

**MARKED AGENDA
ZONING REVIEW BOARD
JANUARY 7, 2016
6:00 P.M. CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

New Cases

1. **Z-15-56** An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) District to the MR-3 (Multifamily Residential) District for property located at **1828 and 1836 Memorial Drive, S.E.**, fronting approximately 190.65 feet on the east side of Dearborn Street and beginning at the northeast intersection of Dearborn Street and Memorial Drive. Depth: Varies Area: Approximately .921 Acres. Land Lot 206, 15th District DeKalb County, Georgia.
OWNER: Evelyn G. Barber
APPLICANT: Kirklake Partners, LLC.
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: Deferral
STAFF RECOMMENDATION: 90 day deferral, April 2016
ZRB RECOMMENDATION: 90 day deferral, April 2016

2. **Z-15-57** An Ordinance by Zoning Committee to rezone from the R-LC-C (Residential Limited Commercial Conditional) District to the MR-3 (Multifamily Residential) District for property located at **2878 and 2884 Piedmont Road, N.E.**, fronting approximately 60 feet on the west side of Piedmont Road and beginning approximately 235 feet southwest of the intersection of Piedmont Road and North Hills Drive. Depth: Varies Area: Approximately .919 Acres. Land Lot 60, 17th District Fulton County, Georgia.
OWNER: Frank and Stan Ney, Yves Saranga and Al Weidenmuller
APPLICANT: ITP Development Partners, LLC.
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: Approval, conditional
STAFF RECOMMENDATION: Approval, conditional
ZRB RECOMMENDATION: Approval, conditional

3. **Z-15-59** An Ordinance by Zoning Committee to rezone from the C-3 (Commercial Residential) District and C-1-C (Community Business Conditional) District to the C-3 (Commercial Residential) District for property located at **2395, 2425, 2451 Peachtree Road, N.E.**, fronting approximately 234.94 feet on the south side of Terrace Drive and beginning at the southeast intersection of Terrace Drive and Peachtree Road. Depth: Varies Area: Approximately 1.866 Acres. Land Lot 101, 102, 111, 112, 17th District Fulton County, Georgia.
OWNER: Defoor Hills, LLC. and Peachtree Battle Immobilien Gesellschaft Mblt, Inc.
APPLICANT: Branch Properties, LLC.
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: Deferral
STAFF RECOMMENDATION: 30 day deferral, February 2016
ZRB RECOMMENDATION: 30 day deferral, February 2016

4. **U-15-13** An Ordinance by Zoning Committee to amend Ordinances 13-O-0335 (U-13-14), 08-O-0315 (U-08-02) and 84-O-0616 (U-84-48) which granted a Special Use Permit for a Private Club for purposes of a site plan amendment. Property located at **196 MONTGOMERY FERRY DRIVE, N.E.**, fronting approximately 550 feet on the west side of Montgomery Ferry Drive, beginning 0 feet from the southwest corner of Golf Circle. Depth: varies; Area: approximately 53.31 acres; Land Lots 56, 57, 103 and 104, 17th District, Fulton County, Georgia.
OWNER: ANSLEY GOLF CLUB, INC.
APPLICANT: BEN W. GILES
NPU E COUNCIL DISTRICT 6
NPU RECOMMENDATION: Approval, conditional
STAFF RECOMMENDATION: Approval, conditional
ZRB RECOMMENDATION: Approval, conditional

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5. **U-15-14** AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR OUTDOOR DINING AND EATING AND DRINKING ESTABLISHMENTS WHEN ANY PART OF SUCH USE IS LOCATED WITHIN 1,000 FEET OF A RESIDENTIAL ZONING AND USE, PURSUANT TO SECTION 16-11.005(1)(L), FOR PROPERTY LOCATED AT **2324 MARIETTA ROAD, N.W.**, FRONTING APPROXIMATELY 204.78 FEET ON THE WEST SIDE OF MARIETTA ROAD BEGINNING AT THE SOUTHWEST INTERERCESTION OF MARIETTA ROAD AND BOLTON ROAD. DEPTH VARIES; AREA: APPROXIMATELY .69 ACRES. LAND LOT 244, 17TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: BOLTON MASONS, LLC.
APPLICANT: PATRICIA A. WALLIS
NPU D COUNCIL DISTRICT 9
NPU RECOMMENDATION: Approval
STAFF RECOMMENDATION: Approval, conditional
ZRB RECOMMENDATION: Approval, conditional
6. **U-15-15** An Ordinance by Zoning Committee granting a Special Use Permit for digital industry switchboards, relay equipment, and associated power generators as principal uses pursuant to Code Section 16-18A.006 (4) for property located at **40 Forsyth Street, N.W.**, fronting approximately 94.7 feet on the west side of Forsyth Street, beginning at the southwest intersection of Forsyth Street and Walton Street. Depth: varies; Area: approximately .22 acres; Land Lots 78, 14th District, Fulton County, Georgia.
OWNER: The Westplan Investors, Inc.
APPLICANT: Norman Koplou
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: Approval, conditional
STAFF RECOMMENDATION: Denial
ZRB RECOMMENDATION: 60 day deferral, March 2016
7. **U-15-18** An Ordinance by Zoning Committee granting a Special Use Permit for outdoor amusement enterprises, exhibits, entertainments, meetings, displays or sales areas, or outdoor areas for religious ceremonies pursuant to Code Section 16-18A.006(4) for property located at **0 Walton Street, N.W. (Parcel Number 14 00780007058)**, fronting approximately 189.35 feet on the north side of Centennial Olympic Park Drive, beginning at the northeast intersection of Walton Street and Centennial Olympic Park Drive. Depth: varies; Area: approximately .272 acres; Land Lots 78, 14th District, Fulton County, Georgia.
OWNER: Tabernacle Group, LLC.
APPLICANT: Sky Tower Partners, LLC.
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: Approval
STAFF RECOMMENDATION: Approval, conditional
ZRB RECOMMENDATION: Approval, conditional

