# CITY OF ATLANTA

ANDRE DICKENS
MAYOR

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
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JAHNEE R. PRINCE, AICP
COMMISSIONER

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

## MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** **Z-25-71 for Push Button Activators**

**DATE:** January 15, 2026

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An Ordinance to amend the 1982 Atlanta Zoning Ordinance, **as amended, requiring primary pedestrian entrances to provide push button activators where relationship of the building to street is required**; and for other purposes.

**FINDINGS OF FACT:**

The City of Atlanta is committed to safeguarding the health, safety and welfare of its residents, particularly those that are a part of the disabled community. Push button activators for accessibility are devices, often labeled with a wheelchair symbol, that activate automatic door openers to provide easy access to buildings and public spaces for people with disabilities and mobility aids. These buttons require low activation force, are made from durable materials like stainless steel, and can be hardwired or wireless. The push-button activators significantly enhance accessibility by providing a simple, reliable, and physical way for people with a wide range of disabilities to operate automated systems like doors, elevators, and crosswalk signals and create more inclusive and independent environments. Push-button activators can improve safety by eliminating the need for a user to balance or struggle with a heavy door while operating a mobility device or carrying items. Accessible button placement is designed to provide sufficient clear floor space for a person using a wheelchair to activate the button and pass through the door safely. For businesses and public spaces, installing accessible push-button activators demonstrates a commitment to inclusivity.

**PROPOSAL:** The legislation proposes push button activators to be installed where relationship of the building to street standards are required.

## CONCLUSIONS:

**(1) Compatibility with comprehensive development plan (CDP); timing of development:** Staff finds that there are no known public projects or programs with which the timing of this legislation would conflict. Regulations related to the relationship of the building to street on buildings support the CDP policy 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*.

**(2) Availability of and effect of public facilities and services; referral to other agencies:** There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services to any locations in the city where the push button activator is required. Compliance with all applicable City codes will be required when proposed development plans are submitted to other agencies for permit review.

**(3) Availability of other land suitable for proposed use; environmental effect on balance of land uses:** No negative environmental effect or negative balance of land uses is presumed if these regulations are adopted. The requirement will be applicable on development sites where new construction is required. Relationship of building to street requirements shapes urban life, focusing on creating lively, safe, and engaging public spaces. This requirement can only improve and enhance accessibility by providing a simple, reliable, and physical way for people with a wide range of disabilities to operate automated systems like doors.

**(4) Effect on character of the neighborhood**: Consistent with the citywide principles in the CDP, the regulations should have a positive effect on the character of neighborhoods where relationship of building to street zoning regulations are required as a part of district development controls. Citywide policy CW 9 seeks to *promote quality and flexibility in building architecture and urban design to enhance the public realm and evolve with the needs and opportunities of surrounding areas.*

**(5) Suitability of proposed land use:** Development patterns with compatible zoning districts that require relationship of building to street compliance are not changing as result of this text amendment.

**(6) Effect on adjacent property:** Staff is of the opinion that there will be no negative effects on adjacent properties should this text amendment be adopted.

**(7) Economic use of current zoning:** The economic use of properties that require relationship of building to street compliance are unchanged.

**(8) Compatibility with policies related to tree preservation:** The proposed development will need to comply with the requirements of the City of Atlanta's Tree Ordinance.

## STAFF RECOMMENDATION: APPROVAL

| Z-25-71 Push Button Activators | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| | NPU | Approved | Approval Conditional | Denied | Abstained | Deferred | Comments |
| Z-25-71 Push Button Activators | **A** | | | 1 | | | |
| | **B** | 1 | | | | | |
| | **C** | 1 | | | | | |
| | **D** | | | 1 | | | |
| | **E** | 1 | | | | | |
| | **F** | 1 | | | | | |
| | **G** | 1 | | | | | |
| | **H** | 1 | | | | | |
| | **I** | 1 | | | | | |
| | **J** | 1 | | | | | |
| | **K** | | | | 1 | | |
| | **L** | 1 | | | | | |
| | **M** | 1 | | | | | |
| | **N** | | 1 | | | | |
| | **O** | | 1 | | | | |
| | **P** | 1 | | | | | |
| | **Q** | 1 | | | | | |
| | **R** | 1 | | | | | |
| | **S** | 1 | | | | | |
| | **T** | 1 | | | | | |
| | **V** | 1 | | | | | |
| | **W** | | 1 | | | | |
| | **X** | 1 | | | | | |
| | **Y** | 1 | | | | | |
| | **Z** | 1 | | | | | |
| | **Total:** | 19 | 3 | 2 | 1 | 0 | |

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Office of Zoning and Development

## MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** **U-25-30 for 532 Cleveland Avenue SW**

**DATE:** January 15, 2026

An Ordinance by Zoning Committee for a special use permit for a day care center pursuant to Section 16-08.005(1)(b) for property located at **532 Cleveland Avenue SW**.

