



Department of
CITY PLANNING

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JAHNEE R. PRINCE, AICP
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KEYETTA M. HOLMES, AICP
DIRECTOR
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MEMORANDUM

TO: Jason H. Winston, Chair, Community Development/Human Services Committee

FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*

SUBJECT: **25-O-1072/ CDP-25-002 for 1215 Sylvan Road and 1313 Sylvan Road SW; 984 Cox Avenue, 985 Cox Avenue, and 997 Cox Avenue SW**

DATE: November 24, 2025

PROPOSAL: A substitute Ordinance to amend the Land Use Planning section of the 2025 Plan A: City of Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1215 Sylvan Road and 1313 Sylvan Road SW; 984 Cox Avenue, 985 Cox Avenue, and 997 Cox Avenue SW** from the I (Industrial) development pattern designation to the HDMU (High Density Mixed Use) development pattern designation. This development pattern amendment will facilitate the rezoning of the parcels per Z-25-001 from the I-1-C (Light Industrial Conditional) zoning district to the MRC-3 (Mixed Residential Commercial) zoning district to allow for the construction of 3,032 residential units, non-residential, open space, and recreational amenities.

FINDINGS OF FACT:

- **Property location:** The subject properties are on the west side of Sylvan Road SW. The properties are located between Avon Avenue and Dill Avenue SW and to the east of a future Beltline spur trail. Some of the parcels front Cox Road. The parcels are in the Murphy Triangle industrial district. They are in Land Lot 120 of the 14th District, Fulton County, Georgia in the Capitol View Neighborhood of NPU X, Council District 12.
- **Property size and physical features:** The assemblage measures approximately 13.87 acres (604,177 square feet) in area. There are trees along the boundary of 1215 Sylvan Road. The elevation slightly increases from southeast to northwest.
- **Current/past use of property:** Some of the properties are undeveloped while other properties are developed with industrial uses. The parcels fronting Cox Avenue SW have auto repair and trucking uses. According to the City of Atlanta GIS 1949 Ortho Map, many of the parcels were developed with industrial structures.
- **Surrounding land uses/zoning:** The parcels to the east of Murphy Avenue mostly have an I (Industrial) development pattern designation and a I-1 (Light Industrial) zoning and are developed with various industrial uses. The parcels immediately abutting the site have various development patterns and zoning designations due to the encroachment of residential development into the

historically industrial area. Parcels to the northwest and west have a HDMU (High Density Mixed Use) development pattern and are zoned MRC-3 (Mixed Residential Commercial). These parcels are currently developed with industrial uses or are partially vacant. Property located at 1285 Sylvan Road SW, which partially bifurcates the site, has a MDMU (Medium Density Mixed Use) development pattern, MRC-2 (Mixed Residential Commercial) zoning, and is currently being developed as a townhome community. The parcels to the south along Dill Avenue primarily have a MLSF (Medium Lot Single Family) development pattern, are zoned R-4 (Single Family Residential), and are developed with single family homes. To the southeast, the parcels have a LDMU (Low Density Mixed Use) development pattern designation and zoned NC-8 (Dill Avenue-Sylvan Road Neighborhood Commercial) district. The parcels are developed with various uses such as duplexes, single family residences, parking lots, places of worship, and commercial uses. The parcels to the northeast have an I (Industrial) development pattern designation and are zoned I-1 (Light Industrial). The parcels are developed with industrial uses. The parcels to the east fronting Sylvan Road have an I (Industrial) development pattern and are zoned I-1 (Light Industrial). Some of these parcels are vacant and others have industrial uses.

- **Transportation system:** Most of the parcels front on Sylvan Road SW which is classified as a collector street. Cox Avenue SW and Avon Avenue SW are classified as local streets. Sidewalks are present along the west side of Sylvan Road. A future Beltline spur borders the site to the northwest/west. MARTA provides bus service via route 79. Route 79 operates along Sylvan Road SW and connects to the Oakland City Transit Station, approximately 0.5 miles from the site. There are 3 MARTA transit bus stops located along Sylvan Road NW at Avon Avenue SW, Cox Avenue SW and Dill Avenue SW.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed HDMU (High Density Mixed Use) development pattern is incompatible with the surrounding I (Industrial) development pattern found in the Murphy Triangle industrial area. The proposed land use amendment incorporates no industrial uses, while encroaching into the central portion of a large industrial hub. The proposed HDMU (High Density Mixed Use) development pattern is not consistent with the 2025 CDP land use principles to retain and attract industrial uses and jobs as Atlanta grows and to protect these areas from further residential and commercial encroachment.
- **Effect on adjacent property and character of neighborhood:** The applicant proposes the construction of 3,032 multifamily dwelling units, retail, hotel, civic, and open space. The proposed HDMU (High Density Mixed Use) development pattern would have a negative effect on the character of the neighborhood by eroding the existing stock of industrially designated property in the area, which is already significantly limited. The City Council District 12 Neighborhood Blueprint plan outlines the goals for Sylvan Avenue: redevelopment of vacant lots, reusing existing structures. *“With existing framework in place, the Sylvan Road at Cox Avenue node is a promising site to propose employment and some housing with adjacent green space. Additionally, the vacant commercial buildings along Sylvan Road are envisioned to be rejuvenated into office space and a coffee shop or restaurant.”* The current proposed site plan would be too dense, not aligning with the goals of the plan. Additionally, the plan acknowledges the importance of preserving the existing industrial development pattern and the impact it would have on District 12. *“Promotion of these local facilities to residents and surrounding neighborhoods, is a great way to advertise potential employment opportunities and generally feature the neighborhood’s*

connection to major economic drivers within District 12.” While the proposed mixed-use development would indeed provide housing and commercial uses to the area, as suggested by small area plans, industrial uses provide significant employment and revenue to the community and as such are a priority to conserve.

