



CITY OF ATLANTA

DEPARTMENT OF CITY PLANNING

55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308

404-330-6145 – FAX: 404-658-7491

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KEISHA LANCE BOTTOMS
MAYOR

TIM KEANE
Commissioner

KEYETTA M. HOLMES, AICP
Interim Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-18-144 for 788 and 798 McDonough Boulevard, S.E.

DATE: March 7, 2019

The applicant seeks to rezone from R-4 (Single Family Residential) to C-1 (Community Business District) for property located at 788 and 798 McDonough Boulevard, S.E.

FINDINGS OF FACT:

- **Property location:** The subject site fronts approximately 272 feet on the north side of McDonough Boulevard, S.E. beginning at a point on the northwestern side of McDonough Boulevard, 60 feet southeasterly as measured along the northeastern side of McDonough Boulevard from the corner formed by the intersection of the northeastern side of McDonough Boulevard, S.E. with the eastern side of Elleby Road. The parcels are located in Land Lot 25, 14th District, Fulton County, Georgia within the Benteen Park neighborhood of NPU W in Council District 1.
- **Property size and physical features:** The site is approximately 81,196 square feet (1.86 acres) of total net lot area. The lot is a non-conforming rectangular shaped lot. It is currently developed with a one-story commercial building, one story metal building and freestanding metal frame structure. The topography of the lot varies. Vehicular access to property is provided via an asphalt driveway and gated entrance. Vegetation and large mature trees can be found throughout the property.
- **CDP land use map designation:** The current land use designation is SFR (Single Family Residential) within the 2016 Comprehensive Development Plan. The applicant has requested a change in the land use to the Low-Density Commercial land use designation.
- **Current/past use of property:** The site has been used for residential uses. Staff is unaware of any other previous uses.

- **Surrounding zoning/land uses:** The subject site is adjacent to properties zoned for residential, commercial and office institutional purposes and are categorized as follows: C-1 (Community Business) District with a Low Density Commercial land use designation south of the subject site RG-2 (Residential General Sector 2) with a Low Density Residential land use designation east of the subject site, O-I (Office-Institutional) with an Office Institutional land use designation west of the subject site and the R-4 (Single Family Residential) District with Single Family Residential land use designation north and south of the site.
- **Transportation system:** McDonough Boulevard, S.E. is classified as a local road and designated as a principal arterial and regional thoroughfare. There are sidewalks provided along McDonough Boulevard, S.E, and New Town Circle, S.W. MARTA services the immediate area via bus routes #49 and connecting to route #9 at the intersection of McDonough Boulevard, S.E. and Boulevard S.E.

PROPOSAL

The applicant seeks to rezone two adjacent vacant parcels from R-4 (Single Family Residential) to C-1 (Community Business) District for property located at 788 and 798 McDonough Boulevard, S.E.

Project Specifications:

Total Assemblage Area:	81,196 sq. ft. (1.86 acres.)
Lot A:	50,987 sq. ft
Lot B:	30,209 sq. ft
Total Number Units:	3 (commercial office, metal shed and metal frame)

CONCLUSIONS:

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

The proposed rezoning is not compatible with the Single Family Residential land use designation. Therefore, a Comprehensive Development Plan (CDP) amendment to Low-Density Commercial designation is required.

