



**ZONING COMMITTEE**  
**REGULAR COMMITTEE MEETING**  
~Agenda~

Atlanta City Hall  
55 Trinity Avenue  
Atlanta, GA 30303  
<http://www.atlantaga.gov/>

**CITY OF ATLANTA**

**Chairperson**  
The Honorable Carla Smith

Corrine A Lindo  
(404) 330-6313  
[calindo@atlantaga.gov](mailto:calindo@atlantaga.gov)

**Wednesday, August 14, 2019**

**9:30 AM**

**Committee Room 1**

**A. CALL TO ORDER**

**B. INTRODUCTION OF MEMBERS**

**C. ADOPTION OF AGENDA**

**D. APPROVAL OF MINUTES**

**E. REMARKS FROM PUBLIC**

*NO PUBLIC COMMENTS ARE ALLOWED ON LEGISLATIVE ITEM(S) THAT HAVE GONE BEFORE OR WILL GO BEFORE THE ZONING REVIEW BOARD (ZRB).*

**F. ORDINANCE(S) FOR FIRST READING**

- 19-O-1458 (1) -19-52 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO MR-MU/BELTLINE (MULTIFAMILY MULTIUNIT/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 496 BOULEVARD PLACE, N.E. FRONTING 50 FEET ON THE NORTH SIDE OF BOULEVARD PLACE, N.E. 199.8 FEET EAST OF THE NORTHEAST CORNER OF BOULEVARD PLACE AND BOULEVARD, N.E. DEPTH: 190 FEET; AREA: .218 ACRES; LAND LOT 47, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: S. WESLEY KNAPP; APPLICANT: KRONBERG WALL; NPU M COUNCIL DISTRICT 2

Application File Date	06/03/2019
Zoning Number	Z-19-52
NPU / CD	M-2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

- 19-O-1459 (2) Z-19-59 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5/HC20K SA1/ BL (TWO FAMILY RESIDENTIAL/GRANT PARK HISTORIC DISTRICT SUBAREA 1/BELTLINE OVERLAY) TO

R-4B/HC20K SA 1/BELTLINE (SINGLE FAMILY RESIDENTIAL /GRANT PARK HISTORIC DISTRICT SUBAREA 1/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 649 WOODWARD AVENUE, S.E. FRONTING 50 FEET ON THE SOUTH SIDE OF WOODWARD AVENUE S.E. BEGINNING 250 FEET EAST OF THE INTERSECTION OF CAMERON STREET, S.E. AND WOODWARD AVENUE, S.E. DEPTH: 184 FEET; AREA: .21 ACRES; LAND LOT 21, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: SACHIN MAHOLTRA; APPLICANT: INNOCENT NWACHUKWU; NPU W COUNCIL DISTRICT 5

Application File Date	
Zoning Number	Z-19-59
NPU / CD	W-5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

19-O-1460 (3)

Z-19-61 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5/HC20K SA 1/BL (TWO FAMILY RESIDENTIAL/GRANT PARK HISTORIC DISTRICT SUBAREA 1/BELTLINE OVERLAY) TO R-4B/HC20K SA1/BELTLINE (SINGLE FAMILY RESIDENTIAL /GRANT PARK HISTORIC DISTRICT SUBAREA 1/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 778 LYNWOOD STREET, S.E. FRONTING 50 FEET ON THE NORTH SIDE OF LYNWOOD STREET, S.E. BEGINNING AT A REBAR LOCATED 849.76 FEET EAST FROM THE RIGHT-OF-WAY OF UNITED AVENUE. DEPTH: 189 FEET; AREA: .215 ACRES; LAND LOT 22, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: HUGH AND DANIELA MALKIN; APPLICANT: HUGH MALKIN; NPU W COUNCIL DISTRICT 1

Application File Date	06/27/2019
Zoning Number	Z-19-61
NPU / CD	W-1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

19-O-1461 (4)

Z-19-62 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5-C/BL (TWO FAMILY RESIDENTIAL

