

#14

8192

16-O-1009  
(Do Not Write Above This Line)

AN ORDINANCE BY Joyce M. Shepherd  
COUNCILMEMBER JOYCE SHEPHERD

AN ORDINANCE TO REZONE CERTAIN PROPERTIES ALONG A PORTION OF THE METROPOLITAN PARKWAY CORRIDOR (HAMMOND PARK NEIGHBORHOOD) FROM THE C-1 AND C-2-C TO MRC-1-C (MIXED RESIDENTIAL COMMERCIAL - CONDITIONAL) IN WHICH TO IMPLEMENT RECOMMENDATIONS OF VARIOUS PLANS AND STUDIES, INCLUDING THE HAMMOND PARK COMMUNITY ASSESSMENT AND FOR OTHER PURPOSES.

ADOPTED BY Substitute

NOV 07 2016

Adopted by Council Substitute

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred 1/4/16  
 Referred To: ZRB + Zoning  
 Date Referred \_\_\_\_\_  
 Referred To: \_\_\_\_\_  
 Date Referred \_\_\_\_\_  
 Referred To: \_\_\_\_\_

one staff confirmed subst in eams

First Reading

Committee  
Date  
Chair  
Referred To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

FINAL COUNCIL ACTION  
 2nd  1st & 2nd  3rd  
 Readings  
 Consent  V Vote  RC Vote

CERTIFIED

NOV 07 2016

FOR THE CITY

NOV 07 2016

Richard D. Johnson  
MAYOR

MAYOR'S ACTION

APPROVED

NOV 16 2016

WITHOUT SIGNATURE  
BY OPERATION OF LAW



**AN ORDINANCE BY COUNCILMEMBER JOYCE SHEPERD AS SUBSTITUTED BY ZONING COMMITTEE TO REZONE CERTAIN PROPERTIES ALONG A PORTION OF THE METROPOLITAN PARKWAY CORRIDOR (HAMMOND PARK NEIGHBORHOOD) FROM THE C-1 AND C-2-C TO MRC-1-C (MIXED RESIDENTIAL COMMERCIAL - CONDITIONAL) IN WHICH TO IMPLEMENT RECOMMENDATIONS OF VARIOUS PLANS AND STUDIES, INCLUDING THE HAMMOND PARK COMMUNITY ASSESSMENT AND FOR OTHER PURPOSES.**

WHEREAS, the Hammond Park neighborhood has many locational advantages that should be leveraged in order to enhance its quality of life and its geographic area has been included in several plans including the Cleveland Avenue Corridor Plan, the NPU X Comprehensive Plan, the Metropolitan Parkway Redevelopment Plan and Tax Allocation District and the Hammond Park Community Assessment; and

WHEREAS, the Hammond Park Community Assessment plan was a collaborative effort between the the Hammond Park neighborhood, the Office of Councilmember Joyce Shepherd and the City of Atlanta and was completed in October 2014;

WHEREAS, the assessment provided various strategies and recommendations including the rezoning of certain parcels along the Metropolitan Parkway corridor through the Hammond Park neighborhood to improve the urban design aesthetic of the street and to begin to change the balances of uses in the area that currently define the area: and

WHEREAS, several discussions with residents, property owners and other stakeholders have been held to develop specific strategies and recommendations to address land use, zoning, urban design, open space, transportation and the environment in order to promote quality growth and improve transportation while protecting adjacent existing residential neighborhoods; and

WHEREAS, the official zoning maps should be amended to include the properties within as described in this document and shown on Attachments "A and B."

NOW, THEREFORE, THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS, as follows:

SECTION 1: That the 1982 City of Atlanta Zoning Ordinance be amended and the official zoning maps established in connection therewith be changed to include the properties located along the Metropolitan Parkway corridor with the designations as shown on "Attachment 'A'" and the attached map.

SECTION 2: This amendment is approved under the provisions of Section 16-02.003 of the City of Atlanta Zoning Ordinance, entitled "Conditional Zoning," as identified with the use of the suffix "C"

after the district designation. The Director of the Office of Buildings shall issue building permits for the development of the properties with said "Conditional Zoning" designation only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations.