- **Suitability of proposed land use:** The proposed HDMU (High Density Mixed Use) development pattern is unsuitable for the surrounding development patterns and the area’s value as an industrial district. It is unsuitable under the 2025 CDP Development Pattern principle which aims to “*maintain and protect non-residential areas and buildings for newer, modern industries compatible with urban locations.*” A mixed-use development which incorporates light industrial uses or small-scale specialty manufacturing (such as those permitted within the I-MIX (Industrial Mixed Use) zoning designation would be more appropriate for the site.

- **Consistency with City’s land use policies:** The Atlanta Comprehensive Development Plan (CDP) Development Pattern for this location is Industrial. The proposed HDMU (High Density Mixed Use) development pattern is inconsistent with the CDP policies to:
 - I-1: Maintain and protect non-residential areas and buildings for newer, modern industries compatible with urban locations
 - I-2: Maintain and protect non-residential areas and buildings for small-scale industrial and creative industry businesses and jobs.
 - I-3: Retain and attract industrial uses and jobs as Atlanta grows and protect these areas from residential and commercial encroachment.
 - I-5: Maintain and protect non-residential areas and buildings for traditional industries, such as logistics, warehousing, and light manufacturing.
 - CW-1: Reinforce the city’s physical form, which encourages density in the urban core and on major corridors where investments in infrastructure, public spaces, transit, and pedestrian connections and walkability support growth. Outside these areas, support more modest growth compatible with each neighborhood’s typical built and natural features or small area plans.
 - CW-2: Ensure development is appropriately scaled and compatible with surrounding areas.
 - CW-5: Promote a balance of uses, particularly between jobs and housing, retail and housing, services and housing, and civic uses and housing.

- **Consistency with Adopted Small Area and Neighborhood Plans:** The City Council District 12 Neighborhood Blueprint plan was created to provide concept and policies to guide transformative redevelopment at key nodes in the study area. This study aims to serve the multi-generational community with diverse uses and community amenities, and encourages economic development and job growth, while preserving the distinct character and history of each neighborhood for existing and new residents. The goals of the plan that relate to the proposed CDP are:
 - Dill Avenue at Sylvan Road: This node provides the best opportunity for redevelopment due to its high visibility and high traffic along Sylvan Road and Dill Avenue, existing structures suited for renovation and reuse, and its demand for market growth.
 - Sylvan road at Cox Avenue: The neighborhood node at Sylvan Road and Cox Avenue is located adjacent to some of District 12’s most historic industrial buildings and warehouses dating back to the turn-of-the century through the 1940s. With existing framework in place, the Sylvan Road at Cox Avenue node is a promising site to propose employment and some housing with adjacent green space. Additionally, the vacant commercial

buildings along Sylvan Road are envisioned to be rejuvenated into office space and a coffee shop or restaurant.

- Dill Avenue at Sylvan Road is envisioned to become a vibrant community node that celebrates the distinct identity of the Capitol View neighborhood. The Dill Avenue at Sylvan Road intersection is home to and surrounded by a diverse collection of historic significant buildings and houses. Redevelopment at this neighborhood node should consider historic designation, local and/or national, as appropriate, to encourage and steer future development. The historic designation could maintain and reinforce the historic aesthetic the community desires to preserve.
 - A mixed-use development with townhouses and potentially with retail or office on the ground floor is recommended at the northeast corner of the Sylvan Road and Dill Avenue intersection. Alongside, the townhouses is an advantageous location to include a pocket park shared by townhouse residents and the surrounding neighborhood. Greenspace has potential to encourage interaction amongst residents with a small playground/play area, pedestrian amenities, and beautiful landscaping.
 - In terms of providing opportunities for local community members, Sylvan Hills has several industrial and manufacturing facilities. Promotion of these local facilities to residents and surrounding neighborhoods, is a great way to advertise potential employment opportunities and generally feature the neighborhood's connection to major economic drivers within District 12.
- **Consistency with 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, **1215 Sylvan Road and 1313 Sylvan Road SW; 984 Cox Avenue, 985 Cox Avenue, and 997 Cox Avenue SW** is considered to be 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 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.”

- **Consistency with NPU policies:** The proposed HDMU (High Density Mixed Use) development pattern designation is incompatible with NPU X policy to:
 - Preserve the single-family character of the Capitol View, Capitol Manor, Sylvan Hills, Perkerson and Hammond Park neighborhoods.
 - Maintain the boundaries of industrial uses on Murphy Avenue and prevent industrial encroachment into adjacent single-family residential areas.

