ANDRE DICKENS
MAYOR

CITY OF ATLANTA

DEPARTMENT OF CITY PLANNING
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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-25-59 for 1665 Stanton Road SW and 1669 Stanton Road SW**

DATE: November 6, 2025

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MR-2-C (Multifamily Residential Conditional) for a change of conditions for property located at **1665 Stanton Road and 1669 Stanton Road SW.**

FINDINGS OF FACT:

- **Property Location**: The property fronts 64.85 feet on the west side of Stanton Road SW beginning at an iron pin found on the westerly side of Stanton Road 561 feet southerly from the corner formed by the intersection of the westerly side of Stanton Road with the southerly side of Campbellton Road. The property is in Land Lot 153 of the 14th District, Fulton County, Georgia in NPU R, Council District 12. The property is not located in a registered neighborhood.

- **Property Size and Physical Features:** The subject property is approximately 0.685 acres (29,850 square feet). The site is currently undeveloped and partially overgrown with vegetation and mature trees. Vehicular access to the site is currently not provided. Topography varies across the lot, with an elevation change of approximately 14 feet between the highest and lowest points on the site. There are currently mature trees throughout the parcel.

- **CDP Development Pattern Map Designation:** The current development pattern category for the site is MLSF (Medium Lot Single Family) within the 2025 Comprehensive Development Plan. A development pattern amendment is required.

- **Current/Past Use of Property:** The site is currently undeveloped and partially overgrown with vegetation and mature trees. Staff is unaware of any other previous uses of the property.

- **Surrounding Zoning/Land Uses**: The parcels to the north are zoned MR-2-C (Multifamily Residential Conditional) with a LDR (Low Density Residential) development pattern designation. The parcels to the east are zoned MR-2-C (Multifamily Residential Conditional) and R-4 (Single Family Residential) with an LDR (Low Density Residential) development pattern designation. The

parcels to the west and south are zoned R-4 (Single Family Residential) with a MLSF (Medium Lot Single Family Residential) development pattern designation.

- **Transportation System:** Stanton Road SW is considered a local road. MARTA bus service operates nearby along Campbellton Road SW. There are some sidewalks along Stanton Road SW.

PROPOSAL: The applicant requests to rezone from R-4 (Single Family Residential) to MR-2-C (Multifamily Residential Conditional). The applicant intends to consolidate the two lots and construct 9 attached and detached dwelling units.

Project Specifications:

Current Zoning:	R-4
Proposed Zoning:	MR-2-C
Current Development Pattern:	Medium Lot Single Family
Proposed Development Pattern:	Low Density Residential
Lot Area (total):	29,850 square feet
Proposed FAR:	0.392
Proposed Height:	35 feet
Proposed Dwelling Units:	9 units
Required Parking:	11.7 spaces
Proposed Parking:	12 spaces

CONCLUSIONS

1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The 2025 Comprehensive Development Plan designates the subject property as MLSF (Medium Lot Single Family Residential) which is not compatible with the proposed MR-2-C (Multifamily Residential Conditional) zoning. A request to amend the future land use designation of the site from MLSF (Medium Lot Single Family Residential) to LDR (Low Density Residential) 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. 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. 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 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 intends to introduce more housing supply that is consistent with NPU-R policy R-2 to "*construct residential and commercial infill development that is compatible with adjacent development*". The proposed rezoning would therefore have a positive impact on the balance of land uses regarding public need.