CONDITIONAL/BELTLINE OVERLAY) TO R-5-C/BL (TWO FAMILY RESIDENTIAL CONDITIONAL/BELTLINE OVERLAY) FOR A CHANGE OF CONDITIONS FOR PROPERTY LOCATED AT 1006 HANK AARON DRIVE, S.E. FRONTING 50 FEET ON THE EAST SIDE OF HANK AARON DRIVE, S.E. BEGINNING AT A POINT ON THE EAST SIDE OF HANK AARON DRIVE 150 FEET NORTH OF THE NORTHEAST CORNER OF HANK AARON DRIVE AND HAYGOOD AVENUE. DEPTH: 238 FEET; AREA: .272 ACRES; LAND LOT 55, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: BETHANE NIKOUE; APPLICANT: BETHANE NIKOUE; NPU V COUNCIL DISTRICT 1

Application File Date	06/28/2019
Zoning Number	Z-19-62
NPU / CD	V-1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

19-O-1462 (5) Z-19-63 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4 (SINGLE FAMILY RESIDENTIAL) TO R-4B (SINGLE FAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT 448 METROPOLITAN PLACE, S.E. FRONTING 256.50 FEET ON THE NORTHEAST SIDE OF METROPOLITAN PLACE, S.E. BEGINNING AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF HASS AVENUE WITH THE EASTERN RIGHT-OF-WAY OF METROPOLITAN PLACE. DEPTH: 91 FEET; AREA: .106 ACRES; LAND LOT 177, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: LAURA VIETH & MARIUS VIETH; APPLICANT: LAURA VIETH & MARIUS VIETH; NPU W COUNCIL DISTRICT 5

Application File Date	06/28/2019
Zoning Number	Z-19-63
NPU / CD	W-5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

19-O-1463 (6) Z-19-64 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4 (SINGLE FAMILY RESIDENTIAL) TO R-4A (SINGLE FAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT 1775

ALVARADO TERRACE. S.W. FRONTING 110 FEET ON THE NORTH SIDE OF ALVARADO TERRACE, S.W. BEGINNING AT A POINT ON THE NORTH SIDE OF ALVARADO TERRACE, 575 FEET WEST OF THE NORTHWEST CORNER OF ALVARADO TERRACE AND WATERS ROAD. DEPTH: 260 FEET; AREA: .656 ACRES; LAND LOT 150, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: YALE INVESTMENTS, LLC; APPLICANT: FELIPE NIETO; NPU T COUNCIL DISTRICT 10

Application File Date	07/01/2019
Zoning Number	Z-19-64
NPU / CD	T-10
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

19-O-1464 (7) Z-19-65 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM C-1-C (COMMUNITY BUSINESS CONDITIONAL) TO C-1-C (COMMUNITY BUSINESS CONDITIONAL) FOR A SITE PLAN AMENDMENT FOR PROPERTY LOCATED AT 2343 HOSEA L. WILLIAMS DRIVE, S.E. FRONTING APPROXIMATELY 200 FEET ON THE SOUTH SIDE OF HOSEA WILLIAMS DRIVE, S.E. BEGINNING AT A POINT ON THE SOUTH SIDE OF BOULEVARD DRIVE (FKA BOULEVARD-DEKALB) 200 FEET EAST OF THE SOUTHEAST CORNER OF FIRST STREET AND BOULEVARD DRIVE. DEPTH: APPROXIMATELY 260 FEET; AREA: .917 ACRES; LAND LOT 204, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: BLUE CHIP PIZZA PRODUCTS, LLC; APPLICANT: NINA E. GENTRY, AICP; NPU O COUNCIL DISTRICT 5

Application File Date	07/01/2019
Zoning Number	Z-19-65
NPU / CD	O-5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

19-O-1465 (8) Z-19-66 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO MR-MU/BL (MULTIFAMILY MULTIUNIT/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 508 BOULEVARD PLACE, N.E.

