CITY OF ATLANTA

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: **U-25-27 for 833 Humphries Street SW**

DATE: October 9, 2025

An Ordinance by Zoning Committee for a Special Use Permit for a rehabilitation center pursuant to Section 16-06B.005(1)(g) for property located at **833 Humphries Street SW.**

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

STAFF RECOMMENDATION: 30 DAY DEFERRAL – NOVEMBER 2025

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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: **U-25-28 for 200 Cleveland Avenue and 230 Cleveland Avenue SW and 0 Old Hapeville Road SW (14 0068 LL 1520), 2835 Old Hapeville Road, 2845 Old Hapeville Road, and 2865 Old Hapeville Road SW**

DATE: October 9, 2025

An Ordinance by Zoning Committee for a special use permit for a park-for-hire facility pursuant to Section 16-11.005(1)(K) for property located at **200 Cleveland Avenue and 230 Cleveland Avenue SW and 0 Old Hapeville Road SW (14 0068 LL 1520), 2835 Old Hapeville Road, 2845 Old Hapeville Road, and 2865 Old Hapeville Road SW.**

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

STAFF RECOMMENDATION: 90 DAY DEFERRAL – JANUARY 2026

ANDRE DICKENS
MAYOR

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

DATE: October 9, 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. Staff is supportive of this request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – NOVEMBER 2025

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Director
Office of Zoning & Development

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **Z-25-46 for 1247 Ralph David Abernathy Boulevard SW**

DATE: October 9, 2025

An Ordinance by Zoning Committee to rezone from C-1-C/BL (Community Business District Conditional/Beltline Overlay) to C-1/BL (Community Business District Conditional/Beltline Overlay) for a change of conditions for property located at **1247 Ralph David Abernathy Boulevard SW.**

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

STAFF RECOMMENDATION: 30 DAY DEFERRAL – NOVEMBER 2025

CITY OF ATLANTA

ANDRE DICKENS
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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-25-50 for 67 Griffin Street NW**

DATE: October 9, 2025

An Ordinance by Zoning Committee to rezone from SPI-19 SA6/WIZ (Vine City Special Public Interest District Subarea 6/Westside Affordable Workforce Housing Overlay) to SPI-19 SA5/WIZ **(**Vine City Special Public Interest District Subarea 5/Westside Affordable Workforce Housing Overlay**)** for property located at **67 Griffin Street NW.**

FINDINGS OF FACT:

- **Property location:** The subject property fronts 36 feet on the east side of Griffin Street NW being all that tract or parcel of land conveyed by deed to grantee recorded at Book 67312, page 414 per records of Fulton County, Georgia; plat and deed recorded are a part hereof excluding rights of way and easements and is known as 67 Griffin Street NW and a map and Parcel # 14-0110-0010-069-1 per records of Fulton County Tax Commissioner and Tax Assessor. The property is in Land Lot 110 of the 14th District in Fulton County, Georgia, in the Vine City Neighborhood in NPU-L in Council District 3.

- **Property size and physical features:** The property has a total lot area of 0.083 acres (3,600 square feet) and is currently undeveloped. The lot is rectangular in shape and measures 36 feet in width and 100 feet in depth. The site slopes approximately 18 feet from front to rear and contains six trees scattered throughout.

- **CDP land use map designation:** The property has a MLSF (Medium Lot Single Family) development pattern within the 2025 Comprehensive Development Plan. The proposed SPI-19 SA5 zoning district is not compatible with this development pattern. Accordingly, the applicant is concurrently requesting a change in the development pattern designation from MLSF (Medium Lot Single-Family) to LDR (Low Density Residential).

- **Current/past use of property:** According to Fulton County aerial imagery, the site has remained undeveloped since 2000. Staff is not aware of any prior uses of the property.

