ANDRE DICKENS
MAYOR

CITY OF ATLANTA

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

JAHNEE R. PRINCE, AICP
Commissioner

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

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **Z-25-66 for 2199 Lenox Road NE**

DATE: December 4, 2025

An Ordinance by Zoning Committee to rezone from RG-3 (Residential General Sector 3) to MR-3 (Multifamily Residential) for property located at **2199 Lenox Road NE**.

FINDINGS OF FACT:

- **Property Location:** The property fronts 192.85 feet on the east side of Lenox Road NE beginning at a ½" rebar found at the intersection of the northerly right-of-way line of Woodland Avenue and the easterly right-of-way of Lenox Road. The property is in Land Lot 5 of the 17th District, Fulton County, Georgia in the Lindridge/Martin Manor Neighborhood of NPU-F, Council District 6.

- **Property Size and Physical Features:** The subject site is a mostly-rectangular parcel with approximately 0.957 acres (41,679 square feet) of lot area. The site is currently occupied by four buildings comprised of five to six attached townhomes each. Vehicular access is provided via a curb cut on Woodland Avenue NE that leads to an internal driveway allowing access to rear-facing garages. The topography on site is varied and there appears to be at least an 18-foot difference between the highest and lowest points on site; the most intense slope is near the southeast corner of the subject property. There are mature trees on this site.

- **CDP Land Use Map Designation:** The current development pattern for the site is MDR (Medium Density Residential) within the 2025 Comprehensive Development Plan (CDP).

- **Current/Past Use of Property:** The site is currently occupied by four separate buildings comprised of five to six residential townhomes each. The site was previously occupied by a single family residence. Staff is unaware of any other previous uses of the property.

- **Surrounding Zoning/Land Uses:** Parcels to the north, south, and east are zoned RG-3 (Residential General District) with Medium Density Residential (MDR) development patterns; the parcels to the west are zoned MR-2 (Multifamily Residential District) with LDR (Low Density Residential) development patterns.

- **Transportation System:** Lenox Road NE is considered collector street and has sidewalks on its east side at this location. Woodland Avenue NE is a local road and has sidewalks along both sides at this location. MARTA bus service operates nearby along Woodland Avenue NE with route #6, and along Cheshire Bridge Road NE with route #27.

PROPOSAL: The applicant seeks to rezone from RG-3 (Residential General Sector 3) to MR-3 (Multifamily Residential) for the division of the attached townhome buildings for sale.

CONCLUSIONS

1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The 2025 Comprehensive Development Plan designates the subject property with MDR (Medium Density Residential) development pattern; therefore, the proposed zoning district is compatible.

2) **Availability of and effect on public facilities and services; referrals to other agencies:** There has been no indication from review agencies or departments that there would not be adequate public facilities and services at the subject location. No changes are proposed to the existing development. At the time of permitting, the development plans will be submitted to other agencies for permit review for compliance with applicable City codes.

3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not presented any evidence that they own other land in the area that is suitable for this development. The proposed rezoning would not have an adverse effect on the environment or create an imbalance of land uses. The applicant's rezoning proposal does not include a development pattern amendment. The proposal preserves the existing design and use of the site while allowing for the sale of individual units. The proposed rezoning would therefore have a negligible impact on the balance of land uses regarding public need and is consistent with the following citywide policies: CW 10 *provide diverse and more affordable housing choices that are accessible by all people*; and CW 12 *provide a variety of housing types, including "missing middle" housing, that are compatible with nearby buildings*.

4) **Effect on character of the neighborhood:** Staff is of the opinion that the proposed rezoning would have a positive impact on the character of the surrounding neighborhood. The development has already been constructed in compliance with the requirements of the RG-3 zoning district. The RG-3 district requires a minimum of 16 feet of lot width to divide via the zero lot line (ZLL) process; the site includes some 14-foot-wide units, so MR-3 and its lack of a minimum width requirement for zero lot line division is a more favorable designation for the applicant. The subject property was acquired by the applicant during the construction phase, after the site was already designed. Before the applicant can move forward with the ZLL application a Special Administrative Permit (SAP) will be required to comply with the requirements of the district.

5) This rezoning would provide an opportunity for more home ownership within the City of Atlanta and the surrounding area has zoning designations that are compatible with the multifamily development that has been constructed on this site.

6) **Suitability of proposed land use:** The proposal does not include a request to modify the existing or future development pattern of the site. The proposed development pattern is suitable for the parcel.

7) **Effect on adjacent property:** The proposed rezoning will not have a negative impact on the surrounding neighborhoods; the request proposes no changes to the existing site design and the requested zoning designation is consistent with the existing pattern of development in this area.

8) **Economic use of current zoning:** The property has economic use under the current zoning but could be improved by the rezoning. The proposed rezoning would allow individual units to be sold, thereby increasing the opportunities for permanent ownership to more residents of Atlanta. The proposed rezoning would arguably increase the economic use of the site.

9) **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.

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 **2199 Lenox Road NE** is located within a Growth Area: Corridor. 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

ANDRE DICKENS
MAYOR

CITY OF ATLANTA

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

JAHNEE R. PRINCE, AICP
Commissioner

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

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **Z-25-68 for 1041 Field Road NW**

DATE: December 4, 2025

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-MU (Planned Development Mixed Use) for a major site plan amendment for property located at **1041 Field Road NW and 2804 Yates Drive NW.**

FINDINGS OF FACT:

- **Property Location**: The subject property fronts approximately 150 feet on the east side of Field Road NW. The existing Bowen Homes site to be amended fronts approximately 914.94 feet on the west side of James Jackson Parkway beginning at a point on the south line of said land lot located 153.05 feet west from the southeast corner. The property is in Land Lot 259 of the 17th District, Fulton County, Georgia in the Brookview Heights Neighborhood of NPU-G, Council District 9.

- **Property Size and Physical Features:** The subject property is approximately 1.57 acres (68,377 square feet) of area. The parcel is currently undeveloped and covered with vegetation and mature trees. There is currently no vehicular access to the parcel. The topography of the parcel varies, with a grade change of approximately 32 feet located mostly on the western half of the parcel.

- **CDP Land Use Map Designation:** The current development pattern for the site is HDMU (High Density Mixed Use) according to 2025 Comprehensive Development Plan (CDP). This development pattern is compatible with the proposed site plan amendment and rezoning to PD-MU (Planned Development Mixed Use).

- **Current/Past Use of Property:** The parcel is currently undeveloped and appears to have been subject to illegal trash dumping. Staff is unaware of any previous uses of the property.