FRONTING APPROXIMATELY 50 FEET ON THE NORTH SIDE OF BOULEVARD PLACE, N.E. BEGINNING AT A POINT ON THE NORTH SIDE OF BOULEVARD PLACE 300 FEET EAST OF THE NORTHEAST CORNER OF THE INTERSECTION OF BOULEVARD PLACE AND BOULEVARD. DEPTH: 190 FEET; AREA: .218 ACRES; LAND LOT 47, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CHESLEY GADDIS; APPLICANT: KRONBERG WALL; NPU M COUNCIL DISTRICT 2

Application File Date	07/01/2019
Zoning Number	Z-19-66
NPU / CD	M-2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

19-O-1466 (9) Z-19-67 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO MR-MU/BL (MULTIFAMILY MULTIUNIT/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 502 BOULEVARD PLACE, N.E. FRONTING APPROXIMATELY 50 FEET ON THE NORTH SIDE OF BOULEVARD PLACE, N.E. BEGINNING AT A POINT ON THE NORTH SIDE OF BOULEVARD PLACE 250 FEET EAST OF THE NORTHEAST CORNER OF THE INTERSECTION OF BOULEVARD PLACE AND BOULEVARD. DEPTH: 190 FEET; AREA: .218 ACRES; LAND LOT 47, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CHRIS ANDERSON; APPLICANT: KRONBERG WALL; NPU M COUNCIL DISTRICT 2

Application File Date	07/01/2019
Zoning Number	Z-19-67
NPU / CD	M-2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

19-O-1467 (10) Z-19-68 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO MR-MU/BL (MULTIFAMILY MULTIUNIT/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 512 BOULEVARD PLACE, N.E. FRONTING APPROXIMATELY 50 FEET ON THE NORTH SIDE OF

BOULEVARD PLACE, N.E. BEGINNING AT A POINT ON THE NORTH SIDE OF BOULEVARD PLACE 350 FEET EAST OF THE NORTHEAST CORNER OF THE INTERSECTION OF BOULEVARD PLACE AND BOULEVARD. DEPTH: 190 FEET; AREA: .223 ACRES; LAND LOT 47, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CHESLEY GADDIS; APPLICANT: KRONBERG WALL; NPU M COUNCIL DISTRICT 2

Application File Date	07/01/2019
Zoning Number	Z-19-68
NPU / CD	M-2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

19-O-1468 (11) Z-19-69 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM RG-4 (RESIDENTIAL GENERAL SECTOR 4) AND I-1 (LIGHT INDUSTRIAL) TO MRC-3 (MIXED RESIDENTIAL COMMERCIAL) FOR PROPERTY LOCATED AT 375 GARTRELL STREET, S.E. AND 424 DECATUR STREET, S.E. FRONTING 310.35 FEET ON THE SOUTH SIDE OF GARTRELL STREET, S.E. BEGINNING AT AN ½ INCH REBAR SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DECATUR STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF WILLIAM HOLMES BORDERS SR. DRIVE, S.E. DEPTH: VARIES; AREA: 4.6764 ACRES; LAND LOT 45, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: SAINT JOSEPH’S HEALTH SYSTEM, INC.; APPLICANT: SAINT JOSEPH’S HEALTH SYSTEM, INC.; NPU M COUNCIL DISTRICT 5

Application File Date	07/02/2019
Zoning Number	Z-19-69
NPU / CD	M-5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

19-O-1469 (12) Z-19-70 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM RG-4 (RESIDENTIAL GENERAL SECTOR 4) TO MR-4A (MULTIFAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT 300 CHAMBERLAIN STREET, S.E. FRONTING 150 FEET ON THE SOUTH SIDE OF CHAMBERLAIN STREET, S.E. BEGINNING AT THE

INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF GARTRELL STREET AND THE EASTERLY RIGHT-OF-WAY OF WILLIAM HOLMES BORDERS SR. DRIVE, S.E. DEPTH: VARIES; AREA: 1.1625 ACRES; LAND LOT 45, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: SAINT JOSEPH'S HEALTH SYSTEM, INC.; APPLICANT: SAINT JOSEPH'S HEALTH SYSTEM, INC.; NPU M COUNCIL DISTRICT 5

Application File Date	07/02/2019
Zoning Number	Z-19-70
NPU / CD	M-5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

