

MARKED AGENDA
ZONING REVIEW BOARD
JULY 18, 2019
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

NEW CASES

1. **Z-19-32** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) District to MRC-2 (Mixed Residential Commercial) for property located at **2184 and 2194 Marietta Boulevard, N.W. and 1703 Chattahoochee Avenue, N.W.** fronting 282 feet on the east side of Chattahoochee Avenue, N.W. beginning 462.2 feet from the land lot line of Land Lot 222 and 638 feet on the west side of Marietta Boulevard, N.W. beginning 741.70 feet from the land lot line of Land Lot 222 Depth: varies Area: 4.597 Acres, Land Lot 221, 17th District, Fulton County, Georgia
OWNER: CONVENT I, LLC AND CONVENT III, LLC
APPLICANT: AB CAPITAL, LLC
NPU D COUNCIL DISTRICT 9
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: DENIAL

2. **Z-19-43** An Ordinance by Zoning Committee to rezone from PD-MU (Planned Development Mixed Use) to PD-MU (Planned Development Mixed Use) for a change of conditions for property located at **1615 Johnson Road, N.W.** fronting 1367.56 feet on the north side of Johnson Road, N.W. beginning at an ½” rebar found along the northerly right-of-way of Johnson Road N.W. more or less 1,325 feet from the easterly right-of-way line of Habershal Drive, N.W. Depth: varies Area: 25.52 Acres, Land Lot 224 and 225, 17th District, Fulton County, Georgia
OWNER: 1615 JOHNSON ROAD, LLC
APPLICANT: ASHTON ATLANTA RESIDENTIAL, LLC
D/B/A ASHTON WOODS HOMES
NPU G COUNCIL DISTRICT 9
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

DEFERRED CASES

3. **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: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

4. **Z-19-27** An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) District to MR-MU (Multi-Family Multiunit) 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: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

5. **Z-19-39** An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-MU (Multifamily Multiunit) for property located at **1449 Macklone Street, N.E., 1453 Macklone Street, N.E. and 1457 Macklone Street, N.E.** fronting 105 feet on the south side of Macklone Street, N.E. beginning at a point on the southerly right-of-way of Macklone Street, N.E. 140 feet east of the intersection of Macklone Street, N.E. and Hutchinson Street, N.E. Depth: 78 feet Area: .21 Acres, Land Lot 209, 15th District, DeKalb County, Georgia

OWNER: ORION DEVELOPMENT, LLC
APPLICANT: ORION DEVELOPMENT, LLC
C/O J. ALEXANDER BROCK
NPU O COUNCIL DISTRICT 5

NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

6. **Z-19-40** An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-MU (Multifamily Multiunit) for property located at **1456 Macklone Street, N.E.** fronting 25.72 feet on the north side of Macklone Street, N.E. beginning at a point on the northerly right-of-way of Macklone Street, N.E. 220 feet east of the intersection of Macklone Street, N.E. and Hutchinson Street, N.E. Depth: 79 feet Area: .07 Acres, Land Lot 209, 15th District, DeKalb County, Georgia

OWNER: ORION DEVELOPMENT, LLC
APPLICANT: ORION DEVELOPMENT, LLC
C/O J. ALEXANDER BROCK
NPU O 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-19-41** An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-MU (Multifamily Multiunit) for property located at **114 Wesley Avenue, N.E.** fronting 149 feet on the west side of Wesley Avenue, N.E. beginning at a point on the westerly right-of-way of Wesley Avenue, N.E. 300 feet south of the intersection of said westerly right-of-way of Wesley Avenue, N.E. and the southerly right-of-way of Second Street, N.E. Depth: 152 Feet Area: .506 Acres, Land Lot 210, 15th District, DeKalb County, Georgia

OWNER: ORION DEVELOPMENT, LLC
 APPLICANT: ORION DEVELOPMENT, LLC
 C/O J. ALEXANDER BROCK
 NPU O COUNCIL DISTRICT 5

NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

8. **Z-19-42** 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 **1108 Edie Avenue, S.E.** fronting 100 feet on the east side of Edie Avenue, S.E. beginning at an iron pin at the northeast corner of Edie Avenue, S.E. and Hobart Avenue, S.E. Depth: 112.40 feet Area: .274 Acres, Land Lot 23, 14th District, Fulton County, Georgia

OWNER: CITY PORCH PROPERTIES
 APPLICANT: STACEY FILIPAK
 NPU W COUNCIL DISTRICT 1

NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: 90 DAY DEFERRAL

9. **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., 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. 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: 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>.

10. An Ordinance by Councilmember Joyce Shepherd to rezone certain properties along a portion of the Metropolitan Parkway Corridor (Adair Park and Pittsburgh Neighborhoods – between the CSX Railroad/Atlanta Beltline and Mayland Avenue, S.W. from C-1/BL (Community Business District/Beltline Overlay) to MRC-1/BL (Mixed Residential Commercial/Beltline Overlay) from C-1/BL (Community Business District/ Beltline Overlay) to MRC-2/BL (Mixed Residential Commercial/Beltline Overlay) and from C-2-C/BL (Commercial Service Conditional/Beltline Overlay) to MRC-2/BL (Mixed Residential Commercial/Beltline Overlay) in which to implement certain recommendations of the **Council District 12 Neighborhood Blueprint Plan for Adair Park, Capitol View, Capitol View Manor, and Sylvan Hills; The Beltline Master Plan Subarea 2: Heritage Communities of South Atlanta and the Atlanta City Design Plan**; and for other purposes

NPU V

COUNCIL DISTRICT 12

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL

END OF AGENDA