ANDRE DICKENS
MAYOR

CITY OF ATLANTA

DEPARTMENT OF CITY PLANNING
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
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JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-25-32 1345 Bolton Road NW**

DATE: August 7, 2025

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MR-2 (Multifamily Residential) for property located at **1345 Bolton Road NW.**

The applicant has requested a deferral. Staff is supportive of this request.

STAFF RECOMMENDATION: 60 DAY DEFERRAL – OCTOBER 2025

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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-25-34 for 834 Peyton Avenue NW**

DATE: August 7, 2025

An Ordinance by Zoning Committee to rezone from R-4A/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay) to R-4B/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay) for property located at **844 Peyton Avenue NW.**

FINDINGS OF FACT:

- **Property Location**: The property fronts 64.04 feet on the west side of Peyton Avenue NW beginning at a point on the westerly side of Peyton Street, 130 feet northerly from Grant Avenue. The property is in Land Lot 208 of the 14th District in Fulton County, Georgia, in the Center Hill Neighborhood of NPU-J in Council District 9.

- **Property Size and Physical Features:** The lot is part of a larger site being developed into 4 single-family homes. This lot measures a total of 0.128 acres (5,575 square feet) and is undeveloped with overgrown vegetation and mature trees. The topography is inconsistent throughout the lot, with a maximum grade difference of 21 feet, and there are mature trees on site.

- **CDP Land Use Map Designation:** The current land use category for the site is Single–Family Residential (SFR) within the 2021 Comprehensive Development Plan (CDP).

- **Current/Past Use of Property:** The property is currently undeveloped with dense vegetation onsite, and staff is unaware of any other uses for the property.

- **Surrounding Zoning/Land Uses**: The parcels to the north, south, east, and west are developed with single-family homes, zoned R-4A/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay), and have a future land use designation of SFR (Single Family Residential).

- **Transportation System:** Peyton Avenue is designated as a local road by the City of Atlanta's Transportation Planning Division. Sidewalks are not found along Peyton Avenue but can be found along the major artery nearby, Donald Lee Hollowell Parkway. There are MARTA bus routes, #50 and #153, that service the nearby area along Donald Lee Hollowell Parkway with intersecting stops at the Bankhead and North Avenue Transit stations and James Jackson Parkway, intersecting at Hamilton E. Holmes Transit station, respectively. Additionally, Bankhead MARTA station is 2.5 miles away to the east, and Hamilton E. Holmes MARTA station is 2.5 miles to the south.

PROPOSAL: The proposal is to rezone the subject property R-4A/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay) to R-4B/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay). The applicant intends to rezone an assemblage of properties to develop the lots as single-family homes.

Project Specifications:

Existing:
Lot Area: 10,105 sf
Frontage: 64.04 feet

R-4A Requirements:	**R-4B Requirements:**
Min lot – 7,500 sf	2,800 sf
Max FAR - .50	.75
Max Coverage – 55%	85%
Frontage – 50 feet	40 feet
Setbacks – Front: 30', Side: 7', Rear: 15'	Front: 20', Side: 5', Rear: 10'

CONCLUSIONS

1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The proposed rezoning is consistent with the future land use designation of Single Family Residential according to the 2021 Comprehensive Development Plan; therefore, the proposed zoning district is compatible.

2) **Availability of and effect on public facilities and services; referrals to other agencies:** There has been no indication from review agencies or departments that there would not be adequate public facilities and services at the subject location. At the time of permitting, the development plans will be submitted to other agencies for permit review for compliance with applicable City codes.

3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not presented any evidence that they own other land in the area that is suitable for this development. The proposed rezoning would not have an adverse effect on the environment or create an imbalance of land uses. The applicant's rezoning proposal does not include a land use amendment and intends to introduce more single-family residences, which is in accordance with the future land use designation and NPU-J policy J-12 to

"increase community stability by promoting diverse housing options, public funding for down payment assistance, and other homeownership programs for current residents. Encourage the enforcement of laws that govern home rehabilitation/renovation and the sale of real property". The proposed rezoning satisfies this policy and would therefore have a positive impact on the balance of land uses with regard to public need.

4) **Effect on character of the neighborhood:** Staff is of the opinion that the proposed rezoning would not have a negative impact on the character of the surrounding neighborhood. The subject parcels are in the Traditional Neighborhood Redevelopment character area with SFR (Single Family Residential) future land use designation. This rezoning allows for increased housing supply with respect to the single family character of the area and promotes the efforts of the city by redeveloping these lots within this established neighborhood. While the rezoning will introduce a new residential zone to the block, the applicant proposes to develop single-family homes on the lots. The lots in the area are nonconforming to the R-4A district regulations and vary in shape and size. Therefore, Staff finds the proposed request reasonable.

5) **Suitability of proposed land use:** The current SFR (Single Family Residential) land use designation is consistent with the proposed rezoning and subsequent development. The R-4B (Single Family Residential) zone is compatible with the SFR (Single-Family Residential) future land use designation. One of the R-4B district's intents is *"to provide additional opportunities for affordable in-fill single-family residential development without permitting the downzoning of existing single-family zoned areas and thereby preserving existing neighborhoods as contemplated in the adopted comprehensive development plan*". The proposed rezoning will allow the creation of a new single family lot on an underutilized parcel. Staff is of the opinion that the proposed land use is suitable.

6) **Effect on adjacent property:** The proposed rezoning will have a positive impact on the surrounding neighborhoods by eliminating an undeveloped site and increasing the overall housing supply in a neighborhood identified for redevelopment.

7) **Economic use of current zoning:** The property has remained undeveloped in a neighborhood experiencing renewed interest, indicating that the existing economic use of the current zoning is limited. The proposed rezoning would increase the economic use of the site.

8) **Compatibility with policies related to tree preservation:** Development of the property must comply with the City of Atlanta Tree Ordinance at the time of permitting. The City's Arborist Division provided initial comments to the applicant regarding the preservation of mature trees onsite during the Concept Review Committee.

9) **Other Considerations:** The Atlanta City Design articulates Atlanta's vision, organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **844 Peyton Avenue NW** is located within an Urban Redevelopment Area. Urban Neighborhood areas are described as follows:

> "These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are. They are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park, and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many 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".

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. Paved driveways shall not exceed one-third of the total area of the required yard. There may be additional paved walkways not exceeding 10 percent of the required yard. The remainder of the required yard shall be maintained in landscaping. Neither walkways nor landscaped area shall be used for parking, required or other, or for the storage of vehicles.
2. The maximum FAR shall be .50 of net lot area.
3. The lot coverage shall be 55%.

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-25-34 for 834 Peyton Avenue NW**

DATE: August 7, 2025

An Ordinance by Zoning Committee to rezone from R-4A/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay) to R-4B/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay) for property located at **844 Peyton Avenue NW.**

FINDINGS OF FACT:

- **Property Location**: The property fronts 65 feet on the west side of Peyton Avenue NW being all that tract or parcel of land lying and being in Land Lot 208 of the 14th District of Fulton County, Georgia and being Lot 8, Block 1, Page 136 of Fulton County Records. The subject site is in Land Lot 208 of the 14th District of Fulton County in the Center Hill Neighborhood of NPU-J in Council District 9.

- **Property Size and Physical Features:** The subject property consists of 5,575.68 square feet (.128 acres) of lot area. The site is currently undeveloped with vegetation, and the change in topography is 20 feet, with the lowest point being in the middle of the lot and inclining to the front and rear of the property.

- **CDP Land Use Map Designation:** The current land use category for the site is Single Family Residential (SFR) within the 2021 Comprehensive Development Plan (CDP).

- **Current/Past Use of Property:** The property is currently undeveloped with dense vegetation onsite, and staff is unaware of any other uses for the property.

- **Surrounding Zoning/Land Uses**: The parcels to the north, south, east, and west are developed with single-family homes zoned R-4A/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay) with SFR (Single Family Residential) future land use.

- **Transportation System:** Peyton Avenue is designated as a local road by the City of Atlanta's Transportation Planning Division. Sidewalks are not found along Peyton Avenue but can be found along the major artery nearby, on Donald Lee Hollowell Parkway. There are MARTA bus routes, #50 and #153, that service the nearby area along Donald Lee Hollowell Parkway with intersecting stops at the Bankhead and North Avenue Transit stations and James Jackson Parkway, intersecting at Hamilton E. Holmes Transit station, respectively. Additionally, Bankhead MARTA station is 2.5 miles away to the east, and Hamilton E. Holmes MARTA station is 2.5 miles to the south.

PROPOSAL: The proposal is to rezone the subject property from R-4A/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay) to R-4B/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay). The applicant intends to rezone an assemblage of properties to develop the lots as single-family homes.

Project Details:

Existing:
Lot Area: 5,575 sf
Frontage: 63.76 feet

R-4A Requirements:	**R-4B Requirements:**
Min lot – 7,500 sf	2,800 sf
Max FAR - .50	.75
Max Coverage – 55%	85%
Frontage – 50 feet	40 feet
Setbacks – Front: 30', Side: 7', Rear: 15'	Front: 20', Side: 5', Rear: 10'

CONCLUSIONS

1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The proposed rezoning is consistent with the future land use designation of SFR (Single Family Residential) according to the 2021 Comprehensive Development Plan.

2) **Availability of and effect on public facilities and services; referrals to other agencies:** There has been no indication from review agencies or departments that there would not be adequate public facilities and services at the subject location. At the time of permitting, the development plans will be submitted to other agencies for permit review for compliance with applicable City codes.

3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not presented any evidence that they own other land in the area that is suitable for this development. The proposed rezoning would not have an adverse effect on the environment or create an imbalance of land uses. The applicant's rezoning proposal does not require a land use amendment and the request is intended to introduce more single-family residences, which is compatible with the land use designation and NPU-J policy J-12

to *"increase community stability by promoting diverse housing options, public funding for down payment assistance, and other homeownership programs for current residents. Encourage the enforcement of laws that govern home rehabilitation/renovation and the sale of real property".* The proposed rezoning satisfies this policy by developing homes on underutilized lots and would therefore have a positive impact on the balance of land uses with regard to public need.

4) **Effect on character of the neighborhood:** Staff is of the opinion that the proposed rezoning would not have a negative impact on the character of the surrounding neighborhood. The subject parcels are in the Traditional Neighborhood Redevelopment character area with SFR (Single-Family Residential) future land use designation. This rezoning allows for increased housing supply with respect to the single-family character of the area and promotes the efforts of the city by redeveloping these lots within this established neighborhood. While the rezoning will introduce a new residential zone to the block, the applicant proposes to develop single-family homes on the lots. The lots in the area are nonconforming to the R-4A district and vary in shape and size. Therefore, Staff finds the proposed request reasonable.