- **Surrounding Zoning/Land Uses**: The proposed site adjoins the Bowen Homes redevelopment site to the south and east. The Bowen Homes development is a new mixed-use development community currently under construction. In addition to the proposed CHaRM facility included in this site plan amendment, the development will consist of affordable and market-rate rental and for-sale housing, retail and commercial space, public parks, open spaces, trails, and community facilities. Much of Field Road is undeveloped and is primarily zoned I-1 (Light Industrial) with a development pattern of I (Industrial). Existing developments on Field Road include religious/institutional, civic, and industrial uses. The parcels directly to the west and north of the subject property are zoned R-4 (Single Family Residential) and are undeveloped.

- **Transportation System:** Field Road NW is designated as local street by the City of Atlanta Transportation Planning Division. Field Road intersects with Donald L. Hollowell Parkway to the south, which is classified as an arterial and features sidewalks along both sides. No sidewalks are present along Field Road NW. MARTA bus route #853 operates approximately .28 miles south of the site on Donald L. Hollowell Parkway with connecting service to West Lake rail station.

PROPOSAL: The applicant seeks to rezone from R-4 (Single Family Residential) to PD-MU (Planned Development Mixed Use) for a major site plan amendment for the purpose of constructing a new facility for the Center for Hard to Recycle Materials (CHaRM) a public utility, as a component of the Bowen Homes Development.

Project Specifications:

Lot Area (total site):	60.2 acres (2,622,312 Square feet)
Lot Area (subject property):	1.57 acres (68,377 square feet)
Current Zoning:	R-4 (Single Family Residential)
Proposed Zoning:	PD-MU (Planned Development Mixed Use)
Existing Non-Residential FAR:	.008
Proposed Non-Residential FAR:	.01
Current Development Pattern:	HDMU (High Density Mixed Use)
Proposed Development Pattern:	HDMU (High Density Mixed Use)

CONCLUSIONS

1) Compatibility with Comprehensive Development Plan (CDP); timing of development:
The current development pattern for the site is HDMU (High Density Mixed Use) according to the 2025 Comprehensive Development Plan (CDP). This development pattern is compatible with the proposed site plan amendment and rezoning to PD-MU (Planned Development Mixed Use). Thus, a land use amendment will not be required to accommodate the proposed development.

2) Availability of and effect on public facilities and services; referrals to other agencies:
There has been no indication from review agencies or departments that there would not be adequate public facilities and services at the subject location. At the time of permitting, the

development plans will be submitted to other agencies for permit review for compliance with applicable City codes.

3) Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need: The applicant has not presented any evidence that they own other land in the area that is suitable for this development. The proposed rezoning is an addition to an existing PD-MU (Planned Development Mixed Use) development. Acquisition and redevelopment of vacant sites in this area is part of Atlanta Housing's transformation strategy for the Bowen Choice Neighborhood, which includes the Bowen Homes site, Donald Lee Hollowell Corridor, and surrounding community.

4) Effect on character of the neighborhood: Staff is of the opinion that the proposed rezoning would have a positive impact on the character of the surrounding neighborhood by facilitating the redevelopment of a vacant and blighted parcel for a public service. The proposed facility is an operation of Live Thrive, an Atlanta-based non-profit focused on community health and sustainability. The facility will offer residents of the Bowen Homes redevelopment as well as the wider community a much-needed recycling service for items which otherwise would be either dumped illegally due to difficulty of disposal (such as vehicle tires) or buried in a landfill. The proposed site currently shows evidence of illegal dumping, clearly indicating there is a need for more convenient and sustainable options in the area. In addition to serving as a recycling drop off, cardboard baling, and zero-emissions Styrofoam densifying facility, CHaRM provides employment, volunteer, and educational opportunities to the community. An educational building is also proposed for the existing PD-MU portion of the Bowen Homes site. The Coretta Scott King Young Women's Leadership Academy and the BEST Academy are both located less than half a mile from the proposed site.

5) Suitability of proposed land use: The proposed land use complies with the intent of the HDMU (High Density Mixed Use) Development Pattern in its scale and intensity and is suitable for the proposed site. The proposed amendment will further support NPU G's policy to *"Encourage the redevelopment of the Atlanta Housing (former Bowen Homes Project) site to a mixed-use medium to high-density land-use and zoning and maintaining deep affordability of housing where possible, commercial, entertainment, schools and community resources"* and is responsive to community priorities such as access to quality goods and services. The proposed rezoning to PD-MU (Planned Development Mixed Use) is consistent with the following CDP housing and community development policies: **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*; **CW 7** *incorporate community, civic, and institutional uses, such as schools, health facilities, and places of worship, to serve surrounding areas and contribute to their sense of place and identity*; **CR 3.1** *invest in specific city facilities and collections operations. collaborate with other organizations to enhance commercially viable waste diversion and recycling programs*; **CR 3.2** *support waste diversion actions, such as composting, repair and reuse, and substituting single use plastics, to keep valuable materials out of landfills, conserve natural resources, reduce pollution, and generate local economic development*; and **CR 5.1** *partner with governmental, nonprofit, academic, and for-profit organizations to expand education and outreach about all city sustainability and climate resilience actions*.

6) Effect on adjacent property: Staff finds that the proposed development would have a positive impact on the adjacent properties by providing a solution to neglect and illegal dumping. The activities of the proposed facility are not anticipated to create any nuisances to the adjoining residential area. Drop-off service is limited to 2-3 days per week, by appointment, and is anticipated to serve 200-300 customers per day with an average visit of about 10 minutes.

7) Economic use of current zoning: As currently zoned, the parcel could be developed for single-family homes or other permitted uses within the R-4 (Single Family Residential) designation. Having been vacant for decades, this indicates there is little to no interest in developing the site as currently zoned. The proposed rezoning and use as a CHaRM facility presents an option with greater community benefit, providing opportunities for employment, volunteerism, education and sustainable waste disposal.

