

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

**NEW CASES**

- 1. Z-24-17** An Ordinance by Councilmember Byron D. Amos to rezone certain properties in the **West Highlands Community and Rockdale Community** from R-4A (Single-Family Residential) to PD-MU (Planned Development Mixed Use) and MRC-3 (Mixed Residential Commercial); and for other purposes.

NPU G COUNCIL DISTRICT 3

**NPU RECOMMENDATION: DEFERRAL**

**STAFF RECOMMENDATION: DEFERRAL**

**ZRB RECOMMENDATION: 60 DAY DEFERRAL**

- 2. Z-24-18** An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to R-4A/BL (Single Family Residential/BeltLine Overlay) for property located at **628 Hemlock Circle SE** fronting 100 feet on the southeast side of Hemlock Circle starting at a point located at the intersection of the southeasterly right-of-way of Hemlock Circle and the southwesterly right-of-way of Loring Street; thence running southwesterly along the southeasterly right-of-way of Hemlock Circle a distance of 150 feet to a nail set located within a concrete drive and the point of beginning Depth: approximately 150 feet Area: approximately 0.345 acres, Land Lot 11, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: ATLR4A LLC

APPLICANT: NINA E. GENTRY, AICP

NPU W COUNCIL DISTRICT 1

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: APPROVAL**

**ZRB RECOMMENDATION: APPROVAL**

- 3. Z-24-20** An Ordinance by Zoning Committee to rezone from RG-3/WPIZ (Residential General Sector 3/Westside Park Affordable Workforce Housing Overlay) to RG-4/WPIZ (Residential General Sector 3/Westside Park Affordable Workforce Housing Overlay) for property located at **383 Lanier Street NW** fronting 60 feet on the west side of Lanier Street beginning at an iron pin on the east side of Lanier Street 124.76 feet south as measured along the east side of Lanier Street from the southeast corner of Lanier Street and Carlisle Street Depth: 150.15 feet Area: .21 acres, Land Lot 146, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: ABACUS CAPITAL INVESTMENTS

APPLICANT: CARLTON MCCRARY

NPU J COUNCIL DISTRICT 3

**NPU RECOMMENDATION: DEFERRAL**

**STAFF RECOMMENDATION: DEFERRAL**

**ZRB RECOMMENDATION: 120 DAY DEFERRAL**

4. **Z-24-21** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **3325 Fairburn Road SW** fronting 195 feet on the north side of Fairburn Road SW beginning at a 1/2" rebar with cap set at the intersection of the north right-of-way of Fairburn Road said point being the centerline of the road and the easterly right of way of CSX Railroad said point being 50 feet from the centerline of tracks Depth: 331 feet Area: 6.48 acres, Land Lots 35 and 36, 14FF District, Fulton County, Georgia  
OWNER: LEVANTA RESIDENTIAL  
APPLICANT: VAN HARDIMON  
NPU P COUNCIL DISTRICT 11  
**NPU RECOMMENDATION: APPROVAL CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
  
5. **Z-24-22** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MR-3 (Multifamily Residential) for property located at **1109 Moreland Drive SE** fronting 100 feet on the south side of Moreland Drive SE beginning at a point on the southerly side of Moreland Drive 929 feet southwesterly from Moreland Avenue Depth: 150 feet Area: 1.84 acres, Land Lot 14, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: HIGHLAND PROPERTY ASSET HOLDINGS LLC  
APPLICANT: PETER DREY  
NPU W COUNCIL DISTRICT 1  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 60 DAY DEFERRAL**
  
6. **Z-24-23** An Ordinance by Zoning Committee to rezone from R-4B-C (Single Family Residential Conditional) to PD-H (Planned Development Housing) for property located at **807 Reed Street SE** fronting 100 feet on the west side of Reed Street SE beginning at a point on the north side of Gates Alley 157 feet east as measured along the north side of Gates Alley from the northeast corner of the intersection of Fraser Street and Gates Alley Depth: 100 feet Area: 0.23 acres, Land Lot 54, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: REDBRICK HOMES DEVELOPMENT, INC.  
APPLICANT: KRONBERG URBANISTS + ARCHITECTS  
NPU V COUNCIL DISTRICT 1  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 60 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 July 23, 2020 - <http://www.atlantaga.gov/index.aspx?page=397>.

7. **Z-24-24** An Ordinance by Zoning Committee to rezone from SPI-18 SA5 (Mechanicsville Neighborhood Special Public Interest District Subarea 5) to SPI-18 SA10 (Mechanicsville Neighborhood Special Public Interest District Subarea 10) for property located at **666 Smith Street SW** fronting 30 feet on the east side of Smith Street SW beginning at a point on the southeast corner of Georgia Avenue and Smith Street Depth: 115.5 feet Area: 0.079 acres, Land Lot 86, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: RYAN RAMSEY, STAVE CO, LLC  
APPLICANT: KRONBERG URBANISTS + ARCHITECTS  
NPU V COUNCIL DISTRICT 4

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: DENIAL**

**ZRB RECOMMENDATION: DENIAL**

8. **Z-24-38** An Ordinance by Zoning Committee to amend the Atlanta Zoning Ordinance by creating a new Chapter 18Z, SPI-26, to be entitled “Chastain Park Galloway School SPI” and to amend the official Zoning Map by changing the designation of properties within the Chastain Park Galloway School SPI so as to add SPI-26 to the district designation; and for other purposes.

