

**AGENDA
ZONING REVIEW BOARD
AUGUST 13, 2020
6:00 P.M., ZOOM MEETING**

MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGllM3BHRTUrTFRMc052dmRsQT09>

Meeting ID: 967 8773 4799 Password: 757803

Dial-In Number: +1-929-205-6099 96787734799#

NEW CASES

1. **Z-19-125** An Ordinance to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending **Chapter 16A Section 16A-16.004(1)(A) Industrial Uses Required** so as to reduce the mandatory percentage of industrial floor area per development; and for other purposes
ALL NPU's
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

2. **Z-20-02** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MR-4A (Multifamily Residential) for property located at **195 Chester Avenue, S.E.** fronting approximately 100 feet on the west side of Chester Avenue, S.E. beginning at a nail set at the southwesterly intersection of the right-of-way of Fulton Terrace and Chester Avenue Depth: approximately 460 feet Area: 2.09 Acres, Land Lot 20, 14th District, Fulton County, Georgia
OWNER: THRIVE CHESTER, LLC
APPLICANT: THE THRIVE GROUP, LLC
NPU N COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

3. **Z-20-12** An Ordinance to rezone from R-3 (Single Family Residential) to NC-5-C (Cheshire Bridge Road South Neighborhood Commercial District Conditional) for property located at **1989 Cheshire Bridge Road**; and for other purposes
NPU F COUNCIL DISTRICT 6
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

4. **Z-20-13** An Ordinance to amend **Chapter 20I Adair Park Historic District** regulations of the Atlanta Zoning Ordinance, as amended so as to amend the district regulations to align with current residential development trends and neighborhood goals; and for other purposes
NPU V COUNCIL DISTRICT 12
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

*Please note the ZRB Rules of Procedure have been amended. Please click the following link to review a copy of the rules adopted on July 23, 2020 - <http://www.atlantaga.gov/index.aspx?page=397>.

5. **Z-20-15** A Substitute Ordinance by Zoning Committee to amend the 1982 Zoning Ordinance of the City of Atlanta, as amended, so as to create a new chapter to be entitled **20V, Poncey-Highland Historic District**; pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta; to establish regulations for said district; to enact, by reference and incorporation, a map establishing the boundaries of said district; and to designate and rezone all properties lying within the boundaries of said district from C-1 (Community Business), C-1-C (Community Business Conditional), MRC-2-C (Mixed Residential Commercial Conditional), MRC-3-C (Mixed Residential Commercial Conditional), PD-H (Planned Development Housing), PD-MU (Planned Development Mixed-Use), R-4 (Single Family Residential), R-5-C (Two Family Residential Conditional), RG-2 (Residential General Sector 2), RG-3 (Residential General Sector 3), RG-4 (Residential General Sector 4), R-LC-C (Residential Limited Commercial Conditional), SPI-6 SA2 (Poncey Highland Special Public Interest District Subarea 2), SPI-6 SA3 (Poncey Highland Special Public Interest District Subarea 3), SPI-6 SA4 (Poncey Highland Special Public Interest District Subarea 4), C-1/BL (Community Business/BeltLine Overlay), C-2-C/BL (Commercial Service Conditional/ BeltLine Overlay), C-3-C/BL (Commercial Residential Conditional/ BeltLine Overlay), I-1/BL (Light Industrial/ BeltLine Overlay), I-1-C/BL (Light Industrial Conditional/ BeltLine Overlay), MR-5A/BL (Multifamily Residential/ BeltLine Overlay), MRC-2-C/BL (Mixed Residential Commercial Conditional/ BeltLine Overlay), MRC-3-C/BL (Mixed Residential Commercial/ BeltLine Overlay), PD-H/BL (Planned Development Housing/ BeltLine Overlay), PD-MU/BL (Planned Development Mixed-Use/ BeltLine Overlay), R-4/BL (Single Family Residential/ BeltLine Overlay), R-4B-C/BL (Single Family Residential Conditional/ BeltLine Overlay), R-5/BL (Two-Family Residential BeltLine Overlay), RG-1/BL (Residential General Sector 1/ BeltLine Overlay), RG-2-C/BL (Residential General Sector 2 Conditional/ BeltLine Overlay), RG-3/BL (Residential General Sector 3 Conditional/ BeltLine Overlay), RG-3-C/BL (Residential General Sector 3 Conditional/ BeltLine Overlay), SPI-6 SA1/BL (Poncey Highland Special Public Interest District Subarea 1/ BeltLine Overlay), SPI-6 SA2/BL (Poncey Highland Special Public Interest District Subarea 2/ BeltLine Overlay), SPI-6 SA3/BL (Poncey Highland Special Public Interest District Subarea 3/ BeltLine Overlay), SPI-6 SA4/BL (Poncey Highland Special Public Interest District Subarea 4), LBS/BL (Landmark Building / Site/ BeltLine Overlay), BL (Beltline Overlay), BSHD/BL (Bonaventure-Somerset Historic District/ BeltLine Overlay) to PHHD (Poncey-Highland Historic District), PHHD-C (Poncey-Highland Historic District Conditional), PHHD/BL (Poncey-Highland Historic District), PHHD-C (Poncey-Highland Historic District Conditional/BeltLine Overlay), PHHD/LBS (Poncey-Highland Historic District/Landmark Building/Site) and PHHD/LBS/BL (Poncey-Highland Historic District/Landmark Building / Site / BeltLine Overlay), to repeal conflicting laws; and for other purposes

