



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, September 25, 2019

9:30 AM

Committee Room 1

A. CALL TO ORDER

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, September 25, 2019**, at **9:36 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	9:28 AM
Michael Julian Bond	Post 1 At-Large	Absent	
Andrea L Boone	District 10	Present	9:36 AM
Jennifer N Ide	District 6	Absent	
Amir R Farokhi	Vice-Chair, District 2	Present	9:32 AM
Cleta Winslow	District 4	Present	9:41 AM
Marci Collier Overstreet	District 11	Present	9:35 AM
Wasonna Hammonds-Griffin	Legislative Assistant	Present	9:10 AM
Corrine A Lindo	Legislative Research and Policy Analyst	Present	9:15 AM

Others in Attendance:

DCP: Keyetta Holmes, Interim Director OZD; **Law:** Jonathan Futrell and Erica Powers; **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).

NONE

F. ORDINANCE(S) FOR FIRST READING

19-O-1558 (1) U-19-31 AN ORDINANCE BY ZONING COMMITTEE CORRECTING ORDINANCE 18-O-1654 (U-18-30) WHICH WAS ADOPTED BY THE CITY COUNCIL ON DECEMBER 3, 2018 AND APPROVED AS PER THE CITY CHARTER 2-403 ON DECEMBER 12, 2018 WITHOUT SIGNATURE BY OPERATION OF LAW TO ALLOW A SPECIAL USE PERMIT FOR A CONCRETE MIXING FACILITY PURSUANT TO 16-17.005(1)(E) AT 1528 AND 1534 HUGHES STREET, N.W., 17 0266 LL013, 17 0266 LL050, 17 0266 LL043, 17 0266 LL044, 17 0266 LL015, 17 0266 LL049, 17 0267 LL022, 17 0266 LL017, 017 0266 LL027, AND 017 0266 LL021 FOR THE PURPOSE OF CORRECTING A SCRIVENER’S ERROR.

Application File Date	
Zoning Number	U-19-31
NPU / CD	G-9
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

COMMENTS - Current Meeting:

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

RESULT: ACCEPTED [UNANIMOUS]
AYES: Smith, Bond, Boone, Ide, Farokhi, Winslow, Overstreet

G. ORDINANCE(S) FOR SECOND READING

19-O-1137 (2) Z-19-11 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO MRC-1/BL (MIXED RESIDENTIAL COMMERCIAL/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 1369 RALPH DAVID ABERNATHY BOULEVARD, S.W. FRONTING 218.8 FEET ON THE WEST SIDE OF MUSE STREET, S.W. BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF RALPH DAVID ABERNATHY, S.W. WITH THE WESTERLY RIGHT-OF-WAY LINE OF LONGHORN STREET, S.W. AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MUSE

STREET, S.W. DEPTH: 158.6 FEET; AREA: .39 ACRES; LAND LOT 140, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: AAA PROPERTY SOLUTIONS, LLC; APPLICANT: EVERETT GAY; NPU T COUNCIL DISTRICT 4

Application File Date	02/05/19
Zoning Number	Z-19-11
NPU / CD	T-4
Staff Recommendation	Approval
NPU Recommendation	Approval conditional
ZRB Recommendation	Approval

RESULT: FAVORABLE [UNANIMOUS]

MOVER: Carla Smith, Chair, District 1

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

AYES: Smith, Boone, Farokhi, Overstreet

ABSENT: Bond, Ide, Winslow

19-O-1379 (3)

