



ZONING COMMITTEE
REGULAR COMMITTEE MEETING
 ~Minutes~

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, January 16, 2019

9:30 AM

Committee Room 1

A. CALL TO ORDER

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, January 16, 2019**, at **9:35 AM** in **Committee Room 1**. The following members were present:

B. INTRODUCTION OF MEMBERS

Attendee Name	Title	Status	Arrived
Carla Smith	Chair, District 1	Present	9:26 AM
Michael Julian Bond	Post 1 At Large	Present	10:06 AM
Andrea L Boone	District 10	Present	9:36 AM
Jennifer N Ide	District 6	Present	9:35 AM
Amir R Farokhi	Vice-Chair, District 2	Present	9:31 AM
Cleta Winslow	District 4	Absent	
Marci Collier Overstreet	District 11	Present	9:35 AM
Wasonna Hammonds-Griffin	Legislative Assistant	Present	9:15 AM
Corrine A Lindo	Legislative Research and Policy Analyst	Present	9:15 AM

Others in Attendance:

DCP: Keyetta Holmes, Director OZD and Jessica Lavandier; **Law:** Anamaria Hazard, Joseph Collins and Keisha Burnett; **Other:** APD Officer, Council Staff, Councilmember Staff, the media and members of the public.

C. ADOPTION OF AGENDA

ADOPTED

D. APPROVAL OF MINUTES

APPROVED

E. ELECTION OF THE 2019 ZONING COMMITTEE VICE-CHAIR

Chairperson Carla Smith opened the floor to nominations for the 2019 Zoning Committee Vice-Chair. Chairperson Carla Smith made the motion to nominate Councilmember Amir R. Farokhi, Councilmember Andrea L. Boone second the motion. Councilmember Farokhi accepted the nomination. The vote was taken

and after a favorable result, Councilmember Amir R. Farokhi was elected as the Vice-Chair of the 2019 Zoning Committee.

F. 2019 ZONING COMMITTEE GOALS AND OBJECTIVES

Chairperson Carla Smith asked staff to provide a copy of the 2019 Zoning Committee Goals and Objectives to each committee member. She then asked each member to review the 2019 Zoning Goals and Objectives and use them as a guide for suggestions for the 2019 Zoning Goals and Objectives. She asked the committee to be prepared to finalize the 2019 Goals and Objectives at the January 30, 2019 Zoning Committee meeting.

G. 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).

Electronic Sign -in for each committee meeting began today with City Utilities Committee

H. ORDINANCE(S) FOR FIRST READING

19-O-1025 (1) Z-18-133 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4 (SINGLE FAMILY RESIDENTIAL) TO R-4B (SINGLE FAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT 72 HARDWICK STREET, S.E FRONTING 99.5 FEET ON THE NORTHEAST SIDE OF HARDWICK STREET, S.E. BEGINNING AT THE INTERSECTION OF THE RIGHT-OF-WAY OF THE SOUTHEAST CORNER OF HARDWICK AVENUE, S.E. AND NORTHWEST CORNER OF BOWEN AVENUE, S.E. DEPTH: 144.54 FEET; AREA: 0.336 ACRES; LAND LOT: 114, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: THEODIUS RIDDLE; APPLICANT: STACEY FILIPIAK; NPU Y COUNCIL DISTRICT 1

Application File Date	11/13/2018
Zoning Number	Z-18-133
NPU / CD	Y-1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

COMMENTS - Current Meeting:

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

RESULT: REFERRED TO COMMITTEE [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Marci Collier Overstreet, District 11
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

19-O-1026 (2) Z-18-135 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM I-1 (LIGHT INDUSTRIAL) TO MRC-3 (MIXED RESIDENTIAL COMMERCIAL) 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: THE ALLEN MORRIS COMPANY OF GEORGIA; NPU E COUNCIL DISTRICT 3

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

COMMENTS - Current Meeting:

