



Department of  
**CITY PLANNING**

ANDRE DICKENS  
MAYOR

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JANIDE SIDIFALL  
INTERIM COMMISSIONER

KEYETTA M. HOLMES, AICP  
DIRECTOR  
OFFICE OF ZONING & DEVELOPMENT

## MEMORANDUM

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** 22-O-1147/CDP-22-01 for 4336 Cascade Road SW  
**DATE:** June 8, 2022

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### PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **4336 Cascade Road SW** from the Single Family Residential (SFR) Land Use Designation to the Medium Density Residential (MDR) Land Use Designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-21-118 from Fulton County R-3 Single Family Dwelling (FCR-3) to Multi-Family Residential (MR-3) to construct 60 townhomes.

### FINDINGS OF FACT:

- **Property location:** The property fronts on the south side of Cascade Road SW. The property is in Land Lot 48 of the 14F District of Fulton County, Georgia in the Midwest Cascade neighborhood of NPU-Q and in Council District 11.
- **Property size and physical features:** The property consists of one parcel with 4.8 acres (209,088 square feet) of lot area. The topography varies across the site. The elevation increases from 830 ft on the west side to 881 ft on the east side of the lot. In addition, the parcel is heavily planted with trees.
- **Current/past use of property:** The property was developed with a single family home, built in the 1950s. Staff is unaware of any other uses on the site.
- **Surrounding zoning/land uses:** The parcels to the east, south and west have a Single Family Residential (SFR) land use designation and are zoned FCR-3 (Fulton County R-3 Single Family Dwelling). The parcels are developed with single family homes. The parcels to the north are in the City of South Fulton. The parcels immediately to the north have a Suburban Neighborhood land use designation and are zoned A (Medium Density Apartment District). They are developed with several multifamily residential developments. Other parcels to the north have a Suburban Neighborhood land use and have an R-3 (Single Family Dwelling) zoning. They are developed with single family homes.

- **Transportation system:** Cascade Road is classified as an arterial street. Sidewalks are not present on either side of Cascade Road. MARTA provides service along Cascade Road via bus route # 71. A bus stop is in front of the subject property and provides services to the West End MARTA Transit station.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** All of the parcels in NPU Q have a Single Family Residential land use. In the City of South Fulton, the parcels across the street to the north have a Suburban Neighborhood Character Area. According to the South Fulton Comprehensive Plan, “the Suburban Neighborhoods are located closest to urbanized areas and are comprised of medium-density residential housing”. These areas can have a density of about 8 units per acre. Townhomes and mixed-use zoning are compatible with Suburban Neighborhood. The proposed Medium Density Residential is compatible with Suburban Character Area to the north.
- **Effect on adjacent property and character of neighborhood:** Staff is of the opinion that the proposed Medium Density Residential designation will not have an adverse effect on the adjacent properties. The entrance and exit of the proposed development is to and from Cascade Road on the corridor where other medium density residential already exists. The single family homes to the south and west are accessed from Danforth Road to the south and as a result, the traffic from the proposed development will not have an impact on the neighborhood streets. The proposed development will provide screening to surrounding parcels to limit any impact it will have on surrounding single family residential uses.
- **Suitability of proposed land use:** The Medium Density Residential land use designation is suitable for this location along an arterial street and across the street from three multifamily developments in the City of South Fulton. The density and scale of the proposed development is appropriate for the location of the parcel. In addition, it will provide more housing options in the area.
- **Consistency with City’s land use policies:** Cascade Road is in a Suburban Character Area according to the 2021 CDP. This land use amendment is consistent with Suburban and general Character Area Corridor policies to:
  - CW 2 Protect existing single-family, low-density, and medium-density residential from incompatible higher densities and non-residential uses.
  - CW 10 Provide diverse and more affordable housing choices that are accessible by all people.
  - SA 1 Preserve the residential character of the neighborhoods.
- **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **4336 Cascade Road SW** is located within a Suburban Conservation Area. Suburban Conservation areas are described as follows:

“These are peaceful post-war subdivisions designed by the speed and easy distance of automobiles. Many, like Adamsville, Brandon and Perkerson, lack sidewalks, are not a well connected as older neighborhoods, and are often distant from retail and employment areas. Their more generous yards and intervening floodplains, however, provide far less runoff, more habitat and host huge swaths of Atlanta’s tree canopy. In this way, in addition to offering homes for families who prefer less-urban lifestyles, these neighborhoods provide enormous benefits to the city at large.”

- **Consistency with NPU policies:** The NPU Q policies apply to this land use amendment.
  - Q-1: Preserve the predominantly residential land use character of this suburban Midwest Cascade neighborhood.
  - Q-7 Prevention of incompatible land uses. Maintenance of a predominantly housing neighborhood with possibly special use styled schools or day care centers.

**STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM SINGLE FAMILY RESIDENTIAL TO THE MEDIUM DENSITY RESIDENTIAL (MDR) LAND USE DESIGNATION.**

**NPU Recommendation: NPU-Q voted to deny this land use amendment at its February 17, 2022, meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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KEYETTA M. HOLMES, AICP  
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OFFICE OF ZONING & DEVELOPMENT

## MEMORANDUM

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee

**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*

**SUBJECT:** 22-O-1433/CDP-22-004 for 790, 804, 830, 840, 860 and 880 Woodrow Street SW and 806, 810 and 820 Warner Street SW

**DATE:** June 8, 2022

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### PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **790, 804, 830, 840, 860 and 880 Woodrow Street SW and 806, 810 and 820 Warner Street SW** from the Industrial (I) land use designation to the Mixed Use – Medium Density (MU-MD) land use designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-22-05 from Light Industrial Conditional/BeltLine Overlay (I-1-C/BL) to Mixed Residential Commercial/BeltLine Overlay (MRC-2/BL) to build a mixed-use development that includes 300 multifamily residential units, 25 townhomes and 11,500 square feet of commercial uses, retention of an existing building and live-work units.

### FINDINGS OF FACT:

- **Property location:** The subject properties front on the south and north side of Woodrow Street SW, to the west of Allene Avenue SW and the south side of Warner Street SW. The property is located within Land Lot 106 of the 14<sup>th</sup> District, Fulton County, Georgia in the Oakland City neighborhood of NPU-S in Council District 12.
- **Property size and physical features:** The subject properties are approximately 7.09 acres (308,734 square feet) and are located on the south sides of Woodrow Street and Warner Street. The properties are vacant with some unoccupied, small one-story buildings. Some of the parcels appear to be an automobile salvage yard. The topography is relatively flat throughout the parcels. There are a few mature trees around the property. Access to the parcels is currently provided via curb cuts on Woodrow Street and Warner Street. A railroad right-of-way that will be an Atlanta BeltLine trail abuts the southern property line of the Woodrow Street parcels.
- **Current/past use of property:** The properties are vacant with some unoccupied some small one-story buildings. Some of the parcels appear to be automobile salvage yards. Previously the parcel along Woodrow Street was developed with several one-story brick commercial buildings. Concrete foundations from previous buildings occupy most of the site. Staff is unaware of any other previous uses on the site.

- **Surrounding zoning/land uses:** To the north and south, parcels have an Industrial land use designation and are zoned Light Industrial Conditional (I-1-C). The parcels are used for industrial purposes. To the east, parcels have an Industrial land use designation and are zoned Industrial Mixed Use (I-MIX) and Light Industrial Conditional (I-1-C). Further east, one of the parcels has an Open Space land use designation and has Light Industrial (I-1) zoning. The parcel is occupied with the Atlanta BeltLine Aluma Farm. Further to the west, parcels have a Mixed Use Medium Density land use designation. A residential development is proposed on the site.
- **Transportation system:** Woodrow Street and Warner Street are classified as local roads. Currently, MARTA serves the area via bus routes along nearby Sylvan Road. Sidewalks can be found along the south side of Woodrow Street and along portions of the north side of Warner Street.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** These parcels are in a Live Work Character Area. According to the 2021 CDP, “these areas are experiencing investment and are transitioning away from industrial uses to non-industrial uses. Old industrial buildings are being renovated and converted to loft apartments, offices, and stores. New construction should be compatible with the industrial heritage of the area in terms of design and density. It should also have a compact pedestrian oriented urban form”. It also states that Mixed Use Medium Density land use designation is a compatible land use. The proposed development will retain an industrial building for non-residential use. Live work units and retail buildings will also be built on the site which is consistent with the description of the Live Work Character area.
- **Effect on adjacent property and character of neighborhood:** The 2021 Comprehensive Development plan places the subject site within the Industrial Live Work Character Area which encourages diverse uses and thoughtful revitalization of industrial areas. The proposed rezoning supports the following policies of the character area:
  - *Preserve the live-work character of the neighborhoods.*
  - *Promote compact pedestrian-oriented urban design with smaller blocks and connected streets when redeveloping large industrial lots.*
 These former industrial sites are potential brownfields. The remediation of brownfields and the redevelopment of these vacant sites will have a beneficial effect on adjacent properties and the character of the neighborhood. Thus, Staff is of the opinion that the proposed land use amendment will have a positive effect on the adjacent properties.
- **Suitability of proposed land use:** The Mixed Use Medium Density land use is a suitable land use designation in a Live Work Character Area. In addition, this area is designated as a Corridor Growth Area in Atlanta City Design. Mixed Use land uses are suitable in Corridors. Atlanta City Design states that with better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.” Similar land uses and zoning classifications can be found to the west of the subject parcel along Murphy Avenue.
- **Consistency with City’s land use policies:** Murphy Crossing is in an Industrial Live-Work Character Area. According to the 2021 CDP “*Industrial Live Work Character Areas mix light industrial activities close to residential housing, retail, art galleries, small offices, and amenities like pocket parks. But, in general, these areas are experiencing investment and are transitioning away from industrial uses to non-industrial uses.... New construction should be compatible with the industrial*

*heritage of the area in terms of design and density. It should also have a compact pedestrian oriented urban form*". Applicable Live-Work policies are:

- ILW 1 Preserve the live-work character of the neighborhoods.
- ILW 2 Promote the preservation and rehabilitation of historic and potentially historic buildings, particularly industrial buildings 50 years or older.
- ILW 3 Encourage remediating brownfields (i.e., known or suspected environmentally contaminated properties).
- ILW 5 Support makerspaces and attract small-scale manufacturers to these areas.
- ILW 6 Ensure new construction is compatible with the design and density of the historical industrial development.