5) **Suitability of proposed land use:** The current SFR (Single Family Residential) land use designation is consistent with the proposed rezoning and subsequent development. The R-4B (Single Family Residential) zoning district is compatible with the Single Family Residential (SFR) future land use designation. One of the R-4B district's intents is *"to provide additional opportunities for affordable in-fill single-family residential development without permitting the downzoning of existing single-family zoned areas and thereby preserving existing neighborhoods as contemplated in the adopted comprehensive development plan*". The proposed rezoning will allow the creation of a new single-family lot on an underutilized parcel. Staff is of the opinion that the proposed land use is suitable.

6) **Effect on adjacent property:** The proposed rezoning will have a positive impact on the surrounding neighborhoods by eliminating an undeveloped site and increasing the overall housing supply in a neighborhood identified for redevelopment.

7) **Economic use of current zoning:** The property has remained undeveloped in a neighborhood experiencing renewed interest, indicating that the existing economic use of the current zoning is limited. The proposed rezoning would increase the economic use of the site.

8) **Compatibility with policies related to tree preservation:** Development of the property must comply with the City of Atlanta Tree Ordinance at the time of permitting. The City's Arborist Division provided initial comments to the applicant regarding the preservation of mature trees onsite during the Concept Review Committee.

9) **Other Considerations:** The *Atlanta City Design* articulates Atlanta's vision, organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, this parcel on **834 Peyton Avenue NW** is located within an Urban Redevelopment Area. Urban Neighborhood areas are described as follows:

> "These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are. They are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park, and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many 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".

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. Paved driveways shall not exceed one-third of the total area of the required yard. There may be additional paved walkways not exceeding 10 percent of the required yard. The remainder of the required yard shall be maintained in landscaping. Neither walkways nor landscaped area shall be used for parking, required or other, or for the storage of vehicles.
2. The maximum FAR shall be .50 of net lot area.
3. The lot coverage shall be 55%.

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COMMISSIONER

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-25-37 for 850 Peyton Avenue NW**

DATE: August 7, 2025

An Ordinance by Zoning Committee to rezone from R-4A/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing) to R-4B/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing) for property located at **850 Peyton Avenue NW.**

FINDINGS OF FACT:

- **Property Location**: The property fronts 64.04 feet on the west side of Peyton Avenue NW beginning at a point on the west side of Peyton Street, 195 feet northerly from Grant Street, thence continuing northerly along the westerly side of Peyton Street 65 feet to the south line of Lot #2; 134.2 feet to the east side of Woods Drive 60 feet to the north side of Lot #4; thence easterly along the north line of Lot #4 157.7 feet to the westerly side of Peyton Street. The property is in Land Lot 208 of the 14th District, Fulton County, Georgia in the Center Hill Neighborhood of NPU-J, Council District 9.

- **Property Size and Physical Features:** The subject property is approximately 0.202 acres (8,799 square feet) on Peyton Avenue and is currently wooded and undeveloped. The parcel slopes downward from the street toward the rear, with an estimated 19-foot change in grade.

- **CDP Land Use Map Designation:** The current land use category for the site is SFR (Single Family Residential) within the 2021 Comprehensive Development Plan (CDP). A land use amendment is not required.

- **Current/Past Use of Property:** The site is currently wooded and undeveloped. Staff is unaware of any previous uses of the property

- **Surrounding Zoning/Land Uses**: The parcels to the north, south, east, and west are zoned R-4A/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay) with SFR (Single Family Residential) future land use designation.

- **Transportation System:** Peyton Avenue is designated as a local street and lacks sidewalks. However, pedestrian infrastructure is available nearby along Donald Lee Hollowell Parkway. MARTA bus routes #50 and #153 serve the area via Donald Lee Hollowell Parkway, with connections to the Bankhead and North Avenue Transit stations, as well as James Jackson Parkway, which intersects at the Hamilton E. Holmes Transit station. Additionally, Bankhead MARTA station is located approximately 2.5 miles to the east, while Hamilton E. Holmes station lies about 2.5 miles to the south.

PROPOSAL: The proposal is to rezone the subject property from R-4A/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay) to R-4B/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay). The purpose of the rezoning is to allow the development of an assemblage of parcels as single-family homes.

Project Details:

Existing:
Lot Area: 8,799 square feet
Frontage: 64.04 feet

R-4A Requirements:	**R-4B Requirements:**
Min lot – 7,500 square feet	2,800 square feet
Max FAR – 0.50	0.75
Max Coverage – 55%	85%
Frontage – 50 feet	40 feet
Setbacks – Front: 30’, Side: 7’, Rear: 15’	Front: 20’, Side: 5’, Rear: 10’

CONCLUSIONS:

1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The proposed rezoning is consistent with the future land use designation of SFR (Single Family Residential) according to the 2021 Comprehensive Development Plan.

2) **Availability of and effect on public facilities and services; referrals to other agencies:** There has been no indication from review agencies or departments that public facilities and services at the subject location would be inadequate. Compliance with all applicable City codes will be required when proposed development plans are submitted to other agencies for permit review.

3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not provided evidence of ownership of other suitable land in the area for this development. The proposed rezoning is not anticipated to negatively impact the environment or disrupt the balance of land uses. It does not require a land use amendment and seeks to introduce additional single-family residences, consistent with the future land use designation outlined in the 2021 Comprehensive Development Plan. NPU-J Policy J-12 aims to “*increase community stability by promoting diverse housing options, public funding for down payment assistance, and other homeownership programs for current*

residents," as well as encouraging enforcement of laws governing property rehabilitation and sales. The proposed rezoning advances this policy by facilitating development on underutilized lots, thereby contributing positively to the balance of land uses in response to public need.

4) **Effect on character of the neighborhood:** Staff is of the opinion that the proposed rezoning is not expected to negatively affect the character of the surrounding neighborhood. Although the subject parcel meets the dimensional requirements of the R-4A zoning district, the applicant is requesting R-4B zoning to benefit from reduced setback requirements. These allow for more flexible siting of homes, supporting infill development that responds to lot conditions while remaining compatible with the surrounding single-family residential character. Staff finds that the proposed rezoning reinforces the area's traditional development pattern and would not adversely impact neighborhood character.

5) **Suitability of proposed land use:** The existing SFR (Single Family Residential) land use designation is aligned with the proposed rezoning and the intended development. The R-4B zoning district, designated for single-family residential use, is a compatible zoning district with the SFR future land use designation. A stated purpose of the R-4B district is to "*provide additional opportunities for affordable infill single-family residential development without permitting the downzoning of existing single-family zoned areas, thereby preserving established neighborhoods as envisioned in the adopted Comprehensive Development Plan".* The proposed rezoning would enable the creation of a new single-family lot on an underutilized parcel. Staff has determined that the proposed land use is appropriate.

6) **Effect on adjacent property:** The proposed rezoning is expected to positively influence surrounding neighborhoods by transforming an underutilized site and enhancing the overall housing supply in an area targeted for strategic redevelopment.

7) **Economic use of current zoning:** There is economic use under the current zoning designation. As currently zoned an accessory dwelling unit and an accessory structure may be constructed.

8) **Compatibility with policies related to tree preservation:** Development of the property must comply with the City of Atlanta Tree Ordinance at the time of permitting.

9) **Other Considerations:** The *Atlanta City Design* articulates Atlanta's vision, organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, this parcel on **850 Peyton Avenue NW** is located within an Urban Redevelopment Area. Urban Neighborhood areas are described as follows:

> "These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are. They are the traditional intown

communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park, and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many 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."

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. Paved driveways shall not exceed one-third of the total area of the required yard. There may be additional paved walkways not exceeding 10 percent of the required yard. The remainder of the required yard shall be maintained in landscaping. Neither walkways nor landscaped area shall be used for parking, required or other, or for the storage of vehicles.
2. The maximum FAR shall be .50 of net lot area.
3. The lot coverage shall be 55%.

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-25-39 for 840 Peyton Avenue NW**

DATE: August 7, 2025

An Ordinance by Zoning Committee to rezone from R-4A/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay) to R-4B/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay) for property located at **840 Peyton Avenue NW.**

FINDINGS OF FACT:

- **Property Location**: The property fronts 64.04 feet on the west side of Peyton Avenue NW being all that tract or parcel of land lying and being in Land Lot 208 of the 14th District of Fulton County, Georgia, and being Lot 5, Block 1 of the Lincoln Park Subdivision, recorded in Plat Book 1, page 136, Fulton County, Georgia records. The property is in Land Lot 208 of the 14th District, Fulton County, Georgia in the Center Hill Neighborhood of NPU-J, Council District 9.

- **Property Size and Physical Features:** The subject property is approximately 0.126 acres (5,488 square feet) on Peyton Avenue and is currently wooded and undeveloped. The parcel slopes downward from the street toward the rear and west side, with an estimated 18-foot change in grade.

- **CDP Land Use Map Designation:** The current land use category for the site is SFR (Single Family Residential) within the 2021 Comprehensive Development Plan (CDP). A land use amendment is not required.

- **Current/Past Use of Property:** The site is currently wooded and undeveloped. Staff is unaware of any previous uses of the property

- **Surrounding Zoning/Land Uses**: The parcels to the north, south, east, and west are zoned R-4A/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay) with SFR (Single Family Residential) future land use designation.

- **Transportation System:** Peyton Avenue is designated as a local street and lacks sidewalks. However, pedestrian infrastructure is available nearby along Donald Lee Hollowell Parkway. MARTA bus routes #50 and #153 serve the area via Donald Lee Hollowell Parkway, with connections to the Bankhead and North Avenue Transit stations, as well as James Jackson Parkway, which intersects at Hamilton E. Holmes Transit station. Additionally, Bankhead MARTA station is located approximately 2.5 miles to the east, while Hamilton E. Holmes station lies about 2.5 miles to the south.

PROPOSAL: The proposal is to rezone the subject property from R-4A/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay) to R-4B/WPAWHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay). The purpose of the rezoning is to allow the development of an assemblage of parcels as single-family homes.

Project Details:

Existing:
Lot Area: 5,488 square feet
Frontage: 64.04 feet

R-4A Requirements:	**R-4B Requirements:**
Min lot – 7,500 square feet	2,800 square feet
Max FAR – 0.50	0.75
Max Coverage – 55%	85%
Frontage – 50 feet	40 feet
Setbacks – Front: 30’, Side: 7’, Rear: 15’	Front: 20’, Side: 5’, Rear: 10’

CONCLUSIONS:

1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The proposed rezoning is consistent with the future land use designation of SFR (Single Family Residential) according to the 2021 Comprehensive Development Plan.

2) **Availability of and effect on public facilities and services; referrals to other agencies:** There has been no indication from review agencies or departments that public facilities and services at the subject location would be inadequate. Compliance with all applicable City codes will be required when proposed development plans are submitted to other agencies for permit review.

