

**AGENDA  
ZONING REVIEW BOARD  
AUGUST 20, 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=ZGI1M3BHRTUrTFRMc052dmRsQT09>

Meeting ID: 967 8773 4799 Password: 757803

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

**NEW CASES**

1. **Z-20-23** An Ordinance by Zoning Committee to rezone from R-4B-C (Single Family Residential Conditional) to R-4B-C (Single Family Residential Conditional) for a change of conditions for property located at **728 Terry Street, S.E.** fronting 25 feet on the east side of Terry Street, S.E. beginning at a point on the east side of a 10 foot alley shown on said plat, which alley runs north and south from Love Street to Bass Street between Martin Street and Reed Street and which alley is known as Terry Street formerly known as Terry Alley said beginning point being 93.8 feet north as measured along said east side from the intersection thereof with the north side of Love Street; Depth: 79 feet Area: 0.045 Acres, Land Lot 54, 14<sup>th</sup> District Fulton County, Georgia

OWNER: AWA DEVELOPMENT, LLC

APPLICANT: ALEXANDER WU

NPU V COUNCIL DISTRICT 1

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

2. **Z-20-25** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-3 (Single Family Residential) for property located at **1890 Lenox Road, N.E.** fronting 53.90 feet on the west side of Lenox Road, N.E. beginning at a ½” RBF at the intersection of the northwestern right-of-way line of a future street (as per plat) and the western right-of-way line of Lenox Road running 53.90 feet along the arc of a curve to the left, having a radius of 513.91 feet and being subtended by a chord running south to the point of beginning; Depth: 171 feet Area: 0.139 Acres, Land Lot 4, 17<sup>th</sup> District Fulton County, Georgia

OWNER: EDITH SCHIFF

APPLICANT: KYLE WILLIAMS

NPU F COUNCIL DISTRICT 6

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: APPROVAL**

**ZRB RECOMMENDATION: APPROVAL**

3. **Z-20-28** An Ordinance by Zoning Committee to rezone from I-2/BL (Heavy Industrial/BeltLine Overlay) to MR-4A/BL (Multifamily Residential/BeltLine Overlay) for property located at **1330 Fairmont Avenue, N.W.** fronting 592.02 feet on the west side of Fairmont Avenue, N.W. commencing at a point on the westerly right-of-way of Fairmont Avenue and the northerly right-of-way of Huff Road; thence along said right-of-way of Fairmont Avenue northeast a distance of 323.30 feet to an angle iron found and the true point of beginning Depth: varies Area: 9.966 Acres, Land Lot 188, 17<sup>th</sup> District Fulton County, Georgia

OWNER: LUTHER RANDALL III  
APPLICANT: CRESCENT ACQUISITIONS, LLC  
NPU D COUNCIL DISTRICT 9  
**NPU RECOMMENDATION: APPROVAL CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

4. **Z-20-29** An Ordinance by Zoning Committee to rezone from C-1-C/BL (Community Business District Conditional/Beltline Overlay) to MRC-3/BL (Mixed Residential Commercial/Beltline Overlay) for property located at **536 North Avenue, N.E., 617 Kennesaw Avenue, N.E., and 0 Kennesaw Avenue (14 004800120456)** fronting 318 feet on the north side of North Avenue, N.E. commencing at a point located at the intersection of the northerly right-of-way of North Avenue and the easterly right-of-way of Kennesaw Avenue, said point being the true point of beginning Depth: 180 feet Area: .921 Acres, Land Lot 48, 14<sup>th</sup> District Fulton County, Georgia

OWNER: PINNACLE CREDIT UNION  
APPLICANT: LIVE OAK REALTY INVESTMENTS  
NPU M COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

5. **Z-20-30** An Ordinance by Zoning Committee to rezone from R-4A/BL (Single Family Residential/BeltLine Overlay) to R-4B-C/BL (Single Family Residential Conditional/BeltLine Overlay) for property located at **1193 Warfield Street, N.W., 1196 Baylor Street, N.W. and 1200 Baylor Street, N.W.,** fronting 120 feet on the north side of Warfield Street, N.W. and fronting 120 feet on the south side of Baylor Street, N.W. beginning at an iron pin located at the intersection of the southerly right-of-way of Baylor Street and the westerly right-of-way of Carr Street Depth: varies Area: 0.4958 Acres, Land Lot 189, 17<sup>th</sup> District Fulton County, Georgia

OWNER: ATLANTA INTERVENTION CENTER, INC.  
APPLICANT: TANESHA SANDERS  
NPU K COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

\*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>.

