




KASIM REED
MAYOR

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DEPARTMENT OF CITY PLANNING
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TIM KEANE
Commissioner
CHARLETTA WILSON JACKS
Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board
FROM: Keyetta M. Holmes, AICP, Zoning Administrator 
SUBJECT: Z-17-032 for 350 Memorial Drive S.E.
DATE: October 5, 2017

An Ordinance by Zoning Committee to rezone property located at 350 Memorial Drive, S.E. from SPI-22 SA 2 (Memorial Drive/Oakland Cemetery Special Public Interest District Subarea 2) to SPI-22 SA 1 (Memorial Drive/Oakland Cemetery Special Public Interest District Subarea 1)

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

STAFF RECOMMENDATION: FILE

cc: Charletta Wilson Jacks, Director



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TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-17-35 for 1155 Hill Street, S.E.

DATE: October 5, 2017

An Ordinance by Zoning Committee to rezone property located at **1155 Hill Street, S.E.** from I-1-C/BL (Light Industrial Conditional/BeltLine Overlay) to MR-4A/BL (Multifamily Residential/BeltLine Overlay).

FINDINGS OF FACT:

- **Property location:** The subject site fronts approximately 350 feet on the west side of Hill Street, S.E. and beginning at the intersection of Hill Street, S.E., and Englewood Avenue, S.E. The site is located in Land Lot 55, 14th District of Fulton County, Georgia and within the Chosewood Park neighborhood of NPU-Y and Council District 1.
- **Property size and physical features:** The site has two parcels which are approximately 8.750 acres (381,150 sq. ft.) in size. The site is an irregularly shaped polygon and the majority of the site is vacant and overgrown with a portion of the site used for a trucking business. The topography of the site has uneven slopes. A small section of the Atlanta BeltLine runs northwest of the site. Ingress and egress are provided by a single paved driveway from Hill Street on the east. There are shrubs and bushes throughout the property and with trees on the north side.
- **CDP land use map designation:** The subject property has a current land use category of Very High-Density Residential in the 2016 Comprehensive Development Plan.
- **Current/past use of property:** The site was operated by Standard Truck and Equipment Company. Staff is unaware of any other previous uses.
- **Surrounding zoning/land uses:** The subject property is adjacent to properties zoned I-1-C (Light Industrial Conditional) with a High-Density Residential land use designation except to the southwest,

which is zoned RG-3 (Residential General-Sector 3) with the Medium Density Residential land use designation.

- **Transportation system:** Hill Street is classified as an arterial street. MARTA provides service via bus Route #49 right across from the subject property on Memorial Drive. The nearest train station is Georgia State Transit Station which is 2.4 miles from the subject property. Sidewalks are present along the north and south side of Hill Street.

PROPOSAL

The applicant has proposed to rezone the property located at **1155 Hill Street, S.E.** from I-1-C/BL (Light Industrial Conditional/BeltLine Overlay) to MR-4A/BL (Multifamily Residential/BeltLine Overlay) to allow for the development of a 100-unit multifamily residential development.

Development Specifications:

Total residential units:	100 units
Density:	11.47 units per acre
Net Lot Area:	379,817 s.f. (8.719 acres)
Total F.A.R. Allowed:	1.49 (MR-4A)
Residential F.A.R. Provided:	0.808 (MR-4A)
Residential F.A.R. Requested:	1.2 (MR-4A)
Building Height Max Allowed:	80' feet
Building Height Proposed:	52 to west 65 to east
Useable Open Space Required:	151,927 s.f. (3.48)
Useable Open Space Proposed:	200,245 s.f. (4.59)
Setbacks Required:	Side Yard: 15' Rear Yard: 20' Transitional Yard: 20'
Setbacks Proposed:	Side and Rear yards: Varies Transitional Yard: 20'
Min. Parking Required:	110 spaces (1.10/unit)
Parking Proposed:	197 spaces
Bicycle Parking Required:	20 (1 space for every five multi-family units)
Bicycle Parking Proposed:	0

CONCLUSIONS:

(1) Compatibility with comprehensive development plan (CDP); timing of development:

The proposed zoning is consistent with the very high-density residential land use. Therefore, an amendment to the Comprehensive Development Plan (CDP) is not required.

