

**MARKED AGENDA  
ZONING REVIEW BOARD  
OCTOBER 3, 2024  
6:00 P.M., CITY COUNCIL CHAMBERS, SECOND FLOOR**

**NEW CASES**

- 1. Z-24-15** A substitute Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MR-2 (Multifamily Residential) for property located at **1101 Moreland Drive SE, 1109 Moreland Drive SE and 1721 Woodland Avenue SE** fronting 170.4 feet on the south side of Moreland Drive and 133.80 feet on the west side of Woodland Avenue commencing at the intersection of the westerly right-of-way of Woodland Avenue and the southerly right of way of Moreland Drive and commencing at the intersection of the southerly right-of-way of Moreland Drive and the westerly right of way of Woodland Avenue Depth: varies Area: 5.20 acres, Land Lot 8, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: D R HORTON, INC. C/O JASON BRAGA  
APPLICANT: GASKINS + LECRAW C/O CHRISTIAN OLTEANU  
NPU W COUNCIL DISTRICT 1  
**NPU RECOMMENDATION: NO RECOMMENDATION**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 60 DAY DEFERRAL**
  
- 2. Z-24-56** An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to MR-2 (Multifamily Residential) for property located at **1529 Carlisle Street NW and 1539 Carlisle Street NW** fronting 98.68 feet on the west side of Carlisle Street and fronting 100.09 feet on the north side of Carlisle Street NW beginning at the northwest corner of Holly Street and Carlisle Street and running thence north along the west side of Holly Street one hundred four (104) feet to the south line of Lot No. 11 said subdivision and beginning at a point on the northerly side of Carlisle Street one hundred (100) feet westerly from the intersection of the northerly side of Carlisle Street with the westerly side of Holly Street, said point of beginning being at the southeast corner of resubdivision Lot 13 Depth: 200.08 feet Area: .61 acres, Land Lot 146, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: MDEED, LLC  
APPLICANT: T. M. CLARKE  
NPU J COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: 30 DAY DEFERRAL**

3. **Z-24-58** An Ordinance by Zoning Committee to rezone from PD-MU/BL (Planned Development Mixed Use/BeltLine Overlay) to PD-MU/BL (Planned Development Mixed Use/BeltLine Overlay) for a major site plan amendment for property located at **425 Chappell Road NW** fronting 200 feet on the west side of Chappell Road NW commencing at a nail and disc set at the intersection of the northwesterly right of way line of CSX Transportation Inc, a 200 foot right of way as shown on CSX valuation map V07037 dated June 30, 1914, and further shown on CSX valuation map V07179 dated June 30, 1917, and the northeasterly right of way of line of Mayson Turner, a 50 foot right of way as now established, said point being the point of beginning Depth: varies Area: 34.65 acres, Land Lot 143, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: ATLANTA BELTLINE, INC.  
APPLICANT: ATLANTA BELTLINE, INC./M. HAKIM HILLIARD  
NPU K COUNCIL DISTRICT 3

**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

4. **Z-24-59** An Ordinance by Councilmembers Matt Westmoreland, Michael Julian Bond, Amir Farokhi, Liliana Bakhtiari, Alex Wan, Andrea L. Boone, Marci Collier Overstreet and Antonio Lewis to authorize the removal of 103 privately owned billboard faces and their supporting structures, permitted under Part 16, Chapter 28A of the 1982 Zoning Ordinance of the City of Atlanta, as amended, in exchange for the right given to their owners to upgrade and/or relocate 27 billboard faces and their supporting structures; and for other purposes.

NPUs **B, D, E, F, L, M, N & V**  
**NPU RECOMMENDATION: DENIAL**  
**STAFF RECOMMENDATION: DENIAL**  
**ZRB RECOMMENDATION: DENIAL**

5. **Z-24-61** An Ordinance by Councilmember Liliana Bakhtiari to zone land having frontage at **Flat Shoals Road SE** to the MR-1 (Multifamily Residential), R-4 (Single Family Residential) and C-1 (Community Business District Regulations) Districts; and for other purposes.

NPU W COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: DENIAL**  
**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>.

6. **U-24-26** An Ordinance by Zoning Committee for a special use permit for a non-residential use or establishment exceeding 7,500 square feet in area in which alcoholic beverages are sold or consumed on the premises pursuant to Section 16-44.007(12)(a) for property located at **889 Howell Mill Road NW Suite 8000** fronting 100.4 feet on the east side of Howell Mill Road NW beginning at a mag nail found at the intersection of the southerly right of way of 8<sup>th</sup> Street and the westerly right of way of 3<sup>rd</sup> Street Depth: 176.4 feet Area: .8 acres, Land Lot 112, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: DEVELOPMENT AUTHORITY OF FULTON COUNTY  
APPLICANT: PROOF OF THE PUDDING BY MGR, LLC  
D/B/A PROOF OF THE PUDDING  
NPU E COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: APPROVAL CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
7. **U-24-27** An Ordinance by Zoning Committee for a special use permit for a private school pursuant to Section 16-06.005(1)(l) for property located at **650 Montgomery Ferry Road NW** fronting 126 feet on the west side of Montgomery Ferry Road NW being a point located on the western varied right of way of Piedmont Avenue, south 05 degrees 31 minutes 54 seconds west a distance of 206.51 feet from the intersection of the southern varied right of way Rock Springs Road and the western varied right of way of Piedmont Avenue the true point of beginning Depth: varies Area: 1.91 acres Land Lot: 56 17<sup>th</sup> District Fulton County, Georgia  
OWNER: HERITAGE PREPARATORY SCHOOL  
APPLICANT: HERITAGE PREPARATORY SCHOOL,  
C/O CHARLES F. PALMER  
NPU F COUNCIL DISTRICT 6  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
8. **U-24-28** An Ordinance by Zoning Committee for a special use permit for a personal care home pursuant to Section 16-06A.005(1)(g) for property located at **1183 6<sup>th</sup> Street NW** fronting 45 feet on the east side of 6<sup>th</sup> Street NW commencing at the intersection of the easterly right of way line of Sixth Street and the southerly right of way line of Etheridge Drive Depth: 133 feet Area: .244 acres Land Lot: 249 17<sup>th</sup> District Fulton County, Georgia  
OWNER: MEDINA JETT  
APPLICANT: MEDINA JETT  
NPU G COUNCIL DISTRICT 9  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: DENIAL**  
**ZRB RECOMMENDATION: DENIAL**

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**DEFERRED CASES**

- 9. 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, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: WINDSOR HUMPHRES, LLC  
APPLICANT: GHOLAM K. KHADEMI  
NPU Z COUNCIL DISTRICT 1

**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: FILE**  
**ZRB RECOMMENDATION: FILE**

- 10. 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-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**

- 11. 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 321.09 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: 1.24 acres, Land Lot 217, 17<sup>th</sup> 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: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

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