- **Surrounding zoning/land uses:** The surrounding zoning is SPI-19 SA6/WIZ (Vine City Special Public Interest District Subarea 6/Westside Affordable Workforce Housing Overlay) to the north and west, with a MLSF (Medium Lot Single Family) development pattern, and SPI-19 SA3/WIZ (Vine City Special Public Interest District Subarea 3/Westside Affordable Workforce Housing Overlay) to the east and south, with a MDMU (Medium Density Mixed Use) development pattern. Existing surrounding uses include single family residences to the north, a 12-unit multifamily building to the west, the former Morris Brown College Stadium and MARTA property to the south, and an undeveloped lot owned by Invest Atlanta to the east.

- **Transportation system:** Griffin Street is classified as a local street. The nearest bus stop is located approximately 0.1 mile from the property at the intersection of Carter Streer and James P. Brawley Drive. Sidewalks are provided on both sides of Griffin Street. The site is within walking distance of the Ashby and Vine City MARTA stations.

PROPOSAL: The applicant requests to rezone from SPI-19 SA6/WIZ (Vince City Special Public Interest District Subarea 6/Westside Affordable Workforce Housing Overlay) to SPI-19 SA5/WIZ (Vine City Special Public Interest District Subarea 5/Westside Affordable Workforce Housing Overlay) to allow the construction of a triplex.

Project Specifications:

Required minimum lot area:	1,000 square feet
Proposed Net Lot area:	0.083 acres (3,600 square feet)
Required minimum lot frontage:	20 feet
Proposed Lot frontage:	36 feet
Required Max FAR:	1.0 of Net Lot Area
Proposed FAR:	0.875 of Net Lot Area (3,150 sq. ft.)
Proposed number of units:	3 units total
Required minimum parking count:	None
Proposed parking spaces:	None
Required Maximum lot coverage:	70%
Proposed lot coverage:	1,547 sq. ft. (43%)
Required Minimum Front Yard Setback:	Match Existing Block Face
Proposed Front Yard:	26 feet
Required Minimum Side Yard:	5 feet
Proposed Side Yard:	5 feet

Required Minium Rear Yard:	None (adjacent to nonresidential uses)
Proposed Rear Yard:	7 feet
Required Transitional Height:	None

CONCLUSIONS:

(1) **Compatibility with comprehensive development plan (CDP); timing of development:** The 2025 Comprehensive Plan designates the subject property as MLSF (Medium Lot Single Family) which is not compatible with the proposed SPI-19 SA5/WIZ (Vine City Special Public Interest District Subarea 5/Westside Affordable Workforce Housing Overlay) zoning district. The proposed rezoning will require a development pattern amendment.

(2) **Availability of and effect of public facilities and services; referral 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. 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 any other land in the vicinity suitable for this development. The subject property is an undeveloped lot that abuts the MARTA transit line and the former Morris Brown College Stadium to the south, and an undeveloped lot zoned for multifamily uses, to the east. Across the street is a 12-unit multifamily building. In accordance with Objective 1.2 of the Westside Land Use Framework Plan (2017), the Vine City neighborhood seeks to, "*expand housing choice to improve affordability, attract a mix of resident income levels and reduce displacement*". The construction of a three-unit multifamily building will have a positive effect on the balance of land uses by creating a transition between the non-residential uses to the south and the single-family residential neighborhood to the north.

(4) **Effect on character of the neighborhood**: The Westside Land Use Framework Plan seeks to "*redevelop new housing with a mix of building typologies*". The framework encourages development that reinforces Vine City's neighborhood identity by ensuring compatibility with existing character, introducing housing typologies that reflect the predominant patterns in the community, and maintaining building heights of no more than three stories within residential areas. The proposed 2-story building with a basement will encompass approximately 3,150 square feet and contain three residential units. The building will align with the front setback pattern for the block and feature a pitched roof, with two stories at the front and three stories in the back of the building. Its 0.875 FAR (floor area ratio) will serve as a transition between the 3.2 FAR allowed to the south and east of the property and the 0.5 FAR permitted to the north. Therefore, Staff is of the opinion that the proposed development will not have a negative impact on the character of the neighborhood and will fit within the land uses and scale permitted north and south of the property.

