



CITY OF ATLANTA

ANDRE DICKENS
MAYOR

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

JAHNEE R. PRINCE, AICP
COMMISSIONER

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-23-59 for Waiving Section 16-18T.005**

DATE: November 9, 2023

An Ordinance by Councilmember Marci Collier Overstreet to waive certain provisions in Section 16-18T.005 of the City of Atlanta Code of Ordinances related to drive-through service windows so as to allow an eating and drinking establishment at **2845 Greenbriar Parkway SW** to operate a drive-through service window; and for other purposes.

Staff is requesting a deferral.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – DECEMBER 2023



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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director

SUBJECT: **Z-23-60 for Campbellton Road Overlay Subarea 4 Text Amendment**

DATE: November 3, 2022

An Ordinance by Councilmember Marci Collier Overstreet to amend Part III Land Development Code **Part 16 Chapter 43 Subarea 4 Section 16-43.009** Relationship of Building to Street of the **Campbellton Road Overlay**; and for other purposes..

Staff is requesting a deferral.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – DECEMBER 2023



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Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-23-61 Text Amendment to Chapter 32 Section 16-32F.002(9)(D)**

DATE: November 9, 2023

An Ordinance by Councilmember Marci Collier Overstreet to amend Part III Land Development Code Part 16 Chapter 32 Section 16-32F.002(9)(D) Cascade Heights Neighborhood Commercial District; and for other purposes.

Staff is requesting a deferral.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – DECEMBER 2023



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Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: U-23-28 for 540 Mobile Avenue SW, 541 Mobile Avenue SW and 553 Mobile Avenue SW

DATE: November 9, 2023

An Ordinance by Councilmember Antonio Lewis to waive provisions of Part III- Code of Ordinances (Land Development Code), Part 16 (Zoning), Chapter 29 (Definitions), Section 16-29.001(71)(a)(1) (Supportive Housing) of the City of Atlanta Code of Ordinances for the purpose of waiving the distance requirements for a shelter at properties located at **540 Mobile Avenue SW, 541 Mobile Avenue SW and 553 Mobile Avenue SW**; for a special use permit for a shelter pursuant to Section 16-06A.005(1)(G) and 16-34.007(1)(R) for properties located at **540 Mobile Avenue SW, 541 Mobile Avenue, and 553 Mobile Avenue SW**; and for other purposes.

FINDINGS OF FACT:

- **Property location:** The property is located within Land Lot 90 of the 14th District, Fulton County, Georgia within the Sylvan Hills neighborhood of NPU-X in Council District 12.
- **Property size and physical features:** The subject property is approximately 1.79 acres (78,318 square feet). It is currently developed with a residential structure, a place of worship and a non-residential building with accessory surface parking. The topography varies. Vehicular access is provided via curbcuts from Mobile Avenue SW. There are a several mature trees and shrubs around the site.
- **CDP land use map designation:** The subject property has a future land use designation of SFR (Single Family Residential) and (LDC) Low Density Commercial within the 2021 Comprehensive Development Plan (CDP).
- **Current/past use of property:** The subject property is currently developed with several structures including a single family residence, a place of worship and a non-residential structure. Staff is unaware of any other previous uses on the site.

- **Surrounding zoning/land uses:** Parcels to the north and south are zoned MRC-1-C (Mixed Residential Commercial Conditional) with LDC (Low Density Commercial) land use designation. Parcels to the east are zoned R-4A (Single Family Residential) with SFR (Single Family Residential) land use designation. Parcels to the west are zoned MRC-1-C (Mixed Residential Commercial Conditional) and with LDC (Low Density Commercial) and MU (Mixed Use) land use designation.
- **Transportation system:** Mobile Avenue is classified as a local street. No sidewalks are available on Mobile Avenue SW. Currently, MARTA serves the area via bus routes along nearby Metropolitan Parkway SW.

