

**MARKED AGENDA  
ZONING REVIEW BOARD  
SEPTEMBER 10, 2020  
6:00 P.M., ZOOM MEETING  
5:00 P.M., BOARD BRIEFING**

MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGllM3BHRTUrTFRMc2FDc052dmRsQT09>

Meeting ID: 967 8773 4799 Password: 757803

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

**NEW CASES**

1. **Z-20-10** An Ordinance by Councilmember Antonio Brown to amend the 1982 Atlanta Zoning Ordinance, as amended, (Part 16 of the Land Development Code), so as to **create Chapter 40 Marietta Street Artery Overlay**; and for other purposes  
NPU E COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
  
2. **Z-20-32** A substitute Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MR-4A (Multifamily Residential) for property located at **1750 Chattahoochee Avenue, N.W.** fronting 242 feet on the southwest side of Chattahoochee Avenue beginning at a 5/8" rebar set at the intersection of the easterly right-of-way line of Maid Lane and the southerly right-of-way line of La Dawn Lane said point being the true point of beginning Depth: varies Area: 1.9 Acres, Land Lot 221, 17<sup>th</sup> District Fulton County, Georgia  
OWNER: MIKART PROPCO, LLC  
APPLICANT: AB CAPITAL, LLC  
NPU D COUNCIL DISTRICT 9  
**NPU RECOMMENDATION: APPROVAL CONDITIONAL**  
**STAFF RECOMMENDATION: DENIAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
  
3. **Z-20-33** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MRC-2 (Mixed Residential Commercial) for property located at **1593 Chattahoochee Avenue, N.W. and 1595 Chattahoochee Avenue, N.W.** fronting 892 feet on the west side of Marietta Boulevard beginning at a nail found located at the intersection of the westerly right-of-way of Marietta Boulevard with the easterly right-of-way of Chattahoochee Avenue said point being the true point of beginning Depth: varies Area: 7.9 Acres, Land Lot 221 and 222, 17<sup>th</sup> District Fulton County, Georgia  
OWNER: MIKART PROPCO, LLC  
APPLICANT: AB CAPITAL, LLC  
NPU D COUNCIL DISTRICT 9  
**NPU RECOMMENDATION: APPROVAL CONDITIONAL**  
**STAFF RECOMMENDATION: DENIAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

4. **Z-20-34** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MR-5A (Multifamily Residential) for property located at **1661 Chattahoochee Avenue, N.W.** fronting 234 feet on the east side of Chattahoochee Avenue beginning at a point at the intersection of the easterly right-of-way line of Chattahoochee Avenue and the Land Lot Lines common to Land Lots 221 and 222, said point being the true point of beginning Depth: varies Area: 1.4 Acres, Land Lot 221 and 222, 17<sup>th</sup> District Fulton County, Georgia  
OWNER: MIKART PROPCO, LLC  
APPLICANT: AB CAPITAL, LLC  
NPU D COUNCIL DISTRICT 9  
**NPU RECOMMENDATION: APPROVAL CONDITIONAL**  
**STAFF RECOMMENDATION: DENIAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
5. **Z-20-37** An Ordinance by Councilmember Howard Shook to amend SPI-12 (Buckhead/Lenox Stations Special Public Interest District) to **create a new Subarea Four (4) entitled Piedmont Center**; to rezone certain properties listed herein and commonly known as Piedmont Center from the PD-OC (Planned Development Office Commercial) zoning district to the SPI-12 SA4 (Buckhead Lenox Stations Special Public Interest District Subarea 4) zoning district and to the Buckhead Parking Overlay District; and for other purposes  
NPU B COUNCIL DISTRICT 8  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
6. **Z-20-41** An Ordinance by Zoning Committee to rezone from MRC-2-C/BL (Mixed Residential Commercial Conditional/BeltLine Overlay), to MRC-2-C/BL (Mixed Residential Commercial Conditional/BeltLine Overlay) for a change of conditions for property located at **689 Boulevard, N.E. and 513 Ponce de Leon Avenue, N.E.** fronting approximately 57.46 feet on the east side of Boulevard, N.E beginning at a 5/8" rebar set at the intersection of the easterly right-of-way of Boulevard with the southerly right-of-way of Ponce De Leon Avenue Depth: 268.5 feet Area: 0.959 Acres, Land Lot 48, 14<sup>th</sup> District Fulton County, Georgia  
OWNER: JODACO INC. A GEORGIA CORPORATION  
APPLICANT: DAVID C. KIRK AS ATTORNEY FOR CHICK-FIL-A, INC.  
NPU M COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: DEFERRAL**  
**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 July 23, 2020 - <http://www.atlantaga.gov/index.aspx?page=397>.

7. **Z-20-42** An Ordinance by Councilmember Amir Farokhi to rezone certain properties in the **Candler Park Neighborhood** from R-5 (Two Family Residential) to R-5-C (Two Family Residential Conditional) to encourage compatibility of new construction with existing residential properties and reduce onsite parking for new two-family and duplex structures; and for other purposes  
NPU N COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
8. **U-20-07** An Ordinance by Zoning Committee for a special use permit pursuant to 16-06.005(1)( 1) for a private school for property located at **1800 Piedmont Avenue, N.E.**, fronting 193.96 feet on the west side of Piedmont Avenue beginning at a point located on the western varied right-of-way of Piedmont Avenue southwest from the intersection of the southern varied right-of-way of Rock Springs Road and the western varied right-of-way of Piedmont Avenue Depth: 408.95 feet Area: 1.61 Acres, Land Lot: 56, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: PRESBYTERY OF GREATER ATLANTA, INC  
APPLICANT: MATTHEW SKINNER  
C/O HERITAGE PREPATORY SCHOOL OF GEORGIA  
NPU F COUNCIL DISTRICT 6  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

**END OF AGENDA**

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