(5) **Suitability of proposed land use:** The subject property is located at the end of Griffin Street, where it transitions into Carter Street. South of Carter Street, existing commercial uses include the Walmart Neighborhood Market, existing multifamily uses such as Magnolia Apartments, the former Morris Brown Student Center, and the Morris Brown U.S. Postal Service facility (both of which Invest Atlanta plans to redevelop with a mix of commercial and residential uses in the future). West of Griffin Street and south of Magnolia Street, the area is primarily single-family, except for a 12-unit multifamily building and a duplex. In contrast, the east side of Griffin Street consists exclusively of single-family residences. The proposed rezoning will be consistent with the Residential Development Pattern Principle R2 to "*direct residential growth that is compatible in scale, height, and character with adjoining neighborhood districts*" and consistent with Principle R3 to *"encourage more diverse housing opportunities by supporting the construction of duplexes, triplexes, and small apartment buildings that align with the existing physical character of the area"*. Therefore, staff is of the opinion that the proposed land use is suitable, as the site is in a transition area between adjoining MDMU (Medium Density Mixed-Use) development patterns to the south and east, and MLSF (Medium Lot Single Family) development patterns to the north.

(6) **Effect on adjacent property:** The site is within a 10-minute walking distance of the Ashby and Vine City MARTA stations and is surrounded by sidewalk connectivity. Therefore, the proposed development will be consistent with 2025 Comprehensive Plan City-Wide Policy 4, which seeks to *"encourage development in clusters compatible with surrounding areas and aligned with existing and future pedestrian and transit options".* Furthermore, the request is consistent with City-Wide Policy 1, which seeks to encourage *"modest growth compatible with each neighborhood's typical built and natural features or small area plans"* outside the urban core and major corridors. Staff is of the opinion that the request will support compatible, modest growth outside the Martin Luther King Jr. Drive corridor, as the scale and design of the proposed building will function as a transitional element between mixed-use and single-family land uses in the Vine City neighborhood.

(7) **Economic use of current zoning:** The existing SPI-19 SA6 zoning category allows for some economic use, however, rezoning the property to SPI-19 SA5 will allow more economic use of the property.

(8) **Compatibility with policies related to tree preservation:** At the time of permitting the development must comply with the City of Atlanta's Tree Ordinance.

(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, **67 Griffin Street NW is** in a Core Growth Area. Core Growth Areas are described as follows:

> "This is the center of Old Atlanta. It includes the City's densest, most traditional, adaptable and walkable districts. It has an easy capacity for growth, the best transit network and many of the top historic, cultural and academic assets in the region. It covers Downtown, Midtown and a larger surrounding territory made primarily of commercial and industrial property. It also includes emerging districts like West Midtown, South Downtown West End and Castleberry, where better design can solve shortcoming that today limit the capacity for growth"

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The building shall have a gable, pitched, or hipped roof and have a minimum pitch of 4/12.
2. The building shall feature a front porch on the first floor of the building. The front porch shall be a minimum of 12-feet wide or one-third the width of the front facade, whichever is greater, and have a minimum of eight feet in depth; and contain a roof with a minimum six-inch wide porch roof supports, and steps.

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-25-52 for 2410 Jonesboro Road, 2430 Jonesboro Road, 2436 Jonesboro Road and 2440 Jonesboro Road SE, and 808 Hargis Street, 816 Hargis Street, 824 Hargis Street, and 830 Hargis Street SE**

DATE: June 12, 2025

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) and R-LC-C (Residential Limited Commercial Conditional) to MRC-1 (Mixed Residential Commercial) for property located at **2410 Jonesboro Road, 2430 Jonesboro Road, 2436 Jonesboro Road and 2440 Jonesboro Road SE, and 808 Hargis Street, 816 Hargis Street, 824 Hargis Street, and 830 Hargis Street SE.**

FINDINGS OF FACT:

- **Property Location:** The property fronts 436 feet on the east side of Jonesboro Road SE beginning at the northeastern corner of a mitered intersection of the eastern right of way of Jonesboro Road and the southerly right-of-way of McWilliams Road. The property is in Land Lot 28 of the 14th District, Fulton County, Georgia in the Leila Valley Neighborhood of NPU-Z, Council District 1.