PROPOSAL: The application seeks a Special Use Permit for a shelter pursuant to Section 16-06A.005(1)(G) and 16-34.007(1)(R) and seeks to waive the 2000 feet distance requirement for shelters pursuant to Section 16-29.001(71)(A)(1).

- **Ingress and egress:** Ingress and egress is provided via curbcuts along Mobile Avenue SW.
- **Parking and loading:** Surface parking and loading is available in surface parking lots located onsite.
- **Refuse and service areas:** The applicant intends to utilize City services for trash and recycling.
- **Buffering and screening:** The applicant does not anticipate that any additional buffering or screening is necessary beyond what is currently existing on the property.
- **Hours and manner of operation:** Gilgal is a long-term recovery residence for women experiencing homelessness due to drug and alcohol addiction. Through their one-year, two-phase program, they seek to transition women from crisis and homelessness to stability and independent living. They provide food, clothing and housing, as well as a full range of recovery services, spiritual nourishment, workforce development, life skills training, and transitional support.
- **Duration:** The applicant requests an indefinite duration.
- **Required yards and open space:** Any additions must comply with required yards and open space requirements.
- **Tree Preservation and Replacement:** Any tree removal on the property will be permitted via the City Arborist.

CONCLUSIONS:

- a) **Ingress and egress and proposed structure or uses thereon, with particular references to automotive and pedestrian safety and convenience, traffic flow and control, and emergency access:** Vehicular traffic may enter and exit from the curbcuts along Mobile Avenue. Staff finds the proposed ingress and egress to be sufficient.
- b) **Off-street parking and loading:** Off-street parking and loading is available in surface parking lots onsite. Staff finds that parking and loading is sufficient for the proposed use.

- c) **Refuse and service areas:** The applicant intends to utilize City services for trash and recycling. Staff finds that the proposed refuse and service areas are sufficient.
- d) **Buffering and screening:** Staff finds that the existing buffering and screening should be sufficient.
- e) **Hours and manner of operation:** The proposed shelter will primarily operate 24 hours a day 7 days a week. Women of Gilgal will offer a one-year, two-phase program for women experiencing homelessness due to drug and alcohol addiction. Staff is supportive of the proposed use.
- f) **Duration:** The applicant requests an indefinite duration. Staff is supportive of this request.
- g) **Required yards and open space:** Any additions to the shelter must comply with required yards and open space requirements.
- h) **Compatibility with policies related to tree preservation:** Trees impacted by the development will be reviewed by the City Arborist in accordance with the Tree Preservation Ordinance.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The special use permit shall be valid from the date of City Council adoption as long as Women of Gilgal is the owner/operator.
2. This special use permit is not transferrable.



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KEYETTA M. HOLMES, AICP
Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: U-23-08 for 2304 1st Avenue SE and 2308 1st Avenue SE

DATE: November 9, 2023

An Ordinance by Zoning Committee for a special use permit for a community center pursuant to 16-06.005(1)(k) for property located at **2304 1st Avenue SE and 2308 1st Avenue SE**.

FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 105 feet on the northeast side of 1st Avenue SE beginning approximately 95 feet from the northwest corner of Lakeview Drive and 1st Avenue. The property is located within Land Lot 205 of the 15th District, DeKalb County, Georgia in the Kirkwood neighborhood of NPU-O in Council District 5.
- **Property size and physical features:** The property is approximately 0.605 acres (26,360 square feet). The property is developed with a variety of ancillary structures typical of a park space, such as picnic facilities, walking paths, informational kiosks, and playhouses. The topography varies slightly across the lot, with approximately 5 feet between its highest and lowest points. Vehicular access to the site is not provided. There are mature trees and landscaping throughout the property.
- **CDP land use map designation:** The property has a future land use designation of Single Family Residential (SFR) within the 2021 Comprehensive Development Plan (CDP).
- **Current/past use of property:** The property is developed with a variety of ancillary structures typical of a park space and is currently utilized as a community green space and place of passive recreation. Staff is unaware of any other previous uses on the site.
- **Surrounding zoning/land uses:** To the north the parcels lie outside of City of Atlanta city limits. The parcels to the south, east, and west are zoned R-4 (Single Family Residential District) with Single Family Residential (SFR) future land use designation.

