



CITY OF ATLANTA

KASIM REED
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

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: U-17-27 for 1070 Rice Street N.W.

DATE: December 14, 2017

An Ordinance granting a Special Use Permit for a daycare center pursuant to 16-06A.005 (1) (b).

FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 80 feet on the west side of Rice Street, N.W. beginning approximately 671 feet from the intersection of Rice Street, N.W. and West Marietta Street, N.W. The property is located in Land Lot 190 of the 17th District in NPU K, Council District 3.
- **Property size and physical features:** The property consists of approximately 2,747 square feet (.063 acres) of land. The lot currently consists of a two-story building. The site has mature trees and shrubbery along the northern and rear yards.
- **Current/past use of property:** Mount Ephraim Baptist Church operates a library in this building. 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-4A (Single Family Residential) District. Other zoning districts in the immediate area are C-1 (Commercial Service District) and O-I-C (Office Institutional Conditional) and land use designations are Single-Family Residential and Office Institutional.
- **Transportation system:** Rice Street is classified as a local road. It is serviced by the MARTA bus route #26, which has a stop at the corner of Marietta Boulevard and West Marietta Street.

PROPOSAL: An Ordinance granting a Special Use Permit for a day care center pursuant to 16-06A.005 (1) (b).

- **Ingress and egress:** Employees, clients, and emergency vehicles will access the property using the existing curb cut from Rice Street.
- **Off-Street Parking and loading:** Vehicles will access the approximately thirty (30) parking spaces located in the rear of the building. Loading, delivery, and service vehicles will have access to the property using the same entrance from Rice Street.
- **Refuse and service areas:** The applicant will use city services for refuse removal once a week.
- **Buffering and screening:** The building is a free-standing building and is surrounded by three parking lots. The property is screened by mature trees which should buffer any noise and glare.
- **Hours and manner of operation:** The applicant proposes to operate a Group Day Care Home for 7 to 18 children. The applicant will provide care for children ranging from 6 weeks to 12 years old. There will be an infant room for ages 6 weeks to 16 months and a toddler room for children ages 16 months to 2 years old, and a room to accommodate after-school care for children at the facility. The hours of operation will be from 8 am to 6 pm, five days a week. There will be one to two full-time employees employed at the facility. There will only be one shift. The facility will offer a morning snack at 8:30 am, a hot lunch at 11:30 am, as well as an afternoon snack at 2:45 pm. There may be special programs offered at the facility such as music.
- **Duration:** The applicant requests that the Special Use Permit last indefinitely.
- **Required yards and open space:** No addition or setback encroachment are planned for the future.
- **Tree Preservation and Replacement:** No trees will be cut down to accommodate new construction at the facility.

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 through one entrance on Rice Street. Both clients and emergency vehicles can access the property and the large surface parking lot, which will allow circular two-way vehicular traffic. Staff finds ingress and egress to be of sufficient use.

- b) **Off-street parking and loading:** There will be thirty-nine (39) parking spots provided for all clients, staff, and emergency vehicles, which is grandfathered into the subject property as existing before the BeltLine Overlay requirements.
- c) **Refuse and service areas:** The applicant has indicated that city services will be utilized for waste removal. The proposed loading area appears to be adequate for the operation of a daycare center.
- d) **Buffering and screening:** The subject property is sixty (60) feet from the BeltLine corridor, separated by a mature tree covering. The properties to the north and south of the property are empty surface parking lots under the same ownership as the subject property. Therefore, staff is of the opinion that the current method of buffering and screening will be sufficient.
- e) **Hours and manner of operation:** The proposed hours and manner of operation seem reasonable for the site. Therefore, Staff is of the opinion that the proposed location for the daycare center is not out of character with the surrounding land use.
- f) **Duration:** Staff is supportive of a limited duration as long as the applicant is the operator.
- g) **Required yards and open space:** The applicant will not be adding any extra space nor additions to the lot. Staff finds that this meets the required yards and open space.
- h) **Compatibility with policies related to tree preservation:** The applicant will not be cutting down any trees.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The special use permit for a daycare center shall be valid only as long as Aysha Khan-Davis is the operator.
2. The special use permit is not transferable.

cc: Charletta Wilson Jacks, Director



CITY OF ATLANTA

KASIM REED
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

TIM KEANE
COMMISSIONER

CHARLETTA WILSON JACKS
Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *KMH*

SUBJECT: U-17-29 for 1722 Harbin Road S.W.

