

**MARKED AGENDA  
ZONING REVIEW BOARD  
SEPTEMBER 7, 2017  
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**NEW CASES**

1. **Z-17-19** An Ordinance by Zoning Committee to rezone from R-4 (Single Family) District to PD-H (Planned Development Housing) District for property located at **128 and 130 Terrace Drive N.E.**, fronting approximately 148.59 feet from the west side of Terrace Drive and beginning 200 feet from the northwest corner of Terrace Drive. Area: .28 acres, Depth: Varies, Land Lot 101, 17<sup>th</sup> District Fulton County, Georgia  
OWNER: DJ MORTGAGE, LLC  
APPLICANT: JEFFERSON CARY  
NPU B COUNCIL DISTRICT 7  
**NPU RECOMMENDATION: APPROVAL-CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL-CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL-CONDITIONAL**
  
2. **Z-17-47** An Ordinance by Zoning Committee to rezone property located at **2930 Glenwood Avenue, S.E.** from R-LC-C (Residential Limited Commercial Conditional) to R-LC-C (Residential Limited Commercial Conditional) for a change in conditions fronting approximately 57.6 feet on the north side of Glenwood Avenue, S.E. beginning at the intersection of Hooper Street, S.E. and Glenwood Avenue, S.E. Depth: 43 feet; Area: 6.916 Acres. Land Lot 182, 15TH District, DeKalb County, Georgia.  
OWNER: LEAH VAN OUDTSHOORN  
APPLICANT: NINA GENTRY  
NPU O COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL - CONDITIONAL**
  
3. **Z-17-51** An Ordinance by Zoning Committee to rezone property located at **0 Airline Street, N.E.** (14 00190010098 and 14 00190010064) from R-5/BL(Two Family Residential/BeltLine Overlay) and MRC-3-C/BL (Mixed Residential Commercial/BeltLine Overly) to MR-4A/BL (Multi-Family Residential/BeltLine Overlay) fronting approximately 160 feet on the west side of Airline Street, N.E. beginning 113 feet from the intersection of Old Wheat Street, N.E., and Airline Street, N.E. Depth: varies; Area: .58 Acres. Land Lot 14, 19TH District, Fulton County, Georgia.  
OWNER: HISTORIC DISTRICT DEVELOPMENT CORP.  
APPLICANT: TSW/BEN WOODROW GILES  
NPU M COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**

4. **Z-17-52** An Ordinance by Zoning Committee to rezone property located at **575 Eloise Street, S.E.** from RG-2 (Residential General Sector 2) to MR-3 (Multi-Family Residential) fronting approximately 162.5 feet on the west side of Eloise Street, S.E. beginning at the intersection of Killian Street, S.E. and Eloise Street, S.E. Depth: 275.75 feet; Area: 1.02 Acres. Land Lot 22, 14TH District, Fulton County, Georgia.  
OWNER: 575 ELOISE STREET, LLC  
APPLICANT: TODD FIERMAN/575 ELOISE STREET, LLC  
NPU W COUNCIL DISTRICT 1  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
  
5. **Z-17-56** An Ordinance by Zoning Committee to rezone property located at **701 Memorial Drive, S.E.** from R-5 (Two Family Residential) to R4-B (Single Family Residential) fronting approximately 305 feet on the south side of Memorial Street, S.E. and beginning at the intersection of Memorial Drive, S.E. and Cameron Street, S.E. Depth: 97 feet; Area: 0.66 Acres. Land Lot 21, 14TH District, Fulton County, Georgia.  
OWNER: GRINDHOUSE MANAGEMENT MEMORIAL, LLC  
APPLICANT: GRINDHOUSE MANAGEMENT MEMORIAL, LLC  
NPU W COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
  
6. **Z-17-58** An Ordinance by Zoning Committee to rezone property located at **750 Ralph McGill Boulevard, N.E.** from I-2/BL (Heavy Industrial/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) fronting approximately 217 feet on the north side of Ralph McGill Boulevard, N.E. and beginning 292 feet from the intersection of Ralph McGill Boulevard, N.E. and Ashley Avenue, N.E. Depth: 268 feet; Area: 1 Acre. Land Lot: 18, 14TH District, Fulton County, Georgia.  
OWNER: 750 RALPH MCGILL BLVD LLC  
APPLICANT: JULIE L. SELLERS  
NPU M COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: APPROVAL-CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL-CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL-CONDITIONAL**

7. **U-17-20** An Ordinance by Zoning Committee granting a Special Use Permit for a private school, pursuant to section 16-05.005(1)(l), for property located at **1581 Fairburn Road, S.W.**, fronting 100 feet on the west side of Fairburn Road, S.W. and beginning 760 feet from the intersection Garrison Drive, S.W., and Fairburn Road, S.W. Depth: Varies; Area: 5.34 Acres. Land Lot 8, 14F District, Fulton County, Georgia.

OWNER: MARLENE RUSH MACKEY

APPLICANT: DAVID L KIMBROUGH

NPU P COUNCIL DISTRICT 11

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: APPROVAL**

**ZRB RECOMMENDATION: APPROVAL**

8. **U-17-22** An Ordinance by Zoning Committee granting a Special Use Permit for a personal care home pursuant to 16-06A..005(1)(g), for property located at **1529 Lakewood Avenue, S.E.**, fronting 50 feet on the west side of Lakewood Avenue, S.E. and beginning 166 feet from the intersection Anne Street, S.E., and Lakewood Avenue, S.E. Depth: 175 feet; Area: .2009 Acres. Land Lot 57, 14TH District, Fulton County, Georgia.

OWNER: JACQUELINE PEAN

APPLICANT: JACQUELINE PEAN

NPU Y COUNCIL DISTRICT 1

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: DENIAL**

**ZRB RECOMMENDATION: DENIAL**

#### DEFERRED CASES

9. **Z-17-36**-An Ordinance by Zoning Committee to **amend Section 16-18P (SPI 16 Midtown Special Public Interest District) of the 1982 Zoning Ordinance** for the purpose of simplifying the format of the document for ease of use, to address unnecessary recurring issues in the review process and to establish use performance-based incentives and for other purposes.

NPU E COUNCIL DISTRICT 2

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE**

**ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE**

**END OF AGENDA**