Staff finds that the proposed mixed-use project should encourage further redevelopment of this area, especially along the Atlanta BeltLine corridor. The live-work units will allow for flexible workspaces within residential uses, which is supported by the Industrial Live Work Character Area. Additionally, the proposed multifamily rental units support the following NPU-S policy in the 2021 Comprehensive Development Plan: S-15: Promote the development of housing at different price points, including affordable (50% - 80% AMI) and workforce housing, within NPU-S.

- **Consistency with Adopted Small Area and Neighborhood Plans:** This parcel is in the Atlanta BeltLine Subarea 2 Master Plan study area. Some of the goals of the plan are to • Encourage the economic development of Subarea 2, • Utilize redevelopment to mend the urban fabric, • Provide a balanced mix of compatible land uses and • Expand housing options and affordable housing choices. Some of the land use goals of the plan are: • Create a mix of uses along the Atlanta BeltLine, and • Scale development differently based on infrastructure, context, accessibility, and land availability. Some of the economic development goals are: • Provide economic development activities compatible with the land use vision, • Provide land uses that can accommodate a range of employment opportunities, and • Provide space for light industrial and other blue collar job supporting uses.

This parcel is also included in the NPU S Comprehensive Plan. The plan recommends rezoning the Murphy Crossing to a Live Work zoning district.

- **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map **806 Warner Street SW, 810 Warner Street SW, 820 Warner Street SW and 840 Woodrow Street SW** is located within a Corridor Growth Area. The Corridor Growth Area is described as follows:

"These are the connecting tissues of the city; the major streets that flow out of the Core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree, and Jonesboro wind along the contours of the city while streets like Metropolitan, Memorial and Northside, slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings, and anchor institutions along the way. With better design, these corridors can become Main Streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the Core of the city."

- **Consistency with NPU policies:** Applicable NPU S policies are:

- S-8 Encourage development that promotes economic development and job growth in order to attract more commerce into NPU S.
- S-15: Promote the development of housing at different price points, including affordable (50% - 80% AMI) and workforce housing, within NPU-S.

**STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM INDUSTRIAL (I) LAND USE DESIGNATION TO MIXED USE – MEDIUM DENSITY (MU-MD) LAND USE DESIGNATION.**

NPU Recommendation: NPU-S voted to deny this land use amendment at its April 21, 2022, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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**MEMORANDUM**

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** **22-O-1156/CDP-22-05 for 2014 Swazey Drive**  
**DATE:** June 8, 2022

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**PROPOSAL:**

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **2014 Swazey Drive** to the Single Family Residential (SFR) Land Use designation as a result of the petition to annex the parcel into the corporate limits of the City Atlanta and to facilitate its zoning to (R-4) Single Family Residential per Z-22-16.

**FINDINGS OF FACT:**

- **Property location:** The property to be annexed is south of the City of Atlanta limits fronting on the northside of Swazey Drive. The property is in Land Lot 172 of the 15<sup>th</sup> District of DeKalb County adjacent to the City of Atlanta's East Lake neighborhood in Neighborhood Planning Unit (NPU) O, Atlanta City Council District 5.
- **Property size and physical features:** The subject parcel is approximately 0.17 acres and is developed with a single-family residential structure. The topography of the subject site is relatively level with trees planted in the rear of the property.
- **Current/past use of property:** The parcel is currently developed with a single-family residential structure and has a Traditional Neighborhood Character Area land use designation and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have a Traditional Neighborhood Character Area land use designation and are zoned Residential Medium Lot (R-75). The surrounding parcels within the City of Atlanta, to the north and west, have a Single Family Residential land use designation and are zoned Single Family Residential (R-4).
- **Transportation system:** Swazey Drive is a two-lane local road without sidewalks. MARTA provides service along Glenwood Avenue via bus #107 with connection to the Georgia State and Indian Creek MARTA Transit Stations.



## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Single Family Residential land use designation is compatible with surrounding land uses in Atlanta and current Traditional Neighborhood land use designation in DeKalb County.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Single Family Residential will not have an adverse effect on the character of adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property's current land use designation in DeKalb County.
- **Suitability of proposed land use:** The Single Family Residential land use designation reflects the site's existing use and is suitable for the site. In addition, it is the same land use designation as immediately adjacent parcels in the City of Atlanta.
- **Consistency with City's land use policies:** The proposed Single Family Residential land use designation is compatible with Atlanta's *Comprehensive Development Plan* general character area policy and the Traditional Neighborhood Existing Character Area policy:
  - CW 2 Protect existing single-family, low-density, and medium-density residential from incompatible higher densities and non-residential uses
  - TNE 2 Prioritize maintaining and rehabilitating existing housing.
- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the *Atlanta City Design* map, the site is adjacent to a Conservation Area/Urban Neighborhood and is consistent with this description:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago.... Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today's market pressures, and therefore, threatened by even denser development.”

**NPU Policies:** The proposed SFR land use designation is compatible with NPU-O policies to:

- O-4 Preserve the single family and low-density residential character of NPU-O.

**STAFF RECOMMENDATION: APPROVAL OF THE SINGLE-FAMILY RESIDENTIAL (SFR) LAND USE DESIGNATION.**

**NPU RECOMMENDATION:** NPU-O voted to approve this land use amendment at its March 22, 2022, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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## MEMORANDUM

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee

**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*

**SUBJECT:** **22-O-1159/CDP-22-006 for 2071 Cavanaugh Avenue SE, 2080 Cavanaugh Avenue SE, 2083 Cavanaugh Avenue SE, and 2084 Cavanaugh Avenue SE**

**DATE:** June 8, 2022

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### PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **2071 Cavanaugh Avenue SE, 2080 Cavanaugh Avenue SE, 2083 Cavanaugh Avenue SE, and 2084 Cavanaugh Avenue SE** to the Single Family Residential (SFR) land use designation as a result of the petition to annex the parcel into the corporate limits of the City of Atlanta and to facilitate their zoning to Single Family Residential (R-4) per Z-22-14.

### FINDINGS OF FACT:

- **Property location:** The properties to be annexed are south of the City of Atlanta limits fronting on the east and west side of Cavanaugh Avenue SE. The properties are located in Land Lot 146 of the 15<sup>th</sup> District of DeKalb County adjacent to the City of Atlanta's East Atlanta neighborhood in Neighborhood Planning Unit (NPU) W, Council District 5.
- **Property size and physical features:** The subject parcels are approximately 0.97 acres and are developed with single family residential structures dating to the 1940s. The topography of the site is relatively level with mature trees in the front and rear yards.
- **Current/past use of property:** The parcels are currently developed with single family residential structures and have a Traditional Neighborhood Character Area land use designation and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Traditional Neighborhood Character Area land use designation and Residential Medium Lot (R-75) zoning. The adjacent parcels to the north within the City of Atlanta have a Low Density Commercial (LDC) land use designation and are zoned Neighborhood Commercial (C-1) zoning. Parcels adjacent to the LDC land use have a Single Family Residential land use designation and Single Family Residential (R-4) zoning.

- **Transportation system:** Cavanaugh Avenue is a two-lane local road without sidewalks. The parcels are within 0.1 mile of Flat Shoals Road where MARTA provides service via bus on routes #32 and #74 with connection to the Inman Park Transit Station.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Single Family Residential land use designation is compatible with surrounding land uses in Atlanta and the existing Traditional Neighborhood land use designation in DeKalb County.
- **Effect on adjacent property and character of neighborhood:** The proposed Single Family Residential land use designation will not have an adverse effect on the character of adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property's current land use designation in DeKalb County.
- **Suitability of proposed land use:** The Single Family Residential land use designation reflects the site's existing use and is suitable for the site.
- **Consistency with City's land use policies:** The proposed Single Family Residential land use designation is compatible with Atlanta's *Comprehensive Development Plan* general character area policy and the Traditional Neighborhood Existing Character Area policy to:
  - CW 2 Protect existing single-family, low-density, and medium-density residential from incompatible higher densities and non-residential uses
  - TNE 2 Prioritize maintaining and rehabilitating existing housing.
- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the *Atlanta City Design* map, the site is adjacent to a Conservation Area/Urban Neighborhood and is consistent with this description:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago.... Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today's market pressures, and therefore, threatened by even denser development.”

**NPU Policies:** The proposed SFR land use designation is compatible with NPU-W policies to:

- W-1 Preserve the single-family and low-density character of the Ormewood Park, East Atlanta, Woodland Hills, Custer Avenue, McDonough, Guice, Benteen, Boulevard Heights, and Grant Park neighborhoods.

**STAFF RECOMMENDATION: APPROVAL OF THE SINGLE FAMILY RESIDENTIAL (SFR) LAND USE DESIGNATION.**

**NPU RECOMMENDATION:** NPU-W voted to approve this land use amendment at its April 27, 2022 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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JANIDE SIDIFALL  
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## MEMORANDUM

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** **22-O-53/CDP-22-007 for 2001 Glenwood Avenue SE, 2007 Glenwood Avenue SE, and 2013 Glenwood Avenue SE**

**DATE:** June 8, 2022

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### PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **2001 Glenwood Avenue SE, 2007 Glenwood Avenue SE, and 2013 Glenwood Avenue SE** to the Single Family Residential (SFR) Land Use designation as a result of the petition to annex the parcel into the corporate limits of the City of Atlanta and to facilitate their zoning to Single Family Residential (R-4) per Z-22-15.

### FINDINGS OF FACT:

- **Property location:** The subject parcels to be annexed are south and west of the City of Atlanta limits fronting on the south side of Glenwood Avenue. The properties are in Land Lot 174 of the 15<sup>th</sup> District of DeKalb County and west of the East Lake neighborhood and south of the Villages of East Lake neighborhood in Neighborhood Planning Unit (NPU) O, Council District 5.
- **Property size and physical features:** The subject parcels are approximately 0.97 acres and are developed with single family residential structures dating to the 1940s. The topography of the site is relatively level with wooded rear yards.
- **Current/past use of property:** The parcels are currently developed with single family residential structures and have a Traditional Neighborhood Character Area land use designation and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Traditional Neighborhood Character Area land use designation and Residential Medium Lot (R-75) zoning. The parcel is south of the City of Atlanta boundaries. The adjacent parcels to the north within the City of Atlanta have Private Open Space land use designation and are zoned R-4 (Single Family Residential) District. The property is developed with the Charlie Yates golf course.