DATE: December 14, 2017

An Ordinance granting a Special Use Permit for a private school pursuant to 16-05.005(1)(I).

FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 396 feet on the east side of Harbin Road, S.W. beginning approximately 199 feet from the intersection of Laurens Way, S.W. and Harbin Road, S.W. The property is located in Land Lot 217 of the 14th District in NPU R, Council District 11.
- **Property size and physical features:** The property consists of approximately 198,151 square feet (4.54 acres) of land. The lot currently consists of three buildings used for educational classrooms. The site has mature trees and shrubbery along the northern, eastern and southern yards.
- **Current/past use of property:** The Pearl Academy has been operating on this site since 2000. 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-3 (Single Family Residential) District. Other zoning districts in the immediate area are also R-3 (Single Family Residential), and land use designations are Single-Family Residential.
- **Transportation system:** Harbin Road is classified as a collector road. It is serviced by the MARTA bus route number #66, which has a stop in front of the subject property.

PROPOSAL: An Ordinance granting a Special Use Permit for a private school pursuant to 16-05.005(1) (l).

- **Ingress and egress:** Entrance to the five-acre campus is located to the south via a driveway with an exit approximately 50 feet north that easily accommodates commercial, industrial, and large private vehicles. Fire, police, and ambulance vehicles have easy and open access that facilitates ingress and egress without any interruptions or delays to north and southbound traffic along Harbin Road. Incoming and outgoing traffic is infrequent throughout the day. Traffic is deemed to be at its lowest (approximately 5-6 vehicles) between the hours of 9:00 am and 3:00 pm. Morning traffic ingress would reflect approximately 35 incoming vehicles between the hours of 7:30 am and 9:00 am. For added safety, two permanently assigned adult traffic monitors will be utilized to enhance the safe drop-off and pick-up of younger children.
- **Off-Street Parking and loading:** Utility service vehicles including electric, gas, etc., have separate parking and access in the second driveway located on the outermost south end of the campus. Service personnel also have the option of parking in this extended parking area. Clients, maintenance crew, and instructors arrive at alternating times.
- **Refuse and service areas:** All garbage is disposed of in standard city provided receptacles and picked-up early Wednesday morning by the Department of Sanitation. Recyclables are maintained in separate blue receptacles in a designated area. Materials and supplies (mainly books) are delivered by the United Postal Service are generally placed in the oversized mailbox at the street curb without accessing the property. UPS and Federal Express (small/mid-sized vehicles) deliveries arrive mid-morning or generally after operating hours.
- **Buffering and screening:** The building has a 50' feet buffer and screened shrubbery on the north and south side of the two building structures. The west and east sides are completely buffered by more than 150' feet of land. On average, thirty-eight (38) passenger vehicles will enter and leave the facility each day. Road improvements will not be required.
- **Hours and manner of operation:** The site is intended for a small college preparatory institute with a 3:1 student to teacher ratio to support academic excellence, agriculture and environmental stewardship and character development all supplemented through high parental participation and volunteerism. Pearl Academy hours of operation are as follows: Monday through Friday (day shift only) from 7:30am-4:00 pm. One to two full-time parent employees and independent contractors are responsible for curriculum instruction in English, foreign language, science, technology, engineering, mathematics, agriculture, entrepreneurship, Toastmasters, debate, music, art and character development. Approximately 35-40 clients will be served each day by the facility ranging from K-12 grade (aged 5-17). No meals will be offered. No special programs will be offered at the facility. All special programs including Poetry Night, Annual Youth Health Science Fair Exchange, commencement exercise, and civic projects, etc. are held off-campus.
- **Duration:** The applicant requests that the Special Use Permit last indefinitely.

