

NEIGHBORHOOD PLANNING UNIT – B

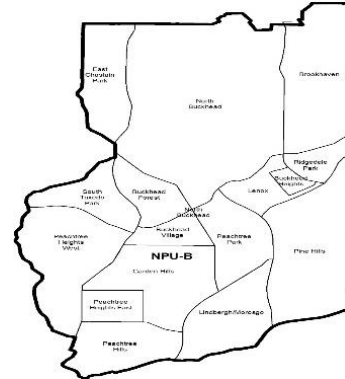


Department of CITY PLANNING

MEETING INFO

Date & Time: Tuesday, December 4, 2018 – 7:00 PM

Location: Cathedral of St. Philip
 2744 Peachtree Rd NW Atlanta, GA 30305



CONTACT INFO

Nancy Bliwise, **NPU-B, Chairperson** – (404) 727-4170 or nbliwis@emory.edu
 Jessica Lavandier, **City of Atlanta, Planner** – (404) 865-8522 or jlavandier@AtlantaGa.Gov
 Erica Pines, **City of Atlanta, Asst. Director** – (404) 546-0159 or epines@AtlantaGa.Gov
 Keyetta Holmes, **City of Atlanta, Interim Director** – (404) 546-0166 or kmholmes@AtlantaGa.Gov

AGENDA

1. Opening Remarks/Introductions
2. Approval of Minutes
3. Announcements
4. Reports from City Departmental Representatives
5. Comments from Elected Officials
6. Presentation(s)
7. Planner's Report
8. Committee Reports
9. Matters for Voting

Liquor License Application(s) – LRB				
Name of Business	Type of Business	Applicant	Property Address	Request
Buttermilk (Vote Required)	Restaurant	Suzanne S. Vizethann	4225 Roswell Road NE	New Business
Publix Supermarkets (Vote Required)	Retail	Andrew McGee	2900 Peachtree Road NW	Change of Agent
Publix Supermarkets (Vote Required)	Retail Package	Brent Brown	2365 Peachtree Road NE	Change of Agent
Publix Supermarkets (Vote Required)	Retail Package	Ben Goelz	4279 Roswell Road NE	Change of Agent

Board of Zoning Adjustment Application(s) – BZA		
Application	Property Address	Public Hearing Date
<p><u>V-18-219</u> (Vote Required) Applicant seeks a special exception from the zoning regulation to allow for active recreation area in yard adjacent to the street for the construction of a recreation court.</p>	1100 Stovall Drive NE	December 13, 2018
<p><u>V-18-314</u> (Vote Required) Applicant seeks a special exception from the zoning regulation to reduce the number of required 12 ft x 35 ft loading spaces from 3 loading spaces to 0 loading spaces for the redevelopment of the property with 33 townhomes.</p>	135 West Wieuca Road NE	February 7, 2019
<p><u>V-18-324</u> (Vote Required) Applicant seeks a variance from the zoning ordinance to 1) reduce the required west side yard setback from 10 feet to 5 feet, 2) reduce the required east side yard setback from 10 feet to 5 feet, 3) exceed lot coverage in the required front yard from one-third (30 percent) of the front yard to 39 percent of the required front yard, 4) exceed the lot coverage on the lot from 40 percent to 42.33 percent and 5) allow a parking pad in the required front yard for the construction of a new single family residence.</p>	980 Eulalia Road NE	December 13, 2018
<p><u>V-18-328</u> (Vote Required) Applicant seeks a special exception from the zoning regulations to allow active recreation in a yard adjacent to a street (Bonview Lane) and to exceed the maximum height of a fence in the required front yard from 4 feet to 6 feet.</p>	2944 West Roxboro Road NE	December 13, 2018
<p><u>V-18-334</u> (Vote Required) Applicant seeks a special exception from the zoning regulation to allow an active recreation area in yard adjacent to a street. And requests a variance to reduce the required west side yard setback from 15 feet to 7 feet to construct a swimming pool.</p>	3048 Andrews Drive NW	December 13, 2018
<p><u>V-18-342</u> (Vote Required) Applicant seeks a variance from the zoning regulations to allow a detached accessory structure to project beyond the front of the primary structure and to exceed the maximum height of an accessory structure from 20 feet to 22 feet.</p>	14 West Andrews Drive NW	December 13, 2018
<p><u>V-18-343</u> (Vote Required) Applicant seeks a variance from the zoning ordinance to 1) reduce the required north side yard setback from 15 feet to 9 feet, 2) increase the maximum impervious lot coverage from 35 percent</p>	69 North Muscogee Avenue NW	December 13, 2018

to 36.6 percent – for the construction of a new single-family home.		
<u>V-18-355 (Vote Required)</u> Applicant seeks a variance from the zoning regulation to reduce the required western side yard setback from 10 feet to 6 feet for a single-family addition.	940 Crane Road NE	January 3, 2019