- **Transportation system:** The site has frontage along 1st Avenue NE which is classified as a local road. MARTA bus route service operates nearby along 2nd Avenue as well as Hosea L Williams Drive. There are no sidewalks along 1st Avenue.

PROPOSAL:

The applicant seeks a Special Use permit for a community center pursuant to 16-06.005(1)(k). The request is to amend the site plan of the previously approved Special Use at this site, U-14-23/14-O-1495. The amendment provides new architectural details for the proposed pavilion at the site and makes minor adjustments to the overall site plan. The Wylde Center, also known as Hawk Hollow, is a garden that functions as an outdoor educational center and community gathering space. The site hosts field trips related to natural habitats, birds, stream ecosystems, and native and invasive plants. The final site plan includes passive open space, an educational pavilion, elevated walkways, a variety of gardens, and other outdoor recreational features.

- **Ingress and egress:** There are no curb cuts to gain vehicular access to the site. Parking is accommodated along the curb on the residential street. The site only has one part-time employee and occasionally hosts field trips via school bus, which can be accommodated by the available on-street parking. Many patrons are nearby residents or school attendees who arrive to the site by foot.
- **Parking and loading:** Parking will be accommodated along the street frontage, where cars and busses can load and unload directly into the site.
- **Refuse and service areas:** The applicant will use City of Atlanta trash services for weekly scheduled trash collections. The residential containers will be used for regular trash and recycling. Paper bags will be used for yard trimmings when needed.
- **Buffering and screening:** The site generates virtually no light or air pollution that could impact surrounding uses, and the sound generation is minimal and will comply with standard noise ordinances. The residential property to the southeast of the site will be partially screened by an additional landscape buffer of native vegetation along the property line.
- **Hours and manner of operation:** The site operates as an educational center and community gathering space that also hosts field trips for students. The final site is expected to include passive open space, streams, an educational pavilion, elevated walkways, a variety of gardens, and other outdoor recreational features. The site is open daylight hours every day of the year and can be utilized for small seminars, outdoor classes, and special events for patrons of all ages. There is one part-time employee who maintains the site approximately fifteen hours per week.
- **Duration:** The applicant requests an indefinite duration.
- **Required yards and open space:** The applicant has indicated that any of the proposed structures shall comply with the required yards and open spaces.

- **Tree Preservation and Replacement:** Any tree removal on the property will be permitted via the City Arborist. The applicant has indicated that they will be consulting with arborists on the final landscape plan.

CONCLUSIONS:

- a) **Ingress and egress and proposed structure or uses thereon, with particular references to automotive and pedestrian safety and convenience, traffic flow and control, and emergency access:** Based on the plan provided by the applicant the proposal appears to provide adequate access to the site and will not detract from the surrounding area. Staff is of the opinion that the proposed ingress and egress are sufficient to ensure automotive and pedestrian safety and will not create traffic congestion.
- b) **Off-street parking and loading:** The site does not accommodate any off-street parking. Given that many of the sites patrons are local and arrive on foot or via busses, the parking demand is minimal and the roadway is wide enough to safely accommodate parking along the curb and load directly into the site. Staff finds the proposed parking and loading to be sufficient.
- c) **Refuse and service areas:** Staff finds that the proposed refuse and service areas are sufficient.
- d) **Buffering and screening:** The site generates minimal impact to surrounding uses, and the applicant has proposed dense native vegetation to be installed along the property line to screen the adjacent residential use. The buffering and screening as proposed by the applicant appears to be suitable.
- e) **Hours and manner of operation:** The site is open daylight hours every day of the year and can be utilized for small seminars, outdoor classes, and special events for patrons of all ages. There is one part-time employee who maintains the site approximately fifteen hours per week. Wylde Center employees may also be on site a few days a week to lead and manage programs during daylight hours.
- f) **Duration:** The applicant requests an indefinite duration. Staff is supportive of an infinite duration.
- g) **Required yards and open space:** The site plan complies with the required yards and open space.
- h) **Compatibility with policies related to tree preservation:** Trees impacted by the development will be reviewed by the City Arborist in accordance with the Tree Preservation Ordinance.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The site shall be developed in accordance with the site plan titled “Pavilion – Hawk Hollow” dated May 17, 2023 and stamped received by the Office of Zoning and Development May 23, 2023. Minor changes to the approved site plan may be authorized by the Director of the Office of Zoning and Development in accordance with Section 16-02.003(7).