- **Required yards and open space:** No addition or setback encroachment are planned for the future.
- **Tree Preservation and Replacement:** No trees will be damaged, destroyed or removed as a result of new construction, renovations and our commitment to the environment.

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:** The subject property contains a two-way gravel drive that opens to Harbin Road. Emergency, as well as client vehicles, can easily traverse this drive and navigate in their respective directions for ingress and egress. The applicant has also stated that two permanent traffic monitors will be on staff to facilitate the safe pick-up and drop-off of students. Staff finds ingress and egress to be sufficient.
- b) **Off-street parking and loading:** Per the requirement for grade school classrooms for R-3 zoned properties, there will be eleven (11) parking spots on the round driveway for clients and visitors. There is also a service drive on the southern end of the subject property that extends northward for service vehicles with adequate room for parking.
- c) **Refuse and service areas:** The applicant will dispose of trash provided by the city of Atlanta with pick up every Wednesday morning. Service vehicles, such as FedEx, UPS, and the USPS can use the extended driveway on the southern portion of the subject property. Deliveries can be made by dropping off in the mailbox fronting Harbin Road, or parking in the extended driveway to deliver to the front office at the end of the service driveway. Staff approves of these measures.
- d) **Buffering and screening:** The applicant states that the academy is buffered by very mature shrubbery on the north and south of the subject property by 50 feet. There is also a 150-foot buffer on the east and west sides with mature shrubbery as well. Staff approves of such measures.
- e) **Hours and manner of operation:** The applicant states that the subject property is for the use of a K-12 college preparatory academy for students ranging from 5 years old to 17 years old. There will be one to two full-time parent employees and independent contractors to instruct the children. No meals will be offered and all special programs will be held off of campus. Staff approves of this manner of operations.
- f) **Duration:** The applicant has requested for the special use permit to last indefinitely.
- g) **Required yards and open space:** The applicant states that there will be no additions added to the subject property. Staff finds that this meets the required yards and open space.

- h) Compatibility with policies related to tree preservation:** The applicant has stated that no trees will be removed, damaged, no destroyed with the request. Staff approves of such measures.

STAFF RECOMMENDATION: APPROVAL conditioned on the following:

1. The special use permit for a private school shall be valid only as long as Virgestine Sanyang is the operator.
2. The special use permit is not transferable.

cc: Charletta Wilson Jacks, Director



KASIM REED
MAYOR

CITY OF ATLANTA


DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 - ATLANTA, GEORGIA 30303
404-330-6145 - FAX: 404-650-7491
<http://www.atlantaga.gov/Government/Planning.aspx>

TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director
Office of Zoning and Development

MEMORANDUM *amended*

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: U-17-30 for 3200 Howell Mill Road, N.W.

DATE: December 14, 2017

An Ordinance granting a Special Use Permit for an assisted living facility pursuant to Section 16-10.005(1)(e) for the property located at **3200 Howell Mill Road, N.W.**

FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 624 feet on the west side of Howell Mill Road. It begins approximately 395 feet from the intersection of Howell Mill Road, N.W. and Downwood Circle, N.W. in Land Lot 197 of the 17th District, Fulton County, Georgia within the NPU-C in Council District 8.
- **Property size and physical features:** The subject property consists of approximately 8.905 acres (387,902 square feet) of land area and is currently undeveloped. The lot topography decreases in slope approximately ninety (90) feet from the southwest corner of the property to the northern property line. An existing detention pond can be found on the northern portion of the property. A 6-foot chain-link fence surrounds the majority of the property. Existing asphalt pavement can be found on a portion of the property adjacent to the north side property line. Mature trees and shrubs are found throughout the property.
- **CDP land use map designation:** The subject property has two land use designations. The eastern portion of the property adjacent to Howell Mill Road is designated Office Institutional, while the western portion of the parcel contains a Single Family Residential land use designation within the 2016 Comprehensive Development Plan (CDP).
- **Current/past use of property:** The subject property's current and primary use is a community center utilized by Village Park Paces, LLC. Staff is unaware of any other uses of the property.