STAFF RECOMMENDATION: DENIAL OF THE DEVELOPMENT PATTERN AMENDMENT FROM THE I (INDUSTRIAL) DEVELOPMENT PATTERN DESIGNATION TO THE HDMU (HIGH DENSITY MIXED USE) DEVELOPMENT PATTERN DESIGNATION.

NPU Recommendation: NPU-X voted to APPROVE for this Development Pattern amendment at its July 14, 2025 meeting.

cc: Jessica Lavandier, Assistant Director, Office of Zoning and Development



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MEMORANDUM

TO: Jason H. Winston, Chair, Community Development/Human Services Committee

FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*

SUBJECT: 25-O-1453/CDP-25-024 for 67 Griffin Street NW

DATE: November 24, 2025

PROPOSAL: An Ordinance to amend the Land Use Planning section of the 2025 Plan A: City of Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **67 Griffin Street NW** from the MLSF (Medium Lot Single Family) development pattern designation to the LDR (Low Density Residential) development pattern designation. This development pattern amendment will facilitate the rezoning of the parcel per Z-25-050 from the SPI-19 SA 6 (Vine City Single Family Residential) zoning district to the SPI-19 SA 5 (Vine City Low Density Residential) zoning district to allow for the construction of three-story residential triplex.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the east side of Griffin Street NW and just north of Carter Street NW. It is in Land Lot 110 of the 14th District, Fulton County, Georgia in the Vine City Neighborhood, of NPU L, City Council District 3.
- **Property size and physical features:** The property is a rectangular shaped parcel and measures approximately 0.0826 acres (3,615 square feet) in area. The elevation sharply decreases from west to east. Trees are planted along the middle and south side of the property.
- **Current/past use of property:** The parcel is undeveloped. According to the City of Atlanta GIS 1949 Ortho Map, the parcel was developed with a single-family structure. Staff is unaware of any previous uses at the site.
- **Surrounding development patterns/zoning/:** The parcels to the south and east have a MDMU (Medium Density Mixed Use) development pattern designation and zoned SPI-19 SA 3 (Vine City Special Public Interest District Subarea 3). The parcels to the south and east are undeveloped. MARTA heavy rail is located on the adjacent parcel to the south. The parcel to the southeast is developed with a United States Postal Service facility. The parcels that surround the site to the north and west have a MLSF (Medium Lot Single Family) development pattern designation and are zoned SPI-19 SA 6 (Vine City Special Public Interest District Subarea 6). The parcels to the north are developed with single family residences. The parcel to the west is developed with a multi-family residential building. To the northeast, the parcels have an LDR (Low Density

Residential) development pattern designation and are zoned SPI-19 SA 6 (Vine City Special Public Interest District Subarea 6). Most of these parcels are undeveloped.

Transportation system: The subject property is located on Griffin Street NW which is classified as a local road. The west side of Griffin Street NW has a sidewalk. MARTA provides bus service via route #68. Route #68 operates along Carter Street NW and connects to the Ashby Transit Station, approximately 0.3 miles away from the site. There is a bus stop located at Carter Street NW and James P. Brawley Drive NW, 0.1 miles from the site

CONCLUSIONS:

- **Compatibility with surrounding Development Patterns:** The proposed LDR (Low Density Residential) development pattern designation is compatible with that of the adjacent parcels. The parcels south and west currently have a MDMU (Medium Density Mixed Use) development pattern designation. To the west, the parcels have a MLSF (Medium Lot Single Family) development pattern. Parcels to the northeast have a LDR (Low Density Residential) development pattern designation. The Vine City Redevelopment plan encourages a diversity of medium to high density mixed-income housing. The proposed LDR development pattern would achieve this and is compatible for the area.
- **Effect on adjacent property and character of neighborhood:** The applicant proposes the construction of a three-story residential triplex. Staff is of the opinion that the proposed land use amendment would have a positive impact on the surrounding neighborhood as it will improve access to a variety of housing types at the core of the city and in the Vine City neighborhood. The proposed LDR development pattern meets the goals of the Westside Land Use Framework Plan which aims to maintain the existing character of the three story maximum height buildings within the residential areas of the neighborhood and to expand housing choice to improve affordability, attract a mix of resident income levels and reduce displacement.
- **Suitability of proposed Development Pattern:** The proposed LDR (Low Density Residential) development pattern is compatible with the adjacent development pattern designations. Staff is of the opinion that the LDR development pattern designation is suitable for this parcel. The proposed LDR development pattern is consistent with the goal of the Vine City/Washington Park LCI plan, of having a fine-grained mix of uses. Central to this are opportunities for diverse building types ranging from single-family houses to mixed-use structures.
- **Consistency with City's land use policies:** The *Atlanta Comprehensive Development Plan (CDP)* development pattern designation for this location is MLSF (Medium Lot Single Family). The proposed LDR (Low Density Residential) development pattern is consistent with the following CDP city wide policies:
 - CW-1: Reinforce the city's physical form, which encourages density in the urban core and on major corridors where investments in infrastructure, public spaces, transit, and pedestrian connections and walkability support growth.
 - CW-2: Ensure development is appropriately scaled and compatible with surrounding areas.
 - CW-3: Use transitions, landscaping, and other measures to minimize negative impacts of development on adjacent areas, especially on residential areas smaller in scale and height, and with less intense uses.

