

**MARKED AGENDA
ZONING REVIEW BOARD
JANUARY 10, 2019
6:00 P.M. CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-18-124** An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to R-4B/BL (Single Family Residential/BeltLine Overlay) for property located at **1224 Avondale Avenue, S.E.** fronting 76.59 feet on the east side of Avondale Avenue, S.E. beginning at a pointed located at the intersection of the northerly right-of-way of Turpin Avenue with the southerly right-of-way of Avondale Avenue, S.E. Depth: 130.75 feet Area: .26 Acres, Land Lot: 240, 14th District, Fulton County, Georgia
OWNER: KEITH GREEN FAMILY TRUST
APPLICANT: KEITH GREEN
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

2. **Z-18-127** An Ordinance to amend **SPI-15 (Lindbergh Transit Station Area Special Public Interest District)** zoning regulations to create a new Subarea 9 entitled MARTA Lindbergh City Center; to amend various sections of the SPI-15 zoning district regulations pertaining to bulk limitations, open space requirements, façade requirements and loading requirements; and to rezone certain properties from C-3-C/BL (Commercial Residential District Conditional/Beltline Overlay) and C-3/BL (Commercial Residential/Beltline Overlay) zoning classification to the SPI-15 SA 9/BL (Lindbergh Transit Station Area Special Public Interest District Subarea 9/BeltLine Overlay) zoning classification; and for other purposes
NPU B COUNCIL DISTRICTS 6 & 7
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

3. **Z-18-130** An Ordinance by Zoning Committee to rezone from R-5/HC20K SA1 (Two Family Residential/Grant Park Historic District Subarea 1) to R-4B/HC20K SA1 (Single Family Residential/Grant Park Historic District Subarea 1) for property located at **395 Pavillion Street, S.E. and 690 Oakland Avenue, S.E.** fronting 54.45 feet on the south side of Pavillion Street, S.E. and 52 feet on the east side of Oakland Avenue, S.E. beginning 50.65 feet from the intersection of Pavillion Street, S.E., and Oakland Avenue, S.E., Depth: varies Area: .22 Acres, Land Lot: 43, 14th District, Fulton County, Georgia
OWNER: THOMAS F. MCGOWAN
APPLICANT: WILLIAM STEPHENSON
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

4. **Z-18-131** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to I-2 (Heavy Industrial) for property located at **2465 Fairburn Road, S.W.** fronting 172.5 feet on the west side of Fairburn Road, S.W. beginning 762.95 feet from the right-of-way of the Seaboard Coast Line Railroad Depth: 920 feet Area: 3.192 Acres, Land Lot: 5, 14F District, Fulton County, Georgia
OWNER: JAMES ECHOLES
APPLICANT: MICHAEL EDEY
NPU P COUNCIL DISTRICT 11
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

5. **Z-18-143** An Ordinance by Councilmember Clela Winslow to rezone certain properties along a portion of the Lee Street Corridor on the west side of **Lee Street (Oakland City neighborhood between Donnelly Avenue, S.W. and Campbellton Road, S.W.)** from C-2/BL (Commercial Service District/BeltLine Overlay) to MRC-2-C/BL (Mixed Residential Conditional/BeltLine Overlay), I-1/BL (Light Industrial/BeltLine Overlay) to MRC-3-C/BL (Mixed Residential Conditional/BeltLine Overlay), C-2 (Commercial Service) District to MRC-2-C (Mixed Residential Commercial Conditional) and I-1 (Light Industrial) to MRC-3-C (Mixed Residential Commercial Conditional) in which to implement certain recommendations of the Atlanta Beltline Master Plan Subarea 2: Heritage Communities of South Atlanta; and for other purposes
NPU S COUNCIL DISTRICT 4
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

6. **U-18-31** An Ordinance by Zoning Committee for a special use permit for a church pursuant to 16-06A.005(1)(C) for property located at **1560 Memorial Drive, S.E.** fronting 166.6 feet on the north side of Memorial Drive, S.E. beginning 819.9 feet from the intersection of Memorial Drive and Montgomery Street Depth: 444.5 feet Area: 1.70 Acres, Land Lot: 207, 15th District, DeKalb County, Georgia
OWNER: EDGEWOOD CHURCH- J. NATHAN DEAN, AGENT
APPLICANT: EDGEWOOD CHURCH
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

*Please note the ZRB Rules of Procedure have been amended. Please click the following link to review a copy of the rules adopted on September 15, 2015 - <http://www.atlantaga.gov/index.aspx?page=397>.