- **Transportation system:** Glenwood Avenue is a three lane arterial with sidewalks on the south side of the street at this location. MARTA provides service along Glenwood Avenue via bus #107 with connection to the Georgia State and Indian Creek MARTA Transit Stations.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Single Family Residential land use designation is compatible with similar land uses in Atlanta and current Traditional Neighborhood land use designation in DeKalb County.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Single Family Residential will not have an adverse effect on the character of adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property's current land use designation in DeKalb County.
- **Suitability of proposed land use:** The Single Family Residential land use designation reflects the site's existing use and is suitable for the site.
- **Consistency with City's land use policies:** The proposed Single Family Residential land use designation is compatible with Atlanta's *Comprehensive Development Plan* general character area policy and the Traditional Neighborhood Existing Character Area policy to:
  - CW 2 Protect existing single-family, low-density, and medium-density residential from incompatible higher densities and non-residential uses
  - TNE 2 Prioritize maintaining and rehabilitating existing housing.
- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the *Atlanta City Design* map, the site is adjacent to a Conservation Area/Urban Neighborhood and is consistent with this description:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago.... Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today's market pressures, and therefore, threatened by even denser development.”

- NPU Policies:** The proposed SFR land use designation is compatible with NPU-O policies to:
- O-4 Preserve the single family and low-density residential character of NPU-O.

**STAFF RECOMMENDATION: APPROVAL OF THE SINGLE-FAMILY RESIDENTIAL (SFR) LAND USE DESIGNATION.**

**NPU RECOMMENDATION:** NPU-O voted to approve this land use amendment at its March 22, 2022 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of  
**CITY PLANNING**

JANIDE SIDIFALL  
INTERIM COMMISSIONER

KEYETTA M. HOLMES, AICP  
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55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303  
404-330-6070 – FAX: 404-658-7638

## MEMORANDUM

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee

**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*

**SUBJECT:** **22-O-1434 /CDP-22-008 for 2333 Metropolitan Parkway SW, 622-638 Avery Road SW, 648 Avery Road SW, 658 Avery Road SW and 2360 Perkerson Road SW**

**DATE:** June 8, 2022

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### PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **2333 Metropolitan Parkway SW, 622-638 Avery Road SW, 648 Avery Road SW, 658 Avery Road SW and 2360 Perkerson Road SW** from Low Density Commercial (LDC) Land Use Designation to the Mixed Use Medium Density (MU-MD) Land Use Designation and **2360 Perkerson Road SW** from the Single Family Residential (SFR) and the Low Density Commercial (LDC) Land Use Designation to the Mixed Use Medium Density (MU-MD) Land Use Designation. This land use amendment is being done in conjunction with the rezoning of the parcels per Z-22-010 from Commercial Service (C-2) to Mixed Residential Commercial (MRC-2) to build 280 multifamily residential units in two phases that includes 50 units of senior housing. Non-residential uses along Metropolitan Parkway could be included in the development.

### FINDINGS OF FACT:

- **Property location:** The subject property fronts on the west side of Metropolitan Parkway, the south side of Avery Road and the east side Perkerson Road. The property is in Land Lot 102 of the 14<sup>th</sup> District, Fulton County, Georgia within the Perkerson Neighborhood of NPU X, Council District 12.
- **Property size and physical features:** The subject property is approximately 5.70 acres (248,727.6 sq. ft.). Parcels fronting Perkerson Road, and Avery Road are developed with single family homes and 2333 Metropolitan Parkway has a surface parking lot. The remaining parcels are undeveloped. The parcels are heavily planted with trees. Vehicular access is currently provided via an existing curb cut on Metropolitan Parkway as well as residential driveways on Avery Road SW and Perkerson Road SW. The topography increases from south to north with steep changes in elevation along the parcels fronting on Avery Road.
- **Current/past use of property:** The parcels fronting on Metropolitan Parkway and Avery Road appear to have been used for commercial purposes and are now undeveloped. The properties located



at 2360 Perkerson Road SW and 658 Avery Road SW are built with residential structures dating to the 1950s. Staff is unaware of any other uses for the site.

- **Surrounding zoning/land uses:** The parcels to the north, south and east have a Low Density Commercial (LDC) land use and have Mixed Residential Commercial (MRC-2) zoning. The parcel to the south is developed with the City of Atlanta Police Department Precinct #3. Across Metropolitan Parkway to the east, the parcel is developed with a large surface parking lot. The parcels to the north across Avery Road have Commercial Service (C-2) and Mixed Residential Commercial (MRC-2) zoning and are developed with a multifamily residential building. One of the parcels to the north has an Open Space land use designation and Single Family Residential (R-4) zoning and is part of Avery Park. The parcels to the west have a Single Family Residential (SFR) land use designation and Single Family Residential (R-4) zoning. The parcels are developed with single family residential homes.
- **Transportation system:** Metropolitan Parkway is classified as an arterial street, and it is US Route 41. Avery Road is classified as a local street and Perkerson Road is classified as a collector street. There are sidewalks on both sides of Metropolitan Parkway SW. However, there are no sidewalks along Perkerson Road SW or Avery Road SW. MARTA provides service along Metropolitan Parkway via bus route #95 with two stops located near the intersection of Avery Road SW and Metropolitan Parkway SW. The route provides connection to the West End MARTA Transit Station. The closest MARTA Transit Station is the Lakewood Station approximately 1.6 miles away.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Mixed Use Medium Density land use designation is compatible with the commercial and mixed use zoning along Metropolitan Parkway. These parcels were zoned MRC-2-C proactively when it was compatible with Low Density Commercial. The CD12 Blueprint Plan recommends Mixed Use Medium Density land uses for the parcels that are part of this land use amendment and those fronting on Metropolitan Parkway.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Mixed Use Medium Density will have a positive effect on the character of the neighborhood. The parcels are included in the Metropolitan Mile area. The CD 12 Blueprint Plan states that “The Metropolitan Mile will be a mixed use retail/commercial district destination and that infilling the street frontage with mixed use active, and uses is intended to make a walkable and engaged Metropolitan Mile.” This development will have a positive effect in encouraging the redevelopment of the many surface parking lots along Metropolitan Parkway in a way that is consistent with the plan’s recommendations.
- **Suitability of proposed land use:** The Mixed Use Medium Density land use designation is suitable for this location along an arterial street where most of the parcels have a Mixed Residential (MRC-2) zoning and have a Redevelopment Corridor Character Area. It is consistent with the vision of Redevelopment Corridors of *accommodating a reasonable amount of growth that will spur economic and community revitalization and spread a vibrant public life to all corners of Atlanta*. This land use is also suitable to implement the Character Area policies to: Support the redevelopment of vacant and underutilized land and buildings and to encourage mixed use along corridors and centers.

- **Consistency with City’s land use policies:** Metropolitan Parkway is in a Redevelopment Corridor Character Area while portions of Avery Road and Perkerson Road are in a Traditional Neighborhood Character Area.

According to the 2021 CDP, “*all these corridors can become main streets for many neighborhoods accommodating a reasonable amount of growth that will spur economic and community revitalization and spread a vibrant public life to all corners of Atlanta.*” This land use amendment is consistent with the general Character Area policies and Redevelopment Corridor policies to:

- IC/RC 1 Elevate the distinct character of each Corridor while encouraging density, growth, revitalization, and vibrancy.
  - IC/RC 2 Support the redevelopment of vacant and underutilized land and buildings.
  - IC/RC 3 Encourage pedestrian-oriented development on the blocks around the many well-travelled intersections along the Corridors.
  - IC/RC 4 Manage the levels of densities along the Corridors so the densest development happens near major intersections, centers, or transit stations
  - CW 4 Encourage mixed use along corridors and centers and provide height and density transitions to adjacent residential areas
  - CW 10 Provide diverse and more affordable housing choices that are accessible by all people.
- **Consistency with Adopted Small Area and Neighborhood Plans:** These parcels are included in the CD 12 Neighborhood Blueprint Plan for Hammond Park and Perkerson. The vision of the plan is to, “preserve and enhance the area’s affordability and the unique amenities each neighborhood has to offer, while guiding growth and attracting services that improve the quality of life for ALL residents.” Some of the goals for the Perkerson neighborhood are to, “offer a mix of retail, restaurant, housing, and greenspace options, and Create Atlanta’s ‘Metropolitan Mile’ – a walkable and transit-friendly shopping and dining destination for area residents and visitors”. The subject site is included in the “Metropolitan Mile”, a mixed use retail/commercial district destination. The plan recommends infilling the street frontage with mixed use active uses in order to make a walkable and engaged Metropolitan Mile. The plan also recommends Avery Park Infill- a new street along Avery Park to open development opportunities on the back areas of large lots south of Avery Park to the proposed extension of Pegg Road. This is not reflected in the proposed site plan. The plan recommends Mixed Use Medium Density and MRC-2 zoning for these parcels.
  - **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **Metropolitan Parkway and Avery Road** are located in a Cluster which is part of a Growth Area. Clusters are described as follows:

“These are the historically suburban commercial districts of New Atlanta that are becoming increasingly urban. They are outlying in concentrations of housing, work spaces, hospitals and shopping that were developed at the confluence of major thoroughfares, highways and transit. The

largest and most established are Buckhead and Emory, but with better design, policies and investments, and with improving market conditions, other clusters like Greenbriar and outlying sites along Metropolitan and Hollowell could emerge as strategic, lower-cost areas for innovation and business expansion.”

- **Consistency with NPU policies:** None of the NPU X policies apply to this land use amendment.
  - X-4 Consolidate strip commercial uses in order to create a unified development having a minimum number of curb cuts and turn lanes.
  - X-9 Support the implementation of District 12 Neighborhood Blueprint Plan for Adair Park, Capitol View, Capitol View Manor, and Sylvan Hills (adopted in 2018) and District 12 Neighborhood Blueprint Plan for Hammond Park and Perkerson (adopted in 2020).

**STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM THE SINGLE FAMILY RESIDENTIAL AND LOW DENSITY COMMERCIAL LAND USE DESIGNATIONS TO THE MIXED-USE MEDIUM DENSITY (MUMD) LAND USE DESIGNATION.**

**NPU Recommendation: NPU-X voted to Approve this land use amendment at its March 14, 2022 meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of  
**CITY PLANNING**

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## MEMORANDUM

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** 22-O-1435 /CDP-22-010 for 717 Pryor Street SW  
**DATE:** June 8, 2022

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### PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **717 Pryor Street SW** from the Single Family Residential Land Use Designation to the Medium Density Residential (MDR) Land Use Designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-22-017 from Mechanicsville Neighborhood Special Public Interest District Subarea 5 (SPI-18 SA5) to Mechanicsville Neighborhood Special Public Interest District Subarea 4 (SPI-18 SA4) to build 12 townhomes.

### FINDINGS OF FACT:

- **Property location:** The subject property fronts on the west side of Pryor Street SW and the south side of Bass Street SW. The property is in Land Lot 75 of the 14<sup>th</sup> District, Fulton County, Georgia within the Mechanicsville Neighborhood of NPU V, Council District 4.
- **Property size and physical features:** The subject property is approximately 0.71 acres (31,059 sq. ft.) and it is currently undeveloped. The parcel is relatively flat and planted with grass. Access to the site is provided via a curb cut on Pryor Street SW.
- **Current/past use of property:** Based on aerial photography from the 1940s, the parcel was developed with 3 residential structures fronting on Pryor Street SW, one residential structure fronting on Bass Street SW and a commercial building at the corner. The parcel is currently undeveloped. Staff is unaware of any other uses for the site.
- **Surrounding zoning/land uses:** The parcels to the east have a Low Density Commercial (LDC) land use designation and are zoned Mechanicsville Neighborhood Special Public Interest District Subarea 1 (SPI-18 SA1). The parcel to the east is developed with a surface parking lot. The parcels to the north also have a Low Density Commercial land use designation and have Mechanicsville Neighborhood Special Public Interest District Subarea 3 (SPI-18 SA3) zoning. The parcels are developed with attached townhomes. The parcels to the west and south have a Single Family Residential land use designation and have Mechanicsville Neighborhood Special Public Interest District Subarea 5 (SPI-18

SA5) zoning. These parcels are developed with single family houses. Another parcel to the west has a Medium Density Residential land use and has Mechanicsville Neighborhood Special Public Interest District Subarea 4 (SPI-18 SA4) zoning. The parcel is developed with multifamily residential buildings.

- **Transportation system:** Pryor Street SW is classified as a collector street and Bass Street is classified as a local street. Both Pryor Street and Bass Street have sidewalks on both sides of the street. MARTA provides service along Pryor Street via bus #42 which connects to the Five Points MARTA Transit Station.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Medium Density Residential land use is compatible with surrounding Low Density Commercial, Single Family Residential and Medium Density Residential land uses. The Medium Density Residential land use will provide a transition from the Low Density Commercial on the north and east side of Pryor Street to the Single Family uses to the west. It also supports the recommendations of the Mechanicsville Community Redevelopment Plan of residential infill development with townhomes for this parcel.
- **Effect on adjacent property and character of neighborhood:** The construction of townhomes along Pryor Street will have a beneficial effect on the character of the neighborhood. Townhomes have been built across the street on Bass Street and fronting on Pryor Street. The proposed townhomes will serve as a transition from Low Density Commercial uses to the north and east and the primarily single family land uses of the west. This parcel has been vacant for many years. The proposed development is consistent with the Mechanicsville Community Redevelopment Plan policy to “strengthen and expand the quality of housing and the social/economic diversity of Mechanicsville”.
- **Suitability of proposed land use:** The proposed Medium Density Residential (MDR) land use designation is suitable for this site and is consistent with its location along a collector street and the surrounding mix of land uses and densities in the area. The use and scale of the proposed development is compatible with surrounding land uses, particularly the townhome development that is directly to the north,
- **Consistency with City’s land use policies:** The Mechanicsville neighborhood and this parcel are in a Traditional Neighborhood Redevelopment Character Area. The CDP describes these neighborhoods as: *Revitalization is happening in many of these neighborhoods. Housing is predominantly single-family, but there are also duplexes, triplexes, accessory dwelling units, and small-scale multifamily apartments.* Policies that support this land use amendment to Medium Density Residential include:
  - TNR 4 Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated
  - CW 12 Encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings.
- **Consistency with Adopted Small Area and Neighborhood Plans:** This parcel is included in the Mechanicsville Community Redevelopment Plan (1995) and Update (2004). The vision of the plan states that “*Mechanicsville must be revitalized as a livable intown residential community. The effort to maintain Mechanicsville as a “residential community” will rely on placing considerable*

*emphasis on preserving historic structures, rehabilitating existing residential areas, and focusing on compatible new infill development. The effort to make Mechanicsville “livable” will rely upon providing immediate attention to quality of life improvements including new/renovated open space, sidewalk improvements, and better community facilities. In all housing implementation efforts, it will be important to concentrate on activities that expand levels of homeownership and housing options.”*

The proposed land use amendment is consistent with the plan goals to:

- Housing: Strengthen and expand the quality of housing and the social/economic diversity of Mechanicsville
- Land Use and Development Regulation: Develop a sustainable healthy, culturally, pleasing, and environmentally friendly pattern of land uses that would emphasize adjacent compatible land uses, expanded housing and living arrangements, well-placed commercial development, and increased open space and recreational opportunities.

The proposed development is consistent with the Mechanicsville Illustrative Plan recommendation of Mixed Use including Medium Density Residential. Specifically, the plan recommends residential infill development with townhomes for this parcel.

The Mechanicsville neighborhood is in the 2016 Turner Field Stadium Neighborhood LCI study area. The plan’s recommendation for residential areas of the neighborhood is to maintain the existing uses and development pattern.

- **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **717 Pryor Street SW** is located within an Urban Neighborhood of a Conservation Area. Urban Neighborhoods are described as follows:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

- **Consistency with NPU policies:** NPU V policies apply to this land use amendment.
  - V-24 Mechanicsville has a large concentration of lower-income housing. Need to create a balance with market-rate housing. Build more market-rate housing in Mechanicsville community when appropriate to prevent saturation of non-market-rate housing.

- V-42 Many areas of NPU-V still have large vacant lots which don't contribute to a successful neighborhood. With respect to density: NPU-V should support SMART growth and density. Condos and apartments along with smart transit solutions are good for both commercial corridors and residential (when planned). Promote mixed-use (commercial, residential, and office) development patterns that are compatible with the surrounding residential areas and are located along major transportation routes

**STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM THE SINGLE FAMILY RESIDENTIAL LAND USE DESIGNATION TO THE MEDIUM DENSITY RESIDENTIAL (MDR) LAND USE DESIGNATION.**

**NPU Recommendation: NPU-V voted to Approve this land use amendment at its April 11, 2022 meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of  
**CITY PLANNING**

JANIDE SIDIFALL  
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## MEMORANDUM

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** 22-O-1436/CDP-22-012 for 1285 Sylvan Road SW  
**DATE:** June 8, 2022

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### PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1285 Sylvan Road SW** from the Industrial (I) Land Use Designation to the Mixed Use Medium Density (MU-MD) Land Use Designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-22-019 from Industrial (I-1) to Mixed Residential Commercial (MRC-2) to build 129 townhomes.

### FINDINGS OF FACT:

- **Property location:** The subject property fronts on the west side of Sylvan Road SW and north of Cox Avenue SW. The property is in Land Lot 120 of the 14<sup>th</sup> District, Fulton County, Georgia within the Capitol View Neighborhood of NPU X, Council District 12.
- **Property size and physical features:** The subject property is approximately 4.11 acres (192,462 sq. ft.) The parcel is currently used as an auto salvage business. The parcel has been graded and it is relatively flat. Trees are planted along the parcel lines. Access to the site is provided via a curb cut on Sylvan Road SW.
- **Current/past use of property:** Based on aerial photography from the 1940s, the parcel was developed with an industrial building adjacent to a rail line that was located north of the parcel. The parcel is currently developed with two buildings for the auto salvage business on the site. Most of the site is used for outdoor storage of automobiles. Staff is unaware of any other uses for the site.
- **Surrounding zoning/land uses:** The parcels to the north, west and south have an Industrial land use designation and a Light Industrial (I-1) zoning. The parcels are used for industrial purposes. The parcels to the east have a Mixed Use land use and have a Dill Avenue-Sylvan Road Neighborhood Commercial (NC-8) zoning. The parcels are developed with one story commercial/industrial buildings. The NC-8 zoning and Low Density Commercial land use continues south to the intersection of Dill Avenue and Sylvan Road.



- **Transportation system:** Sylvan Road SW is classified as a collector street and Cox Street is classified as a local street. Sylvan Road SW has a bike lane and sidewalks on both sides of the street. Cox Road doesn't have sidewalks. MARTA provides service along Sylvan Road via bus #79 and along Dill Avenue via bus # 295. Both bus routes connect to the Oakland City MARTA Transit Station.

## CONCLUSIONS:

**Compatibility with surrounding land uses:** The proposed Mixed Use Medium Density land use designation is compatible with the Mixed Use Medium Density land uses located to the east and the Low Density Commercial located at the intersection of Sylvan Road and Dill Avenue to the south. However, the proposed development consists of 129 townhouses and is not a mixed use development. The proposed development is not consistent with the recommendations of the CD 12 Blueprint Plan for development at this location to include employment and retail uses. It is not consistent with the recommendations of the Atlanta BeltLine Subarea Plan's recommendation to primarily focus on job production. Specifically, it is not consistent with the goals to: Provide land uses that can accommodate a range of employment opportunities, and Provide space for light industrial and other blue collar job supporting uses. This is in a Live Work Character in the 2021 Comprehensive Development Plan which would seeks to provide employment and serve a transition between the industrial uses and other uses in the area.