- **Consistency with Adopted Small Area and Neighborhood Plans:** The parcel is included in three plans: The Westside Land Use Framework, the Vine City Redevelopment Plan, and the Vine City/Washington Park Livable centers Initiative (LCI) plan.

The Westside Land Use Framework Plan, adopted in 2017 per 17-O-1722, was created through a collaborative effort by community residents, business owners, employees, faith-based groups, academic institutions, non-profit organizations, and governmental agencies. The Plan’s vision, goals, objectives, land use recommendations, and implementation strategies all seek to improve the quality of life of Westside neighborhoods. The plan shows the subject property and aligns with the proposed Development Pattern amendment. Specifically, in Westside Land Use Framework plan, the proposed amendment is consistent with the following:

- Vision Statement: “To create a diverse and sustainable, multi-generational community with high quality mixed-income housing, locally owned retail, and walkable greenspace; in a safe, healthy, and civic environment that promotes family, education, and home ownership; and encourages traditionally designed, primarily single family development and rehabilitation which reflects and preserves the history and culture of the Vine City Neighborhood.”
- Goal 1.2: Expand housing choice to improve affordability, attract a mix of resident income levels and reduce displacement
 - Develop new housing with a mix of building typologies, including rental apartments, condominiums, town houses and single family homes. Structure the housing inventory to meet household composition and incomes.
- Goal 2.1: Strengthen and Preserve the Existing Architectural Character of the Neighborhood
 - Develop zoning codes and design guidelines to regulate development and/or redevelopment in a compatible manner with the existing neighborhood, including urban design, architectural design and landscape architecture;
 - Regulate building heights by stories, rather than feet, to allow for greater flexibility in new structures;
 - Maintain the existing character of three story maximum height buildings within the residential areas of the neighborhood

The Vine City/Washington Park Livable centers Initiative (LCI) was created to promote greater livability, mobility, and development alternatives for the area. Goals that relate to the proposed Development Pattern amendment are as follows:

- Encourage a mix of land uses. The study area is envisioned as having a fine-grained mix of uses. Central to this are opportunities for diverse building types ranging from single-family houses to mixed-use structures. People of different incomes and ages must be able to live, work, and play in the study area, with all the necessary supporting services such as schools, parks, and places of worship within a short walk
- Encourage a diversity of medium to high-density, mixed-income neighborhoods, employment, shopping and recreation choices at the activity and town center level

The Vine City Redevelopment plan is a strategic action plan that identifies opportunities, projects, and partnerships that are consistent with the community’s vision. The plan focuses on community revitalization and citizen participation. Goals that relate to the proposed Development Patterns amendment are as follows:

- Increase owner occupied dwellings, preserve historic character of community, and rehab existing housing to provide a high quality of housing for all residents
 - Develop mixed income housing of various sizes, types, and designs consistent with the fabric of the neighborhood
- **Consistency with 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 the Core Design Area. Core Design Area is described as follows

“This is the center of Old Atlanta/ It includes the city’s densest, most traditional, adaptable and walkable districts. It has 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. “

- **Consistency with NPU policies:** The proposed LDR (Low Density Residential) development pattern designation is compatible with the following NPU L policy:
 - L-1: Encourage development and planning consistent with and in support of the specific guidelines established by the Westside Land Use Framework (dated November 30, 2017, adopted December 4, 2017, by Atlanta City Council as ordinance 17-O-1722).

STAFF RECOMMENDATION: APPROVAL OF THE DEVELOPMENT PATTERN AMENDMENT FROM THE MLSF (MEDIUM LOT SINGLE FAMILY) DEVELOPMENT PATTERN DESIGNATIONS TO THE LDR (LOW DENSITY RESIDENTIAL) DEVELOPMENT PATTERN DESIGNATION.

NPU Recommendation: NPU L voted to DENY this Development Pattern amendment at their September 17, 2025, meeting.

Cc: Jessica Lavandier, Assistant Director, OZD



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KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Jason H. Winston, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 24-O-1528/CDP-25-029 for 1669 Stanton Road SW
DATE: November 24, 2025

PROPOSAL: An Ordinance to amend the Land Use Planning section of the 2025 Plan A: City of Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at **1669 Stanton Road SW** from the MLSF (Medium Lot Single Family) development pattern designation to the LDR (Low Density Residential) development pattern designation. This land use amendment will facilitate the rezoning of the parcel per Z-25-059 from the R-4 (Single Family Residential) zoning districts to the MR-2 (Multifamily Residential) zoning district. This parcel is being developed in conjunction with 1665 Staton Road SW, located to the north, to allow for the construction of 9 single-family detached and attached homes.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the west side of Stanton Road SW. It is in Land Lot 153 of the 14th District, Fulton County, Georgia. It is near the Ponoma Park neighborhood of NPU R, Council District 12.
- **Property size and physical features:** The parcel is approximately 0.456 acres (19,863 square feet) in area. The elevation increases from northwest to southeast. The rear of the parcel is planted with trees.
- **Current/past use of property:** The property is currently undeveloped. The parcel was previously developed with a single family structure. Staff is unaware of any previous uses of the site.
- **Surrounding land uses/zoning/:** The parcels located to the north and east have a LDR (Low Density Residential) development pattern designation and zoned MR-2-C (Multifamily Residential Conditional). The parcel to the north is developed with multifamily residential, Aspen Court Apartments, and the parcel to the east is developed with townhomes. The parcels to the south and west have a MLSF (Medium Lot Single Family) development pattern designation and are zoned R-4 (Single Family Residential). The parcels are developed with single family residential uses.

