

**MARKED AGENDA**  
**ZONING REVIEW BOARD**  
**APRIL 11, 2024**  
**6:00 P.M., CITY COUNCIL CHAMBERS, SECOND FLOOR**

**NEW CASES**

1. **Z-23-84** An Ordinance by Zoning Committee to amend Part III (Land Development Code) Part 16 (Zoning) Chapter 20C Martin Luther King Jr Landmark District **Section 16-20C.004(3) and Section 16-20C.007(1)(A)** to amend the sidewalk requirements; and for other purposes.  
NPU M COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
  
2. **Z-24-05** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **2036 Phillips Drive SE** fronting 130 feet on the east side of Phillips Avenue SE beginning on the east side of Phillips Drive 580.5 feet south from the southeast corner of Isa Drive and Phillips Drive Depth: 160 feet Area: .239 Acres, Land Lot 7, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: FCS/MINISTRIES/CHARIS SOUTH ATLANTA  
APPLICANT: ALICIA ENCALADE  
NPU Z COUNCIL DISTRICT 1  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 30 DAY DEFERRAL – MAY 2024**
  
3. **Z-24-06** An Ordinance by Zoning Committee to rezone from MRC-1/WPAO (Mixed Residential Commercial/Westside Park Affordable Workforce Housing Overlay) to MRC-2/WPAO (Mixed Residential Commercial/Westside Park Affordable Workforce Housing Overlay) for property located at **1576 Donald Lee Hollowell Parkway NW** fronting 85 feet on the south side of Donald Lee Hollowell Parkway NW commencing at a mag nail set at the intersection of the southerly right of way of Donald Lee Hollowell Parkway and the westerly right of way of Elmwood Road NW Depth: varies Area: .487 acres, Land Lot 146, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: KF DLH LLC  
APPLICANT: GROVE PARK FOUNDATION, INC.  
NPU J COUNCIL DISTRICT 9  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**

4. **Z-24-07** An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to PD-H/BL (Planned Development Housing/BeltLine Overlay) for property located at **285 Burbank Drive NW** fronting 100 feet on the east side of Burbank Drive NW commencing at a point where the eastern right of way line of Burbank Drive NW intersect with southern right of way line of Joseph E. Boone Boulevard NW Depth: varies Area: .638 acres, Land Lot 142, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: CITY OF REFUGE INCORPORATED  
APPLICANT: CITY OF REFUGE INCORPORATED  
C/O TROUTMAN PEPPER HAMILTON SANDERS LLP  
NPU K COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 60 DAY DEFERRAL – JUNE 2024**
  
5. **Z-24-08** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4B (Single Family Residential) for property located at **1474 Brooklyn Avenue NW** fronting 91.5 feet on the west side of Brooklyn Avenue NW beginning at the corner formed by the intersection of the westerly side of Brooklyn Avenue with the northerly side of Trabert Avenue Depth: 101.5 feet Area: .213 acres, Land Lot 148, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: ALEX POPHAM  
APPLICANT: ALEX POPHAM  
NPU E COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: APPROVAL CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
  
