

**MARKED AGENDA
ZONING REVIEW BOARD
DECEMBER 5, 2019
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-19-80** An Ordinance by Zoning Committee to rezone from MR-4A-C/BL (Multifamily Residential Conditional/BeltLine Overlay) to MR-4A-C/BL (Multifamily Residential Conditional/BeltLine Overlay) for a site plan amendment for property located at **1155 Hill Street, S.E.** fronting 350.77 feet on the west side of Hill Street, S.E., beginning at an axle found at the intersection of the northerly right-of-way line of Englewood Avenue and the westerly right-of-way line of Hill Street Depth: varies Area: 8.750 Acres, Land Lot 55, 14th District, Fulton County, Georgia
OWNER: STANLEY MARTIN COMPANIES, LLC
APPLICANT: ELLEN PROCTOR, POLLACK SHORES
NPU Y COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

2. **Z-19-100** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MRC-1 (Mixed Residential Commercial) for property located at **671 Florence Place, N.W.** fronting 49.8 feet on the east side of Florence Place beginning at an iron pin set at the northeasterly right-of-way of Donald Lee Hollowell Parkway and the easterly right-of-way of Florence Place Depth: 112.85 feet Area: .131 Acres, Land Lot 145, 14th District, Fulton County, Georgia
OWNER: NOEL KHALIL
APPLICANT: JOSE E. TAVIL
NPU J COUNCIL DISTRICT 9
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

3. **U-19-32** An Ordinance by Zoning Committee for a special use permit for a park-for-hire surface parking lot pursuant to 16-34.007(1)(l) for property located at **671 Florence Place, N.W.** fronting 49.8 feet on the east side of Florence Place beginning at an iron pin set at the northeasterly right-of-way of Donald Lee Hollowell Parkway and the easterly right-of-way of Florence Place Depth: 112.85 feet Area: .131 Acres, Land Lot 145, 14th District, Fulton County, Georgia
OWNER: NOEL KHALIL
APPLICANT: JOSE E. TAVIL
NPU J COUNCIL DISTRICT 9
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

4. **Z-19-102** An Ordinance by Zoning Committee to rezone from SPI-9 SA 3-C (Buckhead Village Special Public Interest District Subarea 3 Conditional) to SPI-9 SA 3 (Buckhead Village Special Public Interest District Subarea 3) for a change of conditions for property located at **550 Pharr Road, N.E.** fronting 327.85 feet on the south side of Pharr Road beginning at a point at the intersection of the western right-of-way line for Hardman Court with the south right-of-way line of Pharr Road Depth: varies Area: 1.896 Acres, Land Lot 6, 17th District, Fulton County, Georgia
OWNER: WX HOTELS PHARR ROAD, LLC
APPLICANT: HATTERAS SKY, LLC
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

5. **Z-19-105** An Ordinance by Councilmember Joyce M. Sheperd to rezone from R-4B (Single Family Residential) to C-1 (Community Business District) for property located at **842 McDaniel Street, S.W.** fronting 30 feet on the east side of McDaniel Street, S.W. and beginning at the northeast corner of Rockwell and McDaniel Streets Depth: 100 Feet Area: 0.068 Acres. Land Lot 86, 14th District, Fulton County, Georgia
NPU V COUNCIL DISTRICT 12
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

6. **U-19-33** An Ordinance by Zoning Committee for a special use permit for a private school pursuant to 16-03.005(1)(l) for property located at **4075 Paces Ferry Road, N.W., 0 Paces Ferry Road, N.W. (rear) (17 0235 LL003) and 0 Robert L. MacDougal (17 0236 LL006)** fronting 2,355 feet on the north side of Paces Ferry Road beginning at the point of intersection of the north side of Paces Ferry Road with the east bank of the Chattahoochee River Depth: 2,372 feet Area: 102.12 Acres, Land Lot 235 and 236, 17th District, Fulton County, Georgia
OWNER: THE LOVETT SCHOOL, INC.
APPLICANT: THE LOVETT SCHOOL, INC. BY DENTONS US LLP
NPU A COUNCIL DISTRICT 8
NPU RECOMMENDATION: DEFERRAL
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>.

DEFERRED CASES

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: 60 DAY DEFERRAL

8. **U-19-29** An Ordinance by Zoning Committee for a special use permit for a private club pursuant to 16-06.005(1)(b) for property located at **1161 Cascade Avenue, S.W.** fronting 50 feet on the north side of Cascade Avenue, S.W. beginning at a point marked by an iron pin on the northwesterly side of Cascade Avenue 1092.1 feet southwesterly as measured along the northwesterly side of Cascade Avenue from the intersection of the northwesterly side of Cascade Avenue with the east line of Cascade Avenue 62 feet to an iron pin Depth: 257.5 feet Area: .34 Acres, Land Lot 170, 14th District Fulton County, Georgia

OWNER: THOMAS W. DORTCH, JR – TWD, INC.

APPLICANT: CAROLE DORTCH

NPU S COUNCIL DISTRICT 4

NPU RECOMMENDATION: NO RECOMMENDATION

STAFF RECOMMENDATION: FILE

ZRB RECOMMENDATION: FILE

END OF AGENDA

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