

MARKED AGENDA
ZONING REVIEW BOARD
MAY 2, 2019
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

NEW CASES

1. **Z-19-16** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to RG-3 (Residential General Sector 3) for property located at **1061 United Avenue, S.E.** fronting 46.01 feet on the south side of United Avenue, S.E. beginning at a ½” rebar set at the intersection of the southeasterly right-of-way line of Woodland Avenue, S.E. with the southwesterly right-of-way line of United Avenue, S.E. Depth: varies Area: .59 Acres, Land Lot 10, 14th District, Fulton County, Georgia
OWNER: WOODLAND HILLS BAPTIST CHURCH
APPLICANT: RANDY E. PIMSLER
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

2. **Z-19-19** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **2539 Glenwood Avenue, S.E.** fronting 100 feet on the south side of Glenwood Avenue, S.E. beginning at a point marked by an iron pin on the south side of Glenwood Avenue, S.E. 100 feet west of the southwest corner of Glenwood Avenue, S.E. and Johnson Avenue, S.E. Depth: 193.73 feet Area: .445 Acres, Land Lot 181, 15th District, DeKalb County, Georgia
OWNER: MARLO CARTER
APPLICANT: STACEY FILIPIAK
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

3. **Z-19-20** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MRC-3 (Mixed Residential Commercial) for property located at **395 and 409 Whitehall Street, S.W.** fronting 319.50 feet on the north side of Whitehall Street, S.W. beginning at a an iron pin on the northwestern side of Whitehall Street, S.W. 868.6 feet northeasterly as measured along the northwestern side of Whitehall Street, S.W., from the point of intersection formed by the northwestern side of Whitehall Street, S.W. with the easterly side of McDaniel Street, S.W. Depth: varies Area: 1.578 Acres, Land Lot 85, 14th District, Fulton County, Georgia
OWNER: 409 WHITEHALL, LLC & 395 WHITEHALL, LLC
APPLICANT: RONALD BATISTE, EAGLE ENVIRONMENTAL CONSTRUCTION
NPU M COUNCIL DISTRICT 4
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

4. **Z-19-22** An Ordinance by Zoning Committee to rezone from C-1 (Community Business) District to MRC-2 (Mixed Residential Commercial) for property located at **2074 Pryor Road, S.W.** fronting 100 feet on the west side of Pryor Road, S.W. beginning at an iron pin set at the northeastern intersection of Pryor Road, S.W. and Lakewood Avenue, S.W. Depth: 186 feet Area: .42 Acres, Land Lot 71, 14th District, Fulton County, Georgia
OWNER: G&R CAMPBELLTON, LLC
APPLICANT: G&R CAMPBELLTON, LLC
NPU Z COUNCIL DISTRICT 12
NPU RECOMMENDATION: NO RECOMMENDATION
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

5. **Z-19-24** An Ordinance by Zoning Committee to rezone from I-2 (Heavy Industrial) to MRC-2 (Mixed Residential Commercial) for property located at **400 Bishop Street, N.W.** fronting 439.89 feet on the south side of Bishop Street, N.W. beginning at the intersection of the southerly right-of-way of Bishop Street, N.W. and the westerly right-of-way of Mecaslin Street, N.W. Depth: varies Area: 1.51 acres, Land Lot 148, 17th District, Fulton County, Georgia
OWNER: SAFSTOR BISHOP, LLC
APPLICANT: 400 BISHOP MASTER, LLC
NPU E COUNCIL DISTRICT 8
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

6. **Z-19-26** 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 **1043 Avondale Avenue, S.E.** fronting 138.98 feet on the west side of Avondale Avenue, S.E. beginning at an iron pin at the intersection of the northwesterly side of Avondale Avenue, S.E. with the northwesterly side of Hamilton Avenue, S.E. Depth: varies Area: .52 acres, Land Lot 23, 14th District, Fulton County, Georgia
OWNER: ALBERT UHLMANN
APPLICANT: SCOTT JONES
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: DENIAL

*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-19-29** An Ordinance by Council Member Joyce M. Sheperd to rezone from R-4A/BL (Single Family Residential/Beltline Overlay) and RG-3/BL (Residential General Sector 3/Beltline Overlay) to RG-3/BL (Residential General Sector 3/Beltline Overlay) for property located at **717 University Avenue, #9 (14 01060015038), S.W.**; and for other purposes
NPU V COUNCIL DISTRICT 12
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

DEFERRED CASES

8. **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 and 100 feet on the north side of Portland Avenue, S.E. beginning at a ½” 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: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
9. **Z-19-05** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MRC-2 (Mixed Residential Commercial) for property located at **1800 Jonesboro Road, S.E.** fronting 318.72 feet on the northwesterly side of Jonesboro Road, S.E. beginning at a point of intersection on the northeast side of Jonesboro Road, S.E. with the southeast side of Sawtell Avenue, S.E. Depth: Varies Area: 2.024 Acres, Land Lot 39 and 40, 14th District, Fulton County, Georgia
OWNER: 1800 JONESBORO ROAD, LLC
APPLICANT: 1800 JONESBORO ROAD, LLC
NPU Y COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

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10. **Z-19-11** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **1369 Ralph David Abernathy Boulevard, S.W.** fronting 218.8 feet on the west side of Muse Street, S.W. beginning at a point located at the intersection of the northerly right-of-way line of Ralph David Abernathy, S.W. with the westerly right-of-way line of Longhorn Street, S.W. and the northeasterly right-of-way line of Muse Street, S.W. Depth: 158.6 feet Area: .39 Acres, Land Lot 140, 14th District, Fulton County, Georgia

OWNER: AAA PROPERTY SOLUTIONS, LLC

APPLICANT: EVERETT GAY

NPU T COUNCIL DISTRICT 4

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 60 DAY DEFERRAL

11. **Z-19-13** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-MU (Multifamily Residential Multi Unit/BeltLine Overlay) for property located at **547 Winton Terrace, N.E.** fronting 50 feet on the south side of Winton Terrace, N.E. beginning at a point on the south side of Winton Terrace, N.E. 350 feet east from the intersection of the south side of Winton Terrace, N.E. with the west side of an alley Depth: 200 feet Area: .22 Acres, Land Lot 47, 14th District, Fulton County, Georgia

OWNER: ARSENI ZAITSEV

APPLICANT: ARSENI ZAITSEV

NPU M COUNCIL DISTRICT 2

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 30 DAY DEFERRAL

12. **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: 60 DAY DEFERRAL

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13. **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: 30 DAY DEFERRAL**

END OF AGENDA