3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not provided evidence of ownership of other suitable land in the area for this development. The proposed rezoning is not anticipated to negatively impact the environment or disrupt the balance of land uses. It does not require a land use amendment and seeks to introduce additional single-family residences, consistent with the future land use designation outlined in the 2021 Comprehensive Development Plan. NPU-J Policy J-12 aims to “*increase community stability by promoting diverse housing options, public funding for down payment assistance, and other homeownership programs for current*

residents," as well as encouraging enforcement of laws governing property rehabilitation and sales. The proposed rezoning advances this policy by facilitating development on underutilized lots, thereby contributing positively to the balance of land uses in response to public need.

4) **Effect on character of the neighborhood:** Staff is of the opinion that the proposed rezoning is not expected to negatively affect the character of the surrounding neighborhood. Although the subject parcel meets the dimensional requirements of the R-4A zoning district, the applicant is requesting R-4B zoning to benefit from reduced setback requirements. These allow for more flexible siting of homes, supporting infill development that responds to lot conditions while remaining compatible with the surrounding single-family residential character. Staff finds that the proposed rezoning reinforces the area's traditional development pattern and would not adversely impact neighborhood character.

5) **Suitability of proposed land use:** The existing SFR (Single Family Residential) land use designation is aligned with the proposed rezoning and the intended development. The R-4B zoning district, designated for single-family residential use, is a compatible district under the SFR future land use designation. A stated purpose of the R-4B district is to "*provide additional opportunities for affordable infill single-family residential development without permitting the downzoning of existing single-family zoned areas, thereby preserving established neighborhoods as envisioned in the adopted Comprehensive Development Plan".* The proposed rezoning would enable the creation of a new single-family lot on an underutilized parcel. Staff has determined that the proposed land use is appropriate.

6) **Effect on adjacent property:** The proposed rezoning is expected to positively influence surrounding neighborhoods by transforming an underutilized site and enhancing the overall housing supply in an area targeted for strategic redevelopment.

7) **Economic use of current zoning:** There is economic use under the current zoning designation. As currently zoned an accessory dwelling unit and an accessory structure may be constructed.

8) **Compatibility with policies related to tree preservation:** Development of the property must comply with the City of Atlanta Tree Ordinance at the time of permitting.

9) **Other Considerations:** The *Atlanta City Design* articulates Atlanta's vision, organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, this parcel on **840 Peyton Avenue NW** is located within an Urban Redevelopment Area. Urban Neighborhood areas are described as follows:

> "These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are. They are the traditional intown

communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park, and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many 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".

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. Paved driveways shall not exceed one-third of the total area of the required yard. There may be additional paved walkways not exceeding 10 percent of the required yard. The remainder of the required yard shall be maintained in landscaping. Neither walkways nor landscaped area shall be used for parking, required or other, or for the storage of vehicles.
2. The maximum FAR shall be .50 of net lot area.
3. The lot coverage shall be 55%.

ANDRE DICKENS
MAYOR

CITY OF ATLANTA

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JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-25-38 for 1905 La Dawn Lane, 1911 La Dawn Lane, 1917 La Dawn Lane and 1920 Anne Street NW**

DATE: August 7, 2025

An Ordinance by Zoning Committee to rezone from R-4 (Single-Family Residential) to MR-3 (Multifamily Residential) for property located at **1905 La Dawn Lane, 1911 La Dawn Lane, 1917 La Dawn Lane NW and 1920 Anne Street NW.**

The applicant has requested a deferral. Staff is supportive of this request.

STAFF RECOMMENDATION: 90 DAY DEFERRAL – NOVEMBER 2025

ANDRE DICKENS
MAYOR

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JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM
amended

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-25-42 for 939 Hobson Street NW**

DATE: August 7, 2025

An Ordinance by Zoning Committee to rezone from MR-3-C (Multifamily Residential Conditional) to MR-3-C (Multifamily Residential Conditional) for a major site plan amendment for property located at **939 Hobson Street NW.**

FINDINGS OF FACT:

- **Property Location**: The property fronts 124.95 feet on the north side of Hobson Street SW beginning at the intersection of the north side of Mary Street and the west side of Hobson Street; run then west along the north side of Mary Street 125 feet to a point; run then north 80 feet to a point; run then east 125 feet to a point on the west side of Hobson Street; run then south along the west side of Hobson Street 80 feet to the point of beginning. The property is in Land Lot 87 of the 14th District, Fulton County, Georgia, in the Pittsburgh Neighborhood of NPU-V in Council District 12.

- **Property Size and Physical Features:** The subject property consists of .2 acres (14,486 square feet) of lot area. The site is undeveloped with vegetation and a retaining wall from its previous use. The topography across the site is consistent with only about 2 feet in elevation change.

- **CDP Land Use Map Designation:** The current land use designation for the site is MDR (Medium Density Residential) within the 2021 Comprehensive Development Plan (CDP).

- **Current/Past Use of Property:** The property is currently undeveloped. The property was previously developed with a 6-unit multifamily residential dwellings. Staff is unaware of any other uses for the property.

- **Surrounding Zoning/Land Uses**: The parcels to the north, south, and west are single-family homes zoned R-4B with SFR (Single Family Residential) future land use, while to the east is an elementary school zoned R-4B (Single Family Residential) with CF (Community Facilities) future land use designation.

- **Transportation System:** Hobson and Mary Streets are both designated as local roads as classified by the City of Atlanta's Transportation Planning Division. Sidewalks are found along both sides of the street. MARTA bus route #95 serves the nearby area along Metropolitan Parkway with connections to MARTA's West End Transit Station, which is 1.3 miles away.

PROPOSAL: The seeks a major site plan amendment to construct 8 two family residential dwellings.

Project Details:

Gross Land Area: 14,486 (.2 ac)
Total Units: 8
Proposed FAR: .563
Open Space: .6 (9,576 SF)
Parking: 8 spaces (4 on-street and 4 off-street)

CONCLUSIONS

1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The proposed rezoning is consistent with the future land use designation of MDR (Medium Density Residential) according to the 2021 Comprehensive Development Plan.

2) **Availability of and effect on public facilities and services; referrals to other agencies:** There has been no indication from review agencies or departments that there would not be adequate public facilities and services at the subject location. At the time of permitting, the development plans will be submitted to other agencies for permit review for compliance with applicable City codes.

3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not provided any proof that they own any other land in the vicinity that would be suitable for this development. Staff believes that the rezoning will not create an imbalance of land uses. It would reintroduce housing options in the area. This development will revitalize an underutilized property.

4) **Effect on character of the neighborhood:** The proposed rezoning is likely to have a positive effect on the surrounding neighborhood. The site previously had 8 units, and the rezoning will reintroduce these units with respect to the scale and character of the neighborhood. The site changes included in this rezoning will increase the housing stock of the neighborhood and redevelop an underutilized lot. NPU–V policy V-36 states, *"the increasing unaffordability of housing remains a critical problem for the City. Adopt rules and regulations that promote an increase in the overall supply of housing and that target those at the 50% and lower AMI range. Support initiatives and incentives (i.e., tax relief, income-sensitive homestead exemptions, among others) that aid in the retention of seniors and that support existing and legacy residents remaining in their homes and in the community. Adopt the inclusionary zoning ordinance, which targets those at 30% AMI or lower".* Although this proposal will target those at the 60% AMI level, the proposal

will still add to the affordable housing options in the neighborhood. Additional NPU-V policies redirect attention to previously adopted small area plans. Policy V-9 states that *"the Preservation of Pittsburgh Plan (2017) updated the Pittsburgh Community Redevelopment plan (2001). Future growth and development in the Pittsburgh neighborhood should contribute to the values, principles, vision, and implementation of the Preservation of Pittsburgh Plan. Support the implementation of Pittsburgh projects identified in the Turner Field Stadium Neighborhoods LCI (2016)".* The site plan changes proposed will better align with the existing neighborhood fabric and with redevelopment in the area with respect to NPU-V policies; therefore, staff finds the request to be reasonable.

5) **Suitability of proposed land use:** The proposed development is supported by both the *Atlanta Comprehensive Development Plan* (CDP) and multiple small area plans. The site's designated CDP Character Area is Traditional Neighborhood Redevelopment with MDR (Medium Density Residential) land use designation. In addition, the proposed use is consistent with recommendations included in the Pittsburgh Community Redevelopment Plan as well as the Preservation of Pittsburgh Plan. In the Implementation section of the Pittsburgh Community Redevelopment Plan, Phase 2 was targeted to be implemented 5-15 years after the 2007 plan. "*Phase II of the redevelopment plan focus is to provide a variety of ownership housing opportunities for new and existing residents. The main objective of the Pittsburgh Community Redevelopment Plan is to develop the area as "a city within as city". One of the major components of a sustainable city center is the provision of a variety of housing opportunities for its residents".* The proposed redevelopment of the site will increase the housing options and opportunities in this neighborhood experiencing renewed interest. In the Preservation of Pittsburgh Plan, step 10 of the *10 Priorities steps for Pittsburgh* is: *Continue the Development and Implementation of Programs to Support Affordable and Senior Housing*. Further suggested is the following: "*utilize creative financing tools to help meet the needs of current and future Pittsburgh residents. The provision of affordable housing that is attainable to persons of a range of incomes will ensure that the neighborhood remains a healthy, vibrant place for all".* Due to the compatibility with the CDP and the overall character of the neighborhood staff finds the proposed land use suitable for the parcel.

6) **Effect on adjacent property:** The proposed rezoning will have a positive impact on the surrounding neighborhoods by eliminating a vacant site, increasing the overall housing supply, and enhancing streetscapes.

7) **Economic use of current zoning:** The subject parcel has economic use under its current zoning; however, the site changes will allow for more appropriate infill development in a neighborhood experiencing renewed interest.

8) **Compatibility with policies related to tree preservation:** Development of the property must comply with the City of Atlanta Tree Ordinance at the time of permitting. The City's Arborist Division has already provided comments to the applicant regarding the preservation of three mature trees onsite.

9) **Other Considerations:** The *Atlanta City Design* articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core,

Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods, and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, these parcels on **939 Hobson Street SW** is located within an Urban Redevelopment Neighborhood. Urban Neighborhood areas are described as follows:

> "These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are. They are the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park, and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many 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".

