



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, May 15, 2019

9:30 AM

Committee Room 1

A. CALL TO ORDER

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, May 15, 2019**, at **9:32 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	9:23 AM
Michael Julian Bond	Post 1 At-Large	Absent	
Andrea L Boone	District 10	Present	9:33 AM
Jennifer N Ide	District 6	Present	9:31 AM
Amir R Farokhi	Vice-Chair, District 2	Present	9:31 AM
Cleta Winslow	District 4	Excused	
Marci Collier Overstreet	District 11	Present	9:32 AM
Wasonna Hammonds-Griffin	Legislative Assistant	Present	9:12 AM
Corrine A Lindo	Legislative Research and Policy Analyst	Present	9:14 AM

Others in Attendance:

DCP: Keyetta Holmes, Director OZD, Jessica Lavandier; **Law:** Joseph Collins and Jonathan Futrell;
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. 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).

Ron Shakir

F. ORDINANCE(S) FOR FIRST READING

19-O-1264 (1) Z-19-23 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM I-1/BELTLINE OVERLAY (LIGHT INDUSTRIAL/BELTLINE OVERLAY) DISTRICT TO I-MIX-C/BL (INDUSTRIAL MIXED USE CONDITIONAL/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 929 LEE STREET, S.W., 1036 WHITE STREET, S.W., 1038 WHITE STREET, S.W. AND 1050 WHITE STREET, S.W. FRONTING 504 FEET ON THE NORTHWEST SIDE OF LEE STREET, S.W. BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF LEE STREET, S.W. AND THE SOUTHWESTERLY RIGHT-OF-WAY OF WHITE STREET, S.W. DEPTH: VARIES AREA: 22.38 ACRES, LAND LOT 106, 118 AND 119, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: SRPF A/LEE & WHITE, LLC; APPLICANT: SRPF A/LEE & WHITE, LLC; NPU T COUNCIL DISTRICT 4

Application File Date	03/05/2019
Zoning Number	Z-19-23
NPU / CD	T-4
Staff Recommendation	Approval conditional
NPU Recommendation	Approval conditional
ZRB Recommendation	Approval conditional

COMMENTS - Current Meeting:

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

RESULT: REFERRED TO COMMITTEE [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Jennifer N Ide, District 6
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

19-O-1265 (2) Z-19-27 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5 (TWO FAMILY RESIDENTIAL) DISTRICT TO MR-MU (MULTI-FAMILY MULTI UNIT) FOR PROPERTY LOCATED AT 115 MAYSON AVENUE, N.E. AND 127 MAYSON AVENUE, N.E. FRONTING 249 FEET ON THE EAST SIDE OF MAYSON AVENUE, N.E. BEGINNING AT A POINT ALONG THE EASTERLY RIGHT-OF-

WAY LINE OF MAYSON AVENUE, N.E. 346 FEET SOUTH OF THE INTERSECTION OF MAYSON AVENUE, N.E. AND SECOND STREET, N.E. DEPTH: VARIES; AREA: .889 ACRES; LAND LOT 210, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: SPENCER-LOVE HOMES, LLC; APPLICANT: R. KYLE WILLIAMS, ESQ. & SAM ARTOPOEUS; NPU O COUNCIL DISTRICT 5

Application File Date	03/06/2019
Zoning Number	Z-19-27
NPU / CD	O-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: Jennifer N Ide, District 6

AYES: Smith, Boone, Ide, Farokhi, Overstreet

ABSENT: Bond

EXCUSED: Winslow

- 19-O-1266 (3) Z-19-30 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4A (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-5 (TWO FAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT 630 ECHO STREET, N.W. FRONTING 50 FEET ON THE WEST SIDE OF ECHO STREET, N.W. BEGINNING AT A POINT ON THE WEST SIDE OF ECHO STREET, N.W. 57.5 FEET SOUTH OF THE SOUTHWEST CORNER OF ECHO STREET, N.W. AND FOX STREET, N.W. DEPTH: 117.5 FEET; AREA: .134 ACRES; LAND LOT 112, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ANDREA KERR CONLEY, SHANTIA KERR SIMS, AND JELANI C. KERR; APPLICANT: ANDREA KERR CONLEY, SHANTIA KERR SIMS, AND JELANI C. KERR; NPU L COUNCIL DISTRICT 3