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2. The special use permit shall be issued to the owner **Wylde Center** and is not transferrable.



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JAHNEE R. PRINCE, AICP
Commissioner

KEYETTA M. HOLMES, AICP
Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-23-47 for 71 Sheridan Drive NE**

DATE: November 9, 2023

An Ordinance by Zoning Committee to rezone from RG-2 (Residential General Sector 2) to RG-3 (Residential General Sector 3) for property located at **71 Sheridan Drive NE**.

FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 75 feet on the south side of Sheridan Drive commencing at a point where the southwest right-of-way of Sheridan Drive (50' R/W) intersects the southeast right-of-way of Peachtree Road. The property is located within Land Lot 38 of the 17th District Fulton County, Georgia in the Garden Hills Neighborhood of NPU-B in Council District 7.
- **Property size and physical features:** The subject property is an irregular shaped lot of approximately 0.34 acres. It is currently developed with a three-story apartment building. A few of the units have on-site parking in the rear, but the remaining tenants park on the street, which is a narrow local street. The site has approximately 75 feet of frontage on the south side of Sheridan Drive. Topography slopes downward approximately 10 feet towards the rear of the property.
- **CDP land use map designation:** The future land use designation for this property in the 2021 Comprehensive Development Plan is Medium Density Residential (MDR) which is compatible with the proposed RG-3 (Residential General Sector 3) zoning.
- **Current/past use of property:** The subject property is currently developed with a three-story apartment building. Staff is unaware of any other previous uses at the property.

- **Surrounding zoning/land uses:** The subject property is currently zoned RG-2 (Residential General Sector 2) with a Medium Density Residential (MDR) land use designation. Surrounding zoning includes RG-2 (Residential General Sector 2) to the east, RG-2 (Residential General Sector 2) and RG-3 (Residential General Sector 3) to the north, RG-3 (Residential General Sector 3) to the west, and R-4 (Single-Family Residential) to the south. Surrounding land-use designations include Medium Density Residential (MDR) to the north, west and west, and Single Family Residential (SFR) to the south.
- **Transportation:** The subject property is located along Sheridan Drive which is classified as a local road. The closest bus stop is located 0.1 miles from the subject property at the corner of Sheridan Drive NE and Peachtree Road NW. MARTA provides bus service along Peachtree Road NW, via bus route #110 with connections to the MARTA Buckhead Transit Station.

PROPOSAL:

The applicant requests a rezoning from RG-2 (Residential General Sector 2) to RG-3 (Residential General Sector 3) for the redevelopment of the subject site with a proposal to redevelop the site with townhomes.

CONCLUSIONS:

1. **Compatibility with comprehensive development plan (CDP); timing of development:**
The future land use designation for this property in the 2021 Comprehensive Development Plan (CDP) is Medium Density Residential (MDR) which is compatible with the proposed RG-3 (Residential General Sector 3) zoning. The proposed rezoning will not require a CDP land use amendment.
2. **Availability of and effect on public facilities and services; referrals to other agencies:**
The location of the site and current use of surrounding properties indicates there are public facilities and services available to the subject property. There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject location. Compliance with all applicable City codes will be required when proposed development plans are submitted to other agencies for permit review.
3. **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not indicated that they own other land that would be suitable for this development. The proposed rezoning would not have a negative effect on the balance of land uses. The proposed development would replace the existing multi-unit building with a denser mix of single-family and townhome dwellings without changing the existing medium density residential land use. Staff believes the proposed rezoning would maintain the existing balance of land uses in the area.