- **Transportation system**: The subject property is located on Stanton Road SW which is classified as a local road. There are no sidewalks along Stanton Road. MARTA provides bus service via route #162. Route #162 operates along Stanton Road SW and connects to the Oakland City Transit Station, approximately 1.2 miles from the site. There is a bus stop situated at Stanton Road SW approximately 50 feet from the site.

CONCLUSIONS:

- **Compatibility with surrounding land uses**: The proposed LDR (Low Density Residential) development pattern designation is compatible with that of the adjacent parcels. The parcels to the north and east currently have the LDR (Low Density Residential) development pattern designation. This amendment is consistent with the CDP principle R-2: *Direct residential growth that is compatible in scale, height, and character with adjoining neighborhoods and districts.*
- **Effect on adjacent property and character of neighborhood**: The applicant proposes the construction of 9-single-family detached and attached homes on two parcels. Staff is of the opinion that the proposed development pattern amendment would have a positive impact on the surrounding neighborhood as it will improve access to a variety of housing types in this area of the city. This is also consistent with The Campbellton East Vision Statement to “*have redeveloped residential uses to strengthen the area’s neighborhoods.*”
- **Suitability of proposed land use**: The proposed LDR (Low Density Residential) development pattern is suitable for this site since it is adjacent to existing LDR (Low Density Residential) development pattern designations. It will serve as a transition between the multifamily residential uses to the north and the single family residential uses to the south. It is also compatible with the CDP citywide principles CW 2 *Ensure development is appropriately scaled and compatible with surrounding areas* and CW 4 *Encourage development in clusters suitable with surrounding areas and aligned with existing and future pedestrian and transit options.*
- **Consistency with City’s land use policies**: The Atlanta Comprehensive Development Plan (CDP) Development Pattern for this location is Single Family. The proposed LDR (Low Density Residential) development pattern is consistent with the CDP citywide principles to:
 - CW 2 *Ensure development is appropriately scaled and compatible with surrounding areas.*
 - CW 4 *Encourage development in clusters suitable with surrounding areas and aligned with existing and future pedestrian and transit options.*
 - CW-5: *Promote a balance of uses, particularly between jobs and housing, retail and housing, services and housing, and civic uses and housing*
 - R-1: *Direct residential growth into locations with access to transit, jobs, retail, goods, services, parks, open spaces, and civic uses*
 - R-2: *Direct residential growth that is compatible in scale, height, and character with adjoining neighborhoods and districts.*

- **Consistency with Adopted Small Area and Neighborhood Plans:** This parcel is included in the Campbellton East section of the Campbellton Road Corridor Redevelopment Plan. The Campbellton East Vision Statement is to: Transform Campbellton East back into Southwest Atlanta’s “main street” and mixed-use corridor with revitalized commercial uses to serve the surrounding community’s needs and redeveloped residential uses to strengthen the area’s neighborhoods. Stanton Road is included in the Fort McPherson Catalyst site. The companion parcel to this site was recommended for MR-2 zoning to support the redevelopment of the catalyst sites and implement the city’s Quality-of-Life zoning district standards that promote mixed-use and pedestrian friendly private development. The development pattern amendment to LDR (Low Density Residential) and the zoning of this parcel to MR-2 (Multifamily Residential) support this plan recommendations.
- **Consistency with 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, **1669 Stanton Road SW** is an Urban Neighborhood. Urban Neighborhood 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 the traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today’s market pressures, and therefore, threatened by even denser development”

- **Consistency with NPU policies:** The proposed LDR (Low Density Residential) development pattern designation is incompatible with NPU R policy to:
 - R-1: Preserve the single-family residential areas and multi-family communities of NPU-R, including all parks.
 - R-2: Construct residential and commercial infill development that is compatible with adjacent development

STAFF RECOMMENDATION: APPROVAL OF THE DEVELOPMENT PATTERN AMENDMENT FROM THE MLSF (MEDIUM LOT SINGLE FAMILY) DEVELOPMENT PATTERN DESIGNATIONS TO THE LDR (LOW DENSITY RESIDENTIAL) DEVELOPMENT PATTERN DESIGNATION.

NPU Recommendation: NPU-R voted to DENY this Development Pattern amendment at its November5, 2025 meeting.

cc: Jessica Lavandier, Assistant Director, Office of Zoning and Development



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MEMORANDUM

TO: Jason H. Winston, Chair, Community Development/Human Services Committee
FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*
SUBJECT: 24-O-1534/CDP-25-030 for 942 Gresham Avenue SE
DATE: November 24, 2025

PROPOSAL: A substitute ordinance to amend the Land Use element of the 2025 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at **942 Gresham Avenue SE** to the MLSF (Medium Lot Single Family) development pattern designation as a result of the petition to annex the parcel into the corporate limits of the City of Atlanta and to facilitate its zoning to the R-4 (Single Family Residential) zoning district (Z-25-064).