(2) Availability of and effect of public facilities and services; referral 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 regarding water supply and sewage disposal. 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 land suitable for proposed use; environmental effect on balance of land uses:** The zoning regulation indicates that this consideration is optional. The applicant has not presented any evidence that they own other land in the area that is suitable for this development. Staff is of the opinion that the proposed rezoning would not have an adverse effect on the environment or create an imbalance of land uses.
- (4) Effect on character of the neighborhood:** The property is located in the Benteen Park neighborhood an established residential area that is currently experiencing redevelopment of a number of lots in the area. Staff is of the opinion the proposed zoning will allow for an appropriate development of an underutilized portion of land. Commercial use of the proposed lot could stimulate renovation of other undeveloped or under developed lots in this neighborhood.
- (5) Suitability of proposed land use:** The proposal would be an adequate addition to the traditional character of the existing residential neighborhood. Staff believes rezoning the subject property to the C-1 (Community Business) District zoning classification, is consistent with the current character of community. The proposed development will serve as a buffer between the existing office institutional use and existing commercial on McDonough Boulevard. Staff is of the opinion that the request to rezone for the purpose of a commercial purposed would be appropriate.
- (6) Effect on adjacent property:** Staff is of the opinion that the rezoning of the subject site to the C-1 (Community Business) District zoning designation would not pose any negative impacts to the adjacent properties as it will be consolidated into an existing development. The rezoning of the property to C-1 would provide a buffer and transitional zone between the commerical developments to the north, south, and west and the lower density, traditional residential neighborhood to the east.
- (7) Economic use of current zoning:** The current zoning condition only allows for limited economic use of the land, one single family structure per parcel. The property has two lots that remain unimproved. Staff is of the opinion that a change in zoning to allow a commercial use would increase the economic viability of the area without changing the characteristics of the established community.
- (8) Compatibility with policies related to tree preservation:** The proposed development shall comply with requirements of the City of Atlanta's Tree Ordinance.
- (9) Other considerations:**
The Atlanta City Design articulate' s 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, with 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 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, 788 and 798 McDonough Boulevard, S.E. is located within a Growth Area: Corridor. Corridor Area are described as follows:

These are the connecting tissues of the city; the major streets that flow out of the Core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree, and Jonesboro wind along the contours of the city while streets like Metropolitan, Memorial, and Northside, slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings, and anchor institutions along the way. With better design, these corridors can become *Main Streets* for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the Core of the city.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. Notwithstanding the regulations in 16-11.001 permitted principal uses shall be limited to multi-family dwellings, two-family dwellings and single-family dwellings, and offices, clinics (including veterinary if animals are kept within soundproof buildings), laboratories, studios, and similar uses, but not blood donor stations except at hospitals.
2. Any new structures added to the property which are within 150 feet of any R-1 through R-5, R-G 1, R-G 2, MR-1, MR-2, or PD-H district shall have a maximum height of 35 feet.
3. Any new structures shall meet the transitional height plane and transitional yard requirements per 16-11.006 (2 & 3).
4. All lighting shall reduce light spillage onto residentially used properties by providing cutoff luminaries which have a maximum 90-degree illumination.



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TIM KEANE
Commissioner

KEYETTA M. HOLMES, AICP
Interim Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-18-145 for 508 Boulevard Place, N.E.

DATE: March 7, 2019

An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-4B/BL (Multifamily Residential/BeltLine Overlay) for property located at **496 Boulevard Place N.E., 500 (aka 502) Boulevard Place, N.E., 508 Boulevard Place, N.E. and 512 Boulevard Place, N.E.**

The applicant requests that this application be filed.

STAFF RECOMMENDATION: FILE



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Interim Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-18-146 for 778 Tift Avenue, S.W

DATE: March 7, 2019

An Ordinance to rezone from R-4A/HC20I SA1/BL (Single Family Residential/Adair Park Historic District/BeltLine Overlay) to R-4B/ HC20I SA1/BL (Single Family Residential/Adair Park Historic District/BeltLine Overlay) for property located at **778 Tift Avenue**.

FINDINGS OF FACT:

- **Property location:** The subject property fronts 151.93 feet on the north side of Hugh Street, S.W. beginning at an iron pin located at the point of intersection of the east right-of-way line of Tift Avenue, S.W. with the north right-of-way line of Hugh Street, S.W. The parcel is located in Land Lot 107, 14th District, Fulton County, Georgia within the Adair Park neighborhood of NPU-V in Council District 12.
- **Property size and physical features:** The property is approximately 9583.2 square feet (0.22 acres) of total net lot area. The lot is a non-conforming rectangular shaped lot. It is currently undeveloped and vacant. The topography of the lot varies. Vehicular access to the property is not currently available. Vegetation and large mature trees can be found throughout the property.
- **CDP land use map designation:** The future land use designation for this property is Single-Family Residential (SFR) within in the 2016 Comprehensive Development Plan.
- **Current/past use of property:** Currently, the lots are vacant. Staff is not aware of any previous uses other than residential.
- **Surrounding zoning/land uses:** Land use and zoning designations in the area are R-4A (Single-Family Residential), R-5 (Two family Residential), SPI-21 SA10/BL (Historic West End/Adair Park Special Public Interest District/BeltLine Overlay), SPI-21SA4/BL (Adair Park Special

Public Interest District/BeltLine Overlay) and SPI-21 SA5/BL (Adair Park Special Public Interest District/BeltLine Overlay).