- **Surrounding zoning/land uses:** The surrounding properties vary in zoning and land use designations. Most parcels in the area are used as medical offices. To the east parcels are zoned O-I (Office Institutional) and O-I-C (Office Institutional Conditional) with Office Institutional (O-I) land use designations. To the north properties with Low-Density Commercial (LDC) land use designations are zoned R-LC-C (Residential Limited Commercial Conditional) and C-I-C (Community Business-Conditional). To the south of the subject property, lots are zoned RG-3-C (Residential General-Sector 3 Conditional) with Medium Density Residential (MDR) land use designation and R-3 (Single-Family Residential) with Single Family Residential land use. The subject lot is bordered to the west by the Interstate 75 expressway.
- **Transportation system:** The subject property has frontage along Howell Mill Road which is classified as a collector road. Sidewalks are provided along the east side of Howell Mill Road. MARTA provides public transportation service to this area via bus route #12 along Howell Mill Road. Multiple bus stops are located along Howell Mill Road with one located directly across from the subject lot on the east side of Howell Mill Road.

PROPOSAL:

The applicant is requesting to operate an assisted living complex for senior citizens. The applicant's intent is to build the proposed facilities in three phases. The completed development will provide clients with independent living facilities, assisted care living units and memory care units encompassed in approximately 819,500 square feet of floor area. The proposed assisted living facility would be in operation 24 hours per day, 7 days per week for residents and families. Hours for the public are from 9:00 a.m. to 6:00 p.m.

- **Ingress and egress:** Employee, client, and emergency vehicles will access the property using the existing two curb cuts from Howell Mill Road. Driveways will not be gated.
- **Parking and loading:** Vehicles will use the two driveway entrances to access the 585 on-site parking spaces that will be located in multiple parking structures designated Buildings B, G, I and some surface parking. The applicant is anticipating 300 parking spaces will be used by residents and another 150 used by employees and service personnel. The remaining 135 would be for visitors to the site. Loading, delivery, and service vehicles will have access to the property using the same entrances from Howell Mill Road.
- **Refuse and service areas:** The applicant is proposing to employ a private contractor for refuse removal 4 times a week. The service and loading area will be located under Building A and accessed from Howell Mill Road.
- **Buffering and screening:** The applicant proposes buffering and screening will be applied as needed or required. A number of large trees and shrubs provide buffering to the residential structures adjacent to the south. The north portion of the property abuts a multi-story parking deck. The east side of the parcel fronts Howell Mill Road and the west side is adjacent to Interstate 75, neither will require extensive buffering or screening.

- **Hours and manner of operation:** The applicant has indicated the facility would be in operation 24 hours per day, 7 days per week to provide independent care, assisted living care, and memory care for senior citizens. The facility would provide space for up to 121 independent living units with 35 two-bedroom units, 475 licensed for medical uses with 32 two-bedroom units, and 20 cottage townhomes. Client ages range from 60 to 100. The facility would provide programs based on clients' needs such as beauty salon and rehabilitation group. The applicant has specified there will be three meals a day served at specific times. The applicant has indicated there will be approximately 85 full-time employees and 40 part-time employees. Although the applicant has not indicated an anticipated number of clients based on the total number of 1 and 2-bedroom dwelling units the maximum number of beds for possible clients would be approximately 683.
- **Duration:** The applicant is requesting an indefinite duration.
- **Required yards and open space:** The applicant has indicated that no portion of the property will encroach on required setbacks or open space.
- **Tree Preservation and replacement:** The applicant has indicated there will be trees removed for the purpose of the new construction. The applicant has consulted with the City Arborist and submitted a tree replacement plan with the application.