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) 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**. Staff finds the tract and proposed development are suitable for a PD-MU zoning classification. The parcel's location, the surrounding area's development, the zoning of neighboring properties, and the accessibility of public utilities are appropriate. Staff believes that the proposed multiphase development would be compatible with the general area and is supportive of NPU G's vision to *"engage local educational partnerships with community organizations, non-profits, and recreation centers to increase the quality of education for people of all ages"*.

b. **The relationship to major roads and mass transit facilities, utilities and other facilities and services.** Field Road NW is designated as local street by the City of Atlanta Transportation Planning Division. Field Road intersects with Donald Lee Hollowell Parkway to the south, which is classified as an arterial and features sidewalks along both sides. No sidewalks are present along Field Road NW. MARTA bus route #853 operates approximately .28 miles south of the site on Donald L. Hollowell Parkway NW with connecting service to West Lake Transit station. The proposed site plan for the subject property as well as the existing Bowen Homes site show an enhanced street network in which the CHaRM facility will be directly connected to the Bowen Homes site via streets and sidewalks.

c. The evidence of unified control. As an accessory to the existing PD-MU (Planned Development Mixed Use) site, management and maintenance of common areas within the proposed development will be implemented by the unified control for Bowen Homes site. Staff deems that the criteria can be assessed at a later stage, during the review of the building permits.

d. **The suitability of proposed plans.** The site plan stamped received by the Office of Zoning and Development on October 7, 2025, is a suitable amendment /addition to the existing PD-MU (Planned Development Mixed Use) development**.**

e. **Specific modifications.** An amended site plan was submitted to the Office of Zoning and Development on October 7, 2025. This plan includes details regarding the addition of 1041 Field Road to the pre-existing Bowen Homes PD-MU site plan. This plan references 22-O-1809 as the site plan to be amended.

f. **The suitability of a maintenance program.** The applicant has provided no information related to a maintenance program for the common areas related to the CHaRM site to be located at 1041 Field Road. To ensure proper upkeep of these areas, Staff will require that the development is governed by private covenants to provide for ownership/maintenance of the common areas**.**

10) 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, the proposed site is located within a Growth Cluster. Growth Clusters are described as follows:

"These are the historically suburban commercial districts of New Atlanta that are becoming increasingly urban. They are outlying concentrations of housing, work spaces, hospitals and shopping that were developed at the confluence of major thoroughfares, highways and transit. The largest and most established are Buckhead and Emory, but with better design, policies and investments, and with improving market conditions, other clusters like Greenbriar and outlying sites along Metropolitan and Hollowell, could emerge as strategic, lower-cost areas for innovation and business expansion".

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The property shall be developed in accordance with the site plan entitled "CHaRM Facility @ Bowen Homes" prepared by Eberly & Associates dated September 2, 2025, and stamped received by the Office of Zoning and Development on October 7, 2025. Minor changes to the approved site plan may be authorized by the Director of the Office of Zoning and Development in accordance with Section 16-02.003(7).
2. Floor are ratio for residential units shall not exceed 1.2.
3. A minimum of 7.0 acres of useable open space shall be provided.
4. Parking shall be provided as follows:
   a. Dwellings units: min. 0.5 space per unit.
   b. All other uses: min. 1 space per 1,000 square feet of floor area.
5. Minimum supplemental zones shall be as follows:

a. Along Donald Lee Hollowell, James Jackson Parkway, and adjacent to detached single family dwellings: 5 feet as measured from the back of the new sidewalk.
b. All other locations: 0 feet.

6. Minimum setbacks shall be as follows:
   a. Side setback: 0 feet
   b. Rear setback: 0 feet 9. Structures or portions of structures which are within 150 feet of any R-1 through R-5, RG-1, RG-2, MR-1, MR-2, or PD-H district shall have a maximum height of 52 feet. Structures or portions of structures that are greater than 150 feet from any R-1 through R5, RG-1, RG-2, MR-1, MR-2, or PD-H district shall have a maximum height of 225 feet.
7. There shall be no off-street loading requirements. All loading needs may be provided by the applicant along newly created streets.
8. New sidewalks shall be provided along both sides of all existing and new streets except as follows:
   a. Sidewalks shall not be required to be constructed on properties not included in this rezoning; b. Sidewalks shall not be required on the portion of existing or new streets abutting a park, provided a sidewalk is constructed on the opposite side of the street; and c. Sidewalks shall be required along one side of the proposed parkway.
9. Minimum sidewalk requirements shall be as follows:
   a. Adjacent to first floor commercial uses: A minimum five-foot street furniture and tree planting zone and a minimum ten-foot clear zone;
   b. All other areas: A minimum five-foot street furniture and tree planting zone and a minimum six-foot clear zone.
   c. Sidewalks shall not be required along alleys.
   d. Street trees shall be planted a maximum of forty feet on-center in the street furniture and tree planting zone.
10. Final bulb out, median, and on-street parking locations are subject to approval by the City of Atlanta Department of Transportation.

CITY OF ATLANTA

ANDRE DICKENS
MAYOR

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

JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **Z-25-69 for 125 Howell Drive SW**

DATE: December 4, 2025

An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **125 Howell Drive SW.**

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

STAFF RECOMMENDATION: 30 DAY DEFERRAL – JANUARY 2026

CITY OF ATLANTA

ANDRE DICKENS
MAYOR

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

JAHNEE R. PRINCE, AICP
COMMISSIONER

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

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **Z-25-74 for 218 Peachtree Street NE**

DATE: December 4, 2025

An Ordinance by Councilmember Jason Dozier as substituted by the Zoning Committee to authorize the construction of one digital changing billboard face and its supporting structures located at **218 Peachtree Street NE;** and for other purposes.

Staff has requested a deferral.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – JANUARY 2026

CITY OF ATLANTA

ANDRE DICKENS
MAYOR

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

JAHNEE R. PRINCE, AICP
Commissioner

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

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **U-25-31 for 743 Virginia Avenue NE**

DATE: December 4, 2025

An Ordinance by Zoning Committee for a special use permit for a preschool pursuant to Section 16-06.005(1)(b) for property located at **743 Virginia Avenue NE**.

FINDINGS OF FACT:

- **Property location**: The subject property fronts 135.20 feet on the south side of Virginia Avenue NE beginning at a nail set at the base of a wall at the northerly end of the mitered intersection of the easterly right-of-way of Ponce de Leon Place with the southerly right-of-way of Virginia Avenue. The subject site is in Land Lot 53 of the 17th District, Fulton County, Georgia in the Virginia Highlands neighborhood of NPU F in Council District 6.

- **Property size and physical features**: The property is approximately 0.635 acres (27,660 square feet) with approximately 135 feet of frontage. There is no curb cut onto the property, but it has frontage on Virginia Avenue and Ponce de Leon Place. It is currently occupied with a three-story place of worship, and a single-family residential home. There are mature trees on the property, and it is a relatively flat lot.

- **CDP Development Pattern and designation**: The subject property is zoned R-4 (Single Family Residential). The future development pattern is MLSF (Medium Lot Single Family) within the 2025 Comprehensive Development Plan.

- **Current/past use of property**: The past and current uses of the property include a place of worship, a pre-school, and a single-family residential unit. There was previously a Montessori school in the place of worship. Staff is not aware of any other previous uses of the site.

- **Surrounding zoning/land uses:** Properties to the east, south, and west are zoned R-4 (Single Family Residential) with a MLSF (Medium Lot Single Family) development pattern. Uses include single-family homes, and a recreational field. Property to the north is zoned R-4 (Single Family Residential) with a CMTY (Community) development pattern, its use is an elementary school.

