

**MARKED AGENDA**  
**ZONING REVIEW BOARD**  
**AUGUST 8, 2024**  
**6:00 P.M., CITY COUNCIL CHAMBERS, SECOND FLOOR**

**NEW CASES**

1. **Z-23-79** An Ordinance by Zoning Committee to rezone from I-1/MSA (Light Industrial/Marietta Street Artery Overlay) to MRC-3/MSA (Mixed Residential Commercial/Marietta Street Artery Overlay) and **waive Section 16-34.024** to allow a pedestrian bridge or tunnel above Marietta Street for property located at **665 Marietta Street NW and 693 Marietta Street NW** fronting 294 feet on the north side of North Avenue NW beginning at a 1/2 inch rebar and plastic cap placed at the intersection of the northeasterly right-of-way of Marietta Street with the northwesterly right-of-way of North Avenue Depth: varies Area: 7.334 acres, Land Lots 81 and 82, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: 665 MARIETTA LLC  
APPLICANT: 665 MARIETTA LLC  
C/O TROUTMAN PEPPER HAMILTON SANDERS LLP  
NPU E COUNCIL DISTRICT 3

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: APPROVAL**

**ZRB RECOMMENDATION: APPROVAL**

2. **U-23-37** An Ordinance by Zoning Committee for a special use permit for a dormitory pursuant to Section 16-34.007(1)(f) for property located at **665 Marietta Street NW and 693 Marietta Street NW** fronting 294 feet on the north side of North Avenue NW beginning at a 1/2 inch rebar and plastic cap placed at the intersection of the northeasterly right-of-way of Marietta Street with the northwesterly right-of-way of North Avenue Depth: varies Area: 7.334 acres, Land Lots 81 and 82, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: 665 MARIETTA, LLC  
APPLICANT: 665 MARIETTA LLC  
C/O TROUTMAN PEPPER HAMILTON SANDERS LLP  
NPU E COUNCIL DISTRICT 3

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

- 3. U-23-38** An Ordinance by Zoning Committee for a special use permit a hotel pursuant to Section 16-34.007(1)(j) for property located at **665 Marietta Street NW and 693 Marietta Street NW** fronting 294 feet on the north side of North Avenue NW beginning at a 1/2 inch rebar and plastic cap placed at the intersection of the northeasterly right-of-way of Marietta Street with the northwesterly right-of-way of North Avenue Depth: varies Area: 7.334 acres, Land Lots 81 and 82, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: 665 MARIETTA, LLC  
APPLICANT: 665 MARIETTA LLC  
C/O TROUTMAN PEPPER HAMILTON SANDERS LLP  
NPU E COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
- 4. Z-23-86** An Ordinance by Councilmember Marci Collier Overstreet to amend Part III Land Development Code Part 16 **Chapter 43 Section 16-43.003 Use Regulations of the Campbellton Road Overlay**; and for other purposes.  
NPU's P & R COUNCIL DISTRICT 11  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
- 5. Z-24-04** An Ordinance by Zoning Committee to rezone from I-2 (Heavy Industrial) to I-MIX (Industrial Mix Use) for property located at **523 Whitehall Street SW** fronting 78.2 feet on the northside side of Whitehall Street commencing at a point where the northwestern right of way of Whitehall Street intersects with the southwestern right of way of McDaniel Street Depth: 222 feet; Area: .973 acres, Land Lot 85, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: BRIELLE HOLDINGS, LLC  
APPLICANT: JARED L. SAMPLES  
NPU V COUNCIL DISTRICT 4  
**NPU RECOMMENDATION: APPROVAL CONDITIONAL**  
**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>.

6. **Z-24-19** An Ordinance by Zoning Committee to rezone from MRC-3-C/BL (Mixed Residential Commercial Conditional/BeltLine Overlay) to MRC-3-C/BL (Mixed Residential Commercial Conditional/BeltLine Overlay) for a major site plan amendment for property located at **1060 Donald Lee Hollowell Parkway NW** fronting 388.03 feet on the south side of Donald Lee Hollowell Parkway beginning at a right of way monument found at the northerly mitered intersection of the northerly right of way of Donald Lee Hollowell Parkway and the westerly right of way of Finley Avenue said right of way monument being the point of beginning Depth: varies; Area: 15.487 acres, Land Lots 113 and 114, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: 1060 DLH, LLC  
APPLICANT: 1060 DLH, LLC  
NPU K COUNCIL DISTRICT 3

**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**

7. **Z-24-37** An Ordinance by Zoning Committee to rezone from R-3 (Single Family Residential) to MRC-2 (Mixed Residential Commercial) for property located at **3218 Hogan Road SW** fronting 932 feet on the east side of Stone Hogan Connector commencing at a ½” open top pipe found on the southern variable right of way of Hogan Road said point being located 915.80 feet westerly from the right of way of Tejas Trail Depth: 927 feet; Area: 22.2 acres, Land Lot 228, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: BRIARWOOD 2020, LLC  
APPLICANT: MARVIN GREER  
NPU R COUNCIL DISTRICT 11

**NPU RECOMMENDATION: DENIAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**

## DEFERRED CASES

8. **Z-24-17** An Ordinance by Councilmember Byron D. Amos to rezone certain properties in the **West Highlands Community and Rockdale Community** from R-4A/WPAWHO (Single-Family Residential/Westside Park Affordable Workforce Housing Overlay) to PD-MU/WPAWHO (Planned Development Mixed Use/Westside Park Affordable Workforce Housing Overlay) and MRC-3/WPAWHO (Mixed Residential Commercial/Westside Park Affordable Workforce Housing Overlay); and for other purposes.

