

**MARKED AGENDA
ZONING REVIEW BOARD
JULY 11, 2019
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-19-44** An Ordinance by Zoning Committee to rezone from R-4A/BL (Single Family Residential/BeltLine Overlay) to RG-3/BL (Residential General Sector 3/BeltLine Overlay) for property located at **891 North Avenue, N.W.** fronting 116 feet on the west side of Lindsay Street, N.W. beginning at the northwest corner of North Avenue, N.W. and Lindsay Street, N.W. Depth: 90 feet Area: .23 Acres, Land Lot 111, 14th District, Fulton County, Georgia
OWNER: MATTHEW MAXWELL
APPLICANT: MATTHEW MAXWELL
NPU L COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

2. **Z-19-45** An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to RG-1 (Residential General Sector 1) for property located at **420 Griffin Street, N.W.** fronting 50 feet on the west side of Griffin Street, N.W. beginning at an iron pin on the western line of Griffin Street, N.W., 55 feet south of the intersection of Neal Street, N.W. and Griffin Street, N.W. Depth: 110 feet Area: 0.121 Acres, Land Lot 111, 14th District, Fulton County, Georgia
OWNER: IVAN GASKIN
APPLICANT: IVAN GASKIN (GOOD DIRTY REALTY)
NPU L COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

3. **Z-19-46** An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to R-4B/BL (Residential Single Family/BeltLine Overlay) for property located at **709 Ralph McGill Boulevard, N.E.** fronting 50 feet on the south side of Ralph McGill Boulevard, N.E. beginning at a point on the southeast side of Ralph McGill Boulevard, N.E. 151.7 feet from the southwest corner of Ashley Avenue, N.E. and Ralph McGill Boulevard, N.E. Depth: 95 feet Area: 0.108 Acres, Land Lot 18, 14th District, Fulton County, Georgia
OWNER: REBECCA PRITCHARD
APPLICANT: KENNETH ELLSWORTH
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

4. **Z-19-47** An Ordinance by Zoning Committee to rezone from R-4A/BL (Single Family Residential/BeltLine Overlay) to RG-3/BL (Residential General Sector 3/BeltLine Overlay) for property located at **551 Lindsay Street, N.W.** fronting 44.5 feet on the east side of Lindsay Street, N.W. beginning at a point on the east side of Lindsay Street, N.W. 44.5 feet from the southeast corner of Lindsay Street, N.W. and North Avenue, N.W. Depth: 130 feet Area: 0.207 Acres, Land Lot 111, 14th District, Fulton County, Georgia
 OWNER: MATTHEW MAXWELL
 APPLICANT: MATTHEW MAXWELL
 NPU L COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

5. **Z-19-48** An Ordinance by Councilmember Joyce Sheperd to rezone from O-I (Office Institutional District) to C-1 (Community Business District) for property located at **967 Dewey Street, S.W.** fronting 100 feet on the west side of Dewey Street, S.W. beginning at the intersection of Dewey Street, S.W. and Mary Street, S.W. Land Lot 87, 14th District, Fulton County, Georgia
 NPU V COUNCIL DISTRICT 12
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

6. **Z-19-49** An Ordinance by Councilmember Natalyn Mosby Archibong to zone property located at **2951 Glenwood Avenue** to the R-4 (Single Family Residential) Zoning District; and for other purposes
 NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

7. **U-19-14** 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 **1635 Campbellton Road, S.W.** fronting 200 feet on the north side of Campbellton Road, S.W. beginning at a point on the north side of Campbellton Road, S.W. 150 feet west of the northwest corner of the intersection of Campbellton Road, S.W. an Poole Drive, S.W. Depth: 213.4 feet Area: .942 Acres, Land Lot 153, 14th District, Fulton County, Georgia
 OWNER: 1635 CAMPBELLTON HOLDING, LLC
 APPLICANT: NICOLE V. RAMOS
 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>.

8. **U-19-15** An Ordinance by Zoning Committee for a special use permit for a bus terminal pursuant to 16-18A.006 for property located at **200 Forsyth Street, S.W. and 232 Forsyth Street, S.W.** fronting 392 feet on the east side of Forsyth Street, S.W. and 139 on the north side of Brotherton Street, S.W. beginning at a point at the intersection of the southwesterly right-of-way of Garnett Street, S.W. and the southeasterly right-of-way of Forsyth Street, S.W. Depth: varies Area: 1.2483 Acres, Land Lot 77, 14th District, Fulton County, Georgia

OWNER: GREYHOUND LINES, INC.

APPLICANT: GREYHOUND LINES, INC

NPU M COUNCIL DISTRICT 4

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

9. **U-19-16** An Ordinance by Zoning Committee for a special use permit for an outdoor sales area pursuant to 16-16.005(1)(c) for property located at **866 Warner Street, S.W.** fronting 271 feet on the south side of Warner Street, S.W. beginning at the corner formed by the intersection of the south side of Warner Street, S.W. and the northeast side of Woodrow Street, S.W. Depth: varies Area: 0.4577 Acres, Land Lot 106, 14th District, Fulton County, Georgia

OWNER: LUCY HALL

APPLICANT: HAROLD BUCKLEY, JR.

NPU S COUNCIL DISTRICT 12

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

DEFERRED CASES

10. **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 of 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

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11. **Z-19-38** An Ordinance by Zoning Committee to rezone from R-3 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **3731 Wieuca Road, N.E., 3745 Wieuca Road, N.E. and 3755 Wieuca Road, N.E.** fronting 389.1 feet on the east side of Wieuca Road, N.E. beginning 132.7 feet from the intersection of Lovette Lane, N.E. and Wieuca Road, N.E. Depth: varies Area: 3.282 Acres, Land Lot 44, 17th District, Fulton County, Georgia
OWNER: ZP GROUP, LLLP
APPLICANT: JULIE L. SELLERS
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

END OF AGENDA