NPU N

COUNCIL DISTRICT 2

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE

ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE

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DEFERRED CASES

6. **Z-19-112** An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to R-4B (Single Family Residential) for property located at **2588 Abner Place, N.W.** fronting 135.27 feet on the west side of Abner Place, N.W. beginning 589.1 feet from the intersection of Abner Place, N.W. and Arno Court, N.W. Depth: 156.77 feet Area: .275 Acres, Land Lot 246, 17th District, Fulton County, Georgia
OWNER: FRANK SHIRVANI
APPLICANT: STACEY FILIPAK
NPU G COUNCIL DISTRICT 9
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

7. **Z-20-03** An Ordinance by Zoning Committee to rezone from PD-H (Planned Development Housing) to PD-H (Planned Development Housing) for a change of conditions for property located at **204 Haralson Lane, S.E.** fronting 51 feet on the west side of Haralson Lane, S.E. being Lot 2 of the Haralson Subdivision as shown on plat recorded in Plat Book 399, Page 77 Depth: 130 feet Area: .152 Acres, Land Lot 14, 14th District, Fulton County, Georgia
OWNER: KEVIN AND BRIANNE ERWIN
APPLICANT: DAVID PRICE
NPU N COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

8. **Z-20-04** An Ordinance by Zoning Committee to rezone from HC-20C SA3 (Martin Luther King Jr. Landmark District Subarea 3) to HC-20C SA4 (Martin Luther King Jr. Landmark District Subarea 4) for property located at **345 Auburn Avenue, N.E.** fronting 50.23 feet on the south side of Auburn Avenue, N.E. beginning at a PK nail with shiner set at the intersection of the southerly right-of-way line of Auburn Avenue with the easterly right-of-way line of Hilliard Street, N.E. Depth: 51 feet Area: 0.049 Acres, Land Lot 46, 14th District, Fulton County, Georgia
OWNER: WHEAT STREET CHARITABLE FOUNDATION
APPLICANT: ERIC BORDERS
NPU M COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

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9. **Z-20-05** An Ordinance by Zoning Committee to rezone from MRC-1 (Mixed Residential Commercial) to MRC-2 (Mixed Residential Commercial) for property located at **1576 Donald Lee Hollowell Parkway, N.W.** fronting 85 feet on the south side of Donald Lee Hollowell Parkway, N.W. beginning at a Mag Nail set at the intersection of the southerly right of way of Donald Lee Hollowell Parkway and the westerly right of way of Elmwood Road, N.W. Depth: 215 feet Area: 0.487 Acres, Land Lot 146, 14th District, Fulton County, Georgia
OWNER: KF DLH LLC
APPLICANT: THOMAS F. LITTLE
NPU J COUNCIL DISTRICT 9
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: 90 DAY DEFERRAL
ZRB RECOMMENDATION: 90 DAY DEFERRAL
10. **Z-20-14** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to I-MIX (Industrial Mix Use) for property located at **524 Marietta Street, N.W.** fronting 49.06 feet on the west side of Marietta Street, N.W. commencing at a point at the northwest intersection of John Street and Marietta Street thence at a northeasterly direction along the southwest right-of-way of Marietta Street 72.98 feet to a point on the southeast corner of a one story brick building and the true point of beginning Depth: 69.76 feet Area: 0.073 Acres, Land Lot 82, 14th District, Fulton County, Georgia
OWNER: RICHARD SCOTT WEBER
APPLICANT: ERIK W. LEWITT
NPU M COUNCIL DISTRICT 4
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL
11. **U-18-03** An Ordinance granting a special use permit for a nightclub or lounge pursuant to 16-18P.005 for property located at **0 Tenth Street, N.E. (17 01600008810)** fronting 424.2 feet on the east side of Peachtree Street, N.E. and beginning at the intersection of Peachtree Street, N.E. and Tenth Street, N.E. Depth: varies. Area: 3.88 acres. Land Lot 106, 17th District, Fulton County, Georgia.
OWNER: DEWBERRY 10TH STREET, LLC
DOUGLAS G. DEWBERRY, MANAGER
APPLICANT: BLOOM, LLC GA-A GEORGIA CORPORATION
NPU E COUNCIL DISTRICT 2
NPU RECOMMENDATION: NO RECOMMENDATION
STAFF RECOMMENDATION: 60 DAY DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL

12. **U-20-01** An Ordinance by Zoning Committee for a special use permit for a day care center pursuant to 16-07.005(1)(b) for property located at **1448 Iverson Street, N.E.** fronting 57.7 feet on the north side of Iverson Street, N.E. beginning at a point on the northerly side of Iverson Street 157.81 feet westerly from the northwest corner of Iverson Street and Candler Park Drive Depth: 160.1 feet Area: .199 Acres, Land Lot: 209, 15th District, DeKalb County, Georgia
OWNER: DAVID GRAY
APPLICANT: SHANNON SMITH-SENGSTACK
NPU N COUNCIL DISTRICT 2
NPU RECOMMENDATION: NO RECOMMENDATION
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

END OF AGENDA