

**MARKED AGENDA
ZONING REVIEW BOARD
APRIL 11, 2019
6:00 P.M. CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-19-04** An ordinance by Zoning Committee to amend the 1982 Atlanta Zoning Ordinance, as amended, City of Atlanta Code of Ordinances Part 16, **Chapter 36, Section 16-36.011**, so as to **amend Beltline Overlay** district regulations to establish development controls for data centers within 500 feet of the Beltline corridor; and for other purposes.
ALL NPU's
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

2. **Z-19-05** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MRC-2 (Mixed Residential Commercial) for property located at **1800 Jonesboro Road, S.E.** fronting 318.72 feet on the northwesterly side of Jonesboro Road, S.E. beginning at a point of intersection on the northeast side of Jonesboro Road, S.E. with the southeast side of Sawtell Avenue, S.E. Depth: Varies Area: 2.024 Acres, Land Lot 39 and 40, 14TH District, Fulton County, Georgia
OWNER: 1800 JONESBORO ROAD, LLC
APPLICANT: 1800 JONESBORO ROAD, LLC
NPU Y COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

3. **Z-19-06** An Ordinance by Zoning Committee to rezone from PD-MU/BL (Planned Development Mixed Use/Beltline Overlay) to PD-MU/BL (Planned Development Mixed Use/Beltline Overlay) for a change of conditions for property located at **1029 Donald Lee Hollowell Parkway, N.W.** fronting approximately 357 feet on the northern side of Donald Lee Hollowell Parkway, N.W. beginning at a 1/2" rebar found at the intersection of the westerly right-of-way margin of Addie Street, N.W. and the northerly right-of-way margin of Donald Lee Hollowell Parkway, N.W. Depth: Varies Area: 3.697 Acres, Land Lot 113, 14th District, Fulton County, Georgia
OWNER: MARVELLE PROPERTY DEVELOPMENT, LLC
APPLICANT: MARVELLE PROPERTY DEVELOPMENT, LLC
NPU K COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

4. **Z-19-08** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MRC-2 (Mixed Residential Commercial) for property located at **108 Rogers Street, N.E., 112 Rogers Street, N.E. and 116 Rogers Street, N.E.** fronting 143.10 feet on the west side of Rogers Street, N.E. beginning 3312 feet from the intersection of Arizona Avenue, N.E. and Rogers Street, N.E. Depth: 247 feet Area: 0.79 Acres, Land Lot 211, 15th District, DeKalb County, Georgia
OWNER: LANDFORMS, INC.
APPLICANT: CHARLES TATE CNT HOLDINGS, LLC
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
5. **Z-19-11** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **1369 Ralph David Abernathy Boulevard, S.W.** fronting 218.8 feet on the west side of Muse Street, S.W. beginning at a point located at the intersection of the northerly right-of-way line of Ralph David Abernathy, S.W. with the westerly right-of-way line of Longhorn Street, S.W. and the northeasterly right-of-way line of Muse Street, S.W. Depth: 158.6 feet Area: .39 Acres, Land Lot 140, 14th District, Fulton County, Georgia
OWNER: AAA PROPERTY SOLUTIONS, LLC
APPLICANT: EVERETT GAY
NPU T COUNCIL DISTRICT 4
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL
6. **Z-19-13** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-MU (Multifamily Residential Multi Unit/BeltLine Overlay) for property located at **547 Winton Terrace, N.E.** fronting 50 feet on the south side of Winton Terrace, N.E. beginning at a point on the south side of Winton Terrace, N.E. 350 feet east from the intersection of the south side of Winton Terrace, N.E. with the west side of an alley Depth: 200 feet Area: .22 Acres, Land Lot 47, 14th District, Fulton County, Georgia
OWNER: ARSENI ZAITSEV
APPLICANT: ARSENI ZAITSEV
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

*Please note the ZRB Rules of Procedure have been amended. Please click the following link to review a copy of the rules adopted on September 15, 2015 - <http://www.atlantaga.gov/index.aspx?page=397>.

7. **Z-19-18** An Ordinance by Councilmember Marci Collier Overstreet to amend the 1982 Atlanta Zoning Ordinance, as amended, by **amending the SPI-20 Subarea 4 (Greenbriar Special Public Interest District Subarea 4) District** to allow assisted living facilities by special use permit; and for other purposes

NPU R

COUNCIL DISTRICT 11

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL

8. **U-19-01** An Ordinance by Zoning Committee for a special use permit for a day care center pursuant to 16-06A.005(1)(b) for property located at **11 Anniston Avenue, S.E.** fronting 50 feet on the south side of Anniston Avenue, S.E. beginning at the intersection of the southerly right-of-way of Hosea L. Williams Drive, S.E. and the westerly right-of-way of Anniston Avenue, S.E. Depth: 150 feet. Area: 0.172 Acres, Land Lot 207, 15th District, DeKalb County, Georgia

OWNER:

YUSUF S. MUWWAKKIL

APPLICANT:

WALKER RAYMONT

NPU O

COUNCIL DISTRICT 5

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

9. **U-19-02** An Ordinance by Zoning Committee for a special use permit for a day care center pursuant to 16-06A.005(1)(b) for property located at **7 Anniston Avenue, S.E.** fronting 50 feet on the south side of Anniston Avenue, S.E. beginning 50 feet from the intersection of the southerly right-of-way of Hosea L. Williams Drive, S.E. and the westerly right-of-way of Anniston Avenue, S.E. Depth: 150 feet. Area: 0.172 Acres, Land Lot 207, 15th District, DeKalb County, Georgia

OWNER:

YUSUF S. MUWWAKKIL

APPLICANT:

WALKER RAYMONT

NPU O

COUNCIL DISTRICT 5

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

10. **U-19-04** An Ordinance by Zoning Committee for a special use permit for a day care center pursuant to 16-06.005(1)(b) for property located at **987 Bellevue Drive, N.E.** fronting 140 feet on the north side of Bellevue Drive, N.E. beginning at a point on the easterly side of North Highland Avenue, N.E. 160 feet north of the northeast corner of North Highland Avenue, N.E. and Rosewood Drive, N.E. Depth: 300 feet Area: 0.61 Acres, Land Lot 1, 17th District, Fulton County, Georgia
OWNER: GRACE EVANGELICAL LUTHERAN CHURCH OF ATLANTA
APPLICANT: GRACE EVANGELICAL LUTHERAN CHURCH OF ATLANTA
NPU F COUNCIL DISTRICT 6
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

DEFERRED CASES

11. **Z-18-107** An Ordinance by Zoning Committee to rezone from I-1-C (Light Industrial Conditional) to I-1 (Light Industrial) for property located at **705 Constitution Road, S.E.** fronting 200 feet on the east side of Jonesboro Road, S.E. beginning at an iron pin at the intersection formed by the northeasterly side of Jonesboro Road, S.E. and the southeasterly side of Constitution Road, S.E. Depth: 175 feet Area: .778 acres, Land Lot: 27, 14th District, Fulton County, Georgia
OWNER: SHAHROKH KHADEMI
APPLICANT: LEE MAYWEATHER
NPU Z COUNCIL DISTRICT 1
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: DENIAL
12. **Z-18-147** An Ordinance by Zoning Committee to rezone from I-1/BL (Light Industrial/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **675 Drewry Street, N.E.** fronting 201 feet on the south side of Drewry Street, N.E. beginning at an iron pin marking the point of intersection of the southerly right-of-way of Drewry Street, N.E. with the northeasterly right-of-way line of the Southern Railroad right-of-way line Depth: 80.95 feet. Area: 0.353 Acres, Land Lot 17, 14th District, Fulton County, Georgia
OWNER: MARIA ARTEMIS
APPLICANT: SEAN FOWLER
NPU F COUNCIL DISTRICT 6
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

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13. **Z-19-02** An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **1131 Glenwood Avenue, S.E., 1137 Glenwood Avenue, S.E., 1146 Portland Avenue, S.E. and 1152 Portland Avenue, S.E.** fronting 100 feet on the south side of Glenwood Avenue, S.E. and 100 feet on the north side of Portland Avenue, S.E. beginning at a ½” iron pin found at the intersection of the westerly right-of-way line of Moreland Avenue, S.E. and the northerly right-of-way line of Portland Avenue, S.E. Depth: 306 feet, Area: 0.69 Acres, Land Lot 12, 14th District, Fulton County, Georgia

OWNER: 765 MORELAND AVE, LLC; GEORGE ROHRIGH AND SUNG KIM

APPLICANT: JESSE CLARK, CLARK PROPERTY R&D

NPU W COUNCIL DISTRICT 1

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 30 DAY DEFERRAL

14. **Z-19-14** An Ordinance by Councilmember Jennifer N. Ide 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.** from the O-I-C (Office Institutional Conditional), MR-4A-C (Multi-Family Residential Conditional) MRC-3-C (Mixed Residential Commercial Conditional), R-3-C (Single-Family Residential Conditional), R-4-C (Single-Family Residential Conditional), and HC-20B SA 4-C (Druid Hills Landmark Historic District Subarea 4 Conditional) zoning districts to the O-I-C (Office Institutional Conditional), O-I (Office Institutional), MR-4A-C (Multi-Family Residential Conditional) MRC-3-C (Mixed Residential Commercial Conditional), R-3 (Single-Family Residential), R-4-C (Single-Family Residential Conditional), R-4 (Single-Family Residential), and HC-20B SA 4 (Druid Hills Landmark Historic District Subarea 4) zoning districts for a change in conditions and to remove conditions; and for other purposes

NPU F COUNCIL DISTRICT 6

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

15. **Z-19-15** An Ordinance by Councilmember Joyce M. Sheperd to amend Chapter 28A (Atlanta Sign Ordinance) of Part 16 (Atlanta Zoning Ordinance) to allow large screen video display (LSVD) signs as a type of sign permitted in **Subarea 9 (Adair Park) of the SPI-21 (Historic West End/Adair Park Special Public Interest)** zoning district; and for other purposes

NPU V COUNCIL DISTRICT 12

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 30 DAY DEFERRAL

END OF AGENDA

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