



Department of  
**CITY PLANNING**

ANDRE DICKENS  
MAYOR

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JAHNEE R. PRINCE, AICP  
COMMISSIONER

KEYETTA M. HOLMES, AICP  
DIRECTOR  
OFFICE OF ZONING & DEVELOPMENT

## MEMORANDUM

**TO:** Jason H. Winston, Chair, Community Development/Human Services Committee

**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*

**SUBJECT:** 25-O-1065/CDP-24-029 for 411 Lindsay Street NW

**DATE:** March 10, 2025

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## PROPOSAL:

An Ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **385 Lindsay Street, 391 Lindsay Street, 401 Lindsay Street, 403 Lindsay Street, and 411 Lindsay Street NW** from the Single Family Residential (SFR) land use designation and **389 Lindsay Street NW, 380 Oliver Street, 388 Oliver Street, 392 Oliver Street, 396 Oliver Street, 404 Oliver Street, 406 Oliver Street, and 416 Oliver Street NW** from the Low Density Residential (LDR) land use designation to the Medium Density Residential (MDR) land use designation. This land use amendment will facilitate the rezoning of the parcels per Z-24-076 from the SPI-3 SA1 (English Avenue Special Public Interest District Subarea 1) and SPI-3 SA2 (English Avenue Special Public Interest District Subarea 2) zoning districts to the SPI-3 SA3 (English Avenue Special Public Interest District Subarea 3) zoning district to allow for the construction of six single-family units and 50-60 multi-family residential units.

## FINDINGS OF FACT:

- **Property location:** The subject properties front on the south side of Neal Street NW, on the north side of Proctor Street NW and to the west of Oliver Street NW and east of Lindsay Street NW. The parcels are in Land Lot 111 of the 14<sup>th</sup> District, Fulton County, Georgia in the English Avenue Neighborhood of NPU L, Council District 3.
- **Property size and physical features:** The properties form a rectangular site between Neal Street and Proctor Street, and directly north of Kathryn Johnston Memorial Park. The assemblage measures approximately 2.09 acres (91,040.4 square feet) in area. The previous residential structures on the property have been demolished. Elevation increases from south to north. The front of the lots are planted with grass. Large trees are planted along the rear and side property lines.

- **Current/past use of property:** The properties are currently vacant and undeveloped. According to the City of Atlanta GIS 1949 Ortho map, the parcels were developed with residential structures, both single family and multifamily. Staff is unaware of any prior uses of the site.
- **Surrounding land uses/zoning/:** The parcels located to the north have a Single Family Residential (SFR) future land use designation and have a SPI-3 SA1 (English Avenue Special Public Interest District Subarea 1) zoning and most parcels are developed with single family residential uses, some are vacant, and one parcel is developed with a small multifamily building. The parcels located on the east and west side have a Low Density Residential (LDR) future land use designation and are zoned as SPI-3 SA2 (English Avenue Special Public Interest District Subarea 2). Some parcels are developed with single family residential uses while others are vacant. The parcel at the corner of Lindsay and Proctor Streets, and part of this development, has a Medium Density Residential (MDR) land use designation and is zoned SPI-3 SA3 (English Avenue Special Public Interest District Subarea 3). To the south is Kathryn Johnston Memorial Park which has an Open Space (OS) future land use designation and is also zoned as SPI-3 SA2 (English Avenue Special Public Interest District Subarea 2).

**Transportation system:** The subject properties are located on Lindsay and Oliver Streets, which are classified as local roads. There is no sidewalk along the subject properties but a sidewalk is present along Proctor Street NW. MARTA provides bus service via route #1, which operates along Joseph E. Lowery Boulevard NW and connects to the West End Transit Station (Blue Line), approximately 2.3 miles from the site. There are two MARTA transit bus stops located equidistant from the site along Joseph E. Lowery Boulevard NW. One stop is situated at Joseph E. Lowery Boulevard NW and Neal Street NW, approximately 0.1 miles from the property, while the other stop is at Joseph E. Lowery Boulevard NW and Jett Street NW, also about 0.1 miles away.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Medium Density Residential (MDR) land use designation is compatible with that of the parcel located at the southwest corner of the site which is also designated as Medium Density Residential (MDR). As well as other nearby parcels with a Medium Density Residential land use designation.
- **Effect on adjacent property and character of neighborhood:** The applicant proposes the construction of six single-family homes and several affordable multifamily apartment buildings. The single-family homes will be oriented to overlook Kathryn Johnston Memorial Park. The remainder of the development will include multifamily housing with sufficient onsite and on-street parking, along with pedestrian walkways and greenspace in the neighborhood. The development would provide additional housing in the English Avenue neighborhood. Staff is of the opinion that the proposed land use amendment would have a positive impact on the character of the English Avenue neighborhood by facilitating the development of additional housing that aligns with the goals of the Westside Land Use Framework including the goal to develop new housing with a mix of building typologies, including rental apartments, condominiums, town houses and single family homes.
- **Suitability of proposed land use:** The proposed Medium Density Residential (MDR) land use designation is suitable for the proposed site. Currently, the surrounding properties range from single-family homes to multifamily housing developments which complement the existing

proposal. According to the Westside Land Use Framework plan, the goal is to expand housing choice by creating different housing typologies and to maintain the character of English Avenue. Additionally, per the CDP policies, the goal is to encourage mixed use along corridors and encourage infill development on vacant lots. Therefore, the proposed land use designation would be suitable for this location.

- **Consistency with City’s land use policies:** The *Atlanta Comprehensive Development Plan (CDP)* character area for this location is Traditional Neighborhood Redevelopment. The proposed Medium Density Residential land use is consistent with the CDP land use policies to:
  - CW 2: Protect existing single-family, low-density, and medium-density residential from incompatible higher densities and non-residential uses.
  - CW 4: Encourage mixed use along corridors and centers and provide height and density transitions to adjacent residential areas.
  - CW 8: Integrate new development (or new residential development) with surrounding residential fabric by connecting to the street network and the creation of block sizes that are compatible with adjacent/existing neighborhood character.
  - CW 10: Provide diverse and more affordable housing choices that are accessible by all people.
  - CW 12: Encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings.
  - TNR 1 Preserve the walkable scale and residential character of the neighborhoods.
  - TNR 4 Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated.
  
- **Consistency with Adopted Small Area and Neighborhood Plans:** The Westside Land Use Framework Plan, adopted in 2017 per 17-O-1722, was created through a collaborative effort by community residents, business owners, employees, faith-based groups, academic institutions, non-profit organizations, and governmental agencies. The Plan’s vision, goals, objectives, land use recommendations, and implementation strategies all seek to improve the quality of life of Westside neighborhoods.

The plan shows the subject property and aligns with the proposed amendment. Specifically, in the Westside Land Use Framework Plan, the proposed amendment aligns with the following:

- English Avenue Vision Statement: “To create a diverse and sustainable, multi-generational community with high quality mixed-income housing, locally owned retail, and walkable greenspace; in a safe, healthy, and civic environment that promotes family, education, and home ownership; and encourages traditionally designed, primarily single family development and rehabilitation which reflects and preserves the history and culture of the English Avenue Neighborhood.”
- Goal 1: Acknowledge, Stabilize and Strengthen Neighborhood Assets
- 1.2: Objective: Expand housing choice to improve affordability, attract a mix of resident income levels and reduce displacement.
  - Develop new housing with a mix of building typologies, including rental apartments, condominiums, town houses and single family homes. Structure the housing inventory to meet household composition and incomes.
- Goal 2: Reinforce Unique Neighborhood Identity
- 2.4. Objective: Require compatibly scaled and detailed infill housing to maintain the residential scale and architectural character of the English Avenue neighborhood

The English Avenue Community Redevelopment Plan provides additional goals and recommendations for the English Avenue Neighborhood. Published in 2006, this report continues to provide valuable recommendations for the development of the neighborhood. This update of the English Avenue Community Redevelopment Plan (CRP) attempts to tell the story of the English Avenue community and enunciates the framework for future developments and spells out the implementation strategy to support policy and development. The following are relevant to the proposed land use amendment:

- Objective 2: Promote mixed-use and live/ work development along the periphery of the neighborhood.
  - Objective 3: Increase home ownership and improve rental opportunities.
  - 3.5 Recommendation: Encourage a scale of new development that is compatible with the existing neighborhood.
- **Consistency with Atlanta City Design:** 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 the Atlanta City Design map, at **385 Lindsay Street, 391 Lindsay Street, 401 Lindsay Street, 403 Lindsay Street, and 411 Lindsay Street NW, 389 Lindsay Street NW, 380 Oliver Street, 388 Oliver Street, 392 Oliver Street, 396 Oliver Street, 404 Oliver Street, 406 Oliver Street, and 416 Oliver Street NW** are in an Urban Neighborhood. Urban Neighborhood 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 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 include 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 development”

- **NPU L Policies:** The proposed Medium Density Residential land use designation is compatible with NPU L policy to:
  - L-1: Encourage development and planning consistent with and in support of the specific guidelines established by the Westside Land Use Framework (dated November 30, 2017, adopted December 4, 2017, by Atlanta City Council as ordinance 17-O-1722).

**STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM THE SINGLE FAMILY RESIDENTIAL AND THE LOW DENSITY RESIDENTIAL LAND USE DESIGNATIONS TO THE MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATION.**

**NPU Recommendation: NPU-L recommended APPROVAL of this land use amendment at its February 11, 2025 meeting.**

Cc: Jessica Lavandier, Assistant Director, OZD



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## MEMORANDUM

**TO:** Jason H. Winston, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** 25-O-1066/CDP-24-030 for 383 Paines Avenue NW  
**DATE:** March 10, 2025

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## PROPOSAL:

An Ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **383 Paines Avenue, 387 Paines Avenue, 395 Paines Avenue, and 399 Paines Avenue NW** and **380 Andrew J. Hairston Place and 384 Andrew J. Hairston Place NW** and **825 Proctor Street NW** from the Single Family Residential (SFR) land use designation to the Medium Density Residential (MDR) land use designation. This land use amendment will facilitate the rezoning of the parcels per Z-24-086 from the SPI-3 SA1 (English Avenue Special Public Interest District Subarea 1) zoning districts to the SPI-3 SA3 (English Avenue Special Public Interest District Subarea 3) zoning district to allow for the construction of six single-family units and a three story multifamily building with 24-32 multifamily residential units.

## FINDINGS OF FACT:

- **Property location:** The subject properties front on the east side of Paines Avenue NW and are on the north side of Proctor Creek. They are to the south of Neal Street NW, and to the west of Andrew J. Hairston Place NW. Properties are in Land Lot 111 of the 14<sup>th</sup> District, Fulton County, Georgia in the English Avenue neighborhood of NPU L, Council District 3.
- **Property size and physical features:** The properties are located on an L-shaped site that measures approximately 0.945 acres (39,204 square feet) in area. The site is developed with an institutional building. Elevation increases from the northeast to southwest. The front of the lot is planted with grass and trees are planted along the rear and side property lines.
- **Current/past use of property:** The properties are currently undeveloped. One parcel is developed with a religious building. According to the City of Atlanta GIS 1949 Ortho Map, the parcels were developed with residential structures. As of 2023, New Jerusalem Baptist Church occupied the existing building on-site but has since closed.
- **Surrounding land uses/zoning:** The parcels located to the north, south, and east have a Single Family Residential (SFR) future land use designation and zoned as SPI-3 SA1 (English Avenue

Special Public Interest District Subarea 1) and are developed with a mix of residential uses. On the west side, one parcel has Medium Density Residential (MDR) land use designation and zoned is SPI-3 SA3 (English Avenue Special Public Interest District Subarea 3). It is developed with a small multifamily building. The rest of the parcels have Single Family Residential (SFR) future land use designation and zoned as SPI-3 SA1(English Avenue Special Public Interest District Subarea 1).

**Transportation system:** The subject property is located on Paines Avenue NW, Proctor St NW, and Andrew J. Hairston Place NW which are all classified as local roads. Sidewalks are present along both sides of Paines Avenue NW, Andrew J. Hairston Place NW, and Neal Street NW. MARTA provides bus service via route #1 and route #51. Route #1 operates along Joseph E. Lowery Boulevard NW and connects to the West End Transit Station, approximately 2.2 miles from the site. There are two MARTA transit bus stops located three blocks from the site along Joseph E. Lowery Boulevard NW. One stop is situated at Joseph E. Lowery Boulevard NW and Neal Street NW, approximately 0.3 miles from the property, while the other stop is at Joseph E. Lowery Boulevard NW and Jett Street NW, also about 0.3 miles away. Route #51 operates along Joseph E. Boone Boulevard NW and connects to Hamilton E. Holmes Station (Blue Line) which is 4 miles from the site. The route also connects to the North Avenue Station (Red/Gold Line) which is 2.3 miles from the site. There are two MARTA transit bus stops located south of the site along Joseph E. Boone Boulevard NW. One stop is situated along Joseph E. Boone Boulevard NW and Sciple Terrace NW, approximately 0.1 miles from the property, while the other stop is at Joseph E. Boone Boulevard NW and James P. Brawley Drive NW, about 0.2 miles.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Medium Density Residential (MDR) land use designation is compatible with that of the parcel located across the street, on the northwest corner. The parcel is also designated as Medium Density Residential (MDR). Parcels with a Medium Density Residential land use are located throughout the English Avenue neighborhood and reflect the development pattern of the neighborhood with small scale multifamily residential buildings built next to single family and duplexes.
- **Effect on adjacent property and character of neighborhood:** The applicant proposes the construction of single-family homes and a variety of affordable multifamily apartments. The single-family homes will be oriented to face Proctor Street. The remainder of the development will include a three story multifamily housing fronting on Paines Avenue. Staff is of the opinion that the proposed land use amendment would have a positive impact on the character of the surrounding English Avenue neighborhood by facilitating the development of additional housing that aligns with the goals of the Westside Land Use Framework Plan including having scaled and detailed infill housing to maintain the residential scale and architectural character of the English Avenue neighborhood.
- **Suitability of proposed land use:** The proposed Medium Density Residential (MDR) land use designation is suitable for the proposed site. Currently, the surrounding properties range from single-family homes to multifamily housing developments which complement the existing proposal. The proposed land use is consistent with the CDP policy to encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings and to encourage compatible infill development on vacant lots or where existing housing and

commercial buildings are deteriorated. Therefore, it is staff's opinion that the proposed land use designation would be suitable for this location.

- **Consistency with City's land use policies:** The *Atlanta Comprehensive Development Plan (CDP)* character area for this location is Traditional Neighborhood Redevelopment. The proposed Medium Density Residential land use is consistent with the CDP land use policies to:
  - CW 2: Protect existing single-family, low-density, and medium-density residential from incompatible higher densities and non-residential uses.
  - CW 4: Encourage mixed use along corridors and centers and provide height and density transitions to adjacent residential areas.
  - CW 8: Integrate new development (or new residential development) with surrounding residential fabric by connecting to the street network and the creation of block sizes that are compatible with adjacent/existing neighborhood character.
  - CW 10: Provide diverse and more affordable housing choices that are accessible by all people.
  - CW 12: Encourage a variety of housing types, including "missing middle" housing, that are compatible with nearby buildings.
  - TNR 1 Preserve the walkable scale and residential character of the neighborhoods.
  - TNR 4 Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated.
  
- **Consistency with Adopted Small Area and Neighborhood Plans:** The Westside Land Use Framework plan, adopted in 2017 per 17-O-1722, was created through a collaborative effort by community residents, business owners, employees, faith-based groups, academic institutions, non-profit organizations, and governmental agencies. The Plan's vision, goals, objectives, land use recommendations, and implementation strategies all seek to improve the quality of life of Westside neighborhoods.

The plan shows the subject property and aligns with the proposed amendment. Specifically, in Westside Land Use Framework plan, the proposed amendment aligns with the following:

- Vision Statement: "To create a diverse and sustainable, multi-generational community with high quality mixed-income housing, locally owned retail, and walkable greenspace; in a safe, healthy, and civic environment that promotes family, education, and home ownership; and encourages traditionally designed, primarily single family development and rehabilitation which reflects and preserves the history and culture of the English Avenue Neighborhood."
- Goal 1.: 1: Acknowledge, Stabilize and Strengthen Neighborhood Assets
- 1.2: Objective: Expand housing choice to improve affordability, attract a mix of resident income levels and reduce displacement.
- Develop new housing with a mix of building typologies, including rental apartments, condominiums, town houses and single family homes. Structure the housing inventory to meet household composition and incomes.
- Goal 2: Reinforce Unique Neighborhood Identity
- 2.4. Objective: Require compatibly scaled and detailed infill housing to maintain the residential scale and architectural character of the English Avenue neighborhood

The English Avenue Community Redevelopment Plan provides additional goals and recommendations for the English Avenue Neighborhood. Published in 2006, this report continues to provide valuable recommendations for the development of the neighborhood. This update of the English Avenue Community Redevelopment Plan (CRP) attempts to tell the story of the English Avenue community and enunciates the framework for future developments and spells out the implementation strategy to support policy and development. The following are relevant to the proposed land use amendment:

- Objective 2: Promote mixed-use and live/ work development along the periphery of the neighborhood.
  - Objective 3: Increase home ownership and improve rental opportunities.
  - 3.5 Recommendation: Encourage a scale of new development that is compatible with the existing neighborhood.
- **Consistency with Atlanta City Design:** 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 the Atlanta City Design map, at **383 Paines Avenue, 387 Paines Avenue, Paines Avenue, and 399 Paines Avenue NW** and **380 Andrew J. Hairston Place and 384 Andrew J. Hairston Place NW** and **825 Proctor Street NW** are considered to be an Urban Neighborhood. Urban Neighborhood 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 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 include 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 development”

- **NPU L Policies:** The proposed Medium Density Residential land use designation is compatible with NPU L policy to:
  - L-1: Encourage development and planning consistent with and in support of the specific guidelines established by the Westside Land Use Framework (dated November 30, 2017, adopted December 4, 2017, by Atlanta City Council as ordinance 17-O-1722).

**STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM THE SINGLE FAMILY RESIDENTIAL LAND USE DESIGNATIONS TO THE MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATION.**

**NPU Recommendation: NPU-L recommended APPROVAL for this land use amendment at its February 11, 2025 meeting.**

cc: Jessica Lavandier, Assistant Director, OZD



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COMMISSIONER

KEYETTA M. HOLMES, AICP  
DIRECTOR  
OFFICE OF ZONING & DEVELOPMENT

**MEMORANDUM**

**TO:** Jason H. Winston, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** **25-O-1067/CDP-24-031 for 2226 Bernard Road NW**  
**DATE:** March 10, 2025

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**PROPOSAL:**

An Ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **2226 Bernard Road, 2230 Bernard Road, 2234 Bernard Road, 2238 Bernard Road, 2242 Bernard Road, and 2246 Bernard Road NW** from the Industrial (I) land use designation to the Single Family Residential (SFR) land use designation. This land use amendment will facilitate the rezoning of the parcels per Z-24-077 from the I-2 (Heavy Industrial) zoning district to the R-4A (Single Family Residential) zoning district to allow for the construction of six single-family residential units.

**FINDINGS OF FACT:**

- **Property location:** The subject properties fronts on the northwest side of Bernard Road NW. They are in Land Lot 253 of the 17<sup>th</sup> District, Fulton County, Georgia in the Riverside Neighborhood of NPU D, Council District 9.
- **Property size and physical features:** The properties are located on a rectangular site that measures approximately 1.34 acres (58,545 square feet) in area. There are no structures on the parcels. Elevation increases from southwest to southeast. The site is planted with trees and grasses.
- **Current/past use of property:** The properties are currently vacant and undeveloped. The site borders existing industrial areas. Staff is unaware of any previous uses of the site.
- **Surrounding land uses/zoning:** The parcels located to the southwest and northwest have an Industrial (I) future land use designation and are zoned I-2 (Heavy Industrial). The parcel to the northwest is undeveloped while the parcel to the southwest is developed with the former City of Atlanta Hartsfield Incinerator, a municipal solid waste incinerator. To the northeast and southeast, the parcels have a Single Family Residential (SFR) future land use designation and zoned as R-4A. Most of these parcels are developed with single family residential uses.

**Transportation system:** The subject property is located on Bernard Road NW which is classified as a local road. There are no sidewalks. MARTA provides bus service several blocks to the east along Bolton Road via bus route #60.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Single Family Residential (SFR) land use designation is compatible with that of the adjacent parcels. Parcels to the northeast and southeast are designated as Single Family Residential (SFR) and are developed with single family residential uses.
- **Effect on adjacent property and character of neighborhood:** The applicant proposes the construction of six single family houses. Staff is of the opinion that the proposed land use amendment would have a positive impact on the character of the surrounding neighborhood by facilitating the development of an undeveloped and underutilized industrial parcel. The parcels with Industrial uses are transitioning to a park use. One of the industrial parcels to the southwest side of the proposed site is the location of the Hartsfield Incinerator. One of the NPU-D policies is to encourage the construction of a greenway trail along the Chattahoochee River (i.e. RiverWalk Atlanta) and discourage any development(s) that will interfere with this project. The Hartsfield Incinerator site on James Jackson Parkway should serve as the main public entrance to the Riverwalk Atlanta corridor. According to the Chattahoochee Riverlands Plan, the Hartsfield Incinerator is proposed to be a trail head and the adjacent parcel to the northwest is proposed to be open space. In addition, one parcel away from the proposed site is the location of Lower Paul Park, a part of Riverwalk Atlanta, and classified as Open Space (OS). The proposed site will create additional residential units near an Open Space, fostering the growth of a more walkable neighborhood in the area.
- **Suitability of proposed land use:** The proposed Single Family Residential (SFR) future land use designation is compatible with the surrounding land use designation in the area which is also Single Family Residential (SFR). In addition, the adjacent Industrial land uses are proposed to be used as open space as part of the Chattahoochee Riverlands Plan.
- **Consistency with City's land use policies:** The Atlanta Comprehensive Development Plan (CDP) Character Area for this location is Traditional Neighborhood Redevelopment. The proposed Single Family Residential land use is consistent with the CDP land use policies to:
  - CW 10: Provide diverse and more affordable housing choices that are accessible by all people.
  - CW 12: Encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings.
  - TNR 1: Preserve the walkable scale and residential character of the neighborhoods.
  - TNR 4: 4 Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated.

- **Consistency with Adopted Small Area and Neighborhood Plans:** The Chattahoochee RiverLands proposes a 100 mile public realm connecting the Chattahoochee River with the metro Atlanta communities. The RiverLands is a linear network of Greenways, Blueways, parks, and the destinations that will bring people to the water’s edge, promote stewardship and conservation of the river. The Vision is a safe connective corridor, a common ground for all, an ecological refuge and a living legacy for future generations. The City of Atlanta is in Subarea 2-Urban Core, defined by industrial land uses. Residential communities, even those close to the water, typically lack access to the river and its resources. The plan proposes a trail along the Chattahoochee River and a trail head at the former Hartsfield Incinerator site. Two alternative trail segments are recommended- one along the river and one parallel to the rail line and just west of the subject site. The adjacent parcel to the northwest is proposed to be part of the proposed parks and trails.
- **Consistency with Atlanta City Design:** 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 the Atlanta City Design map, **2226 Bernard Road, 2230 Bernard Road, 2234 Bernard Road, 2238 Bernard Road, 2242 Bernard Road, and 2246 Bernard Road NW** are in a Suburban Conservation Area. Suburban Conservation Area are described as follows:

“These are peaceful post-war subdivisions designed by the speed and easy distance of automobiles. Many, like Adamsville, Brandon and Perkerson, lack sidewalks, are not a well connected as older neighborhoods, and are often distant from retail and employment areas. Their more generous yards and intervening floodplains, however, provide far less runoff, more habitat and host huge swaths of Atlanta’s tree canopy. In this way, in addition to offering homes for families who prefer less-urban lifestyles, these neighborhoods provide enormous benefits to the city at large.”

- **Consistency with NPU policies:** The proposed Single Family Residential land use designation is compatible with NPU D policy to:
  - D-1: Protect the single-family and low-density residential areas in NPU-D, including the following neighborhoods: Underwood Hills, Bolton, Riverside, Whittier Mill Village, Hills Park, and Berkeley Park from commercial intrusion and rooming-house uses. Preserve all existing R-4 and R-4A zoned property and all R-4 and R-4A zoning strictures. Encourage enforcement of those strictures. Encourage appropriate transitional uses along the boundaries of single-family and low-density residential areas including medium density residential development and small-scale community oriented commercial development.
  - D-2: Trail and Greenway corridors: Encourage the construction of a greenway trail along the Chattahoochee River (i.e. RiverWalk Atlanta) and discourage any development(s) that will interfere with this project. The Hartsfield Incinerator site on James Jackson Pkwy should serve as the Main public entrance to the Riverwalk Atlanta corridor.
  - D-3: Discourage heavy industrial uses throughout NPU-D and encourage existing industrial sites to convert to light-industrial or mixed industrial-commercial-residential (i.e. I-Mix) uses.

**STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM THE INDUSTRIAL LAND USE DESIGNATIONS TO THE SINGLE FAMILY RESIDENTIAL LAND USE DESIGNATION.**

**NPU Recommendation: NPU-D recommended APPROVAL for this land use amendment at its December 10, 2024 meeting.**

cc: Jessica Lavandier, Assistant Director, OZD



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**MEMORANDUM**

**TO:** Jason H. Winston, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** **25-O-1068/CDP-24-032 for 1575 Huber Street NW**  
**DATE:** March 10, 2025

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**PROPOSAL:**

An ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1575 Huber Street, 1575 Huber Street rear, 1581 Huber Street, 1590 Huber Street, and 1591 Huber Street NW** from the Industrial (I) land use designation to the Very High-Density Residential (VHDR) land use designation. This land use amendment will facilitate the rezoning of the parcels per Z-24-087 from the I-2 (Heavy Industrial) zoning districts to the MR-5A (Multifamily Residential) zoning district to allow for the construction of 845 multifamily units.