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

RESULT: REFERRED TO COMMITTEE [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Marci Collier Overstreet, District 11
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

19-O-1027 (3) Z-18-136 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM C-2 (COMMERCIAL SERVICE) TO MRC-3 (MIXED RESIDENTIAL COMMERCIAL) FOR PROPERTY LOCATED AT 284 DECATUR STREET, S.E. AND 302 DECATUR STREET, S.E. FRONTING 307 FEET ON THE NORTH SIDE OF DECATUR STREET, S.E. BEGINNING AT A POINT ON THE NORTHSIDE OF DECATUR STREET 110.55 FEET EAST OF THE NORTHEAST CORNER OF DECATUR STREET, S.E. AND MOORE STREET, S.E. DEPTH: VARIES; AREA: 1.39 ACRES; LAND LOT: 52, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: PROJECT COMMUNITY

CONNECTIONS, INC. AND DECATUR STREET SIGN, LLC;
 APPLICANT: JIMIYU EVANS; NPU M COUNCIL DISTRICT 5

Application File Date	12/4/2018
Zoning Number	Z-18-136
NPU / CD	M-5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

COMMENTS - Current Meeting:

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

RESULT: REFERRED TO COMMITTEE [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Marci Collier Overstreet, District 11
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

19-O-1028 (4)

Z-18-137 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4 (SINGLE FAMILY RESIDENTIAL) TO R-5 (TWO FAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT 1991 MEADOR AVENUE, S.E. FRONTING 104.07 FEET ON THE WEST SIDE OF MEADOR AVENUE, S.E. BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OR MEADOR AVENUE AND THE NORTHERLY RIGHT-OF-WAY OF MEADOR WAY, S.E. DEPTH: 198.20 FEET; AREA: 0.475 ACRES; LAND LOT: 58, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: MARLON ROWE; APPLICANT: MARLON ROWE; NPU Y COUNCIL DISTRICT 1

Application File Date	12/04/2018
Zoning Number	Z-18-137
NPU / CD	Y-1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

COMMENTS - Current Meeting:

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

RESULT: REFERRED TO COMMITTEE [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Marci Collier Overstreet, District 11
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

19-O-1029 (5) Z-18-138 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 881 NORTH AVENUE, N.W. FRONTING 93 FEET ON THE NORTH SIDE OF NORTH AVENUE, N.W. BEGINNING AT A ¾" OPEN TOP PIPE FOUND AT THE CORNER FORMED BY THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH AVENUE, N.W. AND THE EASTERLY RIGHT OF WAY LINE OF LINDSAY STREET, N.W. DEPTH: 441.5 FEET; AREA: 0.97 ACRES; LAND LOT: 111, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ANTHONY A.W. MOTLEY; APPLICANT: BENJAMIN WILLS; NPU L COUNCIL DISTRICT 3

Application File Date	12/04/2018
Zoning Number	Z-18-138
NPU / CD	L-3
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

COMMENTS - Current Meeting:

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

RESULT: REFERRED TO COMMITTEE [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Marci Collier Overstreet, District 11
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

19-O-1030 (6) Z-18-139 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO R4-B/BL (SINGLE FAMILY RESIDENTIAL/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 163 JOSEPH E. LOWERY BOULEVARD, S.W. AND 171 JOSEPH E. LOWERY BOULEVARD, S.W. FRONTING 93 FEET ON THE WEST SIDE OF JOSEPH E. LOWERY BOULEVARD, S.W. BEGINNING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF CAMILLA STREET, S.W. AND JOSEPH E. LOWERY BOULEVARD, S.W. DEPTH: 130 FEET; AREA: 0.27 ACRES; LAND LOT: 116, 14TH DISTRICT, FULTON COUNTY,

GEORGIA. OWNER: UNIVERSITY COMMUNITY DEVELOPMENT CORPORATION; APPLICANT: RITA B. GIBSON; NPU T COUNCIL DISTRICT 4

Application File Date	12/04/2018
Zoning Number	Z-18-139
NPU / CD	T-4
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