4. **Effect on character of the neighborhood:** Staff is of the opinion that the proposal would be compatible with the existing character of the surrounding area. The 2021 Comprehensive Development Plan places the location within the High-Density Residential Character Area. Policies for this character area encourage a diversity of housing types to meet the needs of the community. The surrounding area is mostly developed with townhomes, apartment buildings, and some single family detached and attached homes that vary from medium to high density. NPU-B policies emphasize the neighborhood's priority provide a transition between single family residential and higher density residential and commercial use. Staff believes that a rezoning to RG-3 would allow a development at a density and housing type that is compatible with the existing character of the neighborhood.
5. **Suitability of proposed land use:** The applicant does not propose to change the existing medium-density residential land use, which is compatible with the proposed RG-3 (Residential General Sector 3) zoning. Additionally, Staff finds that the proposed development is suitable with the existing medium density residential land use which allows a density of 0-16 units per acre.
6. **Effect on adjacent property:** Staff is of the opinion the proposed rezoning would have a positive effect on adjacent properties by providing a denser development that is compatible with existing surrounding residential developments on adjacent properties. Staff also believes that the proposed development would positively affect adjacent properties by providing a housing type that is akin to the surrounding townhome style.
7. **Economic use of current zoning:** The subject property is currently zoned RG-2 (Residential General Sector 2), and the applicant proposes to rezone to RG-3 (Residential General Sector 3) for the proposed townhome and single family residential development. Staff finds that the current zoning with a maximum FAR of 0.348 allows for some economic use of the property. However, a rezoning to RG-3 (Residential General Sector 3) would allow a maximum FAR of .696 thus allowing a denser development that provides more economic use of the property.
8. **Compatibility with policies related to tree preservation:** The proposed development will need to comply with the requirements of the City of Atlanta's Tree Ordinance.
9. **Other Considerations:** 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, **71 Sheridan Drove NE** is in the Buckhead Village Cluster Growth Area and is described as follows:

“These are the historically suburban commercial districts of New Atlanta that are becoming increasingly urban. They are outlying concentrations of housing, workspaces, 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.”

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The property shall be developed in accordance with the site plan entitled "Sheridan Drive" prepared by TSW dated July 12, 2022, and marked received by the City of Atlanta Office of Zoning and Development July 7, 2023. Minor changes to the approved site plan may be authorized by the Director of the Office of Zoning and Development in accordance with Section 16-02.003(7).
2. The project road shall not be gated.
3. Lighting within the project shall be designed to be residential in nature and shall not cause light spillage onto adjacent residential properties.
4. HVAC compressors (condensing units) shall not be installed between the front of the homes and the public right-of-way.
5. Developer shall construct streetscape to include a sidewalk of not less than 5' adjacent to the curb and a landscape strip adjacent to the sidewalk (between the building and the sidewalk) of not less than 15 feet. The landscape strip may contain hardscape pedestrian access from the buildings to the sidewalk and driveways.
6. Developer shall replace curbs around the perimeter of the property with concrete header curb per city standard specifications.
7. Construction traffic shall access the site from Sheridan Drive via Peachtree Road. Developer will discourage construction traffic from driving through the Garden Hills neighborhood. All construction materials and parking shall be staged onsite or on other property owned by the Applicant on the north side of Sheridan Drive. Developer shall discourage construction traffic on neighborhood surface streets.
8. Construction noise shall meet the requirements of Section 74-134(a) of the Code of Ordinances of the City of Atlanta which states that: construction noise will not be plainly audible within any single-family or multi-family residential zoning district more than 100 feet beyond the property boundary of the property except between the hours of 7:00 a.m. (or 9:00 a.m. on a weekend day or legal holiday) and 7:00 p.m.
9. During construction, the developer shall sweep the street regularly and pick up any debris or spills. All building materials shall be staged solely within the development or on other property owned by the Applicant on the north side of Sheridan Drive.
10. Developer agrees to support and sign a petition if the Garden Hills Civic Association desires to submit a petition to the City of Atlanta to establish speed bumps and such other measures that would calm traffic and increase safety on roads adjacent to the property subject to approval by the Atlanta Department of Transportation.
11. Developer agrees to support a request from the Garden Hills Civic Association to the City of Atlanta to restrict parking on Sheridan Drive adjacent to the Property between 7:00 am-8:30 am and 2:30 pm - 4:00 pm Monday through Friday. Subject to approval by the City of Atlanta Department of Transportation.
12. Developer agrees to retain some ownership of the homeowner's association after completion of development.

