

**AGENDA
ZONING REVIEW BOARD
NOVEMBER 5, 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=ZGIIM3BHRTUrTFRMcZFdc052dmRsQT09>

Meeting ID: 967 8773 4799 Password: 757803

Dial-In Number: 1-929-205-6099 Conference Code: 96787734799#

NEW CASES

1. **Z-20-52** An Ordinance by Zoning Committee to rezone from C-2-C/BL (Commercial Service District Conditional/BeltLine Overlay) to MR-4A/BL (Multifamily Residential/BeltLine Overlay) for property located at **21 Daniel Street, S.E.** fronting 19.5 feet on the west side of Daniel Street, S.E. beginning on the west side of Daniel Street at a point 252.9 feet northwesterly from the northwest corner of Daniel and Gartrell Street Depth: 100 feet Area: 0.046 Acres, Land Lot 45, 14th District Fulton County, Georgia
OWNER: 21 DANIEL STREET, LLC
APPLICANT: JOHN VAN VLACK
NPU M COUNCIL DISTRICT 2

2. **Z-20-53** An Ordinance by Zoning Committee to rezone from I-1-C/BL (Light Industrial Conditional/BeltLine Overlay) to MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **1136 Sylvan Road, S.W.** fronting 142 feet on the east side of Sylvan Road, S.W. beginning at an iron pin located on the easterly right-of-way of Sylvan Road which iron pin is located a distance of 143.77 feet from the intersection of said right-of-way with the southerly line of the right-of-way of Warner Street Depth: 50 feet Area: 0.16 Acres, Land Lot 106, 14th District Fulton County, Georgia
OWNER: NUOVA PROPERTIES, LLC
APPLICANT: GEORGE DEMEGLIO
NPU X COUNCIL DISTRICT 12

3. **Z-20-54** An Ordinance to rezone from R-4/BL (Single Family Residential/Beltline Overlay) to R-4A/BL (Single Family Residential/Beltline Overlay) for property located at **1046 Berne Street and 1056 Berne Street, S.E.** fronting 109.96 feet on the north side of Berne Street, S.E. beginning at the intersection of the westerly right of way of Hemlock Circle and the northerly right of way of Berne Street Depth: varies Area: 0.407 Acres, Land Lot 12, 14th District Fulton County, Georgia
OWNER: AMY & JEFFREY KLENC
APPLICANT: NINA E. GENTRY, AICP
NPU W COUNCIL DISTRICT 1

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4. **Z-20-55** An Ordinance by Zoning Committee to rezone from R-4A/BL (Single Family Residential/BeltLine Overlay) to RG-4/BL (Residential General Sector 4 /BeltLine Overlay) for property located at **1190 McDonald Drive, S.E., 1194 McDonald Drive, S.E., and 1200 McDonald Drive, S.E.** fronting 148.96 feet on the southeast side of McDonald Drive, S.E. beginning at a ½” rebar on the southeasterly right-of-way line of McDonald Drive, said rebar being 100.00 feet northeasterly from the intersection of Milton Avenue Depth: 136.20 feet Area: 0.456 Acres, Land Lot 56, 14th District Fulton County, Georgia

OWNER: JACOB MILLS
APPLICANT: RANDY PIMSLER
NPU Y COUNCIL DISTRICT 1

5. **Z-20-58** An Ordinance by Zoning Committee to amend the Atlanta Zoning Ordinance, as amended (Part 16 of the Land Development Code), so as to amend Chapter 28B the “**Gulch Sign Overlay District**” and create a new **Spring Street Subarea**; to codify comprehensive signage regulations for the said district subarea; to amend the official zoning map to delineate the boundaries of said district subarea; and for other purposes

NPU M COUNCIL DISTRICT 4

6. **Z-20-59** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **910 Lindbergh Drive, N.E., 922 Lindbergh Drive, N.E., and 928 Lindbergh Drive, N.E.** fronting 542 feet on the north side of Lindbergh Drive, N.E. beginning at a ½” rebar found with grid coordinates of N:1389773.408, E:2238744.369 at the western corner of the mitered intersection of the western right of way line of Lindridge Drive and the northern right-of-way line of Lindbergh Drive (also known as State Route 236) Depth: 411 feet Area: 2.007 Acres, Land Lot 6 and 48, 17th District Fulton County, Georgia