The applicant has requested a deferral to continue to work with the NPU. Staff is supportive of the request.

**STAFF RECOMMENDATION: 60 DAY DEFERRAL – MARCH 2026**

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# MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** **U-25-39 for 717 Edgewood Avenue SE**

**DATE:** January 15, 2026

An Ordinance by Zoning Committee for a special use permit for outdoor dining at restaurants when any part of such use is located within 1,000 feet of property that is zoned as an R-1, R-2, R-2A, R-2B, R-3, R-3A, R-4, R-4A, R-4B, or R-5 district, or that is used as a residential property pursuant to Section 16- 09.005(1)(f) for property located at **717 Edgewood Avenue SE.**

**FINDINGS OF FACT:**

- **Property location:** The subject property is a parcel that fronts approximately 75.12 feet on the south side of Edgewood Avenue SE commencing at the southeasterly right-of-way of Edgewood Avenue with the northeasterly right-of-way of Krog Street, at a building corner and run then northeast a distance of 38.99 feet to a pk nail set and the true point of beginning. The property is located within Land Lot 19 of the 14th District, Fulton County, Georgia in the Inman Park neighborhood of NPU-N in Council District 2.

- **Property size and physical features:** The subject property is a rectangular parcel with approximately 0.182 acres (7,941 square feet) of area. The property is currently improved with a vacant building. The topography is relatively flat across the site. Vehicular access to the site is not currently provided. There are a few mature trees on site, but many critical root zones of trees nearby extend onto the site.

- **CDP development pattern map designation:** The subject property has a 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 an existing vacant single family residential structure. Staff is unaware of any other previous uses on the site.

- **Surrounding zoning/development patterns:** The parcels to the north are zoned LW/BL/HC20LSA1 (Live Work/BeltLine Overlay/Inman Park Historic District Subarea 1) and have a MDMU (Medium Density Mixed Use) development pattern; the parcels to the south and east are zoned R-LC/BL/HC20LSA1 (Residential Limited Commercial District/BeltLine Overlay/Inman Park Historic District Subarea 1) and have a LDMU (Low Density Mixed Use) development pattern; the parcel to the west is zoned C-1-C/BL/HC20LSA1 (Community Business District/Conditional/BeltLine Overlay/Inman Park Historic District Subarea 1) and has a LDMU (Low Density Mixed Use) development pattern.

- **Transportation system:** The site has frontage along Edgewood Avenue SE which is classified as a local road. Two MARTA Transit Stations, King Memorial and Inman Park, are located approximately 0.8 miles away. There are sidewalks along both sides of the roadway in this area, as well as a bike lane. The site is located near the Eastside Atlanta Beltline Trail.

**PROPOSAL:** The applicant seeks a special use permit for outdoor dining pursuant to Section 16-09.005(1)(f). The applicant intends to redevelop the site into a bookstore and coffee shop. Coffee, wine, and a light menu of food and snacks will be served and consumed on site. The site plan features an outdoor garden area for reading and socializing.

- **Ingress and egress:** Ingress and egress will be provided via a curb cut along Edgewood Avenue SE.

- **Parking and loading:** The proposed redevelopment will add two parking spaces with one being ADA accessible. Service loading and deliveries will occur in the parking lot before and after business hours. On-street parking is also available nearby for service vehicles, employees, and customers.

- **Refuse and service areas:** Trash will be stored on-site in wheeling bins and disposed of in dumpsters across the street, which are shared by businesses nearby. The dumpsters are emptied twice weekly.

- **Buffering and screening:** The site closely abuts another commercial use on the west side. To the south, an alleyway and fence screen the property from adjacent uses. The east side of the property has a tree protection area, allowing for natural visual screening. The proposed site plan does not directly abut any residential structures.

