

**MARKED AGENDA
ZONING REVIEW BOARD
SEPTEMBER 12, 2024
6:00 P.M., CITY COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-24-35** A substitute Ordinance by Zoning Committee to rezone from R-3 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **740 Lynhurst Drive SW** fronting 162.07 feet on the east side of Lynhurst Drive beginning at an iron pin (1/2 inch pipe) found on the northeasterly right of way of Lynhurst Drive (60 foot right of way) 300 feet southeasterly from the intersection of the northeasterly right of way of Lynhurst Drive with the southerly right of way of Lynn Drive Depth: 522 feet Area: 2.572 acres, Land Lot 235, 14th District, Fulton County, Georgia.
OWNER: EJ AND RG INVESTMENTS LLC
APPLICANT: DORIAN BAHR
NPU I COUNCIL DISTRICT 10
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

2. **Z-24-39** An Ordinance by Zoning Committee to rezone from SPI-3 SA1 (English Avenue Special Public Interest District Subarea 1) to SPI-3 SA-3 (English Avenue Special Public Interest District Subarea 3) for property located at **423 Sunset Avenue NW** fronting 116.01 feet on the east side of Sunset Avenue NW beginning at the intersection of Sunset Avenue NE and John Street (aka Johns Street) NW Depth: 146 feet Area: .388 acres, Land Lot 111, 14th District, Fulton County, Georgia.
OWNER: CLIFF PALMER
APPLICANT: CLIFF PALMER
NPU L COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

3. **Z-24-41** An Ordinance by Zoning Committee to rezone from SPI-3 SA2/WIZ (English Avenue Special Public Interest District Subarea 2/Westside Affordable Workforce Housing Overlay) to SPI-3 SA3/WIZ (English Avenue Special Public Interest District Subarea 3/Westside Affordable Workforce Housing Overlay) for property located at **392 James P. Brawley Drive NW and 396 James P. Brawley Drive NW** fronting 74.83 feet on the west side of James P. Brawley Drive NW beginning on the west side of James P. Brawley Drive NW (former Chester Street) at a point 337.5 feet from the southwest corner of James P. Brawley Drive NW and Neal Street to a 1/2" rebar set, said point of beginning Depth: 163.39 feet Area: .28 acres, Land Lot 111, 14th District, Fulton County, Georgia.
OWNER: CLIFF PALMER
APPLICANT: CLIFF PALMER
NPU L COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

4. **Z-24-55** An Ordinance by Zoning Committee to rezone from I-1-C (Light Industrial Conditional) to I-1 (Light Industrial) for property located at **705 Constitution Road SE** fronting 175 feet on the south side of Constitution Road SE beginning at an iron pin at the intersection formed by the northeasterly side of Jonesboro Road and the southeasterly side of Constitution Road Depth: 200 feet Area: .78 acres, Land Lot 27, 14th District, Fulton County, Georgia.

OWNER: WINDSOR HUMPHRES, LLC

APPLICANT: GHOLAM K. KHADEMI

NPU Z COUNCIL DISTRICT 1

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 30 DAY DEFERRAL

5. **U-24-23** An Ordinance by Zoning Committee for a special use permit for a personal care home pursuant to Section 16-11.005(1)(e) for property located at **122 Cleveland Avenue SW Suite C** fronting 209.25 feet on the south side of Cleveland Avenue SW beginning at an iron pin on the southerly right of way of Cleveland Avenue, said iron pin being 113.68 feet easterly, as measured along said right of way of Cleveland Avenue from the intersection of said right of way of Cleveland Avenue and the easterly right of way of Old Hapeville Road Depth: 235 feet Area: 1.047 acres, Land Lot 68, 14th District, Fulton County, Georgia.

OWNER: RAMZAN OASSAMALI

APPLICANT: BREONNA STILLS

NPU Z COUNCIL DISTRICT 12

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: DENIAL

ZRB RECOMMENDATION: DENIAL

6. **U-24-24** An Ordinance by Zoning Committee for a special use permit for a place of worship pursuant to Section 16-03.005(1)(c) for property located at **3612 Paces Ferry Road NW** fronting 132.06 feet on the south side of Paces Ferry Road NW beginning at a point at the intersection of Paces Ferry Road NW (50' right-of-way) and Ridgewood Road NW Depth: approximately 320 feet Area: .6900 acres, Land Lot 217, 17th District, Fulton County, Georgia.

OWNER: KLCC STUDENT MINISTRIES, LLC

C/O HAMILTON POWELL

APPLICANT: CHRISTIAN OLTEANU

NPU A COUNCIL DISTRICT 8

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 30 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

7. **Z-22-88** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **1640 Flat Shoals Road SE** fronting 50 feet on the north side of Flat Shoals Road beginning at a point on the north line of Land Lot 146, 1066.2' west of the northeast corner of said Land Lot Depth: varies Area: 1.84 acres, Land Lot 146, 15th District, DeKalb County, Georgia.
OWNER: PARKWOOD LIVING LLC
APPLICANT: PARKWOOD LIVING
NPU W COUNCIL DISTRICT 5
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL
8. **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/WPAHO (Single-Family Residential/Westside Park Affordable Workforce Housing Overlay) to PD-MU/WPAHO (Planned Development Mixed Use/Westside Park Affordable Workforce Housing Overlay) and RG-3/WPAHO (Residential General Sector 3/Westside Park Affordable Workforce Housing Overlay) to MRC-3/WPAHO (Mixed Residential Commercial/Westside Park Affordable Workforce Housing Overlay); and for other purposes.
NPU G COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
9. **Z-24-45** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **3181 Stone Road SW** fronting 200 feet on the north side of Stone Road SW beginning at a point on the northerly side of Stone Road, 2115 feet westerly, as measured along the northerly side of Stone Road, from the point where the northerly side of Stone Road intersects the east line of said Land Lot 227 Depth: 301 feet Area: 1.47 acres, Land Lot 215, 14th District, Fulton County, Georgia.
OWNER: UNITED REAL ESTATE INVESTMENT GROUP, LLC
APPLICANT: NICOLE HUNTER
NPU R COUNCIL DISTRICT 11
NPU RECOMMENDATION: APPROVAL
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>.

10. **U-24-16** An Ordinance by Zoning Committee for a special use permit for a personal care home pursuant to Section 16-05.005(1)(g) for property located at **383 Cativo Drive SW** fronting 100 feet on the west side of Cativo Drive SW being all that tract or parcel of land lying and being in Land Lot 204, of the 14th District, Fulton County, Georgia, being Lot 13, Unit One, Cativo Subdivision, according to plat recorded in Plat Book 82, Page 95, Fulton County records, reference to which plat is hereby made for a more complete description; and being known as 383 Cativo Drive, according to the present system of numbering property in the City of Atlanta, Fulton County, Georgia Depth: 147.9 feet Area: .339 acres, Land Lot 204, 14th District, Fulton County, Georgia.

OWNER: NYKEASHIA HUNTLEY

APPLICANT: NYKEASHIA HUNTLEY

NPU I COUNCIL DISTRICT 10

NPU RECOMMENDATION: DENIAL

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 60 DAY DEFERRAL

END OF AGENDA