

NEIGHBORHOOD PLANNING UNIT – B

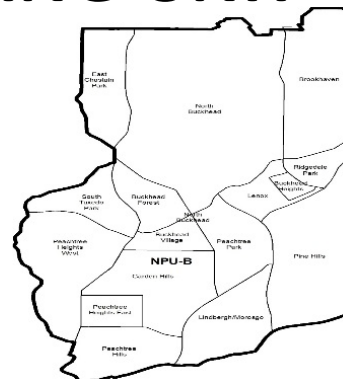


Department of CITY PLANNING

MEETING INFO

Date & Time: Tuesday, October 1, 2019 – 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

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Leah LaRue, **City of Atlanta, Interim Assistant Director** – (404) 330-6070 or llarue@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)
 - Asile Patin – Center for Civic Innovation
7. Planner's Report
8. Committee Reports
9. Matters for Vote/Review and Comment (Applications for Review and Comment apply to subdivisions applications and applications located within 300 feet of this NPU).

Special Event Application(s) – MOSE

Event Name	Event Organizer	Event Location	Event Date
Macy's 72nd Annual Great Tree Lighting (Vote Required)	Susan Tercero	Lenox Square	November 24, 2019
Santacon (Vote Required)	Evan Rosenberg	Big Sky Buckhead	December 21, 2019

Liquor License Application(s) – LRB

Name of Business	Type of Business	Applicant	Property Address	Request
Alma Cocina Buckhead (Vote Required)	Restaurant	Steven David Simon	3280 Peachtree Road	New Business

No.18 Buckhead (Vote Required)	Restaurant	Christen N. Pemberton	3017 Bolling Way NE	New Business
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Board of Zoning Adjustment Application(s) – BZA

Application	Property Address	Public Hearing Date
V-19-173 (Review and Comment Only) Applicant seeks a variance from the zoning regulation to increase the maximum lot coverage allowed from 35 percent to 41.6 percent for the installation of a swimming pool.	2605 Woodward Way NW	-
V-19-174 (Review and Comment Only) Applicant seeks a variance from the zoning regulation to 1) reduce the required rear yard setback from 30 feet to 24 feet and 2) a special exception to allow active recreation area in a yard adjacent to the street.	2586 Habersham Road NW	-
V-19-180 (Vote Required) Applicant seeks a variance from the zoning regulation to reduce the required front yard setback from 35 feet to 23 feet for the construction of a second story addition to an existing single-family home.	243 Kenlock Place NE	October 3, 2019
V-19-196 (Vote Required) Applicant seeks a variance from the zoning regulation to 1) reduce the required front yard setback from 35 feet to 13 feet for the construction of an accessory structure and 2) allow an accessory structure to project in front of the main dwelling.	2506 Parkside Drive NE	October 10, 2019

Zoning Review Board Application(s) – ZRB

Application	Property Address	Public Hearing Date
U-19-30 (Vote Required) Applicant seeks a special use permit to operate a church. FLOOR PLAN, SURVEY	20 Pharr Road NW	November 7 or 14, 2019
Z-19-38 (Vote Required) Applicant seeks to rezone the property from the R-3 (Single-family residential, minimum lot size .41 acres) zoning designation to the PDH (Planned housing development {single-family or multi-family}) zoning designation to allow for the development of a gated townhome community. SITE PLAN, SURVEY	3731 Wieuca Road NE	October 10 or 17, 2019
Z-19-81 (Vote Required) Applicant seeks to rezone the 1.75 acre property from the R-4 (Single-family residential, minimum lot size .21 acres) zoning designation to the MR-3 (Mixed residential and commercial, maximum floor area ratio of 7.2) zoning designation for the development of 52 townhomes. SITE PLAN, SURVEY, TREE REPLACEMENT PLAN	296 Dilbeck Place NE	October 10 or 17, 2019

Text Amendment(s) – Comprehensive Development Plan

Legislation	Property Address	Public Hearing Date
CDP-19-43 (Vote Required) An Ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 296 Dilbeck Place NE (AKA 0 Dilbeck Place NE) from Single Family Residential (SFR) land use designation to Medium Density Residential (MDR) land use designation and for other purposes (Z-19-081).	296 Dilbeck Place NE (AKA 0 Dilbeck Place NE)	-

Text Amendment(s) – Zoning Ordinance		
Legislation	Public Hearing	
<p><u>Z-19-76 (Vote Required)</u> An Ordinance by Councilmember J.P. Matzigkeit to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending the R-LC (Residential limited commercial district), C-1 (Community business), C-2 (Commercial service), C-3 (Commercial residential), C-4 (Central area commercial residential), C-5 (Central business support), I-mix (Industrial mixed use district), NC (Neighborhood commercial), and MRC (Mixed residential commercial) zoning districts so as to allow a “party house” as a use in some commercial zoning districts and expressly prohibit it as a use in certain districts including solely residential districts. FACT SHEET</p>	Zoning Review Board – City Hall Council Chambers	October 3 or 10, 2019
<p><u>Z-19-96 (Vote Required)</u></p> <p><i>This legislation CREATES a definition for “small discount variety store”, and IMPOSES a distance requirement between small discount variety stores of 1,500 feet in the following zoning districts: C-1, C-2, C-3, C-4, C-5, I-MIX, I-2, SPI-1, SPI-2, SPI-9, SPI-12, SPI-15, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, SPI-22, PD-MU, PD-OC, Cabbagetown landmark district, Martin Luther King Jr. landmark district, Inman Park historic district, PRATT-PULLMAN landmark district, NC, LW, and MRC.</i></p> <p>An Ordinance by Councilmember Marci Collier Overstreet to amend the 1982 Atlanta Zoning Ordinance, as amended, to add section 16-29.001(87) to add the definition of small discount variety store; to amend 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-Mix (Industrial mixed use district), I-2 (Heavy industrial district), SPI-1 (Downtown special public interest district), SPI-2 (Fort McPherson special public interest district), SPI-9 (Buckhead Village district), SPI-12 (Buckhead/Lenox Stations special public interest district), SPI-15 (Lindbergh Transit Station special public interest district), SPI-16 (Midtown special public interest district), SPI-17 (Piedmont Avenue special public interest district), SPI-18 (Mechanicsville Neighborhood special public interest district), spi-20 (Greenbriar special public interest district), SPI-21 (Historic West End/Adair Park special public interest district), SPI-22 (Memorial Drive/Oakland Cemetery special public interest district), PD-MU (Planned development – mixed use district), PD-OC (Planned development – office-commercial district), Cabbagetown landmark district, Martin Luther King Jr. landmark district, Inman Park historic district, Pratt-Pullman landmark district, NC (Neighborhood commercial), LW (Live work district), and MRC (Mixed residential commercial) zoning districts so as to allow small discount variety stores as a use; to require a 1,500 foot distance between small discount variety stores as defined by this ordinance; and for other purposes. FACT SHEET</p>	Zoning Review Board – City Hall Council Chambers	November 7 or 14, 2019

10. Old Business
11. New Business
 - a. Slate for Business Representatives election
12. Adjournment