

**MARKED AGENDA  
ZONING REVIEW BOARD  
AUGUST 10, 2017  
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**NEW CASES**

1. **Z-17-21** An Ordinance by Zoning Committee to rezone from R-3 (Single Family Residential) District to PD-H (Planned Development Housing) District for property located at **375 West Wesley Road, N.W., (rear) and 393 West Wesley Road, N.W.** fronting approximately 165.62 feet from the north side of West Wesley Road and beginning 200 feet from the northwest corner of Wyngate Drive. Area: 4.520 acres, Depth: Varies, Land Lot 143, 17<sup>th</sup> District Fulton County, Georgia  
OWNER:           DAVID AND JILL MACRAE and 393 WEST WESLEY ROAD DEVELOPMENT, LLC  
APPLICANT:       393 WEST WESLEY ROAD DEVELOPMENT, LLC C/O JAMES H. GROOME, JR.  
NPU C             COUNCIL DISTRICT 8  
**NPU RECOMMENDATION: NO RECOMMENDATION**  
**STAFF RECOMMENDATION: FILE**  
**ZRB RECOMMENDATION: FILE**
  
2. **Z-17-29** An Ordinance by Zoning Committee to rezone from C-3-C/BL (Community Residential-Conditional)/BeltLine Overlay District to C-3-C/BL (Community Residential-Conditional)/BeltLine Overlay District for a change in conditions for property located at **800 West Marietta Street, N.W., and 719 Jefferson Street, N.W.,** fronting 541.9 feet on the south side of West Marietta Street, N.W. Depth: Varies; Acres: 11.37 acres; Land Lot 150, 17th District, Fulton County, Georgia.  
OWNER:           FOXDALE DEVELOPMENT, LLC  
APPLICANT:       FOXDALE DEVELOPMENT, LLC  
NPU L             COUNCIL DISTRICT 3  
**NPU RECOMMENDATION:**  
**STAFF RECOMMENDATION: APPROVAL - CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL-CONDITIONAL**
  
3. **Z-17-31** An Ordinance by Zoning Committee to rezone property located at **1359 and 1369 La France Street, N.E.** from PD-H to PD-H for a change in conditions fronting approximately 151 feet on the south side of LaFrance Street and beginning 246 feet from the intersection of Whiteford Avenue, N.E., and LaFrance Street, N.E. Depth: Varies; Area: 2.49 Acres. Land Lot 209, 15TH District, DeKalb County, Georgia.  
OWNER:           LAFRANCE FARMHOUSE, LLC  
APPLICANT:       ERIC KRONBERG  
NPU O             COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL-CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL-CONDITIONAL**

4. **Z-17-36** An Ordinance by Zoning Committee to amend Section 16-18P (SPI 16 Midtown Special Public Interest District) of the 1982 Zoning Ordinance for the purpose of simplifying the format of the document for ease of use, to address unnecessary recurring issues in the review process and to establish use performance-based incentives and for other purposes.  
NPU E COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: DEFERRAL**  
**ZRB RECOMMENDATION: DEFERRAL**
  
5. **Z-17-37** An Ordinance to amend the Atlanta Sign Ordinance to change the definition of Public Entertainment District; to allow, under certain time, place and manner criteria, projection and wrap signs within the SPI-1 zoning district upon Council activation of a Public Entertainment District in connection with large downtown entertainment events; to repeal provisions related to large screen video displays and signs on portable telecommunication facilities and for other purposes.  
NPU M COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: DENIAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
  
6. **Z-17-38** An Ordinance by Zoning Committee to rezone property located at 770 Shadowridge Drive, S.E. from R-4 to PD-H fronting approximately 87 feet on the east side of Shadowridge Drive, S.E. and beginning 321 feet from the intersection of Shadowridge Drive, S.E., and Ormewood Avenue, S.E. Depth: Varies; Area: 6.1 Acres. Land Lot 176, 15TH District, DeKalb County, Georgia.  
OWNER: HERITAGE CAPITOL PARTNERS, LLC  
APPLICANT: HERITAGE CAPITOL PARTNERS, LLC  
NPU W COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: DENIAL**  
**STAFF RECOMMENDATION: DENIAL**  
**ZRB RECOMMENDATION: 90 DAY DEFERRAL**
  
7. **Z-17-39** An Ordinance to zone property located at 549 Quillian Avenue, 553 Quillian Avenue, 2234 Winfield Avenue and 2238 Winfield Avenue to the R-4 (Single-Family Residential) zoning district; and for other purposes  
NPU O COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
  
8. **Z-17-40** An Ordinance to zone property located at 1988, 2010, 2059, 2062, and 2066 Swazey Drive to the R-4 (Single-Family Residential) zoning district; and for other purposes.  
NPU O COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**

9. **Z-17-41** – An Ordinance to zone property located at 613 Kimberly Lane to the R-5 (Two Family Residential) zoning district; and for other purposes  
NPU F COUNCIL DISTRICT 6  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
  