13. The developer of the subject property will be required to clean any silt or construction debris, directly related to the failure of erosion and sediment control measures installed by developer during the development of the property that happens to be transported to the adjacent grass field located at 285 Sheridan Drive, NE (Parcel ID 17 0100 LL010) due to an unusually heavy rainfall event. Silt shall be defined as newly disturbed earth, which is typically “red” in color. Subject to approval by the City of Atlanta Department of Watershed Management, and Office of Site Development.



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KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-23-49 for 667 Thurmond Street NW and 673 Thurmond Street NW**

DATE: November 9, 2023

An Ordinance by Zoning Committee to rezone from SPI-19 SA6/WIZ (Vine City Special Public Interest District Subarea 6/Westside Affordable Workforce Housing Inclusionary Zoning Overlay) to SPI-19 SA7/WIZ (Vine City Special Public Interest District Subarea 7/Westside Affordable Workforce Housing Inclusionary Zoning Overlay) for property located at **667 Thurmond Street NW and 673 Thurmond Street NW**.

FINDINGS OF FACT:

- **Property Location:** The property fronts 136 feet on the north side of Thurmond Street NW beginning at a capped rebar set on the northeasterly right-of-way line of Thurmond Street, said capped rebar being 89 feet northwesterly from the right of way line of Elm Street. The property is in Land Lot 110 of the 14th District, Fulton County, Georgia in the Vine City Neighborhood of NPU-L, Council District 3.
- **Property Size and Physical Features:** The subject site is a pair of parcels with approximately 0.209 acres (approximately 9,104 square feet) of lot area. The site is currently occupied by a pair of one-story brick/frame single family structures, with one on each parcel. Vehicular access is not provided. Topography varies slightly across the site, with a steady elevation change of approximately 7 feet between the highest and lowest points. There is some plant landscaping on the site, but minimal natural vegetation.
- **CDP Land Use Map Designation:** The current land use category for the site is Single Family Residential (SFR) within the 2021 Comprehensive Development Plan (CDP). A land use amendment is required for the target zoning designation, and a request has been submitted concurrently with this application.
- **Current/Past Use of Property:** The site is currently occupied by a pair of one-story brick/frame single family structures, with one on each parcel. Staff is unaware of any other previous uses of the property.

