



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-23-28 1241 Metropolitan Parkway SW**

DATE: November 7, 2024

An Ordinance by Councilmembers Antonio Lewis, Michael Julian Bond, Matt Westmoreland, and Keisha Sean Waites to waive provisions of Part III - Code of the Ordinances (Land Development Code), Part 16 (Zoning) Chapter 34 MRC-2-C (Mixed Residential Commercial Conditional), Section 16-34.005(1) (Permitted Principal Uses and Structures) of the City of Atlanta Code of Ordinances for the purpose of waiving the distance requirements for an existing service station located at **1241 Metropolitan Parkway, SW**, Atlanta, Georgia 30310; and for other purposes.

Staff is requesting that this item be withdrawn.

STAFF RECOMMENDATION: FILE



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Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **Z-23-58 1083 Austin Avenue NE**

DATE: November 7, 2024

An Ordinance by Councilmember Amir Farokhi to waive certain provisions in Section 16-20.007(a)(4) of the City of Atlanta Code of Ordinances; to waive certain provisions in Section 16-28A.010(1) of the City of Atlanta Code of Ordinances; to waive Section 16-28.007(d) of the City of Atlanta Code of Ordinances; to authorize the removal of a privately owned sign and its supporting structure and to permit an animated, flashing, and changing sign, not to exceed 60 square feet to be erected at **1083 Austin Avenue NE**; and for other purposes.

Staff is requesting that this item be withdrawn.

STAFF RECOMMENDATION: FILE



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MEMORANDUM

TO: Zoning Review Board

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

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

DATE: November 7, 2024

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 withdrawal of this 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: Z-24-60 583 Garson Drive NE

DATE: November 7, 2024

An Ordinance by Zoning Committee to rezone from C-2-C/BL (Commercial Service District Conditional/BeltLine Overlay) to SPI-15 SA4/BL (Lindbergh Transit Station Area Special Public Interest District Subarea 4/BeltLine Overlay) for property located at **583 Garson Drive NE**.

FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 132.08 feet on the south side of Garson Drive NE. The property begins at the intersection formed by the westerly right-of-way of Piedmont Road and the southerly right-of-way of Garson Drive. The property is in Land Lots 49 and 58 in the 17th District of Fulton County in the Lindbergh/Morosgo neighborhood in NPU B in Council District 6.
- **Property size and physical features.** The subject site is approximately 2.1899 acres (95,392 sq. ft.)
- **CDP land use map designation:** The current land use designation within the 2021 Comprehensive Development Plan is MU (Mixed Use).
- **Current/past use of property:** The property is undeveloped. Staff is not aware of any former uses on the property.
- **Surrounding zoning/land use:** Properties located to the north is zoned SPI-15 SA3/BL (Lindbergh Transit Station Area Special Public Interest District Subarea 3/Beltline Overlay) and to west is zoned SPI-15 SA4 (Lindbergh Transit Station Area Special Public Interest District Subarea 4/Beltline Overlay). South of the site property is zoned I-1/BL (Light Industrial/Beltline Overlay). East of the site property is zoned I-1/BL (Light Industrial/Beltline Overlay).

- **Transportation system:** Murphy Avenue SW is classified as a collector and Sylvan Road is classified as an arterial and Allene Avenue SW is classified as a local street. Sidewalks exist on Murphy Avenue and Sylvan Road. The nearest public transit is the MARTA Oakland City Transit Station located 1.3 miles south of the property.

PROPOSAL: The proposal is to rezone the property to construct a multifamily development of 130 multifamily units.

CONCLUSIONS:

Compatibility with Comprehensive Development Plan (CDP); timing of development:

The proposed zoning district is consistent with the current land use designation; therefore no amendment to the future land use map is required.

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.

Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need: The proposed rezoning maintains the mixed use land use designation of the existing site and therefore would not have an adverse effect on the environment or create an imbalance of land uses. Consistent with the land use designation the proposed development will allow for a use that will provide for a pedestrian-oriented environment, encourage a sense of activity and liveliness along the street level of buildings, and provide safe an accessible open space for active and passive enjoyment by residents.

