

**MARKED AGENDA
ZONING REVIEW BOARD
FEBRUARY 8, 2018
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-17-88** An Ordinance to amend the 1982 Atlanta Zoning Ordinance, as amended, City of Atlanta Code of Ordinances Part 16, so as to add a new Chapter 39 entitled “Buckhead Parking Overlay District”; to define certain terms; and for other purposes.
NPU B DISTRICT 7
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

2. **Z-17-90** An Ordinance by Zoning Committee to rezone property located at **1115 Howell Mill Road, N.W., 720 Fourteenth Street, N.W., 673 Ethel Street, N.W. and Fourteenth Street, N.W. (17 15000090615)** from I-1 (Light Industrial) to PD-MU (Planned Development Mixed Use) fronting approximately 351.73 feet on the east side of Howell Mill Road, N.W. beginning at the intersection of Fourteenth Street, N.W. and Howell Mill Road, N.W. Depth: varies; Area: 8.818 acres. Land Lot 150, 17th District, Fulton County, Georgia.
OWNER: VLP TWO, LLC
APPLICANT: THE INTERLOCK, LLC
NPU E COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL-CONDITIONAL
ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

3. **Z-17-92** An Ordinance by Zoning Committee to rezone property located at **2832 Lenox Road, N.E.** from PD-H2 (Planned Development Housing) and R-3 (Single Family Residential) to MR-2 (Multifamily Residential) fronting 150 feet on the west side of Lenox Road, N.E. beginning 57 feet from the intersection of Vale Close, N.E. and Lenox Road, N.E. Depth: varies feet; Area: 3.67 acres. Land Lot 7, 17th District, Fulton County, Georgia.
OWNER: JAMES L. MCMAHAN & CARTER JOHN HENNEN, JR.
APPLICANT: PULTEGROUP, Inc.
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

4. **U-17-33** An Ordinance granting a Special Use Permit for a park-for-hire facility pursuant to 16-12.005 (1)(j) for property located at **264 Ponce de Leon Avenue, N.E.** fronting approximately 100 feet on the north side of Ponce de Leon Avenue, N.E. beginning at the intersection of Ponce de Leon Avenue, N.E. and Penn Avenue, N.E. Depth: 100 feet; Area: .2296 acres. Land Lot: 49, 14th District, Fulton County, Georgia.
OWNER: RIO LAND & INVESTMENT COMPANY
APPLICANT: KEITH HUNTER
NPU E COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL-CONDITIONAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

5. **U-17-34** An Ordinance granting a Special Use Permit for a day care center pursuant to 16-06.005 (1)(b) for property located at **122 Howell Drive, S.W.** fronting approximately 50 feet on the east side of Howell Drive, S.W. beginning approximately 1,306 feet from the intersection of Martin Luther King, Jr. Drive, S.W. and Howell Drive, S.W. Depth: 240 feet; Area: .2755 acres. Land Lot: 244, 14th District, Fulton County, Georgia.
OWNER: PSM TRAVEL INC/BRANDY GRAY
APPLICANT: JOHN MCKENZIE
NPU H COUNCIL DISTRICT 10
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

6. **Z-17-63** A Substitute Ordinance by Councilmember Joyce Shepherd to rezone certain properties along a portion of the Metropolitan Parkway Corridor (Capitol View and Capitol View Manor Neighborhoods - between Genessee Street, S.W. and the CSX Railroad/Atlanta Beltline from NC-9 (Dill Avenue-Metropolitan Parkway Neighborhood Commercial District) to NC-9 (Dill Avenue-Metropolitan Parkway Neighborhood Commercial District) from C-2 (Commercial Service District) to MRC-2-C (Mixed Residential Commercial Conditional) and from R-4 (Single Family Residential) to NC-9 (Dill Avenue-Metropolitan Parkway Neighborhood Commercial) in which to implement certain recommendations of the Atlanta Beltline Master Plan Subarea 2: Heritage Communities of South Atlanta; and for other purposes.
NPU X COUNCIL DISTRICT 12
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