COMMENTS - Current Meeting:

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

RESULT: REFERRED TO COMMITTEE [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Marci Collier Overstreet, District 11
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

19-O-1031 (7) U-18-37 AN ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR AN OUTDOOR AMUSEMENT ENTERPRISE PURSUANT TO 16-18K.004 FOR PROPERTY LOCATED AT 485 FOUNDRY STREET, N.W., 491 FOUNDRY STREET, N.W., 489 FOUNDRY STREET, N.W., 501 FOUNDRY STREET, N.W. AND 509 FOUNDRY STREET, N.W., 174 NORTHSIDE DRIVE, N.W., 178 NORTHSIDE DRIVE, N.W., 182 NORTHSIDE DRIVE, N.W., 184 NORTHSIDE DRIVE, N.W., 190 NORTHSIDE DRIVE, N.W. AND 192 NORTHSIDE DRIVE, N.W., 480 SPENCER STREET, N.W., 486 SPENCER STREET, 490 SPENCER STREET, 496 SPENCER STREET, 502 SPENCER STREET, N.W., AND 506 SPENCER STREET, N.W. AND 193 ELECTRIC AVENUE N.W. AND 185 ELECTRIC AVENUE, N.W. FRONTING 298.1 FEET ON THE NORTH SIDE OF FOUNDRY STREET, N.W. BEGINNING AT THE INTERSECTION OF FOUNDRY STREET, N.W. AND ELECTRIC AVENUE, N.W. DEPTH: VARIES FEET; AREA: 1.86 ACRES; LAND LOT: 83, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JAYCEE DEVELOPMENT, LLC; APPLICANT: SHONIA PITTMAN; NPU L COUNCIL DISTRICT 3

Application File Date	11/02/2018
Zoning Number	U-18-37
NPU / CD	L-3
Staff Recommendation	

NPU Recommendation	
ZRB Recommendation	

COMMENTS - Current Meeting:

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

RESULT: REFERRED TO COMMITTEE [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Marci Collier Overstreet, District 11
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

19-O-1032 (8) U-18-40 AN 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: THE ALLEN MORRIS COMPANY OF GEORGIA; NPU E COUNCIL DISTRICT 3

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

COMMENTS - Current Meeting:

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

RESULT: REFERRED TO COMMITTEE [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Marci Collier Overstreet, District 11
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

19-O-1033 (9) U-18-41 AN ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR A PRIVATE SCHOOL PURSUANT TO 16-08.005(1)(K) FOR PROPERTY LOCATED AT 881 NORTH AVENUE,

N.W. FRONTING 93 FEET ON THE NORTH SIDE OF NORTH AVENUE, N.W. BEGINNING AT A ¾" OPEN TOP PIPE FOUND AT THE CORNER FORMED BY THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH AVENUE, N.W. AND THE EASTERLY RIGHT-OF-WAY LINE OF LINDSAY STREET, N.W. DEPTH: 441.5 FEET; AREA: 0.97 ACRES; LAND LOT: 111, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ANTHONY A.W. MOTLEY; APPLICANT: BENJAMIN WILLS; NPU L COUNCIL DISTRICT 3

Application File Date	12/04/2018
Zoning Number	U-18-41
NPU / CD	L-3
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

COMMENTS - Current Meeting:

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

RESULT: REFERRED TO COMMITTEE [UNANIMOUS]

AYES: Smith, Boone, Ide, Farokhi, Overstreet

ABSENT: Bond, Winslow

I. ORDINANCE(S) FOR SECOND READING

18-O-1521 (10) Z-18-97 AN ORDINANCE BY COUNCILMEMBER IVORY LEE YOUNG, JR. TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, BY AMENDING THE CASTLEBERRY HILL LANDMARK DISTRICT REGULATIONS SO AS TO ALLOW HOTELS UP TO 50 ROOMS; AND FOR OTHER PURPOSES.

