRONTING APPROXIMATELY 523 FEET ON THE WESTERN SIDE OF HOWELL MILL ROAD, N.W. BEGINNING AT A 5/8" REBAR WITH CAP SET AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF HOWELL MILL ROAD, N.W. AND THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 75 EXIT RAMP #255 DEPTH: APPROXIMATELY 453 FEET; AREA: 4 ACRES; LAND LOT 197, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: NORTHWEST MEDICAL CENTER, LDC C/O THE GALLOWAY LAW GROUP, LLC; APPLICANT: NORTHWEST MEDICAL CENTER, LDC C/O THE GALLOWAY LAW GROUP, LLC; NPU C COUNCIL DISTRICT 8

Application File Date	02/05/19
Zoning Number	Z-19-10
NPU / CD	C-8
Staff Recommendation	Approval conditional
NPU Recommendation	Approval conditional
ZRB Recommendation	Approval conditional

19-O-1138 (7)

Z-19-12 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM RG-2 (RESIDENTIAL GENERAL SECTOR 2) TO RG-3-C (RESIDENTIAL GENERAL SECTOR 3 CONDITIONAL) FOR PROPERTY LOCATED AT 1950 SYLVAN ROAD, S.W. FRONTING 589 FEET ON THE EAST SIDE OF SYLVAN CIRCLE, S.W. BEGINNING AT AN IRON PIN SET ON THE EASTERLY RIGHT-OF-WAY LINE OF SYLVAN ROAD, S.W. SAID IRON PIN BEING 150.56 FEET IN A SOUTHERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF BRIDGEWATER STREET, S.W. DEPTH: APPROXIMATELY 450 FEET; AREA: 7 ACRES; LAND LOT 103, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ATLANTA NEIGHBORHOOD DEVELOPMENT PSHP; APPLICANT: TAYANI SUMA; NPU X COUNCIL DISTRICT 12

Application File Date	02/05/19
Zoning Number	Z-19-12
NPU / CD	X-12
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

19-O-1185 (8)

Z-19-28 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO

REZONE FROM R-4 (SINGLE FAMILY RESIDENTIAL) TO PD-H (PLANNED DEVELOPMENT HOUSING) FOR PROPERTY LOCATED AT 191 AND 207 EAST LAKE TERRACE, S.E. FRONTING 150 FEET ON THE WEST SIDE OF EAST LAKE TERRACE, S.E. BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF MEMORIAL DRIVE, S.E. AND THE WESTERLY RIGHT-OF-WAY OF EAST LAKE TERRACE, S.E. DEPTH: 200 FEET; AREA: .68 ACRES; LAND LOT 205, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: THOMAS SMITH, JR.; APPLICANT: IAN FRALICK; NPU-O COUNCIL DISTRICT 5

Application File Date	03/08/2019
Zoning Number	Z-19-28
NPU / CD	O-5
Staff Recommendation	Approval conditional
NPU Recommendation	Approval conditional
ZRB Recommendation	Approval conditional

19-O-1186 (9)

U-19-06 AN AMENDED ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR A CHURCH PURSUANT TO 16-34.007(1)(C) FOR PROPERTY LOCATED AT 1519 CAMPBELLTON ROAD, S.W. FRONTING 351.4 FEET ON THE NORTH SIDE OF CAMPBELLTON ROAD, S.W. BEGINNING AT A POINT ON THE NORTH SIDE OF CAMPBELLTON ROAD, S.W. WHERE THE WEST LINE OF LAND LOT 136 AND THE EAST LINE OF LAND LOT 153 INTERSECT THE NORTH SIDE OF CAMPBELLTON ROAD, S.W. DEPTH: 238 FEET; AREA: 1.54 ACRES; LAND LOT 136 AND 153, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: HOWARD E. FRANKLIN; APPLICANT: KEVIN S. EDWARDS; NPU-S COUNCIL DISTRICT 12

Application File Date	02/22/2019
Zoning Number	U-19-06
NPU / CD	S-12
Staff Recommendation	Approval
NPU Recommendation	Approval conditional
ZRB Recommendation	Approval conditional

19-O-1187 (10)

U-19-07 AN AMENDED ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR TRANSFER OF DEVELOPMENT RIGHTS PURSUANT TO 16-18P.005(2)(B) FOR PROPERTY LOCATED AT 781 PEACHTREE STREET, N.E. FRONTING 211 FEET ON THE EAST SIDE OF PEACHTREE STREET, N.E. BEGINNING AT A BRASS DISC FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF PEACHTREE STREET, N.E. AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 5TH STREET, N.E. DEPTH: APPROXIMATELY 241 FEET; AREA: APPROXIMATELY 1.16 ACRES; LAND LOT 49, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: SAINT MARK UNITED METHODIST CHURCH OF ATLANTA, INC.; APPLICANT: SLRH GEORGIA ACQUISITIONS, LLC; NPU-E COUNCIL DISTRICT 2