Effect on character of the neighborhood: NPU-B policy B-11 seeks to, “*Encourage the increase a variety of affordable housing through well planned redevelopment while protecting the historic single family residential neighborhoods.*” The proposed development is an affordable housing development in the Beltline Overlay and SPI-15 Special Public Interest District. The project is within ½ mile of high-capacity transit is consistent with policies of NPU B, the 2021 Comprehensive Development Plan and the Atlanta Beltline Subarea 7 masterplan. There are no negative effects presumed by the rezoning of the property.

Suitability of proposed land use: The land use designation will be unchanged. The proposed development is consistent with the MU (Mixed Use) land use designation.

Effect on adjacent property: The proposed development is consistent with other residential and non-residential uses in Subarea 4 Garson Commercial of the Lindbergh Transit Station Area Special Public Interest District. Like adjacent uses, the proposed development will provide for a pedestrian-oriented environment, encourage a sense of activity and liveliness along the street level of buildings, and provide safe an accessible open space for active and passive enjoyment by residents.

Economic use of current zoning: There is current economic value in the C-2 zoning district. However, the property has remained undeveloped. By rezoning the property to the SPI-15 zoning district, the quality-of-life development controls will be applied to the proposed development and the property will be consistent with other nearby and adjacent developments.

Compatibility with policies related to tree preservation: Any tree loss that occurs due to any proposed amendments will have to comply with the City of Atlanta's tree preservation policy.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. All of the residential rental units shall be actively marketed for lease to households having an income, as certified by the prospective tenant(s) at the time of execution of the applicable lease agreement, that does not exceed 80 percent AMI for the family size having the same number of persons as the subject household for the Atlanta-Sandy Springs-Marietta, Georgia HUD Metro Fair Market Rent Area (as published by HUD as of the date of the tenant's application). The monthly rent amount (not including utilities and mandatory fees) for each affordable workforce housing unit shall be no more than 30 percent of the household's monthly gross income as published periodically by HUD.
2. The finished grade of the building shall be constructed 3ft higher than the FEMA floodplain adopted at the time of construction.
3. The developer shall provide 1 shared loading space for multiple uses to include but not be limited to rideshare, food delivery, and shipping deliveries.



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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-24-62 for 345 Mt. Zion Road SW

DATE: November 7, 2024

An Ordinance by Zoning Committee to rezone from R-4 (Single-Family Residential) to R-4A (Single-Family Residential) for property located at **345 Mt. Zion Road SW**.

FINDINGS OF FACT:

- **Property Location:** The property fronts 146.4 feet on the north side of Mt. Zion Road SW commencing at a point where the northern right of way of Mount Zion Road SW intersects with the western direction along the northern right of way of Mt. Zion Road SW 56.60 feet to a 0.5” rbs, and the true point of beginning. The property is in Land Lot 93 of the 14th District, Fulton County, Georgia in the Hammond Park Neighborhood of NPU X, Council District 12.
- **Property Size and Physical Features:** The subject property is approximately 0.551 acres (24,014 square feet). The site is currently developed with two one-story single-family homes. Vehicular access to the site is provided via curb cuts along Mount Zion Road SW and Fifth Street SW. Topography varies across the lot, with an elevation change of approximately 12 feet between the highest and lowest points on the site. There are currently mature trees throughout the parcel.
- **CDP Land Use Map Designation:** The current land use category for the site is SFR (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 currently developed with two one-story single-family structures. Staff is unaware of any other previous uses of the property.
- **Surrounding Zoning/Land Uses:** The parcels to the north, east, south, and west are zoned R-4 (Single-Family Residential) with Single Family Residential (SFR) future land use designation.
- **Transportation System:** Mount Zion Road SW is a collector street and Fifth Street SW is a local road. MARTA bus service operates nearby to the west along Dogwood Drive SW.

