

**MARKED AGENDA
ZONING REVIEW BOARD
OCTOBER 17, 2017
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-17-44** An Ordinance by Zoning Committee to rezone property located at **535 and 550 Mitchell Street, 536 Martin L. King, Jr. Dr. and 35 and 99 Northside Drive** from RG-4 (Residential General Sector 3) and O-I (Office Institutional) to PDMU (Planned Development Mixed Use) fronting approximately 302 feet on the north side of Mitchell Street, beginning approximately 478 feet from the southwest intersection of Northside Drive and 0 feet from the southwest intersection of Beckwith Court and 382 feet on the east side of Walnut Street, beginning approximately 0 feet from the southeast intersection of Beckwith Court Depth: Varies; Area: 17.49 Acres. Land Lot 84, 14TH District, Fulton County, Georgia.
OWNER: SPD II, LLC
APPLICANT: SPD II, LLC
NPU T COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL-CONDITIONAL
STAFF RECOMMENDATION: APPROVAL-CONDITIONAL
ZRB RECOMMENDATION: APPROVAL-CONDITIONAL
2. **Z-17-50** An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta, as amended, so as to create a new chapter to be entitled 20S, **Briarcliff Plaza Landmark District**; to establish regulations for said district; to enact, by reference and incorporation, a map establishing the boundaries of said district; and to designate and zone all properties lying within the boundaries of said district to the zoning category of Landmark District (LD) pursuant to Chapter 20 of the Zoning Ordinance of the City Of Atlanta, rezoning from C-1 to Landmark District (LD), to repeal conflicting laws; and for other purposes for property Beginning at the southwestern corner of the intersection of the rights-of-way of Ponce de Leon Avenue, N.E. and North Highland Avenue, N.E., hence southerly along the western right-of-way line of North Highland Avenue, N.E. 234 ft., hence westerly 238 ft., to the eastern right-of-way line of Cleburne Terrace, N.E., hence northerly 40 ft. along the eastern right-of-way line of Cleburne Terrace, N.E., hence westerly across the right-of-way of Cleburne Terrace, N.E., hence westerly 77.8 ft., hence northerly 177 ft. to the southern right-of-way line of Ponce de Leon Avenue, N.E., hence easterly 75.57 ft. along the southern right-of-way of Ponce de Leon Avenue, N.E., hence easterly across the right-of-way of Cleburne Terrace, N.E., hence easterly 241.6 ft. along the southern right-of-way line of Ponce de Leon Avenue, N.E. to the point of beginning.
NPU N COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE
ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE

3. **Z-17-55** An Ordinance by Zoning Committee to rezone property located at **749 9th Street, N.W., 748 10th Street, N.W., 954, 962, and 980 Howell Mill Road N.W., and 17 01500005014 and 17 015000056016** from MR-4A (Mutli Family Residential) and I-1 (Light Industrial) to MRC-3 (Mixed Residential Commercial) fronting approximately 285 feet on the south side of 10th Street, N.W. and beginning at the intersection of 10th Street, N.W. and Howell Mill Road, N.W. Depth: varies; Area: 2.07 Acres. Land Lot 150, 17TH District, Fulton County, Georgia.
OWNER: 748 10TH STREET, LLC, NINE SIXTY-TWO HOWELL MILL ROAD, LLC
AND 945 HOWELL MILL ROAD, LLC
APPLICANT: TOLL BROTHERS
NPU E COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL-CONDITIONAL
ZRB RECOMMENDATION: APPROVAL

4. **Z-17-57** An Ordinance by Zoning Committee to rezone property located at **900 Joseph E. Lowery Boulevard, N.W.** from I-2/BL (Heavy Industrial/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) fronting approximately 358 feet on the west side of Joseph E. Lowey Boulevard, N.W. and beginning 1,135 feet from the intersection of West Marietta Street, N.W. Depth: varies; Area: 5.060 Acres. Land Lot: 113 & 189, 14TH and 17TH District, Fulton County, Georgia.
OWNER: SEITZINGER, LLC
APPLICANT: LINCOLN PROPERTY COMPANY
NPU K COUNCIL DISTRICT 3
NPU RECOMMENDATION: TIE VOTE
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

5. **Z-17-65** An Ordinance by Zoning Committee to rezone property located at **0 Boulevard Place, N.E.** (**14 00470003044, 14 00470003043, and 14 00470003129**) from PD-H (Planned Development Housing) to MR-4B/BL (Multifamily Residential/BeltLine Overlay) fronting approximately 190 feet on the north side of Boulevard Place, N.E. beginning at the intersection of Boulevard Place, N.E. and Glen Iris Drive, N.E. Depth: 138.06 feet; Area .59 acres. Land Lot 47, 14th District, Fulton County, Georgia.
OWNER: BFG INVESTMENTS, LLC AND SBF INVESTMENTS, LLC
APPLICANT: THE THRIVE GROUP, LLC
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL-CONDITIONAL
STAFF RECOMMENDATION: APPROVAL-CONDITIONAL
ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