STAFF RECOMMENDATION: APPROVAL

ANDRE DICKENS
MAYOR

CITY OF ATLANTA

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JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-25-44 for 1469 Hosea L. Williams Drive, 1473 Hosea L. Williams Drive, 1477 Hosea L. Williams Drive and 1483 Hosea L. Williams Drive SE**

DATE: August 7, 2025

An Ordinance by Zoning Committee to rezone from R-4A (Single-Family Residential) to PD-H (Planned Development Housing) for property located at **1469 Hosea L. Williams Drive, 1473 Hosea L. Williams Drive, 1477 Hosea L. Williams Drive and 1483 Hosea L. Williams Drive SE.**

The applicant has requested a deferral to continue working with the Kirkwood neighborhood. Staff is supportive of this request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – SEPTEMBER 2025

ANDRE DICKENS
MAYOR

CITY OF ATLANTA

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JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-25-08 for 3594 Boulder Park Drive SW, 315 English Circle and 325 English Circle SW and 274 Fairburn Road rear and 274 Fairburn Road SW**

DATE: August 7, 2025

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **3594 Boulder Park Drive SW, 315 English Circle and 325 English Circle SW and 274 Fairburn Road rear and 274 Fairburn Road SW.**

FINDINGS OF FACT:

- **Property Location:** The property fronts 325.48 feet on the south side of Boulder Park Drive SW beginning at a found 1/2" rebar at the intersection of the southerly right of way line of Boulder Park Drive and the westerly right of way line of English Drive, said point being the point of beginning. The property is in Land Lots 244 and 245 of the 14th District, Fulton County, Georgia in the Fairburn Mays Neighborhood of NPU-H, Council District 10.

- **Property Size and Physical Features:** The subject site is a large collection of parcels approximately 24.2 acres (1,054,152 square feet) of lot area. The site is vacant. Vehicular access is provided via English Drive SW. The topography on site is varied and fluctuates substantially; there is a difference of as much as 100 feet between its highest and lowest points. The site is covered with dense vegetation and mature trees.

- **CDP Land Use Map Designation:** The current land use category for the site is Single Family Residential (SFR) within the 2021 Comprehensive Development Plan (CDP).

- **Current/Past Use of Property:** The site is currently vacant and undeveloped. Staff is unaware of any other previous uses of the property.

- **Surrounding Zoning/Land Uses:** Parcels to the north are zoned R-4 (Single Family Residential) with SFR (Single Family Residential) future land use; the parcels to the south are zoned R-4 (Single Family Residential) with SFR (Single Family Residential) future land use and RG-3 (Residential General Sector 3) with MDR (Medium Density Residential) future land use; parcels to the west are zoned R-4 (Single Family Residential) with a SFR (Single Family Residential) future land use designation and RG-3 (Residential General Sector 3) with MDR (Medium Density Residential) future land use designation; the parcels to the east are zoned R-4 (Single Family Residential District) with SFR (Single Family Residential) future land use designation.

- **Transportation System:** Boulder Park Drive SW is considered a local road and lacks sidewalks on either side at this location. MARTA bus service operates nearby along Boulder Park Drive SW as route #865. English Circle SW is a local street and is unpaved.

PROPOSAL: The applicant seeks to rezone from R-4 (Single Family Residential) to PD-H (Planned Development Housing) for the development of a residential community made up of townhomes and single-family homes.

Project Specifications:

Lot Area (total):	24.2 acres (1,054,152 square feet)
Maximum FAR:	0.5 (527,076 square feet)
Proposed FAR:	0.5 (527,076 square feet)
Number of Units Proposed:	194 units
Single Family	8 units (4.1%)
Rear Entry TH 2-Car	131 units (67.5%) (20 feet x 45 feet)
Front Entry TH 2-Car	13 units (6.7%) (24 feet by 45 feet)
Front Entry TH 1-Car	42 units (21.7%) (20 feet by 45 feet)
Proposed Affordable:	50 Townhome Units
Ratio	26.8% of Townhome units affordable
	25.7% of Total units affordable
Setbacks	
Single Family	
Front	20 feet
Side	7 feet
Rear	20 feet
Townhomes	
Front	0 feet
Side	0 feet
Rear	0 feet
Open Space	
UOS Required:	0.41 (432,202 square feet)

UOS Provided:	0.41 (432,202 square feet)
TOS Required:	0.71 (748,447 square feet)
TOS Provided:	0.79 (832,780 square feet)
Parking Required (Minimum):	213 spaces (1.1 spaces per unit
Parking Provided:	439 Spaces (2.26 spaces per unit)
On-Street	109 spaces
Garage	330 spaces
Maximum Building Height:	45 feet

CONCLUSIONS

1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The 2021 Comprehensive Development Plan designates the subject property with Single Family Residential (SFR) land use; therefore, the proposed zoning district is compatible.

2) **Availability of and effect on public facilities and services; referrals to other agencies:** There has been no indication from review agencies or departments that there would not be adequate public facilities and services at the subject location. At the time of permitting, the development plans will be submitted to other agencies for permit review for compliance with applicable City codes.

3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not presented any evidence that they own other land in the area that is suitable for this development. The proposed rezoning would not have an adverse effect on the environment or create an imbalance of land uses. The applicant's rezoning proposal does not include a land use amendment and intends to introduce more housing supply at a low residential density in accordance with the future land use designation for the site. The proposed rezoning would therefore have a positive impact on the balance of land uses with regard to public need and is consistent with the following policies of NPU-H; H2 *Encourage new, infill development that is appropriately scaled and compatible with surrounding uses*; H6 *Encourage multi-family development of 2/3 acres or more such as apartments, duplexes, senor facilities to include a section of greenspace & place area; efforts should be made to include outdoor quiet spots with benches for residents, with walking trail for larger developments*; and *H49 In new development or redevelopment of properties encourage the creation of areas of play for children and family activities*.

4) **Effect on character of the neighborhood:** Staff is of the opinion that the proposed rezoning would have a positive impact on the character of the surrounding neighborhood. The current sites have remained mostly undeveloped, which is not desirable. This rezoning would facilitate development of the site and provide more housing that is consistent with the surrounding area without eliminating or replacing any existing uses. The PD-H zoning category that has been requested will allow for the creation of a variety of lot sizes and housing types to encourage design

diversity and increase accessibility. The elevated paver road that runs through the center of the site will help slow automobile traffic and establish the core of the development as pedestrian-focused amenity area with gathering opportunities for residents in several linear pocket parks. Many of the townhome units have rear-loaded garages from limited access alleyways as do many of the single family residential units, which will also help preserve a pedestrian-friendly frontage throughout the development. The proposal currently includes 60 units to be marketed at an affordable rate. The site's character area is Suburban. Staff finds the proposed request reasonable as it supports the following applicable CDP Character Area policies: SA1 *Preserve the residential character of the neighborhoods*; SA6 *Ensure lots have adequate open space and permeable surfaces to manage stormwater*; CW8 *Integrate new development (or new residential development) with the surrounding residential fabric by connecting to the street network and the creation of block sizes that are compatible with adjacent/existing neighborhood character*; and CW10 *Provide diverse and more affordable housing choices that are accessible by all people.*

5) **Suitability of proposed land use:** The proposal does not include a request to modify the existing or future land use of the site. The proposed land use is suitable for the parcel.

6) **Effect on adjacent property:** The proposed rezoning will have a positive impact on the surrounding neighborhoods by eliminating an undeveloped site and increasing the overall housing supply in a manner that is consistent with the existing pattern of development. This proposal has a similar residential density and overall development character to what currently exists along Boulder Park Drive SW.

7) **Economic use of current zoning:** The property has remained mostly undeveloped under its current designation, indicating that the existing economic use of the current zoning is limited. This area has seen some development, but overall, the growth of the neighborhood seems to have slowed and many sites remain underutilized. The proposed rezoning would substantially increase the economic use of the site.

8) **Compatibility with policies related to tree preservation:** Development of the property must comply with the City of Atlanta Tree Ordinance at the time of permitting.

9) **Other Considerations:**

The following findings are in accordance with Section 16-19.005(5) of the Zoning Ordinance of the City of Atlanta for Planned Development Districts:

a. **The suitability of the tract for the general type of PD zoning proposed.** Staff is of the opinion that the subject property is suitable in location, area, and character for development on a unified basis. The proposed development is appropriate and should enhance the character of the area.

b. **The relationship to major roads and mass transit facilities, utilities and other facilities and services.** Boulder Park Drive SW is considered a local road and MARTA bus service operates along its length, as well as along other streets nearby. The site is also approximately

one mile from access to Interstate 285. Transit opportunities and major roads are readily available for use by future residents of the site

c. **The evidence of unified control.** The applicant will have to demonstrate unified control at the time of permitting and has indicated that agreements will be in place.

d. **The suitability of proposed plans.** The proposed site plan entitled "Boulder Park Residential – Zoning Plan" prepared by JDM Consultants LLC dated January 4, 2025, and stamped received and amended by the Office of Zoning and Development on August 5, 2025, appear to be suitable for the development.

e. **Specific modifications.** Detailed site plans have been submitted with the application.

f. **The suitability of a maintenance program.** The applicant has indicated the homeowner's association agreements will include maintenance programs for shared spaces and common areas.

10) 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, **3594 Boulder Park Drive SW, 315 English Circle and 325 English Circle SW and 274 Fairburn Road rear and 274 Fairburn Road SW** are located within a Conservation Area: Suburban. Suburban areas are described as follows:

"These are the peaceful post-war subdivisions designed by the speed and easy distance of automobiles. Many, like Adamsville, Brandon and Perkerson, lack sidewalks, are not as 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".

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The site shall be developed in accordance with the site plan entitled "Boulder Park Residential – Zoning Plan" prepared by JDM Consultants LLC dated January 4, 2025, and stamped received and amended by the Office of Zoning and Development on August 5, 2025. Minor changes to the approved site plan may be authorized by the Director of the Office of Zoning and Development in accordance with Section 16-02.003(7).

2. The development shall be governed by private covenants to provide ownership and maintenance of all future common areas.
3. The site FAR shall not exceed 0.5 times net lot area.

ANDRE DICKENS
MAYOR

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JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-25-23 for 1944 Saint Johns Circle SW**

DATE: August 7, 2025

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MR-3 (Multifamily Residential) for property located at **1944 Saint Johns Circle SW.**

FINDINGS OF FACT:

- **Property Location**: The property fronts approximately 39.30 feet on the northeast side of St. Johns Circle commencing at a #5 rebar set at the point of intersection of the southwesterly right-of-way of Saint Johns Circle and the northwesterly right-of-way of Saint Johns Avenue. The property is in Land Lot 90 of the 14th District, Fulton County, Georgia in the Lakewood Heights Neighborhood of NPU-Y, Council District 12.

- **Property Size and Physical Features:** The subject property is approximately .71 acres (30,912 square feet) of area. The parcel is currently undeveloped and covered with vegetation and mature trees. There is currently no vehicular access to the parcel due to overgrown vegetation. The topography of the parcel varies, with a grade change of approximately 39 feet northward across the parcel, with the most dramatic topography along the stream (South River Middle Branch) in the northern portion of the site.

- **CDP Land Use Map Designation:** The current land use designation category for the site is SFR (Single Family Residential). This land use designation is not currently compatible with the proposed rezoning to MR-3 (Multifamily Residential), and thus a CDP amendment will be required. The applicant has applied concurrently for a CDP amendment from SFR (Single Family Residential) to MDR (Medium Density Residential).