PROPOSAL:

The applicant requests to rezone from R-4 (Single-Family Residential) to R-4A (Single-Family Residential) to facilitate a land subdivision. The proposal will create two new lots.

CONCLUSIONS

- 1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The 2021 Comprehensive Development Plan designates the subject property as Single-Family Residential (SFR) which is compatible with the proposed R-4A (Single-Family Residential) 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. 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 presented any evidence that they own other land in the area that is suitable for this development. The proposed rezoning maintains the Single Family Residential land use of the existing site and therefore would not have an adverse effect on the environment or create an imbalance of land uses.
- 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 property is in the Traditional Neighborhood Redevelopment Character Area, which seeks to “*encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated*”. The surrounding area is mostly developed single family detached homes. The introduction of additional single-family units on otherwise unused and underused parcels eliminates vacant land and provides more residential density to support the revitalization of this area. The NPU-X Comprehensive Plan indicates “*conservation of single-family residential housing is the primary goal for NPU-X*”. CDP Policy TNR 4 seeks to “*preserve the walkable scale and residential character of the neighborhoods*”. Additionally, NPU-X Policy X-1 seeks to “*preserve the single-family character of the Capitol View, Capitol Manor, Sylvan Hills, Perkerson and Hammond Park*” neighborhoods. The proposed development program results in lots that are consistent in size with those in the immediate area. Lots in the area are nonconforming and substandard in their width relative to R-4 minimum regulations. The north side of Mt. Zion Road has 21 existing lots ranging from 50 feet in width to 140 feet in width. Similarly, on the west side of Fifth Street are 4 existing lots with a street frontage ranging from 60 feet in width to 318.8 feet in width. The current platting pattern aligns with the R-4A development requirements, which require a minimum 50 feet of frontage and a lot size of 7,500 square feet. The proposed property will be subdivided to create two additional buildable lots, containing 67.50 feet and 78.90 feet of frontage on Mt. Zion Road and 70 feet of frontage on Fifth Street. The proposed rezoning to R-4A allows the applicant to create new lots that are fully compliant with the zoning requirements and consistent with the surrounding area. Therefore, staff finds the proposed request reasonable.

- 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 R-4A (Single-Family Residential) zoning. The proposed land use is suitable as it is consistent with the stated vision, goals, and policies of NPU-X and the 2021 Comprehensive Plan to conserve single-family residential housing and preserve the character of the area in single-family residential neighborhoods.
- 6) **Effect on adjacent property:** Based on the stated goals of the 2021 Comprehensive Development Plan, Staff is of the opinion that the proposed development would not have a negative impact on adjacent properties.
- 7) **Economic use of current zoning:** There is economic use under the current zoning designation. The proposed rezoning would add two additional residential lots, thus increasing the residential density and 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 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, **345 Mt. Zion Road SW** is located within a Conservation Area: Suburban. Suburban areas are described as follows:

These are the peaceful post-war subdivisions designed by the speed and easy distance of automobiles. Many, like Adamsville, Brandon and Perkerson, lack sidewalks, are not as 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.

STAFF RECOMMENDATION: APPROVAL



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Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **Z-24-63 for 243 Sciple Terrace NW**

DATE: November 7, 2024

An Ordinance by Zoning Committee to rezone from SPI-19 SA6/WIZ (Vine City Special Public Interest District Subarea 6/Westside Affordable Workforce Housing Overlay) to SPI-19 SA7/WIZ (Vine City Special Public Interest District Subarea 7/Westside Affordable Workforce Housing Overlay) for property located at **243 Sciple Terrace NW**.

The applicant has requested a deferral to continue working with the NPU. Staff is supportive of the request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – DECEMBER 2024



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COMMISSIONER

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Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **Z-24-67 for Campbellton Road Overlay Extension**

DATE: November 7, 2024

An Ordinance by Councilmembers Jason Dozier and Antonio Lewis to amend the 1982 City of Atlanta Zoning Ordinance, as amended, (Part 16 of the Land Development Code), so as to extend the boundaries of the **Campbellton Road Overlay** from Honeysuckle Lane SW to Lee Street SW; and for other purposes.