- **Transportation:** 778 Tift Avenue, S.W. is classified as a local road. Currently, MARTA serves the area via bus and train routes gold and red from Garnett Transit Station. The area is served by bus #40 with multiple stops near subject property.

PROPOSAL:

The applicant seeks to rezone vacant parcels from to rezone from R-4A/HC20I SA1/BL (Single Family Residential/Adair Park Historic District/BeltLine Overlay) to R-4B/ HC20I SA1/BL (Single Family Residential/Adair Park Historic District/BeltLine Overlay) subsequently subdivide the current lot into two single-family residential units.

Project Specifications:

Net Lot Area: 9583.2 sq. ft.

Minimum Area required:

R-4B: 2,800 sq. ft.

Proposed Area (as labeled on site plan):

Lot A: 5,077 sq. ft.

Lot B: 4,491 sq. ft.

CONCLUSIONS:

- 1) **Compatibility with comprehensive development plan (CDP); timing of development:** The Comprehensive Development Plan (CDP) designates the property as Single-Family Residential (SFR) in the 2016 Comprehensive Development Plan. The proposed rezoning is consistent with the existing land use; therefore, a land use amendment will not be required to accommodate the proposed development.
- 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 regarding water supply and sewage disposal. 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 zoning regulation indicates that this consideration is optional. The applicant has not indicated that they own other land in the area that would be suitable for the proposed development. The proposed rezoning would not have an adverse effect on the environment or create an imbalance of land uses or to the health of humans or the environment by allowing the rezoning from R-4A to R-4B for the construction of two single-family homes. The proposed rezoning would allow for an appropriate type of infill development for the existing single-family neighborhood at a scale that is comparable to the original lot pattern.
- 4) **Effect on character of the neighborhood:** The property is located in the Adair Park neighborhood an established residential area that is currently experiencing redevelopment of a number of lots in the area. Staff is of the opinion the proposed zoning will allow for an appropriate development of an underutilized portion of land. Development of the proposed lot could stimulate renovation of other undeveloped or under developed lots in this neighborhood. Further, the subsequent lot width if the rezoning is approved is consistent with the existing lot sizes in the block.
- 5) **Suitability of proposed land use:** The proposed use reflects the single-family residential character of the area. The proposed R-4B (Single Family Residential) zoning would allow for the construction of two single-family residences, develop an underutilized portion of land and add housing stock to an area that has limited space for new development and needs more housing projects.
- 6) **Effect on adjacent property:** The proposed development should have minimal to no negative effect on adjacent properties. The majority of the lots fronting Tift Avenue, S.W. have a lot frontage that is consistent with R-4B development requirements. Staff is of the opinion if this property is rezoned to the R-4B zoning district there will be no negative effects on adjacent properties.
- 7) **Economic use of current zoning:** The current zoning condition only allows for limited economic use of the land, one single family structure per parcel. The property has two lots that remain unimproved. A change in zoning to allow two single-family homes would increase the economic viability of the area without changing the characteristics of the established community.
- 8) **Compatibility with policies related to tree preservation:** Redevelopment of the property shall comply with the City of Atlanta Tree Ordinance at 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 Atlanta City Design **778 Tift Avenue, S.W** is located within Growth Area: Urban Neighborhoods. Urban Neighborhoods 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 the 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 includes 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

STAFF RECOMMENDATION: APPROVAL



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TIM KEANE
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KEYETTA M. HOLMES, AICP
Interim Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-18-147 for 675 Drewry Street, N.E.

DATE: March 7, 2019

An Ordinance by Zoning Committee to rezone from I-1/BL (Light Industrial/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **675 Drewry Street, N.E.**

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

STAFF RECOMMENDATION: 30-DAY DEFERRAL APRIL 2019



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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-01 for 1015 Boulevard, S.E.