- **Property Size and Physical Features:** The subject site comprises 8 separate parcels, which combined will create a large, rectangular shaped parcel with approximately 4.71 acres (204,999 square feet) of lot area. Topography is mostly flat as a majority of the site has already been graded but there is an 8-foot elevation change towards the undeveloped portion of the site on McWilliams Road on the northeast. There are mature trees on the vacant and undeveloped parcels along McWilliams Road.

- **CDP Land Use Map Designation:** The current development patterns for the site are MLSF (Medium Lot Single Family) and LDMU (Low Density Mixed Use) within the 2025 Comprehensive Development Plan (CDP).

- **Current/Past Use of Property:** Two parcels facing Jonesboro Road include a construction equipment storage facility, and a single-family dwelling directly abutting it. The remaining lots are 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 LDMU (Low Density Mixed Use) and MLSF (Medium Lot Single Family) development patterns; parcels to the south are zoned R-4 (Single Family Residential) and R-4A (Single Family Residential) with a MLSF (Medium Lot Single Family) development pattern; parcels to the east are zoned R-4 (Single Family Residential) with an MLSF (Medium Lot Single Family) development pattern; parcel to the west is zoned RG-1-C (Residential General Sector 1 Conditional) with a LDR (Low Density Residential) development pattern. All surrounding parcels comprise a mix of undeveloped lots and developed lots with a single-family home. One parcel directly to the north includes a place of worship.

- **Transportation System:** Jonesboro Road is considered an arterial, managed by GDOT, and has no sidewalks along either side of the street. MARTA bus routes #55 and #78 operate nearby along Jonesboro Road. There is no MARTA rail station nearby, with in the nearest being Lakewood/Fort McPherson, located 5 miles away.

PROPOSAL: The applicant seeks to rezone from R-4 (Single Family Residential) and R-LC-C (Residential Limited Commercial Conditional) to MRC-1 (Mixed Residential Commercial) to allow the development of 41 townhomes buildings, 11,250 square feet of commercial space, and about 2 acres of open space. Vehicular access will be provided via three curb cuts on Jonesboro Road, McWilliams Road, and Hargis Street. The commercial building will front on Jonesboro Road, with townhomes in the side and rear.

Project Specifications:

Lot Area (total):	4.71 acres (204,999 square feet)
Maximum FAR:	1.696 (1.000 for non-residential, 0.696 for residential)
Proposed FAR:	0.054 (non-residential) 0.50 (residential)
Residential Space:	102,790 square feet
Nonresidential Space:	11,250 square feet
Number of Units Proposed:	41 townhomes
Useable Open Space Ratio:	0.41
UOS Required:	83,635 square feet
UOS Provided:	83,635 square feet
Parking Required (Minimum):	19 spaces (commercial/retail) 45 spaces (residential)
Parking Provided:	31 spaces (commercial/retail) 155 spaces (residential, 3.78 spaces per unit)
Maximum Building Height:	35 feet/3 stories

CONCLUSIONS

1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The Comprehensive Development Plan (CDP) has designated several of the subject parcels as MLSF (Medium Lot Single Family); therefore, the proposed zoning district is not compatible. A request to amend the development pattern of the site to LDMU (Low Density Mixed Use) has been submitted concurrently with this application.

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. NPU-Z policies for this area emphasize supporting this specific area being redeveloped, particularly along a major corridor like Jonesboro Road. This development supports policy Z-1.2 to "*encourage strategic mixed use development in designated corridors that support increased walkability and economic activity*". The 2006 Jonesboro Road Redevelopment Plan explicitly recommends and supports a rezoning of this parcel to primarily multifamily to "*establish multifamily and townhomes north of the South River Water Treatment Plant*" (page 3:35). The proposal will provide an increase in housing supply and a small amount of non-residential density. The proposed rezoning would therefore have a positive impact on the balance of land uses regarding the public need.

