

PLANNING AND ZONING COMMITTEE MEETING
FRIDAY, DECEMBER 7, 2017
3:00 P.M.
5TH FLOOR CONFERENCE ROOM

MINUTES

COUNCILOR STEVEN W. HOYT, COMMITTEE CHAIR
COUNCILOR ABBOTT & COUNCILOR O'QUINN, COMMITTEE MEMBERS

Councilor(s) Present: Hoyt, O'Quinn

I. CALL TO ORDER

Councilor Hoyt called the meeting to order.

II. APPROVAL OF MINUTES - October 33, 2017

Action Taken:

Councilor O'Quinn: Moved to Approve.

Councilor Hoyt: Seconded.

III. DISCUSSION OF COMMITTEE APPOINTMENTS/ REAPPOINTMENTS

The Committee discussed Planning and Zoning Board Appointments.

Action Taken:

No Action – Information Only

IV. ZONING ITEMS

1. *ZAC2017-00010, East Avondale

Application for a change in zone district boundaries from R-4A, Medium Density Residential District to MU-M, Mixed Use Medium District, filed by Scott Phillips, representing the owners, Coby Lake/ Birmingham Properties, LLC for the properties located at 101 42nd Street South and situated in the **SW¼ of Section 29, Township 17-S, Range 2-West. (35233, District 5).**

Proposed Use: **Adaptive re-use of residential structures for office, retail and restaurant type uses.**

The City's Long Range Land Use Plan identifies the property as Residential Medium, a land use designation most comparable to the existing zoning district, therefore, the rezoning request is **Not Consistent with the Plan.**

The applicant met with **The East Avondale Neighborhood Association** at its regularly scheduled meeting on **July 11, 2017** and the neighborhood voted to **Not Support** the proposed rezoning request. The vote was **0 approved** and **8 opposed.**

As a courtesy, the applicant presented the proposed redevelopment to the neighboring **North Avondale Neighborhood Association** at its regularly scheduled meeting on **July 20, 2017** and there were no objections expressed regarding the applicant's request. The Neighborhood Association stated that it would not hinder an adjoining community's progress.

As a courtesy, the applicant also presented the proposed redevelopment to the neighboring **Forest Park-South Avondale Neighborhood Association** at its regularly scheduled meeting on **August 1, 2017** and there were no objections expressed regarding the applicant's request. The Neighborhood Association stated that because the proposed project was it was out of their jurisdiction, their recommendation was not necessary.

Zoning Advisory Committee Action:

The Zoning Advisory Committee will meet at its regularly scheduled meeting on **December 5, 2017.**

Action Taken:

Councilor O'Quinn: Moved to Withdraw.

Councilor Hoyt: Seconded.

Item Withdrawn at the Request of the Planning Department.

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2. *ZAC2017-00012, Druid Hills
Application for a change in zone district boundaries from R-3, Single Family District to MU-L, Mixed-Use Low District, filed by Wayman Newton, representing the owner, Waynew Global Holdings, LLC, for the properties located at 1301 and 1303 20th Street North in the NE ¼ of Section 26, Township 17-S; 3-W (35234, District 5).
Proposed Use: **Professional Office.**
The City's **Long Range Land Use Plan** identifies the property for **Residential Low**; a designation applied to therefore, the proposed rezoning **is not consistent** with the Plan.
The Druid Hills Neighborhood Association met at its regularly scheduled meeting on **October 23, 2017** to review the proposed project, no official vote was taken and the applicant has been requested to attend their next regularly scheduled meeting on January 22, 2018.
Zoning Advisory Committee Action:
The Zoning Advisory Committee will meet at its regularly scheduled meeting on December 5, 2017.
Action Taken:
Councilor O'Quinn: Moved to Withdraw.
Councilor Hoyt: Secoded.
Item Withdrawn at the Request of the Planning Department.

3. *ZAC2017-00014, Five Points South
Application for a change in zone district boundaries from QB-3, Qualified Community Business District to MU-H, Mixed-Use High District, filed by C. Randall Minor, representing the owner, C H Highland, LLC, for the properties located at 2173 Highland Avenue South and 2150 14th situated in the NW¼ of Section 06, Township 18-S, Range 2-West. (35205, District 3).
Proposed Use: **Multiple-family, retail and restaurant type uses.**
The City's **Long Range Land Use Plan** identifies the property as **Mixed Use High**; therefore, the proposed rezoning request **is Consistent** with the Plan.
The Five Points South Neighborhood Association met at its regularly scheduled meeting on **November 27, 2017** and voted to **Recommend** the proposed development.
Zoning Advisory Committee Action:
The Zoning Advisory Committee will meet at its regularly scheduled meeting on December 5, 2017.
Action Taken:
Councilor O'Quinn: Moved to Approve.
Councilor Hoyt: Secoded.
Item Recommended to Council.

4. *ZAC2017-00016, Oxmoor
Application for a change in zone district boundaries from MXD, Mixed Use District to I-1, Light Manufacturing District, filed by William L. Silver, III, representing the owner, United States Steel Corporation, for the properties at 3701, 3801, and 3851 Lakeshore Parkway situated in the SE ¼ of Section 11 and 12, Township 18-S; 4-W. (35020, District 7).
Proposed Use: **Warehouse and Distribution Center.**
Although the proposed development **is not consistent** with **the City's Long Range Land Use Plan** the proposed development is compatible with surrounding uses.
The Oxmoor Neighborhood Association met at its regularly scheduled meeting on **November 13, 2017** to review the proposed project and the Neighborhood Association voted **to Recommend** approval of applicant's request of I-1, Light Manufacturing District. The vote was **7 approved and 3 denied.**
Staff recommendation is that this application **does have merit** for approval with following "Q" condition.
 - All development plans must be reviewed and approved by The Oxmoor Steering Committee.

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Zoning Advisory Committee Action:

The Zoning Advisory Committee will meet at its regularly scheduled meeting on December 5, 2017.

Action Taken:

Councilor O'Quinn: _____ Moved to Approve.

Councilor Hoyt: _____ Seconded.

Item Recommended to Council.

V. OLD AND NEW BUSINESS

None

VI. ADJOURN

Councilor Hoyt: _____ Moved to Adjourn.

Councilor O'Quinn: _____ Seconded.