Z-19-56 AN ORDINANCE BY ZONING COMMITTEE TO AMEND CHAPTER 13 OF THE ATLANTA ZONING ORDINANCE ENTITLED “C-3 COMMERCIAL RESIDENTIAL DISTRICT REGULATIONS” TO CORRECT A SCRIVENER’S ERROR FROM ORDINANCE NO. 06-O-0038 AND TO ALLOW FOR SPECIAL USE PERMITS FOR “HOTELS AND MOTELS” IN SEC. 16-13.005(1)(G); AND TO AMEND CHAPTER 14 OF THE ATLANTA ZONING ORDINANCE ENTITLED “C-4 CENTRAL AREA COMMERCIAL RESIDENTIAL DISTRICT REGULATIONS” TO CORRECT A SCRIVENER’S ERROR FROM ORDINANCE NO. 06-O-0038 AND ALLOW FOR SPECIAL USE PERMITS FOR “ROOMINGHOUSES” IN SEC. 16-14.005(1)(K); AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-19-56
NPU / CD	All NPU's
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, Farokhi, Overstreet
ABSENT: Bond, Ide, Winslow

19-O-1380 (4) Z-19-57 AN ORDINANCE BY ZONING COMMITTEE TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, BY AMENDING THE SPI-21 SA 1 (HISTORIC WEST END/ADAIR PARK SPECIAL PUBLIC INTEREST DISTRICT SUBAREA 1), SECTION 16-18U.012 HISTORIC WEST END/ADAIR PARK-DEVELOPMENT CONTROLS AND SITE LIMITATIONS TABLE BY INCREASING THE ALLOWABLE HEIGHT; AND FOR OTHER PURPOSES. NPU T COUNCIL DISTRICT 4

Application File Date	
Zoning Number	Z-19-57
NPU / CD	T-4
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, Farokhi, Overstreet
ABSENT: Bond, Ide, Winslow

19-O-1476 (5) U-19-19 AN ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR A PRIVATE CLUB PURSUANT TO 16-18L.007 FOR PROPERTY LOCATED AT 103, 107 AND 111 WEST PACES FERRY ROAD, N.W. AND 134, 140 AND 144 EAST ANDREWS DRIVE, N.W. FRONTING 314 FEET ON THE NORTHEAST SIDE OF WEST PACES FERRY ROAD, N.W. BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF WEST PACES FERRY ROAD AND THE SOUTHEASTERLY RIGHT-OF-WAY OF EAST ANDREWS DRIVE, N.W. DEPTH: VARIES; AREA: 3.57 ACRES; LAND LOT 99, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JAME REALTY, LLC & ANP, L.P.; APPLICANT: 111 WPFR, LLC; NPU B COUNCIL DISTRICT 8

Application File Date	07/02/2019
Zoning Number	U-19-19
NPU / CD	B-8

Staff Recommendation	Approval
NPU Recommendation	Approval conditional
ZRB Recommendation	Approval

RESULT: FAVORABLE [UNANIMOUS]

MOVER: Carla Smith, Chair, District 1

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

AYES: Smith, Boone, Farokhi, Overstreet

ABSENT: Bond, Ide, Winslow

19-O-1238 (6)

Z-19-48 AN ORDINANCE BY COUNCILMEMBER JOYCE M. SHEPERD AS AMENDED BY ZONING COMMITTEE TO REZONE FROM O-I (OFFICE INSTITUTIONAL DISTRICT) TO C-1-C (COMMUNITY BUSINESS DISTRICT CONDITIONAL) PROPERTY LOCATED AT 967 DEWEY STREET, S.W. FRONTING 100 FEET ON THE WEST SIDE OF DEWEY STREET, S.W. BEGINNING AT THE INTERSECTION OF DEWEY STREET, S.W. AND MARY STREET, S.W.; LAND LOT 87, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: THE SALVATION ARMY; NPU V COUNCIL DISTRICT 12

Application File Date	
Zoning Number	Z-19-48
NPU / CD	V-12
Staff Recommendation	Approval conditional
NPU Recommendation	Approval conditional
ZRB Recommendation	Approval conditional

RESULT: FAVORABLE AS AMENDED [UNANIMOUS]

MOVER: Carla Smith, Chair, District 1

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

AYES: Smith, Boone, Farokhi, Winslow, Overstreet

ABSENT: Bond, Ide

19-O-1461 (7)

