

**MARKED AGENDA
ZONING REVIEW BOARD
FEBRUARY 14, 2019
6:00 P.M. CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-18-52** A Substitute Ordinance by Zoning Committee to amend the 1982 Atlanta Zoning Ordinance, as amended, by creating a new **Chapter 16-18B to be entitled SPI-2 (Fort McPherson Special Public Interest District)**, to codify regulations governing said district; to delineate the boundaries of said district; to codify regulations governing historic properties; and for other purposes
NPU S COUNCIL DISTRICT 12
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE
ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE

2. **Z-18-53** An Ordinance by Zoning Committee to amend the 1982 Atlanta Zoning Ordinance, as amended, by **creating sign regulations for SPI-2 Fort McPherson Special Public Interest District**; to codify such regulations as Atlanta City Code Sec. 16-28A.010(59); and for other purposes
NPU S COUNCIL DISTRICT 12
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

3. **Z-18-126** An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta, as amended, so as to create a new chapter to be entitled **20U, Bonaventure-Somerset Historic District**; to establish overlay regulations for said district; to enact, by reference and incorporation, a map establishing the boundaries of said district; and to designate and zone all properties lying within the boundaries of said district to the overlay zoning category of Historic District (HD) pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta, rezoning from R-4B-C/BL (Single Family Residential Conditional/Beltline Overlay), R-5/BL (Two-Family Residential/Beltline Overlay), RG-1/BL (Residential General Sector 1/Beltline Overlay), RG-2-C/BL (Residential General Sector 2 Conditional/Beltline Overlay), RG-3/BL (Residential General Sector 3/Beltline Overlay), RG-3-C/Beltline Overlay (Residential General Sector 3 Conditional/Beltline Overlay), MRC-2-C/Beltline Overlay (Mixed Residential Commercial Conditional/Beltline Overlay), C-1/BL (Community Business District/Beltline Overlay) to R-4B-C/HD 20U/BL (Single Family Residential Conditional / Bonaventure-Somerset Historic District/Beltline Overlay), R-5/HD 20U/BL (Two-Family Residential/ Bonaventure-Somerset Historic District/Beltline Overlay), RG-1/HD 20U/BL (Residential General Sector 1/ Bonaventure-Somerset Historic District/Beltline Overlay), RG-2-C/HD 20U/BL (Residential General Sector 2 Conditional/ Bonaventure-Somerset Historic District/Beltline Overlay), RG-3/HD 20U /BL (Residential General Sector 3/ Bonaventure-Somerset Historic District/Beltline Overlay), RG-3-C/HD 20U/BL (Residential General Sector 3 Conditional/ Bonaventure-Somerset Historic District/Beltline Overlay), MRC-2-C/HD 20U/BL (Mixed Residential Commercial Conditional/ Bonaventure-Somerset Historic District/Beltline Overlay), C-1/HD 20U/BL (Community Business District/ Bonaventure-Somerset Historic District/Beltline Overlay), to repeal conflicting laws; and for other purposes.

NPU N COUNCIL DISTRICT 2

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL

4. **Z-18-134** An Ordinance by Councilmember Joyce Shepherd to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending the C-1 (Community Business), C-2 (Commercial Service), C-3 (Commercial Residential), C-4 (Central Area Commercial Residential, C-5 (Central Business Support), I-1 (Light Industrial), I-2 (Heavy Industrial) , SPI-1 (Downtown Special Public Interest District), SPI-11 (Vine City & Ashby Station Special Public Interest District), SPI-12 (Buckhead/Lenox Stations Special Public Interest Districts), SPI-16 (Midtown Special Public Interest District), SPI-18 (Mechanicsville Neighborhood Special Public Interest District), SPI-20 (Greenbriar Special Public Interest District), SPI-21 (Historic West End/Adair Park Special Interest District), NC (Neighborhood Commercial) and MRC (Mixed Residential Commercial) Districts so as to require a **1,500-foot distance between service stations**; and for other purposes.

ALL NPU's

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL

*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>.