(2) Availability of and effect of public facilities and services; referral to other agencies:

The applicant has indicated that all public and private utilities and services are available to the proposed area. The property is adjacent to an established residential area on the south side, therefore, water and sewage facilities serving the property are assumed to be adequate.

(3) Availability of other land suitable for proposed use; environmental effect on balance of

land uses: Staff is of the opinion that the request to rezone the subject property would not create any issues that negatively affect the balance of land uses in the area.

(4) Effect on character of the neighborhood: Staff is of the opinion that this proposal would have a positive effect on the surrounding neighborhood by redeveloping the site into a use that is better aligned with the current and future uses of adjacent and surrounding properties. Furthermore, the proposal is consistent with the recommendation provided the 2016 Comprehensive Development Plan, and the BeltLine Subarea 2 Master Plan. Additionally, this proposed development provides an opportunity for residential development on an overgrown and underutilized industrial site.

(5) Suitability of proposed land use: The proposal would align with the BeltLine Subarea 2 Master Plan and the existing character of the area as a Redevelopment Corridor. Staff supports rezoning the subject property to the MR-4A (Multifamily Residential) zoning classification, which has a stated purpose to "*provide for multi-family residential housing types that are compatible with single-family neighborhoods and commercial nodes.*" The proposal implements the intent of both the proposed zoning classification and land use. Staff is of the opinion that the request to rezone for the purpose of redevelopment of the site is appropriate.

(6) Effect on adjacent property: Staff is of the opinion that the rezoning of the subject site to the MR-4A (Multifamily Residential) zoning designation would not pose negative impacts to the adjacent properties. The rezoning of the property to the MR-4A (Multifamily Residential) District will, in fact, be beneficial and could provide a significant improvement over existing conditions. The poor condition of much of the site and lack of local connections has not contributed to the health of this neighborhood for a long period of time. Therefore, the rezoning of the subject properties to MR-4A (Multifamily Residential) District would provide housing along Hill Street that will positively impact Choosewood Park and the adjacent properties.

(7) Economic use of current zoning: The current zoning would not allow the proposed use of the land. However, a change to the MR-4A (Multifamily Residential) District would allow the redevelopment of the subject site to a more economical use and scale. Furthermore, the proposed rezoning provides the opportunity for infill housing on an underutilized parcel with higher density residential development.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. Development is subject to the conceptual site plan titled plan Sheet 'E1' of the Site Plan dated August 28, 2017, by Planners and Engineers Collaborative and stamped received August 28, 2017, by the Office of Planning. Building heights will be controlled by Site Plan Sheet E1. Sheet E1 caps the maximum height of the western portion of the proposal at 52 vertical feet and the eastern portion of the proposal at 65 vertical feet as defined on Sheet E1. The dividing line between the western and eastern portions of the project is shown on Sheet E1.
 2. None of these documents shall prohibit the full application of the MR-4A zoning district regulations nor prohibit the approval of amendments to the plan by the Director of the Office of Zoning and Development.
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TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-17-53 for 385 Grant Circle, S.E.

DATE: October 5, 2017 (deferred from September 7, 2017)

The applicant seeks to rezone the property located at **385 Grant Circle, S.E.**, from the I-1/BL (Light Industrial/BeltLine Overlay) District to MR-4A/BL (Multifamily Residential–Sector 4A/BeltLine Overlay) District to construct a 150-unit Multi-Family Development.

FINDINGS OF FACT:

- **Property location:** The subject property is located at the southeast corner of Grant Street, S.E., and Grant Circle S.E. The subject property is located in Land Lot 42 of the 14th District of Fulton County, Georgia in the Grant Park Neighborhood of NPU-W in Council District 1. The subject property is currently zoned Light Industrial and is located within the BeltLine Overlay District.
- **Property size and physical features:** According to the City of Atlanta lot boundary maps, the subject property consists of one (1) parcel of land amounting to a total acreage of approximately 5.829 acres (253,911 sq. ft.) of land. The subject property is currently developed with two industrial buildings, one roughly 130,000 square feet in size and the other 105,000 square feet. The topography slopes downward in a southeasterly direction from the front of the lot to the rear of the lot. There are mature trees at the rear of the lot.
- **CDP land use map designation:** The current CDP land use map designation is “Industrial.”
- **Current/past use of property:** The subject property has existing buildings which were formerly used to produce dairy products but has been vacant for six years. There is no other information available concerning past uses.