FINDINGS OF FACT:

- **Property location:** The property to be annexed is east of the City of Atlanta limits and fronts on the east side of Gresham Avenue SE. The property is in the southeast quadrant of unincorporated DeKalb County within proximity 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 rectangular shaped parcel measures approximately 0.24 acres (10,454 square feet) in area. The elevation increases from west to east. Trees are planted in the rear of the parcel.
- **Current/past use of property:** The property is developed with a single-family residence. According to the DeKalb County Tax Assessor, the residential building was built in 1953.
- **Surrounding land uses/zoning/:** The parcels to the north, east, and south of the 942 Gresham Avenue are in unincorporated DeKalb County. These parcels have a Traditional Neighborhood Character Area (TN) designation in the DeKalb County 2050 Comprehensive Land Use Plan and are zoned R-75 (Residential Small Lot - 75). The parcels are developed with single family residential uses. The parcels to the immediate west are in the City of Atlanta and have a MLSF (Medium Lot Single Family) development pattern designation in the 2025 Comprehensive Development Plan. They are zoned R-4 (Single Family Residential) and are developed with single family residential uses.

Transportation system: The subject property is located on Gresham Avenue SE which is classified as a local road. There are no sidewalks on Gresham Road. MARTA provides bus service via route #4. Route #4 operates via Moreland Avenue SE and connects to the Inman Park/Reynoldstown Station, approximately 2.5 miles away from the site. There is a bus stop situated at Moreland Avenue SE and Lyndale Drive SE, 0.2 miles from the site.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed MLSF (Medium Lot Single Family) development pattern designation is consistent and compatible with the existing surrounding development patterns. Within the City of Atlanta, 931 Gresham Avenue SE is designated as MLSF (Medium Lot Single Family). Parcels in unincorporated DeKalb County have a Traditional Neighborhood (TN) Character Area, which supports a mix of residential uses. The proposed designation is consistent with the established development patterns in both jurisdictions as Medium Lot Single Family includes areas primarily for single-unit houses with medium to small lots.
- **Effect on adjacent property and character of neighborhood:** The proposed MLSF development pattern will have a positive effect on the neighborhood character. The proposed designation is compatible with nearby residential uses and is consistent with the existing land use patterns under DeKalb County's current Character Area designation. The proposed annexation also aligns with the 2025 CDP city wide principles which describes Medium Lot Single Family as "predominantly single-family in use and form." It is also consistent with CDP principles such as "maintaining consistent design elements and existing features and maintaining and rehabilitating existing housing." Additionally, the annexation also aligns with NPU-W policies to "*preserve the single-family and low-density character of the Ormewood Park, East Atlanta, Woodland Hills, Custer Avenue, McDonough, Guice, Benteen, Boulevard Heights, and Grant Park neighborhoods.*"
- **Suitability of proposed land use:** The proposed MLSF (Medium Lot Single Family) is appropriate and well suited for the parcel. The designation reflects the existing development and use on the site. The proposed development pattern aligns with the surrounding context and supports the continued use of the property in a manner consistent with single family residential character of the area.
- **Consistency with City's land use policies:** The *Atlanta Comprehensive Development Plan (CDP)* Development Pattern for the adjacent location is MLSF (Medium Lot Single Family) which is described as areas primarily for single-unit houses with medium to small lots, gridded streets, moderate walkability, and moderate tree canopy. These areas include Atlanta's traditional neighborhoods as well as newly developed and emerging neighborhoods. The proposed MLSF (Medium Lot Single Family) development pattern is consistent with the Development Pattern and city wide Principles to:
 - SF-1: Maintain consistent design elements and existing features.
 - SF-2: Prioritize maintaining and rehabilitating existing housing.
 - SF-3: Ensure lots have adequate yards, tree canopy, and permeable surfaces to manage stormwater.
 - CW 2: Ensure development is appropriately scaled and compatible with surrounding areas.

- **Consistency with 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, **942 Gresham Avenue SE** is located adjacent to 931 Gresham Avenue SE, which lies within the City of Atlanta limits. The adjacent parcels were incorporated into the City of Atlanta after Atlanta City Design was published therefore these parcels don’t have a designation in Atlanta City Design.

- **Consistency with NPU policies:** The proposed MLSF (Medium Lot Single Family) development pattern designation is incompatible with NPU W policy to
 - W-1: Preserve the single-family and low density character of the Ormewood Park, East Atlanta, Woodland Hills, Custer Avenue, McDonough, Guice, Benteen, Boulevard Heights, and Grant Park neighborhoods

STAFF RECOMMENDATION: APPROVAL OF THE SUBSTITUE LEGISLATION TO DESIGNATE 942 GRESHAM AVENUE SE. TO THE MLSF (MEDIUM LOT SINGLE FAMILY) DEVELOPMENT PATTERN DESIGNATION.

