



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
(404) 330-6313
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Wednesday, June 12, 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-1335 (1) Z-19-43 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM PD-MU (PLANNED DEVELOPMENT MIXED USE) TO PD-MU (PLANNED DEVELOPMENT MIXED USE) FOR A CHANGE OF CONDITIONS FOR PROPERTY LOCATED AT 1615 JOHNSON ROAD, N.W. FRONTING 1367.56 FEET ON THE NORTH SIDE OF JOHNSON ROAD, N.W. BEGINNING AT AN ½” REBAR FOUND ALONG THE NORTHERLY RIGHT-OF-WAY OF JOHNSON ROAD N.W. MORE OR LESS 1325 FROM THE EASTERLY RIGHT-OF-WAY LINE OF HABERSHAL DRIVE, N.W. DEPTH: VARIES; AREA: 25.52 ACRES; LAND LOT 224 AND 225, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: 1615 JOHNSON ROAD, LLC; APPLICANT: ASHTON ATLANTA RESIDENTIAL, LLC, D/B/A ASHTON WOODS HOMES; NPU G COUNCIL DISTRICT 9

Application File Date	05/06/2019
Zoning Number	Z-19-43
NPU / CD	G-9
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

- 19-O-1336 (2) Z-19-44 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4A/BL (SINGLE FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO RG-3/BL (RESIDENTIAL GENERAL SECTOR 3/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 891 NORTH AVENUE, N.W. FRONTING 116 FEET ON THE WEST SIDE OF LINDSAY STREET, N.W. BEGINNING AT THE NORTHWEST CORNER OF NORTH AVENUE, N.W. AND LINDSAY STREET, N.W. DEPTH: 90 FEET; AREA: .23 ACRES; LAND LOT 111, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: MATTHEW MAXWELL; APPLICANT: MATTHEW MAXWELL; NPU L COUNCIL DISTRICT 3

Application File Date	05/07/2019
Zoning Number	Z-19-44
NPU / CD	L-3

Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

19-O-1337 (3)

Z-19-45 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4A (SINGLE FAMILY RESIDENTIAL) TO RG-1 (RESIDENTIAL GENERAL SECTOR 1) FOR PROPERTY LOCATED AT 420 GRIFFIN STREET, N.W. FRONTING 50 FEET ON THE WEST SIDE OF GRIFFIN STREET, N.W. BEGINNING AT AN IRON PIN ON THE WESTERN SIDE OF GRIFFIN STREET, N.W., 55 FEET SOUTH OF THE INTERSECTION OF NEAL STREET, N.W. AND GRIFFIN STREET, N.W. DEPTH: 110 FEET; AREA: 0.121 ACRES; LAND LOT 111, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: IVAN GASKIN; APPLICANT: IVAN GASKIN (GOOD DIRTY REALTY); NPU L COUNCIL DISTRICT 3

Application File Date	05/07/2019
Zoning Number	Z-19-45
NPU / CD	L-3
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

19-O-1338 (4)

Z-19-46 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4/BL (SINGLE FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO R-4B/BL (RESIDENTIAL SINGLE FAMILY/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 709 RALPH MCGILL BOULEVARD, N.E. FRONTING 50 FEET ON THE SOUTH SIDE OF RALPH MCGILL BOULEVARD, N.E. BEGINNING AT A POINT ON THE SOUTHEAST SIDE OF RALPH MCGILL BOULEVARD, N.E. 151.7 FEET FROM THE SOUTHWEST CORNER OF ASHLEY AVENUE, N.E. AND RALPH MCGILL BOULEVARD, N.E. DEPTH: 95 FEET; AREA: 0.108 ACRES; LAND LOT 18, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: REBECKA PRITCHARD; APPLICANT: KENNETH ELLSWORTH; NPU M COUNCIL DISTRICT 2

Application File Date	05/07/2019
Zoning Number	Z-19-46
NPU / CD	M-2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

19-O-1339 (5)

Z-19-47 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4A/BL (SINGLE FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO RG-3/BL (RESIDENTIAL GENERAL SECTOR 3/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 551 LINDSAY STREET, N.W. FRONTING 44.5 FEET ON THE EAST SIDE OF LINDSAY STREET, N.W. BEGINNING AT A POINT ON THE EAST SIDE OF LINDSAY STREET, N.W. 44.5 FEET FROM THE SOUTHEAST CORNER OF LINDSAY STREET, N.W. AND NORTH AVENUE, N.W. DEPTH: 130 FEET; AREA: 0.207 ACRES; LAND LOT 111, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: MATTHEW MAXWELL; APPLICANT: MATTHEW MAXWELL; NPU L COUNCIL DISTRICT 3

Application File Date	05/07/2019
Zoning Number	Z-19-47
NPU / CD	L-3
Staff Recommendation	
NPU Recommendation	

ZRB Recommendation	
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19-O-1340 (6)

