CITY OF ATLANTA

ANDRE DICKENS
MAYOR

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

JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **Z-25-45 for 745 Bolton Road NW and 749 Bolton Road NW rear**

DATE: August 14, 2025

An Ordinance by Councilmembers Andrea L. Boone, Dustin Hillis, Marci Collier Overstreet, and Matt Westmoreland to rezone from R-4 (Single Family Residential) to MR-3 (Multifamily Residential) for properties located at **745 Bolton Road NW and 749 Bolton Road rear NW**; to modify the official Zoning Map; and for other purposes.

FINDINGS OF FACT:

- **Property location**. The subject site fronts 325 feet on the south side of Bolton Road NW beginning at an iron pin on the southeasterly side of Bolton Road NW three hundred (300) feet northeasterly, as measured intersection from the southeasterly southeasterly side of Bolton Road. The property is in Land Lot 241 of the 14th District of Fulton County, Georgia, in the Fairburn Heights neighborhood of NPU-H in Council District 10.

- **Property size and physical features.** The subject site is an irregularly shaped lot located along Bolton Road measuring approximately 5.11 acres (222,789 square feet). Currently, it is developed with a one-story brick place of worship. There is a sidewalk located on the east side of the building, as well as a front walkway. The property includes a mix of parking areas, asphalt, concrete, and green spaces throughout the rear. Access to the site is provided via a curb cut on Bolton Road. The terrain is generally flat, with some variation in the rear. The lot is bordered by numerous trees, particularly along the property lines with a few shrubs located in the front.

- **CDP land use map designation**: The parcel is currently zoned R-4 (Single-Family Residential), with a SFR (Single-Family Residential) land use designation within the 2021 Comprehensive Development Plan (CDP).

- **Current/past use of property**: The subject property has historically been used as a place of worship. Staff is unaware of any other previous uses of the property.

- **Surrounding zoning/land use**: The subject site is currently zoned R-4 (Single-Family Residential) and has a Single Family Residential (SFR) land use designation. Properties located to the immediate north are zoned R-4 (Single Family Residential) with a CF (Community Facility) land use designation. This site is currently the home of the former George A. Towns Elementary School. To the east, south, and west, properties are zoned R-4 (Single Family Residential) district with a SFR (Single Family Residential) land use designation.

- **Transportation system**: The subject site abuts Bolton Road NW, which is classified as an arterial street. Public transit access is available via MARTA bus route #850 which operates along Bolton Road NW with connection to the MARTA Hamilton E. Holmes Transit station, located approximately 3.8 miles from the site. The nearest MARTA bus stop is located approximately 0.2 miles west of the subject property, at Bolton Road and Clovis Court NW. Sidewalks are provided along the north side of Bolton Road, where the former Atlanta Public School is located.

PROPOSAL: The proposal is to rezone the subject property from R-4 (Single-Family Residential) to MR-3 (Multifamily Residential), facilitating the Path Church Redevelopment, an initiative to transform 4.10 acres of underutilized land owned by the church into a mixed use, mixed income residential community that incorporates commercial spaces, a community center, and ample green areas. This project is proposed under the Mayor's Faith-Based Development Initiative (FBDI), which provides technical assistance to faith-based organizations that seek to maximize the potential of overlooked land for affordable housing creation.

ZONING	
Existing Zoning	R-4 (Single Family Residential)
Proposed Zoning	MR-3 (Multifamily Residential)
LOT AREA	
Gross Lot Area	222,789 Square feet
Net Lot Area	186,816 Square feet
FAR	
MAX Residential	0.696
MAX Non-residential	5% of total floor area
Combined	0.696
HEIGHT	
Maximum Height	80 feet
PROPOSED	
Existing Path Building	12,850 Square feet
Proposed Apartments	93,150 Square feet
Proposed Townhomes	23,400 Square feet
Community Center	26,150 Square feet

Integrated Commercial Space	2,885 Square feet
Total Built–Up Area	158,435 Square feet

PARKING

Site Parking	135 Spaces
Podium Parking	80 Spaces
Total	215 Spaces

CONCLUSIONS:

(1) **Compatibility with comprehensive development plan (CDP); timing of development**: The proposed MR-3 (Multifamily Residential) zoning is not consistent with the site's current Single Family Residential (SFR) land use designation. As such, a land use amendment is required to align the proposed zoning with a compatible designation, such as Medium Density Residential (MDR).

(2) **Availability of and effect of public facilities and services; referral to other agencies:** The location of the site and current use of surrounding properties indicates there are public facilities and services available to the subject property. There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject location. When the proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.

(3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The zoning regulations indicate that this consideration is optimal. This proposal aims to develop underutilized land owned by the church into a mixed-use, mixed-income residential community. This proposal supports the purpose of the multifamily residential district, which states that *"there is a substantial need to encourage a balanced mix of uses, including small accessory retail, and to facilitate safe, attractive, and convenient pedestrian circulation". Additionally, it aims to provide multi-family residential housing types that are compatible with single-family neighborhoods and commercial nodes. It encourages the development of multi-family housing with limited neighborhood-serving commercial uses and promotes a range of housing types and prices to meet various housing needs.* Furthermore, this proposal aligns with the goals of the 2021 Comprehensive Development Plan (CDP) and the NPU-H objective of *creating a vibrant and safe community for the NPU-H neighborhoods. This includes offering diverse housing options, supporting thriving businesses, improving accessible transportation, enhancing connections to nature, and ensuring a high quality of life for all residents*. Overall, the proposed development contributes to a more balanced mix of land uses, addresses a clearly defined public need for affordable and accessible housing, and supports the revitalization of an important neighborhood asset.

(4) **Effect on character of the neighborhood:** Staff is of the opinion that the proposed rezoning could enhance the character of the neighborhood. This development will focus development on priority properties. Additionally, it will increase the housing stock in NPU H, positively contributing to the Fairburn Heights neighborhood. By transforming the underutilized land owned by the place of worship into a mixed-use, mixed-income residential community that permits nonresidential uses, a community center, and ample green areas, this project could serve as a catalyst for investment in

the surrounding area. The introduction of this proposal aligns with the goals of the City of Atlanta's Faith-Based Development Initiative, which encourages churches and religious institutions to leverage their land for sustainable and community-oriented growth. This redevelopment will address the city's affordability challenges, while also providing services to the community and fostering growth in the Fairburn Heights neighborhood and NPU H.

(5) **Suitability of proposed land use:** A change in land use designation is requires, as the proposed zoning district is not compatible with the existing R-4 (Single-Family Residential) district. The existing zoning and land use classifications do not permit the intensity of development envisioned for the site. Staff finds the request to rezone the property to MR-3 (Multifamily Residential) to be appropriate and suitable. The proposed MR-3 zoning is supported by the housing goals of NPU H.

(6) **Effect on adjacent property:** Staff believes that the proposed rezoning has the potential to enhance the character of the neighborhood. The development is designed to encourage a range of housing types and prices to meet different housing needs and improve the aesthetics of the built environment. Additionally, the development will enhance the visual quality of the built environment, create a more attractive streetscape, and serve as a catalyst for broader revitalization efforts in the Fairburn Heights neighborhood. Moreover, this proposal aligns with the Neighborhood Planning Unit H (NPU-H) policies in the 2021 Comprehensive Development Plan (CDP), *which encourages the creation of play areas for children and family activities in new developments or redevelopments*. It also follows policy #50, *which encourages multifamily developments to include a community and family activity center, allowing residents to host small events and meetings*.