**FINDINGS OF FACT:**

- **Property location:** The subject properties front on the east side of Huber Street NW and on the south side of Old Chattahoochee Avenue NW. Parcels are in Land Lot 187 of the 17<sup>th</sup> District, Fulton County, Georgia in the Blandtown Neighborhood of NPU D and in the Chattahoochee Industrial District, Council District 9.
- **Property size and physical features:** The properties are located on a quadrant shaped parcel that measures approximately 8.98 acres (434,729 square feet) in area. The parcels have various industrial uses such as a tire recycling shop and an aluminum finishing company. There are trees lining the rear of the parcels, buffering the view of the railroad and at the southern end of the parcels. Elevation increases from north to south and from southeast to northeast.
- **Current/past use of property:** The properties are in the Chattahoochee Industrial district and are developed with industrial uses. According to the Fulton County Tax Assessors, the industrial buildings date to the 1940s-1960s.
- **Surrounding land uses/zoning/:** The parcels surrounding the property all have an Industrial (I) future land use designation, they zoned I-2 (Heavy Industrial) and are used for industrial purposes. The Transflo Terminal is located to the west. The parcels are also a part of the Upper Westside Community Improvement District and the Beltline Overlay.

**Transportation system:** The subject properties are located along Huber Street NW which is classified as a local road. This is a sidewalk along the east side of the road. MARTA provides bus service via route #14. Route #14 operates along Ellsworth Industrial Boulevard NW and connects to the Midtown Transit Station, approximately 3.5 miles from the site. There are two bus stops located a block away from the site along Ellsworth Industrial Boulevard NW. One stop is situated at Ellsworth Industrial Boulevard NW and Chattahoochee Avenue NW, approximately 0.3 miles from the property, while the other stop is at 1611 Ellsworth Industrial Boulevard NW, also about 0.5 miles away.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Very High-Density Residential (VHDR) is incompatible with that of the adjacent parcels. All parcels surrounding the site are designated as Industrial (I). The proposed land use is not compatible with the recommendation of the Upper Westside Improvement District Masterplan which recommended retaining the Industrial land use designation.
- **Effect on adjacent property and character of neighborhood:** The applicant proposes the construction of 845 dwelling units with 1 parking spot per each unit. Staff is of the opinion that the proposed land use amendment would have a negative impact on the character of the Chattahoochee Industrial District by placing residential uses in an industrial area. The current proposed site is surrounded by industrial uses and a rail yard. While there is a need for more housing in the city, there is also a need to preserve industrial land uses to attract local businesses and provide middle income wages and reduce job displacement for Atlanta citizens. According to the Atlanta Comprehensive Development Plan (CDP) Character Area, the following is the description for Industrial land uses:

*“Pressure to rezone and convert Industrial Areas will continue as demand increases for housing and other uses. Industrial Areas are attractive because of their relatively low costs, large lots, desirable locations, and unique architecture. Other challenges include the need to invest in Atlanta’s aging industrial buildings and the rising costs for industrial businesses to stay in the city. These are urgent needs as industrial rezoning and conversions are already resulting in further industrial business and job displacement and creating conflicts across Atlanta... Atlanta’s Industrial Areas are strategically located to support the growing demand to move goods in and out of the region by air, sea, rail, pipeline, and roads.”*

Rezoning any Industrial land uses in a predominantly Industrial area does not align with the Atlanta CDP or Atlanta City Design.

- **Suitability of proposed land use:** The proposed Very High Density Residential (VHDR) future land use designation is unsuitable with the surrounding land use designation in an area that has an existing Industrial (I) land use designation. The proposed land use designation is inconsistent with the Industrial Character Area policies to preserve industrial land and buildings supporting 21st century industrial businesses and prevent encroachment of incompatible land uses, particularly residential development.

- **Consistency with City’s land use policies:** The Atlanta Comprehensive Development Plan (CDP) Character Area for this location is Industrial. The proposed Very High Density Residential land use is inconsistent with the CDP land use policies to:
  - I-1: Preserve industrial land and buildings supporting 21st century industrial businesses.
  - I-3: Discourage rezoning or conversion of industrial land and buildings to non-industrial uses
  - I-4: Prevent encroachment of incompatible land uses, particularly residential development.
  
- **Consistency with Adopted Small Area and Neighborhood Plans:** The Upper Westside Improvement District Masterplan was created in 2021 and lays out a strategy for where to invest in the public realm to improve quality of life and set a higher standard for practice development design. Throughout the Upper Westside Masterplan, there is an understanding of the need to rezone industrial parcels, with limitations. For Blandtown, the recommended rezoning would be to rezone existing industrial parcels to I-MIX, which continues to fall under the Industrial land use designation. The recommendation is- *CZ-2a*: Explore rezoning some or all of Blandtown’s I-2 (Heavy Industrial) sites, except the Marietta Boulevard corridor to I-MIX.
  
- **Consistency with Atlanta City Design:** 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 the Atlanta City Design map, **1575, Huber Street 1575 Huber Street rear, 1581 Huber Street, 1590 Huber Street, and 1591 Huber Street NW** is considered a Production Area. Production Areas are described as follows:

“Beyond neighborhoods, these are other areas that the city has an interest in protecting from change. Primarily, they consist of strategic industrial land and railyards where intermodal transfer facilities, warehousing and key production facilities are needed close to the city center. They also include sites like the federal penitentiary and the large film studios at Fort McPherson and Lakewood Fairgrounds, which are simply unlikely to change and should not be included in the growth area.”

- **Consistency with NPU policies:** The proposed Very High-Density Residential land use designation is compatible with NPU D policy to:
  - D-1: Protect the single-family and low-density residential areas in NPU-D, including the following neighborhoods: Underwood Hills, Bolton, Riverside, Whittier Mill Village, Hills Park, and Berkeley Park from commercial intrusion and rooming-house uses. Preserve all existing R-4 and R-4A zoned property and all R-4 and R-4A zoning strictures. Encourage enforcement of those strictures. Encourage appropriate transitional uses along the boundaries of single-family and low-density residential areas including medium density residential development and small-scale community oriented commercial development.
  - D-3: Discourage heavy industrial uses throughout NPU-D and encourage existing industrial sites to convert to light-industrial or mixed industrial-commercial-residential (i.e. I-Mix) uses.

**STAFF RECOMMENDATION: DENIAL OF THE LAND USE AMENDMENT FROM THE INDUSTRIAL LAND USE DESIGNATION TO THE VERY HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION.**

**NPU Recommendation: NPU-D recommended APPROVAL for this land use amendment at its January 28, 2025 meeting.**

cc: Jessica Lavandier, Assistant Director, OZD



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JAHNEE R. PRINCE, AICP  
COMMISSIONER

KEYETTA M. HOLMES, AICP  
DIRECTOR  
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**MEMORANDUM**

**TO:** Jason H. Winston, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** 25-O-1069/CDP-24-033 for 243 Sciple Terrace NW  
**DATE:** March 10, 2025

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**PROPOSAL:**

An Ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **243 Sciple Terrace NW** from the Single Family Residential (SFR) land use designation to the Low Density Residential (LDR) land use designation. This land use amendment will facilitate the rezoning of the parcel per Z-24-063 from the SPI-19 SA6 (Vine City Special Public Interest District Subarea 6) zoning districts to the SPI-19 SA7 (Vine City Special Public Interest District Subarea 5) zoning district to allow for the construction of a fifth unit to an existing quadruplex.

**FINDINGS OF FACT:**

- **Property location:** The subject property fronts the east side of Sciple Terrace NW and the south side of Joseph E. Boone Boulevard NW, the north side of Thurmon Street and the west of Andrew J. Hairston Place NW. It is in Land Lot 110 of the 14<sup>th</sup> District, Fulton County, Georgia in the Vine City Neighborhood of NPU L, Council District 3.
- **Property size and physical features:** The property is located on a rectangular site that measures approximately 0.16 acres (6,799 square feet) in area. There is an existing quadruplex on site. Elevation increases from east to west. Trees cover the rear and side of the parcel.
- **Current/past use of property:** The property is currently developed with a 4-unit residential building dating to the 1950s. The site is adjacent to existing residential areas. Staff is unaware of any previous uses at the site.
- **Surrounding land uses/zoning/:** The parcels to the north, south, east and west have Single Family Residential (SFR) future land use designation and are zoned as SPI-19 SA6 (Vine City Special Public Interest District Subarea 6) and are primarily developed with single family residential units. as well as small multifamily buildings. To the southwest, a parcel has a Medium Density Residential (MDR) land use designation and is zoned as SPI-19 SA7 (Vine City Special

Public Interest District Subarea 7). This parcel is developed with a small apartment building. To the southeast, a parcel has a Low Density Residential (LDR) land use designation and is zoned as SPI-19 SA5 (Vine City Special Public Interest District Subarea 5).

