



## 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](http://www.atlantaga.gov)

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:** U-24-06 for 1140 Euclid Avenue NE, 1150 Euclid Avenue NE, 1152 Euclid Avenue NE, 1160 Euclid Avenue NE, 1166 Euclid Avenue NE, and 432 Seminole Avenue NE

**DATE:** May 9, 2024

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An Ordinance by Zoning Committee for a special use permit for a parking lot within 200 feet of primary use pursuant to Section 16-32.005(2) for property located at **1140 Euclid Avenue NE, 1150 Euclid Avenue NE, 1152 Euclid Avenue NE, 1160 Euclid Avenue NE, 1166 Euclid Avenue NE, and 432 Seminole Avenue NE.**

Staff has requested to defer this application to readvertise.

**STAFF RECOMMENDATION: 30 DAY DEFERRAL – JUNE 2024**



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## MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** **Z-23-46 for 1036 Linam Street SE**

**DATE:** May 9, 2024

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An Ordinance by Zoning Committee to rezone from R-5-C (Two Family Residential Conditional) to MR-2 (Multifamily Residential) for property located at **1036 Linam Street SE**.

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

**STAFF RECOMMENDATION: FILE**



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Jahnee R. Prince, AICP  
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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-23-73 for 750 North Evelyn Place NW**

**DATE:** May 9, 2024

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An Ordinance by Zoning Committee to rezone from R-4/WPAHO (Single-Family Residential/Westside Park Affordable Workforce Housing Overlay) to R-4A/WPAHO (Single-Family Residential/Westside Park Affordable Workforce Housing Overlay) for property located at **750 North Evelyn Place NW**.

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

**STAFF RECOMMENDATION: 30 DAY DEFERRAL – JUNE 2024**



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## MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** **Z-23-75 for 2178 Bicknell Street SW, 0 Bicknell Street SW rear (14 00700001035), 2194 Bicknell Street SW, 2216 Bicknell Street SW, 2228 Bicknell Street SW, 2250 Bicknell Street SW**

**DATE:** May 9, 2024

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An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **2178 Bicknell Street SW, 0 Bicknell Street SW rear (14 00700001035), 2194 Bicknell Street SW, 2216 Bicknell Street SW, 2228 Bicknell Street SW, 2250 Bicknell Street SW.**

The applicant has requested a deferral. Staff is supportive of the request.

**STAFF RECOMMENDATION: 30 DAY DEFERRAL – JUNE 2024**



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Director  
Office of Zoning and Development

## MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** Z-23-88 for 578 Cedar Avenue NW

**DATE:** May 9, 2024

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An Ordinance by Zoning Committee to rezone from R-4/WPAHO (Single-Family Residential/Westside Park Affordable Workforce Housing Overlay) to PD-H/WPAHO (Single-Family Residential/Westside Park Affordable Workforce Housing Overlay) for property located at **578 Cedar Avenue NW**.

### FINDINGS OF FACT:

- **Property Location:** The property fronts 100.26 feet on the west side of Cedar Avenue NW beginning at an iron pin located on the west right of way line of Cedar Avenue, also known as Cedar Street, one hundred forty feet (140) south, as measured along the west right of way line of Cedar Avenue from the point of intersection of the west right of way line of Cedar Avenue one hundred (100) feet to an iron pin. The property is in Land Lot 207 of the 14<sup>th</sup> District, Fulton County, Georgia in the Center Hill Neighborhood of NPU J, Council District 9.
- **Property Size and Physical Features:** The subject property is approximately 0.38 acres (16,774 square feet). The site is currently developed with a one-story single-family home. Vehicular access to the site is provided via a curb cut along Cedar Avenue NW. Topography varies across the lot, with an approximately 10-foot difference between the highest and lowest point on the site, with the highest point at the northeast corner of the parcel. There are currently mature trees and shrubs throughout the parcel.
- **CDP Land Use Map Designation:** The current land use category for the site is R-4 (Single-Family Residential) within the 2021 Comprehensive Development Plan (CDP). A land use amendment is not required.
- **Current/Past Use of Property:** The site is developed with a one-story single-family home. Staff is unaware of any other previous uses of the property.
- **Surrounding Zoning/Land Uses:** Surrounding parcels are zoned R-4 (Single-Family Residential) with Single Family Residential (SFR) future land use designation.

- **Transportation System:** Cedar Avenue NW is considered a local road. MARTA bus service operates nearby to the south along Baker Road NW. The Bankhead MARTA Transit Station is a little over two miles away.