RESULT: FAVORABLE [UNANIMOUS]

MOVER: Carla Smith, Chair, District 1

SECONDER: Marci Collier Overstreet, District 11

AYES: Smith, Boone, Ide, Farokhi, Overstreet

ABSENT: Bond, Winslow

18-O-1658 (11) Z-18-123 AN ORDINANCE BY COUNCILMEMBER NATALYN M. ARCHIBONG TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, BY AMENDING THE NC-3 KIRKWOOD NEIGHBORHOOD COMMERCIAL DISTRICT REGULATIONS BY ALLOWING NO MORE THAN TWO TATTOO AND BODY PIERCING SHOPS, REQUIRING ALL MULTIFAMILY DWELLINGS TO DEDICATE AT LEAST 25% OF THE TOTAL GROUND FLOOR AREA TO ACTIVE COMMERCIAL USES AND

AMEND OFF-STREET PARKING REQUIREMENTS; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-18-123
NPU / CD	O-5
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

RESULT: FAVORABLE [UNANIMOUS]

MOVER: Carla Smith, Chair, District 1

SECONDER: Marci Collier Overstreet, District 11

AYES: Smith, Boone, Ide, Farokhi, Overstreet

ABSENT: Bond, Winslow

18-O-1697 (12)

Z-18-118 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM I-1 (LIGHT INDUSTRIAL) AND C-2-C (COMMERCIAL SERVICE CONDITIONAL) DISTRICT TO MRC-3 (MIXED RESIDENTIAL COMMERCIAL) FOR PROPERTY LOCATED AT 933 WATKINS STREET, N.W., AND 926 AND 930 FIELDER AVENUE, N.W. FRONTING 175.52 FEET ON THE WEST SIDE OF FIELDER AVENUE, N.W. BEGINNING AT A 5/8" REBAR FOUND AT THE SOUTHEAST INTERSECTION OF THE RIGHT-OF-WAY OF WATKINS STREET, N.W, AND THE RIGHT OF WAY OF 9TH STREET, N.W. DEPTH: VARIES; AREA: .849 ACRES; LAND LOT: 150, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: 933 WATKINS STREET PARTNERSHIP, L.P.; APPLICANT: MONTE HEWETT HOMES, LLC; NPU E COUNCIL DISTRICT 3

Application File Date	10/2/2018
Zoning Number	Z-18-118
NPU / CD	E-3
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

Public Hearing held 12/6/18

RESULT: FAVORABLE [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Marci Collier Overstreet, District 11
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

18-O-1706 (13)

U-18-33 AN ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR AN EATING AND DRINKING ESTABLISHMENTS PURSUANT TO 16-18Q.026(2)(A) FOR PROPERTY LOCATED AT 1020 PIEDMONT AVENUE, N.E., SUITE A AND 1020 PIEDMONT AVENUE, N.E., SUITE B FRONTING APPROXIMATELY 210 FEET ON THE WEST SIDE OF PIEDMONT AVENUE, N.E. BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF PIEDMONT AVENUE AND THE SOUTHERLY RIGHT-OF-WAY OF ELEVENTH STREET DEPTH: APPROXIMATELY 515 FEET AREA: 1.797 ACRES; LAND LOT: 106, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: SVF AZURE ATLANTA, LLC, BY FIRST FIDUCIARY REALTY ADVISORS, INC.; APPLICANT: RJM GLOBAL LLC, A GA LLC, D/B/A PITA STREET FOOD MIDTOWN C/O J. ALEXANDER BROCK; NPU E COUNCIL DISTRICT 2

Application File Date	10/2/2018
Zoning Number	U-18-33
NPU / CD	E-2
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

Public Hearing held 12/13/18

RESULT: FAVORABLE [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Marci Collier Overstreet, District 11
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

18-O-1581 (14)