Application File Date	03/18/2019
Zoning Number	Z-19-30
NPU / CD	L-3
Staff Recommendation	Approval
NPU Recommendation	Approval

ZRB Recommendation	Approval
--------------------	----------

COMMENTS - Current Meeting:

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

RESULT: REFERRED TO COMMITTEE [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Jennifer N Ide, District 6
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond
EXCUSED: Winslow

19-O-1267 (4) Z-19-32 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM I-1 (LIGHT INDUSTRIAL) DISTRICT TO MRC-2 (MIXED RESIDENTIAL COMMERCIAL) FOR PROPERTY LOCATED AT 2184 AND 2194 MARIETTA BOULEVARD, N.W. AND 1703 CHATTAHOOCHEE AVENUE, N.W. FRONTING 282 FEET ON THE EAST SIDE OF CHATTAHOOCHEE AVENUE, N.W. AND 638 FEET ON THE WEST SIDE OF MARIETTA BOULEVARD N.W. BEGINNING 537.5 FEET FROM THE LAND LOT LINE OF LAND LOT 222. DEPTH: VARIES; AREA: 4.597 ACRES; LAND LOT 221, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CONVENT I, LLC AND CONVENT III, LLC; APPLICANT: AB CAPITAL, LLC; NPU D COUNCIL DISTRICT 9

Application File Date	03/29/2019
Zoning Number	Z-19-32
NPU / CD	D-9
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: Jennifer N Ide, District 6
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond
EXCUSED: Winslow

19-O-1268 (5) Z-19-34 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-4A (SINGLE FAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT

940 BRUCE CIRCLE, S.E. FRONTING 120 FEET ON THE NORTH SIDE OF BRUCE CIRCLE, S.E. BEGINNING 240 FEET FROM THE INTERSECTION OF FISHER ROAD, S.E. AND BRUCE CIRCLE, S.E. DEPTH: 200 FEET; AREA: .448 ACRES; LAND LOT 9, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: SUSAN EVERETS; APPLICANT: BEN DARMER; NPU W COUNCIL DISTRICT 1

Application File Date	04/01/2019
Zoning Number	Z-19-34
NPU / CD	W-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: Jennifer N Ide, District 6

AYES: Smith, Boone, Ide, Farokhi, Overstreet

ABSENT: Bond

EXCUSED: Winslow

19-O-1269 (6) Z-19-35 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO PD-H (PLANNED DEVELOPMENT HOUSING) FOR PROPERTY LOCATED AT 2161 OAKVIEW ROAD, S.E. FRONTING 332.93 FEET ON THE SOUTH SIDE OF OAKVIEW ROAD, S.E. BEGINNING AT AN IRON PIN ON THE SOUTHWESTERLY RIGHT-OF-WAY OF OAKVIEW ROAD 209.05 FEET NORTHEASTERLY FROM ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY DOUGLAS STREET, S.E. DEPTH: 448 FEET; AREA: 2.982 ACRES; LAND LOT 205, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: BETTY DAVIS GWINN; APPLICANT: G. DOUGLAS DILLARD; NPU O COUNCIL DISTRICT 5

Application File Date	04/02/2019
Zoning Number	Z-19-35
NPU / CD	O-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: Jennifer N Ide, District 6
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond
EXCUSED: Winslow

19-O-1270 (7)

Z-19-36 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM C-1 (COMMUNITY BUSINESS) DISTRICT AND C-1-C (COMMUNITY BUSINESS CONDITIONAL) DISTRICT TO C-1-C (COMMUNITY BUSINESS CONDITIONAL) DISTRICT FOR PROPERTY LOCATED AT 1423 GLENWOOD AVENUE, S.E., 2201 GLENWOOD AVENUE, S.E., 2225 GLENWOOD AVENUE, S.E. AND 2229 GLENWOOD AVENUE, S.E. FRONTING 435.94 FEET ON THE SOUTH SIDE OF GLENWOOD AVENUE, S.E. BEGINNING AT A NAIL FOUND ON THE SOUTHERN VARIABLE RIGHT-OF-WAY OF GLENWOOD AVENUE, S.E. 804.91 FEET FROM THE INTERSECTION OF GLENWOOD AVENUE, S.E. AND FAYETTEVILLE ROAD, S.E. DEPTH: 638.54 FEET; AREA: 6.9 ACRES; LAND LOT 173 AND 180, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: GLENWOOD AND FAYETTEVILLE DEVELOPMENT, LLC C/O RICK BENT; APPLICANT: WHIT JOHNSON; NPU O COUNCIL DISTRICT 5