**PROPOSAL:**

The applicant requests to rezone from R-4/WPAHO (Single-Family Residential/Westside Park Affordable Workforce Housing Overlay) to PD-H/WPAHO (Single-Family Residential/Westside Park Affordable Workforce Housing Overlay) for the development of one new single-family home.

**Project Specifications:**

Dwelling units:	2
Net lot area:	16,744 square feet (0.38 acres)
Gross land area:	17,100 square feet
Proposed FAR:	0.14
Lot coverage:	0.32
Parking spaces required:	2
Parking spaces provided:	4
Front setback:	35 feet
Side setback:	7 feet
Rear setback:	15 feet

**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 designation which is compatible with the proposed PD-H (Planned Development Housing) zoning. The proposed rezoning will not require a land use amendment.
- 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. 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 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. NPU J Policy J-1 in the 2021 Comprehensive Development Plan seeks to “*preserve the culture and character of the neighborhoods of NPU-J... encouraging infill development compatible with surrounding uses,*” which this development achieves by creating an additional single-family structure on a site that does not exceed the .50 density of the current R-4 zoning district. 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 proposed rezoning would not have a negative impact on the character of the surrounding neighborhood. The 2021 Comprehensive Development Plan places the location within the Traditional Neighborhood Redevelopment Character Area. The surrounding area is mostly developed with single family detached homes. The Donald Lee Hollowell Parkway Redevelopment Plan supports creating a compatible mixture of residential uses, reserving the interior neighborhoods for single family and low-density residential development, and identifies the objective to “*Promote infill housing opportunities, reinvestment and new housing construction*” in the area. Additionally, the Northwest Atlanta Framework Plan highlights goals to “*Promote infill-housing opportunities*” and “*Promote reinvestment and new housing construction.*” The introduction of an additional single-family home provides more infill housing to support the proposed revitalization of this area.
- 5) **Suitability of proposed land use:** The applicant does not propose to change the existing single-family residential land use designation, which is compatible with the proposed PD-H (Planned Development Housing) zoning district. This proposal supports the NPU-J Policy J-1 to “*Preserve the culture and character of the neighborhoods of NPU-J... encouraging infill development compatible with surrounding uses.*” Thus, the proposed land use is suitable for the parcel.
- 6) **Effect on adjacent property:** Based on the stated goals of the Donald Lee Hollowell Parkway Redevelopment Plan and the 2021 Comprehensive Development Plan and the existing vacancies in this area, Staff is of the opinion that the proposed development would not have a negative impact on adjacent properties. The proposed development will promote economical and efficient land use, an improved level of amenities, of an appropriate and harmonious variety, will have a creative design and provide a better environment for adjacent properties and property owners.
- 7) **Economic use of current zoning:** Staff finds that the current zoning has some economic use, however the proposed rezoning and development would allow for more development. Thus, the proposed rezoning would increase the economic use of the subject property.
- 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 following findings are in accordance with Section 16-19.005(5) of the Zoning Ordinance of the City of Atlanta for Planned Development Districts:

- a. **The suitability of the tract for the general type of PD zoning proposed.** Staff is of the opinion that the subject property is a site that is suitable in location, area, and character for development on a unified basis. The proposed development is appropriate and should enhance the character of the area.
- b. **The relationship to major roads and mass transit facilities, utilities and other facilities and services.** Cedar Avenue NW is considered a local road. MARTA bus service operates nearby to the south along Baker Road NW. The Bankhead MARTA Transit Station is a little over two miles away.
- c. **The evidence of unified control.** The applicant will have to demonstrate unified control at the time of permitting.
- d. **The suitability of proposed plans.** The proposed plans entitled “578 Cedar Ave Atlanta, GA” prepared by Civil Ace Engineering dated April 4, 2024, and stamped received and amended by the Office of Zoning and Development on April 10, 2024, appear to be suitable for the development.
- e. **Specific modifications.** Detailed site plans have been submitted with the application.
- f. **The suitability of a maintenance program.** The applicant has provided no information related to a maintenance program for any possible common areas. Staff will require that the development is governed by private covenants to provide for ownership/maintenance of future common areas.

**10) 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, **578 Cedar Avenue NW** is 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 conditioned upon the following:**

1. The site shall be developed in accordance with the site plan entitled “578 Cedar Ave Atlanta, GA” prepared by Civil Ace Engineering dated April 4, 2024, and stamped received and amended by the Office of Zoning and Development on April 10, 2024. 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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Office of Zoning and Development

## MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** **Z-23-89 for 1352 Finley Street NE**

**DATE:** May 9, 2024

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An Ordinance by Zoning Committee to rezone from R-5-C (Two Family Residential Conditional) to RG-2 (Residential General Sector 2) for property located at **1352 Finley Street NE**.