NPU A COUNCIL DISTRICT 8

**NPU RECOMMENDATION: APPROVAL CONDITIONAL**

**STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE**

**ZRB RECOMMENDATION: DENIAL**

9. **U-23-26** An Ordinance by Zoning Committee for a special use permit for outdoor dining at eating and drinking establishments when any part of such use is located within 1,000 feet of property that is zoned as an R-1, R-2, R-2A, R-2B, R-3, R-3A, R-4, R-4A, R-4B, or R-5 District, or that is used as a residential property to Section 16-11.005(1)(l) for property located at **1492 Piedmont Avenue NE** Suite B fronting 329.29 feet on the northwest side of Piedmont Avenue NE beginning at a point being the intersection of the northwesterly right of way of Piedmont Avenue and the former northeastern right of way of Norfolk Southern Railway Depth: 775 feet Area: 4.274 acres Land Lots 55 and 56 17<sup>th</sup> District Fulton County Georgia

OWNER: KENNETH ROBERTS, OPERATING MANAGER  
APPLICANT: MIXX ATLANTA/HAKIM M. HILLIARD  
NPU F COUNCIL DISTRICT 6

**NPU RECOMMENDATION: DEFERRAL**

**STAFF RECOMMENDATION: DEFERRAL**

**ZRB RECOMMENDATION: 60 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 July 23, 2020 - <http://www.atlantaga.gov/index.aspx?page=397>.

- 10. U-24-09** An Ordinance by Zoning Committee for a special use permit for an outdoor sales area pursuant to Section 16-34.007(1)(k) for property located at **801 Rankin Street NE** fronting 514 feet on the east side of Rankin Street NE beginning at a nail found at the southeasterly intersection of Angier Avenue and Rankin Street Depth: varies Area: 11.286 acres, Land Lot 18, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: JAMES IRWIN  
APPLICANT: ELIZABETH A. RODRIGUEZ  
NPU M COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: 60 DAY DEFERRAL**
- 11. U-24-10** An Ordinance by Zoning Committee for a special use permit for a private school pursuant to Section 16-03.005(1)(l) for property located at **4075 Paces Ferry Road NW, 4095 Paces Ferry Road NW rear, 4400 Northside Parkway NW rear, and 4496 Northside Parkway NE rear** fronting 2355 feet on the north side of Paces Ferry Road NW beginning at a an iron pin found at the northeast corner of Land Lot 235 Depth: varies Area: 103.06 acres, Land Lot 235 and 236, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: THE LOVETT SCHOOL, INC.  
APPLICANT: THE LOVETT SCHOOL, INC.  
NPU A COUNCIL DISTRICT 8  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
- 12. U-24-11** An Ordinance by Zoning Committee granting a special use permit to sever excess development density (215,858 square feet of residential floor area) pursuant to 16-28.023(2)(d) from **875 West Peachtree Street NW (sending parcel)** fronting 192 feet on the east side of West Peachtree Street NW to property located at **155 7<sup>th</sup> Street NW (receiving parcel)** fronting 181 feet on the south side of 7<sup>th</sup> Street NW beginning at a 5/8-inch rebar at the intersection of the southerly right of way of 7<sup>th</sup> Street with the westerly right of way Cypress Street said point being the point of beginning Depth: 49 feet Area: 0.803 acres, Land Lot 49, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: CYPRESS ACADEMY, LLC  
APPLICANT: CORE ATLANTA 7<sup>TH</sup> STREET, LLC  
NPU E COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 60 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 July 23, 2020 - <http://www.atlantaga.gov/index.aspx?page=397>.

**DEFERRED CASES**

**13. Z-23-75** A substitute Ordinance to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **2178 Bicknell Street SW, 0 Bicknell Street SW rear (14 00700001035), 2194 Bicknell Street SW, 2216 Bicknell Street SW, 2228 Bicknell Street SW, 2250 Bicknell Street SW** fronting 201 feet on the east side of Bagwell Street SW and fronting 1,312 feet on the east side of Bicknell Street beginning at the intersection of the southeastern side of Bicknell Street with the eastern side of Bagwell Drive Depth: varies Area: 7.88 acres, Land Lot 70, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: ATLANTA NEIGHBORHOOD DEVELOPMENT  
PARTNERSHIP, INC.

APPLICANT: KRONBERG+URBANISTS+ARCHITECTS  
NPU Z COUNCIL DISTRICT 12

**NPU RECOMMENDATION: DENIAL**

**STAFF RECOMMENDATION: APPROVAL**

**ZRB RECOMMENDATION: APPROVAL**

**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>.