Application File Date	04/02/2019
Zoning Number	Z-19-36
NPU / CD	O-5
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

COMMENTS - Current Meeting:

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

RESULT: REFERRED TO COMMITTEE [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Jennifer N Ide, District 6
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond
EXCUSED: Winslow

19-O-1271 (8) Z-19-37 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 AT 1836 MEMORIAL DRIVE, S.E. FRONTING 208.75 FEET ON THE NORTH SIDE OF MEMORIAL DRIVE, S.E. AND 190.65 FEET ON THE EAST SIDE OF DEARBORN STREET, S.E. BEGINNING AT A ½” REINFORCING BAR FOUND ALONG THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF DEARBORN STREET, S.E. AND THE NORTHERN RIGHT-OF-WAY OF MEMORIAL DRIVE, S.E. DEPTH: 197.52 FEET; AREA: 1.153 ACRES; LAND LOT 206, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: THE WARREN KIRKWOOD, LLC; APPLICANT: G. DOUGLAS DILLARD, ESQ.; NPU O COUNCIL DISTRICT 5

Application File Date	04/02/2019
Zoning Number	Z-19-37
NPU / CD	O-5
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

COMMENTS - Current Meeting:

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

RESULT: REFERRED TO COMMITTEE [UNANIMOUS]
MOVER: Carla Smith, Chair, District 1
SECONDER: Jennifer N Ide, District 6
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond
EXCUSED: Winslow

19-O-1272 (9) Z-19-38 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-3 (SINGLE FAMILY RESIDENTIAL) TO PD-H (PLANNED DEVELOPMENT HOUSING) FOR PROPERTY LOCATED AT 3731 WIEUCA ROAD, N.E., 3745 WIEUCA ROAD, N.E. AND 3755 WIEUCA ROAD, N.E. FRONTING 389.1 FEET ON THE EAST SIDE OF WIEUCA ROAD, N.E BEGINNING 132.7 FEET FROM THE INTERSECTION OF

LOVETTE LANE, N.E. AND WIEUCA ROAD, N.E. DEPTH: VARIES;
 AREA: 3.282 ACRES; LAND LOT 44, 17TH DISTRICT, FULTON
 COUNTY, GEORGIA. OWNER: ZP GROUP, LLLP; APPLICANT: JULIE
 L. SELLERS; NPU B COUNCIL DISTRICT 7

Application File Date	04/02/2019
Zoning Number	Z-19-38
NPU / CD	B-7
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: Jennifer N Ide, District 6
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond
EXCUSED: Winslow

19-O-1273 (10) Z-19-39 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5 (TWO FAMILY RESIDENTIAL) TO MR-MU (MULTIFAMILY MULTIUNIT) FOR PROPERTY LOCATED AT 1449 MACKLONE STREET, N.E., 1453 MACKLONE STREET, N.E. AND 1457 MACKLONE STREET, N.E. FRONTING 105 FEET ON THE SOUTH SIDE OF MACKLONE STREET, N.E BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF MACKLONE STREET, N.E. 140 EAST OF THE INTERSECTION OF MACKLONE STREET, N.E. AND HUTCHINSON STREET, N.E. DEPTH: 78 FEET; AREA: .21 ACRES; LAND LOT 209, 15TH D STRICT, 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-19-39
NPU / CD	O-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: Jennifer N Ide, District 6
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond
EXCUSED: Winslow

19-O-1274 (11) Z-19-40 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5 (TWO FAMILY RESIDENTIAL) TO MR-MU (MULTIFAMILY MULTIUNIT) FOR PROPERTY LOCATED AT 1456 MACKLONE STREET, N.E. FRONTING 25.72 FEET ON THE NORTH SIDE OF MACKLONE STREET, N.E BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF MACKLONE STREET, N.E. 220 EAST OF THE INTERSECTION OF MACKLONE STREET, N.E. AND HUTCHINSON STREET, N.E. DEPTH: 79 FEET; AREA: .07 ACRES; LAND LOT 209, 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-19-40
NPU / CD	O-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: Jennifer N Ide, District 6
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond
EXCUSED: Winslow