Z-19-62 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5-C/BL (TWO FAMILY RESIDENTIAL CONDITIONAL/BELTLINE OVERLAY) TO R-5-C/BL (TWO FAMILY RESIDENTIAL CONDITIONAL/BELTLINE OVERLAY) FOR A CHANGE OF CONDITIONS FOR PROPERTY LOCATED AT 1006 HANK AARON DRIVE, S.E. FRONTING 50 FEET ON THE EAST SIDE OF HANK AARON DRIVE, S.E. BEGINNING AT A POINT ON THE EAST SIDE OF HANK AARON DRIVE 150 FEET NORTH OF THE NORTHEAST CORNER OF HANK AARON DRIVE AND HAYGOOD AVENUE. DEPTH: 238 FEET; AREA: .272 ACRES; LAND LOT 55, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: BETHANE

NIKOU; APPLICANT: BETHANE NIKOU; NPU V COUNCIL DISTRICT 1

Application File Date	06/28/2019
Zoning Number	Z-19-62
NPU / CD	V-1
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

RESULT: FAVORABLE AS AMENDED [UNANIMOUS]

MOVER: Carla Smith, Chair, District 1

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

AYES: Smith, Boone, Farokhi, Winslow, Overstreet

ABSENT: Bond, Ide

19-O-1464 (8)

Z-19-65 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM C-1-C (COMMUNITY BUSINESS CONDITIONAL) TO C-1-C (COMMUNITY BUSINESS CONDITIONAL) FOR A SITE PLAN AMENDMENT FOR PROPERTY LOCATED AT 2343 HOSEA L. WILLIAMS DRIVE, S.E. FRONTING APPROXIMATELY 200 FEET ON THE SOUTH SIDE OF HOSEA WILLIAMS DRIVE, S.E. BEGINNING AT A POINT ON THE SOUTH SIDE OF BOULEVARD DRIVE (FKA BOULEVARD-DEKALB) 200 FEET EAST OF THE SOUTHEAST CORNER OF FIRST STREET AND BOULEVARD DRIVE. DEPTH: APPROXIMATELY 260 FEET; AREA: .917 ACRES; LAND LOT 204, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: BLUE CHIP PIZZA PRODUCTS, LLC; APPLICANT: NINA E. GENTRY, AICP; NPU O COUNCIL DISTRICT 5

Application File Date	07/01/2019
Zoning Number	Z-19-65
NPU / CD	O-5
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

RESULT: FAVORABLE AS AMENDED [UNANIMOUS]

MOVER: Carla Smith, Chair, District 1

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

AYES: Smith, Boone, Farokhi, Winslow, Overstreet

ABSENT: Bond, Ide

19-O-1468 (9)

Z-19-69 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM RG-4 (RESIDENTIAL GENERAL SECTOR 4) AND I-1 (LIGHT INDUSTRIAL) TO MRC-3-C (MIXED RESIDENTIAL COMMERCIAL CONDITIONAL) FOR PROPERTY LOCATED AT 375 GARTRELL STREET, S.E. AND 424 DECATUR STREET, S.E. FRONTING 310.35 FEET ON THE SOUTH SIDE OF GARTRELL STREET, S.E. BEGINNING AT AN ½ INCH REBAR SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DECATUR STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF WILLIAM HOLMES BORDERS SR. DRIVE, S.E. DEPTH: VARIES; AREA: 4.6764 ACRES; LAND LOT 45, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: SAINT JOSEPH’S HEALTH SYSTEM, INC.; APPLICANT: SAINT JOSEPH’S HEALTH SYSTEM, INC.; NPU M COUNCIL DISTRICT 5

Application File Date	07/02/2019
Zoning Number	Z-19-69
NPU / CD	M-5
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

RESULT: FAVORABLE AS AMENDED [UNANIMOUS]

MOVER: Carla Smith, Chair, District 1

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

AYES: Smith, Boone, Farokhi, Winslow, Overstreet

ABSENT: Bond, Ide

19-O-1469 (10)