The applicant has requested a deferral. Staff is supportive of the request.

**STAFF RECOMMENDATION: 30 DAY DEFERRAL- JUNE 2024**



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## MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** **Z-24-05 for 2036 Phillips Drive SE**

**DATE:** May 9, 2024

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An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **2036 Phillips Drive SE**.

The applicant has requested a deferral. Staff is supportive of this request.

**STAFF RECOMMENDATION: 30 DAY DEFERRAL – JUNE 2024**



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## MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** **Z-24-11 for Thomasville Heights Proactive Rezoning**

**DATE:** May 9, 2024

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An Ordinance by Councilmember Jason Winston to rezone certain properties in Thomasville Heights Neighborhood from R-4 (Single Family Residential) to MR-2 (Multifamily Residential), from R-4 (Single Family Residential) to MR-3 (Multifamily Residential) and from R-4 (Single Family Residential) to MRC-2 (Mixed Residential Commercial), PD-H (Planned Development Housing) to MR-3 (Multifamily Residential), RG-2 (Residential General Sector 2) to MRC-2 (Mixed Residential Commercial), MR-3-C (Multifamily Residential Conditional) to MRC-2 (Mixed Residential Commercial), MRC-1-C (Mixed Residential Commercial Conditional) to MRC-2 (Mixed Residential Commercial), C-2 (Commercial Service District) to MRC-2 (Mixed Residential Commercial) and from I-2/C-2 (Heavy Industrial/Commercial Service District) to MR-3 (Multifamily Residential) in which to implement certain recommendations of the Thomasville Heights Neighborhood Plan; and for other purposes.

**STAFF RECOMMENDATION: 30 DAY DEFERRAL – JUNE 2024**



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## MEMORANDUM

**TO:** Zoning Review Board  
**FROM:** Keyetta M. Holmes, AICP, Director *KMH*  
**SUBJECT:** U-23-32 for 215 West Wieuca Road NW  
**DATE:** May 9, 2024

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An Ordinance by Zoning Committee for a special use permit for a private school pursuant to Section 16-06.005(1)(b) for property located at **215 West Wieuca Road (aka Chastain Park Avenue) NW**.

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

**RECOMMENDATION: FILE**



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## MEMORANDUM

**TO:** Zoning Review Board  
**FROM:** Keyetta M. Holmes, AICP, Director *KMH*  
**SUBJECT:** U-23-34 for 530 Clifton Street SE  
**DATE:** May 9, 2024

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An Ordinance by Zoning Committee for a special use permit for a private club pursuant to Section 16-06.005(1)(d) for property located at **530 Clifton Street SE**.

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

**STAFF RECOMMENDATION: FILE**



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Director  
Office of Zoning and Development

## MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** U-23-36 for 942 Peachtree Street NE and 952 Peachtree Street NE

**DATE:** May 9, 2024

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An Ordinance by Zoning Committee for a special use permit for a park for hire surface parking lot pursuant to Section 16-18P.005 for property located at **942 Peachtree Street NE and 952 Peachtree Street NE**.

### FINDINGS OF FACT:

- **Property Location:** The property fronts 146.37 feet on the west side of Peachtree Street commencing at the point of intersection of the southerly right of way of Peachtree Place with the westerly right of way of Peachtree Street in Land Lot: 106, 17<sup>th</sup> District, Fulton County, Georgia in the Midtown neighborhood in NPU E, Council District 2.
- **Property Size and Physical Features:** The subject parcel is currently developed with a 2-story eating and drinking establishment on a .38-acre (16,552.8 sq. ft.) lot. The site is also improved with a driveway and a parking deck in the rear. Vehicular access is provided via a curb cut on Peachtree Street that serves as a driveway.
- **CDP Land Use Map Designation:** The current land use category for the site is High Density Commercial within the 2021 Comprehensive Development Plan (CDP).
- **Current/Past Use of Property:** The parcel is currently developed with a 5,397 square-foot two-story building that is currently used for an eating and drinking establishment with parking in the rear. Staff is unaware of any other previous uses of the property.
- **Surrounding Zoning/Land Uses:** The parcels to the north, south, east, and west are zoned SPI-16 SA1(Midtown Special Public Interest District Subarea 1) with a High-Density Commercial future land use designation.