CONCLUSIONS:

- **Ingress and egress:** Based on the surveys/site plans submitted by the applicant and an on-site review conducted by staff, there appears to be adequate access to the site via driveways off of Howell Mill Road. Based on the submitted site plan there should be adequate room for emergency vehicle access and vehicle turn around. Therefore, Staff is of the opinion that the proposed ingress and egress is sufficient to ensure automotive and pedestrian safety and will not create traffic congestion.
- **Off-street parking and loading:** The parking requirements for an assisted living facility on an O-I (Office Institutional) zoned parcel are calculated by a ratio of one parking space per 4 beds. Based on the configuration provided by the applicant the total number of beds is approximately 683. That would require 171 parking spaces to meet parking requirements. The applicant has proposed 583 parking spaces for on-site parking via site plans submitted to the Office of Zoning and Development received 11/13/2017. This increase in required parking will be used for an anticipated 300 residential vehicles, 150 employee and service vehicles, with the remainder 135 available to visitors. Staff is of the opinion that the applicant has met the off-street parking requirements.

Staff is of the opinion that the applicant has met the loading requirements for such a development. In *Sec. 16-28.015* for off-street loading requirements, business and professional offices require four 12' x 35' loading space and two 12' x 55' loading spaces for facilities between 500,000 and 750,000 square feet.

- **Refuse and service areas:** The applicant has indicated that a private refuse service will be utilized for waste removal. The proposed loading area appears to be adequate for the operations of an assisted living center. The loading area will be located under Building A accessed from Howell Mill Road.
- **Buffering and screening:** Staff is of the opinion that the applicant's proposal to use planting and vegetation for buffering and screening should be adequate. The closest residential zoned parcel is the William Breman Jewish Home located to the south which is zone RG-3-C (Residential General-Sector 3). This development is a 96-bed nursing home/assisted living facility. To the north, the parcel is adjacent to a multi-story parking deck. Due to the location of the lot adjacent to Interstate 75, any noise produced by activities on the site would be eclipsed by vehicular traffic noise. Therefore, Staff is of the opinion that the proposed method of buffering and screening will be sufficient.
- **Hours and manner of operation:** The proposed hours and manner of operation seem reasonable for the site. Therefore, Staff is of the opinion that the proposed location for the assisted living facility is not out of character with the surrounding land use, the owner/operator has sufficient experience with the proposed operation and the hours and manners of operation are adequate to operate such a facility.
- **Duration:** Staff is supportive of an indefinite duration.
- **Compatibility with policies related to tree preservation:** The applicant has indicated they will consult with the City Arborist and has submitted a tree replacement plan. Therefore, Staff is of the opinion that the subject property is in compliance with the City's Tree Ordinance.
- **Required yards and other open spaces:** Based on the site plan submitted to the Office of Zoning & Development dated 11/13/2017 Staff is of the opinion that the applicant has met all required yard setbacks and open space requirements.

STAFF RECOMMENDATION: APPROVAL

cc: Charletta Wilson Jacks, Director



CITY OF ATLANTA


KASIM REED
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

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: U-17-31 for 4358 Northside Drive N.W.

DATE: December 14, 2017

An Ordinance granting a Special Use Permit for a special school pursuant to 16-04.005(1)(b) for property located at 4358 Northside Drive, N.W.

FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 200 feet on the west side of Northside Drive, N.W. beginning approximately 838 feet from the intersection of Northside Chase, N.W. and Northside Drive, N.W. Land Lot 161, 17th District, Fulton County, Georgia within the Mount Paran/ Northside Neighborhood of NPU-A in Council District 8.
- **Property size and physical features:** The subject property is approximately 2.19 acres (95,397 square feet) in land size. It is adjacent to its current school operation located at 4300 Northside Drive. The lot topography is relatively level. There are many of trees throughout the property.
- **CDP land use map designation:** The subject property has a Single Family Residential land use designation within the 2016 Comprehensive Development Plan (CDP).
- **Current/past use of property:** The subject property is vacant with multiple trees. This property was purchased to expand the existing Jacob's Ladder facility on the adjacent property. Staff is unaware of any other uses of the property.
- **Surrounding zoning/land uses:** The subject property is surrounded by properties zoned R-2 (Single Family Residential) with a Single Family Residential land use designation.
- **Transportation system:** The subject property is located along Northside Drive, which is classified as a major arterial road. MARTA does not provide service to the immediate area.

PROPOSAL:

The applicant is requesting to operate a special school for disabled children in a 4,109 sq. ft. one story structure. The proposed special school will be in operation from 8 am to 4 pm Monday through Friday.

- **Ingress and egress:** Vehicles will access the site through a primary driveway off of Northside Drive. Vehicles will leave the property through the same access. Emergency vehicle will access the property via the driveway from Northside Drive. Loading and delivery vehicles will have access using the same entrance and exit.
- **Parking and loading:** Employees and visitors will utilize the proposed ten (10) parking spaces adjacent to the building identified on the site plan.
- **Refuse and service areas:** Refuse will be handled through city services and receptacles. The applicant has not proposed changes to the property.
- **Buffering and screening:** The applicant has indicated that there are no changes proposed to the subject property for buffering and screening and the property will not require any additional buffering or screening.
- **Hours and manner of operation:** The applicant has indicated the facility would be in operation five days a week, Monday through Friday from 8 am to 4 pm. The facility would provide services for 10 to 15 students, ages 5 to 17. There will be 10 to 15 staff members employed at the facility at various times of the day. Meals would not be offered due to varying diet requirements for each child. The applicant has indicated that the growth of the school warrants the purchase of this property and preparation for the expansion of the school that educates and offers therapeutic services to children with physical and cognitive disabilities. A Special Use Permit was granted for the opening of the existing school on the adjacent church property in 2015.
- **Duration:** The applicant is requesting a permanent duration.
- **Required yards and open space:** The proposed footprint of the building is not encroaching into required yards.
- **Tree Preservation and replacement:** The applicant has indicated that there are no changes proposed for the subject property involving tree removal with the exception of any diseased or decaying hazardous trees that may pose a risk to the structure or the students or teachers. Any tree removal in such circumstances would be addressed through the City Arborist permitting requirement.

CONCLUSIONS:

- **Ingress and egress:** Based on the conceptual site plan and documentation, there appears to be adequate access to the property via the proposed vehicular and pedestrian access points. Therefore, Staff is of the opinion that the proposed ingress and egress is sufficient to ensure access and safety to the school, and will not create traffic congestion.
- **Off-street parking and loading:** The parking requirements for special schools is 1 space per 600 square feet. The total parking requirement for the proposed (4,109 square feet structure) building is 7 spaces. The applicant proposed 10 parking spaces for the school. Therefore, Staff is of the opinion that the applicant will be able to meet the off-street parking and loading requirements.
- **Refuse and service areas:** The applicant has indicated that city services will be utilized for waste removal. This appears to be adequate for the operations of the special school.
- **Buffering and screening:** The applicant has not indicated any plans for installing fencing on the side and rear yards for the purpose of buffering. Several trees surround the property on north, east and west side of the property. Trees and shrubs, that can serve as a natural buffer to adjacent properties seem to be sufficient. Therefore, Staff is of the opinion that the applicant has met the buffering and screening requirements.
- **Hours and manner of operation:** Staff is of the opinion that the proposed hours of operation will not have a negative impact on surrounding properties.
- **Duration:** Staff is supportive of a permanent duration.
- **Compatibility with policies related to tree preservation:** The applicant has indicated there are no changes proposed for the subject property. Therefore, these considerations are not applicable.
- **Required yards and other open spaces:** The applicant has indicated there are no structural changes proposed for the subject property. Therefore, these considerations are not applicable.