- **Hours and manner of operation:** The hours and manner of operation will be typical of a bookstore, running from 8:00 a.m. to 7:00 p.m. Monday through Saturday, and 9:00 a.m. to 5:00 p.m. on Sunday. Full-service meals will not be provided; the business will offer coffee, wine, and a light menu of small food and snacks. There are 10-12 employees expected with 2-5 employees on each of the three available shifts. Special events such as book clubs, book release events, and public readings may be held on site, and the events will be in keeping with the scale of the site and its neighborhood. An outdoor amenity area is available for patrons.

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

- **Required yards and open space:** The applicant will comply with required yards and open space at the time of permitting.

- **Tree Preservation and Replacement:** Any tree removal on the property will be permitted via the City Arborist. No trees on the property are proposed to be removed; one tree identified in the public right of way will be removed to install the driveway, and review with the Department of Parks and Recreation arborist has begun.

**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 ingress and egress proposed is appropriate for the site and its neighborhood context. The site is in the Beltline Overlay which eliminates its minimum parking requirement, as well as the Inman Park Historic District which has specific standards for ingress and egress and parking locations. The proposal appears to be consistent with the requirements and expectations of each overlay. Staff finds pedestrian safety and convenience to be adequate for the proposed use and traffic flow and control to be adequate based upon the plan provided.

**b)** **Off-street parking and loading:** The applicable Beltline Overlay District regulations eliminate the minimum parking requirement for this use. Only two spaces are provided on site, which will encourage alternative methods of transportation while still allowing ADA accessibility and loading options. The scale of the use is intended to serve the neighborhood, which is relatively walkable and located almost directly off the Eastside Beltline Trail. A bike lane runs directly in front of the site. The parking and loading arrangement will be reviewed for consistency with the Beltline Overlay District and Inman Park Historic District regulations via special administrative permit and Urban Design Commission review respectively. Staff finds the proposed off-street parking and loading to be sufficient.

**c)** **Refuse and service areas:** Staff finds that the proposed refuse and service program to be sufficient.

**d)** **Buffering and screening:** The proposed use is a low intensity use at a neighborhood-serving scale and does not directly abut any residential structures which it could impact. The use should not have any substantial impact on adjacent properties based on the proposed hours and manner of operation. Staff finds the buffering and screening to be sufficient.

**e)** **Hours and manner of operation:** The hours and manner of operation will be typical of a bookstore, running from 8:00 a.m. to 7:00 p.m. on Monday through Saturday, and 9:00 a.m. to 5:00 p.m. on Sunday. Full-service meals will not be provided; the business will offer coffee, wine, and a light menu of small food and snacks. There are 10-12 employees expected with 2-5 employees on each of the three available shifts. Special events such as book clubs, book release events, and public readings may be held on site, and the events will be in keeping with the scale of the site and its neighborhood. An outdoor amenity area is available for patrons. The business hours and scale of the personnel numbers proposed are typical of a bookstore and small café

and are consistent with similar uses in the area. The shop will typically be open late enough to be accessible for nearby residents after daytime work hours without remaining open so late as to create a nuisance. Staff finds the manner of operation reasonable.

**f)** **Duration:** The applicant requests an indefinite duration. Staff is supportive of three-year duration.

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

**h)** **Compatibility with policies related to tree preservation:** Trees impacted by the development will be reviewed by the City Arborist in accordance with the Tree Preservation Ordinance.

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

1. The special use permit shall be valid for 3 years from the date of adoption by the Atlanta City Council.
2. The special use permit shall only be valid as long as Long Story Books is the operator.
3. The special use permit is not transferable.

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**MEMORANDUM**

**TO:** Zoning Review Board

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

**SUBJECT:** **Z-25-32 for 1345 Bolton Road NW**

**DATE:** January 15, 2026

An Ordinance by Zoning Committee to rezone from R-4 (Single-Family Residential) to PD-H (Planned Development Housing) for property located at **1345 Bolton Road NW.**

**FINDINGS OF FACT:**

- **Property location:** The subject property fronts 319 feet on the east side of Bolton Road NW beginning at a point at the intersection of the southern r/w of Fulton Industrial Boulevard and the east r/w of Bolton Road and being the true point of beginning. The property is located within Land Lot 261 of the 17th District, Fulton County, Georgia in the English Park Neighborhood of NPU G, Council District 10.

