



**CITY COUNCIL
ATLANTA, GEORGIA**

21-O-0234

Z-21-33 AN ORDINANCE BY ZONING COMMITTEE DESIGNATING THE FULLER-FREEDOM HOUSE AT 556 JOHN WESLEY DOBBS AVENUE, NE, LOT 46 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND CERTAIN REAL PROPERTY ON WHICH IT IS LOCATED, TO THE OVERLAY ZONING DESIGNATION OF LANDMARK BUILDING / SITE (LBS) PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA, AND REZONING FROM R-5 / BELTLINE OVERLAY TO R-5 / BELTLINE OVERLAY / LANDMARK BUILDING SITE (LBS); TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES; NPU M COUNCIL DISTRICT 2.

Application File Date	
Zoning Number	Z-21-33
NPU/CD	M-2
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

21-O-0234

Z-21-33

CITY COUNCIL
ATLANTA, GEORGIA


AN ORDINANCE

BY: ZONING COMMITTEE

AN ORDINANCE DESIGNATING THE FULLER-FREEDOM HOUSE AT 556 JOHN WESLEY DOBBS AVENUE, NE, LOT 46 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND CERTAIN REAL PROPERTY ON WHICH IT IS LOCATED, TO THE OVERLAY ZONING DESIGNATION OF LANDMARK BUILDING / SITE (LBS) PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA AND REZONING FROM R-5 / BELTLINE OVERLAY TO R-5 / BELTLINE OVERLAY / LANDMARK BUILDING SITE (LBS); TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

WHEREAS, the City Charter, at Section 1-102(b), provides that the City shall have all powers necessary and proper to promote the safety, health, peace, and general welfare of the City and its inhabitants; and

WHEREAS, this ordinance is adopted pursuant to Georgia Constitution Article IX, Section II, Paragraph IV which empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and



WHEREAS, the City Council of the City of Atlanta finds that this rezoning is in the best interest of the public health, safety, and welfare.

THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS as follows:

SECTION 1. That the property lying within the Fuller-Freedom House Landmark Building / Site (LBS) at 556 John Wesley Dobbs Avenue, NE, which property is more fully described as shown in Attachment “A” to this ordinance, which attachment is incorporated herein, met the criteria for Landmark Building / Site as set forth in the Nomination Resolution of the Urban Design Commission attached hereto as Attachment “B” and incorporated herein, and is hereby determined to be a Landmark Building / Site (LBS) pursuant to Chapter 20 of the 1982 Zoning Ordinance of the City of Atlanta, as amended.

SECTION 2. That the 1982 Zoning Ordinance of the City of Atlanta, as amended, is hereby further amended by designating said property described in Attachment “A”, in addition to its R-5 / Beltline Zoning Overlay, to the overlay zoning category “Landmark Building / Site” pursuant to Section 16-20.006 of the 1982 Zoning Ordinance of the City of Atlanta, as amended.

SECTION 3. That the boundaries of the Fuller-Freedom House Landmark Building / Site (LBS) at 556 John Wesley Dobbs Avenue, NE shall be established as shown on the attached map marked Attachment “A”, which attached map is incorporated herein.

SECTION 4. That the official zoning map of the City of Atlanta, now on file with the Office of Zoning and Development, be and is hereby amended so as to provide that the subject property lying within said Fuller-Freedom House Landmark Building / Site (LBS) at 556 John Wesley Dobb Avenue, NE, shall bear, in addition to its R-5 / Beltline Zoning Overlay zoning classification, the zoning designation “Landmark Building / Site,” which designation shall be officially abbreviated as “LBS” and shall immediately follow the abbreviation for the existing zoning classification.

SECTION 5. All properties lying within said Fuller-Freedom House Landmark Building / Site (LBS) at 556 John Wesley Dobbs Avenue, NE shall be subject to the general regulations governing Landmark Buildings / Sites contained in Chapter 20 of the 1982 Zoning Ordinance, as amended, as well as any other applicable laws and regulations.

SECTION 6. All buildings and exterior portions thereof lying within said Fuller-Freedom House Landmark Building / Site (LBS) at 556 John Wesley Dobbs Avenue, NE shall be considered to have Contributing / Non-Contributing status, as defined by Chapter 20 of the 1982 Zoning Ordinance, as indicated in Attachment “B”.

