

**MARKED AGENDA
ZONING REVIEW BOARD
NOVEMBER 2, 2017
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-17-74** An Ordinance by Zoning Committee to rezone property located at **594 Irwin Street, N.E.**, from R-5 (Two-Family Residential) to MRC-1 (Mixed Residential Commercial) fronting approximately 81.6 feet on the north side of Irwin Street beginning at the intersection of Irwin Street, N.E. and Randolph Street, N.E. Depth: 100 feet; Area: 0.175 acres. Land Lot 19, 14th District, Fulton County, Georgia.
OWNER: ISVIL, LLC
APPLICANT: TRUEWORTH PROPERTY, LLC C/O DENNIS J. WEBB, JR.
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

2. **Z-17-75** An Ordinance by Zoning Committee to rezone property located at **716 Edgewood Avenue, N.E.**, from R-LC (Residential Limited Commercial) and C-2 (Commercial Service District) to MRC-3 (Mixed Residential Commercial) fronting approximately 62.9 feet on the north side of Edgewood Avenue, N.E. beginning at the intersection of Edgewood Avenue, N.E. and Krog Street, N.E. Depth: 105 feet; Area: 1.01 acres. Land Lot 19, 14th District, Fulton County, Georgia.
OWNER: JENKINS PROPERTIES, LLC
APPLICANT: THE THRIVE GROUP, LLC C/O LAUREL DAVID
NPU N COUNCIL DISTRICT 2
NPU RECOMMENDATION: NO RECOMMENDATION
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

3. **Z-17-76** An Ordinance by Zoning Committee to rezone property located at **0 Myrtle Street, N.E. (14 0490010088)** from R-5 (Two-Family Residential) to C-2 (Commercial Service District) fronting approximately 125.6 feet on the west side of Myrtle Street beginning approximately 110.9 feet from the intersection of Myrtle Street, N.E. and Ponce de Leon Avenue, N.E., Depth: 156 feet; Area: 0.46 acres. Land Lot 49, 14th District, Fulton County, Georgia.
OWNER: FERRELL ENTERPRISES, INC.
APPLICANT: LEMUEL H. WARD, ESQ.
NPU E COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

4. **Z-17-77** An Ordinance by Zoning Committee to rezone property located at **1361 Donald Lee Hollowell Highway, N.W., part of 1401 Donald Lee Hollowell Highway, N.W., 1351 Donald Lee Hollowell Highway, N.W., part of 835 Elbridge Street, N.W., 835 Elbridge Drive, N.W., 645 Elbridge Drive, N.W., 639 Elbridge Drive, N.W., 669 Elbridge Drive, N.W., 673 Elbridge Drive, N.W., 689 Elbridge Drive, N.W., 661 Elbridge Drive, N.W., 655 Elbridge Drive, N.W., 683 Elbridge Drive, N.W., 687 Elbridge Drive, N.W., 22 Gary Avenue, N.W., 300 Gary Avenue, N.W., 645 Woodland Avenue, N.W., 1345 Woodland Avenue, N.W., 14 014400030153, 14 014400030161, 14 014400030245, 14 014400030286, 14 014400030302, 14 014400030344, 14 014400030468, 14 014400030484, 14 014400030500, 14 014400030559, 14 014400030591, 14 014400030609, 14 014400050151, and 14 014400050219** from I-1/BL (Light Industrial/BeltLine Overlay), I-2/BL (Heavy Industrial/BeltLine Overlay), MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay), MR-4B/BL (Multi-Family Residential/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) fronting approximately 218.6 feet on the north side of Donald Lee Hollowell Highway, N.W. beginning at the intersection of Donald Lee Hollowell Highway, N.W. and Elbridge Drive, N.W., Depth: 1,430 feet; Area: approximately 28 acres. Land Lot 144, 14th District, Fulton County, Georgia.

OWNER: NORTHWEST ATLANTA LAND FUND, LP

APPLICANT: URBAN CREEK PARTNERS, LLC C/O THE GALLOWAY LAW GROUP
NPU J COUNCIL DISTRICT 9

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

5. **U-17-26** An Ordinance granting a Special Use Permit for a hotel pursuant to 16-34.007(1)(j) for property located at **1361 Donald Lee Hollowell Highway, N.W., part of 1401 Donald Lee Hollowell Highway, N.W., 1351 Donald Lee Hollowell Highway, N.W., part of 835 Elbridge Street, N.W., 835 Elbridge Drive, N.W., 645 Elbridge Drive, N.W., 639 Elbridge Drive, N.W., 669 Elbridge Drive, N.W., 673 Elbridge Drive, N.W., 689 Elbridge Drive, N.W., 661 Elbridge Drive, N.W., 655 Elbridge Drive, N.W., 683 Elbridge Drive, N.W., 687 Elbridge Drive, N.W., 22 Gary Avenue, N.W., 300 Gary Avenue, N.W., 645 Woodland Avenue, N.W., 1345 Woodland Avenue, N.W., 14 014400030153, 14 014400030161, 14 014400030245, 14 014400030286, 14 014400030302, 14 014400030344, 14 014400030468, 14 014400030484, 14 014400030500, 14 014400030559, 14 014400030591, 14 014400030609, 14 014400050151, and 14 014400050219** fronting approximately 218.6 feet on the north side of Donald Lee Hollowell Highway, N.W. beginning at the intersection of Donald Lee Hollowell Highway, N.W. and Elbridge Drive, N.W., Depth: 1,430 feet; Area: approximately 28 acres. Land Lot 144, 14th District, Fulton County, Georgia.

OWNER: NORTHWEST ATLANTA LAND FUND, LP

APPLICANT: URBAN CREEK PARTNERS, LLC C/O THE GALLOWAY LAW GROUP
NPU J COUNCIL DISTRICT 9

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL

6. **Z-17-79** An Ordinance by Councilmember C. T. Martin to zone the property located at **0 Fulton Industrial Boulevard, Tax Parcel Number 14F002200010198**, from M-2 (Fulton County Heavy Industrial) to the I-2 (City of Atlanta Heavy Industrial) zoning district; and for other purposes.
NPU H COUNCIL DISTRICT 10
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

7. **Z-17-16** A Substitute Ordinance to amend the O-I (Office Institutional), C-3 (Commercial Residential), I-1 (Light Industrial), I-2 (Heavy Industrial) and MRC (Mixed Residential Commercial) zoning district regulations so as to prohibit storage facilities on property within said districts when any part of such property is also within 500 feet of the Beltline Corridor; and for other purposes.
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE
ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE

DEFERRED CASES

8. **Z-17-38** An Ordinance by Zoning Committee to rezone property located at **770 Shadowridge Drive, S.E.** from R-4 (Single Family Residential) to PD-H (Planned Development) fronting approximately 87 feet on the east side of Shadowridge Drive, S.E. and beginning 321 feet from the intersection of Shadowridge Drive, S.E., and Ormewood Avenue, S.E. Depth: Varies; Area: 6.1 Acres. Land Lot 176, 15TH District, DeKalb County, Georgia.
OWNER: HERITAGE CAPITOL PARTNERS, LLC
APPLICANT: HERITAGE CAPITOL PARTNERS, LLC
NPU W COUNCIL DISTRICT 5
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: 30 DAY DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

END OF AGENDA