7. **U-18-35** An Ordinance by Zoning Committee for a special use permit for a food truck pursuant to 16-16.005(1)(C) for property located at **1310 White Street, S.W.** fronting 275.02 feet on the southeast side of White Street, S.W. beginning 726.6 from the intersection of White Street and Ralph David Abernathy Boulevard Depth: 225.34 feet Area: 1.4 Acres, Land Lot: 139, 14th District, Fulton County, Georgia
OWNER: YELLOW BEAR ENTERPRISES, LLC/GREGG BRENNER
APPLICANT: SHONA GRIFFIN
NPU T COUNCIL DISTRICT 4
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

8. **U-18-36** An Ordinance by Zoning Committee for a special use permit for a daycare center pursuant to 16-06.005(1)(B) for property located at **75 Brevard Avenue, S.W.** fronting 98.33 feet on the north side of Brevard Avenue, S.W. beginning at an iron pin located on the northeasterly right-of-way of Brevard Avenue 200 feet from the southeasterly intersection of Brevard Avenue and Hapeville Road Depth: 200 feet Area: .43 Acres, Land Lot: 69, 14th District, Fulton County, Georgia
OWNER: MS. NIECY'S HOME AWAY FROM HOME LEARNING CENTER, INC.
APPLICANT: JOHN KIMBROUGH
NPU Z COUNCIL DISTRICT 12
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

9. **U-18-38** An Ordinance by Zoning Committee for a special use permit for a hotel pursuant to 16-18I.007 for property located at **374 East Paces Ferry Road, N.E. #101-#114, 374 East Paces Ferry Road, N.E. #201-#217, 374 East Paces Ferry Road, N.E. #301-#317, 374 East Paces Ferry Road, N.E. #401-#417, 374 East Paces Ferry Road, N.E. #501-#517, 374 East Paces Ferry Road, N.E. #601-#617, 374 East Paces Ferry Road, N.E. #701-#717, 374 East Paces Ferry Road, N.E. #801-#817** , fronting 274.34 feet on the north side of East Paces Ferry Road, N.E. beginning at a rebar set on the northerly right-of-way of East Paces Ferry Road being 276 feet southeast of the east right-of-way of Grandview Avenue. Depth: varies; Area: 2.818 Acres; Land Lot: 61, 17th District, Fulton County, Georgia
OWNER: SOBU FLATS, LLC
APPLICANT: SOBU FLATS, LLC
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

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10. **U-18-39** An Ordinance by Zoning Committee for a special use permit for a hotel pursuant to 16-34.007(1)(J) for property located at **217 Lampkin Street N.E., 221 Lampkin Street, N.E., 229 Lampkin Street, N.E., and 235 Lampkin Street, N.E.** fronting 205 feet on the east side of Lampkin Street, N.E. beginning at the intersection of the easterly right-of-way of Lampkin Street and the northerly right-of-way of John Wesley Dobbs Avenue Depth: varies Area: .61 Acres, Land Lot: 19, 14th District, Fulton County, Georgia
OWNER: US ASSET, LLC 7
APPLICANT: GEORGE Y. BANKS
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

DEFERRED CASES

11. **Z-18-51** An Ordinance by Zoning Committee to rezone from R-4A/BL (Single Family Residential/BeltLine Overlay) to R-4B/BL (Single Family Residential/BeltLine Overlay) for property located at **1196 Warfield Street, N.W.** fronting 80 feet on the south side of Warfield Street, N.W. and beginning 120 feet from the intersection of Rice Street, N.W. and Warfield Street, N.W. Depth: 90 feet, Area: .165 acres. Land Lot: 189, 17th District, Fulton County, Georgia
OWNER: ASIH
APPLICANT: MOLTI SHARON
NPU K COUNCIL DISTRICT 3
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: DENIAL
12. **Z-18-116** An Ordinance by Zoning Committee to rezone from I-1/BL (Light Industrial/BeltLine Overlay) and MR-4A-C/BL (Multifamily Residential Conditional/BeltLine Overlay) to MR-4A/BL (Multifamily Residential/BeltLine Overlay) for property located at **375, 379, 381 and a portion of 385 Grant Circle, S.E.** fronting 562 feet on the south side of Grant Circle, S.E. beginning at a Georgia Power disc found in concrete at the intersection of the easterly right-of-way line of Grant Street, S.E. with the southerly right-of-way line of Grant Circle, S.E. Depth: 184 feet Area: 2.31 Acres, Land Lot: 42, 14th District, Fulton County, Georgia
OWNER: GRANT CIRCLE PARTNERS, LLC
APPLICANT: THE PROVIDENCE GROUP OF GEORGIA, LLC
C/O KATHRYN ZICKERT
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