6. **Z-17-66** An Ordinance by Zoning Committee to rezone property located at **138 and 140 James P. Brawley Drive, S.W.** from O-I (Office Institutional) to C-1 (Community Business District) fronting approximately 105 feet on the south side of James P. Brawley Drive, S.W. beginning at the intersection of James P. Brawley Drive, S.W. and Parsons Street, S.W. Depth: 100 feet; Area: .0941 Acres. Land Lot 109, 14th District, Fulton County, Georgia.
OWNER: DR. C. S. HILL
APPLICANT: MICHAEL EDEY
NPU T COUNCIL DISTRICT 4
NPU RECOMMENDATION: APPROVAL-CONDITIONAL
STAFF RECOMMENDATION: APPROVAL-CONDITIONAL
ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

7. **Z-17-68** An Ordinance by Zoning Committee to rezone property located at **675 Ponce de Leon Avenue, N.E.** from MRC-3-C/BeltLine Overlay (Mixed Residential Commercial Conditional/BeltLine Overlay) to MRC-3-C/BeltLine Overlay (Mixed Residential Commercial Conditional/BeltLine Overlay) for a change of conditions fronting approximately 877 feet on the south side of Ponce de Leon Avenue beginning at the intersection of Ponce de Leon Avenue, N.E. and Glen Iris Drive, N.E. Depth: 380 feet; Area: 15.912 Acres. Land Lot 17, 14th District, Fulton County, Georgia.
OWNER: JAMESTOWN PONCE CITY MARKET, L.P.
APPLICANT: JAMESTOWN PONCE CITY MARKET, L.P. BY DENTONS US LLP
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL-CONDITIONAL
ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

8. **U-17-24** An Ordinance by Zoning Committee granting a Special Use Permit for a hotel pursuant to 16-34.007 (1) (j) for property located at **675 Ponce de Leon Avenue, N.E.** fronting approximately 877 feet on the south side of Ponce de Leon Avenue beginning at the intersection of Ponce de Leon Avenue, N.E. and Glen Iris Drive, N.E. Depth: 380 feet; Area: 15.912 Acres. Land Lot 17, 14th District, Fulton County, Georgia.
OWNER: JAMESTOWN PONCE CITY MARKET, L.P.
APPLICANT: JAMESTOWN PONCE CITY MARKET, L.P. BY DENTONS US LLP
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

9. **Z-17-69** An Ordinance by Councilmember Carla Smith to authorize the Mayor to enter into a settlement agreement, on behalf of the City, with Trilogy Outdoor Group/Action Outdoor/Boardworks to resolve sixty five sign permit applications filed in 2015; to authorize the Director of the Office Of Buildings to issue sign permits for five locations listed herein notwithstanding any provision of Chapter 28A (Sign Ordinance) of the Atlanta Zoning Ordinance; to require that as a condition of the permits that the sign owner allow security cameras that feed into the city's video integration center to be mounted on the signs; to require that as a condition of the permits that the sign's participate in any Arts and Entertainment District program created hereafter by city ordinance; and for other purposes

NPU M COUNCIL DISTRICT 2

NPU RECOMMENDATION: REFER TO VOTING TABLE

STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE

ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE

10. **Z-17-70** An Ordinance by Councilmembers Kwanza Hall and Natalyn Mosby Archibong amending the Martin Luther King, Jr. Landmark District park-for-hire surface parking lot requirements; and for other purposes.

NPU M COUNCIL DISTRICT 2

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: 30 DAY DEFERRAL

ZRB RECOMMENDATION: 30 DAY DEFERRAL

11. **U-17-21** An Ordinance by Zoning Committee granting a Special Use Permit for a private club pursuant to 16-05.005(1)(d), for property located at **155 West Paces Ferry Road, N.W.**, fronting 1,246 feet on the north side of West Paces Ferry Road, N.W. and beginning 781 feet from the intersection Chatham Road, N.W., and West Paces Ferry, N.W. Depth: Varies; Area: 18.05 Acres. Land Lot 115, 17TH District, Fulton County, Georgia.

OWNER: CHEROKEE TOWN AND COUNTRY CLUB, INC.

APPLICANT: CHEROKEE TOWN AND COUNTRY CLUB, INC

NPU B COUNCIL DISTRICT 8

NPU RECOMMENDATION: APPROVAL-CONDITIONAL

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

12. **U-17-23** An Ordinance by Zoning Committee granting a Special Use Permit for a personal care home pursuant to 16-05.005 (1) (g) for property located at **2049 Highview Road** fronting approximately 120 on the west side of Highview Road, S.W. beginning 515 feet from the intersection of Highview Road, S.W. and Beecher Road, S.W. Depth: 205 feet; Area .6583 Acres. Land Lot 182, 14th District, Fulton County, Georgia.

OWNER: KENETTA MUHAMMAD

APPLICANT: LORETTA KELLY

NPU I COUNCIL DISTRICT 11

NPU RECOMMENDATION: DENIAL

STAFF RECOMMENDATION: DENIAL

ZRB RECOMMENDATION: DENIAL

DEFERRED CASES

13. **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.
OWNER: SALLY B. SWANGER
APPLICANT: TSW (FOR HEDGEWOOD HOMES)
NPU F COUNCIL DISTRICT 6
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: 60 DAY DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

END OF AGENDA