OWNER: BRYAN WARNOCK
APPLICANT: BRYAN WARNOCK
NPU F COUNCIL DISTRICT 6

7. **Z-20-60** An Ordinance by Zoning Committee to rezone from R-5/HC20C SA5 (Two Family Residential/Martin Luther King, Jr. Historic District Subarea 5) to RG-4/HC20C SA5 (Residential General Sector 4/ Martin Luther King, Jr. Historic District Subarea 5) for property located at **352 Irwin Street, N.E.** fronting 48 feet 10 inches on the north side of Irwin Street, N.E. beginning at a point on the north side of Irwin Street 100 feet, more or less east from the northeast corner of Irwin Street and Hilliard Street Depth: 49.71 feet Area: .0062 Acres, Land Lot 46, 14th District Fulton County, Georgia

OWNER: ALEM TURPEAU
APPLICANT: ALEM TURPEAU
NPU M COUNCIL DISTRICT 5

8. **Z-20-61** An Ordinance by Zoning Committee to rezone from I-2/BL (Heavy Industrial/BeltLine Overlay) and R-5/BL (Two Family Residential/BeltLine Overlay) to PDMU/BL (Planned Development Mixed Use/BeltLine Overlay) for property located at **927 Wylie Street, S.E., 74 Flat Shoals Avenue, S.E., 84 Flat Shoals Avenue, S.E., 88 Flat Shoals Avenue, S.E., 92 Flat Shoals Avenue, S.E., 95 Flat Shoals Avenue, S.E., 103 Flat Shoals Avenue, S.E., 105 Flat Shoals Avenue, S.E., 930 Kirkwood Avenue, S.E., 933 Kirkwood Avenue, S.E., 934 Kirkwood Avenue, S.E., 943 Kirkwood Avenue, S.E., 946 Kirkwood Avenue, S.E., 948 Kirkwood Avenue, S.E., 953 Kirkwood Avenue, S.E., 107 Gibson Street, S.E., 111 Gibson Street, S.E., 117 Gibson Street, S.E., 121 Gibson Street, S.E., 145 Gibson Street, S.E., 151 Gibson Street, S.E., 157 Gibson Street, S.E., 146 Holtzclaw Avenue, S.E., 941 Manigault Street, S.E., 945 Manigault Street, S.E., 949 Manigault Street, S.E., and 951 Manigault Street, S.E.** fronting 44 feet on the south side of Wylie Street, S.E. beginning at a #4 rebar set at the intersection of the southerly right-of-way line of Wylie Street and the southwesterly right-of-way line of Flat Shoals Avenue, said #4 rebar having Georgia State Plane Coordinates (NAD83, Georgia West Zone) of Northing -1365036.16 and Easting -2238795.76 which is the true point of beginning Depth: varies Area: 6.43 Acres, Land Lot 13, 14th District Fulton County, Georgia
OWNER: STEIN STEEL & SUPPLY CO.
APPLICANT: STEPHEN ROTHMAN
NPU N COUNCIL DISTRICT 5
9. **Z-20-62** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to SPI-1 SA1 (Downtown Special Public Interest District Subarea 1) for property located at **359 Whitehall Street, S.W., 375 Whitehall Street, S.W., 385 Whitehall Street, S.W. and 0 Whitehall Street, S.W. (14 00850003026)** fronting 288 feet on the north side of Whitehall Street, S.W. beginning at a nail set located on the northwesterly right-of-way of Whitehall Street at the point said right-of-way intersects the southwesterly side of Turner Alley Depth: 346 feet Area: 1.1 Acres, Land Lot 85, 14th District Fulton County, Georgia
OWNER: MCCALL RAILROAD, LLC
APPLICANT: DAVID C. KIRK ON BEHALF OF MCCALL RAILROAD, LLC
NPU M COUNCIL DISTRICT 4
10. **Z-20-66** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MRC-1 (Mixed Residential Commercial) for property located at **1565 Moreland Avenue rear, S.E.** commencing from the intersection of the northerly right-of-way of Moreland and the westerly right-of-way of Moreland Avenue and along the said westerly right-of-way of Moreland and 750.8 feet to a PK nail found; thence departing the said right-of-way of Moreland Avenue said point being the point of beginning Depth: varies Area: 1.15 Acres, Land Lot 8, 14th District Fulton County, Georgia
OWNER: CTCS, INC.
APPLICANT: NINA E. GENTRY, AICP
NPU W COUNCIL DISTRICT 1

DEFERRED CASES

11. **Z-18-33** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **1640 Flat Shoals Road, S.E.** fronting 50 feet on the north side of Flat Shoals Road, S.E. and beginning approximately 140 feet from the intersection of Maynard Terrace, S.E. and Flat Shoals Road, S.E. Depth: 544 feet, Area: 1.84 acres. Land Lot: 175, 15th District, DeKalb County, Georgia

OWNER:	PARKWOOD LIVING, LLC
APPLICANT:	JASON WARREN
NPU W	COUNCIL DISTRICT 5

END OF AGENDA