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. Small area plans prioritize strengthening neighborhood assets and improving residents' quality of life by expanding housing choice. The parcels are located along the Jonesboro Road corridor, which includes multiple industrial uses including the South River Water Treatment Plant. The land use policy objectives from the 2006 Jonesboro Road Redevelopment Plan "*seek an activated corridor with pedestrian-friendly commercial and multi-family uses*". Therefore, Staff finds the proposed request reasonable.

5) **Suitability of proposed land use:** Staff finds the proposed land use suitable as the proposed use reflects the overall goals and recommendations of the 2006 Jonesboro Road Redevelopment Plan, and NPU-Z policies. The proposal complies with the basic requirements of the MRC-1 zoning designation and intends to introduce new housing supply that is needed in the Leila Valley neighborhood. 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 activating a currently underutilized site and increasing the overall housing, job supply, and retail amenities. The proposed development is located along Jonesboro Road, a major corridor, and is located near to the South River Water Treatment Plant and Browns Mill Golf Course. Adding a mixed-use development would help support the Leila Valley community and add commercial retail to complement the existing residential neighborhood on the west side of Jonesboro Road and the surrounding area. Staff is of the opinion that the introduction of more mixed uses at this area would greatly benefit the surrounding neighborhood.

7) **Economic use of current zoning:** The property has little economic use under the current zoning, as most of the parcels have been undeveloped and vacant. The proposed MRC-1 zoning will activate a severely underutilized site with more flexible and diverse uses. The proposed rezoning would therefore 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, **2410 Jonesboro Road, 2430 Jonesboro Road, 2436 Jonesboro Road and 2440 Jonesboro Road SE, and 808 Hargis Street, 816 Hargis Street, 824 Hargis Street, and 830 Hargis Street SE** is located within a Growth Area: Corridor. Corridor areas are described as follows:

> This is the center of Old Atlanta. It includes the city's densest, most traditional, adaptable and walkable districts. It has an easy capacity for growth, the best transit network and many of the top historic, cultural and academic assets in the region. It covers Downtown, Midtown, and a larger surrounding territory made primarily of commercial and industrial property. It also includes emerging districts like West Midtown, South Downtown, West End and Castleberry, where better design can solve shortcomings that today limit the capacity for growth.

STAFF RECOMMENDATION: APPROVAL

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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-25-56 for 684 Law Street NW**

DATE: October 9, 2025

An Ordinance by Zoning Committee to rezone from I-2/BL (Heavy Industrial/Beltline Overlay) to MRC-3/BL (Mixed Residential Commercial/Beltline Overlay) for property located at **684 Law Street NW and 679 Glass Street and 685 Glass Street NW.**

Staff has requested a deferral.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – NOVEMBER 2025

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Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **Z-25-57 for 1037 Bouldercrest Drive SE**

DATE: October 9, 2025

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **1037 Bouldercrest Drive SE.**

The applicant has requested that this application be withdrawn. Staff is supportive of this request.

STAFF RECOMMENDATION: FILE

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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-25-17 for 346 Edgewood Avenue NE**

DATE: October 9, 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.**

FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 144.80 feet on the north side of Edgewood Avenue NE beginning at the northeast corner of Edgewood Avenue and Hilliard Street. The property is in Land Lot 46 of the 14th District, Fulton County, Georgia in the Sweet Auburn neighborhood of NPU-M in Council District 5.

- **Property size and physical features:** The subject property is a rectangular shaped lot with approximately 0.216 acres (9,418 square feet) of land area. The property is used as a surface parking lot. The topography is essentially flat across the site. Vehicular access to the site is provided via two curb cuts, one on Edgewood Avenue NE and one on Hilliard Street NE. There are no mature trees on site as it is almost entirely paved.

- **CDP land use map designation:** The subject property has a development pattern designation of Low Density Mixed Use (LDMU) within the 2025 Comprehensive Development Plan (CDP).

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

- **Surrounding zoning/land uses:** The parcel to the north is zoned HC-20C SA3 (Martin Luther King Jr Landmark District Subarea 3) with a Low Density Mixed Use (LDMU) development pattern. The parcels to the east, west, and south are zoned HC-20C SA4 (Martin Luther King Jr Landmark District Subarea 4) with a Low Density Mixed Use (LDMU) development pattern.