- 1) For all properties subject to this rezoning:
  - a. Prohibited primary and accessory uses:
    - i. Automobile service stations and auto-focused retail establishments.
    - ii. Dry-cleaning stores where any on-site treatment would occur.
  - iii. Eating and drinking establishments that would receive an alcohol license as a nightclub establishment.
  - iv. New and used car sales, including other motorized vehicles such as mopeds and motorcycles.
  - v. Mortuary and funeral homes.
  - vi. Park-for-hire surface parking lots.
  - vii. Telecommunication switchboards, power generators and other telecommunications relay equipment and rooms or floors housing them as a primary use.
  - viii. Tattoo and body piercing establishments.
  - ix. Truck stops.
  - x. Veterinary clinics (and similar animal care facilities) which are not entirely conducted within enclosed permanent structures.
  - xi. Any establishment offering check cashing services pursuant to a license issued pursuant to Article 4A of Chapter 7 of the Official Code of Georgia or loan money to the public except for any state or federally chartered bank, trust company, credit union, savings and loan association, or savings bank with deposits that are federally insured.
  - xii. Any pawnbroker establishment licensed by the City pursuant to City Code Chapter 122, Article III
- . b. Fencing/Wails:
  - i. Barbed wire, razor wire, and uncoated chain link fencing shall be prohibited

A true copy,

*Rhonda Dauphin Johnson*  
Municipal Clerk

ADOPTED by the Atlanta City Council  
APPROVED as per City Charter Section 2-403

NOV 07, 2016  
NOV 16, 2016

**Hammond Park (Metropolitan Parkway Corridor) Rezoning**

**ATTACHMENT A'**

ID #	Address	PIN	Current Zoning	Proposed Zoning
1	2711 Metropolitan Parkway	14 00930001106	C-1	MRC-1-C
2	2720 Metropolitan Parkway	14 00930001051	C-1	MRC-1-C
3	2750 Metropolitan Parkway	14 00930001102	C-1	MRC-1-C
4	2753 Metropolitan Parkway	14 00930001128	C-1	MRC-1-C
5	2755 Metropolitan Parkway	14 00930001131	C-1	MRC-1-C
6	- Metropolitan Parkway	14 00930001130	C-1	MRC-1-C
7	2765 Metropolitan Parkway	14 00930001132	C-1	MRC-1-C
8	- Metropolitan Parkway	14 00930001126	C-1	MRC-1-C
9	2766 Metropolitan Parkway	14 00930001117	C-1	MRC-1-C
10	2784 Metropolitan Parkway	14 00930001124	C-1	MRC-1-C
11	2794 Metropolitan Parkway	14 00930001122	C-1	MRC-1-C
12	2861 Metropolitan Parkway	14 01000001003	C-1	MRC-1-C
13	2877 Metropolitan Parkway	14 01000001004	C-1	MRC-1-C
14	2887 Metropolitan Parkway	14 01000001130	C-1	MRC-1-C
15	- Metropolitan Parkway	14 01000001008	C-1	MRC-1-C
16	- Metropolitan Parkway	14 01000001009	C-1	MRC-1-C
17	2909 Metropolitan Parkway	14 01000001010	C-1	MRC-1-C
18	2911 Metropolitan Parkway	14 01000001123	C-1	MRC-1-C
19	2921 Metropolitan Parkway	14 01000001013	C-1	MRC-1-C
20	2933 Metropolitan Parkway	14 01000001134	C-1	MRC-1-C
21	2943 Metropolitan Parkway	14 01000001016	C-1	MRC-1-C
22	2967 Metropolitan Parkway	14 01000001136	C-1	MRC-1-C
	2967 Metropolitan Parkway	14 01000001136	C-2-C	MRC-1-C
	2967 Metropolitan Parkway	14 01000001141	C-2-C	MRC-1-C
23	2975 Metropolitan Parkway	14 01000001131	C-1	MRC-1-C
24	2985 Metropolitan Parkway	14 01000001139	C-1	MRC-1-C
	2985 Metropolitan Parkway	14 01000001139	C-2-C	MRC-1-C
25	2995 Metropolitan Parkway	14 01000001140	C-1	MRC-1-C
	2995 Metropolitan Parkway	14 01000001140	C-2-C	MRC-1-C
26	- Metropolitan Parkway	14 01000001021	C-1	MRC-1-C
27	2866 Metropolitan Parkway	14 00930003203	C-1	MRC-1-C
28	2870 Metropolitan Parkway	14 00930003202	C-1	MRC-1-C
29	2920 Metropolitan Parkway	14 00930003191	C-1	MRC-1-C
30	2944 Metropolitan Parkway	14 00930003192	C-1	MRC-1-C
31	2968 Metropolitan Parkway	14 00930003003	C-1	MRC-1-C
32	2972 Metropolitan Parkway	14 00930003144	C-1	MRC-1-C
33	2980 Metropolitan Parkway	14 00930003143	C-1	MRC-1-C
34	2992 Metropolitan Parkway	14 00930003167	C-1	MRC-1-C