- **Surrounding zoning/land uses:** Land Use and Zoning designations in the immediate area vary. They include MRC-3-C (Mixed Residential-Commercial Conditional) zoning districts to the east and MRC-3-C (Mixed Residential Commercial-Conditional) and C-1-C (Community Business-Conditional) to the north and I-1 (Light Industrial) to the west with land use designations of MU (Mixed Use) and Low-Density Commercial (LDC) districts to the east and north and Industrial to the east and TCU (Transportation Communications Utilities) to the south of the subject property. Properties to the north, east and west are occupied by a mixture of commercial, residential, industrial and office uses. Land to the south is the BeltLine Overlay district.
- **Transportation:** Grant Circle is categorized as a local street. The subject property is approximately two miles south of I-20 and one-half miles east of the Connector. It is serviced by MARTA's Bus Route #49 and Bus Route #32, which both run from the Five Points Transit Station. The Atlanta BeltLine Trail abuts the property along the southern portion of the lot.

PROPOSAL:

The applicant seeks to rezone the property to construct a maximum of 150 townhouse units with a total of 268,224 square feet. The property would be used for residential purposes only. The proposed structures would comply with the height requirements of the MR-4A zoning district. The applicant proposes 150 garage spaces (0.75 parking spaces per unit = 150 spaces), 43 guest parallel parking spaces plus 80 tandem parking spaces for a total of 1.82 spaces per unit.

Project Specifications:

Net Lot Area:	253,899 square feet
Gross Lot Area:	268,224 square feet
Maximum F.A.R. (allowed of gross area):	1.49 (378,310 s.f.)
Proposed F.A.R.:	1.28 (326,250 s.f.)
Number of units:	Maximum 150 units
Parking Required:	0.75 per unit (0.75*150 = 113)
Parking Provided:	273 spaces

CONCLUSIONS:

- 1) **Compatibility with comprehensive development plan (CDP); timing of development:** The proposed rezoning for the subject property to MR-4A zoning district is not compatible with the Comprehensive Development Plan designation of Industrial for the property. Therefore, a CDP amendment will be required. The applicant requests a comprehensive land use amendment to "High-Density Residential" which is in line with surrounding land uses and development trends in the area. The "High-Density Residential" designation allows for attached residential developments up to 42 feet in height. There are no known public projects or programs with which the timing of the project would conflict.
- 2) **Availability of and effect on public facilities and services; referrals to other agencies:** The location of the site and surrounding uses indicates there are public facilities and services available to the subject property. There has been no indication from review agencies and 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:** Although Staff finds that there might be other nearby sites available for the proposed use this location is reasonable in that it would allow redevelopment of land and a transitional site located between residential/commercial/office uses along Grant Street to the east and north and industrial use to the west of the property. Further, Staff believes the proposed residential development would be a compliment to the mixture of uses in the area. Therefore, this proposed development is expected to only positively impact the balance of land uses in the surrounding area.
- 4) **Effect on character of the neighborhood:** The proposed rezoning from I-1 to MR-4A for redeveloping the site into multi-family allows for an improved and reasonable transition from mixed-uses on the west and north to a denser residential use to the east. The subject property abuts the Atlanta BeltLine to the south near established industrial districts and mixed-uses which are appropriate “for multi-family residential development in the form of multi-family development.” The development will be served by a network of interior private alleys with access to Grant Street and Grant Circle. The internal alleys will be maintained by the townhome community’s homeowner association. Streetscape along Grant Street and Grant Circle will meet the requirements of the Atlanta BeltLine Overlay. Therefore, Staff determines the proposal to have a positive effect on the character of the neighborhood.
- 5) **Suitability of proposed land use:** A change in the land use is required. The requested MR-4A (Multi-Family Residential–Sector 4A) zoning designation is not compatible with the Industrial land use designation. However, the proposed multi-family development will provide direct access to the BeltLine, both for residents of the townhome community and members of the public. The proposed development will support the goals of the Atlanta BeltLine and the surrounding neighborhood.
- 6) **Effect on adjacent property:** The redevelopment of the property with a multifamily residential development would have a positive impact on adjacent properties. Currently, the subject site is surrounded by a mixture of commercial, office, and residential uses. The property would be more in-line with surrounding uses along Grant Street and it would continue in diversifying the character of the area while acting as a proper transition to the Atlanta BeltLine. Moreover, the transitional height plane of 35 feet permitted in the MR-4A district is compatible with the mixed-use residential in the neighborhood, which allows a maximum of 42 feet in height. Therefore, Staff believes the proposal may have a positive effect on the character of the neighborhood.
- 7) **Economic use of current zoning:** The subject property has economic value as currently zoned. However, approval of the requested rezoning and the subsequent redevelopment of the property for multifamily residential use will likely increase its economic value.
- 8) **Compatibility with policies related to tree preservation:** Redevelopment of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