NPU Recommendation: NPU-W voted to APPROVE this Development Pattern amendment at their October 15, 2025, meeting.

cc: Jessica Lavandier, Assistant Director, Office of Zoning and Development



Department of
CITY PLANNING

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JAHNEE R. PRINCE, AICP
COMMISSIONER

KEYETTA M. HOLMES, AICP
DIRECTOR
OFFICE OF ZONING & DEVELOPMENT

MEMORANDUM

TO: Jason H. Winston, Chair, Community Development/Human Services Committee

FROM: Keyetta M. Holmes, AICP, Director, Office of Zoning and Development *KMH*

SUBJECT: 25-O-1562/CDP-25-031 for 599 Peeples Street SW

DATE: November 24, 2025

PROPOSAL: An ordinance by Councilmember Jason Dozier to amend the Land Use Planning section of the 2025 Comprehensive Development Plan (CDP) Plan A so as to redesignate property located at **599 Peeples Street SW** (parcel ID 14 01170007079), from the LDR (Low Density Residential) development pattern designation to the MDR (Medium Density Residential) development pattern designation. This development pattern amendment is being done in conjunction with the rezoning of the parcel per Z-25-65 from SPI-21 SA7/HC20G (Historic West End/Adair Park Special Public Interest District Subarea 7/West End Historic District) to SPI-21 SA8/HC20G (Historic West End/Adair Park Special Public Interest District Subarea 8/West End Historic District) to allow for the redevelopment of the former Peeples Street Elementary School with a mix of housing units to include single family, duplex, townhomes and small multi-family buildings.

FINDINGS OF FACT:

- **Property location:** The subject property fronts on the west side of Peeples Street SW, the south side of Oak Street SW and the east side of Culberson Street SW. The property is Land Lot 117 in the 14th District of Fulton County, Georgia, within the West End neighborhood of NPU-T and in Council District 4.
- **Property size and physical features:** The subject property is an irregularly shaped lot spanning 5.8 acres (approximately 269,004.2 square feet). It benefits from extensive street frontage, with access to three roads: Peeples Street SW to the east, Oak Street SW to the north, and Culberson Street SW to the west. Currently vacant and undeveloped, part of the site is planted with grass while other areas, particularly the center of the parcel is planted with numerous mature trees. The property is located adjacent to the West End Branch Library, located to the east at the intersection of Oak Street and Peeples Street. The topography of the site is predominantly flat, with some variation throughout.
- **Current/past use of property:** The subject property is currently vacant and undeveloped. This site was formerly the Peeples Street Elementary School, which opened between 1910 and 1915 to serve the West End neighborhood. The all-brick structure featured large, rounded doorways and arches, standing three stories tall. Due to a prolonged decline in enrollment, Atlanta Public Schools considered the property for closure during the 1970s. However, before it could be officially closed, the

school caught fire and was demolished in the early 1980s. No replacement school was ever built. Staff is unaware of any other previous uses for the site.

- **Surrounding zoning/land uses:** The subject parcel has a LDR (Low Density Residential) development pattern designation with a SPI-21 SA7/BL/HC20G (Historic West End/Adair Park Special Public Interest District /Beltline Overlay/West End Historic District) zoning. The parcels to the north have a LDR (Low Density Residential) development pattern designation with a R-4A/HC20G (Single Family Residential/West End Historic District Overlay) zoning. They are primarily developed with single family residential units. One parcel is developed with the West End Branch Library. Parcels to the east have a MDR (Medium Density Residential) development pattern designation with RG-3-C (Residential General Sector 3 Conditional) and R-4A/HC20G (Single Family Residential/West End Historic District) zoning. These parcels are primarily developed with single family residential units. Also, to the east, the City of Atlanta Howell Park has an OS (Open Space) development pattern designation with R-LC/BL/HG20G/IC (Residential – Limited Commercial/Beltline Overlay/West End Historic District/Intown South Commercial Corridor Overlay) zoning. The parcels to the south and southwest have a LDMU (Low Density Mixed Use) development pattern designation with a SPI-21 SA3/BL/IC (Historic West End/Adair Park Special Public Interest District/Beltline Overlay/Intown South Commercial Corridor Overlay) zoning. These parcels are developed with commercial uses. The parcels to the west have a LDR (Low Density Residential) development pattern designation with R-4A/HC20G/BL (Single Family Residential/West End Historic District/Beltline Overlay). They are primarily developed with single family residential units.
- **Transportation system:** The subject property is bordered by three streets: Peoples Street SW to the east, Oak Street SW to the north, and Culberson Street SW to the west, all classified as local streets. Peoples Street connects to the Ralph David Abernathy Boulevard corridor, which is designated as State Route 139. The property is accessible via MARTA bus route #71, which runs along the Ralph David Abernathy Boulevard. There is a MARTA bus stop at the intersection of Ralph David Abernathy Boulevard and Peoples Street, located just 0.2 miles from the property. This bus route connects to the MARTA West End Transit Station, approximately 0.7 miles away from the site. Sidewalks are present on both sides of Peoples Street, on Oak Street, and along the opposite side of the property on Culberson Street.