- **Effect on adjacent property and character of neighborhood:** Sylvan Road and Cox Avenue and Sylvan Road and Dill Avenue were two key redevelopment nodes in the Capital View neighborhood identified in the CD12 Blueprint Plan. The plan states that *with existing framework in place, the Sylvan Road at Cox Avenue node is a promising site to propose employment and some housing with adjacent greenspace. Additionally, the vacant commercial buildings along Sylvan Road are envisioned to be rejuvenated into office space and a coffee shop or restaurant.* The proposed residential development is not consistent with the mixed use development that includes employment as recommended in the CD12 Blueprint Plan.
- **Suitability of proposed land use:** The Atlanta BeltLine Subarea 2 Masterplan recommends Industrial Mixed Use for the Murphy Triangle to allow industrial, office, retail, and housing to co-exist. The CD 12 Blueprint Plan recommends *"employment and some housing with adjacent greenspace"* as recommended in the CD 12 Blueprint Plan. The Live Work policy states that *"New construction should be compatible with the industrial heritage of the area in terms of design and density"* The proposed development doesn't include any components that is consistent with the industrial heritage of the Murphy Triangle and doesn't include employment as recommended in the plans that received public input and were adopted in the Comprehensive Development Plan.
- **Consistency with City's land use policies:** Sylvan Road is in an Industrial Live-Work Character Areas. According to the 2021 CDP *"Industrial Live Work Character Areas mix light industrial activities close to residential housing, retail, art galleries, small offices, and amenities like pocket parks. But, in general, these areas are experiencing investment and are transitioning away from industrial uses to non-industrial uses.... New construction should be compatible with the industrial heritage of the area in terms of design and density. It should also have a compact pedestrian oriented urban form"*. Applicable Live-Work policies are:

- ILW 5 Support makerspaces and attract small-scale manufacturers to these areas. ILW 6 Ensure new construction is compatible with the design and density of the historical industrial development.
  - ILW 7 Maintain or provide appropriate buffers and transitions between Live-Work areas and adjacent areas.
  - ILW 8 Promote compact pedestrian-oriented urban design with smaller blocks and connected streets when redeveloping large industrial lots.
- **Consistency with Adopted Small Area and Neighborhood Plans:** This site is in the Council District 12 Neighborhood Blueprint Plan for Adair Park, Capitol View, Capitol View Manor and Sylvan Hill. The Community Vision for this area is: *“The vision of the District 12 Neighborhood Blueprint Plan is to preserve and enhance the unique amenities each neighborhood has to offer, while guiding growth and attracting services that improve the quality of life for all residents.”*

In the Capitol View neighborhood, the plan identifies several key nodes as places for commercial and mixed-use redevelopment, including the intersection of Sylvan Road at Cox Avenue. The plan states that *“the neighborhood node at Sylvan Road and Cox Avenue is located adjacent to some of District 12’s most historic industrial buildings and warehouses dating back to the turn-of-the century through the 1940s. This expansive site currently exists as a conglomeration of run down auto service, salvaged buildings, and a large salvage yard. Across from the large yard, is an existing series of vacant commercial buildings. With existing framework in place, the Sylvan Road at Cox Avenue node is a promising site to propose employment and some housing with adjacent green-space. Additionally, the vacant commercial buildings along Sylvan Road are envisioned to be rejuvenated into office space and a coffee shop or restaurant.* The plan didn’t make land use changes recommendations for the subject parcel.

This parcel is located in the Atlanta BeltLine Subarea 2 Master Plan study area. Some of the goals of the plan are to • Encourage the economic development of Subarea 2, • Utilize redevelopment to mend the urban fabric, • Provide a balanced mix of compatible land uses and • Expand housing options and affordable housing choices. Some of the land use goals of the plan are: • Create a mix of uses along the Atlanta BeltLine, and •Scale development differently based on infrastructure, context, accessibility, and land availability. Some of the economic development goals are: • Provide economic development activities compatible with the land use vision, • Provide land uses that can accommodate a range of employment opportunities, and • Provide space for light industrial and other blue collar job supporting uses.

This plan recommends Mixed Industrial land use in the Murphy Crossing Node where this parcel is located. The Mixed Industrial land use allows light industrial, office, retail, and housing to coexist. It is intended to primarily focus on job production, especially jobs accessible to existing residents based on their educational attainment. The Subarea 2 Plan recommends that the zoning classification of this parcel and all of the Murphy Crossing node be changed to Industrial Mixed Use.

- **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and

Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **1285 Sylvan Road SW** is located within a Corridor of a Growth Area. Corridors are described as follows:

“These are the connecting tissues of the city: the major streets that flow out of the core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree and Jonesboro wind along the contours of the city while streets like Metropolitan and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

- **Consistency with NPU policies:** The NPU X policy that applies to this land use amendment:
  - X-9 Support the implementation of District 12 Neighborhood Blueprint Plan for Adair Park, Capitol View, Capitol View Manor, and Sylvan Hills (adopted in 2018) and District 12 Neighborhood Blueprint Plan for Hammond Park and Perkerson (adopted in 2020).

**STAFF RECOMMENDATION: DENIAL OF THE LAND USE AMENDMENT FROM THE INDUSTRIAL LAND USE DESIGNATION TO THE MIXED-USE MEDIUM DENSITY (MUMD) LAND USE DESIGNATION.**

**NPU Recommendation: NPU-X voted to Approve this land use amendment at its April 11, 2022 meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of  
**CITY PLANNING**

ANDRE DICKENS  
MAYOR

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JANIDE SIDIFALL  
INTERIM COMMISSIONER

KEYETTA M. HOLMES, AICP  
DIRECTOR  
OFFICE OF ZONING & DEVELOPMENT

**MEMORANDUM**

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** **22-O-1200/CDP-22-014 for 1363 Black Oak Drive SE**  
**DATE:** June 8, 2022

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**PROPOSAL:**

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **1363 Black Oak Drive SE** to the Single Family Residential (SFR) Land Use designation as a result of the petition to annex the parcel into the corporate limits of the City of Atlanta and to facilitate its zoning to Single Family Residential (R-4) per Z-22-24.

**FINDINGS OF FACT:**

- **Property location:** The subject parcel to be annexed is west of the City of Atlanta city limits and fronts on the south side of Black Oak Drive SE. The parcel is in Land Lot 146 of the 15<sup>th</sup> District in DeKalb County and west of the East Atlanta neighborhood in Neighborhood Planning Unit (NPU) W, Council District 5.
- **Property size and physical features:** The parcel is 0.4 acres and is developed with single a family residential structure dating to the 1940s. The topography of the site is relatively level. The site is planted with many mature trees.
- **Current/past use of property:** The parcel is currently developed with a single family residential structure. It has a Traditional Neighborhood Character Area land use designation and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Traditional Neighborhood Character Area land use designation and Residential Medium Lot (R-75) District zoning. The adjacent parcels to the east within the City of Atlanta have Single Family Residential land use designation and have Single Family Residential (R-4) zoning.
- **Transportation system:** Black Oak is a local street with no sidewalks. MARTA provides service along Bouldercrest Road via bus route #32 with connection to the Edgewood/Inman Park MARTA Transit Station.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Single Family Residential land use designation is compatible with surrounding land uses in the City of Atlanta and current Traditional Neighborhood land use designation in DeKalb County.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Single Family Residential will not have an adverse effect on the character of adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property's current land use designation in DeKalb County.
- **Suitability of proposed land use:** The Single Family Residential land use designation reflects the site's existing use and is suitable for the site.
- **Consistency with City's land use policies:** The proposed Single Family Residential land use designation is compatible with Atlanta's *Comprehensive Development Plan* general character area policy and the Traditional Neighborhood Existing Character Area policy to:
  - CW 2 Protect existing single-family, low-density, and medium-density residential from incompatible higher densities and non-residential uses
  - TNE 2 Prioritize maintaining and rehabilitating existing housing.
- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the *Atlanta City Design* map, **1363 Black Oak Drive SE** is adjacent to a Conservation Area/Urban Neighborhood and is consistent with this description:

"These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago.... Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today's market pressures, and therefore, threatened by even denser development."

**NPU Policies:** The proposed SFR land use designation is compatible with NPU-W policies to:

- W-1 Preserve the single-family and low-density character of the Ormewood Park, East Atlanta, Woodland Hills, Custer Avenue, McDonough, Guice, Benteen, Boulevard Heights, and Grant Park neighborhoods.

**STAFF RECOMMENDATION: APPROVAL OF THE SINGLE-FAMILY RESIDENTIAL (SFR) LAND USE DESIGNATION.**

**NPU RECOMMENDATION:** NPU-W voted to approve this land use amendment at its April 27, 2022, meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of  
**CITY PLANNING**

JANIDE SIDIFALL  
INTERIM COMMISSIONER

KEYETTA M. HOLMES, AICP  
DIRECTOR  
OFFICE OF ZONING & DEVELOPMENT

ANDRE DICKENS  
MAYOR

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## MEMORANDUM

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** **22-O-1437/CDP-22-017 for 2011 Memorial Drive SE and 2015 Memorial Drive SE**  
**DATE:** June 8, 2022

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### PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **2011 Memorial Drive SE and 2015 Memorial Drive SE** from the Single Family Residential (SFR) Land Use Designation to the Medium Density (MDR) Land Use Designation. This land use amendment is being done in conjunction with the rezoning of the parcels per Z-22-022 from Single Family Residential (R-4) to Multifamily Residential (MR-3) to build 82 townhomes.