DATE: March 7, 2019

An Ordinance by Zoning Committee to rezone from I-1/BL (Light Industrial/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **1015 Boulevard, S.E.**

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

STAFF RECOMMENDATION: 90-DAY DEFERRAL JUNE 2019



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Interim Director
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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-02 for 1131 Glenwood Avenue S.E.

DATE: March 7, 2019

An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/BeltLine Overlay) to MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at 1131 Glenwood Avenue, S.E., 1137 Glenwood Avenue, S.E., 1146 Portland Avenue, S.E. and 1152 Portland Avenue, S.E.

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

STAFF RECOMMENDATION: 30-DAY DEFERRAL APRIL 2019



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KEYETTA M. HOLMES, AICP
Interim Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: U-18-43 for 1521 Huber Street, N.W.

DATE: March 7, 2019

An Ordinance by Zoning Committee for a special use permit for a concrete plant (ready-mix concrete) pursuant to 16-17.005(1)(e) for property located at **1521 Huber Street, N.W.**

FINDINGS OF FACT:

- **Property location:** The subject property fronts 438.05 feet on the east side of Huber Street, N.W., beginning 1500 feet from the intersection of Chattahoochee Avenue, N.W. and Huber Street, N.W. in Land Lot 187 of the 17th District of Fulton County, Georgia in the Blandtown neighborhood of NPU-D in Council District 9.
- **Property size and physical features:** The subject property is an approximately 13.5 acre (588,060 square feet) irregularly shaped parcel with a street frontage of approximately 438.05 feet on the east side of Huber Street. The property is currently being utilized for tractor trailer parking, and is not developed with any structures. The lot topography declines from north to south. There are some trees and shrubs along the perimeter of the site.
- **CDP land use map designation:** The current land use designation is Industrial land use designation within the 2016 Comprehensive Development Plan.
- **Current/past use of property:** The subject property is currently utilized for tractor trailer parking. According to an environmental impact study conducted by the Georgia Environmental Protection Division, the property was previously used as a paint manufacturing facility.
- **Surrounding zoning/land uses:** The subject properties to the north, east, and west are zoned I-2 (Heavy Industrial) District for industrial purposes, with an Industrial land use designation. The properties to the south are zoned MR-2-C (Multi-family Residential Conditional) and are being developed as residential.

- **Transportation:** The subject property is located along Huber Street, which is classified as a local road. Sidewalks are provided on a small segment along Huber Street. MARTA bus service is provided to the immediate area along nearby Ellsworth Industrial Boulevard and Chattahoochee Avenue.

PROPOSAL:

The applicant seeks a special use permit for the development of a concrete plant (ready-mix concrete).

- **Ingress and egress:** Vehicles and emergency vehicles will access the property via Huber Street. The applicant intends to install an additional connection to the site from Fairmont Avenue.
- **Parking and loading:** The applicant is proposing to install 24 employee and visitor spaces, as well as, 40 spaces for truck storage. Loading and deliveries will be provided from the Huber and Fairmont Street points of access. The applicant also intends to utilize the rail line on the property for deliveries.
- **Refuse and service areas:** The applicant intends to utilize City refuse and garbage collection services for any waste generated at the property.
- **Buffering and screening:** The applicant intends to preserve the existing trees around the site to provide buffering and screening. Additionally, the site plan indicates the installation of more trees and landscaping around the perimeter of the site and along a stormwater management area located on the southern portion of the property.
- **Hours and manner of operation:** The proposed concrete plant will operate Monday through Saturday, from 6:00 a.m. to 5:00 p.m., and be closed on Sundays. Evening operations will be offered as a special service; however, this will not be a standard practice. The facility would employ approximately 20-25 people.
- **Duration:** The applicant is requesting a permanent duration.
- **Required yards and open space:** The applicant has indicated the facility will meet the required yard and open space requirements for the site.
- **Tree Preservation and replacement:** The site plan submitted by the applicant indicates several areas around the perimeter of the site for landscaping, tree preservation, and tree replacement.

