

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

NEW CASES

1. **Z-19-23** An Ordinance by Zoning Committee to rezone from I-1/BeltLine Overlay (Light Industrial/BeltLine Overlay) District to I-MIX/BL (Industrial Mixed Use/BeltLine Overlay) for property located at **929 Lee Street, S.W., 1036 White Street, S.W., 1038 White Street, S.W. and 1050 White Street, S.W.** fronting 504 feet on the northwest side of Lee Street, S.W. beginning at an iron pin at the intersection of the northwesterly right-of-way of Lee Street, S.W. and the southwesterly right-of-way of White Street, S.W. Depth: varies Area: 22.38 Acres, Land Lot 106, 118 and 119, 14th District, Fulton County, Georgia
OWNER: SRPF A/LEE & WHITE, LLC
APPLICANT: SRPF A/LEE & WHITE, LLC
NPU T COUNCIL DISTRICT 4
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

2. **Z-19-27** An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) District to MR-MU (Multi-Family Multi Unit) for property located at **115 Mayson Avenue, N.E. and 127 Mayson Avenue, N.E.** fronting 249 feet on the east side of Mayson Avenue, N.E. beginning at a point along the easterly right-of-way line of Mayson Avenue, N.E. 346 feet south of the intersection of Mayson Avenue, N.E. and Second Street, N.E. Depth: varies Area: .889 Acres, Land Lot 210, 15th District, DeKalb County, Georgia
OWNER: SPENCER-LOVE HOMES, LLC
APPLICANT: R. KYLE WILLIAMS, ESQ. & SAM ARTOPOEUS
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

3. **Z-19-30** An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) District to R-5 (Two Family Residential) for property located at **630 Echo Street, N.W.** fronting 50 feet on the west side of Echo Street, N.W. beginning at a point on the west side of Echo Street, N.W. 57.5 feet south of the southwest corner of Echo Street, N.W. and Fox Street, N.W. Depth: 117.5 feet Area: .134 Acres, Land Lot 112, 14th District, Fulton County, Georgia
OWNER: ANDREA KERR CONLEY,
SHANTIA KERR SIMS, AND JELANI C. KERR
APPLICANT: ANDREA KERR CONLEY,
SHANTIA KERR SIMS, AND JELANI C. KERR
NPU L COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

4. **Z-19-33** An Ordinance to rezone certain properties along a portion of the **Howell Mill Road Corridor** from MRC-2-C (Mixed Residential Commercial – Conditional) to MRC-2-C (Mixed Residential Commercial) for a change in conditions; and for other purposes.

NPU D

COUNCIL DISTRICT 9

NPU RECOMMENDATION: DENIAL

STAFF RECOMMENDATION: FILE

ZRB RECOMMENDATION: FILE

5. **Z-19-35** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) District to PD-H (Planned Development Housing) for property located at **2161 Oakview Road, S.E.** fronting 332.93 feet on the south side of Oakview Road, S.E. beginning at an iron pin on the southwesterly right-of-way of Oakview Road, S.E. 209.05 feet northeasterly from its intersection with the easterly right-of-way Douglas Street, S.E. Depth: 448 feet Area: 2.982 Acres, Land Lot 205, 15th District, DeKalb County, Georgia

OWNER:

BETTY DAVIS GWINN

APPLICANT:

G. DOUGLAS DILLARD

NPU O

COUNCIL DISTRICT 5

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 30 DAY DEFERRAL

6. **Z-19-36** An Ordinance by Zoning Committee to rezone from C-1 (Community Business) District and C-1-C (Community Business Conditional) District to C-1 (Community Business) District for property located at **1423 Glenwood Avenue, S.E., 2201 Glenwood Avenue, S.E., 2225 Glenwood Avenue, S.E. and 2229 Glenwood Avenue, S.E.** fronting 435.94 feet on the south side of Glenwood Avenue, S.E. beginning at a nail found on the southern variable right-of-way of Glenwood Avenue, S.E. 804.91 feet from the intersection of Glenwood Avenue, S.E. and Fayetteville Road, S.E. Depth: 638.54 feet Area: 6.9 Acres, Land Lot 173 and 180, 15th District, DeKalb County, Georgia

OWNER:

GLENWOOD AND FAYETTEVILLE DEVELOPMENT, LLC
C/O RICK BENT

APPLICANT:

WHIT JOHNSON

NPU O

COUNCIL DISTRICT 5

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. **Z-19-37** An Ordinance by Zoning Committee to rezone from MR-3-C (Multifamily Residential Conditional) to MR-3-C (Multifamily Residential Conditional) for a change of conditions for property located at **1836 Memorial Drive, S.E.** fronting 208.75 feet on the north side of Memorial Drive, S.E. and 190.65 feet on the east side of Dearborn Street, S.E. beginning at a ½” reinforcing bar found along the intersection of the western right-of-way of Dearborn Street, S.E. and the northern right-of-way of Memorial Drive, S.E. Depth: 197.52 feet Area: 1.153 Acres, Land Lot 206, 15th District, DeKalb County, Georgia

OWNER: THE WARREN KIRKWOOD, LLC

APPLICANT: G. DOUGLAS DILLARD, ESQ.

NPU O COUNCIL DISTRICT 5

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

DEFERRED CASES

8. **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 Boulevard, 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: 30 DAY DEFERRAL

9. **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: APPROVAL

STAFF RECOMMENDATION: APPROVAL

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>.

10. **Z-19-15** A Substitute 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: APPROVAL

STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE

ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE

11. **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: APPROVAL

ZRB RECOMMENDATION: APPROVAL

12. **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: NO RECOMMENDATION

STAFF RECOMMENDATION: FILE

ZRB RECOMMENDATION: FILE

END OF AGENDA