

January 20, 2021

**A G E N D A**

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**DATE:** Wednesday, January 20, 2021

**TIME:** 5:00 PM

**LOCATION:** COVID-19 Update – Virtual Meeting

**Welcome/DRC Meeting Overview****OLD Business (Oct 2020): 1321 Hill Street SE – RENBO INC.**

The property is zoned C-1-C. The scope of work includes the construction of a duplex with 1,824SF spread over three floors of each unit with two car garages on a 0.14 acre-site.

Applicant(s): Stephen Holmes - [Stephen@renobinc.com](mailto:Stephen@renobinc.com)

**Requested Variation(s):**

1. **Section 16-36.013 - Sidewalk and Supplemental Table 5'-10'-5'**  
A request to reduce the sidewalk clear zone width from 10' to 5' on both Hill Street and Milton Avenue. The irregular shape of the lot is the reason for the request.
2. **Section 16-36.017(3.c.ii.1) Driveway curb cuts, driveways and parking structures**  
A request to reduce the active use depth requirement for garages fronting Milton Ave. and Hill St. The lot is an irregular shape which is the reason the variation request from 10' to 0' in order to equally fit the duplex on the site.

**OCTOBER 2020 RECAP:**

1. Reconfigure the site plan and building design.
2. Make the building composition and architecture more cohesive.
3. Revisit the view of the garages on Milton and Hill Street, as that view is problematic.
4. Reduce the amount of pavement on site.
5. Provide better outdoor space.
6. Consider orienting the building along the length of the street frontage.
7. **The DRC did not vote on the variations listed above but will wait until the November meeting after revised plans have been received.**
8. The applicant was directed to send updated plans electronically for review and was instructed to return to the November 18<sup>th</sup> along with the architect.

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**New Business: 949 Herndon Street NW – WEST MIDTOWN ACQUISITION**

The property is zoned 1-2. The proposed project will involve the demolition and removal of the existing site improvements and the installation of a new storm culvert and sanitary sewer main on a 2.4-acre site. The proposed storm and sewer lines crossing these properties are part of a larger infrastructure project that is rerouting 986 LF of City infrastructure from underneath the QTS data centers at 1025 and 1033 Jefferson Street. Additionally, sidewalk and tree plantings will be installed along the frontage of Herndon St NW.

Applicant(s): Jessica Hill - [jhill@mmlaw.com](mailto:jhill@mmlaw.com)

**Requested Variation(s):****1. Section 16-36.006 - Provides that any structure 50 years or older shall not be demolished of creating open space.**

According to the Fulton County tax assessor, the structures on the property were constructed in 1970. The property will be included in the redevelopment of a larger assemblage of property extending north to West Marietta Street. A rezoning application on that larger assemblage of property is in the process of being prepared for submittal in early 2021. The applicant requests a variation from Section 16-36.006 to allow the demolition for the infrastructure improvements proposed.

**New Business: 1260 Foster Street, NW – KIMLEY HORN**

The property is zoned PD-MU. The scope of work includes a new 2-story 24,500 SF permanent home for the Museum of Contemporary Art of Georgia on a 1.05-acre site with 58 parking spaces. The new building will include several large new galleries with many of the attributes from the existing museum, while expanding on the current collections, archives, and office spaces.

Applicant(s): Zac Randolph - [zac.randolph@kimley-horn.com](mailto:zac.randolph@kimley-horn.com)

**Requested Variation(s):****1. Section 16-36.013 - Sidewalk and Supplemental Table 5'-10'-5'**

This is a variation to provide a 5-foot-wide sidewalk in lieu of the 5' wide street furniture and tree planting zone and 10' sidewalk zone. This variation is requested for the portion of streetscape that interacts with the structural root plate of the 43" hardwood tree, that is required to remain per approved pd-mu zoning Conditions #z-08-63.

**2. Section 16-36.013.4(b) – Fences and Walls/For all non-residential sidewalk-level uses; fencing is prohibited.**

This is a variation to allow a fence within the supplemental zone. This variation is requested along Foster Street to allow for the adjacent landscape area behind the clear zone to serve as a private sculpture garden. This garden will serve as part of the event space for the museum.

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**New Business: 525 Moreland Avenue, SE – LONG ENGINEERING**

The property is zoned MRC-1 and NC-2. The proposed site is currently made up of eight parcels including 515, 525, 531, & 537 Moreland Avenue, 1146 & 1152 Portland Avenue, and 1131 & 1137 Glenwood Avenue. The site work includes the demolition of all but two (1131 Glenwood & 525 Moreland) of the existing structures on the site. The scope of work includes three new affordable apartment buildings totaling 42 units, one office/retail building, and the two existing structures mentioned above with 55 parking spaces on a 1.59-acre site.

Applicant(s): David McKenney - [dmckenney@longeng.com](mailto:dmckenney@longeng.com)

**Requested Variation(s):****1. Section 16-36.013 - Sidewalk and Supplemental Table/ A minimum 5' tree/furniture zone)**

This is a variation to provide a zero-foot minimum street furniture and tree planting zone width on Portland Avenue at areas where parallel parking and loading zone are provided. This request is due to the addition of on-street parallel parking, which was requested by surrounding neighborhood to discourage visitors from parking in front of their property and to narrow Portland Avenue to reduce traffic flow.

**2. Section 16-36.013 - Sidewalk and Supplemental Table/ A minimum 10' clear zone**

This is variation to provide a 6' minimum sidewalk clear zone on Portland Avenue.

**3. Section 16-36.013 - Sidewalk and Supplemental Table/ A minimum 10' clear zone**

This is variation to provide to 8' on Moreland Avenue, per GDOT requirements.

**4. Section 16-36.013 - Sidewalk and Supplemental Table/ A minimum 5' supplemental zone**

This a variation to provide a zero-foot minimum supplemental zone on Moreland Avenue along the front of the Lodge and Office/Retail building. The proposed office/retail building lines up with the existing Lodge building for a uniform Moreland Avenue frontage.

**5. Section 16-36.013 - Sidewalk and Supplemental Table/ A minimum 5' supplemental zone**

This is a variation to zero-foot minimum supplemental zone width on Glenwood Avenue. The realignment of Glenwood Avenue and bike lane addition brings the curb closer to the proposed building.

**6. Section 16-36.014(3) - All residential uses not located at sidewalk-level shall have pedestrian access to the required public sidewalk via a lobby fronting and accessible from said sidewalk.**

This is variation for Buildings 100 and 200 to not provide lobbies with sidewalk access. Addition of lobbies would reduce total amount of affordable housing units. Proposed stair well at building 200 provides access from Moreland to the building.