### FINDINGS OF FACT:

- **Property location:** The subject property fronts on the south side of Memorial Drive SE, west of Rock Dam Drive and east of South Howard Street SE. The property is in Land Lot 179 of the 15<sup>th</sup> District, DeKalb County, Georgia within the Kirkwood Neighborhood of NPU O, Council District 5.
- **Property size and physical features:** The subject property is approximately 3.4 acres (155,509 sq. ft.). The subject property is currently developed with a two family house, dating to the 1940s, and church buildings for the Stanton Grove Missionary Baptist Church. The subject site is mostly planted with grass with trees located along the periphery. The parcel has been graded and it is relatively flat however, the elevation increases from east to west. Access to the site is provided via a curb cut on Memorial Drive SE.
- **Current/past use of property:** A 1940s aerial photo shows these parcels had residential uses. The site is currently used for residential and religious purposes. Staff is unaware of any other uses for the site.
- **Surrounding zoning/land uses:** To the north, one parcel has a Medium Density Residential land use and Multifamily Residential (MR-3) zoning. The site is developed with townhouses. The parcels on either side of this parcel have Single Family Residential land uses and have Single Family Residential (R-4) zoning. They are developed with single family houses. In DeKalb County, the parcels to the west and south have a Traditional Neighborhood Character Area and have Single Family Residential

(R-75) zoning. These parcels are developed with single family homes. The parcels to the east and those fronting on Memorial Drive have a Neighborhood Center Character area and have Multifamily Residential (MR-2) zoning. The parcel to the west is developed with townhomes.

- **Transportation system:** Memorial Drive is classified as an arterial and is designated as State Road 154. Sidewalks are present on both sides of the street. MARTA provides service along Memorial Drive SE via bus route #21 which connects to the Kensington and Five Points MARTA Transit Stations.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Medium Density Residential land use designation is compatible with nearby Medium Density Residential land uses of parcels that front on Memorial Drive.
- **Effect on adjacent property and character of neighborhood:** Staff is of the opinion that the proposed Medium Density Residential land use designation will not have an adverse effect on the adjacent properties. The entrance and exit of the proposed development will be from Memorial Drive. The traffic from the proposed development will not have an impact on the neighborhood streets. The proposed development will provide a transition and screening to surrounding parcels to limit any impact it will have on surrounding single family residential uses.
- **Suitability of proposed land use:** The Medium Density Residential land use designation is suitable for this location along an arterial street and across the street from a similar development with a Medium Density Residential land use designation. The density and scale of the proposed development is appropriate for the location of the parcel. In addition, it will provide more housing options in the area. The subject site is in the Intown Corridor Character Area and the Medium Density Residential land use designation is supported by the policies to *Elevate the distinct character of each Corridor while encouraging density, growth, revitalization, and vibrancy* and *Support the redevelopment of vacant and underutilized land and buildings*.
- **Consistency with City's land use policies:** Parcels fronting on Memorial Drive are in the Intown Corridor Character Areas while parcels next to them are in Traditional Neighborhood Character Areas. According to the 2021 CDP, Intown Corridors are described as "*all these corridors can become main streets for many neighborhoods accommodating a reasonable amount of growth that will spur economic and community revitalization and spread a vibrant public life to all corners of Atlanta.*" Applicable Intown Corridor policies are:
  - IC/RC 1 Elevate the distinct character of each Corridor while encouraging density, growth, revitalization, and vibrancy.
  - IC/RC 2 Support the redevelopment of vacant and underutilized land and buildings.
  - IC/RC 3 Encourage pedestrian-oriented development on the blocks around the many well-travelled intersections along the Corridors.
  - IC/RC 4 Manage the levels of densities along the Corridors so the densest development happens near major intersections, centers, or transit stations

Traditional Neighborhood Character Areas as described as *many include small apartment buildings, townhouses, or two and three-family houses*". Applicable general character area and Traditional Neighborhood are:



- TNE 1 Preserve the walkable scale and residential character of the neighborhoods
  - CW 4 Encourage mixed use along corridors and centers and provide height and density transitions to adjacent residential areas.
  - CW 10 Provide diverse and more affordable housing choices that are accessible by all people.
  - CW 12 Encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings.
- **Consistency with Adopted Small Area and Neighborhood Plans:** None apply as the parcel was annexed into the corporate limits of the city in 2021.
  - **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **2011 and 2015 Memorial Drive SE** are not located within a City Design area since they were annexed recently. Parcels along Memorial Drive are located within a Corridor of a Growth Area and in an Urban Neighborhood within a Conservation Area. Corridors are described as follows:

“These are the connecting tissues of the city: the major streets that flow out of the core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree and Jonesboro wind along the contours of the city while streets like Metropolitan and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

Urban Neighborhoods are described as:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development.”

- **Consistency with NPU policies:** NPU O policies apply to this land use amendment.
  - O-12 Kirkwood Land Use Principles and Policies:
    - e. Preserve single family residential uses in the Memorial Drive Corridor from Howard Street SE to 1st Avenue

**STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM THE SINGLE FAMILY RESIDENTIAL LAND USE DESIGNATION TO THE MEDIUM DENSITY RESIDENTIAL (MDR) LAND USE DESIGNATION.**

**NPU Recommendation: NPU-O voted to approve this land use amendment at its May 24, 2022 meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of  
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JANIDE SIDIFALL  
INTERIM COMMISSIONER

KEYETTA M. HOLMES, AICP  
DIRECTOR  
OFFICE OF ZONING & DEVELOPMENT

**MEMORANDUM**

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee

**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*

**SUBJECT:** **22-O-1438/CDP-22-018 for 1058 Moreland Avenue SE, 1078 Moreland Avenue SE, 1094 Moreland Avenue SE, 1108 Moreland Avenue SE, and 1120 Moreland Avenue SE**

**DATE:** June 8, 2022

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**PROPOSAL:**

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1058 Moreland Avenue SE, 1078 Moreland Avenue SE, 1094 Moreland Avenue SE, 1108 Moreland Avenue SE, and 1120 Moreland Avenue SE** from the Mixed Use Low Density (MULD) Land Use Designation to the Mixed Use Medium Density (MUMD) Land Use Designation. This land use amendment is being done in conjunction with the rezoning of the parcels per Z-22-027 from Mixed Residential Commercial (MRC-1) to Mixed Residential Commercial (MRC-2) for the Skyhaven Quarry development. In the City of Atlanta, it will consist of two four story buildings with 125 residential units and 20,000 square feet of commercial uses. This development also includes two parcels in unincorporated DeKalb County that will developed with 57 townhomes and greenspace.

**FINDINGS OF FACT:**

- **Property location:** The subject property fronts on the east side of Moreland Avenue SE and to the north of Skyhaven Road NE. The subject property is in Land Lot 145 of the 15<sup>th</sup> District, Dekalb County, Georgia within the East Atlanta Neighborhood of NPU W, Council District 5.
- **Property size and physical features:** The subject property is approximately 2.43 acres (the portion of the development in Dekalb County totals 9.43 acres). One of the parcels is developed with a telecommunication tower, one has a commercial building, one has a vacant commercial building and two are undeveloped. The topography of the site decreases from west to east; however, they are mostly level along Moreland Avenue. The undeveloped parcels are planted with trees,
- **Current/past use of property:** A 1940s aerial photo shows that 1120 Moreland Ave SE was developed with a commercial building. The other parcels were developed with residential uses. Currently, 1120 Moreland is developed with a telecommunications tower, 1108 Moreland is developed with a commercial building housing a Family Dollar store, 1094 Moreland Avenue SE is

undeveloped, 1058 Moreland Avenue SE is developed with vacant and deteriorating commercial structures, and 1078 Moreland Avenue SE is undeveloped.

- **Surrounding zoning/land uses:** Parcels located north and west, have a Single Family Residential land use and have a Single Family Residential (R-4) zoning. They are developed with single family homes. Parcels to the west and to the south have a Mixed Use Low Density land use designation and have a Mixed Residential Commercial (MRC-1) zoning. These parcels are developed with commercial uses. The parcels to the east are in unincorporated DeKalb County. These parcels have a Traditional Neighborhood land use and Single Family Residential (R-75) zoning They are developed with single family residential uses.
- **Transportation system:** Moreland Avenue is classified as a collector street it is State Road/US Hwy 23/42. Skyhaven Road is a local street. Sidewalks are present along some of the parcels. MARTA provides service along Moreland Avenue via bus route #4. It provides service to the Reynolds/Inman Park MARTA transit station.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Mixed Use Medium Density land use designation is compatible with the Mixed Use Low Density land uses located along Moreland Avenue. The proposed land use is consistent with the South Moreland LCI Plan recommendations for the Confederate/Skyhaven focus area to “support the redevelopment of existing strip commercial areas into higher density, mixed-use development that supports neighborhood – serving commercial and residential uses.” The plan recommends redevelopment of the area with buildings that are “a maximum of 5 stories and implement the City of Atlanta’s Quality of Life zoning standards”. The proposed development is consistent with the plan’s recommendations.
- **Effect on adjacent property and character of neighborhood:** The proposed Mixed Use Medium Density land use will have a positive effect on the character of the neighborhood and on adjacent properties fronting on Moreland Avenue. Some of the goals of the South Moreland LCI are to make Moreland Avenue pedestrian friendly, to support pedestrian friendly urban form, and promote mixed-use redevelopment. The policies and recommendations to achieve the goal of promoting mixed use redevelopment are to: promote neighborhood serving commercial uses, promote a range of housing types (mix of income), design with appropriate height and density and redevelop and revitalize underutilized areas. The proposed land use and the proposed redevelopment of these parcels are consistent with the recommendations of the Moreland LCI and will encourage redevelopment of other underutilized and auto oriented parcels fronting on Moreland Avenue.
- **Suitability of proposed land use:** The Mixed Use Medium Density land use designation is suitable for this location along a collector street experiencing redevelopment to higher densities. The proposed land use is also suitable due to its location in a Redevelopment Corridor Character Area. The Character Area policies to elevate the distinct character of each corridor while encouraging density, growth, revitalization, and vibrancy, to support the redevelopment of vacant and underutilized land and buildings, and to manage the levels of densities along the corridors so the densest development happens near major intersections, centers, or transit stations are consistent with the proposed Mixed Use Medium Density land use designation and the redevelopment of these parcels.