- 19-O-1470 (13) Z-19-71 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM I-1 (LIGHT INDUSTRIAL) TO MRC-1 (MIXED RESIDENTIAL COMMERCIAL) FOR PROPERTY LOCATED AT 1669 DEFOOR AVENUE, N.W. FRONTING 151 FEET ON THE NORTH SIDE OF DEFOOR AVENUE, N.W. BEGINNING AT AN IRON PIN ON THE NORTHERLY SIDE OF DEFOOR AVENUE 150 FEET FROM THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF DEFOOR AVENUE WITH THE WESTERN RIGHT-OF-WAY SPRINGER STREET, N.W. DEPTH: VARIES; AREA: .533 ACRES; LAND LOT 187, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: FRANK HOUSER; APPLICANT: FRANK HOUSER; NPU D COUNCIL DISTRICT 9

Application File Date	07/02/2019
Zoning Number	Z-19-71
NPU / CD	D-9
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

- 19-O-1471 (14) Z-19-72 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-LC-C (RESIDENTIAL LIMITED COMMERCIAL CONDITIONAL) TO C-1 (COMMUNITY BUSINESS DISTRICT) FOR PROPERTY LOCATED AT 2959 PIEDMONT ROAD, N.E. FRONTING 70 FEET ON THE EAST SIDE OF PIEDMONT ROAD, N.W. BEGINNING AT A POINT ON THE EASTERLY SIDE OF PIEDMONT

ROAD, 174.7 FEET SOUTHERLY FROM THE INTERSECTION OF THE SOUTHERLY SIDE OF PHARR ROAD WITH THE EASTERLY SIDE OF PIEDMONT ROAD. DEPTH: VARIES; AREA: .533 ACRES; LAND LOT 187, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: TJIN H. TEOH; APPLICANT: SWP BUCKHEAD; NPU B COUNCIL DISTRICT 7

Application File Date	07/02/2019
Zoning Number	Z-19-72
7NPU / CD	B-7
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

- 19-O-1472 (15) Z-19-74 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO MR-4A/BL (MULTIFAMILY RESIDENTIAL/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 111 MORELAND AVENUE, S.E. FRONTING 108 FEET ON THE WEST SIDE OF MORELAND AVENUE, S.E. BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF KIRKWOOD AVENUE, S.E. AND WESTERLY RIGHT-OF-WAY OF MORELAND AVENUE. DEPTH: 155 FEET; AREA: .38 ACRES; LAND LOT 13, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: PAUL KAIZMAN; APPLICANT: JOE ALCOCK; NPU N COUNCIL DISTRICT 5

Application File Date	07/02/2019
Zoning Number	Z-19-74
NPU / CD	N-5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

- 19-O-1473 (16) Z-19-75 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM SPI-9 SA2 (BUCKHEAD VILLAGE SPECIAL PUBLIC INTEREST DISTRICT SUBAREA 2) AND SPI-9 SA 3 (BUCKHEAD VILLAGE SPECIAL PUBLIC INTEREST DISTRICT SUBAREA 3) TO SPI-9 SA2 (BUCKHEAD VILLAGE SPECIAL PUBLIC INTEREST DISTRICT SUBAREA 2) FOR PROPERTY LOCATED AT 103, 107, AND 111 WEST PACES FERRY ROAD, N.W. AND 134, 140 AND 146



EAST ANDREWS DRIVE, N.W. FRONTING 314 FEET ON THE NORTHEAST SIDE OF WEST PACES FERRY ROAD, N.W. BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WEST PACES FERRY ROAD AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST ANDREWS DRIVE. DEPTH: VARIES; AREA: 3.57 ACRES; LAND LOT 99, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JAME REALTY, LLC AND ANP, L.P.; APPLICANT: 111 WPFR, LLC; NPU B COUNCIL DISTRICT 8

Application File Date	07/02/2019
Zoning Number	Z-19-75
NPU / CD	B-8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