STAFF RECOMMENDATION: APPROVAL

cc: Charletta Wilson Jacks, Director




KASIM REED
MAYOR

CITY OF ATLANTA
DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 - ATLANTA, GEORGIA 30303
404-330-6145 - FAX: 404-658-7491
<http://www.atlantaga.gov/Government/Planning.aspx>

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-16-79 for 1824 Piedmont Avenue, N.E.
DATE: December 14, 2017

An Ordinance to rezone from R-4 (Single Family Residential) District to the PD-H (Planned Development Housing)/LBS District, for property located at **1824 Piedmont Avenue, N.E.**; and for other purposes.

The applicant has requested a deferral for 30 days for additional time to work with the neighborhood and NPU. Staff is supportive of this request.

STAFF RECOMMENDATION: 30-DAY DEFERRAL - JANUARY 2018

cc: Charletta Wilson Jacks, Director



CITY OF ATLANTA

KASIM REED
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

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-17-08 for 550 North Highland Avenue, N.E.

DATE: December 14, 2017

An Ordinance by Zoning Committee to rezone 550 North Highland Avenue, N.E. from PD-MU to PD-MU for a change in conditions fronting approximately 262 feet on the west side of North Highland Avenue and beginning at the western intersection of Williams Mill Road, N.E., and North Highland Avenue, N.E. Depth: 176.17 feet; Area: .793 Acres. Land Lot 15, 14TH District, Fulton County, Georgia

The applicant has requested a deferral for 90 days for additional time to work with the neighborhood and NPU. Staff is supportive of this request.

STAFF RECOMMENDATION: 90-DAY DEFERRAL-JANUARY 2018

cc: Charletta Wilson Jacks, Director



CITY OF ATLANTA

KASIM REED
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

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-17-54 for 87, 91 and 99 West Paces Ferry Road, N.W., and 3188, 3198 and 3202 Paces Ferry Place, N.W.

DATE: December 14, 2017

An Ordinance by Zoning Committee to rezone from SPI-9 SA 2 (Buckhead Village Special Public Interest District, Subarea 2) and SPI-9 SA 3 (Buckhead Village Special Public Interest District, Subarea 3) to SPI-9 SA 2 (Buckhead Village Special Public Interest District, Subarea 2), for property located at property located at 87, 91 and 99 West Paces Ferry Road, N.W., and 3188, 3198 and 3202 Paces Ferry Place, N.W.

The applicant has requested deferral for additional 30 days for additional time to work with the neighborhood and NPU. Staff is supportive of this request.

STAFF RECOMMENDATION: 30-DAY DEFERRAL-JANUARY 2018

cc: Charletta Wilson Jacks, Director



CITY OF ATLANTA

KASIM REED
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

TIM KEANE
Commissioner
CHARLETTA WILSON JACKS
Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *CHM*

SUBJECT: Z-17-67 for 156 Lakewood Way, S.W.

DATE: December 14, 2017

An Ordinance by Zoning Committee to rezone property located at **156 Lakewood Way, S.W.** from MR-2 (Multifamily Residential) to MR-3 (Multifamily Residential) fronting approximately 265 on the south side of Lakewood Way, S.W. beginning at the intersection of Lakewood Way, S.W. and Hilltop Drive, S.W. Depth: Varies; Area 1.51 acres. Land Lot 71, 14th District, Fulton County, Georgia.

The applicant has requested a deferral for 30 days for additional time to work with the neighborhood and NPU. Staff is supportive of this request.

STAFF RECOMMENDATION: 30-DAY DEFERRAL-JANUARY 2018

cc: Charletta Wilson Jacks, Director