4) **Effect on character of the neighborhood:** Staff is of the opinion that the proposed rezoning is consistent with the character of the surrounding neighborhood. The site lies in a Corridor Design Area, abuts MR-2-C zoned property, and will introduce 3 single family homes and 6 townhome units to the area. The proposal aligns with the Campbellton Cascade Corridors Redevelopment Plan, which seeks to implement zoning changes in the Campbellton West corridor by employing the City's Quality of Life Zoning Districts, such as MR-2 which "*maintains land use intensity and implements Quality of Life Zoning Code urban design standards,"* while incorporating applicable multifamily residential housing along the corridor *"which is intended to support a variety of multi-family housing types with a limited amount of neighborhood serving commercial*". The proposal supports CDP Residential Development Pattern Policy R 2, which seeks to *"direct residential growth that is compatible in scale, height, and character with adjoining neighborhoods and districts".* The proposal also supports Citywide Development policy CW 2 in the 2025 Comprehensive Plan to "*ensure development is appropriately scaled and compatible with surrounding areas*". The introduction of 9 residential units on otherwise unused parcels eliminates vacant land use and provides more infill housing to support the proposed revitalization of this area. Therefore, staff finds the proposed request reasonable.

5) **Suitability of proposed land use:** A change in land use is necessary as the proposed use is not compatible with the MLSF (Medium Lot Single Family) land use designation. The rezoning of the subject parcel will introduce new housing supply that is consistent with the development pattern of the surrounding neighborhood. The proposal supports Residential Development Pattern Policy R 3 in the 2025 Comprehensive Plan 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 an area*". The proposed land use is suitable for the parcel.

6) **Effect on adjacent property:** Based on the stated goals of the 2025 Comprehensive Development Plan, staff is of the opinion that the proposed development would not have a negative impact on adjacent properties.

7) **Economic use of current zoning:** Although the parcel can be redeveloped as currently zoned, it appears to have been unoccupied and underutilized for an extended period indicating that the existing economic use of the current zoning is limited. The proposed rezoning would create 9 residential units, thus increasing the residential density and the economic use of the subject property.

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

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

According to the Atlanta City Design map, **1665 Stanton Road SW and 1669 Stanton Road SW** are located within a Corridor. Corridors are described as follows:

> "These are the connecting tissues of the city; the major streets that flow out of the core in every direction. They stitch Old and New Atlanta together and most of them are commercially developed. Streets like Hollowell, Peachtree and Jonesboro wind along the contours of the city while streets like Metropolitan, Memorial and Northside slice straight lines across hills and valleys. In either case, we find commercial sites, civic buildings and anchor institutions along the way. With better design, these corridors can become main streets for every community, accommodating a reasonable amount of growth that will spur commercial vitality and a vibrant public life out beyond the core of the city".

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

1. Building entrances: The primary pedestrian entrance shall be architecturally articulated.
2. Building facade materials shall consist of the following:
    a. Single and two-family structures: All exterior facades shall be brick, horizontal wood clapboard siding, or horizontal hardiplank (cementious siding).
    b. Townhouse structures: shall be defined as a row of two or more attached multi-family dwelling units with no unit located above or below another residential unit whereas:
        i. 1. All exterior facades adjacent to a public street shall be brick, stone, cast stone, three-part hard coat stucco, horizontal wood clapboard siding or hardiplank (cementious siding)
        ii. All exterior facades not adjacent to a public street shall be brick, stone, cast stone, three-part hard coat stucco, split-faced concrete, split-faced brick, horizontal wood clapboard siding, or horizontal hardiplank (cementious siding). Exposed concrete masonry units are not permitted.
    c. Retaining walls: shall be faced with or constructed of stone, brick, or decorative concrete modular block only.
3. Fencing: In addition to the fencing requirements of the MR and MRC districts, any chain link fencing where permitted in these districts, shall be black or dark green vinyl coated.
4. Dumpsters and Loading areas: In addition to the dumpster and loading requirements of the MR and MRC districts, the following additional restrictions shall apply:
    a. Dumpsters and loading areas shall be enclosed with a self-closing opaque gate and opaque walls or fencing. Said gate, walls and fencing shall be a minimum of twelve (12) inches higher than the dumpster receptacle. The maximum combined height of a dumpster and screening walls or fencing shall be seven (7) feet.

b) Landscape screening where required, shall consist of a continuous hedge of evergreen shrubs, which shall be a minimum height of six (6) feet at time of planting and shall be maintained by the property owner.