FINDINGS OF FACT:

Campbellton Road is an important east-west corridor in Southwest Atlanta connecting from the Oakland City MARTA station to Greenbriar Mall and I-285 to Barge Road to County Line Road to the city limits. The corridor runs along a well-established collection of neighborhoods and has historically served as Southwest Atlanta's primary business and commercial corridor. The Campbellton Road corridor has long been envisioned as mixed use to include new retail, office and residential uses anchored by community serving non-residential uses.

The preferred development pattern along corridors should serve the needs of motorists, transit users, bicyclists, and pedestrians. The Campbellton Road corridor should bring neighborhoods together by providing services and facilities that serve them and enhance connectivity. Existing historic and potentially historic structures; including homes, apartments, and institutional, commercial, and religious buildings should be preserved and renovated. Multistory buildings, high density, and mixed-use buildings/developments, and multifamily residential; including senior and workforce housing are appropriate along Campbellton Road. Businesses such as grocery stores, retail stores, restaurants (fast-food, fast casual, and fine dining) and other entertainment are appropriate along this corridor. The Campbellton Road corridor serves NPUs P and R, and S is located within Atlanta City Council Districts 12, 11, and 4. Campbellton Road has a lack of investment utilizing quality of life development controls has left the community with disparate development and limited land uses, old shopping centers, vacant stores and unplanned commercial development which does not reflect the incomes and character of the surrounding residential areas.

PROPOSAL:

The text amendment proposes to extend the Campbellton Road Overlay on properties fronting Campbellton Road from Honeysuckle Lane SW to Lee Street in Council Districts 12 and 4.

CONCLUSIONS:

- (1) **Compatibility with comprehensive development plan (CDP); timing of development:** Staff finds that there are no known public projects or programs with which the timing or extension of this overlay would conflict. The current land use designations, mixed use, low density commercial, low density residential, medium density residential, single family residential are consistent with the commercial and residential zoning districts that are a part of this request, and no land use amendment are being considered currently.
- (2) **Availability of and effect of public facilities and services; referral to other agencies:** The proposal is to create a zoning overlay along the Campbellton Road corridor that prohibits some uses and improves upon urban design. No review agency has indicated that the overlay will have a negative effect on public facilities and services. At the time of permitting for any development all review agencies will review development plans for compliance with all ordinances and for regulatory compliance.
- (3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The proposal is to extend the Campbellton Road Overlay in Council District 12 and 4 on properties fronting Campbellton Road. NPU S seeks to create a desired urban aesthetic that limits use that do not provide for needed services that the residents of nearby and adjacent neighborhoods that use the corridor desire. The overlay seeks to balance the land uses regarding the public need by providing pedestrian oriented developments, mixed-use developments, intensify the underutilized Campbellton Road corridor, and concentrate development in activity centers. Staff is of the opinion that the current balance of land uses harms the corridor, but the overlay will seek to limit those uses and have a positive effect.
- (4) **Effect on character of the neighborhood:** Staff is of the opinion that there will be a positive effect on the neighborhood. Medium density residential, low density commercial, high density commercial, and mixed use and the associated zoning districts: promote and encourage the redevelopment of vacant, underutilized and auto oriented development along Campbellton Road. Southwest Atlanta will benefit from denser residential and non-residential development that is pedestrian oriented has activity nodes and major intersections that will improve the sense of place and community. The result of new investment and development will be a well-functioning corridor that facilitates traffic flow, provides transportation options, and supports a variety of land uses.
- (5) **Suitability of proposed land use:** Land use designations along Campbellton Road will be unchanged. The current land uses seek to create a diversity of housing types and uses; while the overlay will not change land uses it will promote the diversity of permitted uses that are desired by NPU S.

Effect on adjacent property: Staff believes the proposed legislation will not have an adverse effect on adjacent properties. Additionally, the intent is to promote a diversity of uses in economically depressed areas eliminating uses and adverse effects that occur from some uses. Any adverse effects perceived or realized will be managed by Zoning Enforcement and Code Enforcement.