- **Current/Past Use of Property:** The parcel is currently undeveloped. Staff is unaware of any previous uses of the property.

- **Surrounding Zoning/Land Uses**: The proposed site is in a lightly developed area between Lakewood Amphitheater and Interstate 75/85. The adjoining parcels directly to the east and west of the subject property are part of the same proposed site and are currently zoned MR-3-C (Multifamily Residential Conditional). The applicant has also submitted a concurrent rezoning application for these parcels from MR-3-C (Multifamily Residential Conditional) to MR-3 (Multifamily Residential). The parcels to the north of the site are undeveloped. South of the site, Saint Johns Avenue SW is developed with single family homes and is zoned R-4 (Single Family Residential). To the west, the corner of Pryor Road and Fair Drive is developed with commercial uses zoned C-1 (Community Business District).

- **Transportation System:** Fair Drive SW, Saint John's Avenue SW, and all the surrounding streets are designated as local streets by the City of Atlanta Transportation Planning Division. Fair Drive SW has sidewalks along both sides of the street. No sidewalks are present along Saint Johns Avenue SW. MARTA bus service operates east of the site on Pryor Road with connecting service to Five Points and Lakewood transit stations.

PROPOSAL: The applicant is seeking to rezone from R-4 (Single Family Residential) to MR-3 (Multifamily Residential) to construct a new affordable housing development consisting of 50 townhomes and 4 single family homes to be offered to households earning 120% AMI or less. This parcel is being rezoned in conjunction with adjacent parcels per Z-25-33.

Project Specifications:
Subject Property (1944 Saint Johns Circle SW)

Lot Area (total site):	8.89 acres (387,248.4 square feet)
Lot Area (subject property):	0.710 acres (30,927.6 square feet)
Current Zoning:	R-4 (Single Family Residential)
Proposed Zoning:	MR-3 (Multifamily Residential)
Maximum Residential FAR (MR-3):	.696
Proposed Residential FAR (MR-3):	.31
Current Future Land Use:	Single Family Residential (SFR)
Proposed Future Land Use:	Medium Density Residential (MDR)
Off-street parking required:	50
Off-street parking provided:	86 spaces
Proposed total units:	54 (50 townhome units and 4 detached single-family homes

CONCLUSIONS

1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The current land use designation for the site is SFR (Single Family Residential). This land use designation is not currently compatible with the proposed rezoning to MR-3 (Multifamily Residential), and thus a CDP amendment will be required. The applicant has applied concurrently for a CDP amendment from Single Family Residential (SFR) to Medium Density Residential (MDR). Staff is supportive of this request. Additionally, the adjoining parcels (also included in the proposed development) have a land use designation of Medium Density Residential (MDR) which is compatible with the rezoning request.

2) **Availability of and effect on public facilities and services; referrals to other agencies:** There has been no indication from review agencies or departments that there would not be adequate public facilities and services at the subject location. At the time of permitting, the development plans will be submitted to other agencies for permit review for compliance with applicable City codes.

3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not presented any evidence that they own other land in the area that is suitable for this development. Staff is of the opinion that the proposed rezoning would not have an adverse effect on the environment or create an inappropriate imbalance of land uses.

4) **Effect on character of the neighborhood:** Staff is of the opinion that the proposed rezoning would have a positive impact on the character of the surrounding neighborhood by facilitating the redevelopment of a vacant and underutilized parcel for both multifamily and single family affordable housing. The proposed site plan includes townhome units on the interior of the site with access on Fair Drive, but continues the existing single family character along Saint Johns Avenue with four single family dwellings. The proposed site plan includes sufficient buffering between the multifamily portion of the site and the existing and proposed single-family parcels. The proposed development also includes the addition of open space/community garden space and walking trail access along Saint Johns Avenue. This amenity space will serve new residents as well as the existing neighborhood.

5) **Suitability of proposed land use:** The proposed land use complies with the intent of the proposed Medium Density Residential (MDR) land use designation and is suitable for the proposed site. As a result of rezoning, the proposed development will provide new and affordable housing stock, increased housing choice, and moderate density to underutilized parcels with pedestrian access to Lakewood Amphitheater. The proposed use is also supported by the 2013 Lakewood Livable Centers Initiative (LCI) Study's goals to promote a mix of housing types and price points for differing ages, incomes and lifestyles, focus on increasing homeownership rates, and working with community development agencies and non-profits to decrease vacancy. In addition, the plan recommends Medium Density Residential and Open Space along the South River for this parcel. The plan also identifies activity nodes where development activity should be concentrated. The parcel is situated within an activity node

centered at Pryor Road SW and Fair Drive SW. The proposed rezoning to MR-3 (Multifamily Residential) is consistent with the following CDP housing and community development policies;

- **CW 2** Ensure development is appropriately scaled and compatible with surrounding areas.
- **CW 3** Use transitions, landscaping, and other measures to minimize negative impacts of development on adjacent areas, especially on residential areas smaller in scale and height, and with less intense uses.
- **HC 2.4** Support affordable homeownership through the expansion and improvement of down payment assistance and low-interest mortgages, and mobilization of low-cost land and delivery vehicles.
- **HC 4.5** Encourage family-size (3+ bedrooms) housing options in new developments.
- **HC 5.3** Proactively rezone publicly-owned land that is development-ready to meet city and neighborhood housing and community development needs.
- **HC 10.6** Expand opportunities for first-time homebuyers, land trust members, and cooperative members to lay roots in Atlanta.
- **HC 13.5** Ensure affordable housing is developed and maintained in a broad diversity of neighborhoods throughout the city.

6) **Effect on adjacent property:** Based on the stated goals of the relevant small area plans and underutilization of the subject property, Staff is of the opinion that the proposed development will have a positive impact on adjacent properties. The rezoning of the subject parcel will facilitate the redevelopment of a vacant parcel with compatible infill. The applicant has provided a supplemental traffic study which concludes that the impact on traffic operations in the area because of the proposed development will be minimal. Signalized and non-signalized intersections within the study area will continue to operate at a level of service of "B"- free-flowing conditions.

7) **Economic use of current zoning:** Development of the parcel as currently zoned is unlikely given the parcel's location and shape wedged between two MR-3-C (Multifamily Residential Conditional) parcels, which are also part of the proposed site plan. The limited frontage and access to the parcel also limits its economic use. The proposed rezoning would increase the economic use of the site by facilitating consolidation with the surrounding parcels as well as redevelopment of vacant property.

8) **Compatibility with policies related to tree preservation:** Development of the property must comply with the City of Atlanta Tree Ordinance at the time of permitting.

9) **Other Considerations:** The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **1944 St. Johns Circle SW** is located within a Conservation Area: Suburban. Suburban areas are described as follows:

"These are the peaceful post-war subdivisions designed by the speed and easy distance of automobiles. Many, like Adamsville, Brandon and Perkerson, lack sidewalks, are not as 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."

STAFF RECOMMENDATION: APPROVAL

ANDRE DICKENS
MAYOR

CITY OF ATLANTA

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JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-25-33 for 365 and 355 Saint Johns Avenue SW**

DATE: August 7, 2025

An Ordinance by Zoning Committee to rezone from MR-3-C (Multifamily Residential Conditional) to MR-3 (Multifamily Residential) for a change of conditions for property located at **365 and 355 Saint Johns Avenue SW.**

FINDINGS OF FACT:

- **Property Location**: The property fronts approximately 295.5 feet on the north side of St. Johns Avenue SW. The property is in Land Lot 90 of the 14th District, Fulton County, Georgia in the Lakewood Heights Neighborhood of NPU-Y, Council District 12.

- **Property Size and Physical Features:** The subject property is approximately 7.926 acres (345,038.76 square feet) of area. The parcel is currently undeveloped and covered with vegetation and mature trees. There is currently no vehicular access to the parcel from Saint Johns Avenue due to overgrown vegetation. There is limited vehicular access via a driveway from Fair Drive SW. The topography of the parcel varies, with a grade change of approximately 39 feet across the parcel, with the most dramatic topography along the stream, South River Middle Branch, in the northern portion of the site.

- **CDP Land Use Map Designation:** The current land use designation for the site is Medium Density Residential (MDR) within the 2021 Comprehensive Development Plan (CDP). This future land use designation is compatible with the proposed rezoning to MR-3 (Multifamily Residential).

- **Current/Past Use of Property:** The parcel is currently undeveloped. Staff is unaware of any previous uses of the property.

- **Surrounding Zoning/Land Uses**: The proposed site is in a lightly developed area between Lakewood Amphitheater and Interstate 75/85. The adjoining parcel bisecting the site is part of the same proposed development and is currently zoned R-4 (Single Family Residential). The applicant has also submitted a concurrent rezoning application for this parcel from R-4 (Single Family Residential) to MR-3 (Multifamily Residential). The parcels north of the site are undeveloped. South of the site, Saint Johns Avenue SW is developed with single family homes and is zoned R-4 (Single Family Residential). To the west, the corner of Pryor Road and Fair Drive SW is developed with non-residential uses zoned C-1 (Community Business District).

- **Transportation System:** Fair Drive SW, Saint John's Avenue SW, and all the surrounding streets are designated as local streets by the City of Atlanta Transportation Planning Division. Fair Drive SW has sidewalks along both sides of the street. No sidewalks are present along Saint Johns Avenue SW. MARTA bus service operates east of the site on Pryor Road with connecting service to Five Points and Lakewood Transit stations.

PROPOSAL: The applicant seeks are rezoning from R-4 (Single Family Residential) to MR-3 (Multifamily Residential) for property located at **365 and 355 Saint Johns Avenue SW** for the purpose of constructing a new affordable housing development consisting of 50 townhomes and 4 single family homes to be offered to households earning 120% AMI or less. This parcel is being rezoned in conjunction with an adjacent parcel per Z-25-23.

Project Specifications:
Subject Property (365 and 355 Saint Johns Avenue SW)

Lot Area (total site):	8.89 acres (387,248.4 square feet)
Lot Area (subject properties):	7.926 acres (345,038.76 square feet)
Current Zoning:	MR-3-C (Multifamily Residential Conditional)
Proposed Zoning:	MR-3 (Multifamily Residential)
Maximum Residential FAR (MR-3):	.696
Proposed Residential FAR (MR-3):	.31
Current Future Land Use:	Medium Density Residential (MDR)
Proposed Future Land Use:	Medium Density Residential (MDR)
Off-street parking required:	50
Off-street parking provided:	86 spaces
Proposed total units:	54 (50 townhome units and 4 detached single-family homes

CONCLUSIONS

1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The current land use category for the site is MDR (Medium Density Residential) according to 2021 Comprehensive Development Plan (CDP). This future land use designation is compatible with the proposed rezoning to MR-3 (Multifamily Residential).