5. Security materials: Burglar bars, steel gates, and steel-roll down doors or shutters are prohibited of the exterior of a structure when visible from any public street.
6. Lighting: Lights outlining and/or detailing a building and/or windows are prohibited.
7. Vending machines, paper stands, and other similar devices shall be located interior to the building structure.
8. Siqnaqe: In addition to the signage requirements of the MR and MRC districts, the following additional restrictions shall apply:
    a. Free-standinq signs, where permitted, shall be constructed of the same materials as the principal structure and shall be directly and continuously upon the ground or a grade-level support structure with no separation between the sign and the ground or grade-level support structure. Said signs shall not be supported by visible columns, uprights, poles or braces and shall be of continuous solid construction without holes, gaps or spacing.
    b. Wall signs: Signs attached to the building facade shall be internally illuminated or lit from behind (i.e. halo lighting).

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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-25-62 for 115 Nathan Road SW**

DATE: November 6, 2025

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **115 Nathan Road SW.**

Staff recommends a deferral to allow the applicant time to amend their plans and meet with NPU H.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – DECEMBER 2025

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MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **Z-25-63 Prohibiting the use of barbed wire and razor wire along public rights-of-way in all Zoning Districts**

DATE: November 6, 2025

An Ordinance by Councilmembers Jason Dozier and Liliana Bakhtiari as amended by Zoning Committee to amend the 1982 Atlanta Zoning Ordinance, as amended, **by prohibiting the use of barbed wire and razor wire along public rights-of-way in all zoning districts.**

FINDINGS OF FACT:

The City of Atlanta is committed to safeguarding the health, safety and welfare of its residents, particularly children and adolescents. Barbed wire and razor wire poses dangers to the public through potential physical injuries like cuts, scrapes, and puncture wounds, leading to infections such as tetanus, and the risk of entanglement for both humans and animals. Barbed wire and razor wire can cause significant harm to children, wildlife, and even trespassers, resulting in pain, costly medical treatment, and potential liability for property owners. Old, untended, or illegally placed barbed wire and razor wire, including pieces strewn on the ground or used in public spaces like trails, increase these risks considerably. While not a direct physical hazard, barbed wire can be unsightly in residential areas and may not be suitable. The use of barb wire and razor wire as a preventative measure could also be seen as being detrimental to the neighborhood describing the neighborhood as unsafe which can hamper any revitalization efforts a neighborhood may be supporting.

PROPOSAL: The legislation would prohibit the use of barb wire and razor wire along all public right-of-way in all zoning districts.

CONCLUSIONS:

(1) Compatibility with comprehensive development plan (CDP); timing of development: Staff finds that there are no known public projects or programs with which the timing of this text amendment would conflict. The text amendment would not affect any development pattern of the Comprehensive Development Plan.

(2) Availability of and effect of public facilities and services; referral to other agencies: No development proposal is contemplated because of this text amendment. All uses allowed per zoning district are unchanged. At the time proposed development plans are submitted to other agencies for permit review, compliance with all applicable City codes will be required.

(3) Availability of other land suitable for proposed use; environmental effect on balance of land uses: The text amendment will have no environmental effect on the balance of land uses. The text amendment may increase the safety and welfare of residents by prohibiting material that is harmful.

(4) Effect on character of the neighborhood: A neighborhood without a prevalence of barbed wire or razor wire can appear more open, friendly, and less hostile or fortified, which improves the general atmosphere for residents and visitors. Removing barbed wire or razor wire from a neighborhood offers significant benefits, primarily by improving safety, enhancing the area's aesthetic appeal, and potentially increasing property value. Barbed wire or razor wire is often considered unsightly and industrial, which can detract from a property and the neighborhood's overall visual appeal. The primary benefit is the elimination of a major physical hazard. Barbed wire's sharp points can cause serious injuries to people, especially children, and pets who may encounter it. Property owners can reduce their risk of legal action or liability issues that could arise if someone is injured on their property by the wire.

(5) Suitability of proposed land use: Land use is unchanged by the text amendment.