- **Transportation System:** Peachtree Street is considered a principal arterial and has sidewalks on both sides of the street. The subject property is .2 miles from a MARTA Transit station and bus stops are present along Peachtree Street.

### **PROPOSAL:**

The applicant seeks a special use permit to operate a park for hire surface parking lot at an existing parking lot owned Hudson Grille.

- **Ingress and egress:** Vehicles will gain access to the property from the driveway at 942 Peachtree Street NE using the curb cut and driveway leading to the parking structure between Hudson Grille and 952 Peachtree Street.
- **Parking and loading:** There are approximately thirty spaces available. Loading will be handled by the owner of Hudson Grille as the parking structure will not be used for deliveries.
- **Refuse and service areas:** The operator will be responsible for maintaining, disposing garbage using portable containers during operations. Supplies will be delivered to the facility by the operator. Service personnel will have access to the property via the driveway.
- **Buffering and screening:** The parking garage will provide a noise and light barrier to nearby properties. The facility is equipped to handle thirty cars daily. The driveway will provide distance from pedestrian traffic and sight to the garage.
- **Hours and manner of operation:** The site will be used primarily by Hudson Grille patrons. The operating hours will be from 11:30 AM to 10:30 PM with only one employee per two daily shifts. The facility will serve approximately thirty clients daily aged 21 years or older.
- **Duration:** The applicant requests 5-year duration.
- **Required yards and open space:** No changes to the required yard and open space are proposed.
- **Tree Preservation and Replacement:** There will be no trees damaged or removed for this request.

### **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:** Emergency vehicles and service personnel will access the site via the driveway on Peachtree Street. The driveway is recessed behind the structure which will serve as a buffer to protect pedestrian traffic. The existing driveway will also provide adequate traffic flow along Peachtree. Staff finds ingress and egress with reference to automotive and pedestrian safety and convenience to be adequate.



- b) **Off-street parking and loading:** Service, employee, and customer vehicles will park in the parking structure located to the rear. Deliveries of supplies to the site will be provided to the facility by the owner. Delivery vehicles can unload in the loading area before the parking structure abutting Hudson Grille. All vehicles will have access to the site via the driveway along Peachtree Street.
- c) **Refuse and service areas:** The operator will handle all trash disposal that may accumulate in the parking lot. The owner of Hudson Grille manages refuse of the principal structure. The service area will also be managed by Hudson Grille.
- d) **Buffering and screening:** The parking deck serves as a noise barrier for the surrounding buildings and the operator will prohibit loitering on the property. Additionally, the distance from the parking structure to the street provides additional screening from vehicular traffic on site. There is also a covered walkway along the driveway of the site with bricked columns protecting patrons from cars entering the site.
- e) **Hours and manner of operation:** The site will be used primarily by Hudson Grille patrons, 21 and older with parking available for thirty patrons a day, with operating hours of 11:30 AM to 10:30 PM (Monday – Sunday). There will be one employee onsite per shift with two shifts a daily. Staff finds the hours and manner of operation to be sufficient for the proposed use.
- f) **Duration:** The applicant seeks to have a 5-year duration for the special use permit. Staff is supportive of a 3-year duration.
- g) **Required yards and open space:** There is no required open space or yard for the proposed use. There is an existing supplemental zone along Peachtree Street per for the regulations for SPI-16. No changes to required yards or open space are necessary for the proposed use.
- h) **Compatibility with policies related to tree preservation:** There will be no removal of trees as there are no trees onsite. Should there be any tree loss it shall be in accordance with the City of Atlanta Tree Ordinance.

**STAFF RECOMMENDATION: APPROVAL conditioned upon the following:**

1. The special use permit shall be valid as long as Auto Parking is the operator.
2. The special use permit shall be valid for 3 years from the date of adoption by City Council.
3. The special use permit is not transferable.
4. There shall be an onsite attendant from 11:30 am to 11:30 pm.
5. There shall be a maximum of 28 parking spaces used for park for hire surface parking, and 2 “to go” temporary parking spaces.
6. The attendant station shall be in the open surface lot at the southwest entry to the parking deck canopy.



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Office of Zoning & Development

## MEMORANDUM

**TO:** Zoning Review Board  
**FROM:** Keyetta M. Holmes, AICP, Director *KMH*  
**SUBJECT:** U-24-02 for 1015 Grant Street SE Unit B  
**DATE:** May 9, 2024

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An Ordinance by Zoning Committee for a special use permit for a private club pursuant to Section 16-35.007(1)(d) for property located at **1015 Grant Street SE Unit B.**

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

**STAFF RECOMMENDATION: FILE**