

**MARKED AGENDA
ZONING REVIEW BOARD
MARCH 14, 2024
6:00 P.M., CITY COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-23-85** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MRC-1 (Mixed Residential Commercial) for property located at **8 Charleston Avenue SE and 10 Charleston Avenue SE** fronting 105 feet on the west side of Charleston Avenue SE commencing 144.81 feet from the intersection of the southerly right of way line of Livermore Street and the westerly right of way line of Charleston Avenue Depth: 167.7 feet Area: 0.34 acres, Land Lot 57, 14th District, Fulton County, Georgia
OWNER: ST. VINCENT DE PAUL
APPLICANT: MIKE MIES
NPU Y COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

2. **U-23-36** An Ordinance by Zoning Committee for a special use permit for a park for hire surface parking structure pursuant to Section 16-18P.005 for property located at **942 Peachtree Street NW and 952 Peachtree Street NW** fronting 146.37 feet on the west side of Peachtree Street commencing at the point of intersection of the southerly right of way of Peachtree Place with the westerly right of way of Peachtree Street Depth: 200 feet Area: .38 acres, Land Lot: 106, 17th District, Fulton County, Georgia
OWNER: TONY HAMMONDS
APPLICANT: ANTHONY HAMMONDS
NPU E COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

3. **U-24-01** An Ordinance by Zoning Committee granting a special use permit to sever excess development density (54,450 square feet of residential floor area) pursuant to 16-28.023(2)(d) from **a portion of 2400 Defoors Ferry Road NE (sending parcel)** fronting approximately 750 feet on the south side of Defoors Ferry Road to property located at **215 West Wieuca Road NW (aka Chastain Park Avenue) (receiving parcel)** fronting approximately 1100 feet on the northwest side of West Wieuca Road NE commencing at the intersection of the westerly right-of-way of West Wieuca Road with the centerline of Dudley Lane Depth: approximately 650 feet Area: 8.26 acres, Land Lot 20, 17th District, Fulton County, Georgia
OWNER: THE GALLOWAY SCHOOLS, INC.
APPLICANT: THE GALLOWAY SCHOOLS, INC.
C/O LAUREL DAVID, THE GALLOWAY
LAW GROUP LLC
NPU A COUNCIL DISTRICT 8
NPU RECOMMENDATION: NO RECOMMENDATION
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

DEFERRED CASES

4. **Z-23-66** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MR-4A (Multifamily Residential) for property located at **2490 Fairburn Road SW** fronting 130 feet on the east side of Fairburn Road SW beginning at a point on the easterly right-of-way of Fairburn Road 105.5 feet northerly, as measured along the easterly right-of-way of Fairburn Road 130.0 feet to a point Depth: 175 feet Area: .59 acres, Land Lot 5, 14F District, Fulton County, Georgia
OWNER: MATTHEW BENNETT
APPLICANT: MATTHEW BENNETT
NPU P COUNCIL DISTRICT 11
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

5. **Z-23-69** An Ordinance by Councilmember Marci Collier Overstreet to waive certain provisions in Section 16-18T.005 of the City of Atlanta Code of Ordinances related to drive-through service windows so as to allow an eating and drinking establishment at **2841 Greenbriar Parkway** to operate a drive-through service window; and for other purposes.
NPU R COUNCIL DISTRICT 11
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

6. **Z-23-74** An Ordinance by Zoning Committee to rezone from SPI-4 SA4 (Ashview Heights and Atlanta University Center Special Public Interest District Subarea 4) to SPI-4 SA12 (Ashview Heights and Atlanta University Center Special Public Interest District Subarea 12) for property located at **780 Martin Luther King Jr. Drive SW** fronting 107.8 feet on the south side of Martin Luther King Jr. Drive SW beginning at a the point of intersection of the northwest right-of-way line of James P. Brawley Drive and the southwest right-of-way Depth: 46.1 feet Area: .121 acres, Land Lot 109, 14th District, Fulton County, Georgia
OWNER: LOVED ROOTS, LLC
APPLICANT: KEVIN HOLT
NPU T COUNCIL DISTRICT 4
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

*Please note the ZRB Rules of Procedure have been amended. Please click the following link to review a copy of the rules adopted on July 23, 2020 - <http://www.atlantaga.gov/index.aspx?page=397>.

7. **Z-23-81** An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to R-5 (Two Family Residential) for property located at **2228 Pansy Street NW** fronting 65 feet on the north side of Pansy Street NW being all that tract or parcel of land lying in Land Lot 179 of the 14th District, being Lot 2, Block I Dixie Hills Extension Subdivision, as per plat recorded in Plat Book 35, Page 56 Fulton County, Georgia Records Depth: 180 feet Area: .25 acres, Land Lot 179, 14th District, Fulton County, Georgia

OWNER: GERARD LATIMORE
APPLICANT: GERARD LATIMORE
NPU J COUNCIL DISTRICT 3

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

8. **U-23-32** An Ordinance by Zoning Committee for a special use permit for a private school pursuant to Section 16-06.005(1)(b) for property located at **215 West Wieuca Road (aka Chastain Park Avenue) NW** fronting approximately 1100 feet on the northwest side of West Wieuca Road (aka Chastain Park Avenue) NW commencing at the intersection of the westerly right of way of West Wieuca Road with the centerline of Dudley Lane Depth: approximately 650 feet Area: 8.26 acres Land Lot 20, 17th District Fulton County Georgia

OWNER: JAMES CALLEROZ WHITE FOR THE GALLOWAY SCHOOLS, INC.
APPLICANT: THE GALLOWAY SCHOOLS, INC
C/O LAUREL DAVID, THE GALLOWAY LAW GROUP LLC
NPU A COUNCIL DISTRICT 8

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

END OF AGENDA

*Please note the ZRB Rules of Procedure have been amended. Please click the following link to review a copy of the rules adopted on July 23, 2020 - <http://www.atlantaga.gov/index.aspx?page=397>.