# Focus Area

## Metropolitan Parkway (Hammond Park) Corridor Rezoning



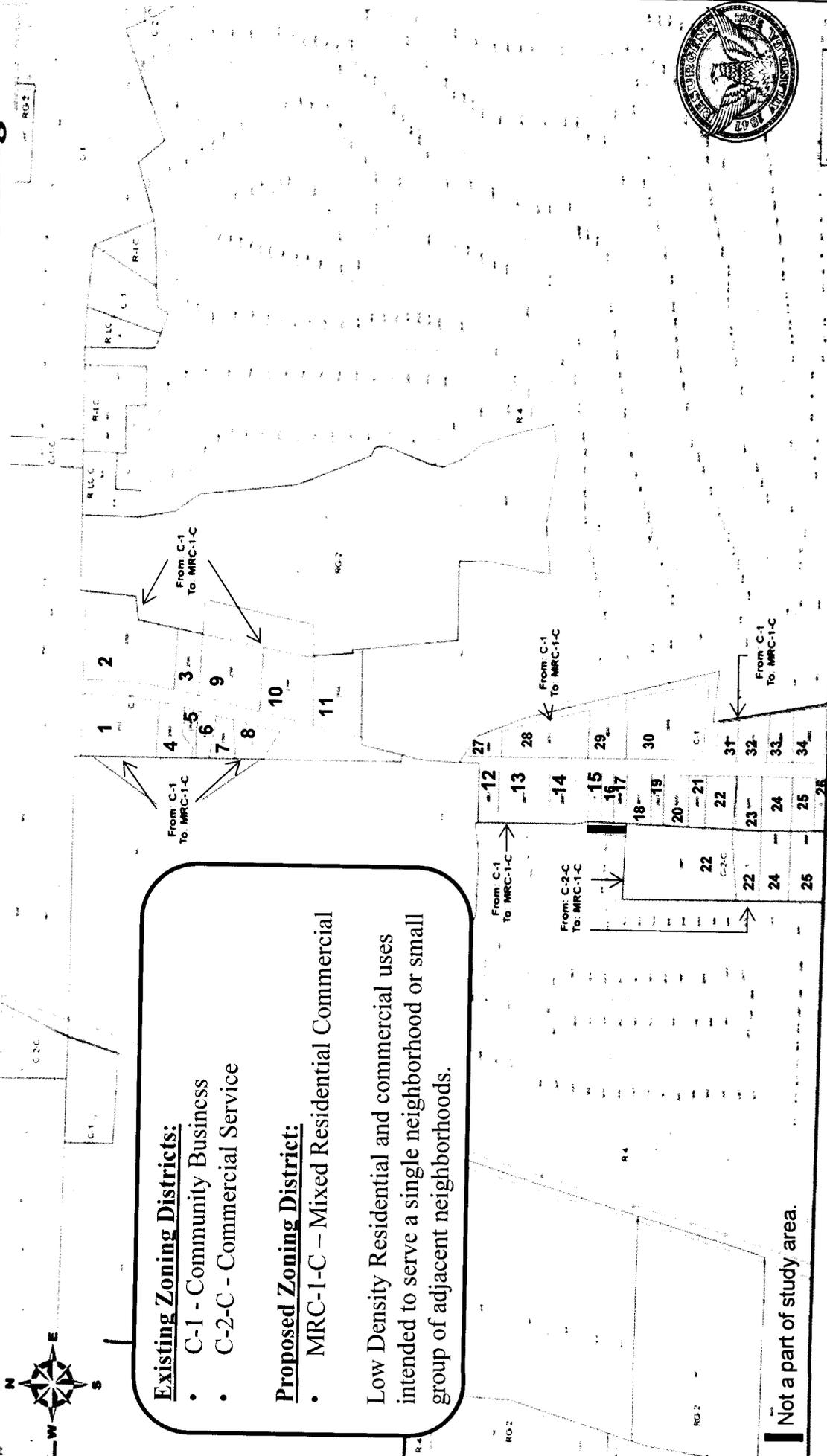
**Existing Zoning Districts:**

- C-1 - Community Business
- C-2-C - Commercial Service

**Proposed Zoning District:**

- MRC-1-C – Mixed Residential Commercial

Low Density Residential and commercial uses intended to serve a single neighborhood or small group of adjacent neighborhoods.



Legend

Not a part of study area.

**MAYOR'S ACTION AUTHENTICATION PAGE**



**16-O-1009**

**Adopted by the Atlanta City Council**

**November 7, 2016**

**APPROVED**

NOV 16 2016

WITHOUT SIGNATURE  
BY OPERATION OF LAW

**MAYOR'S ACTION**