Z-18-100 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ATLANTA (PART 16), AS AMENDED, BY AMENDING AND CLARIFYING VARIOUS PROVISIONS OF THE TEXT OF THE ZONING ORDINANCE, INCLUDING INDIVIDUAL ZONING DISTRICT REGULATIONS, WITH REGARD TO THE SUBJECT AREAS AND PROVISIONS THAT FOLLOW: ACCESSORY DWELLINGS; DEFINITIONS; USES IN INDUSTRIAL DISTRICTS; LOADING

REQUIREMENTS; MRC RESIDENTIAL DENSITY; NEW MULTI-UNIT HOUSING ZONING DISTRICT AND REGULATIONS; PARKING; NEIGHBORHOOD DESIGN STANDARDS; TELECOMMUNICATIONS; TRANSITIONAL HEIGHT PLANES; AND QUALITY OF LIFE DISTRICTS; TO AMEND MULTIPLE SECTIONS OF THE ZONING ORDINANCE RELATED TO BICYCLE PARKING REQUIREMENTS SO AS TO COORDINATE WITH CERTAIN CROSS REFERENCES IN ORDINANCE NUMBER 18-O-1023 (Z-17-93) AND CORRECT CERTAIN SCRIVENER'S ERRORS THEREIN; TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-18-100
NPU / CD	All NPU's
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

Public Hearing held 12/13/18

RESULT: FAVORABLE AS AMENDED [5 TO 1]
MOVER: Carla Smith, Chair, District 1
SECONDER: Amir R Farokhi, Vice-Chair, District 2
AYES: Smith, Bond, Boone, Farokhi, Overstreet
NAYS: Ide
ABSENT: Winslow

Motion to Amend
 Motion to Amend

RESULT: ADOPTED [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Marci Collier Overstreet, District 11
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

18-O-1653 (15)

U-18-29 AN AMENDED ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR A COMMUNITY CENTER PURSUANT TO 16-06.005(1)(K) FOR PROPERTY LOCATED AT 1600 THOMASVILLE BOULEVARD, S.E. FRONTING 967.51 FEET ON THE SOUTH SIDE OF THOMASVILLE BOULEVARD, S.E., BEGINNING AT THE INTERSECTION OF THE COMMON LINE OF LAND LOTS 7 AND 8 WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THOMASVILLE BOULEVARD, S.E. DEPTH: 479.17 FEET; AREA: 11.627 ACRES; LAND LOT: 8 AND 25, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: GMF-FOREST COVE, LLC;

APPLICANT: MILLENNIA HOUSING DEVELOPMENT, LTD; NPU Z
COUNCIL DISTRICT 1

Application File Date	09/04/2018
Zoning Number	U-18-29
NPU / CD	Z-1
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

Public Hearing held 12/13/18

RESULT: FAVORABLE AS AMENDED [UNANIMOUS]

MOVER: Carla Smith, Chair, District 1

SECONDER: Amir R Farokhi, Vice-Chair, District 2

AYES: Smith, Boone, Ide, Farokhi, Overstreet

ABSENT: Bond, Winslow

Motion to Amend

Motion to Amend

RESULT: ADOPTED [UNANIMOUS]

MOVER: Carla Smith, Chair, District 1

SECONDER: Marci Collier Overstreet, District 11

AYES: Smith, Boone, Ide, Farokhi, Overstreet

ABSENT: Bond, Winslow

18-O-1693 (16)

Z-18-114 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM MR-3-C (MULTIFAMILY RESIDENTIAL CONDITIONAL) TO MR-3-C (MULTIFAMILY RESIDENTIAL CONDITIONAL) FOR A CHANGE OF CONDITIONS FOR PROPERTY LOCATED 18 PEACHTREE AVENUE, N.E., FRONTING 119.71 FEET ON THE NORTH SIDE OF PEACHTREE AVENUE BEGINNING AT THE INTERSECTION FORMED BY THE NORTHERLY RIGHT-OF-WAY OF PEACHTREE AVENUE AND THE EASTERLY RIGHT-OF-WAY OF PEACHTREE ROAD DEPTH: VARIES; AREA: 0.663 ACRES; LAND LOT: 100, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: 18 PEACHTREE AVENUE NEIGHBORHOOD ASSOCIATION, INC; APPLICANT: NINA E. GENTRY, AICP; NPU B
COUNCIL DISTRICT 7