- **Transportation system:** The site has frontage along Edgewood Avenue NE, which is classified as an arterial, and Hilliard Street NE, which is classified as a local street. MARTA bus route #3 provides service along Edgewood Avenue NE and there are bus stops nearby. The Atlanta Streetcar also operates along Edgewood Avenue and there is a permanent boarding stop (Edgewood at Hilliard Station) located directly across the street from the subject property. There are sidewalks along both sides of the roadway.

PROPOSAL: The applicant seeks a special use permit for a park for hire surface parking lot pursuant to Section 16-20C.005. No permanent structural additions are currently proposed for the existing parking lot.

- **Ingress and egress:** Vehicular access to the site is provided via curb cuts on both frontages of the subject property.

- **Parking and loading:** The site is a surface parking lot intended to be utilized as a park-for-hire location which currently offers 22 regular parking spaces and 2 handicapped spaces. Loading areas are not provided as no deliveries are expected.

- **Refuse and service areas:** Garbage will be collected once or twice weekly as needed.

- **Buffering and screening:** The site has minimal screening or buffering. An existing fence surrounding most of the property and small landscape strip separates the subject property from another parking lot to the north. The subject property directly abuts the wall of the adjacent commercial use to the east.

- **Hours and manner of operation:** The property will be used as a park-for-hire surface parking lot with two employees per shift. The hours of operation will be Monday to Sunday, seven days a week from 11:00 a.m. to 11:30 p.m. Most clients are expected to be between age 35-60 with approximately 20-50 clients serviced per day. No special programs will be offered.

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

- **Required yards and open space:** The applicant has not proposed any new structures or modifications to existing hardscape.

- **Tree Preservation and Replacement:** Any tree removal on the property will be permitted via the City Arborist, however there are no trees on site.

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 plan provided by the applicant the proposal appears to provide adequate access to the site and should not create any impediments to the safety of the area and flow of traffic nearby. The additional access point along Hilliard Street NE will facilitate a smooth flow of traffic and help prevent overflow onto Edgewood Avenue NE. 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 with proper management.

b) **Off-street parking and loading:** The subject property is a surface parking lot. Pursuant to Section of the Martin Luther King Landmark District regulations applicants are required to submit an area parking analysis to document the need for such use; the area parking analysis shall demonstrate that the current inventory of publicly-accessible parking supply located within 2,000 linear feet of the proposed parking lot is insufficient for the active commercial uses located within the same area. No such analysis was submitted for this application therefore Staff believes this application has not adequately demonstrated the need for an additional park-for-hire surface lot in the area.

c) **Refuse and service areas:** A private waste hauler will pick-up trash twice weekly. Staff finds that the proposed refuse and service areas are sufficient for the proposed use.

d) **Buffering and screening:** Pursuant to Section 16-20C.009 additional buffering and screening are required for approved surface parking lot uses, additionally pursuant to Chapter 158, Article II, Section 158-30 the applicant has not indicated such improvements will be made. The applicant has not proposed any landscape areas and no tree plantings.

e) **Hours and manner of operation:** The applicant seeks to operate a park-for-hire location defined as any facility for the parking of motorized vehicles, for which service the operator thereof charges a fee. The location is proposed to be available for parking Monday through Sunday 11:00 am to 11:00pm. The lot is proposed to service 20-50 clients. No meals will be offered and there will be no special programs offered. The applicant has not demonstrated the need for a park-for-hire facility in this location pursuant to Section 16-20C.005(3)(c)(v). Further, the applicant has not proposed any buffering or screening to diminish the visual impact of parked cars at the intersection of Edgewood and Hilliard Street NE improve the relationship of parked cars along an arterial. The location is also immediately adjacent to high-capacity transit where the is minimum parking for many non-residential uses within ½ mile of the location. Staff finds the hours and manner of operations insufficient.

f) **Duration:** The applicant requests a three-year duration. Staff is not supportive of the request.

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: DENIAL