- **Transportation Systems:** Virginia Avenue is a collector street served by MARTA bus route #36, which operates in the area. There are sidewalks along both sides of Virginia Avenue.

PROPOSAL: The applicant is requesting a special use permit for a preschool called International Preschools. A special use permit was previously approved for a Montessori School at this property in 2016.

- **Ingress and egress**: There is no parking lot located on the subject property. Employees and clients will access the property using on-street parking along Virginia Avenue, Ponce de Leon Place, and surrounding neighborhood streets. There is pedestrian access via sidewalks along Virginia and Ponce de Leon Place, and bicycle access via a newly constructed bike lane along Virginia Avenue. Given the minimal traffic impact, no road improvements are necessary.

- **Off-Street parking and loading**: Emergency personnel will have the option to park in front of the site or side along Ponce de Leon Place. All parking spaces for employes and student families will be on-street parking along Virginia Avenue and Ponce de Leon Place and adjacent neighborhood streets. Employees are asked to park further away from the site to accommodate students and their families. The applicant does not anticipate much loading or frequent deliveries of materials due to the use. However, loading and unloading of students will occur at 8:30am-9am and after school ends at 1pm. The applicant anticipates up to 40 vehicles. However, some students will travel on foot or by bike, with the remainder arriving and leaving in a vehicle, so staff anticipates the actual number of vehicles to be lower than 40. The subject property is located across the street from an elementary school. However, pick up and drop off for the elementary school occurs before 8:30am and after 1pm and does not conflict with the preschool's drop off and pick up times.

- **Refuse and services areas**: International Preschool will use existing City of Atlanta receptacles that are collected once a week.

- **Buffering and screening**: No additional screening is proposed. There is currently a fence that borders the playground in the rear of the lot, behind the single-family home, and a wooden privacy wall that borders the side and rear property line along Ponce de Leon Place.

- **Hours and manner of operation**: The preschool will operate Monday through Friday from 9am-1pm. It does not conflict with church operations that occur in the evenings and weekends. The preschool will operate out of classrooms located primarily in the church's basement, and one classroom on the 1st floor. There will be 8 employees on site from 8:30-1:30pm. A maximum of 38 students can enroll at a time, ranging in ages 1-5. The families have an option to enroll 2, 3, or 5 days a week, so the average daily number of students is approximately 30 per day. Meals will not be provided on site, with the expectation of students bringing their own

meals from home. The preschool provides two "special enrollment" programs. The applicant states there is a "Mother's Day Out" program, which is for children 9-24 months, limited to 1-2 days per week. There is a "Summer Camp", where enrollment is more flexible where you can pick how many weeks to enroll, each week has different themes. Both programs occur within hours of operation and adhere to the 38-student capacity. Weekly subjects include Multiculturalism, Mindfulness, Science, Nature, and Community, while daily instruction takes place in Art, Music, Kinesthetics, Reading and Writing.

- **Duration**: The applicant requests an indefinite duration.

- **Required yards and open space**: The applicant proposes no addition to existing structure. There will be no encroachment in required yards or open space.

- **Tree Preservation and Replacement**: The applicant has confirmed that no trees on the site will be affected.

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:** The proposed use will not contribute to traffic congestion, as the facility will have very limited hours and will not conflict with the nearby elementary school, and church operations on-site. Given this minimal level of traffic, staff finds the ingress and egress sufficient, and no road improvements are necessary.

b) **Off-Street parking and loading:** On average, no more than eight employees and up to 40 client cars will be traveling in and out on any given business day, and all will park along neighborhood streets. However, staff anticipates the number of clients' cars to be lower due to students' ability to travel by bicycle or on foot. Deliveries will be minimal, made using personal vehicles, and service personnel can park in front of the facility. This low level of traffic does not necessitate or justify road improvements. Staff finds that the proposed parking and loading areas are sufficient.

c) **Refuse and services areas**: The site will use City of Atlanta receptacles that will be collected once a week. Given that meals will not be provided on the property, expected refuse will be low. Staff considers the proposed refuse and service areas to be sufficient.

d) **Buffering and screening**: There is currently a fence that borders the playground in the rear of the lot, behind the single-family home, and a wooden privacy wall that borders the side and rear property line along Ponce de Leon Place. The playground cannot be seen from the public right-of-way. Staff finds buffering and screening to be sufficient.

e) **Hours and manner of operation**: The preschool will operate Monday through Friday from 9am-1pm. It does not conflict with other operations that occur in the evenings and weekends. The preschool will operate out of classrooms located primarily in the basement, and one classroom on the 1st floor. There will be 8 employees on site from 8:30-1:30pm. A maximum of

38 students can enroll at a time, ranging in ages 1-5. The families have an option to enroll 2, 3, or 5 days a week, so the average daily number of students is approximately 30 per day. Meals will not be provided on site, with the expectation of students bringing their own meals from home. The preschool provides two "special enrollment" programs. The applicant states there is a "Mother's Day Out" program, which is for children 9-24 months, limited to 1-2 days per week. There is a "Summer Camp", where enrollment is more flexible where you can pick how many weeks to enroll, each week having different themes. Both programs occur within hours of operation and adhere to the 38-student capacity. Staff finds the proposed hours and manner of operation sufficient for the proposed use.

f) **Duration**: The applicant requests an indefinite duration. Staff is supportive of a 5-year duration to continue monitoring for potential impacts to the surrounding area.

g) **Required yards and open space**: The proposed site plan complies with the required yards and open space, as no additions are proposed.

h) **Compatibility with policies related to Tree Preservation and Replacement**: There are mature trees throughout the site, however, no trees will be damaged or cut down to accommodate the proposed use.

STAFF RECOMMENDATION: APPROVAL conditioned on the following:

1. The special use permit shall be valid for 5 years from the date of adoption by Atlanta City Council.
2. The special use permit shall be issued to the, International Preschools, and is not transferable.

CITY OF ATLANTA

ANDRE DICKENS
MAYOR

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

JAHNEE R. PRINCE, AICP
Commissioner

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

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **U-25-33 for 2295 Benjamin E. Mays Drive SW**

DATE: December 4, 2025

An Ordinance by Zoning Committee for a special use permit for a special school larger than 8,000 square feet pursuant to Section 16-32.007(1)(d) for property located at **2295 Benjamin E. Mays Drive SW.**

FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 188 feet on the north side of Benjamin E. Mays Drive SW beginning at the northeast intersection of Beecher Road and Benjamin E. Mays Drive in Land Lot 183 of the 14th District, Fulton County, Georgia. It is in the Cascade Heights Neighborhood, NPU S, Council District 11.