(7) **Economic use of current zoning**: The current R-4 (Single-Family Residential) zoning district limits the economic potential of the subject property. While the place of worship remains operational, its ability to generate economic opportunities is restricted under this zoning framework. The MR-3 (Multifamily Residential) zoning district would enhance the site's economic value by permitting a wider range of housing types. By pursuing this zoning modification, it could attract investment in the broader neighborhood.

(8) **Compatibility with policies related to tree preservation:** The proposed redevelopment 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 Atlanta City Design **745 Bolton Road NW and 749 Bolton Road NW rear** are located within Conservation Suburban Neighborhoods. Conservation area is the more natural part of the city that we want to protect from radical change. These are composed mostly of single-family homes. Suburban Neighborhoods are described as follows:

"These are peaceful post-war subdivisions designed by the speed and easy distance of automobiles. Many, like Adamsville, Brandon, and Perkerson, lack sidewalks, are not as well connected as older neighborhoods and are often distant from retail and employment areas. Their more generous yards and intervening floodplains, however, provide for 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

ANDRE DICKENS
MAYOR

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

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-25-48 for 2836 Lakewood Avenue SW**

DATE: August 14, 2025

An Ordinance by Councilmember Michael Julian Bond to waive provisions of Part III - Code of Ordinances (Land Development Code), Part 16 (Zoning), Chapter 11 C-1 (Community Business District), Section 16-11.003 (Permitted Principal Uses and Structures) of the City of Atlanta Code of Ordinances for the purpose of waiving the distance requirements for a service station located at **2836 Lakewood Avenue SW**; and for other purposes.

FINDINGS AND FACTS:

- **Property location:** The subject property fronts approximately 170 feet along the south side of Lakewood Avenue SW, approximately 119.9 feet along the east side of the Lakewood Freeway (aka Arthur Langford Parkway West) exit ramp. The property is in Land Lot 102, of the 14th District, Fulton County, Georgia, within the Sylvan Hills neighborhoods of NPU-X in Council District 12.

- **Property size and physical features:** The subject property is an irregularly shaped parcel located adjacent to Lakewood Avenue and Lakewood Parkway (also known as Arthur Langford Parkway West). The site is approximately 0.51 acres (22,080 square feet) and has approximately 170 feet of frontage along the south side of Lakewood Avenue SW, and approximately 119.9 feet of frontage along the east side of the Lakewood freeway (aka Arthur Langford Parkway West) exit ramp. The topography of the site is relatively flat. Although there are no trees on the parcel itself, a buffer of mature trees lines the western edge of the property, providing noise cancellation from the highway and separating the site from Lakewood Parkway (Arthur Langford Parkway West).

- **CDP land use map designation:** The property has a LDC (Low Density Commercial) land use designation within the 2021 Comprehensive Development Plan.

Current/past use of property: Currently, the property is developed with auto related uses offering emissions, tire repair, car tune-ups and brake repair in a building built in 1965, that is approximately 9,694 square feet. Staff is unaware of any other previous uses on the property.

Surrounding zoning/land use: Properties located north of the site are zoned C-1 (Community Business District) and MRC-1-C (Mixed Residential Commercial Conditional) with LDC (Low Density Commercial) land use designation. Property to the south of the site is State Route 166. Property to the east is zoned C-1 (Community Business District) with a LDC (Low Density Commercial) land use designation. Property to the west is zoned R-4 (Single Family Residential) with a SFR (Single Family Residential) land use designation and R-4 (Single Family Residential) with a land use designation CF (Community Facility) and is improved with the Perkerson Elementary School

Transportation system: Lakewood Avenue is a local road. Sidewalks are present along both sides of Lakewood Avenue. MARTA provides bus service via route #95 along Metropolitan Parkway with connection to the West End Transit station.

PROPOSAL: The proposal is to waive the distance requirement for a service station to allow said use within 1,500 feet of another service station.

CONCLUSIONS:

1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The current land use designation for this parcel in the 2021 Comprehensive Development Plan (CDP) is Low Density Commercial (LDC), which is compatible with the existing C-1 (Community Service) zoning district. The proposed waiver would not require a land use amendment to the 2021 Comprehensive Development Plan.

2) **Availability of and effect of public facilities and services; referral to other agencies:** There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services at the subject location. The proposed development plans, BB-202409204**,** have already been submitted for permitting. Plans are required to comply with all applicable City codes will be required

3) **Availability of other land suitable for proposed use; effect on balance of land uses with regard to the public need:** Staff finds that waiving the requirements of Section 16-11.003 may not negatively impact the balance of land uses in the area. The waiver will allow a service station to operate in this location. The proposed improvements within the existing footprint will help maintain the utility of the site while serving a continuing public need, without requiring the development of new land elsewhere.

4) **Effect on character of the neighborhood:** The character of the neighborhood is auto oriented given its proximity to the State Route 166. The property is near other non-residential uses and gasoline currently is a necessity for most people, and service stations provide a steady demand for fuel and other products. This makes service stations a relatively stable business opportunity which may benefit the neighborhood.

5) **Suitability of proposed land use:** The current Low Density Commercial (LDC) land use designation within the 2021 Comprehensive Development Plan is consistent with the use that will be allowed by the waiver.

6) **Effect on adjacent property:** Waiving the prohibition of the service station use at 2836 Lakewood Avenue SW is not expected to negatively impact adjacent properties. The proposed waiver will allow the use through the development of an upgraded and enhanced facility.

7) **Economic use of current zoning:** There is an existing economic use permitted under the current zoning, and it is presumed that this use will continue. The proposed development of a new service station within the existing footprint will enhance and modernize the site's economic viability without altering its underlying zoning classification.

8) **Compatibility with policies related to tree preservation:** Any tree loss that occurs because of any proposed waiver will have to comply with the City of Atlanta's tree preservation policies.

STAFF RECOMMENDATION: APPROVAL

CITY OF ATLANTA

ANDRE DICKENS
MAYOR

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

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-25-51 for Northwest Atlanta Affordable Workforce Housing Overlay District**

DATE: August 14, 2025

An Ordinance by Councilmembers Dustin Hillis, Michael Julian Bond, Matt Westmoreland and Eshé Collins to amend the 1982 Atlanta Zoning Ordinance, as amended, City of Atlanta Code of Ordinances Part 16 (Zoning), **Chapter 41 (Westside Park Affordable Workforce Housing Overlay District) to expand the geographic boundaries of the overlay; to amend the title of Chapter 4**1; and for other purposes.

FINDINGS OF FACT:

Pursuant to Ordinance 24-O-1622, adopted by Atlanta City Council on February 3, 2025, and approved by Mayor Andre Dickens on February 4, 2025, Westside Reservoir Park was renamed "Shirley Clarke Franklin Park". The text amendment seeks to rename Chapter 41 Westside Park Affordable Workforce Housing Overlay District of the City of Atlanta Zoning Ordinance adopted by Atlanta City Council March 15, 2021, and allowed to pass into law on March 24, 2021. Chapter 41 was adopted to address the critical need to construct and provide affordable housing to the residents of Atlanta. Amending The Official Zoning Map to expand the geographic boundaries of Chapter 41 will aid the city in its goal to maintain a diverse population for persons of various income levels and ensure the availability of affordable housing for the City's workforce within northwest Atlanta neighborhoods that are experiencing rapid growth and development. While the park is no longer referred to as 'Westside Reservoir Park' and because this ordinance amends Chapter 41 to expand the geographic boundaries of the overlay, it is appropriate to rename the overlay.

PROPOSAL: The proposed text amendment will rename Chapter 41 (Westside Park Affordable Workforce Housing Overlay District) to the 'Northwest Atlanta Affordable Workforce Housing Overlay' and expands the geographic boundaries of the overlay to include the following neighborhoods: English Park, Brookview Heights, Monroe Heights, Bolton Hills, Lincoln Homes, Scott Crossing, and Carver Hills.