**Transportation system:** The subject property is located on Sciple Terrace NW which is classified as a local road. Sidewalks can be found along both sides of Sciple Terrace NW. MARTA provides bus service via route #1 and route #51. Route #1 operates along Joseph E. Lowery Boulevard NW and connects to the West End Transit Station, roughly 2.0 miles from the site. There are two MARTA transit bus stops located three blocks from the site along Joseph E. Lowery Boulevard NW. One stop is situated at Joseph E. Lowery Boulevard NW and Joseph E. Boone Boulevard NW, approximately 0.3 miles from the property, while the other stop is located at Joseph E. Lowery Boulevard NW and Thurmond Street NW, also about 0.2 miles away. Route #51 operates along Joseph E. Boone Boulevard NW and connects to Hamilton E. Holmes Station (Blue Line) which is 3.9 miles from the site. The route also connects to the North Avenue Station (Red/Gold Line) which is 2.3 miles from the site. There is a MARTA bus stop located north of the site, along Joseph E. Boone Boulevard NW. It is situated along Joseph E. Boone Boulevard NW and Sciple Terrace NW, approximately 0.2 miles from the property.

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Low Density Residential (LDR) future land use designation is compatible with that of adjacent parcels. The parcel to the southeast (one parcel away; 239 Andrew J. Hairston Place NW) has a Low Density Residential (LDR) future land use designation and zoned as SPI-19 SA5 (Vine City Special Public Interest District Subarea 5) as well. The proposed land use designation is compatible for the area and with the Vine City neighborhood development pattern.
- **Effect on adjacent property and character of neighborhood:** The applicant proposes the improvement of a four-unit multifamily building by reworking an existing floor plan to add bedrooms and add a fifth dwelling unit. Staff is of the opinion that the proposed land use amendment would have a positive impact on the character of the surrounding neighborhood as it will improve the neighborhood by providing a variety of housing types. There is an existing parcel in the vicinity that has the same zoning district and land use designation as that of the proposed land use. Additionally, the proposed land use amendment aligns with the Westside Land use Framework Plan which has a goal to expand housing choice to improve affordability, attract a mix of income levels and reduce displacement. It also aligns with the goals in the Vine City Redevelopment Plan to develop mixed income housing of various sizes, types, and designs consistent with the fabric of the neighborhood. It also aligns with the Vine City/Washington Park Livable Centers Initiative which states that it aims to encourage a diversity of medium to high-density, mixed-income neighborhoods, employment, shopping and recreation choices at the activity and town center level.
- **Suitability of proposed land use:** The proposed Low Density Residential (LDR) land use designation is compatible with a nearby land use designation in the area which is also Low Density Residential (LDR). The proposed LDR is compatible with CDP policies to encourage a variety of housing types, including “missing middle” housing and to provide diverse and more

affordable housing choices that are accessible by all people. Staff finds that the Low Density Residential (LDR) land use designation is suitable for this site.

- **Consistency with City’s land use policies:** The Atlanta Comprehensive Development Plan (CDP) Character Area for this location is Traditional Neighborhood Redevelopment. The proposed Low Density Residential land use is consistent with the CDP land use policies to:
  - CW 8: Integrate new development (or new residential development) with surrounding residential fabric by connecting to the street network and the creation of block sizes that are compatible with adjacent/existing neighborhood character.
  - CW 10: Provide diverse and more affordable housing choices that are accessible by all people.
  - CW 12: Encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings.
  - TNR 1: Preserve the walkable scale and residential character of the neighborhoods.
  - TNR 4: 4 Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated.
  
- **Consistency with Adopted Small Area and Neighborhood Plans:** The Westside Land Use Framework Plan, adopted in 2017 per 17-O-1722, was created through a collaborative effort by community residents, business owners, employees, faith-based groups, academic institutions, non-profit organizations, and governmental agencies. The Plan’s vision, goals, objectives, land use recommendations, and implementation strategies all seek to improve the quality of life of Westside neighborhoods.

The plan shows the subject property and aligns with the proposed amendment. Specifically, in Westside Land Use Framework Plan, the proposed amendment aligns with the following:

- Vision Statement: “To create a diverse and sustainable, multi-generational community with high quality mixed-income housing, locally owned retail, and walkable greenspace; in a safe, healthy, and civic environment that promotes family, education, and home ownership; and encourages traditionally designed, primarily single family development and rehabilitation which reflects and preserves the history and culture of the Vine City Neighborhood.”
- Goal 1.1. Objective: Encourage homeowners to remain and further stabilize the neighborhood
  - 1. 2 Expand housing choice to improve affordability, attract a mix of resident income levels and reduce displacement
  - Implement a mechanism to renovate existing housing units where needed and appropriate
  - Change land use in select areas along Vine Street and Joseph P. Brawley Drive to Low Density Residential, to allow for zoning that would permit accessory dwelling units.

The Vine City Redevelopment plan is a strategic action plan that identifies opportunities, projects, and partnerships that are consistent with the community’s vision. The plan focuses on community revitalization and citizen participation. Goals that relate to the proposed land use amendment are as follows:

- Increase owner occupied dwellings, preserve historic character of community, and rehab existing housing to provide a high quality of housing for all residents

- Develop mixed income housing of various sizes, types, and designs consistent with the fabric of the neighborhood
- Decrease in high density rental housing uses (apartments)
- Renovate existing homes and rental units where economically feasible and prescribed for maintenance of these buildings

The Vine City/Washington Park Livable Centers Initiative (LCI) was created to promote greater livability, mobility, and development alternatives for the area. Goals that relate to the proposed land use amendment are as follows:

- Encourage a mix of land uses. The study area is envisioned as having a fine-grained mix of uses. Central to this are opportunities for diverse building types ranging from single-family houses to mixed-use structures. People of different incomes and ages must be able to live, work, and play in the study area, with all the necessary supporting services such as schools, parks, and places of worship within a short walk
  - Encourage a diversity of medium to high-density, mixed-income neighborhoods, employment, shopping and recreation choices at the activity and town center level
  - Ensure appropriate transitions between single-family areas and new, higher intensity development. The existing zoning code's Transitional Height Plane provides a transition in height where zoning districts of different intensity are adjacent but does not apply if a street exists between the two districts. To ensure the best transition, streets should be scaled so that the buildings on both sides are similar in height.
- **Consistency with Atlanta City Design:** 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 the Atlanta City Design map, **243 Sciple Terrace NW** are considered to be an Urban Neighborhood. Urban Neighborhood 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 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 include 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 development”

- **Consistency with NPU policies:** The proposed Low Density Residential land use designation is compatible with NPU L policy to:
  - L-1: Encourage development and planning consistent with and in support of the specific guidelines established by the Westside Land Use Framework (dated November 30, 2017, adopted December 4, 2017, by Atlanta City Council as ordinance 17-O-1722).

**STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM THE SINGLE FAMILY RESIDENTIAL LAND USE DESIGNATIONS TO THE LOW DENSITY RESIDENTIAL LAND USE DESIGNATION.**

**NPU Recommendation: NPU-L recommended APPROVAL for this land use amendment at its February 11, 2025 meeting.**

cc: Jessica Lavandier, Assistant Director, OZD



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KEYETTA M. HOLMES, AICP  
DIRECTOR  
OFFICE OF ZONING & DEVELOPMENT

**MEMORANDUM**

**TO:** Jason H. Winston, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** **25-O-1070/CDP-24-031 for 728 Monroe Drive NE**  
**DATE:** March 10, 2025

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An Ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **728 Monroe Drive NE** from the Low Density Commercial (LDC) land use designation to the Mixed Use Medium Density (MU-MD) land use designation. This land use amendment will facilitate the rezoning of the parcel per Z-24-089 from the C-1 (Community Business) zoning districts to the MRC-2 (Mixed Residential Commercial) zoning district to allow for the construction of a mixed use building with 108 multi-family residential units and 18,000 sq ft of non-residential space.

The applicant has requested a deferral of the application to the 2<sup>nd</sup> Quarter CDHS Public Hearing. Staff is supportive of the request.