6. **Z-20-31** An Ordinance by Zoning Committee to rezone from RG-2-C (Residential General Sector 2 Conditional) and R-4 (Single Family Residential) to MR-2 (Multifamily Residential) for property located at **1291 Northwest Drive, N.W., 1315 Northwest Drive, N.W., 1333 Northwest Drive N.W., and 1345 Proctor Drive, N.W.**, fronting approximately 960.9 feet on the north side of Northside Drive, N.W. commencing at the intersection of the south line of Land Lot 258 and the easterly right-of-way line of Northwest Drive 1,027 feet more or less to an iron pin found and the true point of beginning Depth: varies Area: 75.26 Acres, Land Lot 258, 17<sup>th</sup> District Fulton County, Georgia  
OWNER: NGI NW DRIVE LLC AND NGI NW DRVE LLC & JHB PROPERTIES LLLP  
APPLICANT: NGI NW DRIVE LLC  
NPU G COUNCIL DISTRICT 9  
**NPU RECOMMENDATION: APPROVAL CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
7. **Z-20-35** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MRC-3 (Mixed Residential Commercial) for property located at **690 11<sup>th</sup> Street, N.W.** fronting 169.71 feet on the north side of Edgehill Avenue commencing at the right-of-way intersection between the northeasterly right-of-way to Howell Mill Road to 11<sup>th</sup> Street, thence departing said right-of-way to Howell Mill Road, and proceed easterly along the southerly right-of-way to 11<sup>th</sup> Street Depth: varies Area: .87675 Acres, Land Lot 150, 17<sup>th</sup> District Fulton County, Georgia  
OWNER: 690 11th STREET, LLC  
APPLICANT: 690 11th STREET, LLC  
NPU E COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: APPROVAL CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL**
8. **Z-20-38** An Ordinance by Councilmember Natalyn Mosby Archibong to zone property located at **1206, 1210, 1214, 1218, and 1222 Beechview Drive** to the R-4 (Single Family Residential) zoning district; and for other purposes  
NPU W COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
9. **Z-20-39** An Ordinance by Councilmember Natalyn Mosby Archibong to zone property located at **2035 Cloverdale Drive and 1254 Oakfield Drive** to the R-4 (Single Family Residential) zoning district; and for other purposes  
NPU W COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**

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10. **Z-20-40** An Ordinance by Zoning Committee to rezone from RG-3/BL (Residential General Sector 3/BeltLine Overlay), I-1/BL (Light Industrial/BeltLine Overlay), I-1-C/BL (Light Industrial Conditional/BeltLine Overlay), I-2/BL (Heavy Industrial/BeltLine Overlay) and R-4A/BL (Single Family Residential/BeltLine Overlay) to PD-MU/BL (Planned Development Mixed Use/BeltLine Overlay) for property located at **425 Chappell Road, N.W., 1230 North Avenue rear, N.W., 1230 North Avenue rear1, N.W., 1230 North Avenue rear2, N.W., 1250 North Avenue, N.W., 1254 North Avenue, N.W., 1254 North Avenue rear N.W., 1268 North Avenue, N.W., 1284 North Avenue rear, N.W., 1345 Mayson Turner Road, N.W., 1345 Mayson Turner Road rear, N.W., 1365 Mayson Turner Road, N.W., and 1155 Joseph E Boone Boulevard rear, N.W.** fronting approximately 514 feet on the east side of Chappell Road commencing at the southerly right-of-way margin of North Avenue and the easterly right-of-way of Chappell Road Depth: varies Area: 32 Acres, Land Lot 143, 14<sup>th</sup> District Fulton County, Georgia  
OWNER: STONO CHARLESTON, LLC AND SOUTHERN CROSS  
APPLICANT: BROCK BUILT HOMES, LLC  
NPU K COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: APPROVAL CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
11. **U-20-05** An Ordinance by Zoning Committee pursuant to 16-34.007(1)(k) for an outdoor display or sales area for property located at **1263 Moreland Avenue, S.E., 1280 Moreland Avenue, S.E. and 1296 Moreland Avenue, S.E.** fronting 1168 feet on the south side of Custer Avenue commencing at a point at the intersection of the southern right-of-way line for Custer Avenue with the eastern right-of-way line for Moreland Avenue, said point being the true point of beginning Depth: varies Area: 31.3784 Acres, Land Lot: 113, 15<sup>th</sup> District, DeKalb County, Georgia  
OWNER: SRPFA/MORELAND, LLC  
APPLICANT: SRPFA/MORELAND, LLC  
NPU W COUNCIL DISTRICT 1  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
12. **U-20-06** An Ordinance by Zoning Committee for a special use permit pursuant to 16-34.007(1)(b) for a cell tower for property located at **1241 Moreland Avenue, S.E.,** fronting 295 feet on the south side of Vickers Street beginning 445 feet from the intersection of Moreland Avenue and Vickers Street Depth: 535 feet Area: 4.94 Acres, Land Lot: 9, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: SUNSHINE PLAZA ASSOCIATES, LTD  
APPLICANT: SARRAN MARSHALL  
NPU W COUNCIL DISTRICT 1  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

**END OF AGENDA**

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