

**MARKED AGENDA
ZONING REVIEW BOARD
MARCH 7, 2019
6:00 P.M. CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-18-144** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to C-1 (Community Business District) for property located at **788 and 798 McDonough Boulevard, S.E.** fronting 272 feet on the north side of McDonough Boulevard, S.E. beginning at a point on the northwestern side of McDonough Boulevard, formerly McDonough Road, 60 feet southeasterly as measured along the northeastern side of McDonough Boulevard from the corner formed by the intersection of the northeastern side of McDonough Boulevard, S.E. with the eastern side of Elleby Road, S.E. Depth: Varies, Area: 1.86 Acres, Land Lot 25, 14th District, Fulton County, Georgia
OWNER: CTCS, INC.
APPLICANT: NINA E. GENTRY, AICP
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
2. **Z-18-145** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-4B/BL (Multifamily Residential/BeltLine Overlay) for property located at **496 Boulevard Place N.E., 500 (aka 502) Boulevard Place, N.E., 508 Boulevard Place, N.E. and 512 Boulevard Place, N.E.** fronting 200.01 feet on the north side of Boulevard Place, N.E. beginning at an iron pin set 199.80 feet east of the intersection of Boulevard, N.E. and Boulevard Place, N.E. Depth: Varies, Area: 0.872 Acres, Land Lot 47, 14th District, Fulton County, Georgia
OWNER: GREENBURG KNAPP PROPERTIES, LLC, THE 500 BOULEVARD PLACE LAND TRUST, LLC, DAMON LIPPARELLI AND CHESLEY GADDIS
APPLICANT: MONTE HEWITT HOMES, LLC
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: NO RECOMMENDATION
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE
3. **Z-18-146** An Ordinance by Zoning Committee to rezone from R-4A/HC20I SA1/BL (Single Family Residential/Adair Park Historic District/BeltLine Overlay) to R-4B/ HC20I SA1/BL (Single Family Residential/Adair Park Historic District/BeltLine Overlay) for property located at **778 Tift Avenue, S.W.** fronting 151.93 feet on the north side of Hugh Street, S.W. beginning at an iron pin located at the point of intersection of the east right-of-way line of Tift Avenue, S.W. with the north right-of-way line of Hugh Street, S.W. Depth: 95.67 feet, Area: 0.22 Acres, Land Lot 107, 14th District, Fulton County, Georgia
OWNER: PRB ATLANTA, LLC
APPLICANT: HILMI T. SAGISMAN
NPU V COUNCIL DISTRICT 12
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

4. **Z-18-147** An Ordinance by Zoning Committee to rezone from I-1/BL (Light Industrial/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **675 Drewry Street, N.E.** fronting 201 feet on the south side of Drewry Street, N.E. beginning at an iron pin marking the point of intersection of the southerly right-of-way of Drewry Street, N.E. with the northeasterly right-of-way line of the Southern Railroad right-of-way line Depth: 80.95 feet. Area: 0.353 Acres, Land Lot 17, 14th District, Fulton County, Georgia

OWNER: MARIA ARTEMIS
 APPLICANT: SEAN FOWLER
 NPU F COUNCIL DISTRICT 6
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

5. **Z-19-01** An Ordinance by Zoning Committee to rezone from I-1/BL (Light Industrial/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **1015 Boulevard, S.E.**, fronting 183.06 feet on the west side of Bouelvard, S.E. beginning at the intersection of the westerly right-of-way line of Boulevard, S.E. with the northerly right-of-way line of West Point Railroad Depth: Varies, Area: 3.126 Acres, Land Lot 42, 14th District, Fulton County, Georgia