(6) Effect on adjacent property: The removal of or the prohibition of bard wire and razor wire can enhance a home or business' curb appeal, which may make the property more attractive to potential buyers and positively impact its market value.

(7) Economic use of current zoning: The economic use of property may increase with the prohibition of the material making the neighborhood appear safer and diminish civil liability of property owners.

(8) Compatibility with policies related to tree preservation: The text amendment has not impact on tree preservation.

STAFF RECOMMENDATION: APPROVAL

Z-25-63 Prohibit Barb Wire and Razor Wire in all Zoning Districts							
	NPU	Approved	Approval Conditional	Denied	Abstained	Deferred	Comments
Z-25-63 Prohibit Barb Wire and Razor Wire	**A**			1			
	B	1					
	C	1					
	D	1					
	E			1			
	F			1			
	G	1					
	H	1					
	I	1					
	J	1					
	K	1					
	L					1	
	M	1					
	N			1			
	O				1		
	P	1					
	Q	1					
	R	1					
	S	1					
	T	1					
	V	1					
	W	1		1			
	X	1					
	Y	1					
	Z			1			
	Total:	18	0	6	1	1	

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Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

FROM: Keyetta Holmes, AICP, Director *KMH*

SUBJECT: **Z-25-64 942 Gresham Avenue SE**

DATE: November 6, 2025

An Ordinance by Councilmember Liliana Bakhtiari to zone property located at **942 Gresham Avenue SE** Atlanta, Georgia 30316, 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 Gresham Avenue. The property is in the southeast quadrant of unincorporated DeKalb County adjacent to the City of Atlanta's East Atlanta neighborhood in Neighborhood Planning Unit (NPU) W, City Council District 5.

- **Property size and physical features:** The subject parcel is .24 acres and developed with a single family residential structure. The topography of the lot increases from the east to the west with a number of mature trees and shrubs located throughout the site.

- **CDP land use map designation:** Recommendations for compatible land use designation in accordance with recommended zoning designation will be presented at a public hearing conducted by the Community Development/Human Services Committee (CD/HS) of the Atlanta City Council on November 24, 2025, MLSF (Medium Lot Single Family) development pattern was recommended.

- **Current/past use of property:** The parcel is currently developed with a single-family residential structure and has a Traditional Neighborhood Character Area and R-75 (Residential Medium Lot) zoning in DeKalb County. Staff is not aware of any previous uses of the site.

- **Surrounding zoning/land uses:** In DeKalb County, the surrounding parcels have Traditional Neighborhood Character Area and R-75 residential zoning. The parcel is adjacent to the City of Atlanta boundaries to the west. The surrounding parcels within the City are zoned R-4 (Single Family Residential) and have a land use designation of MLSF (Medium Lot Single Family).

- **Transportation system:** Gresham Avenue is a two-lane local road without sidewalks. The parcel is within .2 miles of MARTA bus route #4 on Moreland Avenue with a connection to the Inman Park-Reynoldstown Transit Station.

PROPOSAL: The ordinance proposes to zone property upon annexation into the City of Atlanta to the R-4 (Single Family Residential) zoning district.

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.

Like the R-4 (Single-Family Residential) zoning district in the City of Atlanta, the DeKalb County R-75 (Residential Medium Lot-75) zoning district is intended 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 (Residential Medium Lot 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 in accordance with a recommended zoning designation will be presented at a public hearing conducted by the Community Development/Human Services Committee (CD/HS) of the Atlanta City Council. The recommendation is to assign MLSF (Medium Lot Single Family) development pattern upon annexation.

(2) Availability of and effect of public facilities and services; referral to other agencies:
There are available public facilities and services (i.e. water supply, sewage, drainage, transportation, schools, fire and police protection and solid waste collection and disposal) for the proposed annexation area.