NPU G COUNCIL DISTRICT 3

**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>.

9. **Z-24-22** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MR-3 (Multifamily Residential) for property located at **1109 Moreland Drive SE** fronting 100 feet on the south side of Moreland Drive SE beginning at a point on the southerly side of Moreland Drive 929 feet southwesterly from Moreland Avenue Depth: 150 feet Area: 1.84 acres, Land Lot 14, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: HIGHLAND PROPERTY ASSET HOLDINGS LLC

APPLICANT: PETER DREY

NPU W COUNCIL DISTRICT 1

**NPU RECOMMENDATION: NO RECOMMENDATION**

**STAFF RECOMMENDATION: FILE**

**ZRB RECOMMENDATION: FILE**

10. **Z-24-23** An Ordinance by Zoning Committee to rezone from R-4B-C (Single Family Residential Conditional) to PD-H (Planned Development Housing) for property located at **807 Reed Street SE** fronting 100 feet on the west side of Reed Street SE beginning at a point on the north side of Gates Alley 157 feet east as measured along the north side of Gates Alley from the northeast corner of the intersection of Fraser Street and Gates Alley Depth: 100 feet Area: 0.23 acres, Land Lot 54, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: REDBRICK HOMES DEVELOPMENT, INC.

APPLICANT: KRONBERG URBANISTS + ARCHITECTS

NPU V COUNCIL DISTRICT 1

**NPU RECOMMENDATION: NO RECOMMENDATION**

**STAFF RECOMMENDATION: FILE**

**ZRB RECOMMENDATION: FILE**

11. **Z-24-38** An Ordinance by Zoning Committee to amend the Atlanta Zoning Ordinance by creating a new Chapter 18Z, SPI-26, to be entitled "**Chastain Park Galloway School SPI**" and to amend the official Zoning Map by changing the designation of properties within the Chastain Park Galloway School SPI so as to add SPI-26 to the district designation; and for other purposes.

NPU A COUNCIL DISTRICT 8

**NPU RECOMMENDATION: DENIAL**

**STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE**

**ZRB RECOMMENDATION: DENIAL**

\*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>.

- 12. U-23-26** An Ordinance by Zoning Committee for a special use permit for outdoor dining at eating and drinking establishments when any part of such use is located within 1,000 feet of property that is zoned as an R-1, R-2, R-2A, R-2B, R-3, R-3A, R-4, R-4A, R-4B, or R-5 District, or that is used as a residential property to Section 16-11.005(1)(l) for property located at **1492 Piedmont Avenue NE Suite B** fronting 329.29 feet on the northwest side of Piedmont Avenue NE beginning at a point being the intersection of the northwesterly right of way of Piedmont Avenue and the former northeastern right of way of Norfolk Southern Railway Depth: 775 feet Area: 4.274 acres Land Lots 55 and 56 17<sup>th</sup> District Fulton County Georgia

OWNER: KENNETH ROBERTS, OPERATING MANAGER

APPLICANT: MIXX ATLANTA/HAKIM M. HILLIARD

NPU F COUNCIL DISTRICT 6

**NPU RECOMMENDATION: DEFERRAL**

**STAFF RECOMMENDATION: DEFERRAL**

**ZRB RECOMMENDATION: 60 DAY DEFERRAL**

- 13. U-24-11** An Ordinance by Zoning Committee granting a special use permit to sever excess development density (215,858 square feet of residential floor area) pursuant to 16-28.023(2)(d) from **875 West Peachtree Street NW (sending parcel)** fronting 192 feet on the east side of West Peachtree Street NW to property located at **35 7<sup>th</sup> Street NW (receiving parcel)** fronting 181 feet on the south side of 7<sup>th</sup> Street NW beginning at a 5/8-inch rebar at the intersection of the southerly right of way of 7<sup>th</sup> Street with the westerly right of way Cypress Street said point being the point of beginning Depth: 49 feet Area: 0.803 acres, Land Lot 49, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: CYPRESS ACADEMY, LLC

APPLICANT: CORE ATLANTA 7<sup>TH</sup> STREET, LLC

NPU E COUNCIL DISTRICT 2

**NPU RECOMMENDATION: DEFERRAL**

**STAFF RECOMMENDATION: DEFERRAL**

**ZRB RECOMMENDATION: 30 DAY DEFERRAL**

- 14. U-24-12** An Ordinance by Zoning Committee for a special use permit for a day care center pursuant to Section 16-06.005(1)(b) for property located at **2045 Hosea Williams Drive SE** fronting 200 feet on the north side of Hosea L. Williams Drive SE beginning at an iron pin found at the intersection of the southerly right of way line of Boulevard Drive with the westerly right of way line of Douglas Street Depth: 441 feet Area: .5 acres, Land Lot 206, 15<sup>th</sup> District, DeKalb County, Georgia

OWNER: ISRAEL BAPTIST CHURCH

APPLICANT: BRITTANY N. RAMEY

NPU O COUNCIL DISTRICT 5

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

**END OF AGENDA**