Application File	9/28/2018
Zoning Number	Z-18-114
NPU / CD	B-7

Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

Public Hearing held 12/6/18

RESULT: FAVORABLE AS AMENDED [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Amir R Farokhi, Vice-Chair, District 2
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

Motion to Amend
Motion to Amend

RESULT: ADOPTED [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Marci Collier Overstreet, District 11
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

18-O-1694 (17)

Z-18-115 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM I-1 (LIGHT INDUSTRIAL), I-2 (HEAVY INDUSTRIAL) AND R-5 (TWO FAMILY RESIDENTIAL) TO RG-3-C (RESIDENTIAL GENERAL SECTOR 3 CONDITIONAL) FOR PROPERTY LOCATED AT 2100 FORREST PARK ROAD, S.E., FRONTING APPROXIMATELY 395 FEET ON THE EAST SIDE OF FORREST PARK ROAD, S.E. BEGINNING AT A POINT LOCATED BY THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF FORREST PARK ROAD AND THE SOUTHWESTERLY RIGHT-OF-WAY OF SOUTHERN RAILROAD. DEPTH: APPROXIMATELY 1021 FEET; AREA: 5.894 ACRES; LAND LOT: 6 & 7, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ATLANTA YOUTH CAMPUS; APPLICANT: DAVID C. KIRK; NPU Z COUNCIL DISTRICT 1

Application File Date	10/2/2018
Zoning Number	Z-18-115
NPU / CD	Z-1
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

Public Hearing held 12/6/18

RESULT: FAVORABLE AS AMENDED [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Amir R Farokhi, Vice-Chair, District 2
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

Motion to Amend
 Motion to Amend

RESULT: ADOPTED [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Marci Collier Overstreet, District 11
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

18-O-1700 (18)

Z-18-121 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM RG-3-C (RESIDENTIAL GENERAL SECTOR 3 CONDITIONAL) TO MR-3 (MULTIFAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT 1430 MEMORIAL DRIVE, S.E., 1436 MEMORIAL DRIVE, S.E., 1442 MEMORIAL DRIVE, S.E. AND 1450 MEMORIAL DRIVE, S.E. FRONTING 197.61 FEET ON THE NORTH SIDE OF MEMORIAL DRIVE, S.E. BEGINNING 449.80 FEET FROM THE INTERSECTION OF MEMORIAL DRIVE AND WHITEFOORD AVENUE, S.E. DEPTH: 148.22 FEET; AREA: .66 ACRES; LAND LOT: 208, 15TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CGT ATLANTA LAND FUND, LLC; APPLICANT: IAN FRALICK; NPU O COUNCIL DISTRICT 5

Application File Date	10/2/2018
Zoning Number	Z-18-121
NPU / CD	O-5
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

Public Hearing held 12/13/18

RESULT: FAVORABLE AS AMENDED [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Amir R Farokhi, Vice-Chair, District 2
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

Motion to Amend
 Motion to Amend

RESULT: ADOPTED [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Marci Collier Overstreet, District 11
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

18-O-1704 (19)

U-18-32 AN AMENDED ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR EXPANSION OF A PRIVATE SCHOOL PURSUANT TO 16-08.005(1)(K) FOR PROPERTY LOCATED AT 2100 FORREST PARK ROAD, S.E. FRONTING APPROXIMATELY 395 FEET ON THE EAST SIDE OF FORREST PARK ROAD, S.E. BEGINNING AT A POINT LOCATED BY THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF FORREST PARK ROAD AND THE SOUTHWESTERLY RIGHT-OF-WAY OF SOUTHERN RAILROAD. DEPTH: APPROXIMATELY 1021 FEET; AREA: 5.894 ACRES; LAND LOT: 6 & 7, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ATLANTA YOUTH CAMPUS; APPLICANT: DAVID C. KIRK; NPU Z COUNCIL DISTRICT 1