- **Property size and physical features:** The property is approximately 3.759 acres (163,480 square feet) and is developed with a two-story rock and brick place of worship. The topography is consistent across the lot, with a change of only 4 feet between its highest and lowest points. Curb cuts on Beecher Road and Herring Road provide vehicular access to the site. There are few to no mature trees onsite. There is also a gated fence enclosing the parking lot and structure.

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

- **Current/past use of property:** The property is developed with a two-story rock and brick place of worship. Staff is unaware of any other previous uses on the site.

- **Surrounding zoning/land uses:** The parcels to the south, east, and west are developed with single-story non-residential structures zoned NC-6 (Cascade Heights Neighborhood Commercial District) with LDMU (Low Density Mixed Use) development pattern designation. While to the north, the lots are zoned R-4 (Single Family Residential) and developed with one-story single-family structures and a community garden.

- **Transportation system:** The site has frontage along Beecher Road and Benjamin E. Mays Drive SW which are both classified as collector streets. There is additional frontage along Herring Road, which is classified as a local road by Atlanta DOT's Street Classification Map. MARTA's Community Circulator bus route #71, services this area along nearby Cascade Road with connecting services to West End Transit Station. There are sidewalks along Cascade Road. Bus route #68, services the area along Benjamin E. Mays Drive, connecting to West End, Ashby, and Hamilton E. Holmes MARTA Transit Stations.

PROPOSAL: The applicant seeks a special use permit for a special school larger than 8,000 square feet pursuant to Section 16-32.005(7)(1)(d).

- **Ingress and egress:** Employees and clients are expected to enter the property through the gates on Beecher Road and exit the property through the gates on Herring Road. Emergency vehicles can access the site via either the Beecher Road or the Herring Road entrance. The applicant states that vehicular traffic is not expected to cause congestion due to the ample space in the parking lot and the staggered drop-off and pick-up times.

- **Parking and loading:** Employees, visitors, clients, and service personnel will park their vehicles in one of the 147 spaces found in Lot No. 1 as labeled on the site plan. There is also street parking along Beecher Road, Benjamin E. Mays Drive, and Cascade Road nearby. No special products or supplies are expected; however, any deliveries will be dropped off via Lot No. 1, where the main structure can be accessed.

- **Refuse and service areas:** The place of worship, Providence Missionary Baptist Church of Atlanta, in which the school operates, contracts weekly with the private trash pickup service, Republic Waste.

- **Buffering and screening:** Adjoining properties are buffered by a vacant lot. The only noise expected to be produced is from children on the playground. Operations will be during the day and there is no expected glare from lights on-site. The applicant expects approximately 75 cars to travel to and from the site daily. The pick-up vehicles will have staggered times in the morning from 7:30 am to 9:00 am and in the afternoon from 3:00 pm to 6:00 pm. Parking Lot No. 1 has ample space to accommodate the expected traffic, and there are no plans for road improvements.

- **Hours and manner of operation:** The intended use of the property is to expand the current capacity of a special school larger than 8,00 square feet. The CHI Montessori school will operate daily operations of a school/daycare center within the existing PMBCA (Providence Missionary Baptist Church of Atlanta) administration and classroom buildings, Monday-Friday from 7:30 am to 6 pm. There will be 25 employees working a single shift. Enrolled students' ages range from 6 weeks to 8 years old, while this expansion request is to accommodate an additional 26 students.

Students are served meals daily with staggered lunch times. Food is prepared onsite in the kitchen and is eaten within the classrooms. There are no expected special programs outside of the occasional cultural enrichment or arts exhibit which would require two instructors to facilitate parking onsite.

- **Duration:** The applicant requests an indefinite duration.

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

- **Tree Preservation and Replacement:** The applicant has indicated that no trees will be impacted on the site for this facility.

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.** There is vehicular access provided to the site via curb cuts along both Herring Road and Beecher Road, which lead to the gated onsite parking lot to the rear. Frontage along Benjamin E. Mays Drive, as well as sidewalks found on the frontages, provide pedestrians access from the surrounding neighborhoods and bus routes are found in the area. Emergency vehicles can access the property via the on-street parking on Beecher Road and Benjamin E. Mays Drive, or the two curb cuts on-site. Vehicular traffic will flow through the onsite parking lot, entering the lot via the access point on Beecher Road and exiting through the Herring Road access. The rear of the lot is dedicated to parking, which gives ample queuing and parking space for students to be dropped off. Drop-off time will be staggered between 7– 9 am, and pick-up times will also be staggered between 3-6 pm. In addition to the staggered times, the ample space in the parking lot will limit any assumed traffic congestion expected from the school's expansion. Walking, carpooling, and cycling are also encouraged. Ingress and egress and automotive and pedestrian safety is presumed to be sufficient.

b) **Off-Street parking and loading:** Employees and service personnel will park their vehicles in one of the 147 spaces found in Lot No. 1 as labeled on the site plan. Clients are parents of the children and are not expected to park for long periods of time beyond picking up and dropping off. Visitors and delivery vehicles are expected to park in parking Lot No. 1. There is also on-street parking along Beecher Road, Benjamin E. Mays Drive, and Cascade Road nearby, although the parking provided onsite is ample for the expected traffic. No special products or supplies are expected; however, any deliveries will be dropped off via lot No. 1, where the main structure can be accessed. Staff finds the off-street parking and loading sufficient for the proposed use.

c) **Refuse and service areas:** Refuse from the school will be disposed of in the on-site dumpster, found in the southeast corner of the site in Lot No. 2, as labeled on the site plan. Refuse is managed by the building owner, Providence Missionary Baptist Church of Atlanta (PMBCA), who has a contract with Republic Waste to pick up refuse from the onsite dumpster weekly.

d) **Buffering and screening:** The site is buffered to the north by a vacant lot currently used as a community garden, as well as a lot with a single-family home (both owned by the place of worship). The subject lot is further buffered from residential uses to the east, west, and south by intervening streets and uses with similar intensity. These uses include Fire Station #25 to the west, a post office, dental office, and service station to the east, and the south is the core of the Cascade Heights Neighborhood Commercial District with similar non-residential uses. The site is further buffered from adjoining lots by an iron fence that surrounds the rear portion of the lot. The site currently generates minimal impact on surrounding uses, and the applicant has not proposed any changes to the buffering and screening as part of this application. The existing buffering and screening appear to be suitable for the expansion of the existing use.