- 19-O-1474 (17) U-19-17 AN ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR A PARK-FOR-HIRE SURFACE PARKING LOT PURSUANT TO 16-20C.005 FOR PROPERTY LOCATED AT 15 HILLIARD STREET, N.E. FRONTING 75 FEET ON THE EAST SIDE OF HILLIARD STREET, N.E. BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF HILLIARD STREET 50 FEET SOUTH OF THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HILLIARD STREET WITH THE SOUTHERLY RIGHT-OF-WAY OF PORTER'S ALLEY DEPTH: 145 FEET AREA: 0.249 ACRES, LAND LOT 46, 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: WESTSIDE REVITALIZATION ACQUISITIONS, LLC APPLICANT: RYAN BUCHANAN NPU M COUNCIL DISTRICT 5

Application File Date	06/11/2019
Zoning Number	U-19-17
NPU / CD	M-5
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

- 19-O-1475 (18) U-19-18 AN ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME PURSUANT TO 16-06.005(1)(G) FOR PROPERTY LOCATED AT 3499 FAIRBURN PLACE, S.W. FRONTING 70 FEET ON THE NORTH SIDE OF FAIRBURN

PLACE, S.W. BEGINNING 251.9 FEET FROM THE INTERSECTION OF FAIRBURN ROAD, S.W. AND FAIRBURN PLACE, S.W. DEPTH: 159.7 FEET; AREA: .256 ACRES; LAND LOT 241, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: SAMUEL FLORENTINE; APPLICANT: SAMUEL FLORENTINE; NPU H COUNCIL DISTRICT 10

Application File Date	06/14/2019
Zoning Number	U-19-18
NPU / CD	H-10
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

- 19-O-1476 (19) U-19-19 AN ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR A PRIVATE CLUB PURSUANT TO 16-18I.007 FOR PROPERTY LOCATED AT 103, 107 AND 111 WEST PACES FERRY ROAD, N.W. AND 134, 140 AND 144 EAST ANDREWS DRIVE, N.W. FRONTING 314 FEET ON THE NORTHEAST SIDE OF WEST PACES FERRY ROAD, N.W. BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF WEST PACES FERRY ROAD AND THE SOUTHEASTERLY RIGHT-OF-WAY OF EAST ANDREWS DRIVE, N.W. DEPTH: VARIES AREA: 3.57 ACRES, LAND LOT 99, 17TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: JAME REALTY, LLC & ANP, L.P. APPLICANT: 111 WPFR, LLC NPU B COUNCIL DISTRICT 8

Application File Date	07/02/2019
Zoning Number	U-19-19
NPU / CD	B-8
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**G. ORDINANCE(S) FOR SECOND READING**

- 19-O-1092 (20) 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 BOUELVARD, 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

Application File Date	01/02/2019
Zoning Number	Z-19-01
NPU / CD	W-1
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

19-O-1336 (21) 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

Application File Date	05/07/2019
Zoning Number	Z-19-44
NPU / CD	L-3
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

19-O-1338 (22) 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

Application File Date	05/07/2019
Zoning Number	Z-19-46
NPU / CD	M-2
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

19-O-1339 (23) 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

Application File Date	05/07/2019
Zoning Number	Z-19-47
NPU / CD	L-3
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

19-O-1087 (24) Z-19-49 AN ORDINANCE BY ZONING COMMITTEE TO ZONE PROPERTY LOCATED AT 2951 GLENWOOD AVENUE TO THE R-4 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-19-49

NPU / CD	O-5
Staff Recommendation	Approval
NPU Recommendation	Denial
ZRB Recommendation	Approval

- 19-O-1361 (25) Z-19-60 AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK AS AMENDED BY ZONING COMMITTEE TO AMEND CHAPTER 18I OF THE ATLANTA ZONING ORDINANCE ENTITLED “SPI-9 BUCKHEAD VILLAGE DISTRICT REGULATIONS” FOR CORRECTIVE PURPOSES BY ATTACHING AND INCORPORATING PREVIOUSLY APPROVED CONDITIONS TO CERTAIN PARCELS AND TO REZONE THESE CERTAIN PARCELS TO ATTACH THESE CONDITIONS; AND TO AMEND THE OFFICIAL ZONING MAP BY DENOTING ZONING DISTRICTS WITH PREVIOUSLY APPROVED CONDITIONS; AND FOR OTHER PURPOSES

