

**MARKED AGENDA
ZONING REVIEW BOARD
MARCH 28, 2019
6:00 P.M. CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-19-07** An Ordinance by Councilmember Carla Smith to rezone certain properties in **Historic South Atlanta** from R-4A (Single Family Residential), C-1-C (Community Business District Conditional), C-2-C (Commercial Service District Conditional) and O-I (Office Institutional) to MRC-2-C (Mixed Residential Commercial Conditional), from R-4A/BL (Single Family Residential/Beltline Overlay), C-1-C/BL (Community Business District Conditional/Beltline Overlay) and C-2-C/BL (Community Service District Conditional/Beltline Overlay) to MRC-2-C/BL (Mixed Residential Commercial Conditional/Beltline Overlay) from I-1 (Light Industrial) and I-2 (Heavy Industrial) to I-MIX-C (Industrial Mixed Use Conditional) from I-1-C/BL (Light Industrial Conditional/Beltline Overlay) to I-MIX-C/BL (Industrial Mixed Use Conditional/Beltline Overlay) from R-4A (Single Family Residential), R-5-C (Two Family Residential Conditional) and O-I (Office Institutional) to MR-4A-C (Multifamily Residential Conditional) from R-4A/BL (Single Family Residential/Beltline Overlay) to MR-4A-C/BL (Multifamily Residential Conditional/Beltline Overlay) from R-4/BL (Single Family Residential/Beltline Overlay) to MR-MU/BL (Mixed Residential Multiunit/Beltline Overlay) from R-4 (Single Family Residential) to MR-3-C (Multifamily Residential Conditional) in which to implement certain recommendations of The Historic South Atlanta Neighborhood Masterplan; and for other purposes
NPU Y COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

2. **Z-19-14** An Ordinance by Councilmember Jennifer N. Ide to zone property owned by Emory University, Children's Healthcare of Atlanta, The Centers for Disease Control, Georgia Power Company, Villa International, And Synod of South Atlantic & Presbyterian Church (USA), Inc. from the O-I-C (Office Institutional Conditional), MR-4A-C (Multi-Family Residential Conditional) MRC-3-C (Mixed Residential Commercial Conditional), R-3-C (Single-Family Residential Conditional), R-4-C (Single-Family Residential Conditional), and HC-20B SA 4-C (Druid Hills Landmark Historic District Subarea 4 Conditional) zoning districts to the O-I-C (Office Institutional Conditional), O-I (Office Institutional), MR-4A-C (Multi-Family Residential Conditional) MRC-3-C (Mixed Residential Commercial Conditional), R-3 (Single-Family Residential), R-4-C (Single-Family Residential Conditional), R-4 (Single-Family Residential), and HC-20B SA 4 (Druid Hills Landmark Historic District Subarea 4) zoning districts for a change in conditions and to remove conditions; and for other purposes
NPU F COUNCIL DISTRICT 6
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

3. **Z-19-15** An Ordinance by Councilmember Joyce M. Sheperd to amend Chapter 28A (Atlanta Sign Ordinance) of Part 16 (Atlanta Zoning Ordinance) to allow large screen video display (LSVD) signs as a type of sign permitted in Subarea 9 (Adair Park) of the SPI-21 (Historic West End/Adair Park Special Public Interest) zoning district; and for other purposes

NPU V COUNCIL DISTRICT 12

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 30 DAY DEFERRAL

4. **U-18-42** An Ordinance by Zoning Committee for a special use permit for a private school pursuant to 16-04.005(1)(l) and 16-05.005(1)(l) for property located at **966 West Paces Ferry Road, N.W.** fronting 328.02 feet in the east side of Rilman Road, N.W. beginning at a ½” rebar set at the intersection of little easterly right-of-way line of Rilman Road and the southerly right-of-way line of West Paces Ferry Road, N.W. Depth: varies. Area: 30.7909 acres, Land Lot 158, 181 and 182, 17th District, Fulton County, Georgia

OWNER: PACE ACADEMY, INC.

APPLICANT: PACE ACADEMY, INC.

NPU A COUNCIL DISTRICT 8

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

DEFERRED CASES

5. **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

6. **Z-18-112** An Ordinance by Councilmember Natalyn Mosby Archibong to zone property located at **1834 Braeburn Circle** to the MR-2 (Multi-Family Residential) zoning district upon annexation into the City of Atlanta; and for other purposes

NPU W COUNCIL DISTRICT 5

NPU RECOMMENDATION: APPROVAL CONDITIONAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

*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. **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: 1,293 feet Area: 6.2 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: NO RECOMMENDATION

STAFF RECOMMENDATION: FILE

ZRB RECOMMENDATION: FILE

8. **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: APPROVAL CONDITIONAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

9. **Z-18-137** A Substitute Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **1991 Meador Avenue, S.E.** fronting 104.07 feet on the west side of Meador Avenue, S.E. beginning at the intersection of the westerly right-of-way of Meador Avenue, S.E. and the northerly right-of-way of Meador Way, S.E. Depth: 198.20 feet, Area: 0.475 Acres, Land Lot: 58, 14th District, Fulton County, Georgia

OWNER: MARLON ROWE
 APPLICANT: MARLON ROWE
 NPU Y COUNCIL DISTRICT 1

NPU RECOMMENDATION: DENIAL

STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE

ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE

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10. **U-18-26** An Ordinance by Zoning Committee for a special use permit for a day care center pursuant to 16-06.005(1)(b) for property located at **2856 Browns Mill Road, S.E.** fronting 70 feet on the east side of Browns Mill Road S.E., beginning at a point 100 feet north of the northeast corner of Cleveland Avenue, S.E. and Browns Mill Road, S.E. Depth: 30.5 feet Area: .462 acres, Land Lot: 61, 14th District, Fulton County, Georgia

OWNER: RUFUS J. FIELDS

APPLICANT: TRACEY D. FIELDS

NPU Z COUNCIL DISTRICT 12

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

END OF AGENDA

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