e) **Hours and manner of operation:** The existing structure, built in 1957, operated a private/daycare school for some time before its current owner, who continued the use when purchased in 1995. CHI Montessori was licensed by *Bright from the Start* to serve 150 students in 2018. Since this licensure, the school has experienced a significant increase in student enrollment in the infant/toddler program, leading to a waitlist for about 20 families. The intended use of the property is to expand the current capacity of a special school larger than 8,000 square feet to accommodate an additional 26 students within 2 additional classrooms within the building. The CHI Montessori school will operate daily operations of a school/daycare center within the existing PMBCA (Providence Missionary Baptist Church of Atlanta) administration and classroom buildings, Monday-Friday from 7:30 am to 6 pm. There will be 25 employees working a single shift. Enrolled students' ages range from 6 weeks to 8 years old, while this expansion is to accommodate an additional 26 students. Students are served meals daily with staggered lunch times. Food is prepared onsite in the PMBCA kitchen and is eaten within the classrooms. There are no expected special programs outside of the occasional cultural enrichment or arts exhibit, which would require two instructors to facilitate parking in the on-site lot. Staff finds the proposed hours and manner of operation to be suitable.

f) **Duration:** The applicant requests an indefinite duration. Staff is supportive of the request.

g) **Required yards and open space:** There are no proposed changes to the site as part of this application regarding required yards and open space. Therefore, these considerations are not applicable.

h) **Compatibility with policies related to tree preservation:** The site will be used in its current configuration. This program will impact no trees. Should there be any tree loss, removal must comply with the Tree Preservation Ordinance. Staff finds this acceptable.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The special use shall be valid upon approval by the Atlanta City Council.
2. The special use permit shall be issued to CHI Montessori.
3. The special use permit is not transferrable.

CITY OF ATLANTA

ANDRE DICKENS
MAYOR

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

JAHNEE R. PRINCE, AICP
Commissioner

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

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **U-25-34 for 420 Chapel Street SW**

DATE: December 4, 2025

An Ordinance by Zoning Committee for a special use permit for an outdoor sales area pursuant to Section 16-34.007(1)(k) for property located at **420 Chapel Street SW.**

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

STAFF RECOMMENDATION: FILE

CITY OF ATLANTA

ANDRE DICKENS
MAYOR

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

JAHNEE R. PRINCE, AICP
Commissioner

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

MEMORANDUM
amended

TO: Zoning Review Board

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

SUBJECT: **U-25-35 for 966 West Paces Ferry Road NW**

DATE: December 4, 2025

An Ordinance by Zoning Committee for a special use permit for a private school pursuant to Section 16-04.005(1)(l) and 16-05.005(1)(l) for property located at **966 West Paces Ferry Road NW, 3325 Rilman Road, 3311 Rilman Road NW, and 15 Asheworth Court NW.**

FINDINGS OF FACT:

- **Property location**: The subject property fronts 1403.74 feet on the south side of West Paces Ferry Road beginning at an iron pin set at the intersection of the easterly right-of-way line of Rilman Road and the southwesterly right-of-way line of West Paces Ferry Road The subject site is in Land Lot 158, 157, 181, and 182 of the 17th District, Fulton County, Georgia in the West Paces Ferry/Northside neighborhood of NPU A in Council District 8.

- **Property size and physical features**: The property has an irregular shape with approximately 34.16 acres (1,487,871 sq. ft.) with approximately 1403.74 feet of frontage. The lot is developed with a private school, consisting of several administrative buildings and recreational facilities. Vehicular access to the property is provided from the south side of West Paces Ferry Road and the east side of Rilman Road. There are large mature trees throughout the property. The topography varies throughout the property.

- **CDP development pattern and designation**: The subject properties are zoned R-2 (Single-Family Residential) and R-3 (Single-Family Residential). The future development pattern is LLSF (Large Lot Single Family) within the 2025 Comprehensive Development Plan.

- **Current/past use of property**: The past and current uses of the property is a private school. Staff is not aware of any other previous uses of the site.

- **Surrounding zoning/land uses:** Properties to the north of the subject property are zoned R-2 (Single-Family Residential) with a LLSF (Large Lot Single Family) development pattern. Property to the east and west are zoned R-2 (Single Family Residential) and R-3 (Single Family Residential) with a LLSF (Large Lot Single Family) development pattern. Properties to the south are zone R-3 (Single-Family Residential) with a LLSF (Large Lot Single Family) development pattern. Uses include single-family homes.

- **Transportation Systems:** West Paces Ferry Road is an arterial served by MARTA bus route #12, which operates in the area. There are sidewalks along the south side of West Paces Ferry.

PROPOSAL: The applicant is requesting a major amendment to an existing special use permit to add a recreational field pursuant to Section 16-04.005(1)(l) and 16-05.005(1)(l).

- **Ingress and egress**: Ingress and egress to the site are provided by the existing driveways on West Paces Ferry Road and the driveway on Rilman Road.

- **Off-Street parking and loading**: The property contains five parking areas with 420 spaces, all located within the main campus. No parking is proposed at the field. Employees and campus users will continue using existing curb cuts along West Paces Ferry Road. Access to the field will remain limited to maintenance vehicles, such as golf carts or UTVs, which may park on or adjacent to the field as needed.

- **Refuse and services areas**: Two trash cans will be placed at the field and emptied by maintenance staff as needed using a golf cart or UTV. All collected waste will be transported to the main campus disposal area for weekly pickup.

- **Buffering and screening**: No lighting is proposed at the field, and noise will be limited to normal student activity. Additional landscape screening is proposed.

- **Hours and manner of operation**: The school is open Monday through Friday from 7:00 a.m. to 3:00 p.m., and some evenings and weekends for extracurricular activities. The school employs approximately 250 people with an enrollment of approximately 1,150 students. The proposed use is an artificial turf practice field intended for school-related activities. No competitions, spectator events, or special events will be held at this location. The field will be open during daylight hours, with occasional weekend use possible but not expected regularly. The field will be maintained by the school's existing maintenance staff. No meals will be offered at the field and no programs requiring additional parking or vehicular access are anticipated.

- **Duration**: The applicant requests an indefinite duration.

- **Required yards and open space**: Based on the site plan, the proposal will noy encroach into required yards or open space.

- **Tree Preservation and Replacement**: A tree protection plan was not submitted with the application. Pace Academy must consult with the City Arborist on matters related to tree protection and tree removal.