- 1) Conceptually, the site shall be developed in accordance with the site plan titled "Grant Circle Townhomes" dated June 29, 2017, revised August 2, 2017, and stamped received by the Office of Planning on September 1, 2017.
- 2) The development shall not be gated.
- 3) The use of the property shall be limited to townhomes. The number of townhome units shall not exceed 150 units.
- 4) The 20-foot setback along the east property line as shown on the site plan shall be a landscaped buffer.
- 5) The west and south side yard setbacks shall be a minimum of 15 feet.
- 6) The development shall follow the street lighting requirements as identified by the Department of Public Works.

cc: Charletta Wilson Jacks, Director



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TIM KEANE
COMMISSIONER

CHARLETTA WILSON JACKS
Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator

SUBJECT: Z-17-59 for 320 North Highland Avenue, N.E.

DATE: October 5, 2017

The applicant requests a rezoning from the RG-2/HC20L SA1/BL (Residential General Sector 2/Inman Park Historic District Subarea 1/BeltLine Overlay) to C-1/HC20L SA1/BL (Community Business District/Inman Park Historic District Subarea 1/BeltLine Overlay) district to construct office and restaurant uses and a parking deck at property located at 320 North Highland Avenue, N.E.

The applicant has requested a 30-day deferral to allow additional time to present the results of a traffic study to both Staff and the neighborhood for review. Staff is supportive of this request.

STAFF RECOMMENDATION: 30-DAY DEFERRAL - NOVEMBER 2017

cc: Charletta Wilson Jacks, Director



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CHARLETTA WILSON JACKS
Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator

SUBJECT: Z-17-64 for 55 Milton Avenue, S.E.

DATE: October 5, 2017

An Ordinance by Zoning Committee to rezone property located at 55 Milton Avenue, S.E., from I-1-C/BeltLine Overlay (Light Industrial Conditional/BeltLine Overlay) to MR-4 (Multifamily Residential/BeltLine Overlay), and for other purposes.

The applicant has requested a 30-day deferral to allow additional time work with the Neighborhood and the NPU. Staff is supportive of this request.

STAFF RECOMMENDATION: 30-DAY DEFERRAL - NOVEMBER 2017

cc: Charletta Wilson Jacks, Director



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Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-17-067 for 156 Lakewood Way SW

DATE: October 5, 2017

The applicant seeks to rezone property located at **156 Lakewood Way** from MR-2 (Multifamily Residential) to MR-3 (Multifamily Residential).

FINDINGS OF FACT:

- **Property location:** The subject properties front approximately 265 feet on the south side of Lakewood Way beginning 325 feet from the northeast corner of Lakewood Way and Hilltop Drive. The property area is located in the Lakewood Heights neighborhood, in Land Lot 71 of the 14th District in NPU Y, Council District 12, Fulton County, Georgia.
- **Property size and physical features:** The properties consist of approximately 65,917 square feet (1.51 acres) of net lot area (85,382 square feet/1.96 acres gross lot area). The lot is currently undeveloped. The topography of the lot is extremely steep, ascending approximately 35 feet from the northern portion of the parcel that fronts Lakewood Way to the southwestern rear of lot. No vehicular access to the property is currently available. The lot is overgrown with vegetation and large mature trees and shrubs can be found on the property.
- **CDP land use map designation:** The Future Land Use designation for this property is Medium Density Residential (MDR). An amendment to the Comprehensive Development Plan will not be needed to accommodate the proposed development.
- **Current/past use of property:** Staff is not aware of any previous uses.
- **Surrounding zoning/land uses:** Land use and zoning designations in the immediate area varies. The subject property is surrounded by R-4 (Single-Family Residential) with Single Family Residential land use to the east, west, and south. The parcels parallel to the subject lot along Lakewood Way are vacant single-family lots. Parcels designated with I-1-C (Light Industrial