2) **Availability of and effect on public facilities and services; referrals to other agencies:** There has been no indication from review agencies or departments that there would not be adequate public facilities and services at the subject location. At the time of permitting, the development plans will be submitted to other agencies for permit review for compliance with applicable City codes.

3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not presented any evidence that they own other land in the area that is suitable for this development. Staff is of the opinion that the proposed rezoning would not have an adverse effect on the environment or create an inappropriate imbalance of land uses.

4) **Effect on character of the neighborhood:** Staff is of the opinion that the proposed rezoning would have a positive impact on the character of the surrounding neighborhood by facilitating the redevelopment of vacant and underutilized property for both multifamily and single family affordable housing. The proposed site plan includes townhome units on the interior of the site with access on Fair Drive but continues the existing single family character along Saint Johns Avenue with four single family parcels. The proposed site plan includes sufficient buffering between the multifamily portion of the site and the existing and proposed single-family parcels. The proposed development also includes the addition of open space/community garden space and walking trail access along Saint Johns Avenue. This amenity space will serve new residents as well as the existing neighborhood. The site plan currently conditioned to the properties includes 47 townhome units and a multifamily building with 25-30 units. Removal of this site plan allows for a development more in keeping with the established character of the neighborhood, particularly on Saint Johns Avenue.

5) **Suitability of proposed land use:** The proposed land use complies with the intent of the MDR (Medium Density Residential) designation and is suitable for the proposed site. As a result of rezoning and the removal of the existing conditions, the proposed development will provide new and affordable housing stock, increased housing choice, and moderate density to underutilized parcels with pedestrian access to Lakewood Amphitheater. The proposed use is also supported by the 2013 Lakewood Livable Centers Initiative (LCI) Study's goals to promote a mix of housing types and price points for differing ages, incomes and lifestyles, focus on increasing homeownership rates, and working with community development agencies and non-profits to decrease vacancy. In addition, the plan recommends MDR (Medium Density Residential) and OS (Open Space) along the South River for this parcel. The plan also identifies activity nodes where development activity should be concentrated. The parcel is situated within an activity node centered at Pryor Road SW and Fair Drive SW. The proposed

rezoning to MR-3 (Multifamily Residential) is consistent with the following CDP housing and community development policies:

- **CW 2** Ensure development is appropriately scaled and compatible with surrounding areas;
- **CW 3** Use transitions, landscaping, and other measures to minimize negative impacts of development on adjacent areas, especially on residential areas smaller in scale and height, and with less intense uses;
- **HC 2.4** Support affordable homeownership through the expansion and improvement of down payment assistance and low-interest mortgages, and mobilization of low-cost land and delivery vehicles;
- **HC 4.5** Encourage family-size (3+ bedrooms) housing options in new developments;
- **HC 5.3** Proactively rezone publicly-owned land that is development-ready to meet city and neighborhood housing and community development needs;
- **HC 10.6** Expand opportunities for first-time homebuyers, land trust members, and cooperative members to lay roots in Atlanta; and
- **HC 13.5** Ensure affordable housing is developed and maintained in a broad diversity of neighborhoods throughout the city.

6) **Effect on adjacent property:** Based on the stated goals of the relevant small area plans and underutilization of the subject property, Staff is of the opinion that the proposed development will have a positive impact on the adjacent properties. The rezoning of the subject parcel will facilitate the redevelopment of vacant parcels with compatible infill. The applicant has provided a supplemental traffic study which concludes that the impact on traffic operations in the area because of the proposed development will be minimal. Signalized and non-signalized intersections within the study area will continue to operate at a level of service of "B"- free-flowing conditions.

7) **Economic use of current zoning:** Development of the parcel as currently zoned is unlikely given the lack of development activity since the rezoning to MR-3-C (Multifamily Residential Conditional) in 2006 via 06-O-0958/Z-06-47. The limited access to the parcel also limits its economic use. The proposed rezoning would increase the economic use of the site by facilitating consolidation with the surrounding parcels as well as redevelopment of vacant property.

8) **Compatibility with policies related to tree preservation:** Development of the property must comply with the City of Atlanta Tree Ordinance at the time of permitting.

9) **Other Considerations:** The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **355 St. Johns Avenue and 365 St. Johns Avenue SW** the proposed site is located within Conservation Area: Suburban. Suburban areas are described as follows:

"These are the peaceful post-ware subdivisions designed by the speed and easy distance of automobiles. Many, like Adamsville, Brandon and Perkerson, lack sidewalks, are not as 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."

STAFF RECOMMENDATION: APPROVAL

CITY OF ATLANTA

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JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-25-26 for 1942 Fremont Street SE**

DATE: August 7, 2025

An Ordinance by Zoning Committee to rezone from R-4 (Single-Family Residential District) to R-4A (Single-Family Residential District) for property located at **1942 Fremont Street SE.**

FINDINGS OF FACT:

- **Property Location**: The property fronts approximately 168.99 feet on the west side of Fremont Street SE beginning at the westerly right of way of Fremont Street 238 feet south of the intersection of the southerly right of way of Sterling Street. The property is in Land Lot 39 of the 14th District, Fulton County, Georgia in the Lakewood Heights Neighborhood of NPU-Y, Council District 1.

- **Property Size and Physical Features:** The subject property is approximately 0.558 acres (24,236 square feet) of lot area. The site is undeveloped with overgrown vegetation and mature trees. The topography is inconsistent throughout the lot with a maximum grade difference of 10 feet.

- **CDP Land Use Map Designation:** The current land use designation is Single-Family Residential (SFR) within the 2021 Comprehensive Development Plan (CDP). A land use amendment is not required for the requested zoning district.

- **Current/Past Use of Property:** The property is currently undeveloped. Staff is unaware of any other previous uses of the property.

- **Surrounding Zoning/Land Uses**: The parcels to the north, east, west, and south are zoned R-4 (Single Family Residential District) and have a single-family residential (SFR) land use designation. The parcels are developed with single-family homes.

- **Transportation System:** Fremont Street SE is designated as a local street and does not have sidewalks along either side. Fremont Street dead-ends several blocks away at both the north and south side. Nearby Jonesboro Road SE is classified as an arterial street and Brown Mills Road SE is classified as collector street. MARTA bus service operates northeast of the site along Jonesboro Road SE with connecting service to the Five Points Transit station.

PROPOSAL: The applicant seeks to rezone from R-4 (Single-Family Residential) to R-4A (Single-Family Residential) for the development of 3 single-family dwellings.

CONCLUSIONS

1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The 2021 Comprehensive Development Plan designates the subject property with a Single Family Residential (SFR) land use; therefore, the proposed zoning district is compatible.

2) **Availability of and effect on public facilities and services; referrals to other agencies:** There has been no indication from review agencies or departments that there would not be adequate public facilities and services at the subject location. At the time of permitting, the development plans will be submitted to other agencies for permit review for compliance with applicable City codes.

3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not presented any evidence that they own other land in the area that is suitable for this development. The proposed rezoning would not have an adverse effect on the environment or create an imbalance of land uses. The applicant's rezoning proposal does not require a land use amendment, and the request is intended to introduce more single-family residences in accordance with the parcel's future land use designation as identified in the 2021 Comprehensive Development Plan. The proposed lots will be consistent with NPU-Y policies for this area. NPU-Y policy Y-1 is to *"preserve the residential character of the main neighborhood cores of NPU-Y and encourage new housing developments that are compatible with the character of the existing neighborhoods."* The proposed rezoning satisfies this policy and would therefore have a positive impact on the balance of land uses regarding public need.

4) **Effect on character of the neighborhood:** Staff is of the opinion that the proposed rezoning would not have a negative impact on the character of the surrounding neighborhood. The subject parcel is in the Traditional Neighborhood Redevelopment Character Area with a Single Family Residential (SFR) future land use designation. The proposed lots will be consistent in frontage and size with some of the lots along Fremont Street SE. The proposed lots will have one (1) 62.99-foot and two (2) 53-foot lot widths respectively. According to the cadastral maps, there are more non-confirming lots than lots conforming to the R-4 frontage and size requirements in this neighborhood. The subject property is on a block with frontages ranging from 50 feet to 275 feet, with several parcels on the western block having 50-foot frontages. This rezoning allows for additional housing stock while still respecting the single-family character and scale of the neighborhood and block face. Most of the Lakewood Heights neighborhood is zoned R-4. Therefore, Staff finds the proposed request reasonable.

5) **Suitability of proposed land use:** The current Single Family Residential (SFR) land use designation is consistent with the proposed rezoning and subsequent development. One of the code's intents for the R-4A (Single Family Residential) zoning district is, *"to permit new development in a manner compatible with existing development*". The proposed rezoning will allow the creation of three (3) single-family lots on an underutilized parcel. Staff is of the opinion that the proposed land use is suitable.

6) **Effect on adjacent property:** The proposed rezoning will have a positive impact on the surrounding neighborhoods by eliminating an undeveloped site and increasing the overall housing supply in a neighborhood identified for redevelopment. Additionally, the proposed development is consistent with the existing neighborhood character and scale resulting in an appropriate infill development. Staff is of the opinion that the proposed infill development will not have a negative effect on the adjacent property.

7) **Economic use of current zoning:** The property has remained undeveloped in a neighborhood experiencing renewed interest, indicating that the existing economic use of the current zoning is limited. The proposed rezoning would increase the economic use of the site.

8) **Compatibility with policies related to tree preservation:** Development of the property must comply with the City of Atlanta Tree Ordinance at the time of permitting.

9) **Other Considerations:**

The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

According to the Atlanta City Design map, **1942 Fremont Street SE** is located within a Conservation Area: Urban Neighborhood. Urban Neighborhood areas are described as follows:

> "These are small-scale, historic, walkable neighborhoods where growth capacity is limited mostly by our desire to keep them the way they are. They are 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."

STAFF RECOMMENDATION: APPROVAL

ANDRE DICKENS
MAYOR

CITY OF ATLANTA

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JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **Z-25-28 for 2945 Forrest Park Road SE**

DATE: August 7, 2025

An Ordinance by Zoning Committee to rezone from PD-H (Planned Development Housing) to I-1(Light Industrial) for property located at **2945 Forrest Park Road SE.**

FINDINGS OF FACT:

- **Property Location**: The property fronts 837 feet on the west side of Forrest Park Road beginning at a concrete monument found being the common Land Lot corner between Land Lots 3, 4, 29 & 30. The property is in Land Lot 4, of the 14th District of Fulton County, Georgia in the South River Gardens neighborhood of NPU Z, Council District 12.

- **Property Size and Physical Features:** The subject property is 20.621 (898,207 square feet) in lot area. The site is undeveloped with vegetation and mature trees onsite and the topography changes by about 130 feet across the lot.