(3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** Since no development project is being proposed in connection with the annexation, availability of other appropriate land already zoned for the proposed use is not applicable here. Pursuant to Section 16-02.016 where territory is added to the city, unless zoning amendment is concurrent with such annexation, district designation shall be construed as provided in the case of omission of indication (Section 16-02.015) R-1 (Single Family Residential); and the Office of Zoning and Development shall initiate an amendment within 90 days of such annexation. The proposed zoning will not have an adverse environmental effect on the balance of land uses because it will retain the current zoning and use as 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 neighborhood because it is materially the same as the one currently permitted in DeKalb County.

(5) **Suitability of proposed land use:** The proposed request to zone the property to R-4 (Single-Family Residential) district 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 the DeKalb County.

(6) **Effect on adjacent property:** The proposed zoning district will have a positive impact on the surrounding neighborhood 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

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Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **Z-25-65 599 Peeples Street SW**

DATE: November 13, 2025

An Ordinance by Councilmember Jason Dozier to rezone from SPI-21 SA7/BL/HC20G (Historic West End/Adair Park Special Public Interest District Subarea 7/Beltline Overlay/West End Historic District) to SPI-21 SA8/BL/HC20G (Historic West End/Adair Park Special Public Interest District Subarea 8/Beltline Overlay/West End Historic District) for property located at **599 Peeples Street SW,** to modify the official Zoning Map; and for other purposes.

Staff has requested a deferral.

STAFF RECOMMENDATION: DEFERRAL NOVEMBER 13, 2025

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MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **U-25-32 2345 Donald Lee Hollowell Parkway and 2327 Donald Lee Hollowell Parkway NW**

DATE: November 6, 2025

An Ordinance by Councilmembers Dustin Hillis and Byron D. Amos for a special use permit for a community center pursuant to Section 16-35.007(1)(i) for property located at **2345 Donald Lee Hollowell Parkway NW** and pursuant to Section 16-06A.005(1)(d) for property located at **2327 Donald Lee Hollowell Parkway NW** beginning at the northeasterly corner of Donald Lee Hollowell Parkway and Grand Avenue; and for other purposes.

Staff has requested a deferral.

STAFF RECOMMENDATION: DEFERRAL – DECEMBER 2025

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MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **U-25-23 for 2017 Jonesboro Road SE**

DATE: November 6, 2025

An Ordinance by Zoning Committee for a special use permit for an outdoor exhibit pursuant to Section 16-11.005(1)(c) for property located at **2017 Jonesboro Road SE.**

FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 259.71 feet on the southeastern side of Jonesboro Road SE starting at a point located within the asphalt roadway at the intersection of the extended rights-of-way of the north right-of-way of Merrilyn Drive and the southwesterly right-of-way of Jonesboro Road. The property is in Land Lot 39 of the 14th District, Fulton County, Georgia in the Lakewood Heights neighborhood of NPU-Y in Council District 1.

- **Property size and physical features:** The property is approximately 0.685 acres (29,859 square feet) and is undeveloped with vegetation and mature trees. The topography varies across the lot, with approximately 29 feet between its highest and lowest points. Vehicular access to the site is provided via a curb cut on Merrilyn Drive.

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

- **Current/past use of property:** The property was previously the site of a one-story masonry building. Staff is unaware of any other previous uses on the site.

- **Surrounding zoning/land uses:** The parcels to the north and west are zoned RG-2 (Residential General Sector 2) and R-4 (Single Family Residential) with a MDR (Medium Density Residential) and a MLSF (Medium Lot Single Family) development pattern. The parcels to the east are zoned R-5 (Two-Family Residential) with an OP (Open Space) development pattern. The parcels to the

south are zoned R-4 (Single Family Residential) with a CMTY (Community) and a MLSF (Medium Lot Single Family) development pattern.

- **Transportation system:** The site has frontage along Jonesboro Road SE and Merrilyn Drive SE which are classified as an arterial and a local road, respectively. MARTA bus route service operates nearby along Browns Mill Road SE. There are some sidewalks along Jonesboro Road SE.