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13. **Z-18-117** An Ordinance by Zoning Committee to rezone from C-1 (Community Business) District and R-4 (Single Family Residential) to C-1 (Community Business District), R-4 (Single Family Residential) and PD-H (Planned Development Housing) for property located at **820 Flat Shoals Avenue, S.E.** fronting 118 feet on the north side of Flat Shoals Avenue, S.E. beginning at a ½” rebar found at the intersection of the northerly right-of-way of Flat Shoals Road and the northeasterly right-of-way of Flat Shoals Avenue, S.E. Depth: 1,374 feet Area: 5.61 Acres, Land Lot: 175 and 146, 15th District, DeKalb County, Georgia

OWNER: THRIVE FLAT SHOALS, LLC
APPLICANT: THRIVE HOMES, LLC
C/O THE GALLOWAY LAW GROUP, LLC
NPU W COUNCIL DISTRICT 5
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

14. **Z-18-120** An Ordinance by Zoning Committee to rezone from RG-2 (Residential General Sector) and RG-3-C (Residential General Sector 3 Conditional) to RG-3 (Residential General Sector 3) for property located at **3750 Peachtree Road, N.E., 3768 Peachtree Road, N.E. #A-1, 3768 Peachtree Road, N.E. #A-2, 3768 Peachtree Road, N.E. # A-3, 3768 Peachtree Road, N.E., A-4, 3768 Peachtree Road, N.E. #B-1, 3768 Peachtree Road, N.E. #B-2, 3768 Peachtree Road, N.E. #B-3, 3768 Peachtree Road, N.E. #B-4, 3768 Peachtree Road, N.E. #C-1, 3768 Peachtree Road, N.E. #C-2, 3768 Peachtree Road, N.E. #C-3, 3768 Peachtree Road, N.E. #C-4, 3768 Peachtree Road, N.E. And 3766 Peachtree Road, N.E.** fronting 200.75 feet on the southwest side of Club Drive, N.E. beginning at a ¾” iron rod found at the intersection of the northerly right-of-way line of Peachtree Road and the easterly right-of-way line of Vermont Road, N.E. Depth: varies Area: 12.52 acres, Land Lot: 10, 17th District, Fulton County, Georgia

OWNER: ALL SAINTS – ST LUKES EPISCOPAL HOME FOR THE RETIRED, INC. D/B/A CANTERBURY COURT AND PEACHTREE OAKS, LLC
APPLICANT: ALL SAINTS – ST LUKES EPISCOPAL HOME FOR THE RETIRED, INC. D/B/A CANTERBURY COURT.
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

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15. **U-18-34** An Ordinance by Zoning Committee for a special use permit for an assisted living facility pursuant to 16-08.005(1)(F) for property located at **3750 Peachtree Road, N.E., 3768 Peachtree Road, N.E. #A-1, 3768 Peachtree Road, N.E. #A-2, 3768 Peachtree Road, N.E. # A-3, 3768 Peachtree Road, N.E. #A-4, 3768 Peachtree Road, N.E. #B-1, 3768 Peachtree Road, N.E. #B-2, 3768 Peachtree Road, N.E. #B-3, 3768 Peachtree Road, N.E. #B-4, 3768 Peachtree Road, N.E. #C-1, 3768 Peachtree Road, N.E. #C-2, 3768 Peachtree Road, N.E.#C-3, 3768 Peachtree Road, N.E. #C-4, 3768 Peachtree Road, N.E. and 3766 Peachtree Road, N.E.** fronting 200.75 feet on the southwest side of Club Drive, N.E. beginning at a ¾" iron rod found at the intersection of the northerly right-of-way line of Peachtree Road and the easterly right-of-way line of Vermont Road, N.E. Depth: varies Area: 12.52 Acres, Land Lot: 10, 17th District, Fulton County, Georgia

OWNER: ALL SAINTS – ST LUKES EPISCOPAL HOME FOR THE RETIRED, INC. D/B/A CANTERBURY COURT AND PEACHTREE OAKS, LLC

APPLICANT: ALL SAINTS – ST LUKES EPISCOPAL HOME FOR THE RETIRED, INC. D/B/A CANTERBURY COURT.

NPU B COUNCIL DISTRICT 7

NPU RECOMMENDATION: APPROVAL CONDITIONAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

END OF AGENDA

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