- **CDP Land Use Map Designation:** The future land use category for the site is Single Family Residential (SFR) within the 2021 Comprehensive Development Plan (CDP).

- **Current/Past Use of Property:** The site is currently vacant and covered with vegetation. Staff is unaware of any other previous uses.

- **Surrounding Zoning/Land Uses**: The parcels to the south are zoned R-4 (Single Family Residential) with Single Family Residential (SFR) future land use designation and developed with single-family homes. To the north and west there are undeveloped lots with I-1 (Light Industrial) and I-2 (Heavy Industrial) zoning. To the east, the lot is zoned I-1-C (Light Industrial Conditional) and is developed as the Lake Charlotte Nature Preserve.

- **Transportation System:** Forrest Park Road is designated as a collector street by the Street Classification Map created by the City of Atlanta's Transportation Planning Division. MARTA's

bus route #55, Jonesboro Road, services the nearby area along Hutchens Road and Forrest Park Road SE.

PROPOSAL: The application seeks a rezoning from PD-H (Planned Development Housing) to I-1 (Light Industrial) to construct a one-story warehouse.

Project Specifications:
Subject Property (2945 Forrest Park Road SW)

Lot Area (total):	20.62 acres (898,263 square feet)
Current Zoning:	PD-H (Planned Development Housing)
Proposed Zoning:	I-1 (Light Industrial)
Current FAR:	.50
Proposed FAR:	2.0 (net lot area)

CONCLUSIONS

1. **Compatibility with Comprehensive Development Plan (CDP); timing of development: The** 2021 Comprehensive Development Plan designates the subject property as Single Family Residential (SFR), which is not compatible with the proposed zoning designation of I-1 (Light Industrial). A land use amendment is necessary to facilitate the rezoning.

2. **Availability of and effect on public facilities and services; referrals to other agencies:** There has been no indication from review agencies or departments that there would not be adequate public facilities and services at the subject location. At the time of permitting, the development plans will be submitted to other agencies for permit review for compliance with applicable City codes.

3. **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not presented any evidence that they own other land in the area that is suitable for this development. The proposed rezoning would have an adverse effect on the environment and could create an imbalance of land uses. The applicant's rezoning proposal includes a land use amendment and intends to introduce a new industrial site. However, the proposed use will not be consistent with the character of the neighborhood and NPU policies. NPU–Z policies from the 2021 Comprehensive Development Plan recommended the following for the neighborhoods included in the study area: *Z-2: "prevent encroachment of commercial and other uses into single-family and low-density residential areas."* The lot is currently zoned PD-H and abuts an established residential neighborhood, a nature preserve, and a high school. Also*, NPU policy Z-8 seeks toencourage the placement of all new I-1 and I-2 industrial development projects in the industrial parks of NPU-Z, only (Southside Industrial Park, Zip Industrial, and Browns Mill industrial area)".* The industrial areas mentioned in the NPU-Z policies for new industrial uses to be placed are about 10 minutes on the other side of Jonesboro Road SE, where there is available land with active industrial uses.

4. **Effect on character of the neighborhood:** Staff is of the opinion that the proposed rezoning would have a negative impact on the character of the surrounding neighborhood. This rezoning would allow the removal of several mature trees, and the proposed development would not fit into the development pattern or the character of this established neighborhood. The parcel was rezoned to PD-H from R-4, so introducing industrial uses on this site would be inappropriate. The proposed industrial building and parking lot adjacent to lots with less intense uses, such as a high school, residential, and a nature preserve, lead staff to believe this will have a negative impact on the character of the neighborhood. Therefore, Staff finds the proposed request unreasonable.

5. **Suitability of proposed land use:** The current Single Family Residential (SFR) land use designation is inconsistent with the proposed rezoning and subsequent development. The lot has been zoned for single-family residential use, and the proposed rezoning will introduce an industrial use inconsistent with the existing development in the neighborhood. The requested zoning designation will require a land use amendment from Single Family Residential (SFR) to Industrial (I). The 2021 Comprehensive Development Plan identified this area as Traditional Neighborhood Redevelopment, which has preferred future land uses including: Open Space, Community Facility, Single Family, Low Density Residential, Medium Density Residential, and Low Density Commercial. There are no small area plans to support this proposed development, and due to the incompatibility with the CDP and the overall character of the neighborhood staff finds the proposed land use unsuitable for the parcel.

6. **Effect on adjacent property:** The proposed rezoning will have a negative impact on the surrounding neighborhood by introducing an intense use near less intensive uses towards the end of Forrest Park Road SE. Although there are industrial areas in this community, the NPU policies explicitly state where new industrial uses should be. NPU–Z policy, Z-*8: "Encourage the placement of all new I-1 and I-2 industrial development projects in the industrial parks of NPU-Z, only (Southside Industrial Park, Zip Industrial, and Browns Mill industrial area)."* Directly to the east of the subject lot is the Charlotte Lake Nature Preserve, and to the south of the subject lot is an established residential community of single-family homes with lots adjacent to the South Atlanta High School property. The surrounding uses would be negatively affected by the trucks expected with warehouses, there would be a significant loss of trees, and a loss of lots zoned for single-family residential in a neighborhood experiencing renewed interest. The 2021 Comprehensive Development Plan identified this area as Traditional Neighborhood Redevelopment, which has preferred future land uses including: Open Space, Community Facility, Single Family, Low Density Residential, Medium Density Residential, and Low Density Commercial. The applicant has not been able to provide a clear plan for the site's use, and the lack of transition from the established residential and Open space uses to the proposed industrial use would negatively affect the adjacent properties.

7. **Economic use of current zoning:** The property currently has economic use under its current Planned Development Housing (PD-H) zoning designation, in an established neighborhood set for redevelopment. The applicant has stated that topography is a challenge to develop housing, however, staff has noticed topography to be consistent with that of the established neighborhood to the south. Staff has not identified barriers to developing the lot as currently zoned.

8. **Compatibility with policies related to tree preservation:** There are several mature trees onsite, and the property's development must comply with the City of Atlanta Tree Ordinance at the time of permitting.

9. **Other Considerations:** The Atlanta City Design articulates Atlanta's vision organized according to its five core values of Equity, Progress, Ambition, Access, and Nature. It focuses future growth into already-developed areas called Growth Areas, which are further categorized as Core, Corridors, and Clusters. Outside the Growth Areas are the Conservation Areas, which include Urban Neighborhoods, Suburban Neighborhoods, Rural Neighborhoods and Production Areas. Conservation Areas are the natural parts of the city that are less suited for growth and that should be protected from radical change.

   According to the Atlanta City Design map, **2945 Forrest Park Road SE** is located within a Growth Area: Suburban Area: Corridors. 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, Memorial and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings, and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city."

STAFF RECOMMENDATION: DENIAL

CITY OF ATLANTA

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MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **U-25-09 for 1484 Atlanta Industrial Way NW**

DATE: August 7, 2025

An Ordinance by Zoning Committee for a special use permit for an electronics reclamation facility pursuant to Section 16-16.005(1)(q) for property located at **1484 Atlanta Industrial Way NW**.

FINDINGS OF FACT:

- **Property location:** The subject property fronts 280.02 feet on the south side of Atlanta Industrial Way commencing at the intersection of the northern right-of-way line of Atlanta Industrial Parkway NW (60-foot right-of-way) and the southeastern right-of-way line of Atlanta Industrial Drive NW (60-foot right-of-way), thence running northeast a distance of 910.00 feet to a point; thence running northwest a distance of 60.00 feet to a 1/2" rbs, located on northern side of the right-of-way line of Atlanta Industrial Way NW. The property is in Land Lot 262 of the 17th District, Fulton County, Georgia in the Atlanta Industrial Park neighborhood in NPU G, Council District 9. The facility will be in Suite B of 1484 Atlanta Industrial Way NW.

- **Property size and physical features:** The subject property is 3.46 acres (150,718 sq. ft.) and is currently developed with a 51,148 sq. ft. warehouse built in 1988. The site is accessible via two curb cuts on Atlanta Industrial Way. Surface parking is available at the front of the parcel, with additional spaces located on the side and rear. Bays for truck loading and unloading are situated at the rear of the building, and trees are planted along the property lines.

- **CDP land use map designation:** The property has a future land use designation of Industrial (I) within the 2021 Comprehensive Development Plan (CDP).

- **Current/past use of property:** The subject property is in the Atlanta Industrial District and has been used for industrial purposes since 1988. Staff is unaware of any other previous uses.

- **Surrounding zoning/land uses:** The parcels to the north, east, and south are zoned I-1 (Light Industrial District) with an I (Industrial) landuse designation, while the parcel to the west is zoned I-2 (Heavy Industrial District) with an I (Industrial) and use designation.

- **Transportation system:** Atlanta Industrial Way is classified as a local street that dead ends just east of the subject site. MARTA serves Atlanta Industrial Park via bus route #850. Sidewalks are present on some sections of Atlanta Industrial Way

PROPOSAL: The applicant requests a special use permit pursuant to 16-16.005(1)(q) to operate an electronics reclamation facility.

- **Ingress and egress:** Employees and visitors will enter the site via two curb cuts on Atlanta Industrial Way NW. Emergency vehicles are able to enter the site via these curb cuts as well. Trucks can enter/exit the rear of the site via a driveway on the east side and the west side of the building.

- **Parking and loading:** Employees, visitors and deliveries will enter the site via two curb cuts on Atlanta Industrial Way. The are 107 parking spaces located in the front, side, and rear of the parcel. Truck loading docks are located to the rear of the building. Products and supplies will be delivered to the facility through a loading dock. A driveway on the east side of the building provides access to the rear of the building, allowing trucks to enter one side of the building, load and unload at the loading docks and exit on the other side. Small parcels can be delivered to the front of the building.

- **Refuse and service areas:** Waste Management will be contracted to place a small, closed dumpster on the property in the rear of the building, near the loading docks. It will be picked up at least monthly.

- **Buffering and screening:** There is a tree buffer surrounding the property. No additional lighting will be installed.

- **Hours and manner of operation:** First America Metals Corporation (d/b/a FAMCe) plans to operate an electronics reuse and recycling business, primarily serving as a collection facility for whole electronics, components, and accessories on a business-to-business basis. The site will conduct light manual sorting and disassembly, receiving, weighing, identifying, sorting, storing, selling, and shipping materials to other FAMCe locations and external customers for reuse or reclamation. The company expects to service 50 to 100 business customers across the southeastern United States, providing materials for proper reuse and recycling on a routine basis, ranging from weekly to annually. The facility will operate with an average of 5 to 7 employees daily and handle 2 to 3 delivery trucks per day. It will run a single shift from 7:00 AM to 5:00 PM, Monday through Friday.

- **Duration:** The applicant requests an indefinite duration.

- **Required yards and open space:** There are no additions proposed to the existing structure.