- **Surrounding Zoning/Land Uses:** The parcels to the north are zoned SPI-19 SA10/WIZ (Vine City Special Public Interest District Subarea 10/Westside Affordable Workforce Housing Inclusionary Zoning Overlay) with Mixed Use – Low Density (MULD) future land use and SPI-19 SA6/WIZ (Vine City Special Public Interest District Subarea 6/Westside Affordable Workforce Housing Inclusionary Zoning Overlay) with Single Family Residential (SFR) future land use. The parcels to the east are zoned SPI-19 SA10/WIZ (Vine City Special Public Interest District Subarea 10/Westside Affordable Workforce Housing Inclusionary Zoning Overlay) with Mixed Use – Low Density (MULD) future land use. The parcels to the south are zoned SPI-19 SA5/WIZ (Vine City Special Public Interest District Subarea 5/Westside Affordable Workforce Housing Inclusionary Zoning Overlay) with Low Density Residential (LDR) future land use and SPI-19 SA6/WIZ (Vine City Special Public Interest District Subarea 6/Westside Affordable Workforce Housing Inclusionary Zoning Overlay) with Single Family Residential (SFR) future land use. The parcels to the west are zoned SPI-19 SA6/WIZ/HC20P (Vine City Special Public Interest District Subarea 6/Westside Affordable Workforce Housing Inclusionary Zoning Overlay/Sunset Avenue Historic District) with Single Family Residential (SFR) future land use.
- **Transportation System:** Thurmond Street NW is considered a local road at this location. Thurmond Street NW does not have sidewalks along either side. MARTA bus service operates north of the site along Joseph E. Boone Boulevard NW. The Vine City MARTA transit station is approximately 0.6 miles away.

PROPOSAL:

The applicant seeks to rezone from SPI-19 SA6/WIZ (Vine City Special Public Interest District Subarea 6/Westside Affordable Workforce Housing Inclusionary Zoning Overlay) to SPI-19 SA7/WIZ (Vine City Special Public Interest District Subarea 7/Westside Affordable Workforce Housing Inclusionary Zoning Overlay) for the development of a new multifamily residential building. Concurrently with this rezoning request, the applicant has applied to amend the CDP future land use designation of the site from Single Family Residential (SFR) to Medium Density Residential (MDR).

Project Specifications:

Lot Area (total):	0.209 acres
Maximum Residential FAR:	1.5
Proposed Residential FAR:	1.19
Number of Units Proposed:	16 units
Parking Required (Minimum):	No minimum per SPI-19
Parking Proposed:	8 spaces
Bicycle Parking Required:	1 fixed and 1 enclosed space per 10 units (2 minimum)
Bicycle Parking Provided:	12
Maximum Building Height:	40 feet
Proposed Building Height:	38 feet
Maximum Lot Coverage:	70%

Proposed Lot Coverage: 29%

Current Zoning: SPI-19 SA6/WIZ
Proposed Zoning: SPI-19 SA7/WIZ

Current Future Land Use: Single Family Residential (SFR)
Proposed Future Land Use: Medium Density Residential (MDR)

CONCLUSIONS

- 1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The 2021 Comprehensive Development Plan designates the subject property with a Single Family Residential (SFR) land use; therefore, the proposed zoning district is not compatible. A request to amend the future land use of the site has been submitted concurrently with this application.
- 2) **Availability of and effect on public facilities and services; referrals to other agencies:** There has been no indication from review agencies or departments that there would not be adequate public facilities and services at the subject location. At the time of permitting, the development plans will be submitted to other agencies for permit review for compliance with applicable City codes.
- 3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not presented any evidence that they own other land in the area that is suitable for this development. The proposed rezoning would not have an adverse effect on the environment or create an imbalance of land uses. The site's CDP Character Area designation is "Traditional Neighborhood – Redevelopment", which includes the requested Medium Density Residential (MDR) future land use as a "preferred future land use". CDP Policy TNR-4 "*Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated*" supports this rezoning request, because the subject parcels were identified as "*properties assessed to be in poor physical condition or already slated for demolition*" by the Westside Land Use Framework Plan (2017) Figure 42 "Vine City Opportunities for Renovation". The proposal also supports the Westside Land Use Framework Plan Objective 1.2 "*Expand housing choice to improve affordability, attract a mix of resident income levels, and reduce displacement.*" The area already features a diverse mix of land uses and zoning designations that would not be impaired by this request. The proposed rezoning would therefore have a positive impact on the balance of land uses with regard to public need.
- 4) **Effect on character of the neighborhood:** Staff is of the opinion that the proposed rezoning would not have a negative impact on the character of the surrounding neighborhood. The current sites are underutilized and have been slated for demolition and redevelopment by relevant small area plans since 2017. This site is also located almost directly adjacent to Rodney Cook Sr. Park; the additional density at this location will allow for more residents to have convenient access to this amenity without generating additional vehicle trips. The Vine City neighborhood includes other multifamily developments with at a Medium Density Residential scale to the southwest, and there

