

MARKED AGENDA
ZONING REVIEW BOARD
MAY 9, 2019
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

NEW CASES

1. **Z-19-10** An Ordinance by Zoning Committee to rezone from R-LC-C (Residential Limited Commercial Conditional) to O-I (Office Institutional) for property located at **3280 Howell Mill Road** fronting approximately 523 feet on the western side of Howell Mill Road, N.W. beginning at a 5/8" rebar with cap set at the intersection of the westerly right-of-way of Howell Mill Road, N.W. and the southerly right-of-way of Interstate 75 exit ramp #255 Depth: approximately 453 feet Area: 4 Acres, Land Lot 197, 17th District, Fulton County, Georgia
OWNER: NORTHWEST MEDICAL CENTER, LDC
C/O THE GALLOWAY LAW GROUP, LLC
APPLICANT: NORTHWEST MEDICAL CENTER, LDC
C/O THE GALLOWAY LAW GROUP, LLC
NPU C COUNCIL DISTRICT 8
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

2. **Z-19-12** An Ordinance by Zoning Committee to rezone from RG-2 (Residential General Sector 2) to RG-3 (Residential General Sector 3) for property located at **1950 Sylvan Road, S.W.** fronting 589 feet on the east side of Sylvan Circle, S.W. beginning at an iron pin set on the easterly right-of-way line of Sylvan Road, S.W. said iron pin being 150.56 feet in a southerly direction along said right-of-way line from the southerly right-of-way line of Bridgewater Street, S.W. Depth: approximately 450 feet Area: 7 Acres, Land Lot 103, 14th District, Fulton County, Georgia
OWNER: ATLANTA NEIGHBORHOOD DEVELOPMENT PSHP
APPLICANT: TAYANI SUMA
NPU X COUNCIL DISTRICT 12
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

3. **Z-19-21** An Ordinance by Zoning Committee to rezone from SPI-16 SA1/LBS (Midtown Special Public Interest District Subarea 1/Landmark Building or Site) to SPI-16 SA1 (Midtown Special Public Interest District Subarea 1) for property located at **781 Peachtree Street, N.E.** fronting 211 feet on the east side of Peachtree Street, N.E. beginning at a brass disc found at the intersection of the easterly right-of-way line of Peachtree Street, N.E. and the southerly right-of-way line of 5th Street, N.E. Depth: approximately 241 feet Area: approximately 1.16 Acres, Land Lot 49, 14th District, Fulton County, Georgia
OWNER: SAINT MARK UNITED METHODIST CHURCH OF ATLANTA, INC.
APPLICANT: SLRH GEORGIA ACQUISITIONS
NPU E COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

4. **U-19-07** An Ordinance by Zoning Committee for a special use permit for transfer of development rights pursuant to 16-18P.005(2)(b) for property located at **781 Peachtree Street, N.E.** fronting 211 feet on the east side of Peachtree Street, N.E. beginning at a brass disc found at the intersection of the easterly right-of-way line of Peachtree Street, N.E. and the southerly right-of-way line of 5th Street, N.E. Depth: approximately 241 feet Area: approximately 1.16 Acres, Land Lot 49, 14th District, Fulton County, Georgia
 OWNER: SAINT MARK UNITED METHODIST CHURCH OF ATLANTA, INC.
 APPLICANT: SLRH GEORGIA ACQUISITIONS, LLC
 NPU E COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

5. **Z-19-28** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **191 and 207 East Lake Terrace, S.E.** fronting 150 feet on the west side of East Lake Terrace, S.E. beginning at the intersection of the northerly right-of-way of Memorial Drive, S.E. and the westerly right-of-way of East Lake Terrace, S.E. Depth: 200 feet Area: .68 acres, Land Lot 205, 15th District, DeKalb County, Georgia
 OWNER: THOMAS SMITH, JR.
 APPLICANT: IAN FRALICK
 NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

6. **U-19-06** An Ordinance by Zoning Committee for a special use permit for a church pursuant to 16-34.007(1)(c) for property located at **1519 Campbellton Road, S.W.** fronting 351.4 feet on the north side of Campbellton Road, S.W. beginning at a point on the north side of Campbellton Road, S.W. where the west line of Land Lot 136 and the east line of Land Lot 153 intersect the north side of Campbellton Road, S.W. Depth: 238 feet Area: 1.54 Acres, Land Lot 136 and 153, 14th District, Fulton County, Georgia
 OWNER: HOWARD E. FRANKLIN
 APPLICANT: KEVIN S. EDWARDS
 NPU S COUNCIL DISTRICT 12
NPU RECOMMENDATION: APPROVAL
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. **U-19-08** An Ordinance by Zoning Committee for a special use permit for a park-for-hire facility pursuant to 16-11.005(1)(k) for property located at **664 North Highland Avenue, N.E.** fronting 100 feet on the west side of North Highland Avenue, N.E. beginning at the northwest corner of the intersection of the right-of-way lines of North Highland Avenue, N.E. and Blue Ridge Avenue, N.E. Depth: 75 feet Area: 0.17 Acres, Land Lot 16, 14th District, Fulton County, Georgia
OWNER: PETER BOULDEN
APPLICANT: TIMOTHY O'TOOLE
NPU N COUNCIL DISTRICT 6
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

DEFERRED CASES

8. **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 HOTELL, LLC
NPU E COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
9. **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 HOTELL, LLC
NPU E COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

END OF AGENDA

*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>.