

**MARKED AGENDA  
ZONING REVIEW BOARD  
SEPTEMBER 5, 2024  
6:00 P.M., CITY COUNCIL CHAMBERS, SECOND FLOOR**

**NEW CASES**

1. **Z-24-51** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **831 Hargis Street SE** fronting 180 feet on the south side of Hargis Street SE beginning at a point on the south side of Hargis Street 633 feet west from the southwest corner of the intersection of Hargis Street and Forest Park Road Depth: 633 feet Area: .785 acres, Land Lot 28, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: SOHO PROPERTY GROUP, LLC  
APPLICANT: CHAMP CRAWFORD  
NPU Z COUNCIL DISTRICT 1  
**NPU RECOMMENDATION: APPROVAL CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
  
2. **Z-24-52** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **2905 Waters Road SW** fronting 136 feet on the west side of Waters Road SW commencing at a point where western right of way of Waters Road intersects with the southern right of way of Baker Drive, thence run in a southwesterly direction along the western right of way of Waters Road a distance of 136 feet to a nail found and the true point of beginning Depth: varies Area: .948 acres, Land Lot 68, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: PENNYLANE PROPERTIES, LLC  
APPLICANT: NINA E. GENTRY, AICP  
NPU Z COUNCIL DISTRICT 12  
**NPU RECOMMENDATION: APPROVAL CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
  
3. **Z-24-53** An Ordinance by Zoning Committee to rezone from RG-3 (Residential General Sector 3) to MR-4A (Multifamily Residential) for property located at **1388 Northwest Drive NW** fronting 310 feet on the west side of Northwest Drive NW beginning at a point on the southwest side of northwest drive formerly Payne Road 1643 feet, more or less, southeasterly, as measured along the southwest side of said road from the northwest corner of said land lot said beginning point being at the line of property now or formerly owned by John D. Stanford, Jr. Depth: 490 feet Area: approximately 3 acres, Land Lot 258, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: BRH HOLDINGS, LLC C/O OF MICHAEL HORNSTEINER  
APPLICANT: ca PDC LAND HOLDINGS LLC  
NPU G COUNCIL DISTRICT 9  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: FILE**  
**ZRB RECOMMENDATION: FILE**

4. **Z-24-54** An Ordinance by Councilmember Antonio Lewis to rezone **1089 Allene Avenue SW, 1078 Biglin Street SW, 1050 Murphy Avenue SW, 0 Sylvan Road SW (14 0106 LL047) and 1100 Sylvan Road SW** from I-1-C/BL (Light Industrial Conditional/BeltLine Overlay) to I-MIX/BL (Industrial Mixed Use/BeltLine Overlay) to implement recommendations of the BeltLine Subarea 2 Masterplan for Murphy Triangle; and for other purposes.

NPU X

COUNCIL DISTRICT 12

**NPU RECOMMENDATION: APPROVAL CONDITIONAL**

**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

5. **U-24-14** 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 **1425 Westview Drive SW** fronting 50 feet on the north side of Westview Drive SW commencing at a 1/2 inch bent cut top pipe on the northerly right of way of Westview Drive SW, said road being a variable width right of way; thence north 89 degrees 36 minutes 36 seconds west, along the northerly right of way of Westview Drive SW, 56.51 feet to an "x" mark on a column and the true point of beginning Depth: 150.14 feet Area: .171 acres, Land Lot 141, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER:

A VISION 4 HOPE, INC

APPLICANT:

DEWAYNE CROWDER

NPU K

COUNCIL DISTRICT 4

**NPU RECOMMENDATION: NO RECOMMENDATION**

**STAFF RECOMMENDATION: DEFERRAL**

**ZRB RECOMMENDATION: 60 DAY DEFERRAL**

6. **U-24-22** An Ordinance by Zoning Committee for a special use permit for a day care and school pursuant to Section 16-06A.005(1)(b) for property located at **1196 Arkwright Place SE, 1189 Merlin Avenue SE and 1193 Merlin Avenue SE** fronting 53 feet on the north side of Arkwright Place SE and fronting 100 feet on the south side of Merlin Avenue SE being all that tract or parcel of land lying and being in Land Lot 208 of the 15<sup>th</sup> District, DeKalb County, Georgia, being Lot 11, Block B, Clark-Stewart property, as per plat recorded in Plat Book 7, page 84, DeKalb County, Georgia records. Said property being known as 1196 Arkwright Place SE according to the present system of numbering property in DeKalb County, Georgia and beginning at a point at the easterly right of way of Moreland Avenue SE (R/W varies) and the southerly right of way of Merlin Avenue (24.9' pavement) 140.0 feet east to an iron pin found, said point being the true point of beginning Depth: varies Area: .526 acres, Land Lot 208, 15<sup>th</sup> District, Dekalb County, Georgia.

OWNER:

MARY A. MCDONALD

APPLICANT:

MARY A. MCDONALD

NPU O

COUNCIL DISTRICT 5

**NPU RECOMMENDATION: APPROVAL CONDITIONAL**

**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

\*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**

7. **Z-24-27** An Ordinance by Zoning Committee to rezone from R-3 (Single Family Residential) to R-4B (Single Family Residential) for property located at **2910 Tejas Trail SW** fronting 280.39 feet on the east side of Tejas Trail starting at a point located at the intersection of the southeasterly right of way of Tejas Trail and the southerly right-of-way of Hogan Road Depth: 134.85 feet Area: 1.227 acres, Land Lot 228, 14<sup>th</sup> District, Fulton County Georgia.

OWNER: BYRON CROWLEY  
APPLICANT: DOROTHY CROWLEY  
NPU R COUNCIL DISTRICT 11

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: FILE**

**ZRB RECOMMENDATION: FILE**

8. **Z-24-32** 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 **1425 Westview Drive SW** fronting 50 feet on the north side of Westview Drive SW commencing at a 1/2 inch bent cut top pipe on the northerly right of way of Westview Drive SW, said road being a variable width right of way; thence north 89 degrees 36 minutes 36 seconds west, along the northerly right of way of Westview Drive SW, 56.51 feet to an "x" mark on a column and the true point of beginning Depth: 150.14 feet Area: .171 acres, Land Lot 141, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: A VISION 4 HOPE, INC  
APPLICANT: DEWAYNE CROWDER  
NPU K COUNCIL DISTRICT 4

**NPU RECOMMENDATION: NO RECOMMENDATION**

**STAFF RECOMMENDATION: DEFERRAL**

**ZRB RECOMMENDATION: 60 DAY DEFERRAL**

9. **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: APPROVAL**

**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

**END OF AGENDA**

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