Z-19-70 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM RG-4 (RESIDENTIAL GENERAL SECTOR 4) TO MR-4A-C (MULTIFAMILY RESIDENTIAL CONDITIONAL) FOR PROPERTY LOCATED AT 38 WILLIAM HOLMES BORDERS SR. DRIVE, N.E. (AKA 300 CHAMBERLAIN STREET) FRONTING 150 FEET ON THE SOUTH SIDE OF CHAMBERLAIN STREET, S.E. BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF GARTRELL STREET AND THE EASTERLY RIGHT-OF-WAY OF WILLIAM HOLMES BORDERS SR. DRIVE, S.E. DEPTH: VARIES; AREA: 1.1625 ACRES; LAND LOT 45, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: SAINT JOSEPH’S HEALTH SYSTEM, INC.; APPLICANT: SAINT JOSEPH’S HEALTH SYSTEM, INC.; NPU M COUNCIL DISTRICT 5

Application File Date	07/02/2019
Zoning Number	Z-19-70

NPU / CD	M-5
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

RESULT: FAVORABLE AS AMENDED [UNANIMOUS]

MOVER: Carla Smith, Chair, District 1

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

AYES: Smith, Boone, Farokhi, Winslow, Overstreet

ABSENT: Bond, Ide

- 19-O-1471 (11) Z-19-72 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-LC-C (RESIDENTIAL LIMITED COMMERCIAL CONDITIONAL) TO C-1-C (COMMUNITY BUSINESS DISTRICT CONDITIONAL) FOR PROPERTY LOCATED AT 2959 PIEDMONT ROAD, N.E. FRONTING 70 FEET ON THE EAST SIDE OF PIEDMONT ROAD, N.W. BEGINNING AT A POINT ON THE EASTERLY SIDE OF PIEDMONT ROAD, 174.7 FEET SOUTHERLY FROM THE INTERSECTION OF THE SOUTHERLY SIDE OF PHARR ROAD WITH THE EASTERLY SIDE OF PIEDMONT ROAD. DEPTH: VARIES; AREA: .533 ACRES; LAND LOT 187, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: TJIN H. TEOH; APPLICANT: SWP BUCKHEAD; NPU B COUNCIL DISTRICT 7

Application File Date	07/02/2019
Zoning Number	Z-19-72
7NPU / CD	B-7
Staff Recommendation	Approval conditional
NPU Recommendation	Approval conditional
ZRB Recommendation	Approval conditional

RESULT: FAVORABLE AS AMENDED [UNANIMOUS]

MOVER: Carla Smith, Chair, District 1

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

AYES: Smith, Boone, Farokhi, Winslow, Overstreet

ABSENT: Bond, Ide

- 19-O-1472 (12) Z-19-74 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO MR-4A-C/BL (MULTIFAMILY RESIDENTIAL CONDITIONAL/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 111 MORELAND AVENUE, S.E. FRONTING 108 FEET ON THE WEST SIDE OF MORELAND AVENUE, S.E. BEGINNING AT THE

INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF KIRKWOOD AVENUE, S.E. AND WESTERLY RIGHT-OF-WAY OF MORELAND AVENUE. DEPTH: 155 FEET; AREA: .38 ACRES; LAND LOT 13, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: PAUL KAIZMAN; APPLICANT: JOE ALCOCK; NPU N COUNCIL DISTRICT 5 5

Application File Date	07/02/2019
Zoning Number	Z-19-74
NPU / CD	N-5
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

RESULT: FAVORABLE AS AMENDED [UNANIMOUS]