CONCLUSIONS:

(1) Compatibility with comprehensive development plan (CDP); timing of development: The proposed legislation aligns seamlessly with the 2021 Comprehensive Development Plan, which prioritizes affordable housing as one of the city's foremost needs and opportunities, as outlined in Citywide Policy #10. This policy emphasizes the importance of providing diverse and accessible affordable housing options for all residents. Furthermore, the Comprehensive Development Plan identifies critical housing affordability issues, highlighting Atlanta's shortage of workforce housing and various affordable housing types as pressing concerns. Importantly, the proposed amendment maintains the existing regulations of the overlay that mandates the development of workforce housing in areas where affordable housing is dwindling, specifically within northwest Atlanta. This text amendment not only supports the objectives of the Comprehensive Development Plan but also advances the mayor's housing affordability goals, reinforcing the city's commitment to meeting the housing needs of the community.

(2) Availability of and effect on public facilities and services; referral to other agencies: Since no development projects are being proposed as part of the text amendment, these considerations are not applicable.

(3) Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need: Since there is no specific development project currently under consideration, effect on the balance of land uses effected. This proposal encompasses all neighborhoods within NPU J, including Almond Park, Carey Park, Center Hill, Grove Park, Rockdale, West Highlands, English Park, Brookview Heights, Monroe Heights, Bolton Hills, Lincoln Homes, Scott Crossing, and Carver Hills. It aims to support the mayor's ambitious goal of constructing or preserving 20,000 affordable housing units across the city by 2030. Additionally, it seeks to provide targeted assistance to Atlantans in greatest need—ranging from long-standing residents and low-income families to individuals experiencing homelessness.

(4) Effect on character of the neighborhood: The proposed amendment is set to enhance the character of both existing neighborhoods within northwest Atlanta. The development of these parcels will prioritize a diverse mix of income levels, ensuring that affordable housing options remain accessible for both new and long-term residents. By fostering the creation of workforce housing, this initiative will contribute to neighborhood stability, reduce commuting times, and bolster the overall economic vitality of the area. Additionally, this amendment aligns with the mayor's commitment to providing quality housing for all Atlantans. The objective is to guarantee that every resident has access to safe, quality, and affordable housing—promoting development that does not displace current residents and offering practical, diverse housing solutions for newcomers and legacy residents alike.

(4) **Suitability of proposed land use:** This proposed land use is suitable. The allowable uses of properties within the area would not change from their current uses.

(6) **Effect on adjacent property:** The proposal aligns with the established regulatory policies of the existing overlay. The proposed change will positively impact the added neighborhoods by promoting diverse and mixed-income housing options, including affordable workforce housing for both new and current residents.

(7) **Economic impact of current zoning:** The proposed amendment will not change the zoning of properties in the overlay area. The economic impact of existing properties will be unchanged. If redevelopment of property in the area is requested via a rezoning the economic impact will be evaluated at that time.

(8) **Compatibility with policies related to tree preservation**: The proposed amendment will not affect policies related to tree preservation. Any development subject to the proposed amendment must meet current tree ordinance requirements to obtain a building permit.

STAFF RECOMMENDATION: APPROVAL

CITY OF ATLANTA

ANDRE DICKENS
MAYOR

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta Holmes, AICP, Director *KMH*

SUBJECT: **Z-25-53 for 380 Wilkinson Drive SE**

DATE: August 14, 2025

An Ordinance by Councilmember Liliana Bakhtiari to zone property located at **380 Wilkinson Drive SE**, to the R-4 (Single Family Residential) zoning district; and for other purposes.

FINDINGS OF FACT:

- **Property location:** The property to be annexed is east of the City of Atlanta limits, fronting Wilkinson Drive SE. The property is in the southeast quadrant of unincorporated DeKalb County within close proximity to the City of Atlanta's Kirkwood neighborhood in Neighborhood Planning Unit (NPU) O, City Council District 5.

- **Property size and physical features:** The subject parcel is approximately 0.28 acres and is developed with a single family residential structure. The topography of the subject site is relatively level with a mature tree in the front and manicured grass throughout the property.

- **CDP land use map designation:** The subject parcel is currently designated as Traditional Neighborhood Character Area (TN) in the DeKalb County 2050 Comprehensive Land Use Plan. Recommendations for compatible land use designations, in accordance with the recommended zoning designation, will be presented at a public hearing conducted by the Community Development/Human Services Committee (CD/HS). The proposed land use designation for the subject lot is SFR (Single Family Residential). This land use is substantially similar to the current land use designations in the subject area in unincorporated DeKalb County.

- **Current/past use of property:** The parcel is currently developed with a single family residential structure. Staff is not aware of any previous uses of the site.

- **Surrounding zoning/land uses:** The parcels to the north, east, and south of the annexation area are in unincorporated DeKalb County and fall within the Traditional Neighborhood Character Area (TN) as designated in the DeKalb County 2050 Comprehensive Land Use Plan, and are zoned R-75 (Residential Small Lot - 75). The parcels to the immediate west are in the City of Atlanta and have a SFR (Single Family Residential) land use designation within the 2021 Comprehensive Development Plan, with parcels being zoned as R-4 (Single Family Residential). The parcel to the west is a park - The DeKalb Memorial Park.

- **Transportation system:** The subject site can be accessed via Wilkinson Drive SE, which is classified as a local road. There are no sidewalks in front of the parcel. Public transit options are provided by MARTA bus services via bus route #107. A transit stop can be found at Glenwood Avenue SE at Howard Street SE. MARTA route #107 serves the subject parcels along Glenwood Avenue SE with connections to the MARTA Georgia State Transit Station, which is 4.2 miles from the subject site.

PROPOSAL: The ordinance proposes to rezone the property upon annexation from unincorporated DeKalb County to R-4 (Single-Family Residential) within the corporate limits of the City of Atlanta.

The intent of the City of Atlanta R-4 (Single-Family Residential) District is as follows:

To provide for the protection of existing single-family communities and the development of new communities on lots of medium size at a density of not more than one dwelling unit per 9,000 square feet. To provide for the development of recreational, educational and religious facilities as basic elements of a balanced community.

Similarly, the intent of the R-75 (Residential Medium Lot) zoning in DeKalb County is to provide for the protection of neighborhoods within the county where lots have a minimum area of 10,000 square feet. To provide for compatible infill development in neighborhoods. To provide protection for existing development as new subdivisions are created. To provide flexibility in design on the interior of new development while protecting surrounding development. To assure that the uses and structures authorized in the R-75 district are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for county residents and to implement the Future Development Map of the County's most current Comprehensive Plan.

CONCLUSIONS:

(1) Compatibility with comprehensive development plan (CDP); timing of development: A recommendation for compatible land use designation, consistent with a suggested zoning designation, will be presented at a public hearing held by the Community Development/Human Services Committee (CD/HS) of the Atlanta City Council. Land use designations proposed for the site is Single Family Residential. The proposed land use designation is substantially similar to the current land use designation of the site in DeKalb County.

(2) Availability of and effect of public facilities and services; referral to other agencies: The proposed annexation area has access to various public facilities and services such as water supply, sewerage, drainage, transportation, schools, fire and police protection, and solid waste collection and disposal. The proposed zoning for the area is determined based on the current zoning in DeKalb County.

(3) Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need: As there is no development project planned in conjunction with the annexation, the availability of other suitable land already zoned for the intended use is not relevant in this case. Since the property owners are requesting annexation, the City of Atlanta will be responsible for zoning the property upon annexation. The proposed zoning will not have a negative environmental impact on the overall balance of land uses, as it will maintain a zoning designation that is substantially similar to that in DeKalb County.

