

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

NEW CASES

1. **Z-24-09** 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 **934 Avon Avenue SW, 972 Avon Avenue SW and 1244 Higgins Street SW** fronting 817 feet on the south side of Avon Avenue SW beginning approximately 447.4 feet from the southeast intersection of Avon Avenue SW and Murphy Avenue SW Depth: varies Area: 8.44 acres, Land Lot 120, 14th District, Fulton County, Georgia.
OWNER: ABEBE AVON VENTURES, LLC
APPLICANT: JOEL DIXON
NPU X COUNCIL DISTRICT 12

2. **Z-24-65** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MR-2 (Multifamily Residential) for property located at **3520 North Camp Creek Parkway SW** fronting 521.26 feet on the south side of North Camp Creek Parkway SW beginning at a point on the southern 100' r/w of North Camp Creek Parkway and its intersection with the westerly r/w of an unnamed road Depth: 254.16 feet Area: 3.864 acres Land Lot 254, 14th District Fulton County, Georgia.
OWNER: YOUR BOTTOM LINE MANAGEMENT INC.
APPLICANT: YOUR BOTTOM LINE MANAGEMENT INC.
NPU P COUNCIL DISTRICT 11

3. **Z-24-73** An Ordinance by Zoning Committee to rezone from R-4B (Single Family Residential) to R-5 (Two Family Residential) for property located at **582 Hope Street SW** fronting 50 feet on the south side of Hope Street SW beginning at the point on the south side of Hope Street 319.8 feet east of the southeast intersection of Hope Street and Stewart Avenue and which point is at the northwest corner of Lot 10 of said subdivision Depth: 188 feet Area: .21 acres Land Lot 87, 14th District Fulton County, Georgia.
OWNER: DONTE MURPHY
APPLICANT: DONTE MURPHY
NPU V COUNCIL DISTRICT 12

4. **Z-24-75** An Ordinance by Zoning Committee to rezone from MR-4B-C (Multifamily Residential Conditional) to MR-4B-C (Multifamily Residential Conditional) for a change of conditions for property located at **568 Trabert Avenue NW** fronting approximately 289 feet on the south side of Trabert Avenue NW commencing at the point located 270 feet, more or less, east of the intersection created by the southerly right of way of Trabert Avenue and easterly right of way of Northside Drive Depth: 261.88 feet Area: 1.520 acres Land Lot 148, 17th District Fulton County, Georgia
OWNER: TOLL SOUTHEAST LP COMPANY INC.
APPLICANT: TOLL SOUTHEAST LP COMPANY INC. C/O
LAUREL DAVID, THE GALLOWAY LAW GROUP LLC
NPU E COUNCIL DISTRICT 8

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5. **Z-24-78** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **2439 Fairburn Road SW** fronting 150 feet on the west side of Fairburn Road SW beginning at a rebar set on the northwest right of way line of Fairburn Road, 788.02 feet southeast as measured along the northwest right of way line of Fairburn Road from its intersection with the southern right of way of Atlanta-Campbellton Road, which said rebar set is the point of beginning Depth: 280 feet Area: .964 acres Land Lot 5, 14F District Fulton County, Georgia.

OWNER: HABITAT FOR HUMANITY ATLANTA, INC.
APPLICANT: HABITAT FOR HUMANITY ATLANTA, INC.
C/O JULIE SELLERS, DILLARD SELLERS
NPU P COUNCIL DISTRICT 11

6. **Z-24-92** An Ordinance by Councilmember Amir Farokhi to amend the 1982 Atlanta Zoning Ordinance, as amended, by **amending Chapter 16-18A SPI-1 (Downtown Special Public Interest District) regulations to amend the permitted uses in Subarea 7, Fairlie-Poplar, to permit sales and leasing agencies for new and used cars and motorcycles as a permissible use**; to require that the location of such uses be limited to multistory buildings with accessory parking located in existing parking decks; and for other purposes.

NPU M COUNCIL DISTRICT 2

7. **U-24-33** An Ordinance by Zoning Committee for a special use permit for a hotel pursuant to Section 16-34.007(1)(j) for property located at **410 Markham Street SW** fronting 75 feet on the south side of Markham Street SW commencing at a nail found at the intersection of Markham Street SW & Mangum Street SW, running thence along the southern right-of-way of Markham Street SW west a distance of 158.94 feet to an iron pin found, said pin being the true point of beginning Depth: 85 feet Area: 0.14 acres Land Lot: 84, 14th District Fulton County, Georgia.

OWNER: HENRY FINKBEINER
APPLICANT: PAVAN R. IYER
NPU M COUNCIL DISTRICT 3

DEFERRED CASES

7. **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 Drive 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, 14th District, Fulton County, Georgia.

OWNER: RS RENTAL I, LLC/AUSTIN SANDLER
APPLICANT: ALICIA ENCALADE
NPU Z COUNCIL DISTRICT 1

END OF AGENDA