Application File Date	10/2/2018
Zoning Number	U-18-32
NPU / CD	Z-1
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

Public Hearing held 12/6/18

RESULT: FAVORABLE AS AMENDED [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Amir R Farokhi, Vice-Chair, District 2
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

Motion to Amend
 Motion to Amend

RESULT: ADOPTED [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Marci Collier Overstreet, District 11
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

18-O-1707 (20)

Z-18-83 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, CITY OF ATLANTA CODE OF ORDINANCES PART 16, SO AS TO ADD A NEW CHAPTER 16A ENTITLED I-MIX (INDUSTRIAL

MIXED-USE) DISTRICT; TO DEFINE CERTAIN AREAS; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-18-83
NPU / CD	
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

Public Hearing held 12/6/18

RESULT: FAVORABLE AS AMENDED [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Amir R Farokhi, Vice-Chair, District 2
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

Motion to Amend
 Motion to Amend

RESULT: ADOPTED [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Marci Collier Overstreet, District 11
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

18-O-1579 (21)

Z-18-96 A SUBSTITUTE ORDINANCE BY ZONING COMMITTEE TO REZONE FROM C-1-C (COMMUNITY BUSINESS DISTRICT CONDITIONAL) TO MR-3-C (MULTIFAMILY RESIDENTIAL CONDITIONAL) FOR PROPERTY LOCATED AT 883 MCDONOUGH BOULEVARD, S.E. FRONTING 658.94 FEET ON THE EAST SIDE OF MCDONOUGH BOULEVARD, S.E. BEGINNING AT A ½” IRON PIN SET AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF HIGHLAND POINT DRIVE AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF MCDONOUGH BOULEVARD, S.E. DEPTH: 446.82 FEET; AREA: 3.266 ACRES; LAND LOT: 8, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: TEN MCDONOUGH, LLC; APPLICANT: TEN MCDONOUGH, LLC; NPU Z COUNCIL DISTRICT 1

Application File Date	08/07/2018
Zoning Number	Z-18-96
NPU / CD	Z-1

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

Public Hearing held 12/13/18

RESULT: FAVORABLE ON SUBSTITUTE [UNANIMOUS]

MOVER: Carla Smith, Chair, District 1

SECONDER: Michael Julian Bond, Post 1 At Large

AYES: Smith, Bond, Boone, Ide, Farokhi, Overstreet

ABSENT: Winslow

Bring Forth Substitute

MOTION TO SUBSTITUTE

RESULT: ADOPTED [UNANIMOUS]

MOVER: Carla Smith, Chair, District 1

SECONDER: Michael Julian Bond, Post 1 At Large

AYES: Smith, Bond, Boone, Ide, Farokhi, Overstreet

ABSENT: Winslow

18-O-1698 (22)

Z-18-119 A SUBSTITUTE ORDINANCE BY ZONING COMMITTEE TO REZONE FROM C-1-C (COMMUNITY BUSINESS CONDITIONAL) DISTRICT, R-LC (RESIDENTIAL LIMITED COMMERCIAL) AND R-3 (SINGLE FAMILY RESIDENTIAL) TO MR-3 (MULTIFAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT 135 WEST WIEUCA ROAD, N.E., 165 WEST WIEUCA ROAD, N.E. (A.K.A. 141 WEST WIEUCA ROAD), 173 WEST WIEUCA ROAD, N.E. AND PARCEL ID 17 009500031187 FRONTING 373.6 FEET ON THE SOUTH SIDE OF WEST WIEUCA ROAD, N.E. BEGINNING 409.7 FEET FROM THE INTERSECTION OF WEST WIEUCA ROAD AND ROSWELL ROAD, N.E. DEPTH: VARIES; AREA: 3.095 ACRES; LAND LOT: 95, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: KQC INVESTORS, LLC, AND KQC-HILDEBRANDT, LLC; APPLICANT: PULTEGROUP, INC.; NPU B COUNCIL DISTRICT 8