(4) Effect on character of the neighborhood: The uses permitted by the proposed zoning will have a positive impact on the surrounding neighborhoods because they are materially the same as the ones currently permitted in DeKalb County and currently in existence in the subject area.

(5) Suitability of proposed land use: The proposed request to zone the property to R-4 (Single Family Residential) is suitable given the current use of the land and residential nature of the surrounding area. The uses within this proposed district are compatible with the current zoning designation in DeKalb County.

(6) Effect on adjacent property: The proposed zoning district will have a positive impact on the surrounding neighborhoods because it is materially the same as the one currently permitted in DeKalb County.

(7) Economic use of current zoning: The current zoning and the proposed zoning allow for reasonable economic use of the properties in the subject area.

STAFF RECOMMENDATION: APPROVAL

CITY OF ATLANTA

ANDRE DICKENS
MAYOR

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

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-25-54 for Waive Section 16-32B.002 for personal service establishments**

DATE: August 14, 2025

An Ordinance by Councilmember Liliana Bakhtiari to waive certain provisions in Section 16-32B.002 of the City of Atlanta Code of Ordinances related to personal service establishments in the East Atlanta Village Commercial District so as to allow a salon and beauty school at **512 Flat Shoals**; and for other purposes.

FINDINGS AND FACTS:

The NC-2 (East Atlanta Village Neighborhood Commercial District) was adopted by the Atlanta City Council in 2001 to protect and enhance neighborhood-oriented commercial areas and traditional building forms. The district aims to guard against the intrusion of intense, highway-oriented development and instead encourages the preservation, restoration, and development of pedestrian-scaled, community-focused commercial nodes. Located within Neighborhood Planning Unit (NPU) W and City Council District 5, the NC-2 District encompasses parcels fronting Moreland Avenue and is generally bounded by Interstate 20 to the north, Flat Shoals Avenue to the east, Glenwood Avenue to the south, and includes a variety of nonresidential, office, and personal service establishments. Currently, Chapter 32B of the City of Atlanta Zoning Ordinance regulates permitted uses within the NC-2 district, including a provision requiring a minimum 500 linear feet of separation between establishments such as barber shops, beauty supply stores, beauty schools, hair salons, and nail salons—regardless of whether the businesses operate continuously.

According to the 2021 Comprehensive Development Plan (CDP), this area is designated as a "Neighborhood Center," serving as a focal point for nearby neighborhoods. These centers are characterized by a vibrant blend of neighborhood-serving establishments, including locally-owned restaurants, personal services, and small-scale retail shops, while notably excluding big-box retailers. In addition to commercial spaces, Neighborhood Centers often accommodate medium-density housing, offices, educational facilities, and other community institutions. Typically situated at the intersections of well-traveled streets with lower traffic speeds, these

centers span just a few square blocks, creating a tightly-knit community environment. They are designed to be highly walkable, featuring ample sidewalks, street trees, on-street parking, and public spaces like plazas and parks. Many have historic buildings located close to the sidewalk, enhancing the pedestrian experience.

PROPOSAL: The requests seeks to waive certain provisions in Section 16-32B.002 of the City of Atlanta Code of Ordinances requiring a minimum 500 linear feet of separation between establishments such as barber shops, beauty supply stores, beauty schools, hair salons, and nail salons—regardless of whether the businesses operate continuously in the East Atlanta Village Commercial District so as to allow a salon and beauty school.

CONCLUSIONS:

1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The current land use designation is LDC (Low Density Commercial), within the 2021 Comprehensive Development Plan. The proposed waiver will not require an amendment.

2) **Availability of and effect of public facilities and services; referral to other agencies:** There has been no indication from review agencies or relevant departments that adequate public facilities and services are unavailable at the proposed location. This request seeks to waive Section 16-32B.002, which requires a minimum separation of 500 linear feet between personal service establishments. This waiver would allow for the establishment of a salon suite and beauty school at the subject site. Specifically, it would permit personal service establishments to be located immediately adjacent to one another on the same side of the street. Staff considers this request to be reasonable and in alignment with community needs.

3) **Availability of other land suitable for proposed use; effect on balance of land uses with regard to the public need:** Staff finds that waiving the 500-linear-foot separation requirement will not have a negative impact on the balance of land uses in the area. The subject property presents a suitable and contextually appropriate location for the proposed personal service use. The waiver would support the continued diversification of neighborhood-serving commercial uses. Therefore, the requested waiver aligns with broader land use objectives and does not undermine the public interest.

4) **Effect on character of the neighborhood:** The surrounding neighborhood currently includes several personal service establishments, including barber shops, beauty supply stores, beauty schools, hair salons, and nail salons. The proposed use is consistent with these existing uses in both function and character. Granting the waiver to the 500-linear-foot separation requirement is not anticipated to negatively impact the neighborhood's character. Rather, the proposed establishment would complement existing businesses, maintain the area's established commercial identity, and contribute to the continued vitality of the corridor.

5) **Suitability of proposed land use:** The current LDC (Low Density Commercial) land use designation is consistent with the use that will be allowed by the waiver. The proposed use is a permitted use in the NC-2 zoning district.

6) **Effect on adjacent property:** Waiving the distance requirements for the subject address is not expected to have a negative impact on adjacent properties. The waiver would enable the co-location of a salon suite and beauty school, enhancing the availability of both affordable and professional personal care services within the community. This co-location model supports diversity in service offerings and price points, making beauty services more accessible to a broader population. Additionally, proximity to similar businesses allows for the sharing of operational resources—such as product suppliers and parking—which can improve efficiency and reduce overhead. The proposed use aligns with the intent of the zoning regulations to foster compatible economic development and neighborhood revitalization. It contributes to the creation of a more livable and sustainable community by encouraging locally-serving businesses that meet neighborhood needs.

7) **Economic use of current zoning:** The subject property retains viable economic use under the current zoning, and such use is expected to continue. The proposed waiver would allow for a clustering of compatible personal service uses, which can generate mutually reinforcing economic activity. This co-location supports business synergy, encourages customer retention within the area, and allows neighboring establishments to complement one another by attracting a broader client base. Overall, the proposal enhances the economic potential of the site while remaining consistent with the intent of the existing zoning regulations.

8) **Compatibility with policies related to tree preservation:** Any tree loss that occurs because of any proposed waiver will have to comply with the City of Atlanta's tree preservation policies.

STAFF RECOMMENDATION: APPROVAL

CITY OF ATLANTA

ANDRE DICKENS
MAYOR

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

JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **U-25-17 for 346 Edgewood Avenue NE**

DATE: August 14, 2025

An Ordinance by Zoning Committee for a special use permit for a park for hire surface parking lot pursuant to Section 16-20C.005 for property located at **346 Edgewood Avenue NE.**

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

STAFF RECOMMENDATION: 60 DAY DEFERRAL – OCTOBER 2025

CITY OF ATLANTA

ANDRE DICKENS
MAYOR

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

JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **U-25-18 for 3485 Empire Boulevard SW**

DATE: August 14, 2025

An Ordinance by Zoning Committee for a special use permit for a truck terminal pursuant to Section 16-16.005(1)(e) for property located at **3485 Empire Boulevard SW.**

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

STAFF RECOMMENDATION: 30 DAY DEFERRAL – SEPTEMBER 2025

CITY OF ATLANTA

ANDRE DICKENS
MAYOR

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

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: **U-25-19 for 2770 Peyton Road NW**

DATE: **August 14, 2025**

An Ordinance by the Zoning Committee for a special use permit for a truck terminal to allow truck parking, repair, and maintenance pursuant to Section 16-16.005(1)(e) for the property located **2770 Peyton Road NW**.

