



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
calindo@atlantaga.gov

Wednesday, July 10, 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-1396 (1) Z-19-50 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4 (SINGLE FAMILY RESIDENTIAL) TO R-4A (SINGLE FAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT 217 3RD AVENUE, N.W. FRONTING 105 FEET ON THE WEST SIDE OF 3RD AVENUE, S.E. BEGINNING AT THE INTERSECTION FORMED BY THE SOUTHERLY RIGHT-OF-WAY OF MEMORIAL DRIVE, S.E. (FKA E. FARE STREET) AND THE WESTERLY RIGHT-OF-WAY OF 3RD AVENUE, S.E. (FKA HAMPTON STREET) DEPTH: 210 FEET AREA: 0.496 ACRES, LAND LOT 181, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: CORY BROWN; APPLICANT: CORY BROWN; NPU O COUNCIL DISTRICT 5

Application File Date	05/29/2019
Zoning Number	Z-19-50
NPU / CD	O-5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

19-O-1397 (2) Z-19-51 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 584 LINDSAY STREET, N.W. FRONTING 117 FEET ON THE WEST SIDE OF LINDSAY STREET, N.W. BEGINNING AT A POINT ON THE WEST SIDE OF LINDSAY STREET, N.W. 117.12 FEET SOUTH FROM THE SOUTHWEST CORNER OF THE INTERSECTION ON LINDSAY STREET, N.W. AND PELHAM STREET, N.W. DEPTH: 126 FEET; AREA: 0.314 ACRES; LAND LOT 111, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: MATTHEW MAXWELL; APPLICANT: MATTHEW MAXWELL; NPU L COUNCIL DISTRICT 3

Application File Date	05/30/2019
Zoning Number	Z-19-51
NPU / CD	L-3
Staff Recommendation	

NPU Recommendation	
ZRB Recommendation	

19-O-1398 (3)

Z-19-53 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5 (TWO FAMILY RESIDENTIAL) TO MR-MU (MULTI-FAMILY MULTI UNIT) FOR PROPERTY LOCATED AT 220 WHITEFOORD AVENUE, N.E. FRONTING 50 FEET ON THE WEST SIDE OF WHITEFOORD AVENUE, N.E. BEGINNING AT A POINT 266 FEET SOUTH OF THE INTERSECTION OF LAFRANCE STREET, N.E. AND WHITEFOORD AVENUE, N.E. DEPTH: 219 FEET; AREA: 0.250 ACRES; LAND LOT 209, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: SPENCER-LOVE HOMES, LLC; APPLICANT: KRONBERG WALL; NPU O COUNCIL DISTRICT 5

Application File Date	06/03/2019
Zoning Number	Z-19-53
NPU / CD	O-5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

19-O-1399 (4)

Z-19-54 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5 (TWO FAMILY RESIDENTIAL) TO MR-MU (MULTI-FAMILY MULTI UNIT) FOR PROPERTY LOCATED AT 170 MAYSON AVENUE, N.E. FRONTING 50 FEET ON THE WEST SIDE OF MAYSON AVENUE, N.E. BEGINNING AT AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF MAYSON AVENUE, N.E. 1,119.3 FEET SOUTHERLY FROM THE INTERSECTION OF MAYSON AVENUE, N.E. AND LA FRANCE STREET, N.E. DEPTH: 275 FEET; AREA: 0.313 ACRES; LAND LOT 210, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: SPENCER-LOVE HOMES, LLC; APPLICANT: KRONBERG WALL; NPU O COUNCIL DISTRICT 5

Application File Date	06/03/2019
Zoning Number	Z-19-54
NPU / CD	O-5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

19-O-1400 (5)

Z-19-55 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM C-2 (COMMERCIAL SERVICE) DISTRICT TO MRC-3 (MIXED RESIDENTIAL COMMERCIAL) FOR PROPERTY LOCATED AT 264 PONCE DE LEON AVENUE, N.E., 268 PONCE DE LEON AVENUE, N.E., 282 PONCE DE LEON AVENUE, N.E., 294 PONCE DE LEON AVENUE, N.E. AND 675 PENN AVENUE, N.E. FRONTING APPROXIMATELY 352.46 FEET ON THE NORTH SIDE PONCE DE LEON AVENUE, N.E. BEGINNING AT A HOLE PUNCH IN CONCRETE FOUND AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF PONCE DE LEON AVENUE, N.E. AND THE EASTERN RIGHT-OF-WAY LINE OF PENN AVENUE, N.E. DEPTH: VARIES; AREA: APPROXIMATELY 1.25 ACRES; LAND LOT 49, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: RIO LAND & INVESTMENT REAL ESTATE, LLC; APPLICANT: CAPITAL CITY REAL ESTATE, LLC; NPU E COUNCIL DISTRICT 2

Application File Date	06/04/2019
Zoning Number	Z-19-55
NPU / CD	E-2
Staff Recommendation	

NPU Recommendation	
ZRB Recommendation	

G. DUAL REFERRED ITEM(S)

18-O-1050 (6) *****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

19-O-1095 (7) 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-1139 (8) Z-19-13 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO MR-MU/BL (MULTIFAMILY RESIDENTIAL MULTI UNIT/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 547 WINTON TERRACE, N.E. FRONTING 50 FEET ON THE SOUTH SIDE OF WINTON TERRACE, N.E. BEGINNING AT A POINT ON THE SOUTH SIDE OF WINTON TERRACE, N.E. 350 FEET EAST FROM THE INTERSECTION OF THE SOUTH SIDE OF WINTON TERRACE, N.E. WITH THE WEST SIDE OF AN ALLEY DEPTH: 200 FEET; AREA: .22 ACRES; LAND LOT 47, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ARSENI ZAITSEV; APPLICANT: ARSENI ZAITSEV; NPU M COUNCIL DISTRICT 2

Application File Date	02/05/19
Zoning Number	Z-19-13
NPU / CD	M-2
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Denial

(Public Hearing held 6/6/19; Held 6/26/19 at the request of OZD for further review)

I. WALK-IN LEGISLATION

J. REQUESTED ITEM(S)

K. ADJOURNMENT