MOVER: Carla Smith, Chair, District 1

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

AYES: Smith, Boone, Farokhi, Winslow, Overstreet

ABSENT: Bond, Ide

19-O-1473 (13) Z-19-75 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM SPI-9 SA2 (BUCKHEAD VILLAGE SPECIAL PUBLIC INTEREST DISTRICT SUBAREA 2) AND SPI-9 SA 3 (BUCKHEAD VILLAGE SPECIAL PUBLIC INTEREST DISTRICT SUBAREA 3) TO SPI-9 SA2-C (BUCKHEAD VILLAGE SPECIAL PUBLIC INTEREST DISTRICT SUBAREA 2 CONDITIONAL) FOR PROPERTY LOCATED AT 103, 107, AND 111 WEST PACES FERRY ROAD, N.W. AND 134, 140 AND 144 EAST ANDREWS DRIVE, N.W. FRONTING 314 FEET ON THE NORTHEAST SIDE OF WEST PACES FERRY ROAD, N.W. BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WEST PACES FERRY ROAD AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST ANDREWS DRIVE. DEPTH: VARIES; AREA: 3.57 ACRES; LAND LOT 99, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JAME REALTY, LLC AND ANP, L.P.; APPLICANT: 111 WPFR, LLC; NPU B COUNCIL DISTRICT 8

Application File Date	07/02/2019
Zoning Number	Z-19-75
NPU / CD	B-8
Staff Recommendation	Approval conditional
NPU Recommendation	Approval conditional

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

19-O-1474 (14) U-19-17 AN AMENDED ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR A PARK-FOR-HIRE SURFACE PARKING LOT PURSUANT TO 16-20C.005 FOR PROPERTY LOCATED AT 15 HILLIARD STREET, N.E. FRONTING 75 FEET ON THE EAST SIDE OF HILLIARD STREET, N.E. BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF HILLIARD STREET 50 FEET SOUTH OF THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HILLIARD STREET WITH THE SOUTHERLY RIGHT-OF-WAY OF PORTER’S ALLEY. DEPTH: 145 FEET; AREA: 0.249 ACRES; LAND LOT 46, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: WESTSIDE REVITALIZATION ACQUISITIONS, LLC; APPLICANT: RYAN BUCHANAN; NPU M COUNCIL DISTRICT 5

Application File Date	06/11/2019
Zoning Number	U-19-17
NPU / CD	M-5
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

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

19-O-1337 (15) Z-19-45 A SUBSTITUTE ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4A (SINGLE FAMILY RESIDENTIAL) TO RG-3 (RESIDENTIAL GENERAL SECTOR 3) 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	Approval of substitute
NPU Recommendation	Approval
ZRB Recommendation	Approval of substitute

RESULT: FAVORABLE ON SUBSTITUTE [UNANIMOUS]

MOVER: Carla Smith, Chair, District 1

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

AYES: Smith, Boone, Farokhi, Winslow, Overstreet

ABSENT: Bond, Ide

- 19-O-1458 (16) Z-19-52 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO MR-MU/BELTLINE (MULTIFAMILY MULTIUNIT/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 496 BOULEVARD PLACE, N.E. FRONTING 50 FEET ON THE NORTH SIDE OF BOULEVARD PLACE, N.E. 199.8 FEET EAST OF THE NORTHEAST CORNER OF BOULEVARD PLACE AND BOULEVARD, N.E. DEPTH: 190 FEET; AREA: .218 ACRES; LAND LOT 47, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: S. WESLEY KNAPP; APPLICANT: KRONBERG WALL; NPU M COUNCIL DISTRICT 2

Application File Date	06/03/2019
Zoning Number	Z-19-52
NPU / CD	M-2
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, Farokhi, Winslow, Overstreet

ABSENT: Bond, Ide

- 19-O-1465 (17) Z-19-66 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO MR-MU/BL (MULTIFAMILY MULTIUNIT/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 508 BOULEVARD PLACE, N.E. FRONTING APPROXIMATELY 50 FEET ON THE NORTH SIDE OF

BOULEVARD PLACE, N.E. BEGINNING AT A POINT ON THE NORTH SIDE OF BOULEVARD PLACE 300 FEET EAST OF THE NORTHEAST CORNER OF THE INTERSECTION OF BOULEVARD PLACE AND BOULEVARD. DEPTH: 190 FEET; AREA: .218 ACRES; LAND LOT 47, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CHESLEY GADDIS; APPLICANT: KRONBERG WALL; NPU M COUNCIL DISTRICT 2