- **Property size and physical features:** The property is approximately 1.89 acres (82,502 square feet) and is an irregularly shaped lot. It is currently undeveloped and has moderate topography. An existing curb cut is located along the northwest portion of the property, near the intersection of Fulton Industrial Boulevard and Bolton Road. The property also contains several mature trees.

- **CDP land use map designation:** The subject property has a MLSF (Medium Lot Single Family) development pattern within the 2025 Comprehensive Development Plan (CDP). A development pattern amendment is not required for the proposed development.

- **Current/past use of property:** Staff is unaware of any previous activities or uses of the site.

- **Surrounding zoning/land uses:** The parcels to the north are zoned R-4 (Single Family Residential) and I-1-C (Light Industrial Conditional) with MLSF (Medium Lot Single Family) and I (Industrial) development patterns. Abutting the site to the east are parcels zoned R-4 (Single Family Residential) with a MLSF (Medium Lot Single Family) development pattern. The parcels to the west are zoned I-1 (Light Industrial) with an I

(Industrial) development pattern. The parcels to the south are zoned R-4 (Single Family Residential) with a MLSF (Medium Lot Single Family) and OS (Open Space) development pattern.

- **Transportation system:** Bolton Road NW is a collector street and has sidewalks on both sides. The area is served by MARTA bus routes #50 and #850 via Donald Lee Hollowell Parkway.

**PROPOSAL:** The applicant requests a rezoning from R-4 (Single Family Residential) to PD-H (Planned Development Housing) to construct 15 single-family detached homes.

**Project Specifications:**

| | |
|---|---|
| Current Zoning: | R-4 |
| Proposed Zoning: | PD-H |
| | |
| Net Lot Area: | 82,502 square feet (1.89 acres) |
| Net Residential Floor Area: | 22, 275.54 square feet |
| Proposed FAR: | 0.27 of NLA |
| | |
| Number of Units Proposed: | 15 units |
| Proposed Unit Size: | 1,500 square feet (per unit) |
| | |
| Proposed Building Setbacks | |
| Front: | 5 feet |
| Side: | 5 feet |
| Rear: | 5 feet |
| | |
| Proposed Total Open Space: | 65,537 square feet |
| | |
| Proposed Useable Open Space: | 34,832 square feet |
| | |
| Proposed Height: | 2 stories/35 feet |
| | |
| Parking Minimum (1.1 per dwelling unit): | 16.5 parking spaces |
| Proposed Parking: | 30 parking spaces |

**CONCLUSIONS:**

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

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

**(3)** **Availability of other land suitable for proposed use; environmental effect on balance of land uses:** The applicant has not provided any proof that they own any other land in the vicinity that would be suitable for this development. NPU-G Policy G-2, seeks to "*preserve and protect the existing single-family and low-density residential character of NPU-G, including the following neighborhoods: Almond Park, Bolton Hills, Brookview Heights, Carey Park, Carver Hills, English Park, Lincoln Heights, Monroe Heights, and Scotts Crossing.*" The proposed development will allow the construction of 15 single family detached dwellings. The surrounding land uses are compatible with the development of single family dwellings in this area as the proposed is immediately adjacent to single family dwellings on the east and the west. It is the intent of the PD-H (Planned Development Housing) District *to give consideration to general housing needs in the city as a whole, the need for particular types of housing, and if located within defined, established neighborhoods, that such proposed housing be of a character and type suitable to and compatible with the neighborhood*. Staff finds that the proposed development will have a positive effect on the balance of land uses by continuing the single family character the exists in the neighborhood and on Bolton Road and Fulton Industrial Boulevard in this area.

**(4)** **Effect on character of the neighborhood**: Staff is of the opinion that the proposed rezoning would have a positive effect on the neighborhood. The English Park neighborhood is an established neighborhood of single family detached dwellings with some industry. Homes are accessed by sidewalks with all being oriented toward the street. The proposed development is bound by Fulton Industrial Boulevard with houses fronting the local road in this area and dwellings interior to the development front on an internal street. Staff recommends that houses are developed with stoops consistent with other properties in the neighborhood. Staff finds the proposed development will have a positive effect on the character of the neighborhood.

