



SOUTH MORELAND AVENUE LCI REZONING FACT SHEET Z-12-31

Ordinance Number 12-O-1149

As you are aware, the Office of Planning has held several community meetings over the past weeks to discuss the rezoning of the South Moreland Avenue Livable Centers Initiative (LCI) Study which was adopted by the Atlanta City Council in July 2008. This provided the opportunity for the various stakeholders to provide input on the uses and design guidelines for the proposed zoning regulations. The Office of Planning has reviewed the comments and concerns expressed by the stakeholders and has developed an amended ordinance for review, comment and/or approval. A copy of the amended ordinance with maps outlining the area is attached.

What is currently proposed?

- Properties currently zoned R-4, RG-2, C-1 and C-2 will be rezoned to multifamily residential and mixed use zoning categories such as MR-2, MR4-B, and MRC-1.
- The rezoning of Focus Area 1: I-20 to Glenwood from Faith Avenue to Portland Avenue have been removed from the legislation.
- Limit uses determined incompatible with the future vision for South Moreland Avenue LCI and incorporated distance requirements to limit the frequency and location of certain uses.
 - Uses have been prohibited such as: repair garages, paint and body shops, new and used car sales and rental, pawn shops, and truck stops.
 - Specific distance limitations have been placed on automobile service stations and car washes.
- Standardize sidewalk requirements throughout district with an emphasis on required elements of sidewalks (i.e. minimum widths, materials, street trees and lighting).
- Add regulations that govern the relationship between buildings and sidewalks and streets – i.e. active ground-floor uses and storefront windows are required and blank walls are limited.
- Provide additional screening requirements for loading areas, docks and mechanical accessory features.
- Several properties that do not front on Moreland Avenue have been removed from the proposed zoning.
- Amendments to the proposed zoning of certain properties have been made:
 - Parcels between Berne and Hall Street from R-4 to MRC-1-C (formerly R-4 to MR-2-C)
 - Parcel located at the corner of Moreland Avenue and Gracewood Avenue from R-4 to MRC-1-C (formerly R-4 to MR-2-C)
- The current transitional use requirement for the MRC zoning category has been amended to remove uses that have been proposed as prohibited uses.

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September 2012

The Office of Planning staff will be present at the impacted NPUs September meeting to provide a brief overview of the changes. Please note that additional meetings have been scheduled as follows:

Wednesday, October 3rd: Community Meeting (EACA & SAND) – First Iconium Baptist Church (Sumner Hall)

Monday, October 8th: Open House – First Iconium Baptist Church (Sumner Hall)

Wednesday, October 10th: Community Meeting (Thomasville Heights Civic League & Norwood Manor) – Mt. Nebo Baptist Church (Community Meeting Room)

For More Information Contact:

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