SECTION 7. That all ordinances or parts of ordinances in conflict with this ordinance are waived to the extent of the conflict.



**CITY COUNCIL
ATLANTA, GEORGIA**

21-O-0234

Z-21-33 AN ORDINANCE BY ZONING COMMITTEE DESIGNATING THE FULLER-FREEDOM HOUSE AT 556 JOHN WESLEY DOBBS AVENUE, NE, LOT 46 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND CERTAIN REAL PROPERTY ON WHICH IT IS LOCATED, TO THE OVERLAY ZONING DESIGNATION OF LANDMARK BUILDING / SITE (LBS) PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA, AND REZONING FROM R-5 / BELTLINE OVERLAY TO R-5 / BELTLINE OVERLAY / LANDMARK BUILDING SITE (LBS); TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES; NPU M COUNCIL DISTRICT 2.

Application File Date	
Zoning Number	Z-21-33
NPU/CD	M-2
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

Workflow List:

Office of Research and Policy Analysis	Completed	04/21/2021 10:32 AM
Zoning Committee	Completed	04/26/2021 11:00 AM
Atlanta City Council	Completed	05/03/2021 1:00 PM
Zoning Review Board Staff	Completed	06/11/2021 10:04 AM
Zoning Committee	Completed	06/28/2021 11:00 AM
Atlanta City Council	Completed	07/06/2021 1:00 PM
Mayor's Office	Pending	

HISTORY:

04/26/21	Zoning Committee	
05/03/21	Atlanta City Council	REFERRED TO ZRB AND ZC

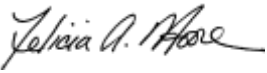

RESULT:	REFERRED TO ZRB AND ZC [UNANIMOUS]
AYES:	Bond, Westmoreland, Dickens, Smith, Farokhi, Brown, Winslow, Archibong, Ide, Shook, Matzigkeit, Hillis, Boone, Overstreet, Sheperd

06/28/21 Zoning Committee FAVORABLE

RESULT:	FAVORABLE [UNANIMOUS]
MOVER:	Amir R Farokhi, Chair, District 2
SECONDER:	Cleta Winslow, District 4
AYES:	Farokhi, Dickens, Winslow, Shook, Smith, Boone, Overstreet

07/06/2021 Atlanta City Council ADOPTED

RESULT: ADOPTED [UNANIMOUS]
MOVER: Amir R Farokhi, Councilmember, District 2
SECONDER: Marci Collier Overstreet, Councilmember, District 11
AYES: Bond, Westmoreland, Dickens, Smith, Farokhi, Brown, Winslow, Archibong, Ide, Shook, Matzigkeit, Hillis, Boone, Overstreet, Sheperd

Certified by Presiding Officer	Certified by Clerk
<p style="text-align: center;">CERTIFIED</p> <p style="text-align: center;">7/6/2021</p> <p style="text-align: center;">ATLANTA CITY COUNCIL PRESIDENT</p> 	<p style="text-align: center;">CERTIFIED</p> <p style="text-align: center;">7/6/2021</p> <p style="text-align: center;">MUNICIPAL CLERK</p> 
<p>Mayor's Action</p> <p><i>See Authentication Page Attachment</i></p>	