- **Consistency with City’s land use policies:** Moreland Avenue is in a Redevelopment Corridor Character Area. According to the 2021 CDP, “*all these corridors can become main streets for many neighborhoods accommodating a reasonable amount of growth that will spur economic and community revitalization and spread a vibrant public life to all corners of Atlanta.*” This land use amendment is consistent with the Redevelopment Corridor policies to:
  - IC/RC 1 Elevate the distinct character of each Corridor while encouraging density, growth, revitalization, and vibrancy.
  - IC/RC 2 Support the redevelopment of vacant and underutilized land and buildings.
  - IC/RC 3 Encourage pedestrian-oriented development on the blocks around the many well-travelled intersections along the Corridors.
  - IC/RC 4 Manage the levels of densities along the Corridors so the densest development happens near major intersections, centers, or transit stations
- **Consistency with Adopted Small Area and Neighborhood Plans:** The subject parcels are included in the South Moreland LCI. Some of the goals of the plan are to: make Moreland pedestrian friendly, enhance pedestrian & bicycle connectivity, support pedestrian friendly urban form, promote mixed-use redevelopment and enhance transit service. The policies and recommendations to achieve the goal of promoting mixed-use redevelopment are to: promote neighborhood serving commercial uses, promote a range of housing type (mix of income), design with appropriate height and density to neighborhood and redevelop and revitalize underutilized areas

The subject site is in the Confederate/Skyhaven focus area. The plan characterized the area as “aging, auto-oriented, strip commercial uses. There will be opportunities to redevelop these commercial areas to create a pedestrian-corridor that supports a range of uses.” The proposed redevelopment approach for this area states that “the commercial parcels in this segment are large enough to support new commercial and mixed-use development. A key issue will be ensuring appropriate design and land use standards to guide future redevelopment in a pattern and form that is consistent with the plan’s goals of creating a pedestrian-oriented, mixed-use corridor”. Finally, the plan’s recommendation is to: Support the redevelopment of existing strip commercial areas into higher density, mixed-use development that supports neighborhood –serving commercial and residential uses. Redevelopment should be a maximum of 5 stories and implement the City of Atlanta’s Quality of Life zoning standards. The intensification of development along Moreland Avenue supports the goal of providing more housing choice within the corridor. Following the adoption of the plan, the parcels with commercial zoning (C-1) were rezoned to Mixed Residential Commercial zoning (MRC-1).

- **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **1058 Moreland Avenue SE, 1078 Moreland Avenue SE, 1094 Moreland Avenue SE, 1108 Moreland Avenue SE and 1120 Moreland Avenue SE** is located within a Corridor of a Growth Area. Corridors are described as follows:

“These are the connecting tissues of the city: the major streets that flow out of the core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree and Jonesboro wind along the contours of the city while streets like Metropolitan and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

- **Consistency with NPU policies:** The NPU W policy that applies to this land use amendment is:
  - W-4 Encourage mixed-use development along the Moreland Avenue and Memorial Drive corridors, consistent with the vision and recommendations put forward by the South Moreland LCI Master Plan and the Imagine Memorial master plan. Consolidate strip commercial uses in order to create a unified development pattern having a minimum number of curb cuts and turn lanes.

**STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM THE LOW DENSITY COMMERCIAL LAND USE DESIGNATION TO THE MIXED-USE MEDIUM DENSITY (MUMD) LAND USE DESIGNATION.**

**NPU Recommendation: NPU-W voted to approve this land use amendment at its May 25, 2022 meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of  
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JANIDE SIDIFALL  
INTERIM COMMISSIONER

KEYETTA M. HOLMES, AICP  
DIRECTOR  
OFFICE OF ZONING & DEVELOPMENT

**MEMORANDUM**

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** **22-O-1439/CDP-22-019 for 220 Pearl Street SE**  
**DATE:** June 8, 2022

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**PROPOSAL:** An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **220 Pearl Street SE** from the Industrial (I) Land Use Designation to the Mixed Use (MU) Land Use Designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-22-028 from Light Industrial (I-1) to Mixed Residential Commercial (MRC-3) to build 250 multifamily housing units.

The applicant requested a deferral of this application to the 3Q public hearing

**STAFF RECOMMENDATION: DEFERRAL TO THE 3Q PUBLIC HEARING**

**NPU Recommendation:** NPU-N voted to defer this land use amendment at its May 26, 2022 meeting.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



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KEYETTA M. HOLMES, AICP  
DIRECTOR  
OFFICE OF ZONING & DEVELOPMENT

## MEMORANDUM

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** 22-O-1440/CDP-22-020 for 10 Blackland Road NW  
**DATE:** June 8, 2022

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### PROPOSAL:

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **10 Blackland Road NW** from the Low Density Commercial (LDC) Land Use Designation to the Office Institution (O-I) Land Use Designation. This land use amendment is being done in conjunction with the rezoning of the parcel per Z-22-029 from Single Family Residential (R-3) and Commercial (C-1) to Office Institution (O-I) to build a three to four story secured storage facility.

### FINDINGS OF FACT:

- **Property location:** The subject property fronts on the south side of Blackland Road NW and west of Roswell Road NW. The property is in Land Lot 97 of the 17<sup>th</sup> District, Fulton County, Georgia within the Tuxedo Park Neighborhood of NPU A, Council District 8.
- **Property size and physical features:** The subject property is approximately 2.02 acres (88,317 sq. ft.). It is developed with a residential structure located adjacent to the east parcel line. Most of the parcel is heavily planted with trees. Topography on the site increases from the northwest to the southeast corner of the parcel. Access to the site is provided via a driveway on Blackland Road,
- **Current/past use of property:** The parcel is developed with a vacant 1-story 997 sq. ft. residential building. Staff is unaware of any other uses for the site.
- **Surrounding zoning/land uses:** The parcels to the north, south and east have a Low Density Commercial land use and a Community Business (C-1) zoning. The parcels are developed with commercial uses. One of the parcels to the south has a Low Density Residential land use designation and has Residential General Sector 4 (RG-4) zoning and it is developed with multifamily residential uses. The parcels to the west have a Single Family Residential land use and Single Family Residential (R-3) zoning. The parcels are developed with single family residential uses.
- **Transportation system:** Blackland Road is classified as a collector street. There are no sidewalks along the subject property frontage but sidewalks are present on the opposite side of the street.



MARTA provides service along Roswell Road via bus route #5 which connects to the Lindbergh MARTA Transit Station.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Office Institution (O-I) land use designation is compatible with the Low Density Commercial land uses directly across the street and located fronting on Roswell Road. The proposed land use is consistent with the NPU A policy to “preserve the residential zoning of gateway streets”.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Office Institution will have a positive effect on the character of Blackland Road. It will provide a transition between the Single Family Residential land uses and zoning to the west and the Low Density Commercial land uses to the east and fronting on Roswell Road. The proposed development is consistent with the Intown Corridor Character Area policy to “support the redevelopment of vacant and underutilized land and buildings”.
- **Suitability of proposed land use:** The Office Institution land use designation is suitable for this location adjacent to a collector street experiencing redevelopment to higher densities. As stated previously, the Office Institution land use designation will provide a transition from the Low Density Commercial uses to the north and east of the parcel to the Single Family Residential land uses to the west. The proposed development is also consistent with the Intown Corridor policy to “Manage the levels of densities along the Corridors so the densest development happens near major intersections, centers, or transit stations.”
- **Consistency with City’s land use policies:** The site is in the Intown Corridor Character Area. According to the 2021 CDP, “*all these corridors can become main streets for many neighborhoods accommodating a reasonable amount of growth that will spur economic and community revitalization and spread a vibrant public life to all corners of Atlanta.*” This land use amendment is consistent with the Intown Corridor policies to:
  - IC/RC 1 Elevate the distinct character of each Corridor while encouraging density, growth, revitalization, and vibrancy.
  - IC/RC 2 Support the redevelopment of vacant and underutilized land and buildings.
  - IC/RC 3 Encourage pedestrian-oriented development on the blocks around the many well-travelled intersections along the Corridors.
  - IC/RC 4 Manage the levels of densities along the Corridors so the densest development happens near major intersections, centers, or transit stations
- **Consistency with Adopted Small Area and Neighborhood Plans:** None apply as no small area plan or neighborhood plan has been done for this area.
- **Consistency with Atlanta City Design:** The Atlanta City Design articulates Atlanta’s vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and

Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **10 Blackland Road NW** is located within a Corridor of a Growth Area and in a Suburban Neighborhood.

Corridors are described as follows:

“These are the connecting tissues of the city: the major streets that flow out of the core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree and Jonesboro wind along the contours of the city while streets like Metropolitan and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city.”

Suburban Neighborhoods

“These are peaceful post-war subdivisions designed by the speed and easy distance of automobiles. Many, like Adamsville, Brandon and Perkerson, lack sidewalks, are not a well connected as older neighborhoods, and are often distant from retail and employment areas. Their more generous yards and intervening floodplains, however, provide far less runoff, more habitat and host huge swaths of Atlanta’s tree canopy. In this way, in addition to offering homes for families who prefer less-urban lifestyles, these neighborhoods provide enormous benefits to the city at large.”

- **Consistency with NPU policies:** The NPU A policies apply to this land use amendment.
  - A-7 Preserve the existing residential and historic character of Tuxedo Park (including its historic setbacks and wooded, park-like design) and maintain the existing zoning boundaries. Permit the subdivision of land only in accordance with conservation development standards. Preserve the current residential zoning of all gateway streets from Roswell Road to Tuxedo Park and South Tuxedo Park, including Blackland Road, Karland Drive and Lakeland Drive.

**STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM THE LOW DENSITY COMMERCIAL LAND USE DESIGNATION TO THE OFFICE-INSTITUTIONAL (O-I) LAND USE DESIGNATION.**

**NPU Recommendation: NPU-A voted to support this land use amendment at its May 3, 2022 meeting.**

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of  
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JANIDE SIDIFALL  
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KEYETTA M. HOLMES, AICP  
DIRECTOR  
OFFICE OF ZONING & DEVELOPMENT

**MEMORANDUM**

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** 22-O-1293/CDP-22-021 for 2234 DeKalb Drive  
**DATE:** June 8, 2022

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**PROPOSAL:**

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **2234 DeKalb Drive** to the Single Family Residential land use designation as a result of the petition to annex the parcel into the corporate limits of the City of Atlanta and to facilitate its zoning to Single Family Residential (R-4) per Z-22-031.

