

District 3

No.	Location	Shown on March Draft	Current Zoning	Request & Explanation	Requested by	Shown on May Draft
3-1	1735-1745 Winterthur Close, north of National Forest	RD-27	R-1	Should be RE-2 for consistency with existing zoning	Staff	RE-2
3-2	Winterthur S/D	RD-27	CUP	Should be RE-1 for consistency with existing conditions of zoning (average lot size is 70,000SF)	Public	RE-2
3-3	5765-5855 Northside Dr.	RE-1, RE-2	R-1	Should all be RE-2 for consistency with existing zoning	Staff	RE-2
3-4	30 Cameron Glen Dr.	RE-1	R-2A	Should be RD-27 for consistency with existing zoning	Staff	RD-27
3-5	1310+ Heards Ferry Rd, from Northside Dr. to Cameron Glen Dr.	RE-1, RE-2	R-1	Should all be RE-2 for consistency with existing zoning	Public	RE-2
3-6	1135 Heards Ferry Rd.	RD-27	R-1	Should all be RE-2 for consistency with existing zoning	Public	RE-2
3-7	Heards Forest S/D lots on Heards Ferry Rd.	RD-27	CUP	Should be RE-2 for consistency with existing conditions of zoning (minimum lot size fronting Heards Ferry Rd.: 2 acres, all others: 25,000SF)	Public	RE-2
3-8	Heards Forest S/D inside lots	RD-27	CUP	Should be RD-18 for consistency with existing conditions of zoning (minimum lot size fronting Heards Ferry Rd.: 2 acres, all others: 25,000SF)	Public	RD-27

3-9	Heards Ferry ES	OX-3	R-1	Should be RE-2, like all public schools	Public	RE-2
3-10	1135-1170 Heards Ferry Rd.	RE-1, RE-2	R-2	Should be all RE-2 for consistency with existing zoning	Staff	RE-2
3-11	6053 Heards Dr.	RD-27	R-3	Should be RD-18 for consistency with existing zoning	Staff	RD-18
3-12	6061 Heards Dr.	RD-27	R-1	Should be RE-2 for consistency with existing zoning	Staff	RE-2
3-13	975 Heards Ferry Rd.	RE-2	R-2	Should be RE-1 for consistency with existing zoning	Staff	RE-1
3-14	995 Heards Ferry Rd.	RE-2	R-2A	Should be RD-27 for consistency with existing zoning	Staff	RD-27
3-15	820, 830 Heards Ferry Rd.	RE-1	R-1	Should be RE-2 for consistency with existing zoning	Staff	RE-2
3-16	5965 Riverside Dr.	RE-2	R-2	Should be RE-1 for consistency with existing zoning	Staff	RE-1
3-17	Riverside Dr. corridor	RE-1, RE-2	R-1	Should be RE-2 for consistency with existing zoning	Staff	RE-2
3-18	Riverside Club	RE-2, PK	R-2A, AG-1	Should be CON (Public request) Should be all PK (Staff recommendation)	Public	RE-2
3-19	River Pointe S/D	RD-27	R-2A	Should be RE-1 (Public request) Should remain RD-27 for consistency with existing zoning (Staff recommendation)	Public	RD-27
3-20	Riverside Dr. at Johnson Ferry Rd.	RE-2	R-2	Should be RE-1 for consistency with existing zoning	Staff	RE-1
3-21	North Harbor, Tanacrest, Amberglades S/D	RD-18, RD-27	R-3	Should be all RD-18 for consistency with existing zoning	Staff	RD-18
3-22	Laurian Woods S/D	RD-9, RD-12	R-4	Should be all RD-9 for consistency with existing zoning	Staff	RD-9

3-23	N/A					
3-24	One River Valley S/D (Marty Marchman's project at Johnson Ferry Rd)	R-3	RE-1	Should be RD-18 for consistency with existing zoning Map will remain inaccurate until lots are platted	Staff	RD-9
3-25	280-328 River Valley Rd.	RD-27	R-3	Should be RE-1 (Public request) Should be RD-18 for consistency with existing zoning (Staff recommendation)	Public	RD-18
3-26	Laurel Manor	RD-27	R-2A	Should be RE-1 (Public request) Should remain RD-27 for consistency with existing zoning (Staff recommendation)	Public	RD-27
3-27	Scott Valley, Colewood Manor, Rivershore Estates S/D	RD-18, RD-27, RE-1	R-3	Should be all RD-18 for consistency with existing zoning	Public	RD-18
3-28	Windsor Pointe S/D	RD-9	R-5	Should be all RD-7.5 for consistency with existing zoning	Public	RD-7.5
3-29	Long Island Preserve S/D	RD-18, RD-27	R-4	Should be RD-12	Public	RD-18, RD-27
3-30	Long Island Pl., Ferry Dr.	RD-18, RD-27	R-4	Should be all RD-9 for consistency with existing zoning	Staff	RD-9
3-31	Mountaire Forest S/D	RD-18, RD-27	R-3	Should be all RD-18 for consistency with existing zoning	Staff	RD-18
3-32	Riverwood Dr., south loop	RD-27	R-2	Should be all RE-1 for consistency with existing zoning	Staff	RE-1
3-33	Century Springs office complex	RT	O-1	Should be OX-5 for consistency with existing zoning and structures	Public	OX-5
3-34	De Clair S/D	RD-18, RD-27	R-2A	Should be all RD-27 for consistency with existing zoning	Staff	RD-27

