



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
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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-19-118 for Cascade Heights

DATE: March 12, 2020

An Ordinance by Councilmember Marci Collier Overstreet to rezone certain properties from R-4 (Single Family Residential) to R-4B (Single Family Residential) in which to implement certain recommendations of the Atlanta City Design Plan; and for other purposes.

Staff requests a deferral to continue to work with the NPU.

STAFF RECOMMENDATION: 60 DAY DEFERRAL – MAY 2020



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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-20-09 for NC-2 (East Atlanta Village Neighborhood Commercial) Text Amendment

DATE: March 12, 2020

An Ordinance by Councilmembers Natalyn M. Archibong and Carla Smith to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending the NC-2 (East Atlanta Village Neighborhood Commercial) district to allow microbreweries and microdistilleries as a use by special use permit; and for other purposes

FINDINGS AND FACTS:

The East Atlanta Village is located in the East Atlanta neighborhood of NPU W, in Fulton and DeKalb Counties in Council Districts 1 and 5. The purpose and intent of the NC District is to protect existing neighborhood-oriented commercial areas from uses and building forms which are incompatible with the scale, character and needs of the adjacent neighborhoods. Preserve and restore existing, traditional and pedestrian scale buildings in established, historic neighborhood commercial districts. Place reasonable controls on the development of larger scale highway-oriented retail, service, office and dining uses which are intended to serve larger areas of the city than a single neighborhood or a small group of neighborhoods. Facilitate safe, attractive and convenient pedestrian circulation and minimize conflicts between pedestrians and vehicles. Encourage pedestrian flow through the design of mixed-use buildings with sidewalk level retail uses, which open directly onto sidewalks adjacent to public streets. Improve pedestrian access within the district and to and from the surrounding neighborhoods. Establish building façade lines and sidewalk requirements, and reserve the space between buildings and the street for pedestrian functions. Encourage the rehabilitation or development of neighborhood commercial areas to include proportionately significant residential uses. Minimize the use of

adjacent neighborhood streets for commercial area parking by establishing adequate parking requirements and encouraging shared parking arrangements. Promote a nodal form of neighborhood commercial development which is of such a size that all uses within the district are within a convenient walking distance of one another. Include all parcels within a neighborhood commercial area as part of the Neighborhood Commercial District.

PROPOSAL:

The proposal is to amend the Zoning Code of the City of Atlanta by amending the **NC-2 (East Atlanta Village Neighborhood Commercial)** district to allow microbreweries and microdistilleries as a use by special use permit.

CONCLUSIONS:

1. **Compatibility with Comprehensive Development Plan (CDP); timing of development:**
The proposed legislation would not require a land use amendment to the Comprehensive Development Plan.
2. **Availability of and effect of public facilities and services; referral to other agencies:**
The proposed legislation would not affect the availability of public facilities and services.
3. **Availability of other land suitable for proposed use; effect on balance of land uses with regard to the public need:**
Staff believes that the proposed text amendment will be appropriate and compatible with the existing land use to support the community.
4. **Effect on character of the neighborhood:**
The proposed text amendment should not have any adverse impact on the character of the neighborhood. In fact, the proposed amendment proposes to allow microbreweries and microdistilleries as a use by special use permit which will require an additional review by the neighborhood and the neighborhood planning unit which will review the request for suitability with the character of the neighborhood.
5. **Suitability of proposed land use:**
The proposed recommendation was made through community engagement and public involvement that supports the goals of the neighborhood. Staff believes that the proposed text amendment would be suitable for the community.
6. **Effect on adjacent property:**
Since no development projects are being proposed as part of this text amendment, these considerations are not applicable. However, new developments will be subject to review and approval via the Special Administrative Permit (SAP) process. The SAP will ensure that any potential negative adverse effects to adjacent properties will be mitigated.

7. Economic use of current zoning:

Since no development project is being proposed, this consideration is not applicable.