Deferred Cases

8. **Z-15-20** An Ordinance by Zoning Committee to rezone from the C-1-C District (Community Business-Conditional) District to the MRC-2 District (Mixed Residential Commercial) District, for property located at **2815-2839 Peachtree Road, N.E.**, fronting approximately 275 feet on the east side of Peachtree Road and beginning approximately 99.92 feet from the northwest intersection of Peachtree Road and Rumson Road. Depth: Varies Area: approximately 1 Acre. Land Lot 50, 17th District Fulton County, Georgia.
OWNER: Gardenbrand, LLC.

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APPLICANT: Gardenbrand, LLC.
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: Approval, conditional
STAFF RECOMMENDATION: Approval, conditional
ZRB RECOMMENDATION: Approval, conditional

9. **Z-15-50** An Ordinance by Zoning Committee to rezone from the R-4 (Single Family Residential) District to MR-3 (Multifamily Residential) District for property located at **1164-1168 Sheridan Road and 2436-2488 Elizabeth Ann Lane, N.E.**, fronting approximately 308 feet on the north side of Sheridan Road and beginning approximately 451.8 feet from the northeast intersection of Sheridan Road and Cheshire Bridge Road. Depth: Varies Area: Approximately 7.3 Acres. Land Lot 6, 17th District Fulton County, Georgia.
OWNER: Todd Corley, Maxwell R. Calloway, Donna Lewis, Estate of William E. Lane, Daniel S. Rosen, Cheryl D. Jamison, Ellen Meryl Stern Kelsch, Jill Girardeau, Elizabeth Larkins, Thy Lzehga, Matthew Story, Michael and Dawn Bowen, SI Property Solutions, LLC., William and Amy Dryden, Hilary Hunter and Evelyn Hurst
APPLICANT: Pulte Group, Inc. and Harold Buckley, Jr.
NPU F COUNCIL DISTRICT 6
NPU RECOMMENDATION: Denial
STAFF RECOMMENDATION: 30 day deferral, February 2016
ZRB RECOMMENDATION: 30 day deferral, February 2016
10. **Z-15-42** An Ordinance by Zoning Committee to rezone from C-2/MR4A-C/Beltline Overlay (Commercial Service/Multifamily Residential/Beltline Overlay) District to MR4-B/Beltline Overlay (Multifamily Residential/ Beltline Overlay) District for property located at **1527 Northside Drive and a portion of 1541 Northside Drive, N.W.**, fronting approximately 200 feet on the east side of Northside Drive and beginning at the northeast intersection of Northside Drive and Deering Road. Depth: Varies Area: Approximately 3.698 Acres. Land Lot 147, 17th District Fulton County, Georgia.
OWNER: Westwood Property Development Corp., Westwood Vinings I, LLC., Mustard Seed Land Fund, LLC., Rehman Properties, LLC.
APPLICANT: Pulte Group, Inc. and Edinbrough Realty Company
NPU E COUNCIL DISTRICT 8
NPU RECOMMENDATION: Approval, conditional
STAFF RECOMMENDATION: 30 day deferral, February 2016
ZRB RECOMMENDATION: 30 day deferral, February 2016
11. **Z-15-41** An Ordinance by Zoning Committee to rezone from the I-2 (Heavy Industrial) District to MRC-3 (Mixed Residential Commercial) District for property located at **1084 and 1086 Howell Mill Road and Tax Parcel 17 0150LL0516, N.W.**, fronting approximately 64.11 feet on the west side of Howell Mill Road and Brady Avenue and beginning approximately 797 feet from the southwest intersection of the Norfolk Southern Rail Right of Way. Depth: Varies Area: Approximately 2.63 Acres. Land Lot 150, 17th District Fulton County, Georgia.
OWNER: Scott Equipment Company of Georgia, Inc.
APPLICANT: Alliance Realty Partners, LLC.
NPU E COUNCIL DISTRICT 3
NPU RECOMMENDATION: Approval, conditional
STAFF RECOMMENDATION: Approval, conditional
ZRB RECOMMENDATION: Approval, conditional

End of Agenda