ANDRE DICKENS
MAYOR

CITY OF ATLANTA

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

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

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **U-25-29 for 850 Ormewood Avenue SE**

DATE: November 13, 2025

An Ordinance by Zoning Committee for a special use permit for a day care center pursuant to Section 16-06.005(1)(b).

The applicant has requested the application be withdrawn.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

RECOMMENDATION: FILE

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

DATE: November 13, 2025

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

FINDINGS OF FACT:

- **Property location:** The subject property fronts 288 feet on the north side of La Dawn Lane NW beginning at a ½ inch rebar set on the north side of La Dawn Lane 30 feet east of the center of the Water Works spur track; running thence north along the right of way of said spur track in a northwesterly direction and following the curvature thereof an arc distance of 307.37 feet to a ½ inch rebar set; running thence southeast 143.09 feet to a ½ inch rebar set; running thence southeast a distance of 293.21 feet to a ½ inch rebar set on the northerly right of way of La Dawn Lane, running thence along said right of way southwest a distance of 68.65 feet to a ½ inch rebar set and the point of beginning. The property is located within Land Lot 230 of the 17th District, Fulton County, Georgia in the Bolton Neighborhood of NPU D, Council District 9.

- **Property size and physical features:** The property is approximately 2.7 acres (113,101 square feet) and is partially developed with two single-family homes with overgrown vegetation and mature trees. The topography varies across the lot, with approximately 20 feet between its highest and lowest points. Vehicular access to the site is provided via two curbs cut on La Dawn Lane. There are mature trees, shrubs, and vegetation on the property.

- **CDP land use map designation:** The subject property has a LDR (Low Density Residential) development pattern within the 2025 Comprehensive Development Plan (CDP). A development pattern amendment is not required for the proposed development.

- **Current/past use of property:** The property is partially developed with two single-family homes with overgrown vegetation and mature trees. Staff is unaware of any previous activities or uses of the site.

- **Surrounding zoning/land uses:** The parcels to the north are zoned RG-3 (Residential General Sector 3) and I-1 (Light Industrial) with LDR (Low Density Residential) and LDMU (Low Density Mixed Use) development patterns. Abutting the site to the east are parcels zoned R-4 (Single Family Residential) with a LDR (Low Density Residential) development pattern. Other parcels to the east are zoned C-1-C (Community Business Conditional) and MR-3-C (Multifamily Residential Conditional) with LDMU (Low Density Mixed Use) and MDR (Medium Density Residential) development patterns. The parcels to the west are zoned R-4 (Single Family Residential) and RG-2-C (Residential General Sector 2 Conditional) with a LDR (Low Density Residential) development pattern. The parcels to the south are zoned R-4 (Single Family Residential) with a LDR (Low Density Residential) development pattern.

- **Transportation system:** The subject property has frontage on La Dawn Lane NW, which is considered a local road. MARTA bus service operates nearby along Marietta Boulevard NW. There are sidewalks along La Dawn Lane NW.

PROPOSAL: The applicant requests a rezoning from R-4 (Single Family Residential) to PD-H (Planned Development Housing). The applicant intends to construct 34 townhome units.

Project Specifications:

Current Zoning:	R-4
Proposed Zoning:	PD-H
Gross Land Area:	138,364 square feet (3.176 acres)
Net Lot Area:	113,101 square feet (2.7 acres)
Gross Residential Floor Area:	68,000 square feet
Proposed FAR:	0.49 of GLA/0.60 of NLA
Number of Units Proposed:	34 units (2,000 square feet each)
Proposed Unit Size:	2,000 square feet (per unit)
Proposed Building Setbacks	
Front:	40 feet
Side:	7 feet
Rear:	15 ft
Required Total Open Space:	0.71 (98,238.44 square feet)
Proposed Total Open Space:	0.80 (110,964 square feet)
Required Useable Open Space:	0.41 (56,729.24 square feet)
Proposed Useable Open Space:	0.58 (80,768 square feet)
Proposed Height:	35 feet

Parking Minimum (1.1 per dwelling unit):	37.4 parking spaces
Proposed Parking:	80 parking spaces

CONCLUSIONS:

(1) **Compatibility with comprehensive development plan (CDP); timing of development:** The Comprehensive Development Plan (CDP) has designated the subject parcel as LDR (Low Density Residential). Rezoning the subject site to PD-H (Planned Development Housing District) is compatible with the existing development pattern; therefore, a land use amendment is not required.