10. **Z-17-42** - An Ordinance to zone property located at 615 Kimberly Lane to the R-5 (Two Family Residential) zoning district; and for other purposes  
NPU F COUNCIL DISTRICT 6  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
  
11. **Z-17-48** An Ordinance designating **141 Walton Street, N.W.**, and certain real property on which it is located, to the overlay zoning designation of Landmark Building or Site pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta and rezoning from SPI-1(SA1) (Special Public Interest District–1, Subarea 1) To SPI-1(SA1) / LBS (Special Public Interest District-1, Subarea 1 / Landmark Building or Site) to repeal conflicting laws; and for other purposes for property beginning at a point 102.1 ft. from the eastern corner of the intersection of the right-of-ways of Walton Street, NW and Centennial Olympic Park Drive, NW, hence northeasterly 72.9 ft., hence southeasterly 20 ft., hence southwesterly 73.1 ft. to the northern right-of-way line of Walton Street, NW, hence northwesterly 20 ft. along the northern right-of-way line of Walton Street, to the point of beginning; Land Lot 78, 14<sup>th</sup> District, Fulton County, Georgia.  
NPU M COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: DENIAL**
  
9. **Z-17-49** An Ordinance designating **152 Nassau Street, N.W.**, and certain real property on which it is located, to the overlay zoning designation of Landmark Building or Site pursuant to Chapter 20 of the Zoning Ordinance of the City Of Atlanta and rezoning from SPI-1(SA1) (Special Public Interest District–1, Subarea 1) To SPI-1(SA1) / LBS (Special Public Interest District-1, Subarea 1 / Landmark Building or Site); to repeal conflicting laws; and for other purposes for property beginning at a point 89.54 ft. from the southern corner of the intersection of the right-of-ways of Nassau Street, N.W. and Centennial Olympic Park Drive, N.W., hence southeasterly 20 ft. along the southern right-of-way line of Nassau Street, N.W., hence southwesterly 90 ft., hence northwesterly 20 ft., hence northeasterly 105.2 ft. to the southern right-of-way line of Nassau Street, N.W., to the point of beginning. Land Lot 78, of the 14th District, Fulton County, Georgia  
NPU M COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**

10. **Z-17-60** An Ordinance to zone property owned by **Emory University, Children’s Healthcare of Atlanta, the Centers for Disease Control, Georgia Power Company, Villa International, and Synod of South Atlantic & Presbyterian Church (USA), Inc.** to the O-I (Office Institutional), MR-4A (Multi-Family Residential), MRC-3 (Mixed Residential Commercial), R-3 (Single-Family Residential), R-4 (Single Family Residential ) and HC-20B SA 4 (Druid Hills Landmark District Subarea 4) zoning districts as more particularly set forth herein upon their annexation into city limits; and for other purposes. A copy of the proposed zoning ordinance with zoning map and list of addresses can be viewed at <https://www.atlantaga.gov/government/departments/planning-community-development/office-of-zoning-development/zoning/zoning-review-board-zrb>  
NPU F COUNCIL DISTRICT 6  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE**  
**ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE**
  
12. **Z-17-61** An Ordinance to amend Chapter 28A (Sign Ordinance) of Part 16 (Zoning Ordinance) of the Land Development Code of the City of Atlanta Code of Ordinances to provide for additional signage on large private university campuses; to not require a sign permit to signage on large private university campuses when such signage is not visible from the public right of way; and for other purposes.  
NPU F COUNCIL DISTRICT 6  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
  
13. **Z-17-62** An Ordinance to amend **Chapter 20B (Druid Hills Landmark District)** of the Atlanta Zoning Ordinance so as to create a new Subarea entitled “**Emory University**” and to enact specific development controls within said subarea in addition to the general development controls that apply throughout the Landmark District; and for other purposes. A copy of the proposed zoning ordinance with zoning map and list of addresses can be viewed at <https://www.atlantaga.gov/government/departments/planning-community-development/office-of-zoning-development/zoning/zoning-review-board-zrb>  
NPU F COUNCIL DISTRICT 6  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**

**DEFERRED CASES**

14. **Z-16-79** - An Ordinance to rezone from R-4 (Single Family Residential) District to the PD-H (Planned Development Housing)/LBS District, for property located at **1824 Piedmont Avenue, N.E.**, fronting approximately 224 feet on the west side of Piedmont Avenue at the northwest intersection of Piedmont Avenue and Montgomery Ferry Road. Depth: approximately 531 feet. Area: approximately 3.5 acres. Land Lots 50, 51, 56 and 57, 17th District, Fulton County, Georgia.  
NPU F COUNCIL DISTRICT 6  
OWNER: SALLY B. SWANGER  
APPLICANT: TSW (FOR HEDGEWOOD HOMES)  
**NPU RECOMMENDATION: APPROVAL-CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL-CONDITIONAL**  
**ZRB RECOMMENDATION: DEFERRAL**

**END OF AGENDA**