

**AGENDA**  
**ZONING REVIEW BOARD**  
**NOVEMBER 7, 2019**  
**6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**NEW CASES**

1. **Z-19-77** An Ordinance by Zoning Committee to rezone from MRC-2-C/BL (Mixed Residential Commercial Conditional/BeltLine Overlay) to MRC-2-C/BL (Mixed Residential Commercial Conditional/BeltLine Overlay) for a change of conditions for property located at **863 Ponce de Leon Avenue, N.E.** fronting 122.27 feet on the southwest side of Ponce de Leon Avenue, N.E. beginning at a point where the southern right-of-way of Ponce de Leon Avenue intersects with the western right-of-way of Barnett Street, N.E. Depth: 226.04 feet Area: 0.43 Acres, Land Lot 17, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: 863 PONCE LAND LLC  
APPLICANT: KEVIN MAHER  
NPU N COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: APPROVAL CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
  
2. **Z-19-81** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MR-3 (Multifamily Residential) for property located at **296 Dilbeck Place, N.E.** fronting 364.38 feet on the north side of Dilbeck Place, N.E., beginning at an iron set located at the intersection of the eastern Land Lot Line of Land Lot 95 with the northeasterly right-of-way line of Dilbeck Place Depth: varies Area: 1.75 Acres, Land Lot 95, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: BELLSOUTH TELECOMMUNICATIONS, LLC  
APPLICANT: EAH ACQUISITIONS, LP  
EA HOMES  
NPU B COUNCIL DISTRICT 7  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
  
3. **Z-19-86** An Ordinance by Zoning Committee to rezone from RG-2 (Residential General Sector 2) to MR-3 (Multifamily Residential) for property located at **8 Clifton Street, S.E. and 16 Clifton Street, S.E.** fronting 200 feet on the east side of Clifton Street, S.E., beginning at the southeast intersection of Clifton Street and Hosea L. Williams Drive, S.E. Depth: 92 feet Area: .42 Acres, Land Lot 207, 15<sup>th</sup> District, DeKalb County, Georgia  
OWNER: IRWIN AND GRAPE LLC  
APPLICANT: JOHN VANVLACK  
NPU O COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: DENIAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

4. **Z-19-87** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to I-1 (Light Industrial) for property located at **0 Poole Creek Road, S.E. (14 0064002012)** fronting 111.50 feet on the north side of Southside Industrial Parkway, S.E., beginning at a point in the center of the Forest Park Road, four hundred and (447) feet west of the intersection of the center of Forest Park Road and with the center of Hapeville Road Depth: 139.61 feet Area: .35 Acres, Land Lot 64, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: ELATED ENTERPRISE, LLC  
APPLICANT: ELATED ENTERPRISE  
NPU Z COUNCIL DISTRICT 12  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 30 DAY DEFERRAL**
  
5. **Z-19-88** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to I-1 (Light Industrial) for property located at **0 Poole Creek Road, S.E. (14 00640002038)** fronting 111.50 feet on the north side of Southside Industrial Parkway, S.E., beginning at a point three hundred thirty five and one half (335½) feet west of the center of the intersection of Forest Park Road and Hapeville Road, S.E. Depth: 139.61 feet Area: .35 Acres, Land Lot 64, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: ELATED ENTERPRISE, LLC  
APPLICANT: ELATED ENTERPRISE  
NPU Z COUNCIL DISTRICT 12  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 30 DAY DEFERRAL**
  
6. **Z-19-94** An Ordinance by Zoning Committee to rezone from PD-H (Planned Development Housing) to PD-H (Planned Development Housing) for a site plan amendment for property located at **1095 Vaughn Street, 1420 Vaughn Street, 1428 Vaughn Street, 1432 Vaughn Street, 1438 Vaughn Street, 1449 Vaughn Street, 1450 Vaughn Street, 1451 Vaughn Street, 1454 Vaughn Street, 2109 Vaughn Street, 1454 Memorial Drive, 1458 Memorial Drive, 1425 Woodbine Avenue, 0 Woodbine Avenue (15 208 02 134) and 0 Woodbine Avenue (15 208 02 132)** fronting approximately 573 feet on the south side of Woodbine Avenue commencing at the intersection of the eastern right-of-way of Whiteford Avenue and the southern 100 foot right of way of Woodbine Avenue; thence, along the southern 100 foot right of way of Woodbine Avenue a distance of 350 feet, more or less, to a ½” iron pin set and the point of beginning Depth: varies Area: 6.04 Acres, Land Lot 207 & 208, 15<sup>th</sup> District, DeKalb County, Georgia  
OWNER: VERDUN HOLDINGS, LLC  
APPLICANT: VERDUN HOLDINGS, LLC  
NPU O COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 30 DAY DEFERRAL**

\*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-19-96** An Ordinance by Councilmember Marci Collier Overstreet to amend the 1982 Atlanta Zoning Ordinance, as amended, to add Section 16-29.001(87) to add the definition of **small discount variety** store; to amend the C-1 (Community Business), C-2 (Commercial Service), C-3 (Commercial Residential), C-4 (Central Area Commercial Residential), C-5 (Central Business Support), I-MIX (Industrial Mixed Use District), I-2 (Heavy Industrial District), SPI-1 (Downtown Special Public Interest District), SPI-2 (Fort McPherson Special Public Interest District), SPI-9 (Buckhead Village District), SPI-12 (Buckhead/Lenox Stations Special Public Interest District), SPI-15 (Lindbergh Transit Station Special Public Interest District), SPI-16 (Midtown Special Public Interest District), SPI-17 (Piedmont Avenue Special Public Interest District), SPI-18 (Mechanicsville Neighborhood Special Public Interest District), SPI-20 (Greenbriar Special Public Interest District), SPI-21 (Historic West End/Adair Park Special Public Interest District), SPI-22 (Memorial Drive/Oakland Cemetery Special Public Interest District), PD-MU (Planned Development – Mixed Use District), PD-OC (Planned Development – Office-Commercial District), Cabbagetown Landmark District, Martin Luther King Jr. Landmark District, Inman Park Historic District, Pratt-Pullman Landmark District, NC (Neighborhood Commercial), LW (Live Work District), and MRC (Mixed Residential Commercial) zoning districts so as to allow small discount variety stores as a use; to require a 1,500 foot distance between small discount variety stores as defined by this ordinance; and for other purposes

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: APPROVAL**

**ZRB RECOMMENDATION: APPROVAL**

#### **DEFERRED CASES**

8. **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, 15<sup>th</sup> District, DeKalb County, Georgia

OWNER: BETTY DAVIS GWINN

APPLICANT: G. DOUGLAS DILLARD

NPU O COUNCIL DISTRICT 5

**NPU RECOMMENDATION: APPROVAL CONDITIONAL**

**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

**END OF AGENDA**