(2) **Availability of and effect of public facilities and services; referral to other agencies:** The location of the subject property and the current use of the surrounding properties indicate that there are public facilities and services available to the subject property. Upon review by relevant agencies and departments, there has been no indication that the subject location lacks sufficient public facilities and services. When the proposed development plans are submitted for permit review, they must comply with all applicable City codes. All necessary public facilities such as water supply, sewage, drainage, transportation, schools, fire and police protection, and solid waste collection and disposal are available to serve the property.

(3) **Availability of other land suitable for proposed use; environmental effect on balance of land uses:** The applicant has not provided any proof that they own any other land in the vicinity that would be suitable for this development. The proposed rezoning would have an adverse effect on the environment and create an imbalance of land uses. Higher intensity residential uses are located at the periphery of the neighborhood while the interior neighborhood is primarily developed with single-family homes. The subject property abuts R-4 (Single Family Residential) lots to the east, west, and across La Dawn Lane. These R-4 lots are developed with single family detached dwellings and allow for a maximum FAR of 0.50 of the net lot area. Higher intensity single family attached dwellings, are found at the periphery of the neighborhood abutting the Westside Village commercial center. Abutting the commercial center to the west is the Clayburn Place Townhomes, which are zoned RG-3 (Residential General Sector 3) and allows a maximum FAR of 0.696 of gross lot area per Section 16-08.010 Table 1. Abutting the commercial center to the south are the Westside Village Townhomes, which are zoned MR-3-C (Multifamily Residential Conditional), allowing for a maximum FAR of 0.69. The Bridge Side Apartments, located west of the site along La Dawn Lane, are zoned RG-2-C (Residential General Sector 2 Conditional) and are developed with multifamily units. The Bridge Side Apartments do not abut the commercial center; however, the development's maximum FAR is 0.348 which better aligns with the low density residential character of the neighborhood. The proposed development has a proposed FAR of 0.49 of the gross land area or 0.60 of the net lot area, which most resembles the medium density developments abutting the commercial center than the surrounding, predominantly single family residential neighborhood. The proposal undermines NPU-D policy D-17 to "*Encourage medium- and low-density residential developments on the periphery of existing single-family areas*". If this proposal included any sort of single family detached component, particularly fronting La Dawn Lane, or was better located Staff could be amenable to such a request, but the current proposal lacks such regard. The surrounding properties are not consistent in size and type to the proposed rezoning request.

(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 incompatible with the existing single family residential character of the neighborhood. The proposed rezoning has a medium density character, which is not consistent with the existing single-family, low density character of the area. The proposed rezoning request will create a spillover effect on the surrounding lots changing and increasing the density and character of the area. The proposed rezoning is not compatible with Comprehensive Development Plan (CDP) Residential Development Pattern Policy R 2 "*Direct residential growth that is compatible in scale, height, and character with adjoining neighborhoods and districts*". The proposed rezoning is also incompatible with NPU policies D-1 to "*Protect the single-family and low-density residential areas in NPU-D, including the following neighborhoods: Underwood Hills, Bolton, Riverside, Whittier Mill Village, Hills Park, and Berkeley Park from commercial intrusion and rooming-house uses. Preserve all existing R-4 and R-4A zoned property and all R-4 and R-4A zoning strictures. Encourage enforcement of those strictures*". Additionally, the proposed rezoning is not supported by the Northwest Atlanta Framework Plan objective to "*support the preservation of stable single-family neighborhoods*". The proposed development undermines Citywide Development Policy CW 1 to "*reinforce the city's physical form, which encourages density in the urban core and on major corridors […] Outside these areas, support more modest growth compatible with each neighborhood's typical built and natural features or small area plans".* Therefore, Staff finds the proposed request unreasonable.

