



ZONING COMMITTEE
REGULAR COMMITTEE MEETING
~Agenda~

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

CITY OF ATLANTA

Chairperson
The Honorable Ivory Lee Young Jr.

Corrine A Lindo
(404) 330-6313
calindo@atlantaga.gov

Wednesday, May 30, 2018

9:30 AM

Committee Room 1

- A. CALL TO ORDER**
- B. INTRODUCTION OF MEMBERS**
- C. ADOPTION OF AGENDA**
- D. APPROVAL OF MINUTES**
- E. REMARKS FROM THE PUBLIC**

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

F. ORDINANCE(S) FOR FIRST READING

18-O-1325 (1) - Z-18-53 AN ORDINANCE BY ZONING COMMITTEE TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, BY CREATING SIGN REGULATIONS FOR SPI-2 FORT MCPHERSON SPECIAL PUBLIC INTEREST DISTRICT; TO CODIFY SUCH REGULATIONS AS ATLANTA CITY CODE SEC. 16-28A.010(59); AND FOR OTHER PURPOSES
NPU S COUNCIL DISTRICT 12

Application File Date	
Zoning Number	Z-18-53
NPU / CD	S-12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

18-O-1326 (2) - Z-18-52 AN ORDINANCE BY ZONING COMMITTEE TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, BY CREATING A NEW CHAPTER 16-18B TO BE ENTITLED SPI-2 (FORT MCPHERSON SPECIAL PUBLIC INTEREST DISTRICT), TO CODIFY REGULATIONS GOVERNING SAID DISTRICT; TO DELINEATE THE BOUNDARIES OF SAID DISTRICT; TO CODIFY REGULATIONS GOVERNING HISTORIC PROPERTIES; AND FOR OTHER PURPOSES
NPU S COUNCIL DISTRICT 12

Application File Date	
Zoning Number	Z-18-52
NPU / CD	S-12
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

G. ORDINANCE(S) FOR SECOND READING

- 18-O-1105 (3) - Z-18-05 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM I-1/BL (LIGHT INDUSTRIAL/BELTLINE OVERLAY) AND I-2/BL (HEAVY INDUSTRIAL/BELTLINE OVERLAY) TO MRC-3/BL (MIXED RESIDENTIAL COMMERCIAL/BELTLINE OVERLAY); FOR PROPERTY LOCATED AT 930 MARIETTA BOULEVARD, N.W., 0 CHAMPA STREET (17 019000041107), 0 CHAMPA STREET, N.W. (17 019000041115) AND 0 CHAMPA STREET, N.W. (17 019000040125) FRONTING APPROXIMATELY 412 FEET ON THE SOUTH SIDE OF MARIETTA STREET, N.W. AND BEGINNING AT THE INTERSECTION OF WEST MARIETTA STREET, N.W. AND CHAMPA STREET, N.W. DEPTH: VARIES. AREA: 17.228 ACRES. LAND LOT 190, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: METRO ATLANTA LAND GROUP, LLC APPLICANT: WP SOUTH ACQUISITIONS, LLC;
NPU K COUNCIL DISTRICT 3

Application File Date	01/02/2018
Zoning Number	Z-18-05
NPU / CD	K-3
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

(Referred back by Council 5/21/18)

- 18-O-1167 (4) - Z-18-12 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM I-1 (LIGHT INDUSTRIAL) AND I-2 (HEAVY INDUSTRIAL) TO MRC-3 (MIXED RESIDENTIAL COMMERCIAL) FOR PROPERTY LOCATED AT 1041 HOWELL MILL ROAD, N.W. FRONTING 242 FEET ON THE EAST SIDE OF HOWELL MILL ROAD, N.W. BEGINNING AT THE INTERSECTION OF HOWELL MILL ROAD, N.W., AND 11TH STREET, N.W. DEPTH: VARIES. AREA: 1.749 ACRES. LAND LOT 150, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: 1041 HOWELL MILL ROAD, N.W. APPLICANT: 1055 HOWELL MILL ROAD, LLC
NPU E COUNCIL DISTRICT 3

Application File Date	02/06/2018
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Zoning Number	Z-18-12
NPU / CD	E-3
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