**(5)** **Suitability of proposed land use:** The proposed land use is reasonably suitable in relationship to the surrounding context. The MLSF (Medium Lot Single Family) development pattern in the CDP is consistent with the R-4 through R-4B zoning districts that have lot sizes ranging from 9,000 square feet to 2,800 sq. ft. The intent of the PD-H zoning district requires that the selected residential intensity be appropriate to the character of surrounding development and, where located within established neighborhoods, that the proposed housing be compatible in character and type. The NPU-G policies seek to preserve and protect a consistent development pattern while discouraging infill development that is not compatible with the existing neighborhood conditions, including impacts related to density, layout, building scale, and overall site design. The proposed development introduces a level of intensity and site layout that is inconsistent with zoning regulations and compatible development patterns in the city. Accordingly, as proposed the development is not consistent but could comply by increasing the lot size for proposed lots to 2,800 sq. ft.

**(6)** **Effect on adjacent property:** The surrounding properties are developed primarily with single-family residences consistent with MLSF (Medium Lot Single-Family) and R-4 zoning. The proposed rezoning would introduce a development pattern incompatible with the established neighborhood character, adversely affecting adjacent properties and disrupting the continuity of the medium lot, single-family residential area. However, the PD-H zoning provides that in evaluating and application consideration shall be given to general housing needs in the city as a whole. The Comprehensive Development Plan Citywide Policy CW 2 seeks to "*ensure development is appropriately scaled and compatible with surrounding areas,*" and Citywide Policy CW 3 seeks to "*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".*

**(7)** **Economic use of current zoning:** The subject property is currently zoned R-4. Development in strict accordance with the regulations will create approximately 9 dwelling units. Development under the proposed PD-H district could increase the economic use of the property and create approximately 15 dwelling units.

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

**(9)** **Other considerations:**

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

**a.** **The suitability of the tract for the general type of PD zoning proposed.** The intent of the PD zoning district is "*to create new planned development districts for specialized purposes where tracts are suitable in location, area, and character for development on a unified basis. This suitability shall be determined primarily by reference to the comprehensive development plan, with due consideration given to the existing and prospective character of surrounding development".* Further, the PD-H district is considered when the proposed development site has significant challenges related to the lot size, shape or topography, has wetlands or flood plains or stream buffers but also considers the general and overall housing needs in the city. CDP Citywide Development Policy CW 4 seeks to "*encourage development in clusters suitable with surrounding areas […]*". Consistent with policy CW 4 the proposed development does cluster houses and addresses the need for increased housing in the city.

**b.** **The relationship to major roads and mass transit facilities, utilities and other facilities and services.** Bolton Road NW is designated as a collector street and features sidewalks on both sides. The area is served by MARTA bus routes #50 and #850 via Donald Lee Hollowell Parkway.

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

**d.** **The suitability of proposed plans.** The proposed plans entitled "1345 Bolton Road" prepared by Red Stone Group Development & Engineering, LLC dated December 29,

2025, and stamped received and amended by the Office of Zoning and Development on December 30, 2025, are suitable.

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

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

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

1. The site shall be developed in accordance with the site plan titled, "1345 Bolton Road" prepared by Red Stone Group Development & Engineering, LLC dated December 29, 2025, and stamped received and amended by the Office of Zoning and Development on December 30, 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. Lot sizes shall be a maximum of 2,800 sq. ft.
3. The maximum floor area ratio shall not exceed 0.50 total of the net lot area of each lot.
4. The height of each dwelling shall not exceed 3.5 stories/35 ft.
5. Each lot shall have a front yard of not less than 20 feet.
6. Each lot shall have two side yards, one on each side of the main building, each having a width of not less than six feet.
7. Each lot shall have a rear yard of not less than five feet.
8. Front doors shall face and be visible from the adjacent street.
9. Stoops are required on the front facades of each dwelling.
10. Window fenestration shall be provided along the façade of the principal structure for a minimum of ten percent of the front façade area of the principal structure.
11. Existing sidewalks and street trees shall remain. Any damage to existing sidewalks must be repaired prior to issuance of the certificate of occupancy for 51% of the homes in the development.
12. Any damage to an existing street tree shall cause trees to be replanted in accordance with the City of Atlanta Tree Preservation Ordinance.
13. There shall be dwellings fronting Fulton Industrial Boulevard/Bolton Road. All other structures must face the internal street.
14. Proposed amenities to include a dog park and playground shall be established prior to the issuance of a certificate of occupancy for 51% of the homes in the development.