OWNER: WAKEN CO.
 APPLICANT: THE NRP GROUP LLP
 NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 90 DAY DEFERRAL

6. **Z-19-02** An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **1131 Glenwood Avenue, S.E., 1137 Glenwood Avenue, S.E., 1146 Portland Avenue, S.E. and 1152 Portland Avenue, S.E.** fronting 100 feet on the south side of Glenwood Avenue, S.E. and 100 feet on the north side of Portland Avenue, S.E. beginning at a 1/2" iron pin found at the intersection of the westerly right-of-way line of Moreland Avenue, S.E. and the northerly right-of-way line of Portland Avenue, S.E. Depth: 306 feet, Area: 0.69 Acres, Land Lot 12, 14th District, Fulton County, Georgia

OWNER: 765 MORELAND AVE, LLC; GEORGE ROHRIGH AND SUNG KIM
 APPLICANT: JESSE CLARK, CLARK PROPERTY R&D
 NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 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>.

7. **U-18-43** An Ordinance by Zoning Committee for a special use permit for a concrete plant pursuant to 16-17.005(1)(e) for property located at **1521 Huber Street, N.W.** fronting 438.05 feet on the east side of Huber Street, N.W., beginning 1500 feet from the intersection of Chattahoochee Avenue, N.W. and Huber Street, N.W. Depth: Varies, Area: 13.5 Acres, Land Lot 187, 17th District, Fulton County, Georgia.
- OWNER: 1521 HUBER STREET, LLC
 APPLICANT: RHB, LLC C/O G. DOUGLAS DILLARD
 NPU D COUNCIL DISTRICT 9
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: DENIAL

DEFERRED CASES

8. **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: DENIAL
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE
9. **Z-18-128** An Ordinance by Zoning Committee to amend the 1982 Atlanta Zoning Ordinance, as amended, **by adding a definition for Adult Day Care Facility and by adding Adult Day Care Facility as a permitted use by special use permit** in the R-1 (Single-Family Residential), R-2 (Single-Family Residential), R-2A (Single-Family Residential), R-2B (Single-Family Residential), R-3 (Single-Family Residential), R-3A (Single-Family Residential), R-4 (Single-Family Residential), R-4A (Single-Family Residential), R-4B (Single-Family Residential), R-5 (Two-Family Residential), R-G (Residential General), and R-LC (Residential Limited Commercial) zoning districts; and for other purposes.
- ALL NPU's
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

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10. **Z-18-140** An Ordinance by Councilmember Carla Smith to rezone from R-5-C/BL (Two Family Residential Conditional/BeltLine Overlay) to MRC-3-C/BL (Mixed Residential Commercial Conditional/BeltLine Overlay) for property located at **94 Milton Avenue, S.E.**; and for other purposes
NPU Y COUNCIL DISTRICT 1
NPU RECOMMENDATION: NO RECOMMENDATION
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

11. **U-18-37** An Ordinance by Zoning Committee for a special use permit for an outdoor amusement enterprise pursuant to 16-18K.004 for property located at **485 Foundry Street, N.W., 491 Foundry Street, N.W., 489 Foundry Street, N.W., 485 Foundry Street, N.W., 501 Foundry Street, N.W. and 509 Foundry Street, N.W., 174 Northside Drive, N.W., 178 Northside Drive, N.W., 182 Northside Drive, N.W., 184 Northside Drive, N.W., 190 Northside Drive, N.W. and 192 Northside Drive, N.W., 480 Spencer Street, N.W., 486 Spencer Street, 490 Spencer Street, 496 Spencer Street, 502 Spencer Street, N.W., and 506 Spencer Street, N.W. and 193 Electric Avenue N.W. and 185 Electric Avenue, N.W.** fronting 298.1 feet on the north side of Foundry Street, N.W. beginning at the intersection of Foundry Street, N.W. and Electric Avenue, N.W. Depth: Varies, Area: 1.86 Acres, Land Lot: 83, 14th District, Fulton County, Georgia
OWNER: JAYCEE DEVELOPMENT, LLC
APPLICANT: SHONIA PITTMAN
NPU L COUNCIL DISTRICT 3
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

END OF AGENDA

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