18-O-1198 (5) -

Z-18-25 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM I-1/BL(LIGHT INDUSTRIAL/BELTLINE OVERLAY) AND I-2/BL(HEAVY INDUSTRIAL/BELTLINE OVERLAY) TO MRC-3/-CBL(MIXED RESIDENTIAL COMMERCIAL CONDITIONAL/BELTLINE OVERLAY) PROPERTY LOCATED AT 721 NORTH ANGIER AVENUE, N.E., A.K.A 760 RALPH MCGILL BOULEVARD, N.E., 688 NORTH ANGIER AVENUE, N.E., 532 NORTH ANGIER AVENUE, N.E., 536 NORTH ANGIER AVENUE, N.E. AND 808 RALPH MCGILL BOULEVARD, N.E. FRONTING 40 FEET ON THE NORTH SIDE OF RALPH MCGILL BOULEVARD, N.E. BEGINNING APPROXIMATELY 444.7 FEET FROM THE INTERSECTION OF ASHLEY AVENUE, N.E., AND RALPH MCGILL BOULEVARD, N.E. DEPTH: VARIES, AREA: 11.042 ACRES. LAND LOT 18, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: RALPH MCGILL ANGIER LAND, LLC APPLICANT: RALPH MCGILL ANGIER, LLC BY DENTONS US LLP
NPU M COUNCIL DISTRICT 2

Application File Date	03/09/2018
Zoning Number	Z-18-25
NPU / CD	M-2
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

18-O-1202 (6) -

U-18-11 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A HOTEL PURSUANT TO 16-34.007(1)(J) FOR PROPERTY LOCATED AT 721 NORTH ANGIER AVENUE, N.E., A.K.A 760 RALPH MCGILL BOULEVARD, N.E., 688 NORTH ANGIER AVENUE, N.E., 532 NORTH ANGIER AVENUE, N.E., 536 NORTH ANGIER AVENUE, N.E. AND 808 RALPH MCGILL BOULEVARD, N.E. FRONTING 40 FEET ON THE NORTH SIDE OF RALPH MCGILL BOULEVARD, N.E. BEGINNING APPROXIMATELY 444.7 FEET FROM THE INTERSECTION OF ASHLEY AVENUE, N.E., AND RALPH MCGILL BOULEVARD, N.E. DEPTH: VARIES. AREA: 24.484 ACRES. LAND LOT 18, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: RALPH MCGILL ANGIER LAND, LLC APPLICANT: RALPH MCGILL ANGIER, LLC BY DENTONS US LLP
NPU M COUNCIL DISTRICT 2

Application File Date	03/09/2018
Zoning Number	U-18-11

NPU / CD	M-2
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

18-O-1003 (7) -

Z-17-92 A SUBSTITUTE ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 2832 LENOX ROAD, N. E. FROM R-3 (SINGLE FAMILY RESIDENTIAL) TO RG-2-C (RESIDENTIAL GENERAL SECTOR 2 CONDITIONAL) FRONTING 150 FEET ON THE WEST SIDE OF LENOX ROAD, N.E. BEGINNING 57 FEET FROM THE INTERSECTION OF VALE CLOSE, N.E. AND LENOX ROAD, N.E.; DEPTH: VARIES FEET; AREA: 3.19 ACRES; LAND LOT 7, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CARTER JOHN HENNEN, JR.; APPLICANT: THE PROVIDENCE GROUP OF GEORGIA, LLC;

NPU B COUNCIL DISTRICT 7

Application File Date	11/07/2017
Zoning Number	Z-17-92
NPU / CD	B-7
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval of Substitute

18-O-1021 (8) -

Z-17-85 AN AMENDED ORDINANCE BY COUNCILMEMBER CARLA SMITH TO REZONE PROPERTY LOCATED AT 952 NORTH AVENUE, N.E. FROM R-4 (SINGLE FAMILY RESIDENTIAL) TO R-5-C (TWO FAMILY RESIDENTIAL CONDITIONAL) FRONTING APPROXIMATELY 50 FEET ON THE NORTH SIDE OF NORTH AVENUE BEGINNING 297 FEET FROM THE INTERSECTION OF LINWOOD AVENUE, N.E. AND NORTH AVENUE, N.E.; DEPTH: 250 FEET; AREA: .252 ACRES; LAND LOT: 16, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: KHALILI PROPERTIES, LLP; APPLICANT: KHALILI PROPERTIES;

NPU N COUNCIL DISTRICT 2

Application File Date	10/03/2017
Zoning Number	Z-17-85
NPU / CD	N-2
Staff Recommendation	Denial
NPU Recommendation	Approval conditional
ZRB Recommendation	Approval conditional

18-O-1199 (9) -

U-18-08 AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR OUTDOOR DINING AT AN 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 3655 ROSWELL ROAD, N.E. FRONTING 588.76 FEET ON THE EAST SIDE OF ROSWELL ROAD, N.E. BEGINNING AT THE INTERSECTION OF OLD IVY ROAD, N.E., AND ROSWELL ROAD, N.E. DEPTH: 415.5 FEET. AREA: 3.95 ACRES. LAND LOT 97, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: AMERIT TUXEDO LP APPLICANT: PATRICIA A. WALLIS