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## MEMORANDUM

**TO:** Zoning Review Board

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

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

**DATE:** January 15, 2026

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

**INDINGS OF FACT:**

- **Property location**. The subject properties front 210 feet on the north side of Donald Lee Hollowell Parkway NW beginning at a point on the west side of Law Street 122 feet north of the northwest comer of Law Street and Bankhead Avenue. The parcel is in Land Lot 113, 14th District, Fulton County, Georgia within the Historic Westin Heights/Bankhead neighborhood of NPU-K in Council District 3.

- **Property size and physical features.** The subject properties are located at the end of Law Street NW and are collectively .45 acres (19,602 square feet). The topography of the property rises from east to west and is covered with some mature tree stands.

- **CDP land use map designation**: The site is currently zoned I-2/BL (Heavy Industrial/Beltline Overlay), with a development pattern designation of HDMU (High Density Mixed Use) in the 2025 Comprehensive Development Plan (CDP).

- **Current/past use of property**: The site is currently improved with a nonresidential use; a towing service. Staff is unaware of any previous uses on the property.

- **Surrounding zoning/land use**: The parcels to the north, east, and west are zoned I-2/BL (Heavy Industrial/Beltline Overlay) with a HDMU (High Density Mixed Use) development pattern designation.

- **Transportation system**: Law Street and Glass Street NW are classified as local roads. The property is serviced by MARTA bus route #26 is located 0.1 miles west of the development site with connection to the Five Points and Bankhead Transit Station. There are no sidewalks on Law Street.

**PROPOSAL:** The applicant is seeking a rezoning from I-2/BL (Heavy Industrial/Beltline Overlay) to MR-3/BL (Multifamily Residential/Beltline Overlay) to construct 12 townhomes.

**PROJECT SPECIFICATIONS**

| | | |
|---|---|---|
| Existing Zoning | I-2/BL (Heavy Industrial/Beltline Overlay) | |
| Proposed Zoning | MR-3/BL (Multifamily Residential/Beltline Overlay) | |
| Net Lot Area | 0.48 acres | 20,908.8 sq. ft. |
| Gross Lot Area | 0.34 | 14,810.4 sq. ft. |
| Allowable FAR | 0.696 Residential | 5% Total Floor Area Non-Residential |
| Proposed FAR | 0.687 (29,925.72 sq. ft.) | |
| Parking (Required) | .99 Per dwelling | 15 spaces |
| Parking (Provided) | | 32 spaces |

**CONCLUSIONS:**

**(1) Compatibility with comprehensive development plan (CDP); timing of development**: The proposed zoning is consistent with the existing HDMU (High Density Mixed Use) development pattern in the 2025 Comprehensive Development Plan (CDP). Therefore, a development pattern amendment is not required.

**(2) Availability of and effect of public facilities and services; referral to other agencies:** The location of the site and current use of surrounding properties indicates there are public facilities and services available to the subject property. There has been no indication from review agencies and/or departments there would not be adequate public facilities and services at the subject site. Compliance with all applicable City codes will be required when the proposed development plans are submitted to other agencies for permit review.

**(3) Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant has not presented any evidence that they own other land in the area that is suitable for this development. The request to rezone the subject parcels to the MR-3 (Multifamily Residential) district is consistent with the HDMU (High Density Mixed Use) development pattern and the existing uses found nearby on Donald Lee Hollowell Parkway and proposed developments on the south side of Donald Lee Hollowell Parkway. The proposed development will ensure pedestrian-oriented building forms, provide for a pedestrian-oriented environment on streets and required sidewalks and provide for multifamily residential housing types that are compatible with single-family neighborhoods and commercial nodes located north of the Westside Beltline Connector Trail.

**(4)** **Effect on character of the neighborhood:** The Beltline Subarea 9 Masterplan Update recommends urban infill to prevent sprawl which will lead to walkable communities, which in turn is a positive effect on the environment through improved air quality. The neighborhood can benefit from the addition of a townhome type development diversifying the immediate housing stock with single family attached and detached dwellings.