Application File Date	
Zoning Number	Z-19-60
NPU / CD	B-7
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

- 19-O-1381 (26) Z-19-58 AN ORDINANCE BY ZONING COMMITTEE TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, CITY OF ATLANTA CODE OF ORDINANCES PART 16, SO AS TO ADD A NEW CHAPTER 39 ENTITLED “EMORY CAMPUS PARKING OVERLAY DISTRICT”; TO DEFINE CERTAIN TERMS; AND FOR OTHER PURPOSES. NPU F COUNCIL DISTRICT 6

Application File Date	
Zoning Number	Z-19-58
NPU / CD	F-6
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

19-O-1397 (27) Z-19-51 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 584 LINDSAY STREET, N.W. FRONTING 117 FEET ON THE WEST SIDE OF LINDSAY STREET, N.W. BEGINNING AT A POINT ON THE WEST SIDE OF LINDSAY STREET, N.W. 117.12 FEET SOUTH FROM THE SOUTHWEST CORNER OF THE INTERSECTION ON LINDSAY STREET, N.W. AND PELHAM STREET, N.W. DEPTH: 126 FEET; AREA: 0.314 ACRES; LAND LOT 111, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: MATTHEW MAXWELL; APPLICANT: MATTHEW MAXWELL; NPU L COUNCIL DISTRICT 3

Application File Date	05/30/2019
Zoning Number	Z-19-51
NPU / CD	L-3
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

19-O-1031 (28) U-18-37 AN AMENDED 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. AND 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 FEET; AREA: 1.86 ACRES; LAND LOT: 83, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JAYCEE DEVELOPMENT, LLC; APPLICANT: SHONIA PITTMAN; NPU L COUNCIL DISTRICT 3

Application File Date	11/02/2018
Zoning Number	U-18-37
NPU / CD	L-3
Staff Recommendation	Approval conditional

NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

19-O-1067 (29) Z-19-17 AN ORDINANCE BY COUNCILMEMBER JOYCE M. SHEPHERD AS AMENDED BY ZONING COMMITTEE 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 SW FROM C-1/BL (COMMUNITY BUSINESS DISTRICT/BELTLINE OVERLAY) TO MRC-1-C/BL (MIXED RESIDENTIAL COMMERCIAL CONDITIONAL/BELTLINE OVERLAY) FROM C-1/BL (COMMUNITY BUSINESS DISTRICT/ BELTLINE OVERLAY) TO MRC-2-C/BL (MIXED RESIDENTIAL COMMERCIAL CONDITIONAL/BELTLINE OVERLAY) AND FROM C-2-C/BL (COMMERCIAL SERVICE CONDITIONAL/BELTLINE OVERLAY) TO MRC-2-C/BL (MIXED RESIDENTIAL COMMERCIAL CONDITIONAL/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.

Application File Date	
Zoning Number	Z-19-17
NPU / CD	V-12
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

19-O-1265 (30) Z-19-27 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5 (TWO FAMILY RESIDENTIAL) DISTRICT TO MR-MU-C (MULTI-FAMILY MULTI UNIT CONDITIONAL) 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

Application File Date	03/06/2019
Zoning Number	Z-19-27
NPU / CD	O-5
Staff Recommendation	Approval conditional
NPU Recommendation	Approval conditional
ZRB Recommendation	Approval conditional

- 19-O-1273 (31) Z-19-39 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5 (TWO FAMILY RESIDENTIAL) TO MR-MU-C (MULTIFAMILY MULTIUNIT CONDITIONAL) 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 EAST OF THE INTERSECTION OF MACKLONE STREET, N.E. AND HUTCHINSON STREET, N.E. DEPTH: 78 FEET; AREA: .21 ACRES; LAND LOT 209, 15TH D STRICT, DEKALB COUNTY, GEORGIA. OWNER: ORION DEVELOPMENT, LLC; APPLICANT: ORION DEVELOPMENT, LLC; C/O J. ALEXANDER; BROCK NPU O COUNCIL DISTRICT 5