19-O-1275 (12) U-19-09 AN ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR A TRANSFER OF DEVELOPMENT RIGHTS PURSUANT TO 16-18P.005(2)(B) FOR PROPERTY LOCATED AT 1138 PEACHTREE STREET, N.E. FRONTING 127.14 FEET ON THE WEST SIDE OF PEACHTREE STREET, N.E. BEGINNING AT THE

INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF FOURTEENTH STREET AND THE WESTERLY RIGHT-OF-WAY OF PEACHTREE STREET, N.E. DEPTH: VARIES; AREA: 0.91 ACRES; LAND LOT 106, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: 1138 PEACHTREE LAND HOLDINGS, LLC; APPLICANT: TRILLIST DEVELOPMENT, LLC; NPU E COUNCIL DISTRICT 2

Application File Date	03/05/2019
Zoning Number	U-19-09
NPU / CD	E-2
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: Jennifer N Ide, District 6

AYES: Smith, Boone, Ide, Farokhi, Overstreet

ABSENT: Bond

EXCUSED: Winslow

- 19-O-1276 (13) U-19-10 AN ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR A CHURCH PURSUANT TO 16-06A.005 FOR PROPERTY LOCATED AT 2211 PERRY BOULEVARD, N.W. FRONTING 358.8 FEET ON THE SOUTHWESTERLY SIDE OF PERRY BOULEVARD, N.W. BEGINNING AT AN IRON PIN LOCATED ON THE NORTHEASTERLY SIDE OF PERRY BOULEVARD AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY SIDE OF PERRY BOULEVARD, N.W. AND THE SOUTH LINE OF LAND LOT 245. DEPTH: 218 FEET; AREA: 1.0378 ACRES; LAND LOT 245, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: AFRICAN AMERICAN EPISCOPAL CHURCH SIXTH EPISCOPAL DISTRICT; APPLICANT: EDDIE HENLEY; NPU G COUNCIL DISTRICT 9

Application File Date	03/05/2019
Zoning Number	U-19-10
NPU / CD	G-9
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: Jennifer N Ide, District 6
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond
EXCUSED: Winslow

19-O-1277 (14)

U-19-11 AN ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT 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 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 1492 PIEDMONT AVENUE, N.E. FRONTING 433.14 FEET ON THE WEST SIDE OF PIEDMONT AVENUE, N.E. BEGINNING AT A POINT BEING THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF PIEDMONT AVENUE, N.E. AND THE FORMER NORTHEASTERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY. DEPTH: VARIES FEET; AREA: 4.274 ACRES; LAND LOT 55 AND 56, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ROBERTS & SHEFRIN, LLC, BY KEN ROBERTS, OPERATING MANAGER; APPLICANT: KISH B. DEVARAJ; NPU F COUNCIL DISTRICT 6

Application File Date	03/29/2019
Zoning Number	U-19-11
NPU / CD	F-6
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: Jennifer N Ide, District 6
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond
EXCUSED: Winslow

19-O-1278 (15) U-19-12 AN ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR A LAW OFFICE PURSUANT TO 16-20B.004(3)(A) FOR PROPERTY LOCATED AT 1189 SOUTH PONCE DE LEON AVENUE, N.E. FRONTING 266 FEET ON THE SOUTH SIDE OF SOUTH PONCE DE LEON AVENUE, N.E. BEGINNING AT A ½” REBAR FOUND ON THE EASTERN RIGHT-OF-WAY OF MORELAND AVENUE, N.E. 200.23 FEET NORTH OF ITS INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY OF FAIRVIEW ROAD, N.E. DEPTH: VARIES FEET; AREA: 1.83 ACRES; LAND LOT 241, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: DK ARMSTRONG PROPERTIES, LLC; APPLICANT: ANDY ROGER; NPU N COUNCIL DISTRICT 6

Application File Date	04/01/2019
Zoning Number	U-19-12
NPU / CD	N-6
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: Jennifer N Ide, District 6
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond
EXCUSED: Winslow