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:** While the site plan indicates the extension of a former driveway along Rilman Road designated for emergency access, staff does not support its use as a functional entrance for daily operations. Access to the campus is already provided through existing curb cuts along West Paces Ferry Road and Rilman Road, which staff finds sufficient to accommodate vehicular and pedestrian circulation as well as emergency access. Any required emergency access should be addressed internally within the campus without establishing an active curb cut or public point at this location.

b) **Off-Street parking and loading:** The site plan does not indicate any major changes in the existing off-street parking and loading. Therefore, Staff is of the opinion that the off-street parking and loading are sufficient to support the proposed use.

c) **Refuse and services areas**: The applicant has indicated that disposal services are provided to the property three times a week. Staff consider the proposed refuse and service areas to be sufficient.

d) **Buffering and screening**: Based on the site plan, the proposed field will require removal of several trees that currently provide natural buffering and screening to adjacent properties. Additional landscaping or replanting may be needed to maintain adequate screening.

e) **Hours and manner of operation**: The hours and manner of operation will remain consistent with the operation of the private school. Staff finds the hours and manner of operation to be adequate.

f) **Duration**: The applicant requests a an indefinite duration. Staff is supportive of the request.

g) **Required yards and open space**: The proposed site plan complies with the required yards and open space, as the expansion does not encroach into any required yards or open space.

h) **Compatibility with policies related to Tree Preservation and Replacement**: The applicant indicates that they will follow City of Atlanta tree ordinance for the removal of any trees. Staff supports the applicant's cooperation with the City Arborist and efforts toward tree preservation.

i) **Other Considerations:** The application and site plan appear to be consistent with previously approved special use permits for Pace Academy. The original application, which granted permission for the private school was via U-93-022. Other amendments to this application include U-97-022; U-07-021; and U-12-006. This application amends the site plan approved with application U-18-042 to expand the existing lower school. Additionally, an accompanying

variance application, V-19-05, was approved by the Board of Zoning Adjustment, requesting to increase the maximum building height from 35 feet to 39 feet to erect a new educational building.

STAFF RECOMMENDATION: APPROVAL conditioned on the following:

1. The site shall be developed in accordance with the topographic survey entitled "Pace Academy, Inc." prepared by TerraMark Geospatial dated November 3, 2025, and stamped received by the Office of Zoning and Development on November 7, 2025. Minor changes to the approved plan may be authorized by the Director, of the Office of Zoning and Development in accordance with Section 16-02.003(7).
2. All vehicular access must remain internal to the campus. Rilman Road shall be used only for construction access and following the completion of construction limited to emergency access only. This condition shall not preclude improvements to the driveway for purposes of access.
3. No permanent or temporary lighting shall be installed on the site.
4. No competitions or spectator events may be held.
5. Landscape screening must be preserved or replaced.
6. All other zoning conditions pursuant to U-12-006, approved by the Mayor June 31, 2012, shall remain in effect.
7. All previous zoning conditions pursuant to U-07-021, U-97-022, and U-93-022 shall remain in force.

ANDRE DICKENS
MAYOR

CITY OF ATLANTA

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

JAHNEE R. PRINCE, AICP
Commissioner

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

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **Z-24-99 for 480 Elmwood Avenue and 492 Elmwood Avenue NW, and 1590 Hasty Place, 1600 Hasty Place, 1618 Hasty Place and 1626 Hasty Place NW and 1621 Hasty Place NW and 1595 North Avenue, 1607 North Avenue, 1617 North Avenue and 1625 North Avenue NW and 481 West Lake Avenue, 485 West Lake Avenue and 495 West Lake Avenue NW**

DATE: December 4, 2025

An Ordinance by Zoning Committee to rezone from C-1/WPAHO (Community Business District/Westside Park Affordable Workforce Housing Overlay) and R-4A/WPAHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay) to MR-2/WPAHO (Multifamily Residential Sector 2/Westside Park Affordable Workforce Housing Overlay) for properties located at **480 Elmwood Avenue and 492 Elmwood Avenue NW, and 1590 Hasty Place, 1600 Hasty Place, 1618 Hasty Place and 1626 Hasty Place NW and 1621 Hasty Place NW and 1595 North Avenue, 1607 North Avenue, 1617 North Avenue and 1625 North Avenue NW and 481 West Lake Avenue, 485 West Lake Avenue and 495 West Lake Avenue NW.**

FINDINGS OF FACT:

- **Property Location**: The property fronts approximately 302 feet on west side of Elmwood Avenue NW, fronting 515.3 feet on the south side of Hasty Place NW and 67.5 feet on the north side of Hasty Place NW, and fronting 627.41 feet on the north side of North Avenue NW, and fronting 258.87 feet on the east side of West Lake Avenue NW. The property is in Land Lot 146 of the 14th District, Fulton County, Georgia in the Grove Park Neighborhood of NPU-J, Council District 3.

- **Property Size and Physical Features:** The subject property consists of an assemblage of parcels totaling approximately 5.92 acres (258,205 square feet) of area. Most of the parcels are currently undeveloped, except for 1621 Hasty Place and 1618 Hasty Place NW and 1595 North Avenue NW, which are currently developed with single family homes. These three single family homes appear to be unoccupied. The undeveloped parcels are planted with vegetation and mature trees. Two streams and associated buffers are present onsite on the western portion and 1621 Hasty Place NW. There is currently no vehicular access to much of the parcel due to overgrown vegetation. The topography of the site varies dramatically between parcels, with a difference of approximately 69 feet from the highest to lowest elevation.

- **CDP Development Pattern Map Designation:** The current development pattern for the site is LDR (Low Density Residential) according to 2025 Comprehensive Development Plan (CDP). This development pattern designation is compatible with the proposed rezoning to MR-2 (Multifamily Residential Sector 2). The applicant's prior application for a CDP amendment from LDR 0-8 (Low Density Residential 0-8 dwelling units per acre) to LDR (Low Density Residential) is no longer applicable following the adoption of the 2025 Comprehensive Development Plan, as the dwelling unit per acre limitation was removed.

- **Current/Past Use of Property:** Most of the parcels are currently undeveloped. There are three unoccupied single-family homes on the site. Staff is unaware of any other previous use of the property.

- **Surrounding Zoning/Land Uses**: The proposed site is surrounded primarily by single family residential uses and zoning districts. The adjoining parcels to the east and west are all zoned R-4A (Single Family Residential) with a development pattern of LDR (Low Density Residential). There are two parcels zoned C-1 (Community Business District) on the south side of North Avenue NW. These two parcels have a development pattern of LDMU (Low Density Mixed Use) and are currently developed with residential uses: one single family home and one duplex. The north side of Hasty Place NW is primarily zoned R-4A (Single Family Residential) except for three parcels, which are zoned MRC-1 (Mixed Residential Commercial) with a development pattern of LDMU (Low Density Mixed Use). Uses adjacent to the site on both sides of Hasty Place NW consist of single family homes (some appearing to be vacant) and non-conforming duplexes.