Application File Date	04/02/2019
Zoning Number	Z-19-39
NPU / CD	O-5
Staff Recommendation	Approval conditional
NPU Recommendation	Approval conditional
ZRB Recommendation	Approval conditional

- 19-O-1274 (32) Z-19-40 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5 (TWO FAMILY RESIDENTIAL) TO MR-MU-C (MULTIFAMILY MULTIUNIT CONDITIONAL) 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 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

Application File Date	04/02/2019
Zoning Number	Z-19-40
NPU / CD	O-5
Staff Recommendation	Approval conditional
NPU Recommendation	Approval conditional
ZRB Recommendation	Approval conditional

- 19-O-1340 (33) U-19-14 AN AMENDED 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

Application File Date	04/19/2019
Zoning Number	U-19-14
NPU / CD	S-12
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

- 19-O-1341 (34) U-19-15 AN AMENDED 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

Application File Date	05/06/2019
Zoning Number	U-19-15
NPU / CD	M-4
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

- 19-O-1342 (35) U-19-16 AN AMENDED 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

Application File Date	05/07/2016
Zoning Number	U-19-16
NPU / CD	S-12
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

- 19-O-1267 (36) 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. AND 638 FEET ON THE WEST SIDE OF MARIETTA BOULEVARD N.W. BEGINNING 537.5 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

Application File Date	03/29/2019
Zoning Number	Z-19-32
NPU / CD	D-9
Staff Recommendation	Denial
NPU Recommendation	Approval
ZRB Recommendation	Denial

**H. DUAL REFERRED ITEM(S)**

18-O-1050 (37) \*\*\*\*AN ORDINANCE BY COUNCILMEMBER JOYCE M. SHEPERD TO AMEND THE CODE OF ORDINANCES OF THE CITY OF ATLANTA BY CREATING A NEW ARTICLE IN CHAPTER 46 "CIVIC AND CULTURAL AFFAIRS" WHICH IS TO BE KNOWN AS "MURALS ON PRIVATE PROPERTY"; AMENDING SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE TO RESERVE SAID SECTION FOR FUTURE USE; AND FOR OTHER PURPOSES.  
*(This legislation is a dual referred item and will be forwarded to Zoning Committee pending a Community Development/Human Services Committee recommendation) ► (Held 1/23/18 by the Committee for a Work Session to be scheduled.)*

**I. PAPER(S) HELD IN COMMITTEE**

19-O-1095 (38) U-18-43 AN ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT FOR A CONCRETE PLANT PURSUANT TO 16-17.005(1)(E) FOR PROPERTY LOCATED AT 1521 HUBER STREET, N.W. FRONTING 438.05 FEET ON THE EAST SIDE OF HUBER STREET, N.W. BEGINNING 1500 FEET FROM THE INTERSECTION OF CHATTAHOOCHEE AVENUE, N.W. AND HUBER STREET, N.W. DEPTH: VARIES FEET; AREA: 13.5 ACRES; LAND LOT 187, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: 1521 HUBER STREET, LLC; APPLICANT: RHB, LLC, C/O G. DOUGLAS DILLARD; NPU-D COUNCIL DISTRICT 9

Application File Date	12/20/2018
Zoning Number	U-18-43
NPU / CD	D-9
Staff Recommendation	Denial
NPU Recommendation	Denial

ZRB Recommendation	Denial
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► (Held 4/24/19 at the request of the Office of Zoning and development pending completion of ARC's review)

19-O-1139 (39) Z-19-13 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO MR-MU/BL (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

Application File Date	02/05/19
Zoning Number	Z-19-13
NPU / CD	M-2
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Denial

(Public Hearing held 6/6/19; Held 6/26/19 at the request of OZD for further review)

**J. WALK-IN LEGISLATION**

**K. REQUESTED ITEM(S)**

**L. ADJOURNMENT**