ADOPTED BY COUNCIL

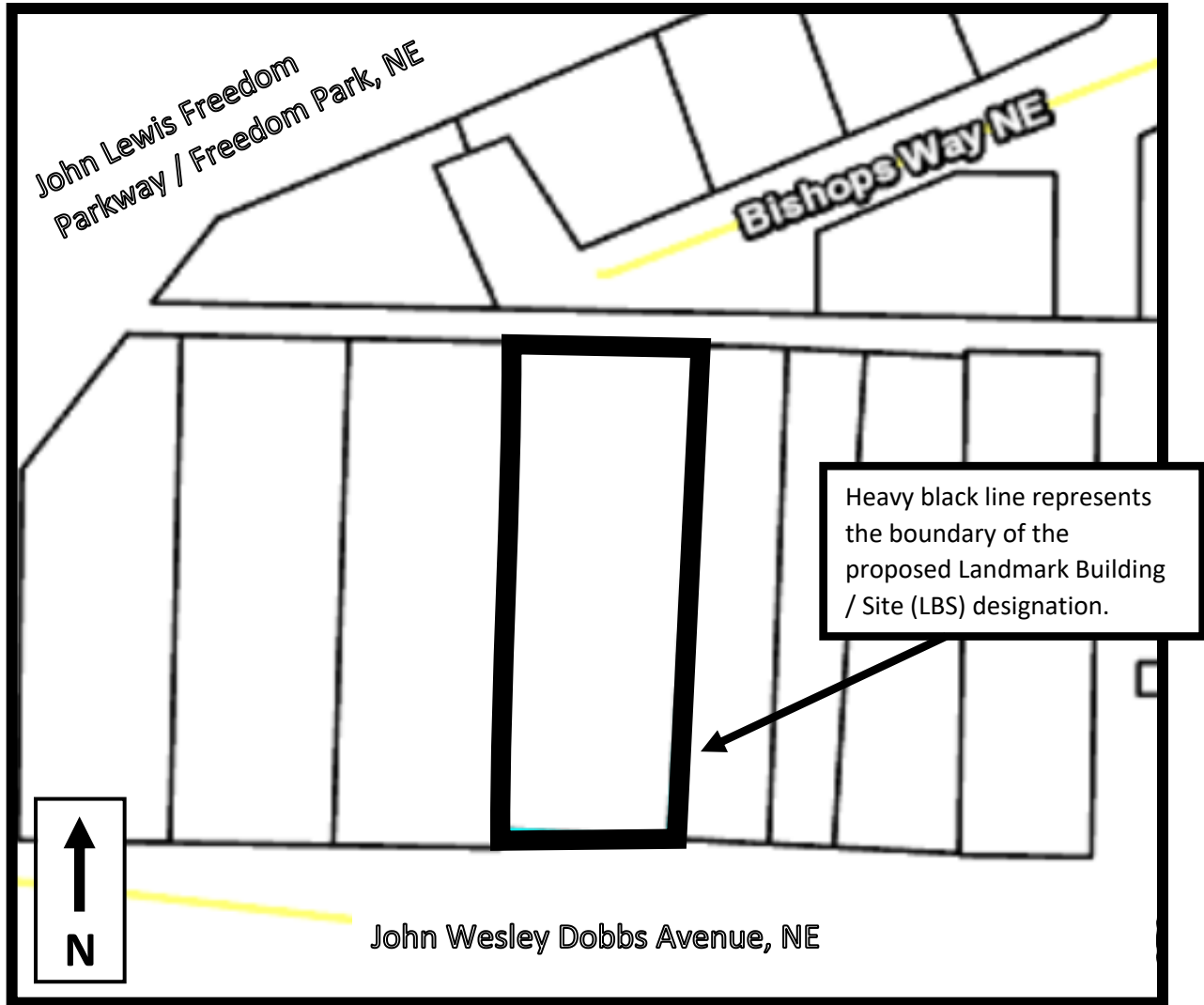
07/06/2021



ATTACHMENT "A" TO THE REZONING LEGISLATION

GENERAL PLAT MAP FOR THE
FULLER-FREEDOM HOUSE LANDMARK BUILDING / SITE (LBS) -
556 JOHN WESLEY DOBBS AVENUE, NE

PIN: 14 004600061108 Land Lot: 46 District: 14th City Council: 2 NPU: M



GENERAL BOUNDARY DESCRIPTION:

Beginning on the north side of John Wesley Dobbs Avenue (formerly Houston Street) 195.2 feet east from the northeast corner of John Wesley Dobbs Avenue and Howell Street, thence east along the north side of John Wesley Dobbs Avenue 48.8 feet to the line of property formerly owned by Nellie C. Hamilton 341.8 feet west from the northwest corner of John Wesley Dobbs Avenue and Randolph Street. Thence north along the west line of property formerly owned by Nellie C. Hamilton 155.7 to a 10-foot alley; thence west along the south side of the alley 48.8 feet to the line of former property owner J.S Flipper. South along the east line of the property formerly owned by J.S. Flipper 155.7 feet to John Wesley Dobbs Avenue to the point beginning at the property known as No. 556 John Wesley Dobbs Avenue according to the present system of numbering houses in the City of Atlanta. Area is approximately 0.1721 acres.