are similar developments nearby to the north in the English Avenue neighborhood, which both indicate existing compatibility for multifamily uses. Therefore, Staff finds the proposed request reasonable.

- 5) **Suitability of proposed land use:** Although the proposed zoning designation SPI-19 SA7/WIZ (Vine City Special Public Interest District Subarea 7/Westside Affordable Workforce Housing Inclusionary Zoning Overlay) does not comply with the existing future land use designation of Single Family Residential (SFR), a request to amend the land use to Medium Density Residential (MDR) has been submitted. The proposed multifamily development will be an increase in density relative to what has existed previously, but still complementary to the existing fabric of the neighborhood. As previously noted, similar multifamily sites with similar entitlements already exist nearby in both the Vine City and the English Avenue neighborhoods. Land use policies and applicable small area plans support the introduction of new housing stock and type in this area, and the Inclusionary Zoning Overlay requirements will ensure accessibility to residents with less income, thereby supporting Citywide policy CW-10 *“Provide diverse and more affordable housing choices that are accessible for all people.”* The proposed land use is suitable for the parcel.
- 6) **Effect on adjacent property:** Based on the stated goals of the relevant small area plan and the previous designation of this site as a candidate for demolition and redevelopment, Staff is of the opinion that the proposed development would have a positive impact on adjacent properties. Historic Vine City is undergoing redevelopment around the subject parcel – the adjacent Rodney Cook Sr. Park just opened in 2021 – and the neighborhood would benefit from supporting redevelopment proposals such as this one which will elevate underutilized land and create more housing opportunities for residents.
- 7) **Economic use of current zoning:** The property has been designated for demolition by the Westside Land Use Framework Plan since it was adopted in 2017, indicating that the existing economic use of the current zoning is limited. The proposed rezoning would significantly increase the economic use of the site.
- 8) **Compatibility with policies related to tree preservation:** Development of the property must comply with the City of Atlanta Tree Ordinance at the time of permitting.
- 9) **Other Considerations:**
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, **667 Thurmond Street NW and 673 Thurmond Street NW** are located within a Conservation Area: Urban Neighborhood. Urban Neighborhood areas 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. They are 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.

STAFF RECOMMENDATION: APPROVAL



CITY OF ATLANTA

ANDRE DICKENS
MAYOR

DEPARTMENT OF CITY PLANNING
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
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JAHNEE R. PRINCE, AICP
COMMISSIONER

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: U-23-20 for 869 Center Hill Avenue NW

DATE: November 9, 2023

An Ordinance by Zoning Committee for a special use permit for a personal care home pursuant to Section 16-06A.005(1)(G) for property located at **869 Center Hill Avenue NW**.

The applicant has requested to withdraw this application. Staff is supportive of the request.

STAFF RECOMMENDATION: FILE



CITY OF ATLANTA

ANDRE DICKENS
MAYOR

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JAHNEE R. PRINCE, AICP
Commissioner

KEYETTA M. HOLMES, AICP
Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: U-23-21 for 1165 Arlington Avenue SW

DATE: November 9, 2023

An Ordinance by Zoning Committee for a special use permit for a personal care home pursuant to 16-06.005(1)(g) for property located at **1165 Arlington Avenue SW**.

The applicant has requested to withdraw this application. Staff is supportive of this request.

STAFF RECOMMENDATION: FILE