Zoning Review Board Application(s) – ZRB		
Application	Property Address	Public Hearing Date
<u>U-18-34 (Vote Required)</u> Applicant seeks a special use permit to operate an assisted living facility. SITE PLAN	3750 Peachtree Road NE	December 6 or 13, 2018
<u>Z-18-99 (Vote Required)</u> Applicant seeks to rezone the .72 acre property from the RG-3-C (General {multi-family} residential, maximum floor area ratio of .696 with conditions) zoning designation to the PD-H (Planned housing development {single-family or multi-family}) zoning designation to construct 10 townhomes. SITE PLAN	2760 Lenox Road NE	December 13, 2018
<u>Z-18-114 (Vote Required)</u> Applicant seeks to rezone the .663 acre property from the MR-3-C (Multi-family residential, maximum floor area ratio of .696 with conditions) zoning designation to the MR-3-C (Multi-family residential, maximum floor area ratio of .696 with conditions) zoning designation to delete condition #2 and enable the construction of pedestrian and vehicular access gates. SITE PLAN	18 Peachtree Avenue NE	December 6 or 13, 2018
<u>Z-18-120 (Vote Required)</u> Applicant seeks to rezone the property from the RG-2, RG-3-C and Buckhead Parking Overlay zoning designation to the RG-3 and Buckhead Parking Overlay zoning designation to allow for the expansion and renovation of Canterbury Court. SITE PLAN	3750 Peachtree Road NE	December 6 or 13, 2018

Text Amendment(s) – Zoning Ordinance		
Legislation	Public Hearing	
<u>Z-18-127 (Vote Required)</u> An Ordinance to amend Lindbergh Transit Station Area Special Public Interest District (SPI-15) zoning regulations to create a new Subarea Nine (9) entitled MARTA Lindbergh City Center; to amend various sections of the SPI-15 zoning district regulations pertaining to bulk limitations, open space requirements, façade requirements and loading requirements; to rezone certain properties listed herein and commonly known as	Zoning Review Board City Hall Council Chambers 55 Trinity Avenue, 2nd Floor, City Hall	January 3 or 10, 2019

<p>the MARTA Lindbergh City Center property from the C-3-C/BL (Commercial Residential District Conditional/Beltline Overlay) and C-3/BL (Commercial Residential/Beltline Overlay) zoning classification to the SPI-15 Sub-Area 9 zoning classification; and for other purposes. Attachment A, A-1, B, C</p>		
<p>Z-18-134 (Vote Required) An Ordinance by Councilmembers Joyce Shepherd to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending the C-1 (Community Business), C-2 (Commercial Service), C-3 (Commercial Residential), C-4 (Central Area Commercial Residential), C-5 (Central Business Support), I-1 (Light Industrial), and I-2 (Heavy Industrial), SPI-1 (Downtown Special Public Interest), SPI-11 (Vine City & Ashby Station Special Public Interest), SPI 12 (Buckhead/Lenox Stations Special Public Interest), SPI-16 (Midtown Special Public Interest), SPI-18 (Mechanicsville Neighborhood Special Public Interest), SPI-20 (Greenbriar Special Public Interest), SPI-21 (Historic West End/Adair Park Special Public Interest), NC (Neighborhood Commercial), and MRC (Mixed Residential Commercial) zoning districts so as to require a 1,500 foot distance between service stations; and for other purposes. FACT SHEET</p>	<p>Zoning Review Board City Hall Council Chambers 55 Trinity Avenue, 2nd Floor, City Hall</p>	<p>January 3 or 10, 2019</p>

- 10. Old Business
- 11. New Business
- 12. Adjournment

City of Atlanta Code of Ordinances
(Campaigning by Elected Officials & Candidates)

As we prepare for 2018 Elections please allow this message to serve as a reminder of the City of Atlanta's Code of Ordinances. Voting will involve municipal, county and state elections. The Guidelines for campaigning by elected officials at NPU and APAB meetings is strictly prohibited by the City of Atlanta's Code of Ordinances. Please note the following code section:

SEC. 6-3019 Prohibition of Political Forums

Part 1, Chapter 6, Article 1, Section 6-1: "It shall be unlawful for any person to use the interior of city hall, its rooms or offices in any type of advertisement of commercial products and political campaigns without first obtaining express permission from the city council. This prohibition shall apply to the filming or photographing of the interior of city hall for use in such advertisements; provided, however, that nothing in this section shall be construed to prohibit the filming or photographing of the interior of city hall for news coverage purposes by newspapers, magazines and television."

Part 6, Chapter 3, Article B, Section 6-3010: "Neighborhood Planning Unit meetings shall not be used for political forums or campaigning for city, county, state, or federal elections."

Examples of campaigning could include, but not be limited to:

- ☐ Introduction of elected officials as political candidates in upcoming elections;
- ☐ Passing out campaigning materials and literature; and
- ☐ Conducting either of the above in city hall, its rooms or offices.

If there are any questions or concerns, please contact: Erica Pines at (404) 546-0159 or epines@atlantaga.gov .