The applicant has requested to withdraw this application. Staff is supportive of this request.

STAFF RECOMMENDATION: FILE

CITY OF ATLANTA

ANDRE DICKENS
MAYOR

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

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: **U-25-20 for 1088 Boulderdrest Drive SE**

DATE: August 14, 2025

An Ordinance by the Zoning Committee for a special use permit for a preschool pursuant to Section 16-06.005(1)(b) for the property located at **1088 Bouldercrest Drive SE**.

FINDINGS OF FACT:

- **Property Location**: The property fronts 220 feet on the east side of Bouldercrest Drive beginning at the southeast corner of Land Lot 146, then running north along the east line of Land Lot 146, 426 feet to a point; then running in a westerly direction, 728 feet to Bouldercrest Drive; then southerly along said Bouldercrest Drive for a distance of 220 feet; then in an easterly direction 210 feet to the south line of Land Lot 146; then running in an easterly direction along the south line of said Land Lot 146, 485 feet to the point of beginning. The property is in Land Lot 146 of the 15th District, DeKalb County, Georgia within the East Atlanta neighborhood of NPU-W in Council District 5.

- **Property Size and Physical Features:** The subject property has an irregular shape and encompasses approximately 242,659 square feet (5.57 acres), with about 220 feet of frontage along the east side of Bouldercrest Drive. It is improved with a one-story, 2,891-square-foot place of worship, a one-story, 3,774-square-foot classroom building, six accessory farm structures, four cultivated fields, three greenhouse structures, a playground, and a garden. The site includes a 24-space parking lot and is accessed via a one-way driveway, with entry at the southern curb cut and exit at the northern curb cut.

- **CDP Land Use Map Designation:** The subject property has a SFR (Single Family Residential) future land use designation within the 2021 Comprehensive Development Plan (CDP).

- **Current/Past Use of Property:** The current use of the property is the same as being requested. The applicant was granted a Special Use Permit for a preschool in 2021 through 21-O-0735/U-21-23.

- **Transportation System:** The subject property has 220 feet of frontage along the east side of Bouldercrest Drive SE, which is classified as a collector street. MARTA provides public transportation to the area via bus route #32, which stops at the intersection of Bouldercrest Drive and Wainwright Drive SE. Sidewalks are present along the east side of Bouldercrest Drive.

PROPOSAL: The applicant is seeking a special use permit for a preschool, pursuant to Section 16-06.005(1)(b). A special use permit for the same use was previously granted in 2021 with a three-year term. The applicant now requests to renew the permit and that the special use permit be extended for 5 years or longer. The scope of the use remains the same as originally requested.

- **Ingress and egress:** The site features a one-way loop driveway, with the south gate curb cut serving as the entrance and the north gate curb cut as the exit. The driveway facilitates vehicular circulation for student drop-off near the preschool's main entrance and provides access to the 24-space parking lot.

- **Off- Street Parking and loading:** The site has a total parking capacity of 26 spaces. Staff has been allocated 9 of these spaces, while the remaining spaces will be used by service personnel. Deliveries of products and supplies will be made through the main entrance of the education building.

- **Refuse and service areas:** The site utilizes a dumpster located in the parking lot, which is enclosed by a screened fence. The enclosure is maintained by a commercial vendor, and the dumpster is emptied weekly on Tuesdays.

- **Buffering and screening:** The 5-acre site has heavy vegetation at the perimeter of the property providing natural screening between the school activities and the neighbors. Adjoining properties to the north and south of the site are screened by existing fencing, plantings, and trees. A heavily wooded area screens the back half of the site.

- **Hours and manner of operation:** The proposed hours of operation are Monday through Friday, from 9:00 AM to 12:30 PM. The preschool will serve children ages 2 to 6, accommodating approximately 30 families. The business will employ eight teachers and one administrator. The school year will run from mid-August through May, observing typical seasonal and federal holidays. There will be no overlap with activities for the place of worship, which primarily occur on Sunday mornings. The preschool includes three classrooms and based on required teacher-to-student ratios, can serve up to 36 students at a time. However, the typical daily enrollment is expected to be around 24 children.

- **Duration:** The applicant requests the special use permit for 5 years or longer.

- **Required yards and open space:** There are no special yards and open space required.

- **Tree Preservation and Replacement:** The applicant does not propose to remove 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:** Clients, employees, and emergency vehicles will access the property via the one-way loop driveway, entering through the main entrance at the south gate. Vehicles will drop off children in the designated drop-off area and exit through the north gate. The 250-foot-long driveway provides ample space for vehicle queuing, preventing cars from backing up onto Bouldercrest Drive. This design ensures convenient and controlled traffic flow. Pedestrians will access the buildings via designated sidewalks that connect the parking lot to the main entrances. Staff finds that the existing ingress, egress, and traffic flow are adequate to support the intended use.

b) **Off-street parking and loading:** The site provides parking for 24 vehicles, exceeding the code requirement of 4 spaces based on the 1,920-square-foot preschool building. According to the applicant, deliveries of products and supplies are infrequent and will occur at the entrance of the preschool building. No designated loading or unloading areas are proposed. Staff is of the opinion that the existing off-street parking and loading arrangement is adequate for the intended use.

c) **Refuse and service areas:** The site includes a designated dumpster area located on the south side of the parking lot. The dumpster is enclosed by a screened fence and serviced weekly on Tuesdays by a commercial vendor. While there are no specially designated service areas, service personnel utilize the main parking area, with access to the buildings and site through the main entrance as needed. Staff finds the proposed refuse and service parking arrangements to be adequate for the intended use.

d) **Buffering and screening:** The site encompasses 5 acres and is heavily vegetated along its perimeter, providing natural screening between the school's activities and adjacent properties as well as a fence enclosure. The applicant does not propose any new screening or modifications to the existing vegetation. Staff finds that the existing buffering and screening are adequate for the intended use.

e) **Hours and manner of operation:** The proposed hours of operation are Monday through Friday, from 9:00 AM to 12:30 PM. There will be no overlap with activities for the place of worship, which primarily occur on Sunday mornings. The school year will run from mid-August through May, observing typical seasonal and federal holidays. The preschool will serve children ages 2 to 6. The preschool includes three classrooms and, based on required teacher-to-student ratios, can serve up to 36 students at a time. The business will employ eight teachers and one administrator. The preschool will occupy four main areas: Area A, which includes the education building containing three classrooms; Area B, the enclosed playground; Area C, the enclosed garden; and Area D, which consists of wooded paths, trails, and nature-based instructional areas. The proposed hours of operation and number of employees and clients are appropriate given the site's size, zoning, and location

f) **Duration:** The applicant requests the special use permit for 5 years or longer.

g) **Required yards and open space:** There are no special yards and open space required.

h) **Compatibility with policies related to tree preservation:** The applicant does not propose to remove any trees.

STAFF RECOMMENDATION: APPROVAL conditional upon the following:

1) The special use permit shall be valid as long as Whittlesticks, LLC is the owner and/or operator.
2) The maximum enrollment shall be 36 students.
3) The special use permit is not transferable.

CITY OF ATLANTA

ANDRE DICKENS
MAYOR

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

JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **U-25-21 for 140 Forsyth Street SW**

DATE: August 14, 2025

An Ordinance by Zoning Committee for a special use permit for an outdoor sales area pursuant to Section 16-18A.006 for property located at **140 Forsyth Street SW**.