CONCLUSIONS:

- **Ingress and egress:** Based on the site plans and documentation submitted by the applicant and an on-site review conducted by staff, the proposed points of ingress and egress may be a detriment to automotive and pedestrian safety and convenience, traffic flow and control. The applicant is proposing to utilize both Huber Street and Fairmont Avenue for ingress and egress. The additional point of access along Fairmont Avenue intersects with Huff Road. Huff Road is a heavily traveled, two-lane road connecting Marietta Boulevard and Howell Mill Road. These corridors are developed with dense commercial and residential uses, contributing to heavy traffic. Access to and from the site from Fairmont Avenue should be limited to not further exacerbate traffic flow. Additionally, the applicant submitted a traffic impact analysis with the application that demonstrates that the proposed development and roadway improvements will potentially increase delays at intersections during peak hours. Therefore, Staff is of the opinion that the existing point of ingress and egress are insufficient to ensure vehicular safety and will create traffic congestion.
- **Off-street parking and loading:** The parking requirement for other non-residential uses is *one (1) parking space shall be provided for each 600 square feet of floor area or each two employees on the peak working shift whichever is greater* in the I-2 (Heavy Industrial) zoning district. The concrete plant will include a 6,000 square-foot shop and an 800 square-foot batch house. The applicant is proposing 24 spaces for employees and visitors, and 40 spaces for truck parking. No loading spaces are required as the total square footage of buildings is below 10,000 square feet. Therefore, Staff is of the opinion that the applicant has provided adequate parking in conformance with the parking and loading requirements.
- **Refuse and service areas:** The applicant intends to utilize City refuse and garbage collection services for any waste generated at the property. The proposed appears to be adequate for the operations of the proposed concrete plant.
- **Buffering and screening:** Based on the site plans and documentation submitted by the applicant and an on-site review conducted by staff, it does not appear that the applicant is proposing adequate screening. Less than a mile from the project site along Fairmont Avenue, is a residential development, and potential connections to the Atlanta Beltline for the Upper Westside-Northside subarea. The site plan proposes additional landscaping, tree replacement, and tree preservation around the perimeter of the site, and along Huber Street. However, a landscape plan was not submitted with the application with specific details regarding the type and placement of trees. With such proximity to a residential development, as well as, the Atlanta Beltline, intensive and hardy landscaping would be needed for buffering and screening to mitigate the incompatible neighboring uses.

The Atlanta Code of Ordinances defines a concrete plant as,

“a facility that processes any mixture of raw materials into concrete for distribution to other sites whether through the transfer of already mixed raw materials into trucks or through the loading of materials into trucks, which mix the raw materials into concrete on route to or at the site. A facility which processes raw materials into concrete on a site for the production, repairing, compounding or assembly of products made of concrete, shall not be considered a

concrete plant unless the facility also distributes concrete produced on the site to other sites in the same manner as a concrete plant.”

Concrete is defined as,

“any mixture of sand, gravel, crushed stone, or other aggregates, with water and portland cement or other materials, which as the result of hydration, will bind into a rocklike mass; for the purposes of this definition, a mixture of materials shall be considered concrete without regard to the particular proportion of materials if as the result of hydration, the materials will bind into a rocklike mass”.

The site plan indicates that there will be material storage and loading areas, however, the application nor site plan describe what type of materials. Additionally, it is unclear if the materials will be stored in closed containers or open air. Inappropriately storing raw materials such as sand, gravel, and crushed stone could negatively impact air quality. Protecting the surrounding uses from noise and odor are requirements of buffering and screening. The application and site plan do not adequately address these issues. Therefore, Staff is of the opinion that the applicant is not providing adequate measures for the buffering and screening requirements.

- **Hours and manner of operation:** The proposed concrete plant will operate daily from 6:00 a.m. to 5:00 p.m., Monday through Saturday, and be closed on Sundays. The facility will employ approximately 20-25 people. Evening operations will occur as necessary to meet the needs of their clients. Evening operations for this business, in particular, south of the project site along Fairmont Avenue would not be appropriate. As previously mentioned, there is a residential development and potential connections to the Atlanta Beltline less than a mile south of this area. Evening operations would be disruptive to the surrounding residential community.

Additionally, the character of the proposed use will require the use of large trucks to enter and exit the site. Based on the traffic impact analysis, truck traffic and intersection delays will increase up to 12%. The second point of ingress and egress along Fairmont Street ends at the intersecting street, Huff Road. Huff Road is a heavily traveled, two-lane road connecting Marietta Boulevard and Howell Mill Road. The traffic impact analysis does not contemplate the level of service for these roads which are in close proximity to the subject property. Therefore, Staff finds the hours and manner of operation to be inappropriate.