PROPOSAL: The applicant seeks a special use permit for an outdoor exhibit pursuant to Section 16-11.005(1)(c). The site will be operated by the Praise House Project, a community-based initiative that utilizes site specific public art installations and small-scale community gatherings to honor African American histories. The applicant intends to install a 15-foot 10-inch by 26-foot 3-inch temporary structure that will serve as a public art installation. The applicant also intends to host outdoor community meetings and special events on the property.

- **Ingress and egress:** Employees, patrons, and emergency and service vehicles will access the property from the existing curb cut along Merrilyn Drive.

- **Parking and loading:** Parking and loading will be accommodated within the surface lot on the property. The applicant will provide 4 onsite parking spaces. Deliveries and service vehicles will utilize the parking area for loading and unloading materials and supplies.

- **Refuse and service areas:** The site will dispose of waste using residential containers for regular trash and recycling. Garbage and refuse will be picked up weekly by a private garbage service. Additional waste containers and more frequent waste removal service will be secured as needed for special events.

- **Buffering and screening:** The site generates virtually no light or air pollution that could impact surrounding uses, and the sound generation is minimal and will comply with standard noise ordinances. The site is primarily surrounded by vacant and undeveloped residential lots that will not be negatively impacted by the operations on this site.

- **Hours and manner of operation:** The site operates as a public art installation that also hosts community meetings, programming, and events. The final site will feature a temporary wooden structure open for viewing and visitation by visitors. The facility will be open by appointment Monday through Wednesday from 9 p.m. to 5 p.m. The facility will be open to the public Thursday through Sunday from 12 p.m. to 5 p.m. Onsite special events are community-based gatherings that will occur up to two times a month on the weekends and feature programming that may utilize a digital projection and sound installation inside the structure. Potluck style food may be served during special events. The applicant anticipates serving approximately 10 guests daily and approximately 100 guests during weekend community events. The applicant anticipates serving guests of all ages. Two shifts of 5 employees will operate the site.

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

- **Required yards and open space:** There are no proposed changes to the site or primary building as part of this application.

- **Tree Preservation and Replacement:** Any tree removal on the property will be permitted via the City Arborist

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:** The applicant will provide 4 parking spaces onsite. The site will generate a low traffic volume during standard business operating hours. Deliveries and service vehicles will utilize the parking area for loading and unloading materials and supplies. 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 will utilize low-level, downward-facing lighting to minimize glare emanating from the temporary structure. The site will occasionally utilize a loudspeaker to produce amplified sound. However, the site abuts vacant or undeveloped residential lots that will not be negatively impacted by the operations on this site. There are dense woods and vegetation that physically buffer the site from residential properties to the west, mitigating any potential conflicts related to sound, light, and air. The Southview Cemetery, located east of the site, is of a similar intensity and will not be negatively impacted by the proposed change in operations of this site. Staff finds the buffering and screening to be sufficient.

e) **Hours and manner of operation:** The site operates as a public art installation that also hosts community meetings, programming, and events. The final site will feature a temporary wooden structure open for viewing and visitation by visitors. The facility will be open by appointment Monday through Wednesday from 9 p.m. to 5 p.m. The facility will be open to the public Thursday through Sunday from 12 p.m. to 5 p.m. Onsite special events are community-based gatherings that will occur up to two times a month on the weekends and feature programming that may utilize digital projection and sound installation inside the structure. Potluck style food may be served during special events. The applicant anticipates serving approximately 10 guests daily and approximately 100 guests during weekend community events. The applicant anticipates serving guests of all ages. Two shifts of 5 employees will operate the site. Staff finds the proposed hours and manner of operation reasonable.

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

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

h) <u>Compatibility with policies related to tree preservation</u>: 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 valid as long as Charmaine Minniefield is the operator.
3. The special use permit is not transferable.
4. The applicant shall secure and maintain a shared parking agreement that provides 100 or more off-street parking spaces. The shared parking must remain active and on file with the Office of Zoning and Development.
5. There shall be no on-street parking on Merrilyn Drive or Jonesboro Road.