(5) **Suitability of proposed land use:** The proposed land use is unsuitable in relationship to the surrounding context. The intent of the PD-H zoning district "*with respect to the selection of an intensity number from the residential intensity rating chart for a particular PD-H district, it is intended that in addition to other policies and limitations set forth in this part, consideration shall be given to general housing needs in the city as a whole, the need for particular types of housing, and if located within defined, established neighborhoods, that such proposed housing be of a character and type suitable to and compatible with the neighborhood. It is further intended that the intensity number so selected shall be appropriate to the character of surrounding development […]*". NPU-D Policies seek to preserve R-4 and R-4A zoned lots and preserve the single family character of the neighborhood while encouraging higher density development at the periphery of existing single family areas. The proposed development type of single family attached residential structures at a FAR of 0.60 of the net lot area is inconsistent with the established single family neighborhood. In the interest of these priorities, Staff is not supportive of converting a site nestled midblock between other single family homes into a medium density residential site with no single family detached use component. The density, layout, and housing type is inconsistent with the surrounding area. Thus, the proposed land use is not suitable for the parcel.

(6) **Effect on adjacent property:** Factors such as the scale of development, intensity of uses, proximity to other land uses, feasible alternative uses of the property, traffic impacts, and the overall effect of a proposed development on adjacent properties—as well as on the development pattern and character of the surrounding area—are evaluated when considering zoning changes. The Comprehensive Development Plan Citywide Policy CW 2 seeks to "*ensure development is appropriately scaled and compatible with surrounding areas*". However, the proposed development does not appear to meet this standard of compatibility, particularly with respect to scale and massing. The proposed FAR of 0.49, based on the gross

lot area, is significantly higher than what is permitted on the adjacent R-4 properties, which allow an FAR of 0.50 of the net lot area for single-family uses. Therefore, based on the lot size and R-4 requirements, the maximum residential square footage on this lot would be 56,550.5 square feet. The proposed rezoning would result in 68,000 square feet of residential square footage. Staff is of the opinion that the size of the structures are not compatible with the scale of abutting properties and homes on the south side of La Dawn Lane. Regarding appearance, the block face on the north and south side of La Dawn Lane are primarily comprised of single family detached dwellings with front porches. The site plan indicates that five three-story townhomes will front La Dawn Lane. These townhomes will disrupt the character of the block, rendering the proposal incompatible with the surrounding character. Additional factors—such as building materials, rooflines, and façade articulation—are equally important in evaluating visual compatibility, and it is unclear whether these elements will align with the surrounding context. Concerning traffic impacts, the townhome communities at the neighborhood's periphery provide ingress and egress points on Dunseath Avenue and Coronet Way, directing traffic flow away from La Dawn Lane and towards local roads meant to serve the higher intensity commercial use. The proposed rezoning provides 80 parking spaces and ingress and egress to the site via a curb cut on La Dawn Lane, thus concentrating medium intensity residential site traffic along a local road meant to serve lower intensity uses. Staff has concerns about the efficiency of the proposed ingress and egress, given the street classification and the intensity of the proposed land use. The proposed rezoning will have a negative impact on the surrounding area by introducing incompatible residential uses and undesirable traffic impacts to the neighborhood.

(7) **Economic use of current zoning:** The site is partially developed with two single-family homes and partially vacant and undeveloped; however, twelve single-family dwellings could be constructed under the current zoning designation thus the economic use of the property is not lost under the current zoning designation.