(6) **Economic use of current zoning:** Staff is of the opinion that the economic use of the current zoning will not be negatively affected and may increase as singular uses may no longer be permitted. The prohibition of the uses may allow redevelopment of parcels along Campbellton Road and create pedestrian friendly multiuse developments increasing the economic use of existing and adjacent parcels.

(7) **Compatibility with policies related to tree preservation:** Any development will need to comply with the requirements of the City of Atlanta's Tree Ordinance.

STAFF RECOMMENDATION: APPROVAL



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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-22-88 for 1640 Flat Shoals Road SE

DATE: November 7, 2024

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **1640 Flat Shoals Road SE**.

FINDINGS OF FACT:

- **Property Location:** The property fronts 50 feet on the north side of Flat Shoals Road beginning at a point on the north line of Land Lot 146, 1066.2' west of the northeast corner of said Land Lot. The property is in Land Lot 146 of the 15th District, DeKalb County, Georgia in the East Atlanta Neighborhood of NPU-W, Council District 5.
- **Property Size and Physical Features:** The subject site is an irregularly-shaped collection of parcels with approximately 1.84 acres (approximately 80,317 square feet) of lot area. The site is currently vacant and undeveloped. Vehicular access is not provided. Topography varies across the site, with an elevation change of approximately 25 feet between the highest and lowest points. The site is currently covered with dense, mature vegetation and trees.
- **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).
- **Current/Past Use of Property:** The site is currently vacant and unoccupied, covered by dense vegetation. Staff is unaware of any other previous uses of the property.
- **Surrounding Zoning/Land Uses:** All of the adjacent parcels to the north, south, east, and west of the site are zoned R-4 (Single Family Residential District) and have a Single Family Residential (SFR) future land use designation.
- **Transportation System:** Flat Shoals Road SE is considered a collector road and has sidewalks along its south side at this location. MARTA bus service operates along Flat Shoals Road SE as Route 74 and there are multiple bus stops nearby.

PROPOSAL: The applicant seeks to rezone from R-4 (Single Family Residential) to PD-H (Planned Development Housing) for the development of five new single family residences. The proposed development will have one home facing Flat Shoals Road SE and the remaining four will face a new section of street, with frontage along Grace Street SE which abuts the east side of the property. The proposal also includes a “Tree Save Area” which occupies the rear 50 feet of the lots fronting Grace Street.

Project Specifications:

Lot Area (total):	1.84 acres (80,317 square feet)
Maximum Residential FAR:	0.5
Number of Units Proposed:	5 units
Parking Required (Minimum):	1 space per unit
Maximum Building Height:	35 feet
Proposed Setbacks	20 feet – front yard 7’ feet – side yard 15’ feet- rear yard
Maximum Lot Coverage:	50%
Parcel 1	10,282 square feet
Parcel 2	16,841 square feet
Parcel 3	11,480 square feet
Parcel 4	11,641 square feet
Parcel 5	16,265 square feet
R/W	8,398 square 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; therefore, the proposed zoning district is compatible.
- 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 applicant's rezoning proposal does not include a land use amendment but intends to introduce more single-family residences which is in accordance with the future land use designation for the site. NPU W policy W-1 is to "*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.*" The proposed rezoning would therefore have a positive impact on the balance of land uses regarding 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 site has remained undeveloped, which is not desirable. This rezoning would facilitate development of the site and provide more housing that is consistent with the surrounding area without eliminating or replacing any existing uses. The PD-H zoning category that has been requested will allow for the creation of new lots that are less wide than the minimum allowed for R-4, but the area of the lots is still consistent with R-4 minimums as well as consistent with the existing pattern of lots in the area. As the applicant has identified in their application, many lots in the area are nonconforming and substandard in their width relative to R-4 minimum regulations. The site's CDP Character Area is Traditional Neighborhood Existing, and the proposal supports policy TNE 1 "*preserve the walkable scale and residential character of the neighborhoods.*" Therefore, Staff finds the proposed request reasonable.
- 5) **Suitability of proposed land use:** The proposal does not include a request to modify the future land use designation of the site. The proposal consists of detached single family homes, which is consistent with the existing future land use designation of the site as well as consistent with the development pattern of the surrounding neighborhood. The proposed land use is suitable for the parcel.
- 6) **Effect on adjacent property:** The proposed rezoning will have a positive impact on the surrounding neighborhoods by eliminating an undeveloped site and increasing the overall housing supply in a manner that is consistent with the existing pattern of development.
- 7) **Economic use of current zoning:** The property has remained undeveloped in an otherwise thriving and well-developed neighborhood, indicating that the existing economic use of the current zoning is limited. The proposed rezoning would 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 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.** Flat Shoals Road SE is considered a collector street and MARTA bus service operates along its length, as well as along other streets nearby. The site is also less than one mile from access to Interstate 20. Transit opportunities and major roads are readily available for use by future residents of the site.
- c. **The evidence of unified control.** The applicant will have to demonstrate unified control at the time of permitting and has indicated that agreements will be in place, including establishment of a homeowner's association.
- d. **The suitability of proposed plans.** The proposed plans entitled "1640 Flat Shoals Rd SE Subdivision" prepared by Parkwood Development dated August 21, 2024, and stamped received and amended by the Office of Zoning and Development on August 29, 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 indicated the homeowner's association agreements will include maintenance programs for shared spaces and 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, **1640 Flat Shoals Road SE** 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 "1640 Flat Shoals Rd SE Subdivision" prepared by Parkwood Development dated August 21, 2024, and stamped received and amended by the Office of Zoning and Development on August 29, 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).
2. An easement shall be established around the "Tree Save Area" identified on the site plan and owners will be prohibited from introducing any barriers that limit access to this area including but not limited to fences, walls, gates, and similar improvements.
3. The development shall be governed by private covenants to provide ownership and maintenance of all future common areas.
4. The site FAR shall not exceed 0.5 times net lot area.



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-24-56 for 1529 Carlisle Street NW and 1539 Carlisle Street NW**

DATE: November 7, 2024

An Ordinance by Zoning Committee to rezone from R-4A (Single-Family Residential) to MR-2 (Multifamily Residential) for the property located at **1529 Carlisle Street NW and 1539 Carlisle Street NW**.

FINDINGS OF FACT:

- **Property Location:** The property fronts 98.68 feet on the west side of Carlisle Street and fronts 100.09 feet on the north side of Carlisle Street NW beginning at the northwest corner of Holly Street and Carlisle Street. The subject property is in Land Lot 146, 14th District, Fulton County, Georgia in the Grove Park Neighborhood of NPU-J, Council District 3.
- **Property Size and Physical Features:** The subject properties are .61 acres (26,360 square feet). The site is undeveloped with overgrown vegetation and mature trees onsite. Additionally, Carlisle Street is currently unimproved. There are mature trees on site and the topography is inconsistent throughout the lot with a maximum difference of 16 feet.
- **CDP Land Use Map Designation:** The current land use category for the site is Low-Density Residential (LDR) within the 2021 Comprehensive Development Plan (CDP).
- **Current/Past Use of Property:** The site is currently vacant and unoccupied, and covered by dense vegetation. The two lots were previously used for single-family residences. Staff is unaware of any other previous uses of the property.
- **Surrounding Zoning/Land Uses:** The parcels to the north, west, and east are zoned R-4A (Single-Family Residential) with a Low-Density Residential (LDR) land use designation and are developed with single-family homes. To the south, parcels are zoned MR-4A (Multifamily Residential) with a High-Density Residential (HDR) land use designation. The lot to the south was previously developed with multifamily dwellings.

- **Transportation System:** Carlisle Street is a dead-end street off Holly Road. There are currently no plans to continue Carlisle Street to the west. Carlisle Street is designated as a local road by the Street Classification Map created by the City of Atlanta’s Transportation Department. Sidewalks are not found along this street, however the zoning district requires the installation of sidewalks as a part of this development. There are MARTA bus routes, #853, #58, and #51 that service the nearby area along Donald Lee Hollowell Parkway.

