

Zoning Map Proposed Changes to May 5 Draft

05/25/2017

Citywide (see below for South Roswell Rd Corridor)

Note	Location	Shown on May 5 Draft	Current Zoning	Request & Explanation	Recommended by	Shown on May 25 Draft
A	5500, 5550 Northside Dr	SX-3	C-1	CC-3 for consistency with existing zoning and use	Staff	CC-3
B	River Oaks Pl entrance	RM-3	TR	RT-3 for consistency with existing zoning and use	Staff	RT-3
C	6285 River Shore Pkwy (City-owned)	RD-18	R-3	CON	Public	CON
D	6670 Wright Rd (City-owned)	RD-18	R-3	PK	Public	PK
E	Steel Canyon golf course	PK	R-2	RE-2 for consistency with other golf courses Note: creating split zoning	Public	RE-2
F	Townhouses on Paris Park Pl	RM-3	O-1	RT-4 for consistency with existing heights	Public	RM-3 (at this time RT-4 does not exist)
G	North River Shopping Center	OX-3	C-1	SX-6, as originally proposed (was changed inadvertently)	Staff	SX-6
H	9755 Roberts Dr	PK	R-2	RE-1 for consistency with adjacent properties	Public	PK for consistency with Character Area Map
I	Spender Tr	RD-27	R-3	RD-18 for consistency with existing zoning	Staff	RD-18
J	Half-Penny subdivision	RD-18	R-4A	RD-12 for consistency with existing zoning	Staff	RD-12
K	Parc at Trowbridge subdivision	RD-9, RD-12	NUP	RD-7.5 for consistency with existing conditions of zoning	Staff	RD-7.5
L	King's Manor subdivision	RS	R-6	RT-3 for consistency with existing zoning and use	Staff	RT-3

Note	Location	Shown on May 5 Draft	Current Zoning	Request & Explanation	Recommended by	Shown on May 25 Draft
M	Deerfield HOA clubhouse	CON	R-3A	PK for consistency with existing use	Public	PK
N	0 Old Lawrenceville Hwy	CON	R-3A	RD-18 for consistency with existing zoning (was changed inadvertently)	Staff	RD-18
O	Deerfield East II	RD-12	CUP	RD-15 for consistency with existing conditions of zoning (minimum lot size: 15,000 sq.ft.)	Public	RD-12 (RD-15 will not be created at this time)
P	6919 Peachtree Dunwoody Rd	OX-8	MIX	CON on tree save area (Note: has not been platted yet)	Public	Will be changed to CON
Q	Cemetery	RE-2	AG-1	CON for consistency with existing use	Staff	CON
R	United Methodist Church	CS-3	R-3, R-4	RE-2 for consistency with other churches in the City	Staff	RE-2
S	Church on Mitchell Rd	RU-4	R-5A	RE-2 for consistency with other churches in the City	Public	RE-2
T	Cameron Manor, Cameron Hall and Lancaster S/D	RT-3	TR	RD	Public	RU-4 for consistency with existing single-family house development
U	Parcels south of I-285, west of Lake Forrest Dr	RT-3	TR	CON	Public	RU-4
V	Glenridge Forest S/D	RD-18, RD-27	R-3	RD-18 for consistency with existing zoning	Public	RD-18
W	Church at Glenridge and Hammond Dr	RU-4, RE-1	R-2	CON	Public	RE-2 for consistency with other churches in the City
X	377-671 Hammond Dr	RU-4	R-3	RD-18 for consistency with existing zoning	Staff	RD-18
Y	Mountain Creek Rd	RT	R-3, O-I	OX-3 for consistency with existing uses	Staff	OX-3
Z	Clementstone Dr	RE-1	R-2	RU, RM, RT, RX (i.e. not a Protected Neighborhood designation)	Public	Under review

South Roswell Rd Corridor

Note: All OX-3 properties on Roswell Rd south of I-285 are now designated ON-3, unless otherwise noted below

Note	Location	Shown on May 5 Draft	Current Zoning	Request & Explanation	Recommended by	Shown on May 25 Draft
1	120-178 Northwood Dr	RM-3	C-1	CX-3 for consistency with existing zoning and use	Staff	CX-3
2	215 Northwood Dr	RX-5	C-1	CX-3 for consistency with existing zoning and use	Staff	CX-3
3	5641 Roswell Rd (Mosaic Apartments)	CX-3	A-1	RM-3 for consistency with existing zoning and use	Staff	RM-3
4	5549 Roswell Rd	CX-3	O-I	ON-3 for consistency with existing zoning	Staff	ON-3
5	5395 Roswell Rd (Church of Scientology)	CX-3	O-I	ON-3 for consistency with existing zoning	Staff	ON-3
6	5299 Roswell Rd, rear of property (split zoning)	OX-3	R-3	RU-4 for consistency with adjacent residential property	Staff	Will be changed to RU-4
7	5163, 5165 Roswell Rd	CX-3	O-I	ON-3 for consistency with existing zoning	Staff	ON-3
8	5064 Roswell Rd	OX-3	A	RM-3 for consistency with existing zoning and use (townhouses)	Staff	RM-3
9	4967 Roswell Rd (Chastain School)	RM-3	C-1	RE-2 for consistency with other private schools in the City	Staff	RE-2
10	4930 Long Island Ter	RD-27	O-I	ON-3 for consistency with existing zoning	Public	OL-3
11	4641, 4651 Roswell Rd (split zoning)	CX-3	R-4	RD-9 for consistency with existing zoning	Public	Will be changed to RD-9
12	4579-4651 Roswell Rd, 261 Hedden St	CX-3	A-O, O-I, C-1	ON-3 for consistency with existing uses	Public	ON-3
13	275 Hedden St	CX-3	R-4	RD-9 for consistency with existing zoning	Public	RD-9