(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) **Other considerations:**

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

a. **The suitability of the tract for the general type of PD zoning proposed.** The intent of the PD zoning district is "*to create new planned development districts for specialized purposes where tracts are suitable in location, area, and character for development on a unified basis. This suitability shall be determined primarily by reference to the comprehensive development plan, with due consideration given to the existing and prospective character of surrounding development".* Further, the PD-H district is considered when the proposed development site has significant challenges related to the lot size, shape or topography, has wetlands or flood plains or stream buffers. CDP Citywide Development Policy CW 4 seeks to "*encourage development in clusters suitable with surrounding areas […]*". The surrounding properties are zoned R-4 with a LDR (Low Density Residential) development pattern and are predominantly developed with single family detached homes. The proposed rezoning request will create a midblock development of 34 townhome units, which is

inconsistent with the preferred land uses in the area in terms of scale, density, and height. Additionally, the property lacks any significant size, shape or topography concerns and is not located in a floodplain or encumbered by a stream buffer. Further, the applicant proposed to repair a drain pipe that has caused flooding in the area, but the repair will be completed by the Department of Watershed Management.

b. **The relationship to major roads and mass transit facilities, utilities and other facilities and services.** La Dawn Lane is classified as a local road. There are sidewalks on the north side of La Dawn Lane abutting this property. MARTA provides bus services to the area along Marietta Boulevard located 0.2 miles away from the subject property.

c. **The evidence of unified control.** The applicant will have to demonstrate unified control at the time of permitting.

d. **The suitability of proposed plans.** The proposed plans entitled "1920 Anne Street" prepared by Crescent View Engineering, LLC dated October 16, 2025, and stamped received and amended by the Office of Zoning and Development on October 21, 2025, appear are not suitable. The proposed plan is not compatible with the character of the neighborhood.

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

f. **The suitability of a maintenance program.** The applicant will have to demonstrate unified control at the time of permitting and has indicated that agreements will be in place.

(10) Atlanta City Design:

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

According to the Atlanta City Design map, **1905 La Dawn Lane, 1911 La Dawn Lane, 1917 La Dawn Lane NW and 1920 Anne Street NW** are located within an Urban Neighborhood within a Conservation Area. Urban Neighborhoods are described as follows:

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

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Director
Office of Zoning and Development

MEMORANDUM

TO: Zoning Review Board

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

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

DATE: November 13, 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 – DECEMBER 2025

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MEMORANDUM

TO: Zoning Review Board

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

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

DATE: November 13, 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 to continue working with the NPU. Staff is supportive of this request.

STAFF RECOMMENDATION: 60 DAY DEFERRAL - JANUARY 2026

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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.

FINDINGS OF FACT:

- **Property location:** The subject property fronts 502.5 on the south side of Oak Street SW and begins at an iron pin set at the southeast intersection of Culberson Street and Oak Street. The property is in Land Lot 117, 14th District, Fulton County, Georgia, in the West End neighborhood in NPU-T, Council District 4.

- **Property size and physical features:** The property is approximately 5.812 acres (253,170.72 square feet) and is currently unimproved. The site has an irregular shape and has relatively level topography.

- **CDP land use map designation:** The property has an (LDR) Low Density Residential development pattern within the 2025 Comprehensive Development Plan. The proposed SPI-21 SA 8/HC20G (Historic West End/Adair Park Special Public Interest District Subarea 8/West End Historic District) zoning district is not compatible with the development pattern thus an amendment is required.

- **Current/past use of property:** The property is currently unimproved. Staff is not aware of any prior uses of the site.

- **Surrounding zoning/land uses:** Property located north of the site is zoned R-4A/HC20G (Single Family Residential/West End Historic District) with a LDR (Low Density Residential) development pattern. Properties to the west are zoned R-4A/BL/HC20G (Single Family Residential/Beltline Overlay/West End Historic District. Property to the east is zoned SPI-21 SA7/BL/HC20G (Historic West End/Adair Park Special Public Interest District Subarea 7/Beltline Overlay/West End Historic District). Property south of the site is zoned SPI-21 SA3/BL (Historic West End/Adair Park Special Public Interest District Subarea 3/Beltline Overlay).