CONCLUSIONS:

- **Compatibility with surrounding land uses:** The proposed development pattern amendment from LDR (Low Density Residential) to MDR (Medium Density Residential) is compatible with the adjacent uses. The property is surrounded by a diverse mix of development patterns- the parcels to the north and west have a LDR (Low Density Residential) designation, the ones to the east have a MDR (Medium Density Residential) designation, while the ones to the south have a LDMU (Low Density Mixed Use) designation. In addition, this amendment is consistent with the West End LCI Plan recommendation which states that *The West End contains a wide mix of land uses that should be the framework for directing new growth. Central to this is allowing limited and compatible new development within West End's residential areas.* Staff is of the opinion that this proposal for development with a mix of housing types to include single family, duplex, townhomes and small multifamily buildings reflects the character of the neighborhood and is consistent with the West End LCI.

- **Effect on adjacent property and character of neighborhood:** Staff is of the opinion that the proposed MDR (Medium Density Residential) designation will positively enhance the character of the West End Neighborhood. This parcel is located near the Ralph David Abernathy corridor, a state route and one of the primary arteries in NPU T. Abutting the site, several existing multifamily and residential developments provide a cohesive context for this project. The proposed MDR (Medium Density Residential) development pattern aligns with the West End Livable Centers Initiative Plan policy. This plan emphasizes the importance of *protecting the neighborhood's unique qualities and vitality while accommodating new growth in suitable locations with thoughtful design. It advocates for equitable development that enriches the diversity of housing types, supports local needs, and preserves the neighborhood's character.* This MDR (Medium Density Residential) development pattern along with the proposed zoning, aims to redevelop a currently vacant property with a variety of housing types within the neighborhood.

- **Suitability of proposed land use:** The proposed MDR (Medium Density Residential) development pattern is defined as *areas for a mix of up to mid-rise residential uses with limited ground story commercial. Buildings can be attached or detached, are typically very close to the street, and are oriented to pedestrians. Streets are gridded and walkable. Medium Density Residential areas are usually located close to high activity areas. Collectively, these features create areas that are walkable and usually well-served by transit.* It also aligns with the 2025 Comprehensive Development Plan's residential principles R-2 to *direct residential growth that is compatible in scale, height, and character with adjoining neighborhoods and districts*, R-3 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*, and R-10 to *provide diverse and more affordable housing choices that are accessible to all people.*

- **Consistency with City's development pattern principles:** The Atlanta Comprehensive Development Plan (CDP) Development Pattern for this location is LDR (Low Density Residential). The proposed MDR (Medium Density Residential) development pattern is consistent with the CDP development pattern principles to:
 - **City-Wide Principles**
 - CW 1 Reinforce the city's physical form, which encourages density in the urban core and on major corridors where investments in infrastructure, public spaces, transit, and pedestrian connections and walkability support growth. Outside these areas, support more modest growth compatible with each neighborhood's typical built and natural features or small area plans.
 - CW 2 Ensure development is appropriately scaled and compatible with surrounding areas.
 - CW 3 Use transitions, landscaping, and other measures to minimize negative impacts of development on adjacent areas, especially on residential areas smaller in scale and height, and with less intense uses.
 - CW 5 Promote a balance of uses, particularly between jobs and housing, retail and housing, services and housing, and civic uses and housing.
 - **Residential Development Patterns**
 - R 2 Direct residential growth that is compatible in scale, height, and character with adjoining neighborhoods and districts.
 - R 3 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.

- R 10 Provide diverse and more affordable housing choices that are accessible to all people.
- **Consistency with Adopted Small Area and Neighborhood Plans:** This parcel is included in the 2020 West End Livable Centers Initiative (LCI) Plan. One of the goals of the plan is to *preserve the character of residential areas and promote a variety of housing options and one of its policies is to encourage new development to incorporate a mix of housing types and price ranges*. Further the plan seeks to *preserve and grow the study area’s wide mix of land uses. The West End contains a wide mix of land uses that should be the framework for directing new growth*. Central to this is allowing limited and compatible new development within West End’s residential areas.
- **Consistency with 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 Peoples Street SW** is 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”.

- **Consistency with NPU T policies:** The following NPU-T policies support the land use amendment to MDR (Medium Density Residential):
 - o. Provide landscaped or architectural buffers that are of sufficient scale and depth between diverse land uses in order to minimize higher-density impacts on single-family residential areas throughout NPU-T.
 - T-11 West End
 - c. Preserve the single-family and low-density character of the historic district.
 - d. Continue implementation of West End Historic District Guidelines and SPI-21 subarea objectives as outlined in City of Atlanta Municode.

STAFF RECOMMENDATION: APPROVAL OF THE DEVELOPMENT PATTERN AMENDMENT FROM LOW DENSITY RESIDENTIAL DEVELOPMENT PATTERN DESIGNATION TO THE MEDIUM DENSITY RESIDENTIAL (MDR) DEVELOPMENT PATTERN DESIGNATION.

NPU Recommendation: NPU-T voted to DEFER will vote for this development pattern amendment at its November 12, 2025, meeting.

cc: Jessica Lavandier, Assistant Director, Office of Zoning and Development