**STAFF RECOMMENDATION: DEFERRAL to the 2<sup>nd</sup> Quarter CDHS Public Hearing**

cc: Jessica Lavandier, Assistant Director, OZD



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**MEMORANDUM**

**TO:** Jason H. Winston, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** **25-O-1071/CDP-24-035 for 757 Pearce Street SW**  
**DATE:** March 10, 2025

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**PROPOSAL:**

An Ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **757 Pearce Street SW** from the Single Family Residential (SFR) land use designation to the Low Density Residential (LDR) land use designation. This land use amendment will facilitate the rezoning of the parcel per Z-24-094 from the R-4A (Single Family Residential) zoning district to the R-5 (Two Family Residential) zoning district to allow for the construction of a duplex with 2 accessory dwelling units (ADUs) under a community land trust model.

**FINDINGS OF FACT:**

- **Property location:** The subject property fronts on the north side of Pearce Street. It is to the south of Bonnie Brae Avenue SW and to the west of Tift Avenue SW and east of Allene Avenue SW. It is in Land Lot 106 of the 14<sup>th</sup> District, Fulton County, Georgia in the Adair Park Neighborhood of NPU V, Council District 12.
- **Property size and physical features:** The property has a rectangle shape and measures approximately 0.179 acres (7,791 square feet) in area. The parcel is undeveloped with a driveway. There are trees lining the rear of the parcel. Elevation slightly increases from south to north.
- **Current/past use of property:** : The property is currently undeveloped but according to the City of Atlanta GIS 1949 Ortho Map, the parcel was developed with single family structure. Staff is unaware of any previous uses of the site
- **Surrounding land uses/zoning/:** The parcels that surround the site all have a Single Family Residential (SFR) future land use designation and are zoned R-4A (Single Family Residential) and are developed with single family residential uses. The parcels are zoned both the Beltline Overlay and the Adair Park Historic District.

- **Transportation system**: The subject property is located along Pearce St SW which is classified as a local road. There is a sidewalk along both sides of the road. MARTA provides bus service via route #95. Route #95 operates along Metropolitan Parkway and connects to the West End Transit Station (Red and Gold Line), approximately 1.5 miles from the site. There is a bus stop located a block away and is situated at Metropolitan Parkway and Mary Street SW, approximately 0.3 miles from the property.

## CONCLUSIONS:

- **Compatibility with surrounding land uses**: The proposed Low Density Residential (LDR) land use designation is incompatible with that of adjacent parcels. Parcels surrounding the proposed site as well as the entirety of the Adair Park neighborhood all have a Single Family Residential (SFR) land use designation. Higher density residential and mixed use land uses and zoning are present along Murphy, Metropolitan and University Avenues.
- **Effect on adjacent property and character of neighborhood**: The applicant proposes the construction of a duplex with 2 accessory dwelling units using a community land trust model. It is of the Staff's opinion that the proposed Low Density Residential land use designation would have a negative impact on the character of the Adair Park neighborhood. The proposed site is in the historic Adair Park neighborhood and the entire residential area of the neighborhood has a Single Family Residential (SFR) land use designation. While the proposal will allow for more housing units, the proposed land use designation is out of character for the neighborhood.
- **Suitability of proposed land use**: The proposed Low Density Residential (LDR) future land use designation is unsuitable for the surrounding character area. Adair Park has a Traditional Neighborhood Redevelopment and Historic Area character area classification. City wide policy also aims to protect existing single-family residential areas. The proposed Low Density Residential land use is not consistent with plan recommendations to preserve and enhance historic neighborhood character and preserve and protect single-family and low-rise residential areas.
- **Consistency with City's land use policies**: The Atlanta Comprehensive Development Plan (CDP) character area for this location is Traditional Neighborhood Redevelopment & Historic Area. The proposed Low Density Residential land use is inconsistent with the CDP land use policies to:
  - TNR 1: Preserve the walkable scale and residential character of the neighborhoods.
  - TNR 4 Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated.
  - HA 1: Identify, protect, enhance, perpetuate and use buildings, sites, and districts of special character or of a special historic or aesthetic interest or value.In addition, it is inconsistent with the following City-Wide policy:
  - CW 2: Protect existing single-family, low-density, and medium-density residential from incompatible higher densities and non-residential uses.
- **Consistency with Adopted Small Area and Neighborhood Plans**: The parcel is included in the Council District 12 Neighborhood Blueprint Plan for Adair Park, Capitol View, Capitol View Manor and Sylvan Hills (2018). The Plan's Vision is to preserve and enhance the area's affordability and the unique amenities each neighborhood has to offer, while guiding growth and attracting services that improve the quality of life for all residents. Key goals addressed in the plan

include preserving and enhancing historic neighborhood character. The plan identifies several key nodes as places for commercial and mixed-use redevelopment. The plan also includes strategies for preserving affordable housing. The parcel is also included in the Atlanta BeltLine Subarea 2 Master Plan (2021). Some of the overarching goals include identifying and preserving historic resources and the local sense of place and provide a balanced mix of compatible land uses. One of the guiding principles is to preserve and protect single-family and low-rise residential areas. The plan doesn't recommend a change in land use designation for the Adair Park neighborhood.

- **Consistency with Atlanta City Design:** 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 the Atlanta City Design map, **757 Pearce Street SW NW** are in an Urban Neighborhood area. Urban Neighborhood area is 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 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 include 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 development.”

- **Consistency with NPU policies:** The proposed Low Density Residential land use designation is incompatible with NPU V policy to:
  - Many areas of NPU-V still have large vacant lots which don't contribute to a successful neighborhood. With respect to density: NPU-V should support SMART growth and density. Condos and apartments along with smart transit solutions are good for both commercial corridors and residential (when planned). Promote mixed-use (commercial, residential, and office) development patterns that are compatible with the surrounding residential areas and are located along major transportation routes

**STAFF RECOMMENDATION: DENIAL OF THE LAND USE AMENDMENT FROM THE SINGLE FAMILY RESIDENTIAL LAND USE DESIGNATIONS TO THE LOW DENSITY RESIDENTIAL LAND USE DESIGNATION.**

**NPU Recommendation: NPU V recommended APPROVAL for this land use amendment at its January 13, 2025 meeting.**

cc: Jessica Lavandier, Assistant Director, OZD



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DIRECTOR  
OFFICE OF ZONING & DEVELOPMENT

**MEMORANDUM**

**TO:** Jason H. Winston, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** **25-O-1073/CDP-25-003 for 2145 Donald Lee Hollowell Parkway NW**  
**DATE:** March 10, 2025

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**PROPOSAL:**

An Ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **2131 Donald Lee Hollowell Parkway, 2135 Donald Lee Hollowell Parkway, 213 Donald Lee Hollowell Parkway 9, and 2145 Donald Lee Hollowell Parkway NW** from the Single Family Residential (SFR) land use designation to the Medium Density Residential (MDR) land use designation. This land use amendment will facilitate the rezoning of the parcels per Z-24-096 from the R-4A (Single Family Residential) zoning district to the RG-3 (Residential General Sector 3) zoning district to allow for the construction of 21-unit townhome community.

**FINDINGS OF FACT:**

- **Property location:** The subject properties front on the north side of Donald Lee Hollowell Parkway NW. They are in Land Lot 176 of the 14<sup>th</sup> District, Fulton County, Georgia in the Grove Park Neighborhood of NPU J, Council District 9.
- **Property size and physical features:** The properties are located on a rectangular shaped site measuring approximately 1.51 acres (65,776.6 square feet) in area. The parcels are developed with single family residential buildings. There are trees lining the rear and side yards of the parcels. Elevation slightly increases from north to south.
- **Current/past use of property:** Three of the parcels are developed with single family residential structures dating to the 1930s. One of parcels is vacant but was previously developed with a single family residential structure. Staff is unaware of any previous uses.