19-O-1279 (16) U-19-13 AN ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT 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 3872 ROSWELL ROAD, N.E. FRONTING 511.04 FEET ON THE WEST SIDE OF ROSWELL

ROAD, N.E. BEGINNING AT A ½” REBAR FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF LE BRUN ROAD AND THE WESTERLY RIGHT-OF-WAY OF ROSWELL ROAD. DEPTH: VARIES FEET; AREA: 6.120 ACRES; LAND LOT 97, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: REGENCY CENTER, LP; APPLICANT: PATRICIA A. WALLIS; NPU B COUNCIL DISTRICT 8

Application File Date	04/02/2019
Zoning Number	U-19-13
NPU / CD	B-8
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: Jennifer N Ide, District 6
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond, Winslow

G. ORDINANCE(S) FOR SECOND READING

19-O-1111 (17) Z-19-29 AN ORDINANCE BY COUNCILMEMBER JOYCE M. SHEPERD TO REZONE FROM R-4A/BL (SINGLE FAMILY RESIDENTIAL/BELTLINE OVERLAY) AND RG-3/BL (RESIDENTIAL GENERAL SECTOR 3/BELTLINE OVERLAY) TO RG-3/BL (RESIDENTIAL GENERAL SECTOR 3/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 717 UNIVERSITY AVENUE, #9 (14 01060015038), S.W.; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-19-29
NPU / CD	V-12
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

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

19-O-1133 (18) 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)

RESULT: HELD IN 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-1179 (19) Z-19-19 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4 (SINGLE FAMILY RESIDENTIAL) TO R-4A (SINGLE FAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT 2539 GLENWOOD AVENUE, S.E. FRONTING 100 FEET ON THE SOUTH SIDE OF GLENWOOD AVENUE, S.E. BEGINNING AT A POINT MARKED BY AN IRON PIN ON THE SOUTH SIDE OF GLENWOOD AVENUE, S.E. 100 FEET WEST OF THE SOUTHWEST CORNER OF GLENWOOD AVENUE, S.E. AND JOHNSON AVENUE, S.E. DEPTH: 193.73 FEET; AREA: .445 ACRES; LAND LOT 181, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: MARLO CARTER; APPLICANT: STACEY FILIPIAK; NPU-O COUNCIL DISTRICT 5

Application File Date	03/04/2019
Zoning Number	Z-19-19
NPU / CD	O-5
Staff Recommendation	Approval
NPU Recommendation	Denial
ZRB Recommendation	Approval

RESULT: FAVORABLE [UNANIMOUS]

MOVER: Carla Smith, Chair, District 1

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

AYES: Smith, Boone, Ide, Farokhi, Overstreet

ABSENT: Bond, Winslow

19-O-1093 (20) Z-19-02 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4/BL (SINGLE FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO MRC-1-C/BL (MIXED RESIDENTIAL COMMERCIAL CONDITIONAL/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 1131 GLENWOOD AVENUE, S.E., 1137 GLENWOOD AVENUE, S.E., 1146 PORTLAND AVENUE, S.E. AND 1152 PORTLAND AVENUE, S.E. FRONTING 100 FEET ON THE SOUTH SIDE OF GLENWOOD AVENUE AND 100 FEET ON THE NORTH SIDE OF PORTLAND AVENUE, S.E. BEGINNING AT A ½” IRON PIN FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF MORELAND AVENUE, S.E. AND THE NORTHERLY RIGHT-OF-WAY LINE OF PORTLAND AVENUE, S.E. DEPTH: 306 FEET; AREA: 0.69 ACRES; LAND LOT 12, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: 765 MORELAND AVE, LLC; GEORGE ROHRIGH AND SUNG KIM; APPLICANT: JESSE CLARK, CLARK PROPERTY R&D; NPU W COUNCIL DISTRICT 1

Application File Date	01/02/2019
Zoning Number	Z-19-02
NPU / CD	W-1
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

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

19-O-1178 (21)

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 conditional

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

RESULT: HELD IN 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-1184 (22)

Z-19-26 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 1043 AVONDALE AVENUE, S.E. FRONTING 138.98 FEET ON THE WEST SIDE OF AVONDALE AVENUE, S.E. BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE NORTHWESTERLY SIDE OF AVONDALE AVENUE, S.E. WITH THE NORTHWESTERLY SIDE OF HAMILTON AVENUE, S.E. DEPTH: VARIES; AREA: .52 ACRES; LAND LOT 23, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ALBERT UHLMANN; APPLICANT: SCOTT JONES; NPU-W COUNCIL DISTRICT 1