Conditional) zoning can be found to the north with an Open Space land use designation. These parcels consist of the John C. Burdine Community Center, Lakewood Fairgrounds & Amphitheater, and EUE Screen Gems Film Studios. Further to the southeast of the property, parcels are zoned C-1 (Community Business) and C-2 (Commercial Service) with a Low-Density Commercial land use designation.

- **Transportation:** Lakewood Way is classified as a local road. Lakewood Avenue to the south is classified as a principal arterial road. Currently, MARTA's #155 and #42 bus lines service this area along Lakewood Way. The Connect Atlanta Plan designates Lakewood Way as a secondary connection and there are plans for the Southtowne Trail to be built along this corridor.

PROPOSAL:

The applicant seeks the rezoning of a 1.51-acre lot from MR-2 (Multi-Family Residential) to MR-3 (Multi-Family Residential) to construct a 70 unit 7-story multi-family building, four (4) townhomes, and 4,000 square feet of commercial/retail. Access to the property will be via a single curb cut on Lakewood Way. Per the zoning code, *sec. 16-35.010 (a)(iii)*, maximum permitted floor area for properties zoned MR-3 (Multifamily Residential) are calculated at .696 of the gross lot area.

Project Specifications:

Gross Lot Area:	<u>85,382 sq. ft.</u>
Maximum F.A.R. (allowed of gross area):	
MR-3:	0.696 x 85,382 sq. ft. = <u>59,245 sq. ft.</u>
Commercial:	0.05 x 85,382 sp. ft. = <u>4,269 sq. ft.</u>
Proposed F.A.R.:	
Residential:	<u>55,129 sq. ft.</u>
Commercial:	<u>4,000 sq. ft.</u>
TOTAL:	<u>59,129 sq. ft.</u>

Number of units:	
Units:	
- Residential:	70 units
- Commercial:	2 units
Townhomes:	4 units

Parking Provided:	
Commercial:	7 (required) / 7 (provided)
Residential:	99 (required) / 99 (provided)
12' x 35' Loading:	2 (required) / 1 (proposed)

CONCLUSIONS:

- 1) **Compatibility with comprehensive development plan (CDP); timing of development:** The Comprehensive Development Plan (CDP) designates the property as Medium Density Residential. The proposed rezoning to the MR-3 (Multifamily Residential) District is consistent with the existing land use, thus a land use amendment will not be required to accommodate the proposed development. The land use is compatible with Lakewood Livable Centers Initiative (2013) development plan that proposed a medium density residential land use designation for this parcel. The plan also proposed a mix of multi-family structures and townhomes for this corridor. It also supports the study's policy recommendations to ensure appropriate transitions between existing residences and more intense uses and encourage a mix of land uses.
- 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. When proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.
- 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. In fact, this project would contribute to the redevelopment of the neighborhood.
- 4) **Effect on character of the neighborhood:** The development would have a positive effect on the surrounding neighborhood by redeveloping the vacant lot. The proposed townhomes and 7-story mixed-use flats will allow for an appropriate transition to the current single-family homes to the south from the large commercial film studio and amphitheater to the north.
- 5) **Suitability of proposed land use:** The proposed use reflects the desired mix of land uses that the community and City have designated for future redevelopment. The proposed MR-3 (Multifamily Residential) zoning on Lakewood Way would transition to and support the single-family residential parcels to its immediate west and south.
- 6) **Effect on adjacent property:** The adjacent properties located to the west along Lakewood Way are vacant parcels zoned R-4 (Single-Family Residential). The MR-3 (Multifamily Residential) zoning designation would be an appropriate complement to the low-density commercial parcels located along Lakewood Avenue to the southeast and Pryor Road to the northwest as the area continues to redevelop.
- 7) **Economic use of current zoning:** While the current zoning conditions allow for some economic use of the land, a change in zoning to a higher intense use for dense residential and some commercial would allow a more effective economic use of the subject property.
- 8) **Compatibility with policies related to tree preservation:** Redevelopment of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. Conceptually, the site shall be developed in accordance with the site plan titled "Lakewood Residences" dated July 26, 2017 and received and stamped by the Office of Zoning and Development August 1, 2017.