- **Surrounding land uses/zoning:** The parcels located to the north and east have a Single Family Residential (SFR) future land use designation and zoned as R-4A (Single Family Residential). The parcel to the east is developed with a religious building while the parcels to the north are developed with single family residential buildings. Parcels to the south have a Low Density Residential (LDR) future land use designation and also are zoned as R-4A (Single Family Residential). Most of these parcels are developed with single family residential buildings. Two of them are used as a day care. Some of the other parcels are vacant. Parcels to the west have an Open Space (OS) future land use designation and also zoned as R-4A. This parcel is developed as the Center Hill Park. The parcels are also zoned Westside Park Affordable Workforce Housing Overlay. Other nearby land uses include Low Density Commercial to the east and Mixed Use to the southwest.
- **Transportation system:** Donald Lee Hollowell Parkway/US HWY 78/278 is classified as an arterial street. There is a sidewalk along both sides of the road. MARTA provides bus service via route #50. Route #50 operates along Donald Lee Hollowell Parkway and connects to Bankhead Station, approximately 1.5 miles from the site. There is a bus stop located a block away and is situated at Donald Lee Hollowell Parkway and North Eugenia Place NW, approximately 0.1 miles from the property

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Medium Density Residential (MDR) land use designation is compatible with the Donald L. Hollowell Parkway corridor. The Hollowell corridor has a variety of land use classifications including Low Density Residential, Medium Density Residential, Low Density Commercial and Mixed Use. Therefore, the proposed Medium Density Residential land use is compatible with the surrounding land uses along the corridor.
- **Effect on adjacent property and character of neighborhood:** The applicant proposes the construction of a 21-unit townhome community. Staff is of the opinion that the proposed land use amendment would have a positive impact on the character of the surrounding neighborhood by facilitating the redevelopment of vacant and blighted parcels. Additionally, the proposed land use amendment is located along a corridor, a growth area, which is described by Atlanta City Design as “main streets for every community, accommodating a reasonable amount of growth.”
- **Suitability of proposed land use:** The proposed Medium Density Residential (MDR) future land use designation is suitable for the surrounding character area. The area has a Redevelopment Corridor character classification which encourages density and growth. In addition, the Donald Lee Hollowell Redevelopment Plan (2004) recommends infill housing opportunities, reinvestment and new housing construction. The Donald Hollowell & M.L. King Redevelopment and Tax Allocation District Plan states that the Center Hill node presents a great opportunity to add higher-density residential uses to the corridor.
- **Consistency with City’s land use policies:** The Atlanta Comprehensive Development Plan (CDP) character area for this location is Redevelopment Corridor. The proposed Medium Density Residential land use is consistent with the CDP land use policies to:
  - IC/RC 1: Elevate the distinct character of each Corridor while encouraging density, growth, revitalization, and vibrancy
  - IC/RC 2: Support the redevelopment of vacant and underutilized land and buildings.

- IC/RC 4: Manage the levels of densities along the Corridors so the densest development happens near major intersections, centers, or transit station
  - IC/RC 5: Prioritize maintaining and rehabilitating existing housing and commercial buildings
  - IC/RC 6: Encourage compatible infill development on vacant lots or deteriorated buildings.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The Donald Hollowell & M.L. King Redevelopment and Tax Allocation District Plan, adopted in 2006, was created to achieve the development goals set forth by the community. According to the plan, the proposed site is in the Center Hill Node which has the following description:

*“Located adjacent to Center Hill Park, this node presents a great opportunity to add higher-density residential uses to the corridor. This will allow easy access by a greater number of people to the amenities provided by the park such as the new ball fields and the proposed recreation center. The presence of the police precinct will add a measure of security and create a desirable place to live.”*

The Donald Lee Hollowell Redevelopment Plan (2004) was created to provide guidance for public and private decision-making and investing along the corridor. The plan is intended to protect and enhance the livability, character and economic vitality of this urban area while providing a means for guiding change over time. The following are additional objectives outlined in the plan:

- Promote infill housing opportunities, reinvestment and new housing construction
  - Preserve existing single-family neighborhoods by channeling higher density uses along the D.L. Hollowell Corridor
- **Consistency with Atlanta City Design:** 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 the Atlanta City Design map, **2131 Donald Lee Hollowell Parkway, 2135 Donald Lee Hollowell Parkway, 2139 Donald Lee Hollowell Parkway, and 2145 Donald Lee Hollowell Parkway NW** are in a Corridor Area. Corridors 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 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.”*

- **Consistency with NPU policies:** The proposed Medium Density Residential land use designation is compatible with NPU J policy to:
  - J-2: Support medium-to-high density in residential areas with an emphasis on mixed incomes, except where otherwise indicated in adopted neighborhood-specific plans.
  - J-12 Increase community stability by promoting diverse housing options, public funding for down payment assistance and other homeownership programs for current residents.
  - J-13: Prevent the further degradation of the residential neighborhoods in NPU-J by opposing the conversion of residential properties to non-residential uses, except in those very limited situations where such conversion is required by applicable law due to the existing, established non-residential use of all surrounding property

**STAFF RECOMMENDATION: APPROVAL OF THE SUBSTITUTE LAND USE AMENDMENT FROM THE SINGLE FAMILY RESIDENTIAL LAND USE DESIGNATION TO THE MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATION.**

**NPU Recommendation: NPU-J recommended APPROVAL for this land use amendment at its February 25, 2025 meeting.**

cc: Jessica Lavandier, Assistant Director, OZD



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## MEMORANDUM

**TO:** Jason H. Winston, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** 25-O-1074/CDP-25-004 for 383 Lanier Street NW  
**DATE:** March 10, 2025

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### PROPOSAL:

An Ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **383 Lanier Street NW** from the High Density Residential (HDR) 0-16 units per acre land use designation to the High Density Residential (HDR) land use designation. This land use amendment will facilitate the rezoning of the parcel per Z-24-020 from the RG-3 (Residential General Sector 3) zoning district to the RG-4 (Residential General Sector 4) zoning district to allow for the construction of one to two garden style multifamily buildings with 15 housing units.

### FINDINGS OF FACT:

- **Property location:** The subject property fronts on the east side of Lanier Street NW. It is east of Holly Street NW, south of Carlisle Street NW, and to the north of Joseph E. Boone Boulevard NW. It is in Land Lot 146 of the 14<sup>th</sup> District, Fulton County, Georgia in the Grove Park Neighborhood of NPU J, Council District 3.
- **Property size and physical features:** The property is a rectangular shaped parcel that measures approximately 0.2238 acres (9,750 square feet) in area. Trees line the rear of the parcel. The elevation of the site slightly increases from west to east.
- **Current/past use of property:** The property is currently undeveloped. The parcel was developed with a 12 unit multifamily building that was demolished.
- **Surrounding land uses/zoning:** The parcels located to the north, west and south of the property have a High Density Residential 0-16 units per acre (HDR 0-16 u/a) future land use designation and are zoned as RG-3 (Residential General Sector 3). They are developed with multifamily residential buildings as well as some single family residential buildings. To the east, the parcel has a High Density Residential 0-16 units per acre (HDR 0-16 u/a) future land use designation and is zoned as MR-4A (Multifamily Residential) and is developed with a multifamily residential development. Further south of the proposed site, the parcels have a Low-Density Commercial

(LDC) future land use designation and zoned as C-1 (Community Business District). The parcels are developed with commercial uses. Parcels to the north have a Low Density Residential (LDR) future land use designation and zoned as R-4A (Single Family Residential). The parcels are developed with predominantly single family residential uses.

- **Transportation system**: The subject property is located on Lanier Street NW, which is classified as a local road. There is a sidewalk along the east side of Lanier Street NW. MARTA provides bus service via route #51 and route #853. Route #51 operates along Joseph E. Boone Boulevard NW and connects to the Hamilton E. Holmes Station (Blue Line) which is 2.7 miles from the site. The route also connects to the North Avenue Station (Red/Gold Line) which is 3.4 miles from the site. There is a MARTA transit bus stop located south of the site, situated along Joseph E. Boone Boulevard NW and Lanier St NW, approximately 0.1 miles from the property. Route #853 operates along Joseph E. Boone Boulevard and North Avenue NW and connects to the West Lake Station (Blue Line) which is 1.2 miles from the site. There are two MARTA transit bus stops. One stop is situated at Joseph E. Boone Boulevard NW and Lanier Street NW, approximately 0.1 miles from the property. The other stop is located at North Avenue NW and Elmwood Road NW, approximately 0.2 miles from the property.

## CONCLUSIONS:

- **Compatibility with surrounding land uses**: The proposed High Density Residential (HDR) land use designation is compatible with the area. Currently, the parcel has a High Density Residential 0 to 16 units per acre (HDR 0-16 u/a) land use designation. The current land use designation is compatible with other land use designations in the area.
- **Effect on adjacent property and character of neighborhood**: The applicant proposes the construction of one to two garden style multi-family residential buildings. Staff is of the opinion that the proposed land use amendment will have a positive impact on the character of the surrounding neighborhood. Adjacent parcels have a High-Density Residential land use designation and are developed with small scale multi-family buildings, similar to the proposed development of the site. The site is also near the Joseph E. Boone Boulevard NW which has a CDP Character area designation of Redevelopment Corridor and the Atlanta City Design designation of Corridor.
- **Suitability of proposed land use**: The proposed High Density Residential (HDR) future land use designation is suitable for the Traditional Neighborhood Redevelopment character area. It is consistent with CDP policy to encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated and to encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings.
- **Consistency with City’s land use policies**: The Atlanta Comprehensive Development Plan (CDP) character area for this location is Traditional Neighborhood Redevelopment. The proposed High Density Residential land use is consistent with the CDP land use policies to:
  - TNR 1: Preserve the walkable scale and residential character of the neighborhoods.
  - TNR 4: Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated

- CW 12 Encourage a variety of housing types, including “missing middle” housing, that are compatible with nearby buildings.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The Westside Revive Plan was created for Atlanta City Council District 3. It is a community-based vision and strategic roadmap for how the District should grow and prosper. The plan is divided into 9 subareas. The proposed land use falls under Subarea 2 which states the following about the area:

“Joseph E. Boone Boulevard is identified as a growth corridor in City Design, and there is significant capacity for redevelopment along its northern edge from the Kipp Ways Academy to West Lake Avenue. Dense mixed use Beltline development is allocated east of Chappell Road and is discussed in the following pages. West of Chappell however is an area of abandoned apartment complexes, vacant lots and kudzu-covered floodplains. This is one of the places in District 3 where substantial new mixed-income multifamily housing development can occur. A blend of rehabilitation and new construction can reposition Holly Street as its own new neighborhood. The topography on the west side of the street is particularly advantageous for denser development that is designed around constructed wetlands and water gardens fed by the Proctor Creek tributary stream.”