8. Compatibility with policies related to tree preservation:

Any tree loss that occurs as a result of any proposed amendment will have to comply with the City of Atlanta's tree preservation policies.

STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE



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MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: Z-20-24 for SPI-24 (Garden Hills Special Public Interest District)

DATE: March 12, 2020

A substitute Ordinance by Councilmember Howard Shook to amend the Atlanta Zoning Ordinance by creating a new chapter entitled **Chapter 18X, SPI-24**, to be entitled "**Garden Hills Neighborhood District Regulations**" and to amend the official zoning map by changing the designation of properties within the Garden Hills Neighborhood district so as to add SPI-24 to the district designation; and for other purposes

FINDINGS AND FACTS:

Certain existing defined neighborhoods in the City of Atlanta (the "City") display historic plat and lot patterns. These defined neighborhoods desire to maintain the historic platting patterns as lots are redeveloped. Corner lots specifically represent gateways and entrances into these defined neighborhoods, and it is the desire of the neighborhood to maintain the existing lot patterning. The Garden Hills Neighborhood is one such defined neighborhood which desires to maintain existing platting patterns to prevent new development which is not in accord with the prevailing neighborhood building pattern.

PROPOSAL:

The text amendment creates **Chapter 18X, SPI-24**, to be entitled "**Garden Hills Neighborhood District Regulations**" and to amend the official zoning map by changing the designation of properties within the Garden Hills Neighborhood district.

CONCLUSIONS:

1. **Compatibility with Comprehensive Development Plan (CDP); timing of development:**
The proposed legislation would not require a land use amendment to the Comprehensive Development Plan.
2. **Availability of and effect of public facilities and services; referral to other agencies:**
The proposed legislation would not affect the availability of public facilities and services.
3. **Availability of other land suitable for proposed use; effect on balance of land uses with regard to the public need:**
Staff believes that the proposed text amendment will be appropriate and compatible with the existing land use to support the community.
4. **Effect on character of the neighborhood:**
The proposed text amendment should not have any adverse impact on the character of the neighborhood. In fact, the proposed amendment will maintain the existing platting pattern.
5. **Suitability of proposed land use:**
The proposed recommendation was made through community engagement and public involvement that supports the goals of the neighborhood. Staff believes that the proposed text amendment would be suitable for the community.
6. **Effect on adjacent property:**
Since no development projects are being proposed as part of this text amendment, these considerations are not applicable.
7. **Economic use of current zoning:**
Since no development project is being proposed, this consideration is not applicable.
8. **Compatibility with policies related to tree preservation:**
Any tree loss that occurs as a result of any proposed amendment will have to comply with the City of Atlanta's tree preservation policies.

STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE



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MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: Z-18-139 for 163 and 171 Joseph E. Lowery Boulevard, S.W.

DATE: March 12, 2020

An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to R-4B/BL (Single Family Residential/BeltLine Overlay) for property located at **163 and 171 Joseph E. Lowery Boulevard, S.W.**

The applicant has requested a 90-day deferral to work continue to work with the neighborhood. Staff is supportive of the request.

STAFF RECOMMENDATION: 90 DAY DEFERRAL - JUNE 2020



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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Zoning Administrator 

SUBJECT: Z-19-38 for 3731 Wieuca Road, N.E., 3745 Wieuca Road, N.E. and 3755 Wieuca Road, N.E.

DATE: March 12, 2020

An Ordinance by Zoning Committee to rezone from R-3 (Single Family Residential) to PD-H (Planned Development Housing) for property located at 3731 Wieuca Road, N.E., 3745 Wieuca Road, N.E. and 3755 Wieuca Road, N.E.

Staff has requested a deferral.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – APRIL 2020



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MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: Z-19-41 for 114 Wesley Avenue, N.E.

DATE: March 12, 2020

An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-MU (Multifamily Multi Unit) for property located at **114 Wesley Avenue, N.E.**

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 2020