- **Duration:** Staff is not supportive of an indefinite duration, due to the potential impact on the southernmost, residential uses.
- **Compatibility with policies related to tree preservation:** The site plan submitted by the applicant indicates that there will be areas of tree preservation and replacement proposed for the subject property. However, a landscape plan was not submitted with the application with specific details regarding the type and placement of trees. This is particularly critical to providing adequate buffering between the residential use directly south of the subject property to alleviate such potentially adverse effects as may be created by noise, glare, and odor.

U-18-43 for 1521 Huber Street, N.W.

March 7, 2019

Page 5 of 5

- **Required yards and other open spaces:** The applicant has indicated the proposed development of the property would meet the minimum setback and open space requirements associated with this proposal.

STAFF RECOMMENDATION: DENIAL



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Interim Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator *(KH)*

SUBJECT: Z-18-76 for 10 Blackland Road, N.W.

DATE: March 7, 2019

An Ordinance by Zoning Committee to rezone from R-3 (Single Family Residential) and C-1 (Community Business District) to MR-3 (Multifamily Residential) for property located at **10 Blackland Road, N.W.**

Staff requests that this application be filed.

STAFF RECOMMENDATION: FILE



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Interim Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-18-128 for Adult Day Care Facility

DATE: March 7, 2019

An Ordinance by Zoning Committee to amend the 1982 Atlanta Zoning Ordinance, as amended, by adding a definition for Adult Day Care Facility and by adding Adult Day Care Facility as a permitted use by special use permit in the R-1 (Single-Family Residential), R-2 (Single-Family Residential), R-2A (Single-Family Residential), R-2B (Single-Family Residential), R-3 (Single-Family Residential), R-3A (Single-Family Residential), R-4 (Single-Family Residential), R-4A (Single-Family Residential), R-4B (Single-Family Residential), R-5 (Two-Family Residential), R-G (Residential General), and R-LC (Residential Limited Commercial) zoning districts; and for other purposes.

Staff requests that this application be filed.

STAFF RECOMMENDATION: FILE



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR


DEPARTMENT OF CITY PLANNING
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
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TIM KEANE
Commissioner

KEYETTA M. HOLMES, AICP
Interim Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-18-140 for 94 Milton Avenue, S.E.

DATE: March 7, 2019

An Ordinance by Councilmember Carla Smith to rezone from R-5-C/BL (Two Family Residential Conditional/BeltLine Overlay) to MRC-3-C/BL (Mixed Residential Commercial Conditional/BeltLine Overlay) for property located at **94 Milton Avenue, S.E.**; and for other purposes

Staff requests that this application be filed.

STAFF RECOMMENDATION: FILE



CITY OF ATLANTA

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303
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KEISHA LANCE BOTTOMS
MAYOR

TIM KEANE
Commissioner

KEYETTA M. HOLMES, AICP
Interim Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: U-18-37 for 509 Foundry Street, N.W

DATE: March 7, 2019

An Ordinance by Zoning Committee for a special use permit for an outdoor amusement enterprise pursuant to 16-18K.004 for property located at **485 Foundry Street, N.W., 491 Foundry Street, N.W., 489 Foundry Street, N.W., 485 Foundry Street, N.W., 501 Foundry Street, N.W. and 509 Foundry Street, N.W., 174 Northside Drive, N.W., 178 Northside Drive, N.W., 182 Northside Drive, N.W., 184 Northside Drive, N.W., 190 Northside Drive, N.W. and 192 Northside Drive, N.W., 480 Spencer Street, N.W., 486 Spencer Street, 490 Spencer Street, 496 Spencer Street, 502 Spencer Street, N.W., and 506 Spencer Street, N.W. and 193 Electric Avenue N.W. and 185 Electric Avenue, N.W.**

The applicant has requested a 60-day deferral for more time to work with the neighborhood and NPU. Staff is supportive of this request.

STAFF RECOMMENDATION: 60-DAY DEFERRAL MAY 2019