Application File Date	03/05/2019
Zoning Number	Z-19-26
NPU / CD	W-1
Staff Recommendation	Denial
NPU Recommendation	Denial
ZRB Recommendation	Denial

RESULT: ADVERSED [UNANIMOUS]

MOVER: Carla Smith, Chair, District 1

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

AYES: Smith, Boone, Ide, Farokhi, Overstreet

ABSENT: Bond, Winslow

- 19-O-1182 (23) Z-19-22 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM C-1 (COMMUNITY BUSINESS) DISTRICT TO MRC-2 (MIXED RESIDENTIAL COMMERCIAL) FOR PROPERTY LOCATED AT 2074 PRYOR ROAD, S.W. FRONTING 100 FEET ON THE WEST SIDE OF PRYOR ROAD, S.W. BEGINNING AT AN IRON PIN SET AT THE NORTHEASTERN INTERSECTION OF PRYOR ROAD, S.W. AND LAKEWOOD AVENUE, S.W. DEPTH: 186 FEET; AREA: .42 ACRES; LAND LOT 71, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: G&R CAMPBELLTON, LLC; APPLICANT: G&R CAMPBELLTON, LLC; NPU-Z COUNCIL DISTRICT 12

Application File Date	03/05/2019
Zoning Number	Z-19-22
NPU / CD	Z-12
Staff Recommendation	File
NPU Recommendation	No recommendation
ZRB Recommendation	File

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

19-O-1189 (24) Z-19-31 AN ORDINANCE BY ZONING COMMITTEE CORRECTING ORDINANCE 19-O-1006 (Z-19-03) WHICH WAS ADOPTED BY THE CITY COUNCIL ON FEBRUARY 18, 2019 AND APPROVED AS PER THE CITY CHARTER 2-403 ON FEBRUARY 27, 2019 WITHOUT SIGNATURE BY OPERATION OF LAW TO REZONE THE PROPERTY LOCATED AT 1599A MEMORIAL DRIVE, S.E. FOR THE PURPOSE OF CORRECTING THE DISTRICT AND COUNTY AND ADDING THE LEGAL DESCRIPTION.
(Referred back by Full Council 4/15/19)

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

19-O-1239 (25) AN ORDINANCE BY COUNCILMEMBERS MARCI COLLIER OVERSTREET, MICHAEL JULIAN BOND, ANDREA L. BOONE, DUSTIN HILLIS, MATT WESTMORELAND AND ANDRE DICKENS AS SUBSTITUTED BY ZONING COMMITTEE IMPOSING A MORATORIUM ON THE ACCEPTANCE OF ANY APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT, LAND DISTURBANCE PERMIT, OR BUILDING PERMIT FOR A PROPOSED SMALL DISCOUNT VARIETY STORE AS DEFINED BY THIS ORDINANCE WHICH IS WITHIN 1,500 FEET OF AN EXISTING SMALL DISCOUNT VARIETY STORE AS DEFINED BY THIS ORDINANCE FOR A PERIOD NOT TO EXCEED 180 DAYS; AND FOR OTHER PURPOSES.

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

Bring Forth Substitute
MOTION TO SUBSTITUTE

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

H. DUAL REFERRED ITEM(S)

18-O-1050 (26) *****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 legislation is being held in the Community Development/Human Services Committee.

I. PAPER(S) HELD IN COMMITTEE

19-O-1095 (27) 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)

RESULT: HELD IN COMMITTEE [UNANIMOUS]
AYES: Smith, Boone, Ide, Farokhi, Overstreet
ABSENT: Bond
EXCUSED: Winslow

J. WALK-IN LEGISLATION

NONE

K. REQUESTED ITEM(S)

L. ADJOURNMENT

There being no further business to come before the Zoning Committee the meeting was adjourned at 9:45 AM

Respectfully submitted:

Angela Hunter-Campbell, Legislative Assistant

Corrine A. Lindo, Legislative Research and Policy Analyst

The Honorable Ivory Lee Young, Jr., Chair