PROPOSAL:

The applicant seeks to rezone from R-4 (Single Family Residential) to MR-2 (Multifamily Residential) for the construction of six new single-family dwellings.

Project Specifications:

Lot Area (total):	.61 acres (26,360 square feet)
Maximum Residential FAR:	0.348
Number of Units Proposed:	6 units
Parking Required (Minimum):	2 spaces per dwelling
Maximum Building Height:	35 feet
Minimum Frontage:	25 feet
Minimum Lot Area:	2,000 square feet for Single Family Home
Proposed Setbacks	
Front:	21 feet
Side:	10 feet
Transitional:	20 feet
Rear:	32 feet

CONCLUSIONS

- 1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The 2021 Comprehensive Development Plan designates the subject property as Low Density Residential (LDR); therefore, the proposed zoning district is compatible and no amendment to the future land use map is required.
- 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 applicant's rezoning proposal does not include a land use amendment, and the proposed zoning is intended to introduce more single-family residences which is in accordance with the future land use designation as identified in the 2021 Comprehensive Development Plan. NPU-J policy J-12 seeks to *"increase community stability by promoting diverse housing options, public funding for down payment assistance and other homeownership programs for current residents. Encourage the enforcement of laws that govern home rehabilitation/renovation and the sale of real property."* The proposed rezoning satisfies this policy and would therefore have a positive impact on the balance of land uses regarding 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 subject parcels exist in the Traditional Neighborhood Redevelopment character area with Low-Density Residential (LDR) future land use designation. This rezoning allows for increased density while still respecting the single-family character of the area and promoting the efforts of the city by redeveloping these lots within this established neighborhood. While the rezoning will allow for multifamily units, the applicant proposes to create 6 new single-family homes. The lots directly across Carlisle Street as well as those to the south on Holly Road are currently or previously developed with multifamily dwellings and have a High-Density Residential (HDR) future land use designation. To the north along Holly Road, there is an established residential neighborhood of single-family homes with Low-Density Residential (LDR) future land use designation. This development acts as an appropriate transition from single-family homes to multifamily along Holly Road and can add to the community's redevelopment efforts. Therefore, Staff finds the proposed request reasonable.
- 5) **Suitability of proposed land use:** The current Low-Density Residential (LDR) land use designation is consistent with the proposed rezoning and subsequent development. The MR-2 (Multifamily Residential) district is consistent with the Low-Density Residential (LDR) future land use designation. The D3 Westside Revive 2019 Master Plan identified this section of the neighborhood for redevelopment and the proposed development aligns with the vision stated in this plan. *"West of Chappell however is an area of abandoned apartment complexes, vacant lots and kudzu-covered floodplains. This is one of the places in District 3 where substantial new mixed-income multifamily housing development can occur. A blend of rehabilitation and new construction can reposition Holly Street as its own new neighborhood."* Additionally, the 2006 Donald Lee Hollowell Corridor study identified MR-2 as a preferred zoning district to facilitate and support the Grove Park Commercial Center located north of the subject property; *"Small, local-serving businesses may be located here. The area will utilize the QOL zoning districts of MR-2, MR3, and MRC-1 to support this type of development."* The proposed land use is suitable for the parcel.
- 6) **Effect on adjacent property:** The proposed rezoning will have a positive impact on the surrounding neighborhoods by eliminating an undeveloped site and increasing the overall housing supply in a neighborhood identified for redevelopment. Additionally, the proposed development is consistent with the existing pattern of multifamily development in the area while still maintaining the low density character of the neighborhood.

- 7) **Economic use of current zoning:** The property has remained undeveloped in a neighborhood experiencing renewed interest, indicating that the existing economic use of the current zoning is limited. The proposed rezoning would 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.

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STAFF RECOMMENDATION: APPROVAL