FINDINGS OF FACT:

- **Property location:** The subject fronts 419 feet on the east side of Forsyth Street SW beginning at the southwest intersection of Forsyth Street SW and Trinity Avenue SW. The property is located within Land Lot 77 of the 14th District, Fulton County, Georgia in the Downtown neighborhood of NPU-M in Council District 4.

- **Property size and physical features:** The property is approximately 1.1 acres (47,916) square feet). The property is developed with a vacant parking lot. The topography is relatively flat on the lot. Vehicular access to the site is provided by a curb cut on Forsyth Street, Trinity Avenue, and Broad Street. There is currently a 6-foot iron fence along the perimeter of the property. There are several mature trees that line the property. There is a permanent metal canopy structure located on the northeast portion of the property.

- **CDP land use map designation:** The property has a future land use designation of High Density Commercial (HDC) within the 2021 Comprehensive Development Plan (CDP).

- **Current/past use of property:** The property is developed with a vacant parking lot. Staff is unaware of any other previous uses on the site.

- **Surrounding zoning/land uses:** All adjacent parcels are zoned SPI-1 SA6/Arts and Entertainment Sign Overlay (Downtown Special Public Interest District-Subarea Terminus/A&E Sign Overlay), with a HDC (High Density Commercial) future land use designation according to the 2021 Comprehensive Development Plan.

- **Transportation system:** The site has frontage along Trinity Avenue and Forsyth Street which are classified as arterial streets. MARTA's Garnett Transit station is located across the street, or a 3-minute walk, from the subject property. There are sidewalks along Forsyth Street, Trinity Avenue, and Broad Street.

PROPOSAL: The applicant seeks a special use permit for an outdoor sales area pursuant to Section 16.18A.006 to operate an outdoor market, Smorgasburg, that will occupy the vacant parking lot.

- **Ingress and egress:** Pedestrians can access the site via sidewalks on Forsyth Street and Broad Street. During market hours, emergency vehicle access will be available via Forsyth Street.

- **Parking and loading:** The site during event time will not be accessible by car for visitors. Visitors will park in public paid lots within the South Downtown area. There are 5-7 paid parking lots within the immediate area, and the property is within a 3-minute walk of MARTA's Garnett Transit station, offering alternative modes of transportation. The vendors will have vehicular access to the parking lot to unload and pack up their booths or stands. The unloading/loading times will be staggered and directed by event staff.

- **Refuse and service areas:** The operator will place trash cans throughout the site during event times. These cans will be emptied out by event staff and placed in a private dumpster located in the northeast corner of the property, which will be collected by a private trash service every Monday after each event weekend.

- **Buffering and screening:** The site generates virtually no light or air pollution that could impact surrounding users as the market will operate during limited hours on the weekends. The sound generation is minimal, as no amplified music is proposed, and will comply with standard noise ordinances. No changes to the buffering and screening are proposed. There is a 6-foot iron fence that lines the property.

- **Hours and manner of operation:** The food market will operate on Saturdays and Sundays from 10 a.m. to 10 p.m. and will feature a variety of food vendors, each with their own booth or stand. The event will support up to 50 vendors. The event will offer a communal seating area and a restricted beer garden area, additional programming may include acoustic music, children's entertainment, and lawn games, all of which will not require any vehicle parking on-site. The event will employ 10-12 staff members, working in shifts to manage the market operations. There will be 10-12 event staff available throughout event hours to manage load-in, load-out, trash pickup and cleaning, vendor management (both food and entertainment), and visitor concierge. The morning shift (from 7 a.m.) will include four employees, the afternoon shift will consist of 10-12 employees, and the evening shift will have four employees. Each vendor stand will have 2-3 employees or business owners, independent of the event's main operations. The operator states there will be weather contingency plans in place, should the weather get too hot or too cold. During the colder season, portable heaters will be placed throughout the event site. Shade structures will be installed during the hot season.

- **Duration:** The applicant requests a 3-year duration.

- **Required yards and open space:** No additional structures are proposed.

- **Tree Preservation and Replacement:** Any tree removal on the property will be permitted via the City Arborist. The applicant has indicated that no trees will the removed for 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:** Based on the site plan provided by the applicant the proposal appears to provide adequate access to the site and will not detract from the surrounding area. Staff is of the opinion that the proposed ingress and egress are sufficient to ensure automotive and pedestrian safety and will not create traffic congestion.

b) **Off-street parking and loading:** While the event will only be accessible by foot, the site accommodates off-site parking and alternative modes of transportation via adjacent paid parking lots and the nearby MARTA rail station. Vendors will have vehicular access for loading and unloading during staggered times outside of the event hours. Staff finds the proposed parking and loading to be sufficient.

c) **Refuse and service areas:** Staff finds that the proposed refuse and service areas are sufficient.

d) **Buffering and screening:** The site generates minimal impact to surrounding users, and the applicant has not proposed any changes to the buffering and screening provided. The existing buffering and screening appear to be suitable.

e) **Hours and manner of operation:** Private vending will operate on Saturdays and Sundays from 10 a.m. – 10 p.m. The site will serve local Atlanta residents and visitors from the World Cup. There are 10-12 employees who will maintain the event site before, during, and after event hours. Staff finds the proposed hours and manner of operation sufficient for the proposed use.

f) **Duration:** The applicant requests a 3-year duration. Staff is supportive of a 3-year duration.

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

h) **Compatibility with policies related to tree preservation:** Trees impacted by the development will be reviewed by the City Arborist in accordance with the Tree Preservation Ordinance.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The special use permit shall be valid for 3 years from the date of adoption by the Atlanta City Council.
2. The special use permit shall be issued to the owner SoDo, Atlanta LLC.
3. The special use permit is not transferrable.

ANDRE DICKENS
MAYOR

CITY OF ATLANTA

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

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-24-87 for 1575 Huber Street NW, 1575 Huber Street NW rear, 1590 Huber Street NW, 1581 Huber Street NW, 1591 Huber Street NW, and 1593 Huber Street NW**

DATE: August 14, 2025

An Ordinance by Zoning Committee to rezone from I-2 (Heavy Industrial) to MR-5A (Multifamily Residential) for property located at **1575 Huber Street NW, 1575 Huber Street NW rear, 1590 Huber Street NW, 1581 Huber Street NW, 1591 Huber Street NW, and 1593 Huber Street NW.**

FINDINGS OF FACT:

- **Property Location**: The property fronts 750 feet on the east side of Huber Street NW commencing at the intersection of the easterly right-of-way of Huber Street and southerly right-of-way of Old Chattahoochee Avenue. The property is in Land Lot 187 of the 17th District, Fulton County, Georgia in the Blandtown Neighborhood of NPU-D, Council District 9.

- **Property Size and Physical Features:** The subject site is an assemblage of lots consisting of approximately 8.47 acres (approximately 368,953 square feet) of lot area. The site is currently occupied with many large industrial structures including warehouses, permanent offices, permanent structural trailers, stored vehicles and vehicle trailers, conveyor belts, piles of recycled tire waste, and other similar industrial elements. Vehicular access is via multiple curb cuts and street connections along Huber Street NW. The site also abuts a large railyard and may have minor encroachments of railroad tracks within its rear property line. Topography varies substantially across the site. There are some mature trees on site.

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

- **Current/Past Use of Property:** The site is currently occupied primarily by Liberty Tire Recycling, a heavy industrial tire recycling facility, and Southern Aluminum Finishing Co, a metal fabrication, distribution, and finishing facility. Staff is unaware of any other previous uses of the property.

- **Surrounding Zoning/Land Uses**: The surrounding parcels to the north, south, east, and west are all zoned I-2/BL/UPWO (Heavy Industrial District/Beltline Overlay/Upper Westside Overlay) and have I (Industrial) future land use designation.