- **Tree Preservation and Replacement:** The applicant is not proposing to remove or cut any trees.

CONCLUSIONS:

a) **Ingress and egress and proposed structure or uses thereon, with particular references to automotive and pedestrian safety and convenience, traffic flow and control, and emergency access:** The proposed use is appropriate for the area, as it is located within an existing industrial park with surrounding properties that have industrial zoning and uses. The two existing vehicular access points on the property appear sufficient for traffic flow, allowing employees, clients, and visitors to access the site via the ingress andegress on Atlanta Industrial Way NW. Emergency vehicles and service personnel will also use these curb cuts for site access. MARTA provides transit service along Atlanta Industrial Parkway, located 0.2 miles to the west. Sidewalk coverage along Atlanta Industrial Way is intermittent. Based on these factors, staff finds ingress and egress to be sufficient for the proposed use.

b) **Off-street parking and loading:** The site includes 107 parking spaces distributed across the front, side, and rear of the parcel, which is sufficient to accommodate employees and visitors. The applicant anticipates a low traffic flow to the property. A driveway on the east and west sides of the building allows trucks to enter from one side, access the rear loading docks, and then exit using the opposite access. The applicant expects 2 to 3 delivery trucks per day. Staff is supportive of the parking and loading arrangements.

c) **Refuse and service areas:** The proposed dumpster will be placed at the rear of the parcel in a location that does not interfere with traffic flow. It will be fully screened in accordance with the I-1 district requirements. Staff is supportive of the refuse and service area.

d) **Buffering and screening:** The parcel is naturally buffered by trees. No additional lighting will be installed, and no further buffering or screening is required for the proposed use.

e) **Hours and manner of operation:** FAMCe seeks to renew a special use permit to operate an electronics reuse and recycling business, primarily serving as a collection facility with light manual sorting and disassembly of whole electronics, components, and accessories on a business-to-business basis. The company will receive, weigh, identify, sort, store, sell, and ship these materials to other FAMCe locations and external customers for reuse or reclamation. It expects to service 50 to 100 business customers from the southeastern United States, providing materials for proper reuse and recycling on a routine basis, ranging from weekly to annually. The facility will operate with an average of 5 to 7 employees daily and handle 2 to 3 delivery trucks per day, running a single shift from 7:00 AM to 5:00 PM, Monday through Friday. Employees, visitors, and deliveries will access the site via two curb cuts on Atlanta Industrial Way, with products and supplies delivered through a loading dock. Staff finds the hours and manner of operation to be suitable for the proposed use.

f) **Duration:** The applicant requests an indefinite duration. Staff is supportive of an indefinite as the property was granted a 3-year duration in 2022 and no violations have been found.

g) **Required yards and open space:** The proposed site plan meets the yard and open space requirements.

h) <u>Compatibility with policies related to tree preservation</u>: There is no intention of removing or cutting any trees.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following**:**

1. The special use permit shall valid as long as **First America Metal Corp. d/b/a FAMCe** is the operator.
2. The special use permit is not transferrable.

CITY OF ATLANTA

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta M. Holmes, AICP, Director *KMH*

SUBJECT: **U-25-12 for 2028 Chicago Avenue NW**

DATE: August 7, 2025

An Ordinance by Zoning Committee for a special use permit for a community center pursuant to Section 16-06.005(1)(k) for property located at **2028 Chicago Avenue NW.**

FINDINGS OF FACT:

- **Property location**: The subject property fronts 99.73 feet on the south side of Chicago Avenue NW commencing at the centerline intersection of Yonkers Avenue NW and Chicago Avenue NW; thence leaving said centerline intersection, run south for 40.92 feet to a found 5/8" rebar on the southerly right-of-way of Chicago Avenue. The subject site is in Land Lot 175 of the 14th District, Fulton County, Georgia in the Grove Park neighborhood of NPU J in Council District 3.

- **Property size and physical features**: The property is approximately 0.379 acres (16,521 square feet) with approximately 100 feet of frontage. It is currently vacant with a gravel driveway. There is no curb cut onto the property, but it has frontage on Chicago Avenue. There is one mature tree on the property, and it is a relatively flat lot.

- **CDP Land Use and designation**: The subject property is zoned R-4 (Single Family Residential). The land use designation is Single Family Residential (SFR) within the 2021 Comprehensive Development Plan.

- **Current/past use of property**: The past and current use of the property has always been vacant and undeveloped. However, vegetation and trees were removed in the last few years. Staff is not aware of any other previous uses of the site.

- **Surrounding zoning/land uses:** Properties adjacent to the subject property are zoned R-4 (Single Family Residential) with a Single Family Residential (SFR) land use designation.

- **Transportation Systems:** Chicago Avenue is a local street served by MARTA bus route #51, which operates in the area. The nearest MARTA station is West Lake, located 1.3 miles away. There are no sidewalks along Chicago Avenue.

PROPOSAL: The applicant is requesting a special use permit for a community center.

- **Ingress and egress**: Employees and clients will use the private driveway access parking on the private lot in front of the subject property. The parking lot will provide up to 10 parking spaces. Emergency vehicles will also have access to the private driveway and parking pad as needed. The proposed use will not contribute to traffic congestion, as the facility will primarily serve a staff of 3 employees, and up to 3 to 5 clients at one time. All employees will park on-site rather than on surrounding streets. The site will also have a parking agreement with True Worship Christian Fellowship Church, which will provide an additional 10 parking spaces. Given the minimal traffic impact, no road improvements are necessary.

- **Off-Street parking and loading**: Employees, clients, and emergency personnel will park in the surface parking area on the front parking lot. Emergency personnel will have the option to park in front of the site or in a designated space on the property or driveway. Deliveries to the facility will be minimal, but delivery vehicles will have access to the private driveway and ample space to turn around in the parking lot. Employees and clients will also utilize the private driveway and front parking lot. No more than eight employees will be on-site at any given time. This low level of traffic does not necessitate road improvements.

- **Refuse and services areas**: Angie's Kitchen will utilize a private refuse company to collect garbage twice a week. Deliveries to the facility will be minimal, but delivery vehicles will have access to the private driveway and sufficient space to turn around in the parking lot. Service personnel will also be able to use the private driveway and parking lot as needed.

- **Buffering and screening**: A chain link fence will be installed along the perimeter of the property, with a gated entrance that will be locked outside of operational hours. The property will only be used during business hours, with occasional events that will be hosted inside the building.

- **Hours and manner of operation**: The property will be used as a community center, primarily serving as the service hub for Angie's Kitchen's philanthropic initiatives. The facility will provide daily meals for the public, and community services such as obtaining identification cards and documents. The facility will operate Monday through Friday from 9:00am to 12:00pm, and on Saturday from 10:00am to 1:00pm. Occasional event services will occur outside of regular business hours, such as hosting community meetings and bingo nights, with a start and end time of 6:00pm to 8:00pm. On weekdays, up to eight employees will be on site providing meals and services. On Saturdays, there will be three employees accompanied by volunteers. Angie's Kitchen anticipates serving up to 200 clients per week, and up to five client cars at any given time, as many of their clients do not have access to their own vehicles. There

will be a security guard to patrol inside the facility and along the perimeter of the property during business hours. The applicant will install security lighting and cameras around the facility to monitor the site.

- **Duration**: The applicant requests an indefinite duration.

- **Required yards and open space**: The applicant proposes a 70-foot-by-62-foot modular building that will not encroach on any building setbacks.

- **Tree Preservation and Replacement**: The applicant has confirmed that no trees on the site will be affected. The only existing tree on site is located outside of the proposed building and landscaping area, so there will be no tree removal or damage to accommodate the proposed use.

CONCLUSIONS:

a) **Ingress and egress and proposed structure or uses thereon, with particular references to automotive and pedestrian safety and convenience, traffic flow and control, and emergency access:** Employees, clients, and emergency vehicles will enter and exit the property via the curb cut on Chicago Avenue, utilizing the surface parking area at the front of the lot, which provides ten designated parking spaces. The proposed use will not contribute to traffic congestion, as the facility will have very limited hours. On average, no more than three to eight employees and up to five client cars will be traveling in and out on any given business day, and all will park on-site or behind the property at True Christian Fellowship Church through a shared parking agreement. Given this minimal level of traffic, staff finds the ingress and egress sufficient, and no road improvements are necessary. Emergency vehicles will also have access to the private driveway as needed.

b) **Off-Street parking and loading**: Employees, clients, and emergency personnel will park in the surface parking area at the rear of the lot, with emergency personnel having the option to park in front of the site or in designated spaces on the property. Deliveries will be minimal, made using personal vehicles, and service personnel can park in front of the facility. The private driveway provides access for delivery vehicles, which will have ample space to turn around in the parking lot. Employees and clients will also utilize the private driveway and the front parking area. On average, no more than 3 employees will be on-site at any given time, and most clients do not have access to their own car. This low level of traffic does not necessitate or justify road improvements. The shared parking agreement with True Worship Christian Fellowship Church will add an additional 10 parking spaces for employees and clients. Staff finds that the off-street parking and loading areas are sufficient.

c) **Refuse and services areas**: The site will use a private refuse company that will collect trash from the dumpster twice a week. Staff consider the proposed refuse and service areas to be sufficient.

d) **Buffering and screening**: A chain-link fence will be installed along the perimeter of the property, with a gated entry that will be locked outside of business hours. Staff finds buffering and screening to be sufficient.

e) **Hours and manner of operation**: The property will be used as a community center by Angie's Kitchen. The facility will provide daily meals for the public and community services. The facility will operate on weekdays from 9:00am to 12:00pm, and on Saturdays from 10:00am to 12:00pm. Occasional events will occur during limited evening hours from 6:00pm to 8:00pm. On weekdays, up to eight employees will be on site to provide meals and services. On Saturdays, there will be 3 employees accompanied by volunteers. A security guard will be on site during business hours, and the property will be monitored via security cameras. Staff finds the proposed hours and manner of operation sufficient for the proposed use.

f) **Duration**: The applicant requests an indefinite duration. Staff is supportive of a 3-year duration to continue monitoring for potential impacts to the surrounding area.

g) **Required yards and open space**: The proposed site plan complies with the required yards and open space.

h) **Compatibility with policies related to Tree Preservation and Replacement**: There is one mature tree that is located outside of the buildable area, therefore no trees will be damaged or cut down to accommodate the proposed use.

STAFF RECOMMENDATION: APPROVAL conditioned on the following

1. The special use permit shall be valid for 3 years from the date of adoption by Atlanta City Council.
2. The special use permit for shall be valid as long as Angie's Kitchen Inc., is the operator.
3. The special use permit is not transferable.
4. A copy of the lease for shared parking shall be submitted to the Office of Zoning and Development annually the first month of each year the special use permit is valid.
5. The community center shall not be used, rented, or occupied as a special even facility hosting parties, weddings, and the like.