3-35	Montrose S/D	RD-12	R-4	Should be RD-9 for consistency with existing zoning	Staff	RD-9
3-36	5865 Long Island Dr.	RD-18	R-2	Should be RE-1 for consistency with existing zoning	Staff	RE-1
3-37	Manchester Place S/D	RD-12	R-4	Should be RD-9 for consistency with existing zoning	Public	RD-9
3-38	5815 Mitchell Rd.	RD-18	R-5	Should be RD-7.5 for consistency with existing zoning	Staff	RD-7.5
3-39	5975 Mitchell Rd. (St. James property)	RD-27	R-5A	Should be RU-4 for consistency with existing zoning	Public	RU-4
3-40	Cameron Manor S/D	RD-7.5	TR	Single-family development, should be RT-3 for consistency with existing zoning	Staff	RT-3
3-41	The Grosvernor S/D	RD-9, RD-27	CUP	Should be RD-12 for consistency with existing conditions of zoning (minimum lot size: 12,000SF)	Public	RD-12
3-42	Lake Forest ES	RD-27	R-2A, R-3, O-I	Should be RE-2, like all schools	Public	RE-2
3-43	Cameron Hall S/D	RD-9	TR	Single-family development, should be RT-3 for consistency with existing zoning	Staff	RT-3
3-44	Sandy Springs Cove S/D	RD-9	R-5	Should be RD-7.5 for consistency with existing zoning	Staff	RD-7.5
3-45	Lancaster S/D	RD-18	NUP	Should be RU-4 for consistency with existing conditions of zoning (minimum lot size: 6,000SF), but in Protected Neighborhood	Staff	RU-4
3-46	Board of Realtors property	RD-18, OX-3	O-I	Should be all OX-3 for consistency with existing zoning	Staff	OX-3
3-47	85 Allen Rd.	RD-27	O-I	Should be all OX-3 for consistency with existing zoning	Staff	RD-27
3-48	0 Allen Rd.	RD-27	C-1, C-2	Should be CX-3 for consistency with existing zoning. 3 of 4 lots owned by Fulton County	Staff	RD-27

3-49	Sterling senior housing	CS-3	A-L	Should be CS-6 for consistency with existing structure	Staff	CS-6
3-50	The Cliftwood apartments	CS-3	A-L	Should be CS-5 (or CS-6?) for consistency with existing structure	Staff	CS-6
3-51	Parkside Shops, north of Cliftwood (Lefont Theater)	CS-3	C-2	Should allow for more than 3 stories, considering drastic topo	Staff	CS-3
3-52	Marsh Creek park	RD-18	O-I	Should be CON for consistency with the current use	Public	CON
3-53	204 Cromwell Rd.	RD-18	C-1	Should be CX-3 for consistency with existing zoning	Staff	CX-3
3-54	195 Chaseland Rd.	RD-18	O-I	Should be OX-3 for consistency with existing zoning, but in Protected Neighborhood	Staff	RD-18
3-55	The Townhouses	RM-3	A-O	Should be RT-3 for consistency with existing use	Staff	RT-3
3-56	Broadstone apartments	RM-3	A-L	Should be RM-5 for consistency with existing structure	Sterling	RM-5
3-57	Northampton Hills, Whispering Pines S/D	RD-12, RD-18, RD-27	R-3	Should be all RD-18 for consistency with existing zoning	Staff	RD-18
3-58	Belmont, Glenferry S/D	RD-7.5, RD-9	R-5	Should be all RD-7.5 for consistency with existing zoning	Staff	RD-7.5
3-59	6450 Roswell Rd. (Kudzu)	CX-3	R-3, C-2	Split zoning on parcel, in Urban Neighborhood. Should be ?	Staff	CX-3
3-60	Wyndham Hills, Brandon Mill Woods, Lost Forest, Seville, Devon Woods, Wyncourtney, etc. S/D	RD-18, RD-27	R-3	Should be all RD-18 for consistency with existing zoning	Public	RD-18