- **Transportation System:** Huber Street NW is considered a local street and has sidewalks on the east side in front of the subject property but lacks consistent sidewalk connections elsewhere along the street. MARTA bus service operates relatively nearby along Chattahoochee Avenue NW and Ellsworth Industrial Boulevard NW but provides no service directly along Huber Street.

PROPOSAL: The applicant seeks to rezone from I-2/BL/UPWO (Heavy Industrial/Beltline Overlay/Upper Westside Overlay) to MR-5A/BL/UPWO (Multifamily Residential/ Beltline Overlay/Upper Westside Overlay) for the development of a large multifamily residential development with approximately 845 units spread across two phases adjacent to active rail. The proposed development includes amenities in the form of a typical clubhouse, leasing office, and outdoor open space, but no non-residential component.

Project Specifications:

Existing Zoning:	I-2 (Heavy Industrial District)
Existing Future Land Use:	Industrial (I)
Proposed Zoning:	MR-5A (Multifamily Residential District)
Proposed Future Land Use:	Very High Density Residential (VHDR)
Lot Area (total):	8.47 acres (369,000 square feet)
Maximum Residential FAR:	3.2
Phase A Gross Land Area:	4.63 acres (201,840 square feet)
Phase A Units:	415 Units
Phase A Parking:	415 spaces
Phase A Building Height:	Up to 7 Stories
Phase A Commercial:	7,500 square feet (leasing office, club)
Phase A UOSR:	94,865 square feet
Provided:	95,011 square feet
Phase A Bicycle Parking Required:	50 Spaces
Provided:	50 Spaces
Phase B Gross Land Area:	3.84 acres (429,000 square feet)
Phase B Units:	430 Units
Phase B Parking:	430 spaces
Phase B Building Height:	Up to 7 Stories
Phase B Commercial:	7,500 square feet (leasing office, club)
Phase B UOSR:	86,964 square feet
Provided:	87,030
Phase B Bicycle Parking Required:	50 Spaces
Provided:	50 Spaces

Maximum Building Height: 150 feet

CONCLUSIONS

1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The 2021 Comprehensive Development Plan designates the subject property with Industrial (I) land use; therefore, the proposed zoning district is not compatible. An amendment to the Comprehensive Development Plan to modify the future land use designation to VHDR (Very High Density Residential) has been applied for.

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 or create an imbalance of land uses. The two principal issues with this rezoning request are the further loss of industrial uses in favor of residential uses, and the lack of compatibility between residential uses and heavy industrial uses; there are long-standing policies regarding both. This area's City Design designation of Industrial explicitly lays out that "*the city has an interest in protecting from change*" the "*strategic industrial land and railyards where intermodal transfer facilities, warehousing and key production facilities are needed*." The Upper Westside Small Area Plan (2021) policy CZ-2 considers rezoning Blandtown's I-2 (Heavy Industrial District) sites to I-MIX to preserve the industrial component, but there is no such proposal here. Additional policies will be provided in later sections of the report. Furthermore, heavy industrial uses prefer large, uninterrupted districts where work can be conducted without risk of impacting nearby residential uses. Introducing a large residential tract into the middle of this industrial district adjacent to active heavy rail would require future residents to traverse a heavy industrial area with little-to-no pedestrian facilities to get to their homes from nearby transit options. Deliberately introducing this incompatible use will undermine the stability of this industrial area and potentially introduce a "domino effect" of converting more industrial land to sprawling multifamily residential, which has been seen elsewhere in the city and similar growing urban centers. The proposal includes 845 parking spaces across two parking decks, which exceeds the maximum parking requirement of the MR-5A regulations by approximately 40% (notwithstanding the BeltLine Overlay, which eliminates parking minimums entirely). The proposed rezoning would therefore have a negative 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 have a substantially negative impact on the character of the surrounding neighborhood. The proposed use is entirely incompatible with the existing heavy industrial character of the area. The current site is an active tire recycling facility and metal fabrication facility and has an Industrial Character Area designation. Policy I-3 *"Discourage rezoning or conversion of industrial land and*

buildings to non-industrial uses," Policy I-4 "*Prevent encroachment of incompatible land uses, particularly residential development,"* and Policy I-15 *"Encourage **less*** [emphasis added] *intense industrial uses near residential uses,"* all discourage this specific type of request and the arrangement it will produce. Therefore, Staff finds the proposed request unreasonable.

5) **Suitability of proposed land use:** The proposed land use is unsuitable for the site and its surrounding context. The existing future land use of I (Industrial) is not compatible with the MR-5A (Multifamily Residential District) and therefore the applicant has requested an amendment to the Comprehensive Development Plan (CDP) to Very High Density Residential (VHDR) future land use designation. The Industrial Area section of the CDP states "*Pressure to rezone and convert Industrial Areas will continue as demand increases for housing and other uses. […] [I]ndustrial rezoning and conversions are already resulting in further industrial business and job displacement creating conflicts across Atlanta".* In the interest of these priorities, Staff is not supportive of converting an active heavy industrial site nestled midblock between other active heavy industrial sites into a very high density residential site. Further heavy rail traffic generates significant noise and ground-borne vibrations that can negatively impact the structural integrity of buildings and the comfort and health of residents. Exposure to such disturbances can lead to sleep disruption and other stress-related health issues. Sites adjacent to active rail lines can experience compromised air quality due to diesel emissions and dust generated by train operations. The proposed land use is not suitable for the parcel.

6) **Effect on adjacent property:** The proposed rezoning will have a negative impact on the surrounding neighborhoods by introducing incompatible residential uses into a heavy industrial district.

7) **Economic use of current zoning:** The property is actively operating as a heavy industrial use in a heavy industrial district indicating that the existing economic use of the current zoning is appropriate.

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) **Atlanta City Design:**

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

According to the Atlanta City Design map, **1575 Huber Street NW, 1575 Huber Street NW rear, 1590 Huber Street NW, 1581 Huber Street NW, 1591 Huber Street NW, and 1593 Huber Street NW** are located within a Conservation Area: Production. Production areas are described as follows:

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

STAFF RECOMMENDATION: DENIAL

ANDRE DICKENS
MAYOR

CITY OF ATLANTA

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

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-25-19 for 801 Metropolitan Parkway SW**

DATE: August 14, 2025

An Ordinance by Zoning Committee to rezone from C-1-C/BL/HC20ISA2 (Community Business District Conditional/BeltLine Overlay/Adair Park Historic District Subarea 2) to C-1/BL/HC20ISA2 (Community Business District/Beltline Overlay/Adair Park Historic District Subarea 2) for property located at **801 Metropolitan Parkway SW**.

FINDINGS OF FACT:

- **Property Location:** The property fronts 50 feet on the west side of Metropolitan Parkway SW beginning at the intersection of the northerly right-of-way line of Gillette Avenue with the westerly right-of-way line of Metropolitan Parkway SW. The property is in Land Lot 107 of the 14th District, Fulton County, Georgia in the Adair Park Neighborhood of NPU-V, Council District 12.

- **Property Size and Physical Features:** The subject site is a rectangular parcel with approximately 0.165 acres (7,214 square feet) of lot area. The site is currently occupied by an abandoned building. Vehicular access is provided via a curb cut on Gillette Avenue SW that leads to a rear parking pad. The topography on site is varied and slopes downward substantially from the south to the north. There are no mature trees on this site.

- **CDP Land Use Map Designation:** The current land use category for the site is Low Density Commercial (LDC) within the 2021 Comprehensive Development Plan (CDP).