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Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: U-17-17 for 2951 Howell Mill Road N.W.

DATE: October 5, 2017 (deferred from June 16, 2017)

An Ordinance by Zoning Committee granting a Special Use Permit for a for a church and with accessory childcare and columbarium uses in accordance with section 16-04B.005 (1)(a), 16-04B.005(1)(b), and 16-04B.005(1)(c).

FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 323 feet on the east side of Howell Mill Road, N.W. and beginning approximately 648 feet from the northeast intersection of Moores Mill Road, N.W. and Howell Mill Road, N.W. The property is located in Land Lot 183 of the 17th District in NPU C, Council District 8.
- **Property size and physical features:** The property consists of approximately 5.58 acres (243,108 sq. ft.) of land. The lot currently consists of a yellow brick two-story mansion, a yellow one-story clubhouse, a tennis court and a swimming pool. The site is well vegetated with mature trees and shrubbery all throughout the subject property.
- **Current/past use of property:** The First Existentialist Congregation has owned and operated the facility on this site since 1975. Staff is unaware of any other uses.
- **Surrounding zoning/land uses:** The current land use for this parcel is Single Family Residential and the zoning designation is R-2B (Single Family Residential) District. Other zoning districts in the immediate area are R-3 (Single Family Residential) with a land use designation of Single-Family Residential.
- **Transportation system:** Howell Mill Road is classified as a local road at this portion of the corridor. It is serviced by the MARTA bus route #12.

PROPOSAL: An Ordinance by Zoning Committee granting a Special Use Permit for a church with accessory childcare and columbarium uses.

- **Ingress and egress:** All vehicles will enter and leave the property utilizing the proposed driveway intersecting with Howell Mill Road. Emergency vehicles will gain access to the property from Howell Mill Road. The proposal provides for access to and from Howell Mill Road which has the capacity for the proposed use.
- **Off-Street Parking and loading:** Employees and clients will park their vehicles in the proposed parking lot and utilize the proposed building entrances to access the property.
- **Refuse and service areas:** Refuse and garbage will be disposed of utilizing dumpsters. The applicant anticipates contracting with the City of Atlanta. Service will be coordinated to accommodate the amount of refuse generated. The applicant anticipates refuse collection will occur at least weekly. Products and supplies will be delivered to the facility utilizing the proposed driveway from Howell Mill Road with direct access to the building. Given the scope of the use, the applicant does not anticipate significant products and supply deliveries. Service personnel will park their vehicles in the parking lot utilizing the proposed building entrances to access the property. Given the limited scope of operation, it is unlikely that service personnel will need access to the proposed church during peak usage at service time.
- **Buffering and screening:** The applicant is proposing to set the new building back approximately 300 feet from Howell Mill Road which enables significant tree preservation and screening. The property to the south of the site is being retained by the applicant's seller and will be developed with a single-family home to buffer the proposed use from the single-family homes to the south. To the east, a portion of the rear of the existing lots has been conveyed to the adjacent property owner to create a buffer owned by the adjacent owner.
- **Hours and manner of operation:** The applicant proposes to redevelop the property with a church use that will include a small columbarium. The church will be the permanent home for Christ Church. In addition, the applicant proposes to offer a childcare component that will operate like a Mother's Morning Out program. No school use is proposed on the property. The church will be open every day of the week. Services at the church are on Sunday morning. Currently, Sunday school starts at 9:30 a.m. and the church service is at 10:30 a.m. Bible study is currently offered by the church between 7 p.m. and 8 p.m. on Tuesdays and Thursdays. It is anticipated the childcare component will be operated between 8 a.m. and 1 p.m. on Monday through Friday. Twelve (12) employees are anticipated for the facility. The church has a maximum seating capacity for 475 which is reflective of the maximum number of parishioners and other guests anticipated on the property. All ages will be served by the church component of the facility. The childcare component is proposed for children between the ages of three months and five years. No set meals are proposed at this facility. The development will include a kitchen that will accommodate food services such as an occasional luncheon, coffee and tea service needs, snacks for the childcare use and miscellaneous food service requirements. No special programs are anticipated to be offered at the facility. It is likely that the improvements

will be utilized for a wedding and funeral-related ceremonies and gatherings. Parking is anticipated to be accommodated in the proposed parking lot.