3-61	Telfair S/D	RD-12	R-5	Should be all RD-7.5 for consistency with existing zoning	Staff	RD-7.5
3-62	Johnson Ferry Rd. at Mill Rd.	RD-1	R-1	Should be RE-2 for consistency with existing zoning	Staff	RE-2
3-63	Mill Rd near Johnson Ferry Rd.	RE-2	R-2A	Should be RD-27 for consistency with existing zoning	Staff	RE-2
3-64	50 North Mill Rd.	RD-27	R-1	Should be RE-2 for consistency with existing zoning	Staff	RE-2
3-65	180, 190 Abernathy Rd	RD-18	R-3	City-owned, should be PK for consistency with future use	Public	PK
3-66	499 Johnson Ferry Rd.	RD-27	NUP	Should be RD-18 for consistency with existing zoning, however rezoning dates from 1998 and no action taken to redevelop existing single-family	Staff	RD-27
3-67	290 Landfall Rd.	RD-27	R-2	Should be RE-1 for consistency with existing zoning	Staff	RE-1
3-68	Breakwater S/D	RD-18, RD-27	R-3	Should be all RD-18 for consistency with existing zoning	Staff	RD-18
3-69	145 North Mill Rd.	RD-27	R-2A	City-owned property, should be CON for consistency with existing use	Public	CON
3-70	The Bluffs at Marsh Creek S/D	RD-18, RD-27	CUP	Should be RD-12 for consistency with existing conditions of zoning (minimum lot size: 13,000SF)	Staff	RD-12
3-71	The Villas at Brandon Mill S/D	RD-18, RD-27	NUP	Should be all RD-18 for consistency with existing zoning (minimum lot size: 22,500SF)	Staff	RD-18
3-72	Brandon Mill Summit S/D	RD-27	NUP	Should be RD-12 for consistency with existing conditions of zoning (minimum lot size: 13,000SF)	Staff	Will be changed
3-73	0 Brandon Mill Rd. at Marsh Creek	CUP	RD-27	Owned by Fulton County, should be CON	Staff	CON

3-74	15 River Court Pkwy	RE-1	R-2A	Should be RD-27 for consistency with existing zoning	Staff	RD-27
3-75	85-245 Dalrymple Rd.	RE-2, RD-18	R-2	Should be RE-1 for consistency with existing zoning	Staff	RE-1
3-76	291-591 Dalrymple Rd.	RE-2, RD-18	R-2	Should be RE-1 for consistency with existing zoning	Staff	RE-1
3-77	6667 Roswell Rd	SX-4, RM-3	C-2	Car dealership, should be CC-3 for consistency with existing use	Public	CC-3
3-78	Stonington, The Arbors, etc. S/D on Roswell Rd	RM-3	A-1, A-O	Townhouse developments, should be RT-3 for consistency with existing zoning	Staff	RT-3
3-79	Emerald site	RM-3	TR	Proposed townhouse development, should be RT-3 for consistency with existing zoning	Staff	RT-3
3-80	Marsh Creek Village	RM-3	C-1	Self-storage facility, should be ? for consistency with existing use	Staff	RM-3
3-81	Roswell Rd, Johnson Ferry Rd., Mt Vernon Hwy triangle park	CS-3	C-1	Should be PK for consistency with plans, however might not meet 1 acre minimum size	Staff	CS-3
3-82	Mill Creek, Camden	CS-3	MIX	Should be CS-5? CS-6? For consistency with current development	Staff	CS-6
3-83	N/A					
3-84	The Hammonds S/D (315 Hilderbrand Dr.)	RU-4	A-1	Condominiums, should be RM-3 for consistency with existing use	Staff	RM-3
3-85	6111 Boylston Rd.	RU-4	A-1	Apartments, should be RM-3 or RX-3 for consistency with existing use	Staff	RM-3
3-86	6105 Boylston Rd.	RU-4	C-1	Should be CX-3 for consistency with existing zoning	Staff	CX-3
3-87	6101 Boylston Rd.	RU-4	A	Townhouse development, should be RT-3 for consistency with existing zoning	Staff	RT-3
3-88	Boylston Rd. at Hammond Dr.	RU-4	C-1	Should be CX-3 for consistency with existing zoning	Staff	CX-3

3-89	Hammond Dr. from Boylston Rd. to Glenridge Dr.	RU-4	R-3	Should be RT-3 to minimize curb cuts on Hammond Dr.	Staff	RD-27
3-90	Austin Place S/D	RU-4, RD-27	R-5	Should be RD-7.5 for consistency with existing zoning	Public	
3-91	Fulton County Library	RD-18, RD-27	R-3	Total 3.86 acres. Should be RE-2 for consistency with other public uses.	Staff	RE-2
3-92	Mt Vernon Presbyterian	RD-27	R-3	Should be RE-2, like other major private schools and churches	Staff	RE-2
3-93	Glenview S/D	RD-7.5	CUP	Should be RU-4 for consistency with existing conditions of zoning (minimum lot size: 4,000SF), however in a Protected Neighborhood	Staff	RD-7.5
3-94	Sandy Springs Village, Glenridge Estates, Turtle Crossing, Registry Glen, Mt Vernon Parc S/D	RD-7.5	R-5A	Should be RU-4 for consistency with existing zoning, however in a Protected Neighborhood	Staff	RU-4
3-95	6045-6105 Glenridge Dr. (RZ16-0098)	RE-1	R-2	Various requests from the public. Zoning request was for R-5 (RD-7.5). Staff recommended lots of 9,000SF (RD-9).	Public	RE-1
3-96	Hammond Dr. and Barfield Rd.	PC-12	O-I, MIX	Should be PC-5 for consistency with existing structures	Public	PC-12
3-97	Landings, Lakeview, The Arbor, Dunwoody Springs S/D	PC-5	TR, A	Townhouse developments, but not an allowed use in PC	Public	PC-5
3-98	Dunwoody Chace	PC-5	TR	Townhouse developments, but not an allowed use in PC	Public	PC-5