Application File Date	07/01/2019
Zoning Number	Z-19-66
NPU / CD	M-2
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, Farokhi, Winslow, Overstreet

ABSENT: Bond, Ide

19-O-1466 (18) Z-19-67 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO MR-MU/BL (MULTIFAMILY MULTIUNIT/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 502 BOULEVARD PLACE, N.E. FRONTING APPROXIMATELY 50 FEET ON THE NORTH SIDE OF BOULEVARD PLACE, N.E. BEGINNING AT A POINT ON THE NORTH SIDE OF BOULEVARD PLACE 250 FEET EAST OF THE NORTHEAST CORNER OF THE INTERSECTION OF BOULEVARD PLACE AND BOULEVARD. DEPTH: 190 FEET; AREA: .218 ACRES; LAND LOT 47, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CHRIS ANDERSON; APPLICANT: KRONBERG WALL; NPU M COUNCIL DISTRICT 2

Application File Date	07/01/2019
Zoning Number	Z-19-67
NPU / CD	M-2
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, Farokhi, Winslow, Overstreet
ABSENT: Bond, Ide

19-O-1467 (19) Z-19-68 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO MR-MU/BL (MULTIFAMILY MULTIUNIT/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 512 BOULEVARD PLACE, N.E. FRONTING APPROXIMATELY 50 FEET ON THE NORTH SIDE OF BOULEVARD PLACE, N.E. BEGINNING AT A POINT ON THE NORTH SIDE OF BOULEVARD PLACE 350 FEET EAST OF THE NORTHEAST CORNER OF THE INTERSECTION OF BOULEVARD PLACE AND BOULEVARD. DEPTH: 190 FEET; AREA: .223 ACRES; LAND LOT 47, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CHESLEY GADDIS; APPLICANT: KRONBERG WALL; NPU M COUNCIL DISTRICT 2

Application File Date	07/01/2019
Zoning Number	Z-19-68
NPU / CD	M-2
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, Farokhi, Winslow, Overstreet
ABSENT: Bond, Ide

19-O-1470 (20) Z-19-71 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM I-1 (LIGHT INDUSTRIAL) TO MRC-1 (MIXED RESIDENTIAL COMMERCIAL) FOR PROPERTY LOCATED AT 1669 DEFOOR AVENUE, N.W. FRONTING 151 FEET ON THE NORTH SIDE OF DEFOOR AVENUE, N.W. BEGINNING AT AN IRON PIN ON THE NORTHERLY SIDE OF DEFOOR AVENUE 150 FEET FROM THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF DEFOOR AVENUE WITH THE WESTERN RIGHT-OF-WAY SPRINGER STREET, N.W. DEPTH: VARIES; AREA: .533 ACRES; LAND LOT 187, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: FRANK HOUSER; APPLICANT: FRANK HOUSER; NPU D COUNCIL DISTRICT 9

Application File Date	07/02/2019
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Zoning Number	Z-19-71
NPU / CD	D-9
Staff Recommendation	Approval conditional
NPU Recommendation	Denial
ZRB Recommendation	Denial

RESULT: FILED BY COMMITTEE [UNANIMOUS]

MOVER: Carla Smith, Chair, District 1

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

AYES: Smith, Boone, Farokhi, Winslow, Overstreet

ABSENT: Bond, Ide

H. DUAL REFERRED ITEM(S)

18-O-1050 (21) *****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 (22) 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
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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] Next:
10/7/2019 1:00 PM
AYES: Smith, Boone, Farokhi, Winslow, Overstreet
ABSENT: Bond, Ide

19-O-1139 (23) 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)

RESULT: HELD IN COMMITTEE [UNANIMOUS] Next:
10/7/2019 1:00 PM
AYES: Smith, Boone, Farokhi, Winslow, Overstreet
ABSENT: Bond, Ide

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:

Angela Hunter-Campbell, Legislative Assistant

Corrine A. Lindo, Legislative Research and Policy Analyst

The Honorable Ivory Lee Young, Jr., Chair