7. **Z-17-94** An Ordinance by Zoning Committee to rezone property from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **969 Moreland Avenue, S.E.** fronting 100 feet on the west side of Mercer Street, S.E. and beginning 50 feet from the intersection of Lyndale Drive, S.E. and Moreland Avenue S.E., Depth: 200 feet; Area: .459 acres. Land Lot 10, 14th District, Fulton County, Georgia.
OWNER: 3 GROUP, LLC
APPLICANT: JASON HARVEY
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

8. **Z-17-96** An Ordinance by Zoning Committee to rezone property from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **947 Mercer Street, S.E.** fronting 100 feet on the south side of Mercer Street, S.E. and beginning 247.9 feet from the intersection of Vernon Avenue, S.E. and Mercer Street, S.E. Depth: 150 feet; Area: .344 acres. Land Lot 11, 14th District, Fulton County, Georgia.
OWNER: GLENDA ELIZABETH LARGIN WHITLOCK
APPLICANT: NINA E. GENTRY, AICP
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

9. **Z-17-97** An Ordinance by Zoning Committee to rezone property from O-I-C (Office Institutional Conditional) to C-1 (Community Business District) for property located on a portion of **3715 Northside Parkway** fronting 29.19 feet on the east side of Northside Parkway, N.W. beginning at the intersection of Northside Parkway, N.W. and East Beechwood Drive, N.W. Depth: varies; Area: .941 acres. Land Lot 199, 17th District, Fulton County, Georgia.
OWNER: GVR NORTHCREEK OWNER, LLC
APPLICANT: GVR NORTHCREEK OWNER, LLC
NPU A COUNCIL DISTRICT 8
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

10. **U-17-36** An Ordinance granting a Special Use Permit for outdoor dining at an eating and drinking establishment within 1,000 feet of property that is zoned R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-4B or R-5 pursuant to 16.11.005(1) (I) for a portion of a property located at **3715 Northside Parkway, N.W.**, fronting 29.19 feet on the east side of Northside Parkway, N.W., and beginning at the intersection of Northside Parkway, N.W., and East Beechwood Drive, N.W. Depth: varies; Area: .941 acres. Land Lot 199, 17th District, Fulton County, Georgia.

OWNER: GVR NORTHCREEK OWNER, LLC

APPLICANT: GVR NORTHCREEK OWNER, LLC

NPU A COUNCIL DISTRICT 8

NPU RECOMMENDATION: APPROVAL-CONDITIONAL

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

11. **Z-17-98** An Ordinance by Zoning Committee to rezone from I-1/BL (Light Industrial/BeltLine Overlay) to PD-MU/BL (Planned Development Mixed Use/BeltLine Overlay) for property located at **1029 Donald Lee Hollowell Parkway, N.W.**, fronting approximately 357 feet on the north side of Donald Lee Hollowell Parkway, N.W. and beginning approximately 627 feet from the intersection of Law Street, N.W. and Donald Lee Hollowell Parkway, N.W. Depth: varies; Area: approximately 3.7 acres. Land Lot 114, 14th District, Fulton County, Georgia.

OWNER: FINDLEY STREET DEVELOPMENT, LLC

APPLICANT: BROCK BUILT HOMES, LLC BY ROBERT L. ZOECKLER, ESQ.

NPU K COUNCIL DISTRICT 3

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

12. **Z-17-99** An Ordinance by Zoning Committee to rezone from RG-3-C (Residential General Sector 3 Conditional) and RG-2-C (Residential General Sector 2 Conditional) to MR-3 (Multi Family Residential) for property located at **2650 Proctor Drive, N.W. and 0 Northwest Drive (17 0258 LL1325)** fronting approximately 582 feet on the north side of Northwest Drive, N.W. and beginning approximately 843 feet from the intersection of Mango Street, N.W. and Northwest Drive, N.W. Depth: varies; Area: 5.5071 acres. Land Lots 250 and 258, 17th District, Fulton County, Georgia.

OWNER: NORTHWEST ATLANTA LAND COMPANY

APPLICANT: KENNETH J. WOOD

NPU G COUNCIL DISTRICT 9

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: CONTINUE

ZRB RECOMMENDATION: CONTINUE TO FEBRUARY 15, 2018

END OF AGENDA