Application File Date	03/05/2019
Zoning Number	U-19-07
NPU / CD	E-2
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

19-O-1188 (11) U-19-08 AN AMENDED ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR A PARK-FOR-HIRE FACILITY PURSUANT TO 16-11.005(1)(K) LOCATED AT 664 NORTH HIGHLAND AVENUE, N.E. FRONTING 100 FEET ON THE WEST SIDE OF NORTH HIGHLAND AVENUE, N.E. BEGINNING AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE RIGHT-OF-WAY LINES OF NORTH HIGHLAND AVENUE, N.E. AND BLUE RIDGE AVENUE, N.E. DEPTH: 75 FEET; AREA: 0.17 ACRES; LAND LOT 16, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: PETER BOULDEN; APPLICANT: TIMOTHY O'TOOLE; NPU-F COUNCIL DISTRICT 6

Application File Date	03/05/2019
Zoning Number	U-19-08
NPU / CD	N-2
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

19-O-1295 (12) AN ORDINANCE BY COUNCILMEMBER CARLA SMITH TO WAIVE SEC. 16.28.006 (4) PART 16, ZONING PART III LAND DEVELOPMENT CODE FOR THE PURPOSE OF FACILITATING AN ACKNOWLEDGEMENT OF 758 CUSTER AVENUE AS A LOT OF RECORD; AND FOR OTHER PURPOSES.

H. DUAL REFERRED ITEM(S)

18-O-1050 (13) *****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.)

I. PAPER(S) HELD IN COMMITTEE

19-O-1095 (14) U-18-43 AN ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR A CONCRETE PLANT PURSUANT TO 16-17.005(1)(E) FOR PROPERTY LOCATED AT 1521 HUBER STREET, N.W. FRONTING 438.05 FEET ON THE EAST SIDE OF HUBER STREET, N.W. BEGINNING 1500 FEET FROM THE INTERSECTION OF CHATTAHOOCHEE AVENUE, N.W. AND HUBER STREET, N.W. DEPTH: VARIES FEET; AREA: 13.5 ACRES; LAND LOT 187, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: 1521 HUBER STREET, LLC; APPLICANT: RHB, LLC, C/O G. DOUGLAS DILLARD; NPU-D COUNCIL DISTRICT 9

Application File Date	12/20/2018
Zoning Number	U-18-43
NPU / CD	D-9
Staff Recommendation	Denial
NPU Recommendation	Denial
ZRB Recommendation	Denial

► (Held 4/24/19 at the request of the Office of Zoning and development

pending completion of ARC's review)

19-O-1133 (15) Z-19-05 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4 (SINGLE FAMILY RESIDENTIAL) TO MRC-2 (MIXED RESIDENTIAL COMMERCIAL) FOR PROPERTY LOCATED AT 1800 JONESBORO ROAD, S.E. FRONTING 318.72 FEET ON THE NORTHWESTERLY SIDE OF JONESBORO ROAD, S.E. BEGINNING AT A POINT OF INTERSECTION ON THE NORTHEAST SIDE OF JONESBORO ROAD WITH THE SOUTHEAST SIDE OF SAWTELL AVENUE, S.E. DEPTH: VARIES; AREA: 2.024 ACRES; LAND LOT 39 AND 40, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: 1800 JONESBORO ROAD, LLC; APPLICANT: 1800 JONESBORO ROAD, LLC; NPU Y COUNCIL DISTRICT 1

Application File Date	01/30/2019
Zoning Number	Z-19-05
NPU / CD	Y-1
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

(Held 5/15/19 by the Committee for the 2nd Quarter CDP Public Hearing scheduled for 6/24/19)

19-O-1178 (16) Z-19-16 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4 (SINGLE FAMILY RESIDENTIAL) TO RG-3-C (RESIDENTIAL GENERAL SECTOR 3 CONDITIONAL) FOR PROPERTY LOCATED AT 1061 UNITED AVENUE, S.E. FRONTING 46.01 FEET ON THE SOUTH SIDE OF UNITED AVENUE, S.E. BEGINNING AT A ½" REBAR SET AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WOODLAND AVENUE, S.E. WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF UNITED AVENUE, S.E. DEPTH: VARIES; AREA: .59 ACRES; LAND LOT 10, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: WOODLAND HILLS BAPTIST CHURCH; APPLICANT: RANDY E. PIMSLER; NPU-W COUNCIL DISTRICT 1

Application File Date	02/15/2019
Zoning Number	Z-19-16
NPU / CD	W-1
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval condition

(Held 5/15/19 by the Committee for the 2nd Quarter CDP Public Hearing scheduled for 6/24/19)

J. WALK-IN LEGISLATION

K. REQUESTED ITEM(S)

L. ADJOURNMENT