- **Transportation System:** West Lake Avenue NW and North Avenue NW are designated as collector streets by the City of Atlanta Transportation Planning Division. Hasty Place NW and Elmwood Road NW are classified as local streets. Sidewalks are present along both sides of North Avenue and West Lake Avenue. No sidewalks are present along Hasty Place NW nor Elmwood Road. MARTA bus service operates south of the site on North Avenue NW and to the west on West Lake Avenue NW with connecting service to West Lake and West End Transit stations. There is a MARTA bus stop immediately adjacent to the southwest corner of the site. The site is also just under a mile from the MARTA Bankhead Transit station and the Atlanta Beltline.

PROPOSAL: The application seeks a rezoning from C-1/WPAHO (Community Business District/Westside Park Affordable Workforce Housing Overlay) and R-4A/WPAHO (Single Family Residential/Westside Park Affordable Workforce Housing Overlay) to MR-2/WPAHO (Multifamily Residential 2/Westside Park Affordable Workforce Housing Overlay) for a new multifamily development consisting of 90 fee-simple units, consisting of 68 townhomes, 9 duplexes, and 4 detached single family homes. There will be 45 available to buyers earning 80-120% AMI.

Project Specifications:

Lot Area (total):	5.92 acres (258,205 square feet)
Current Zoning:	C-1/WPAHO and R-4A/WPAHO (Community Business District/Westside Park Affordable Workforce Housing

	Overlay and Single Family Residential/Westside Park Affordable Workforce Housing Overlay)
Proposed Zoning:	MR-2/WPAHO (Multifamily Residential Sector 2/ Westside Park Affordable Workforce Housing Overlay)
Maximum Residential FAR (MR-2):	0.348
Proposed Residential FAR (MR-2):	0.274
Required Useable Open Space:	0.48
Proposed Useable Open Space:	0.53
Current Development Pattern:	(LDR) Low Density Residential
Proposed Development Pattern:	(LDR) Low Density Residential
Off-street parking required:	0 spaces
Off-street parking provided:	96 spaces
On-street parking provided:	37 spaces
Maximum Height:	35’
Maximum Height Provided:	35’
Proposed total units:	**90 units**

CONCLUSIONS

1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:** The current development pattern for the site is (LDR) Low Density Residential according to 2025 Comprehensive Development Plan (CDP). This development pattern is compatible with the proposed rezoning to MR-2 (Multifamily Residential Sector 2). The proposed development aligns with the development pattern’s typical features including transit access by bus, building types, vehicle access, and walkability.

2) **Availability of and effect on public facilities and services; referrals to other agencies:** There has been no indication from review agencies or departments that there would not be adequate public facilities and services at the subject location. At the time of permitting, the development plans will be submitted to other agencies for permit review for compliance with applicable City codes.

3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not presented any evidence that they own other land in the area that is suitable for this development. Staff is of the opinion that the proposed rezoning would not have an adverse effect on the environment or create an inappropriate imbalance of land uses.

4) **Effect on character of the neighborhood:** Staff is of the opinion that the proposed rezoning would have a positive impact on the character of the surrounding neighborhood by facilitating the redevelopment of mostly vacant and underutilized parcels for mixed-income housing as well as increasing housing choice in the area. The proposed residential development will reinforce the existing residential character of the surrounding area, which includes single family homes as well as duplexes. As a result of rezoning, the proposed development will provide affordable single family and "missing middle" housing stock to the neighborhood.

5) **Suitability of proposed land use:** The site's location is suitable for the proposed mix of low-density residential building type and is supportive of the 2004 Donald Lee Hollowell Parkway Redevelopment Plan's recommendations to offer diverse housing which allow families and individuals to remain in the neighborhoods through different life stages, and to reserve interior neighborhoods for single family and low-density housing. Regarding suitability of the site, it is important to note that the properties contain features that present some challenges for development. As currently proposed, 14 dwelling units are encroaching into the 75 ft. riparian buffers located on the site. Steam buffer encroachment variances will be required to develop the site plan as proposed. The site is also impacted by floodplain. The proposed site plan has been amended to comply with the City of Atlanta Department of Watershed Management's standards for locating dwelling units adjacent to floodplain. Due to the impact of stream buffers, floodplain, and topography on the site, the applicant has also applied concurrently for three variance requests to reduce the required transitional yards. The proposed rezoning to MR-2/WPAHO (Multifamily Residential Sector 2/ Westside Park Affordable Workforce Housing Overlay) is consistent with the following CDP land use policies: 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 7 *support transit use by providing active uses around transit stops, reducing walking distance to stops, and prioritizing pedestrians; and* R 10 *Provide diverse and more affordable housing choices that are accessible to all people*. Further, the proposed rezoning is consistent with NPU J policies to: J-1 *preserve the culture and character of the neighborhoods of NPU-J, to include compatible design, visually similar building materials, height, setbacks, parking accommodations, and landscape; and encouraging infill development compatible with surrounding uses*; J-13 *prevent the further degradation of the residential neighborhoods in NPU-J by opposing the conversion of residential properties to non-residential uses, except in those very limited situations where such conversion is required by applicable law due to the existing, established non-residential use of all surrounding property*; J-*15 Support the initiatives that encourage connectivity throughout all NPU-J neighborhoods, including trails, parks, and sidewalks throughout NPU-J, adding crosswalks and improving existing crosswalks. Promote equitable development by supporting public/ private partnerships and public resources to improve connectivity to the Westside Park from the south and west entrance to alleviate heavy traffic and reduce neighborhood traffic*; and *encourage new residential development to be consistent with existing character, scale, and design of the surrounding neighborhood*.

6) **Effect on adjacent property:** Based on the stated goals of the Donald Lee Hollowell Parkway Redevelopment Plan, and underutilization of the subject property, staff is of the opinion that the proposed development will have a positive impact on adjacent properties. The proposed affordable housing development will help reinforce the residential character of the surrounding neighborhood by replacing vacant and underutilized parcels with compatible infill.

7) **Economic use of current zoning:** Although the parcel could be developed as currently zoned, the existing economic use of the current zoning is limited. The proposed rezoning would significantly increase the economic use of the site.

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

9) **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, most of the proposed site is located within a Conservation Area: Urban Neighborhood. 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 traditional intown communities that were built by the expansion of streetcars a century ago, such as Westview, Grant Park and Brookwood Park. Most have some form of commercial district within walking distance from homes, and many include small apartment buildings, townhouses, or two- and three-family homes. Their inherent walkability, historic charm and proximity to downtown make them highly desirable under today's market pressures, and therefore, threatened by even denser development".

STAFF RECOMMENDATION: APPROVAL

CITY OF ATLANTA

ANDRE DICKENS
MAYOR

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

JAHNEE R. PRINCE, AICP
Commissioner

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

MEMORANDUM

TO: Zoning Review Board

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

SUBJECT: **Z-25-56 for 684 Law Street NW**

DATE: December 4, 2025

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

Staff has requested a deferral.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – JANUARY 2026