- **Transportation system:** Peeples Street, Culberson Street and Oak Street SW are classified as local streets. The nearest bus stop is located approximately 0.2 miles at the intersection of Ralph David Abernathy Boulevard and Peeples Street SW.

PROPOSAL: The applicant requests 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) to allow the construction of a single family detached and attached dwellings, and multifamily dwellings.

Project Specifications:

Net Lot area:	5.812 acres (253,170.72 square feet)
Maximum Residential FAR allowed:	3.2 FAR (810,146.304 sq. ft.)
Non-Residential Public Space Requirement:	0
Maximum Height:	72’

CONCLUSIONS:

(1) **Compatibility with comprehensive development plan (CDP); timing of development:** The current development pattern is LDR (Low Density Residential) which is not compatible with the proposed zoning district. A concurrent development pattern amendment to MDR (Medium Density Residential) has been submitted.

(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. At the time of permitting, the development plans will be submitted to other agencies for permit review for compliance with applicable City codes.

(3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not provided evidence of ownership of any other land in the vicinity that would be suitable for the proposed development. The development area is in the West End neighborhood of NPU T where the 2025 NPU policy T-11(b) is to *preserve the single-family and low-density character of the historic district*. All dwelling types proposed by this development are

single family attached or detached and small multifamily buildings. The proposal will create residential growth that is compatible in scale, height, and character with adjoining residential properties in the West End Historic District and the R-4 (Single Family Residential) District. In addition, the new development will have sidewalk connectivity and ensure that there is direction connection between the building and the street allowing safe passage for pedestrians.

(4) **Effect on character of the neighborhood**: The site and surroundings are part of the LDR (Low Density Residential) development pattern and is characterized by a mix of small, low-rise residential uses with small lots and gridded streets. Other than townhouses, most buildings are detached. All buildings are close to the street, close to each other, and pedestrian friendly. Multiunit buildings typically do not exceed 12 units. The MDR (Medium Density Residential) development pattern is characterized by mid-rise buildings and is generally located near high activity centers like corridors, such as Ralph David Abernthay Boulevard SW. The West End neighborhood offers non-residential uses on Ralph David Abernathy and offers walkable streets like Peeples Street SW.

(5) **Suitability of proposed land use:** The proposed land use is adjacent to the LDMU (Low Density Mixed Use) development pattern with uses that support residents in the LDR and MDR development pattern areas. The proposed development will be appropriately scaled and compatible with surrounding areas and will use transitions, landscaping, and other measures to minimize negative impacts of development on adjacent areas, especially on residential areas smaller in scale and height, and with less intense uses. As a part of the West End Historic District dwellings will be designed to meet the design requirements of the district preserving the integrity of the neighborhood and ensuring harmony and compatibility of visual qualities and spatial relationships.

(6) **Effect on adjacent property:** There are no negative effects presumed on adjacent properties. As the property is located in a designated historic district the scale and design of proposed buildings must comply with the regulations of Chapter 20G of the Zoning Ordinance.

(7) **Economic use of current zoning:** The property currently has economic viability under its existing zoning. The proposed development could increase the economic viability of the property by allowing dwellings that are supportive of the NPUs land use policies on the lot.

(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, **599 Peeples Street SW** is in a Growth Area: Corridors. Corridor areas 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

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MEMORANDUM

TO: Zoning Review Board

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

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

DATE: November 13, 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 that the application be withdrawn. Staff is supportive of this request.

STAFF RECOMMENDATION: FILE

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MEMORANDUM

TO: Zoning Review Board

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

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

DATE: November 13, 2025

An Ordinance by Zoning Committee for a special use permit for a rehabilitation center pursuant to Section 16-06B.005(1)(g).

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

RECOMMENDATION: FILE