**FINDINGS OF FACT:**

- **Property location:** The property to be annexed is south of the City of Atlanta limits fronting on the northside of DeKalb Drive, an unimproved street between Daniel Avenue and Quillian Avenue. The property is in Land Lot 171 of the 15<sup>th</sup> District of DeKalb County adjacent to the City of Atlanta's East Lake neighborhood in Neighborhood Planning Unit (NPU) O, Atlanta City Council District 5.
- **Property size and physical features:** The subject parcel is approximately 0.2 acres, and it is undeveloped. The topography of the subject site increases from west to east. The parcel is heavily planted with trees.
- **Current/past use of property:** The parcel is currently undeveloped. It has a Traditional Neighborhood Character Area land use designation and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Traditional Neighborhood Character Area land use designation and Residential Medium Lot (R-75) zoning. The parcel is adjacent to the City of Atlanta boundaries to the north and east. The surrounding parcels within the City of Atlanta have a Single Family Residential land use designation of and have a Single Family Residential (R-4) zoning.
- **Transportation system:** DeKalb Drive is platted but it is not an improved street. It is between Daniel Avenue and Quillian Avenue, both are local streets. MARTA provides service along Glenwood

Avenue via bus route #107 with connection to the Georgia State and Indian Creek MARTA Transit Stations.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Single Family Residential land use designation is compatible with surrounding land uses in Atlanta and current Traditional Neighborhood land use designation in DeKalb County.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Single Family Residential will not have an adverse effect on the character of adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property's current land use designation in DeKalb County.
- **Suitability of proposed land use:** The Single Family Residential land use designation reflects the site's existing use and is suitable for the site. In addition, it is the same land use designation as the parcels immediately adjacent in the City of Atlanta.
- **Consistency with City's land use policies:** The proposed Single Family Residential land use designation is compatible with Atlanta's *Comprehensive Development Plan* general character area policy and the Traditional Neighborhood Existing Character Area policy to:
  - CW 2 Protect existing single-family, low-density, and medium-density residential from incompatible higher densities and non-residential uses
  - TNE 2 Prioritize maintaining and rehabilitating existing housing.
- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the *Atlanta City Design* map, the site is adjacent to a Conservation Area/Urban Neighborhood and is consistent with this description:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago.... Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today's market pressures, and therefore, threatened by even denser development.”

**NPU Policies:** The proposed SFR land use designation is compatible with NPU-O policies to:

- O-4 Preserve the single family and low-density residential character of NPU-O.

**STAFF RECOMMENDATION: APPROVAL OF THE SINGLE-FAMILY RESIDENTIAL (SFR) LAND USE DESIGNATION.**

**NPU RECOMMENDATION:** This land use amendment will be on the June 2022 NPU-O meeting agenda for a vote.

cc: Jessica Lavandier, Assistant Director, Strategic Planning



Department of  
**CITY PLANNING**

ANDRE DICKENS  
MAYOR

55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303  
404-330-6070 – FAX: 404-658-7638

JANIDE SIDIFALL  
INTERIM COMMISSIONER

KEYETTA M. HOLMES, AICP  
DIRECTOR  
OFFICE OF ZONING & DEVELOPMENT

**MEMORANDUM**

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** **22-O-1296/CDP-22-022 for 1162 Oakfield Drive, 1165 Oakfield Drive, 1166 Oakfield Drive, and 1178 Oakfield Drive**  
**DATE:** June 8, 2022

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**PROPOSAL:**

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1162 Oakfield Drive, 1165 Oakfield Drive, 1166 Oakfield Drive and 1178 Oakfield Drive**, to the Single-Family Residential Land Use Designation and to facilitate its zoning to Single Family Residential (R-4) per Z-22-032.

**FINDINGS OF FACT:**

- **Property location:** The subject parcels to be annexed are south, east and west of the City of Atlanta limits fronting on the north and south side Oakfield Drive. The parcels are in Land Lot 145 of the 15<sup>th</sup> District of DeKalb County. They are south and west of the East Atlanta neighborhood in Neighborhood Planning Unit (NPU) W, Council District 5.
- **Property size and physical features:** The 4 parcels total approximately 0.9 acres and are developed with single family residential structures dating to the 1950s. The topography of the site increases from west to east.
- **Current/past use of property:** The parcels are currently developed with single family residential structures and have a Traditional Neighborhood Character Area land use designation and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Traditional Neighborhood Character Area land use designation and Residential Medium Lot (R-75) zoning. The parcels are south of the City of Atlanta boundaries. The adjacent parcels to the north within the City of Atlanta have Single Family Residential land use designation and are zoned Planned Development Housing (PD-H) and Single Family Residential (R-4) District.

- **Transportation system:** Oakfield Drive is a two-lane local street with no sidewalks. MARTA provides service along Flat Shoals Road via bus routes #32 and #74 with connection to the Reynoldstown-Inman Park MARTA Transit Stations.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Single Family Residential land use designation is compatible with surrounding land uses in Atlanta and the existing Traditional Neighborhood land use designation in DeKalb County.
- **Effect on adjacent property and character of neighborhood:** The proposed Single Family Residential land use designation will not have an adverse effect on the character of adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property's current land use designation in DeKalb County.
- **Suitability of proposed land use:** The Single Family Residential land use designation reflects the site's existing use and is suitable for the site.
- **Consistency with City's land use policies:** The proposed Single Family Residential land use designation is compatible with Atlanta's 2021 *Comprehensive Development Plan* general character area policy and the Traditional Neighborhood Existing Character Area policy to:
  - CW 2 Protect existing single-family, low-density, and medium-density residential from incompatible higher densities and non-residential uses
  - TNE 2 Prioritize maintaining and rehabilitating existing housing.
- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the *Atlanta City Design* map, the site is adjacent to a Conservation Area/Urban Neighborhood and is consistent with this description:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago.... Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today's market pressures, and therefore, threatened by even denser development.”

- **NPU Policies:** The proposed Single Family Residential land use designation is compatible with NPU-W policy to:
  - W-1 Preserve the single-family and low-density character of the Ormewood Park, East Atlanta, Woodland Hills, Custer Avenue, McDonough, Guice, Benteen, Boulevard Heights, and Grant Park neighborhoods.

**STAFF RECOMMENDATION: APPROVAL OF THE SINGLE-FAMILY RESIDENTIAL (SFR) LAND USE DESIGNATION.**

**NPU RECOMMENDATION:** This land use amendment will be on the June 2022 NPU-W meeting agenda for a vote.

cc: Jessica Lavandier, Assistant Director, Strategic Planning





Department of  
**CITY PLANNING**

ANDRE DICKENS  
MAYOR

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JANIDE SIDIFALL  
INTERIM COMMISSIONER

KEYETTA M. HOLMES, AICP  
DIRECTOR  
OFFICE OF ZONING & DEVELOPMENT

**MEMORANDUM**

**TO:** Jason Dozier, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** **22-O-1299/CDP-22-023 for 2004 Swazey Drive**  
**DATE:** June 8, 2022

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**PROPOSAL:**

An ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **2004 Swazey Drive** to the Single Family Residential (SFR) land use designation as a result of the petition to annex the parcel into the corporate limits of the City of Atlanta and to facilitate its zoning to Single Family Residential (R-4) per Z-22-033.

**FINDINGS OF FACT:**

- **Property location:** The property to be annexed is south of the City of Atlanta limits fronting on the northside of Swazey Drive and the west side of Hampton Avenue. The property is located in Land Lot 172 of the 15<sup>th</sup> District of DeKalb County, and it is adjacent to the City of Atlanta's East Lake neighborhood in Neighborhood Planning Unit (NPU) O, Atlanta City Council District 5.
- **Property size and physical features:** The subject parcel is approximately 0.2 acres and is developed with a single-family residential structure. The topography of the subject site is relatively level with trees planted in the front yard of the property.
- **Current/past use of property:** The parcel is currently developed with a single family residential structure and has a Traditional Neighborhood Character Area land use designation and Residential Medium Lot (R-75) zoning in DeKalb County. Staff is not aware of any previous uses of the site.
- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Traditional Neighborhood Character Area land use designation and Residential Medium Lot (R-75) zoning. To the north, the parcel is adjacent to the City of Atlanta boundaries. The surrounding parcels within the City of Atlanta have a Single Family Residential. land use designation of and are zoned Single Family Residential (R-4).

- **Transportation system:** Swazey Drive is a two-lane local road without sidewalks. MARTA provides service along Glenwood Avenue via bus route #107 with connection to the Georgia State and Indian Creek MARTA Transit Stations.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Single Family Residential land use designation is compatible with surrounding land uses in Atlanta and current Traditional Neighborhood land use designation in DeKalb County.
- **Effect on adjacent property and character of neighborhood:** The proposed land use designation of Single Family Residential will not have an adverse effect on the character of adjacent properties or the surrounding residential neighborhood, as the proposed land use designation is substantially comparable to the subject property's current land use designation in DeKalb County.
- **Suitability of proposed land use:** The Single Family Residential land use designation reflects the site's existing use and is suitable for the site. In addition, it is the same land use designation as immediately adjacent parcels in the City of Atlanta.
- **Consistency with City's land use policies:** The proposed Single Family Residential land use designation is compatible with Atlanta's *Comprehensive Development Plan* general character area policy and the Traditional Neighborhood Existing Character Area policy to:
  - CW 2 Protect existing single-family, low-density, and medium-density residential from incompatible higher densities and non-residential uses
  - TNE 2 Prioritize maintaining and rehabilitating existing housing.
- **Consistency with Atlanta City Design:** The *Atlanta City Design* articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the *Atlanta City Design* map, the site is adjacent to a Conservation Area/Urban Neighborhood and is consistent with this description:

“These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are the traditional intown communities that were built by the expansion of streetcars a century ago.... Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today's market pressures, and therefore, threatened by even denser development.”

- NPU Policies:** The proposed SFR land use designation is compatible with NPU-O policies to:
- O-4 Preserve the single family and low-density residential character of NPU-O.

**STAFF RECOMMENDATION: APPROVAL OF THE SINGLE-FAMILY RESIDENTIAL (SFR) LAND USE DESIGNATION.**

**NPU RECOMMENDATION:** This land use amendment will be on the June 2022 NPU-O meeting agenda for a vote.

cc: Jessica Lavandier, Assistant Director, Strategic Planning