6. **Z-24-10** An Ordinance by Zoning Committee to rezone from R-3 (Single Family Residential) to R-4 (Single Family Residential) for property located at **1970 Grant Road SW rear** fronting 684 feet on the south side of unimproved King Henry Road SW beginning at an iron pin found being at the intersection of the northerly right of way line of King Henry Road and the southwesterly corner of Lot 11 of the Kings Forest Subdivision unit four and the true point of beginning Depth: 679 feet Area: 22.14 acres, Land Lot 31, 14F District, Fulton County, Georgia  
OWNER: NOBLE PROPERTIES OF GEORGIA, LLC  
APPLICANT: NOBLE PROPERTIES OF GEORGIA, LLC  
NPU P COUNCIL DISTRICT 11  
**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. **U-24-04** An Ordinance by Zoning Committee for a special use permit for a personal care home pursuant to Section 16-06.005(1)(g) for property located at **1528 Olympian Way SW** fronting 50 feet on the north side of Olympian Way SW beginning at a point on the southwesterly side of Olympian Way 330 feet northwesterly as measured along the southwesterly side of Olympian Way from the corner formed by the intersection of the southwesterly side of Olympian Way and the northwesterly side of Cascade Avenue Depth: 120 feet Area: .144 acres, Land Lot 150, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: LITTLE DOLLAR BILL, LLC DANIEL OKOYE  
APPLICANT: ALICIA ENCALADE  
NPU T COUNCIL DISTRICT 10  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 60 DAY DEFERRAL – JUNE 2024**
8. **U-24-05** An Ordinance by Zoning Committee for a special use permit for a place of worship pursuant to Section 16-05.005(1)(c) for property located at **2744 Peachtree Road NW** fronting 1102 feet on the north side of Peachtree Road NW and 600 feet on the east side of Andrews Drive NW beginning at a 1/2 inch rebar set at the eastern end of the curved intersection of the northwestern right of way line of Peachtree Road and the northeastern right of way line of Andrews Drive Depth: varies Area: 11.09 acres, Land Lot 100, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: THE CATHEDRAL OF ST. PHILIP  
IN THE DIOCESE OF ATLANTA INC.  
APPLICANT: THE CATHEDRAL OF ST. PHILIP  
IN THE DIOCESE OF ATLANTA INC.  
NPU B COUNCIL DISTRICT 8  
**NPU RECOMMENDATION: APPROVAL CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
9. **U-24-07** An Ordinance by Zoning Committee for a special use permit for a helicopter landing facility or pick-up or delivery stations pursuant to Section 16-18A.006 for property located at **80 Jesse Hill Jr Drive SE** fronting 400 feet on the south side of Jesse Hill Jr Drive beginning at a pk (masonry) nail set at the intersection of the southwesterly right-of-way line of Coca Cola Place and the northwesterly right-of-way line of Pratt Street Depth: 425 feet Area: 13.44 acres, Land Lot 52, 14<sup>TH</sup> District, Fulton County, Georgia  
OWNER: GRADY MEMORIAL HOSPITAL CORPORATION  
APPLICANT: DAN HESSEE  
NPU M COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**

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10. **U-24-08** An Ordinance by Councilmember Mary Norwood 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 property)** fronting approximately 750 feet on the south side of Defoors Ferry Road and transfer it to property located at **215 West Wieuca Road NW (aka Chastain Park Avenue) (receiving property)** 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; authorizing the Mayor or his designee to execute all documents necessary to accept the donation of approximately 2.5 acres of real property located at 2400 Defoors Ferry Road NE from Galloway at Woodall Creek LLC. To be maintained as greenspace by the department of parks and recreation; and for other purposes.

NPU A

COUNCIL DISTRICT 7

**NPU RECOMMENDATION: NO RECOMMENDATION**

**STAFF RECOMMENDATION: DEFERRAL**

**ZRB RECOMMENDATION: 60 DAY DEFERRAL – JUNE 2024**

#### DEFERRED CASES

11. **Z-23-70** An Ordinance by Zoning Committee to rezone from I-1-C/BL (Light Industrial Conditional/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **1111 Ridge Avenue SW** fronting 547.82 feet on the west side of Ridge Avenue SW commencing at a ½” rebar found at the intersection of the south right-of-way margin of Weyman Avenue and the northeast right-of-way margin of Ridge Avenue Depth: varies Area: 3.716 acres, Land Lot 74, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: TS 1111 RIDGE AVENUE LLC

APPLICANT: TS 1111 RIDGE AVENUE LLC

NPU V COUNCIL DISTRICT 1

**NPU RECOMMENDATION: DENIAL**

**STAFF RECOMMENDATION: APPROVAL**

**ZRB RECOMMENDATION: APPROVAL**

**END OF AGENDA**

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