- **Duration:** The applicant requests that the Special Use Permit last indefinitely.
- **Required yards and open space:** The existing structures are being removed.
- **Tree Preservation and Replacement:** A tree replacement plan has been submitted with the application. The request preserves significantly more trees than a subdivision under the existing zoning would preserve.

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:** Ingress and egress to the subject property are provided via curb cuts on Howell Mill Road for both emergency vehicles and clients.
- b) **Off-street parking and loading:** There will be 119 parking spots provided for the whole property, with five (5) being provided specifically for the child care facility.
- c) **Refuse and service areas:** The applicant will dispose of refuse utilizing dumpsters provided by the City of Atlanta on a weekly basis. Service will be coordinated to accommodate the amount of refuse generated. Products and supplies will seldom be delivered to the facility utilizing the proposed driveway from Howell Mill with direct access to the building.
- d) **Buffering and screening:** The applicant proposes significant tree preservation and screening. The property to the south of the site is being retained by the applicant's seller and will be developed with a single-family home to buffer the proposed use from the single-family homes to the south. To the east, a portion of the rear of the existing lots has been conveyed to the adjacent property owner to create a buffer owned by the adjacent owner.
- e) **Hours and manner of operation:** The applicant proposes to redevelop the property with a church use that will include a small columbarium, and a childcare component for children between the ages of three months and five years. No special programs are anticipated to be offered at the facility.
- f) **Duration:** The applicant has requested for the special use permit to last indefinitely. Staff has no objection to this request.
- g) **Required yards and open space:** The existing structures will be removed to build a new church, administrative offices, and a columbarium. Staff finds that this meets the required yards and open space.

- h) Compatibility with policies related to tree preservation:** The applicant has submitted a tree replacement plan that shows 98 trees that would remain, 244 trees that would be removed, and 80 trees would be replaced. Staff approves of such measures.

STAFF RECOMMENDATION: APPROVAL with CONDITIONS

1. Conceptually, the site shall be developed in accordance with the site plan dated August 31, 2017, by Harrison Design Associates and stamped received by the Office of Zoning and Development September 7, 2017.
2. The church sanctuary building will have the design of an English country church, similar to the rendering by Harrison Design attached as Exhibit B.
3. The church will not have a licensed or accredited school program but may have a daycare program such as "Mother's Morning Out," for children aged five years and younger, provided that no more than fifty (50) children may attend the program on any one day.
4. Light fixtures within the parking lot will be of a type and shielded to minimize any impact on properties beyond the church property.
5. Portions of the church property will not be used for non-church or off-site events, including but not limited to, bus pick-ups and accommodation of film production equipment or trailers.
6. There will be no parking of construction vehicles on Howell Mill Road.
7. The church will secure their parking lot at night and on weekends when the church is not in use.
8. The church will preserve existing trees as indicated on Exhibit A and make reasonable efforts to save existing trees in connection with their construction of new driveway access from Howell Mill Road.
9. The church will provide some form of traffic control for access to and from Howell Mill Road at Sunday service times at the request of the Brandon Neighborhood Association if there is demonstrable congestion at such times.
10. The evergreen hedge depicted along the rear buffer of the church property will be planted with a single row of Nellie Stephens Holly, or similar large Evergreen, eight feet on center (and within an initial height of 10-12 feet where parallel with the rear property line), to provide a visual screen from adjacent residential properties.
11. There will be no vehicular or pedestrian access from the church property to Rockingham Drive.
12. The "West" house currently located on the property may be used, prior to construction of permanent church facilities, for church offices and functions other than the primary Sunday worship service.

cc: Charletta Wilson Jacks, Director