



**ZONING COMMITTEE**  
**REGULAR COMMITTEE MEETING**  
 ~Minutes~

Atlanta City Hall  
 55 Trinity Avenue  
 Atlanta, GA 30303  
<http://citycouncil.atlantaga.gov/>

**CITY OF ATLANTA**

**Chairperson**  
 The Honorable Carla Smith

Corrine A Lindo  
 (404) 330-6313  
[calindo@atlantaga.gov](mailto:calindo@atlantaga.gov)

**Wednesday, February 12, 2020**

**9:30 AM**

**Committee Room 1**

**A. CALL TO ORDER**

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, February 12, 2020**, at **9:31 AM** in **Committee Room 1**. The following members were present:

**B. INTRODUCTION OF MEMBERS**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Carla Smith	Chair, District 1	Present	9:23 AM
Andre Dickens	Post 3 At-Large	Present	9:31 AM
Cleta Winslow	District 4	Present	9:33 AM
Howard Shook	District 7	Present	9:31 AM
Dustin Hillis	District 9	Present	9:29 AM
Andrea L. Boone	District 10	Present	9:31 AM
Marci Collier Overstreet	District 11	Present	9:29 AM
Wasonna Hammonds-Griffin	Legislative Assistant	Present	9:15 AM
Corrine A Lindo	Legislative Research and Policy Analyst	Present	9:16 AM

**Others in Attendance:**

**DCP:** Keyetta Holmes, Interim Director OZD; **Law:** Reginald McClendon; **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. 2020 ZONING COMMITTEE GOALS AND OBJECTIVES**

**ADOPTED**

*2020 Goals & Objectives*

1. *Request that the Office of Zoning and Development provide quarterly updates on the status of Phase III of the Zoning Ordinance Rewrite, Part III, Land Development Code, Chapter 16.*
  
2. *Request that the Office of Zoning and Development provide a schedule of community engagement meeting schedule to solicit public feedback on phase III of the Zoning Ordinance Rewrite, Part III, Land Development Code, Chapter 16.*

**F. REMARKS FROM PUBLIC (2 MINUTES)**

*NO PUBLIC COMMENTS ARE ALLOWED ON LEGISLATIVE ITEM(S) THAT HAVE GONE BEFORE OR WILL GO BEFORE THE ZONING REVIEW BOARD (ZRB).*

**NONE**

**G. COMMUNICATION(S)/RESOLUTION(S)**

20-R-3284 (1)      A RESOLUTION BY COMMITTEE ON COUNCIL APPOINTING MR. NAZEER KUTTY AS THE ATLANTA CITY COUNCIL APPOINTEE TO THE ATLANTA BELTLINE DESIGN REVIEW COMMITTEE IN THE BELTLINE TAX ALLOCATION DISTRICT ADVISORY COMMITTEE SEAT FOR A TERM OF TWO YEARS; AND FOR OTHER PURPOSES.  
 (Forwarded to Zoning 2/3/20; Favorable by Zoning Committee 2/12/20)

**RESULT:**    **FAVORABLE [UNANIMOUS]**  
**MOVER:**     Carla Smith, Chair, District 1  
**SECONDER:** Howard Shook, District 7  
**AYES:**        Smith, Dickens, Winslow, Shook, Hillis, Boone, Overstreet

**H. ORDINANCE(S) FOR FIRST READING**

20-O-1166 (2)      Z-20-01 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM C-1-C (COMMUNITY BUSINESS DISTRICT CONDITIONAL) TO C-1 (COMMUNITY BUSINESS) FOR A CHANGE OF CONDITIONS FOR PROPERTY LOCATED AT 2960 PIEDMONT ROAD, N.E. FRONTING 309.9 FEET ON THE WESTERN SIDE OF PIEDMONT ROAD, N.E. BEGINNING AT A POINT AT THE INTERSECTION OF

THE SOUTH RIGHT-OF-WAY MARGIN OF PHARR ROAD AND THE WEST RIGHT-OF-WAY MARGIN OF PIEDMONT ROAD. DEPTH: VARIES; AREA: 4.11 ACRES, LAND LOT 60, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: APEX ATLANTA, L.P.; APPLICANT: APEX ATLANTA, L.P.; NPU B COUNCIL DISTRICT 7

Application File Date	01/06/20
Zoning Number	Z-20-01
NPU / CD	B-7
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

COMMENTS - Current Meeting:

**FORWARDED TO FULL COUNCIL FOR REFERRAL**

- 20-O-1167 (3) Z-20-02 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM I-1 (LIGHT INDUSTRIAL) TO MR-4A (MULTIFAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT 195 CHESTER AVENUE, S.E. FRONTING APPROXIMATELY 100 FEET ON THE WEST SIDE OF CHESTER AVENUE, S.E. BEGINNING AT A NAIL SET AT THE SOUTHWESTERLY INTERSECTION OF THE RIGHT-OF-WAY OF FULTON TERRACE AND CHESTER AVENUE. DEPTH: APPROXIMATELY 460 FEET; AREA: 2.09 ACRES, LAND LOT 20, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: THRIVE CHESTER, LLC; APPLICANT: THE THRIVE GROUP, LLC; NPU N COUNCIL DISTRICT 5

Application File Date	01/06/20
Zoning Number	Z-20-02
NPU / CD	N-5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

COMMENTS - Current Meeting:

**FORWARDED TO FULL COUNCIL FOR REFERRAL**

- 20-O-1168 (4) Z-20-03 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM PD-H (PLANNED DEVELOPMENT HOUSING) TO PD-H

(PLANNED DEVELOPMENT HOUSING) FOR A CHANGE OF CONDITIONS FOR PROPERTY LOCATED AT 204 HARALSON LANE, S.E. FRONTING 51 FEET ON THE WEST SIDE OF HARALSON LANE, S.E. BEING LOT 2 OF THE HARALSON SUBDIVISION AS SHOWN ON PLAT RECORDED IN PLAT BOOK 399, PAGE 77. DEPTH: 130 FEET; AREA: .152 ACRES, LAND LOT 14, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: KEVIN AND BRIANNE ERWIN; APPLICANT: DAVID PRICE; NPU N COUNCIL DISTRICT 2

Application File Date	01/06/20
Zoning Number	Z-20-03
NPU / CD	N-2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

COMMENTS - Current Meeting:

**FORWARDED TO FULL COUNCIL FOR REFERRAL**

20-O-1169 (5) Z-20-04 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM HC-20C SA3 (MARTIN LUTHER KING JR LANDMARK DISTRICT SUBAREA 3) TO HC-20C SA4 (MARTIN LUTHER KING JR LANDMARK DISTRICT SUBAREA 4) FOR PROPERTY LOCATED AT 345 AUBURN AVENUE, NE FRONTING 50.23 FEET ON THE SOUTH SIDE OF AUBURN AVENUE, NE BEGINNING AT A PK NAIL WITH SHINER SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF AUBURN AVENUE WITH THE EASTERLY RIGHT-OF-WAY LINE OF HILLIARD STREET, NE. DEPTH: 51 FEET; AREA: 0.049 ACRES, LAND LOT 46, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: WHEAT STREET CHARITABLE FOUNDATION; APPLICANT: ERIC BORDERS; NPU M COUNCIL DISTRICT 5

Application File Date	01/06/20
Zoning Number	Z-20-04
NPU / CD	M-5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

COMMENTS - Current Meeting:

**FORWARDED TO FULL COUNCIL FOR REFERRAL**

20-O-1170 (6) Z-20-05 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM MRC-1 (MIXED RESIDENTIAL COMMERCIAL) TO MRC-2 (MIXED RESIDENTIAL COMMERCIAL) FOR PROPERTY LOCATED AT 1576 DONALD LEE HOLLOWELL PARKWAY, NW FRONTING 85 FEET ON THE SOUTH SIDE OF DONALD LEE HOLLOWELL PARKWAY, NW BEGINNING AT A MAG NAIL SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF DONALD LEE HOLLOWELL PARKWAY AND THE WESTERLY RIGHT OF WAY OF ELMWOOD ROAD, NW. DEPTH: 215 FEET; AREA: 0.487 ACRES, LAND LOT 146, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: KF DLH LLC ; APPLICANT: THOMAS F. LITTLE; NPU J COUNCIL DISTRICT 9

Application File Date	01/07/20
Zoning Number	Z-20-05
NPU / CD	J-9
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

COMMENTS - Current Meeting:

**FORWARDED TO FULL COUNCIL FOR REFERRAL**

20-O-1171 (7) Z-20-15 AN ORDINANCE BY ZONING COMMITTEE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO CREATE A NEW CHAPTER TO BE ENTITLED 20V, PONCEY-HIGHLAND HISTORIC DISTRICT; TO ESTABLISH REGULATIONS FOR SAID DISTRICT; TO ENACT, BY REFERENCE AND INCORPORATION, A MAP ESTABLISHING THE BOUNDARIES OF SAID DISTRICT; AND TO DESIGNATE AND ZONE ALL PROPERTIES LYING WITHIN THE BOUNDARIES OF SAID DISTRICT TO THE ZONING CATEGORY OF HISTORIC DISTRICT (HD) PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA, REZONING FROM C-1 (COMMUNITY BUSINESS), C-1-C (COMMUNITY BUSINESS CONDITIONAL), C-2-C (COMMERCIAL SERVICE CONDITIONAL), C-3-C (COMMERCIAL RESIDENTIAL CONDITIONAL), I-1-C (LIGHT INDUSTRIAL CONDITONAL), MR-5A (MULTIFAMILY RESIDENTIAL), MRC-2-C (MIXED RESIDENTIAL COMMERCIAL CONDITIONAL), MRC-3-C (MIXD RESIDENTIAL COMMERCIAL), PD-H (PLANNED DEVELOPMENT HOUSING), PD-MU (PLANNED DEVELOPMENT