5. **Z-18-135** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MRC-3 (Mixed Residential Commercial) for property located at **1005 Howell Mill Road, N.W.** fronting 123.10 feet on the north side of Edgehill Avenue, N.W. beginning at a ½” rebar found at the right-of-way intersection of the easterly right-of-way line of Howell Mill Road with the northerly right-of-way line of Edgehill Avenue, N.W. Depth: varies Area: 0.627 Acres, Land Lot: 150, 17th District, Fulton County, Georgia

OWNER: TUNA BRIGGS, LLC
APPLICANT: STAR METALS HOTEL, LLC
NPU E COUNCIL DISTRICT 3

NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

6. **U-18-40** An Ordinance by Zoning Committee for a special use permit for a hotel pursuant to 16-34.007(1)(J) for property located at **1005 Howell Mill Road, N.W.** fronting 123.10 feet on the north side of Edgehill Avenue, N.W. beginning at a ½” rebar found at the right-of-way intersection of the easterly right-of-way line of Howell Mill Road with the northerly right-of-way line of Edgehill Avenue, N.W. Depth: varies Area: 0.627 acres, Land Lot: 150, 17th District, Fulton County, Georgia

OWNER: TUNA BRIGGS, LLC
APPLICANT: STAR METALS HOTEL, LLC
NPU E COUNCIL DISTRICT 3

NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

7. **Z-18-139** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to R-4B/BL (Single Family Residential/BeltLine Overlay) for property located at **163 Joseph E. Lowery Boulevard, S.W. and 171 Joseph E. Lowery Boulevard, S.W.** fronting 144.5 feet on the west side of Joseph E. Lowery Boulevard, S.W. beginning at an iron pin set at the southwest corner of Camilla Street, S.W. and Joseph E. Lowery Boulevard, S.W. Depth: 130 feet Area: 0.43 Acres, Land Lot: 116, 14th District, Fulton County, Georgia

OWNER: UNIVERSITY COMMUNITY DEVELOPMENT CORPORATION
APPLICANT: RITA B. GIBSON
NPU T COUNCIL DISTRICT 4

NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 90 DAY DEFERRAL

*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>.

DEFERRED CASES

8. **Z-18-36** An Ordinance by Zoning Committee to rezone from MRC-2 (Mixed Residential Commercial) to I-1 (Light Industrial) for property located at **3276 Donald Lee Hollowell Parkway, N.W., 0 Donald Lee Hollowell Parkway, N.W. (17 026000010024), 0 Bolton Road, N.W. (17 0268 LL 0028), 0 Donald Lee Hollowell Parkway, N.W. (17 0267 LL0797), 0 Donald Lee Hollowell Parkway, N.W. (17 0267 LL 0698), and 0 Bolton Road, N.W. (17 0268 LL 0259)** fronting 696.21 feet on the south side of Fulton Industrial Boulevard, N.W. and beginning approximately 399.88 feet from the intersection of Donald Lee Hollowell Parkway, N.W. and Bolton Road, N.W. Depth: varies, Area: 16.6 acres. Land Lot: 268, 267, 260 and 261 17th District, Fulton County, Georgia

OWNER: G&J DEVELOPMENT, LLC AND
ENCORE EQUITY PARTNERS, LLC

APPLICANT: CTM ATLANTA/FULTON, LLC
NPU H COUNCIL DISTRICT 9

NPU RECOMMENDATION: DENIAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

9. **Z-18-76** An Ordinance by Zoning Committee to rezone from R-3 (Single Family Residential) and C-1 (Community Business District) to MR-3 (Multifamily Residential) for property located at **10 Blackland Road, N.W.** fronting 292.13 feet on the southwest side of Blackland Road, N.W. and beginning at the southwestern intersection of the variable right-of-way of Roswell Road, N.W. and the southern variable right-of-way of Blackland Road, N.W. Depth: varies, Area: 2.027 acres. Land Lot: 97, 17th District, Fulton County, Georgia

OWNER: THE HAROLD E. BAILEY FAMILY TRUSTS

APPLICANT: MONTE HEWETT HOMES, LLC
NPU A COUNCIL DISTRICT 8

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 30 DAY DEFERRL

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10. **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: DENIAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL
11. **Z-18-107** An Ordinance by Zoning Committee to rezone from I-1-C (Light Industrial Conditional) to I-1 (Light Industrial) for property located at **705 Constitution Road, S.E.** fronting 200 feet on the east side of Jonesboro Road, S.E. beginning at an iron pin at the intersection formed by the northeasterly side of Jonesboro Road and the southeasterly side of Constitution Road Depth: 175 feet Area: .778 acres, Land Lot: 27, 14th District, Fulton County, Georgia
OWNER: SHAHROKH KHADEMI
APPLICANT: LEE MAYWEATHER
NPU Z COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL
12. **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: NO RECOMMENDATION
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

END OF AGENDA