- **Current/Past Use of Property:** The site is currently occupied by one existing structure fronting Metropolitan Parkway SW, which is vacant and unused and has been for at least 20 years. The structure appears to have been some sort of non-residential establishment. Staff is unaware of any other previous uses of the property.

- **Surrounding Zoning/Land Uses:** Parcels to the north and south are zoned C-1-C/BL/HC20ISA2 (Community Business District Conditional/BeltLine Overlay/Adair Park Historic District Subarea 2) with LDC (Low Density Commercial) future land use designation; the parcels to the east are zoned RG-3 (Residential General Sector 3) with LDC (Low Density Commercial) future land use designation; parcels to the west are zoned R-4A/BL/HC20ISA1 (Single Family Residential District/BeltLine Overlay/Adair Park Historic District Subarea 1) with a SFR (Single Family Residential) future land use designation.

- **Transportation System:** Metropolitan Parkway SW is considered an arterial and has sidewalks on both sides at this location. MARTA bus service operates bus service via route #95 nearby along Metropolitan Parkway SW.

PROPOSAL: The applicant seeks to rezone C-1-C/BL/HC20ISA2 (Community Business District Conditional/BeltLine Overlay/Adair Park Historic District Subarea 2) to C-1/BL/HC20ISA2 (Community Business District/Beltline Overlay/Adair Park Historic District Subarea 2. This request is associated with a parallel request to remove conditions on the adjacent parcel, 805 Metropolitan Parkway SW via Z-25-20. The two sites will comprise a unified townhome development with a 7-unit building on each parcel for a total of two buildings and 14 units. This site is located within the Adair Park Historic District and therefore will go through additional design review during the permitting process under the Urban Design Commission in accordance with Section 16-20I.005.

CONCLUSIONS

1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The property has a LDC (Low Density Commercial) future land use designation with 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 the request intends to introduce more housing supply at a low residential density which is in accordance with the future land use designation for the site. The proposal will also eliminate two vacant, dilapidated buildings on a highly visible corner in a historic district instead, with new housing opportunities. 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 citywide policies: CW 10 Provide diverse and more affordable housing choices that are accessible by all people; and CW 12 Provide a variety of housing types, including "missing middle" housing, that are compatible with nearby buildings.

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 site has remained undeveloped and unmaintained, which is not desirable. This rezoning would facilitate development of the site and provide more housing. The developer has expressed interest in including an affordable unit in each building. The site's CDP Character Area is Traditional Neighborhood Redevelopment. Staff finds the proposed request reasonable as it supports the following applicable CDP Character Area policies: TNR 1 Preserve the walkable scale and residential character the neighborhoods; and TNR 4 Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated.

5) **Suitability of proposed land use:** The proposal does not include a request to modify the 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 under developed site and increasing the overall housing supply in a manner that is consistent with the existing pattern of development.

7) **Economic use of current zoning:** The property has remained under developed and fallen into disrepair under its current designation, indicating that the existing economic use of the current zoning is minimal. 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) **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 **801 Metropolitan SW** 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

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

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-25-20 for 805 Metropolitan Parkway SW**

DATE: August 14, 2025

An Ordinance by Zoning Committee to rezone from C-1-C/BL/HC20ISA2 (Community Business District Conditional/BeltLine Overlay/Adair Park Historic District Subarea 2) to C-1/BL/HC20ISA2 (Community Business District/Beltline Overlay/Adair Park Historic District Subarea 2) for property located at **805 Metropolitan Parkway SW**.

FINDINGS OF FACT:

- **Property Location:** The property fronts 47 feet on the west side of Metropolitan Parkway SW beginning at a nail on the westerly right-of-way line of Metropolitan Parkway 47.00 feet northerly as measured along the westerly right-of-way line of Metropolitan Parkway from its intersection with the northerly right-of-way of Gillette Avenue. The property is in Land Lot 107 of the 14th District, Fulton County, Georgia in the Adair Park Neighborhood of NPU-V, Council District 12.

- **Property Size and Physical Features:** The subject site is a rectangular parcel with approximately 0.155 acres (6,759 square feet) of lot area. The site is currently occupied by an abandoned building. Vehicular access is provided via a curb cut on Gillette Avenue SW that leads to a rear parking pad. The topography on site is varied and slopes downward substantially from the south to the north. There are mature trees on this site.

- **CDP Land Use Map Designation:** The current land use category for the site is Low Density Commercial (LDC) within the 2021 Comprehensive Development Plan (CDP).

- **Current/Past Use of Property:** The site is currently occupied by one existing structure fronting Metropolitan Parkway SW, which is vacant and unused and has been for at least 20 years. The structure appears to have been a non-residential establishment. Staff is unaware of any other previous uses of the property.

- **Surrounding Zoning/Land Uses:** Parcels to the north are zoned C-1-C/BL/HC20ISA2 (Community Business District Conditional/BeltLine Overlay/Adair Park Historic District Subarea 2) with LDC (Low Density Commercial) future land use designation; the parcel to the south is zoned C-1/BL/HC20ISA2 (Community Business District/BeltLine Overlay/Adair Park Historic District Subarea 2) with LDC (Low Density Commercial) future land use designation; the parcels to the east are zoned RG-3 (Residential General Sector 3) with LDC (Low Density Commercial) future land use designation; parcels to the west are zoned R-4A/BL/HC20ISA1 (Single Family Residential District/BeltLine Overlay/Adair Park Historic District Subarea 1) with a SFR (Single Family Residential) future land use designation.

- **Transportation System:** Metropolitan Parkway SW is considered an arterial and has sidewalks on both sides at this location. MARTA operates bus service via route #95 nearby along Metropolitan Parkway SW.

PROPOSAL: The applicant seeks to rezone C-1-C/BL/HC20ISA2 (Community Business District Conditional/BeltLine Overlay/Adair Park Historic District Subarea 2) to C-1/BL/HC20ISA2 (Community Business District/Beltline Overlay/Adair Park Historic District Subarea 2. This request is associated with a parallel request to remove conditions on the adjacent parcel, 805 Metropolitan Parkway SW via Z-25-20. The two sites will comprise a unified townhome development with a 7-unit building on each parcel for a total of two buildings and 14 units. This site is located within the Adair Park Historic District and therefore will go through additional design review during the permitting process under the Urban Design Commission in accordance with Section 16-20I.005.

CONCLUSIONS

1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The property has a LDC (Low Density Commercial) future land use designation with 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 the request intends to introduce more housing supply at a low residential density which is in accordance with the future land use designation for the site. The proposal will also eliminate two vacant, dilapidated buildings on a highly visible corner in a historic district instead, with new housing opportunities. 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 citywide policies: CW 10 Provide diverse and more affordable

housing choices that are accessible by all people; and CW 12 Provide a variety of housing types, including "missing middle" housing, that are compatible with nearby buildings.

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 site has remained undeveloped and unmaintained, which is not desirable. This rezoning would facilitate development of the site and provide more housing. The developer has expressed interest in including an affordable unit in each building. The site's CDP Character Area is Traditional Neighborhood Redevelopment. Staff finds the proposed request reasonable as it supports the following applicable CDP Character Area policies: TNR 1 Preserve the walkable scale and residential character the neighborhoods; and TNR 4 Encourage compatible infill development on vacant lots or where existing housing and commercial buildings are deteriorated.

5) **Suitability of proposed land use:** The proposal does not include a request to modify the 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 underdeveloped site and increasing the overall housing supply in a manner that is consistent with the existing pattern of development.

7) **Economic use of current zoning:** The property has remained underdeveloped and fallen into disrepair under its current designation, indicating that the existing economic use of the current zoning is minimal. 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) **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 **801 Metropolitan SW** 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