NPU B COUNCIL DISTRICT 7

Application File Date	02/20/2018
Zoning Number	U-18-08
NPU / CD	B-7
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

18-O-1200 (10) - U-18-09 AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A DAY CARE FACILITY PURSUANT TO 16-05.005(1)(B) FOR PROPERTY LOCATED AT 2450 CASCADE ROAD, S.W. FRONTING 690 FEET ON THE SOUTH SIDE OF CASCADE ROAD, S.W. BEGINNING AT THE INTERSECTION OF VENETIAN DRIVE, S.W., AND CASCADE ROAD, S.W. DEPTH: VARIES. AREA: 12.59 ACRES. LAND LOT 201, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: HILLSIDE CHAPEL AND TRUTH CENTER APPLICANT: NAOMI BRADLEY

NPU R COUNCIL DISTRICT 11

Application File Date	02/23/2018
Zoning Number	U-18-09
NPU / CD	R-11
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

18-O-1201 (11) - U-18-10 AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PRIVATE SCHOOL PURSUANT TO 16-07.005(1)(L) FOR PROPERTY LOCATED AT 1150 WESTVIEW DRIVE, S.W. FRONTING 740.37 FEET ON THE SOUTH SIDE OF WESTVIEW DRIVE, S.W. BEGINNING AT THE INTERSECTION OF DARGAN PLACE, S.W., AND WESTVIEW DRIVE, S.W. DEPTH: APPROXIMATELY 340 FEET. AREA: 3.685 ACRES. LAND LOT 117, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: SHILOH MISSIONARY BAPTIST CHURCH APPLICANT: PAUL G. MUSSMAN

NPU T COUNCIL DISTRICT 4

Application File Date	03/06/2018
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Zoning Number	U-18-10
NPU / CD	T-4
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

18-O-1321 (12) - AN ORDINANCE BY COUNCILMEMBERS NATALYN M. ARCHIBONG AND MATT WESTMORELAND IMPOSING INTERIM DEVELOPMENT CONTROLS ON THE ACCEPTANCE OF ANY APPLICATION FOR SPECIAL ADMINISTRATIVE PERMIT OR BUILDING PERMIT FOR WHICH A SPECIAL ADMINISTRATIVE PERMIT HAS NOT BEEN APPLIED FOR, INCLUDING LAND DISTURBANCE PERMITS, FOR ANY PROPOSED MULTIFAMILY DWELLING DEVELOPMENTS UNLESS THEY INCLUDE AT LEAST TWENTY PERCENT (20%) OF THE TOTAL FLOOR AREA AS GROUND LEVEL COMMERCIAL USES; AND FOR OTHER PURPOSES.

H. DUAL REFERRED ITEM(S)

18-O-1050 (13) - *****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).

I. PAPER(S) HELD IN COMMITTEE

18-O-1005 (14) - U-17-34 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A DAY CARE CENTER PURSUANT TO 16-06.005 (1)(B) FOR PROPERTY LOCATED AT 122 HOWELL DRIVE, S.W. FRONTING APPROXIMATELY 50 FEET ON THE EAST SIDE OF HOWELL DRIVE, S.W. BEGINNING APPROXIMATELY 1,306 FEET FROM THE INTERSECTION OF BAKERS FERRY ROAD, S.W, AND HOWELL DRIVE, S.W.; DEPTH: 240 FEET; AREA: .2755 ACRES; LAND LOT 244, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: PSM TRAVEL INC/BRANDY GRAY; APPLICANT: JOHN MCKENZIE;

NPU H COUNCIL DISTRICT 10

Application File Date	11/03/2107
Zoning Number	U-17-34
NPU / CD	H-10
Staff Recommendation	File
NPU Recommendation	Deferral

ZRB Recommendation	File
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(Held 2/28/18 at the request of the Department)

- 18-O-1016 (15) - Z-17-59 AN ORDINANCE BY COUNCILMEMBER CARLA SMITH TO REZONE PROPERTY LOCATED AT 320 NORTH HIGHLAND AVENUE, N.E. FROM RG-2/HC20L SA1/BL (RESIDENTIAL GENERAL SECTOR 2/INMAN PARK HISTORIC DISTRICT SUBAREA 1/BELTLINE OVERLAY) TO C-1/HC20L SA1/BL (COMMUNITY BUSINESS DISTRICT/INMAN PARK HISTORIC DISTRICT SUBAREA 1/BELTLINE OVERLAY) FRONTING APPROXIMATELY 123 FEET ON THE NORTH SIDE OF NORTH HIGHLAND AVENUE, N.E. AND BEGINNING 111 FEET FROM THE INTERSECTION OF NORTH HIGHLAND AVENUE, N.E. AND ELIZABETH STREET, N.E.; DEPTH: 172.44 FEET; AREA: .665 ACRES; LAND LOT 15, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: 320 NORTH HIGHLAND/RICCARDO VLLIO; APPLICANT: COOPER PIERCE;
NPU N COUNCIL DISTRICT 2