Application File Date	10/2/2018
Zoning Number	Z-18-119
NPU / CD	B-8
Staff Recommendation	Approval of substitute
NPU Recommendation	Approval
ZRB Recommendation	Approval of substitute

Held 1/16/19 by the committee for further review and additional information;

Public Hearing held 12/6/18)

RESULT: HELD IN COMMITTEE [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Andrea L Boone, District 10
AYES: Smith, Bond, Boone, Ide, Farokhi, Overstreet
ABSENT: Winslow

- 18-O-1640 (23) Z-18-99 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM RG-3-C (RESIDENTIAL GENERAL SECTOR 3 CONDITIONAL) TO PD-H (PLANNED DEVELOPMENT HOUSING) FOR PROPERTY LOCATED AT 2760 LENOX ROAD, N.E. FRONTING 166.15 FEET ON THE WEST SIDE OF LENOX ROAD, N.E. BEGINNING AT AN IRON PIN PLACED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LENOX ROAD, N.E. DEPTH: VARIES; AREA: .72 ACRES; LAND LOT: 7, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: UNITED GROUP PROPERTIES, LLC; APPLICANT: STEPHEN ROTHMAN; NPU B COUNCIL DISTRICT 7

Application File Date	08/24/2018
Zoning Number	Z-18-99
NPU / CD	B-7
Staff Recommendation	File
NPU Recommendation	Deferral
ZRB Recommendation	File

Public Hearing held 12/13/18

RESULT: FILED BY COMMITTEE [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Michael Julian Bond, Post 1 At Large
AYES: Smith, Bond, Boone, Ide, Farokhi, Overstreet
ABSENT: Winslow

- 18-O-1643 (24) Z-18-104 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4 (SINGLE FAMILY RESIDENTIAL) TO C-3 (COMMERCIAL RESIDENTIAL DISTRICT) FOR PROPERTY LOCATED AT 1901 PEACHTREE ROAD, N.E. FRONTING 90 FEET ON THE EAST SIDE OF PEACHTREE ROAD, N.E. BEGINNING AT A ½" REBAR FOUND ON THE EASTERN RIGHT-OF-WAY LINE OF PEACHTREE ROAD, N.E. 705.3' NORTH OF ITS INTERSECTION WITH PALISADES ROAD, N.E. DEPTH: 381.1 FEET; AREA: 1.468 ACRES; LAND LOT: 110, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CHICK-FIL-A, INC.; APPLICANT: INTERPLAN C/O ROBERT

WALKER; NPU E COUNCIL DISTRICT 6

Application File Date	08/31/2018
Zoning Number	Z-18-104
NPU / CD	E-6
Staff Recommendation	File
NPU Recommendation	No recommendation
ZRB Recommendation	File

Public Hearing held 12/13/18

RESULT: FILED BY COMMITTEE [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Michael Julian Bond, Post 1 At Large
AYES: Smith, Bond, Boone, Ide, Farokhi, Overstreet
ABSENT: Winslow

J. DUAL REFERRED ITEM(S)

18-O-1050 (25) ****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).

COMMENTS - Current Meeting:

NO ACTION REQUIRED. THIS ITEM IS BEING HELD IN COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE

K. WALK-IN LEGISLATION

NONE

L. ADJOURNMENT

There being no further business to come before the Zoning Committee the meeting was adjourned at 10:16 AM

Respectfully submitted:

Angela Hunter-Campbell, Legislative Assistant

Corrine A. Lindo, Legislative Research and Policy Analyst

The Honorable Ivory Lee Young, Jr., Chair