U-19-14 AN ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR A DAY CARE CENTER PURSUANT TO 16-06.005(1)(B) FOR PROPERTY LOCATED AT 1635 CAMPBELLTON ROAD, S.W. FRONTING 200 FEET ON THE NORTH SIDE OF CAMPBELLTON ROAD, S.W. BEGINNING AT A POINT ON THE NORTH SIDE OF CAMPBELLTON ROAD, S.W. 150 FEET WEST OF THE NORTHWEST CORNER OF THE INTERSECTION OF CAMPBELLTON ROAD, S.W. AN POOLE DRIVE, S.W. DEPTH: 213.4 FEET; AREA: .942 ACRES; LAND LOT 153, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: 1635 CAMPBELLTON HOLDING, LLC; APPLICANT: NICOLE V. RAMOS; NPU S COUNCIL DISTRICT 12

Application File Date	04/19/2019
Zoning Number	U-19-14
NPU / CD	S-12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

19-O-1341 (7)

U-19-15 AN ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR A BUS TERMINAL PURSUANT TO 16-18A.006 FOR PROPERTY LOCATED AT 200 FORSYTH STREET, S.W. AND 232 FORSYTH STREET, S.W. FRONTING 392 FEET ON THE EAST SIDE OF FORSYTH STREET, S.W. AND 139 ON THE NORTH SIDE OF BROTHERTON STREET, S.W. BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF GARNETT STREET, S.W. AND THE SOUTHEASTERLY RIGHT-OF-WAY OF FORSYTH STREET, S.W. DEPTH: VARIES; AREA: 1.2483 ACRES; LAND LOT 77, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: GREYHOUND LINES, INC.; APPLICANT: GREYHOUND LINES, INC; NPU M COUNCIL DISTRICT 4

Application File Date	05/06/2019
Zoning Number	U-19-15
NPU / CD	M-4
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

19-O-1342 (8)

U-19-16 AN ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR AN OUTDOOR SALES AREA PURSUANT TO 16-16.005(1)(C) FOR PROPERTY LOCATED AT 866 WARNER STREET, S.W. FRONTING 271 FEET ON THE SOUTH SIDE OF WARNER STREET, S.W. BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTH SIDE OF WARNER STREET, S.W. AND THE NORTHEAST SIDE OF WOODROW STREET, S.W. DEPTH: VARIES; AREA: 0.4577 ACRES; LAND LOT 106, 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: LUCY HALL; APPLICANT: HAROLD BUCKLEY, JR.; NPU S COUNCIL DISTRICT 12

Application File Date	05/07/2016
Zoning Number	U-19-16
NPU / CD	S-12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

G. ORDINANCE(S) FOR SECOND READING

19-O-1056 (9) Z-19-15 AN ORDINANCE BY COUNCILMEMBER JOYCE M. SHEPERD AS SUBSTITUTED BY ZONING COMMITTEE TO AMEND CHAPTER 28A (ATLANTA SIGN ORDINANCE) OF PART 16 (ATLANTA ZONING ORDINANCE) TO ALLOW LARGE SCREEN VIDEO DISPLAY (LSVD) SIGNS AS A TYPE OF SIGN PERMITTED IN SUBAREA 9 (ADAIR PARK) OF THE SPI-21 (HISTORIC WEST END/ADAIR PARK SPECIAL PUBLIC INTEREST) ZONING DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-19-15
NPU / CD	V-12
Staff Recommendation	Approval of substitute
NPU Recommendation	Approval
ZRB Recommendation	Approval of substitute

19-O-1145 (10) Z-19-33 AN ORDINANCE BY COUNCILMEMBER DUSTIN HILLIS TO REZONE CERTAIN PROPERTIES ALONG A PORTION OF THE HOWELL MILL ROAD CORRIDOR FROM MRC-2-C (MIXED RESIDENTIAL COMMERCIAL - CONDITIONAL) FOR A CHANGE IN CONDITIONS; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-19-33
NPU / CD	D-9
Staff Recommendation	File
NPU Recommendation	Denial
ZRB Recommendation	File

19-O-1324 (11) AN ORDINANCE BY COUNCILMEMBER NATALYN M. ARCHIBONG IMPOSING INTERIM DEVELOPMENT CONTROLS ON THE ACCEPTANCE OF ANY APPLICATION FOR SPECIAL ADMINISTRATIVE PERMIT OR BUILDING PERMIT FOR WHICH A SPECIAL ADMINISTRATIVE PERMIT HAS NOT BEEN APPLIED FOR, INCLUDING LAND DISTURBANCE PERMITS, FOR ANY PROPERTY ABUTTING THE INTERSECTION OF FLAT SHOALS ROAD AND BOULDERCREST ROAD FOR A PERIOD NOT TO EXCEED ONE HUNDRED AND EIGHTY DAYS (180); AND FOR OTHER PURPOSES.

H. DUAL REFERRED ITEM(S)

18-O-1050 (12) ****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 (13) 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 (14)

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 (15)

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)

19-O-1136 (16)

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

(Held 6/3/19 by Full Council in Committee of the Whole pending the 2nd Quarter CDP Public Hearing scheduled for 6/24/19)

J. WALK-IN LEGISLATION

K. REQUESTED ITEM(S)

L. ADJOURNMENT