- **Consistency with Atlanta City Design:** 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 the Atlanta City Design map, **383 Lanier Street NW** is in a Corridor Area. Corridors 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 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.”

- **Consistency with NPU policies:** The proposed High Density Residential land use designation is compatible with NPU J policies to:
  - J-1: Preserve the culture and character of the neighborhoods of NPU-J, to include compatible design, visually similar building materials, height, setbacks, parking accommodations, and landscape; and encouraging infill development compatible with surrounding uses.
  - J-2: Support medium-to-high density in residential areas with an emphasis on mixed incomes, except where otherwise indicated in adopted neighborhood-specific plans.

- J-13: Prevent the further degradation of the residential neighborhoods in NPU-J by opposing the conversion of residential properties to non-residential uses, except in those very limited situations where such conversion is required by applicable law due to the existing, established non-residential use of all surrounding property- not sure that this policy applied to this land use amendment

**STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM THE HIGH DENSITY RESIDENTIAL 0 TO 16 UNITS PER ACRE LAND USE DESIGNATION TO THE HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION.**

**NPU Recommendation: NPU-J recommended APPROVAL for this land use amendment at its February 25, 2025 meeting**

cc: Jessica Lavandier, Assistant Director, OZD



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**MEMORANDUM**

**TO:** Jason H. Winston, Chair, Community Development/Human Services Committee  
**FROM:** Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*  
**SUBJECT:** **25-O-1075/CDP-25-005 for 533 Griffin Street NW**  
**DATE:** March 10, 2025

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**PROPOSAL:**

An Ordinance to amend the land use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **533 Griffin Street NW** from the Single Family Residential (SFR) land use designation to the Mixed Use Low Density (MU-LD) land use designation. This land use amendment will facilitate the rezoning of the parcel per Z-23-072 from the SPI-3 SA1 (English Avenue Special Public Interest District Subarea 1) zoning districts to the SPI-3 SA4 (English Avenue Special Public Interest District Subarea 4) zoning district to allow for the renovation of an existing commercial structure for office and residential uses.

**FINDINGS OF FACT:**

- **Property location:** The subject property fronts on the east side of Griffin Street NW and on the north side of Meldrum Street NW. The property is in Land Lot 111 in the 14<sup>th</sup> District of Fulton County, Georgia within the English Avenue neighborhood of NPU-L in Council District 3.
- **Property size and physical features:** The site is a rectangular shaped lot with approximately .005 acres (217.8 square feet) in area. The subject property is currently developed with a one-story nonresidential building dating to the 1960s. The property is accessed by curb cuts on Griffin Street and Meldrum Street NW. The front yard is paved and used for parking
- **Current/past use of property:** The subject property is currently developed with a one-story nonresidential building used as a convenience store/food market. The site was previously used for retail/commercial uses.

- **Surrounding land uses/zoning/:** Parcels located to the west, south and east have a Single Family Residential (SFR) land use designation and are zoned SPI-3 SA1/WIZ (English Avenue Special Public Interest District Subarea 1/Westside Affordable Workforce Housing Overlay) and are developed primarily with single-family residential uses. The property located north of the site has a Medium Density Residential (MDR) land use and is zoned SPI-3 SA3/WIZ (English Avenue Special Public Interest District Subarea 3/Westside Affordable Workforce Housing Overlay). The parcel is developed with a multifamily residential building.
- **Transportation system:** Griffin Street NW and Meldrum Street NW are classified as local streets. MARTA bus route #50 runs along Cameron Alexander Boulevard NW and connects to the Bankhead MARTA Transit Station and North Avenue MARTA Transit Station. The closest bus stop is 381 feet south of the subject property at the intersection of Griffin Street and Cameron Alexander Boulevard NW. Sidewalks are present along both sides of Griffin Street and Cameron Alexander Boulevard NW

## CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed Mixed Use Low Density (MU-LD) land use designation is compatible with the development pattern of the neighborhood that has several small scale corner stores. It is compatible with the CDP policy to encourage more neighborhood serving retail such as grocery stores, pharmacies, and childcare that meet the daily needs of residents
- **Effect on adjacent property and character of neighborhood:** The applicant proposes the renovation of the building for office and residential uses. Currently, a small retail building is present with a Single Family Residential (SFR) land use designation. Staff is of the opinion that the proposed land use amendment would have a positive impact on the character of the surrounding English Avenue neighborhood by facilitating the development of additional commercial uses that aligns with the goals of the Westside Land Use Framework Plan, specifically to improve the accessibility of essential goods and services within the neighborhood.
- **Suitability of proposed land use:** The proposed Mixed Use Low Density (MULD) land use designation is suitable for the proposed site. Currently, the surrounding properties range from single-family homes to multifamily housing developments. The site is developed with a nonresidential building used as a convenience store and food market. The Mixed Use Low Density land use reflects the existing use of the parcel, and it is compatible with the CDP policy to ensure small-scale nonresidential uses are compatible with the existing residential character and serve neighborhood residents.
- **Consistency with City's land use policies:** The *Atlanta Comprehensive Development Plan (CDP)* character area for this location is Traditional Neighborhood Redevelopment. The proposed Medium Density Residential land use is consistent with the CDP land use policies to:
  - CW 3: Promote a balance of uses, particularly between jobs and housing, and between retail and housing.
  - CW 18: Encourage more neighborhood serving retail such as grocery stores, pharmacies, and childcare that meet the daily needs of residents.

- TNR 2: Ensure small-scale commercial uses are compatible with the existing residential character and serve neighborhood residents.
- TNR 3: Prioritize maintaining and rehabilitating existing housing and commercial buildings.
- **Consistency with Adopted Small Area and Neighborhood Plans:** The Westside Land Use Framework Plan, adopted in 2017 per 17-O-1722, was created through a collaborative effort by community residents, business owners, employees, faith-based groups, academic institutions, non-profit organizations, and governmental agencies. The Plan’s vision, goals, objectives, land use recommendations, and implementation strategies all seek to improve the quality of life of Westside neighborhoods.

The plan shows the subject property and aligns with the proposed amendment. Specifically, in the Westside Land Use Framework Plan, the proposed amendment aligns with the following:

- Vision Statement: “To create a diverse and sustainable, multi-generational community with high quality mixed-income housing, locally owned retail, and walkable greenspace; in a safe, healthy, and civic environment that promotes family, education, and home ownership; and encourages traditionally designed, primarily single family development and rehabilitation which reflects and preserves the history and culture of the English Avenue Neighborhood.”
  - Goal 1.4: Improve the accessibility of essential goods and services within the neighborhood.
  - Identify and implement policies to protect existing community businesses
    - Develop new housing with a mix of building typologies, including rental apartments, condominiums, town houses and single family homes. Structure the housing inventory to meet household composition and incomes.
- **Consistency with Atlanta City Design:** 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 the Atlanta City Design map, **533 Griffin Street NW** is considered to be an Urban Neighborhood. Urban Neighborhood 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 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 include 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 development”

**NPU L Policies:** The proposed Medium Density Residential land use designation is compatible with NPU L policy to:

- L-1: Encourage development and planning consistent with and in support of the specific

guidelines established by the Westside Land Use Framework (dated November 30, 2017, adopted December 4, 2017, by Atlanta City Council as ordinance 17-O-1722).

**STAFF RECOMMENDATION: APPROVAL OF THE LAND USE AMENDMENT FROM THE SINGLE FAMILY RESIDENTIAL LAND USE DESIGNATIONS TO THE MIXED USE LOW DENSITY LAND USE DESIGNATION.**

**NPU Recommendation: NPU-L recommended APPROVAL for this land use amendment at its February 11, 2025 meeting.**

cc: Jessica Lavandier, Assistant Director, OZD