MIXED-USE), R-4 (SINGLE FAMILY RESIDENTIAL), R-4B-C (SINGLE FAMILY RESIDENTIAL CONDITIONAL), R-5 (TWO-FAMILY RESIDENTIAL), R-5-C (TWO FAMILY RESIDENTIAL CONDITIONAL), RG-1 (RESIDENTIAL GENERAL SECTOR 1), RG-2 (RESIDENTIAL GENERAL SECTOR), RG-2-C (RESIDENTIAL GENERAL SECTOR 2 CONDITIONAL), RG-3 (RESIDENTIAL GENERAL SECTOR 3), RG-3-C (RESIDENTIAL GENERAL SECTOR 3 CONDITIONAL), RG-4 (RESIDENTIAL GENERAL SECTOR 4), R-LC-C (RESIDENTIAL LIMITED COMMERCIAL), SPI-6 SA1 (PONCEY HIGHLAND SUBAREA 1), SPI-6 SA4 (PONCEY HIGHLAND SUBAREA 4) TO HD (HISTORIC DISTRICT), BL/HD (BELTLINE ZONING OVERLAY/HISTORIC DISTRICT), AND LBS/HD (LANDMARK BUILDING/SITE/HISTORIC DISTRICT), TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

COMMENTS - Current Meeting:

**FORWARDED TO FULL COUNCIL FOR REFERRAL**

20-O-1172 (8) U-20-01 AN ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR A DAY CARE CENTER PURSUANT TO 16-07.005(1)(B) FOR PROPERTY LOCATED AT 1448 IVERSON STREET, NE FRONTING 57.7 FEET ON THE NORTH SIDE OF IVERSON STREET, NE BEGINNING AT A POINT ON THE NORTHERLY SIDE OF IVERSON STREET 157.81 FEET WESTERLY FROM THE NORTHWEST CORNER OF IVERSON STREET AND CANDLER PARK DRIVE. DEPTH: 160.1 FEET; AREA: .199 ACRES, LAND LOT: 209, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: DAVID GRAY; APPLICANT: SHANNON SMITH-SENGSTACK; NPU N COUNCIL DISTRICT 2

Application File Date	01/06/20
Zoning Number	U-20-01
NPU / CD	N-2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

COMMENTS - Current Meeting:

**FORWARDED TO FULL COUNCIL FOR REFERRAL**

20-O-1173 (9) U-20-03 AN ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT PURSUANT TO 16-28.023 TO SEVER EXCESS DEVELOPMENT DENSITY (700,000 SQUARE FEET OF

RESIDENTIAL FLOOR AREA AND 300,000 SQUARE FEET OF NON-RESIDENTIAL FLOOR AREA) FROM PROPERTY LOCATED AT 201 WASHINGTON STREET, SW (SENDING PROPERTY), FRONTING 253.13 FEET ON THE NORTHWEST SIDE OF WASHINGTON STREET BEGINNING AT A POINT ON THE SOUTHERN RIGHT-OF-WAY OF MARTIN LUTHER KING JR. DRIVE AND THE WESTERN RIGHT-OF-WAY OF WASHINGTON STREET, SW. DEPTH: VARIES; AREA: 1.077 ACRES, LAND LOT: 77, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CENTRAL PRESBYTERIAN CHURCH OF ATLANTA, JESSICA R. PATCHETT, PRESIDENT; APPLICANT: GARY A. CORNELL; NPU M COUNCIL DISTRICT 4

Application File Date	01/07/20
Zoning Number	U-20-03
NPU / CD	M-4
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

COMMENTS - Current Meeting:

**FORWARDED TO FULL COUNCIL FOR REFERRAL**

**I. PAPER(S) HELD IN COMMITTEE**

- 19-O-1335 (10) Z-19-43 AN AMENDED 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	Approval conditional

NPU Recommendation	No recommendation
ZRB Recommendation	Approval conditional

► (Held 10/30/19 at the request of the applicant for community engagement)

**RESULT: HELD IN COMMITTEE**

**J. WALK-IN LEGISLATION**

NONE

**K. REQUESTED ITEM(S)**

NONE

**L. ADJOURNMENT**



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

**Respectfully submitted:**

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**Wasonna Griffin, Legislative Assistant**

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**Corrine A. Lindo, Legislative Research and Policy Analyst**

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**The Honorable Carla Smith, Chair**