Application File Date	07/05/2017
Zoning Number	Z-17-59
NPU / CD	N-2
Staff Recommendation	Approval conditional
NPU Recommendation	Denial
ZRB Recommendation	No recommendation 2 = support and 2 = opposition

(Held 4/25/18 at the request of the Councilmember for 60 days)

- 18-O-1070 (16) - Z-18-07 A SUBSTITUTE ORDINANCE BY ZONING COMMITTEE TO AMEND CHAPTER 18P (SPI 16 MIDTOWN SPECIAL PUBLIC INTEREST DISTRICT) OF THE ATLANTA ZONING ORDINANCE; AND FOR OTHER PURPOSES
NPU E COUNCIL DISTRICT 2

Application File Date	
Zoning Number	Z-18-07
NPU / CD	E-2
Staff Recommendation	Approval of Substitute
NPU Recommendation	Approval
ZRB Recommendation	Approval of Substitute

(Held 5/16/18)

- 18-O-1101 (17) - Z-17-103 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-3 (SINGLE FAMILY RESIDENTIAL) TO RG-2 (RESIDENTIAL GENERAL SECTOR 2) FOR PROPERTY LOCATED AT 2621 SHADY VALLEY DRIVE, N.E. FRONTING 232 FEET ON THE EAST SIDE OF SHADY VALLEY DRIVE, N.E. AND

BEGINNING AT THE INTERSECTION OF SHADY VALLEY DRIVE, N.E. AND BUFORD HIGHWAY, N.E. DEPTH: VARIES. ACRES: 1.593 ACRES LAND LOT 6, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: NELSON FAERBER
 APPLICANT: CHERYL FAERBER
 NPU B COUNCIL DISTRICT 7

Application File Date	12/29/2017
Zoning Number	Z-17-103
NPU / CD	B-7
Staff Recommendation	Approval
NPU Recommendation	Denial
ZRB Recommendation	Approval

(Held 4/25/18 to travel with the CDP)

18-O-1156 (18) - Z-18-23 AN ORDINANCE BY COUNCILMEMBER CLETA WINSLOW AS SUBSTITUTED BY ZONING COMMITTEE TO REZONE PROPERTY LOCATED AT 1126 OAK STREET, S.W. FROM R-4A/HC20G/BL (SINGLE FAMILY RESIDENTIAL/WEST END HISTORIC DISTRICT/BELTLINE OVERLAY) TO MRC-1-C/HC20G/BL (MIXED RESIDENTIAL COMMERCIAL CONDITIONAL/WEST END HISTORIC DISTRICT/BELTLINE OVERLAY); AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-18-23
NPU / CD	T-4
Staff Recommendation	Approval of Substitute
NPU Recommendation	Approval
ZRB Recommendation	Approval of Substitute

(Held 5/16/18 to travel with the CDP)

18-O-1162 (19) - Z-18-06 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4 (SINGLE FAMILY RESIDENTIAL) TO O-I (OFFICE INSTITUTIONAL) FOR PROPERTY LOCATED AT 350 AUTUMN LANE, S.W. A.K.A 0 BROOKS AVENUE, S.W. (14 01810001009) FRONTING 400 FEET ON THE EAST SIDE OF AUTUMN LANE, S.W. AND BEGINNING 252 FEET FROM THE INTERSECTION OF AUTUMN LANE, S.W. AND LARCHWOOD ROAD, S.W. DEPTH: 211.83 FEET. AREA: 1.9452 ACRES, LAND LOT 181, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ATLANTA BOARD OF EDUCATION APPLICANT: LAWTON JORDAN, ATTORNEY FOR 350 AUTUMN LANE VENTUTRE, LLC
 NPU I COUNCIL DISTRICT 10

Application File Date	01/12/2018
Zoning Number	Z-18-06

NPU / CD	I-10
Staff Recommendation	Denial
NPU Recommendation	No Recommendation
ZRB Recommendation	Denial

(Held 5/16/18 to travel with the CDP)

J. WALK-IN LEGISLATION

K. REQUESTED ITEM(S)

L. ADJOURNMENT