**(5)** **Suitability of proposed land use:** The HDMU (High Density Mixed Use) development pattern is characterized by buildings that are usually attached, very close to streets, and pedestrian friendly. The subject site is close to the city's core, near a major street, and near rail transit stations, making this proposed zoning district suitable.

**(6)** **Effect on adjacent property:** Adjacent property owners will benefit from this site being developed as it will add residents to this portion of the neighborhood.

**(7)** **Economic use of current zoning**: Staff has determined that the current zoning allows for reasonable economic use. However, the proposed rezoning would enable the parcel to be developed with 12 single family attached dwellings adding to the housing stock of NPU K and the city consistent with the Beltline Subarea 9 Masterplan Update recommendation to *vary the intensity/scale of adjacent developments*.

**(8)** **Compatibility with policies related to tree preservation:** The proposed development of this property must comply with the requirements of the City of Atlanta's 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 Atlanta City Design **684 Law Street NW and 679 Glass Street and 685 Glass Street NW** is located within Growth Type: Corridors. Corridors area is the more natural part of the city that we want to protect from radical change. These are composed mostly of single-family homes. Suburban Neighborhoods 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

CITY OF ATLANTA

ANDRE DICKENS
MAYOR

DEPARTMENT OF CITY PLANNING
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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:** **Z-25-69 for 125 Howell Drive SW**

**DATE:** January 15, 2026

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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 of the application to continue to work with the NPU. Staff is supportive of the recommendation.

**STAFF RECOMMENDATION: 30 DAY DEFERRAL – FEBRUARY 2026**

# CITY OF ATLANTA

ANDRE DICKENS
MAYOR

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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:** January 15, 2026

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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.

**FINDINGS OF FACT:**

The City of Atlanta Sign Ordinance codified at City Code Sec. 16-28A.001 et. seq. (the "Sign Ordinance") is established to protect the health, safety and general welfare of the citizens of the City of Atlanta, and to implement the policies and objectives of the comprehensive development plan of the City of Atlanta through the enactment of a comprehensive set of regulations governing signs. Further, the "Sign Ordinance" places reasonable controls on nonconforming signs that are contrary to the public health, safety and welfare while protecting the constitutional rights of the owners of said non-conforming signs. Large signs, defined by the Sign Ordinance, as billboards measuring over 200 square feet but not greater than 672 square feet are allowed in the City in order to provide fair and reasonable opportunities for the advertisement of products, goods or services and to promote the economic vitality of businesses which are located within the city.

**PROPOSAL:** The legislation authorizes the construction of one digital changing billboard face and its supporting structures.

**CONCLUSIONS:**

**(1) Compatibility with comprehensive development plan (CDP); timing of development:** Staff finds that there are no known public projects or programs with which the timing of this legislation would conflict. However, the Sign Ordinance regulates signage allowance based upon applicable zoning districts. As proposed the upgraded billboard site is not consistent with the existing zoning district and therefore not consist with existing development pattern designations.

**(2) Availability of and effect of public facilities and services; referral to other agencies:** The location of the site and current use of surrounding properties indicates there are public facilities and services available to the subject properties. There has been no indication from review agencies and/or departments that there would not be adequate public facilities and services to the subject locations. Compliance with all applicable City codes will be required when proposed development plans are submitted to other agencies for permit review.

**(3) Availability of other land suitable for proposed use; environmental effect on balance of land uses:** Billboard signs are permitted only in the I-1 and I-2 industrial districts. The site of the billboard is in an area that prohibits billboards by the Sign Ordinance and existing billboards are nonconforming and are in quality-of-life districts created with the intent to improve the aesthetics of the built environment. Further, the legislation proposes to waive City Code Sec. 16-28A.001 et. seq. (the "Sign Ordinance") and allow the upgrade of one (1) digital changing billboard face and supporting structure located at 218 Peachtree Street NE to a forty-foot high by twenty foot wide (40' x 20'), eighty feet above grade, wall mounted, frame cladding digital LED sign (the "Upgraded Sign"). Staff is of the opinion that waiving the code requirements will have a negative effect on the balance of land uses and the proposal is unrelated to the purposes of the Sign Ordinance to protect the public health, safety, and welfare of the residents of Atlanta.

**(4) Effect on character of the neighborhood**: Billboard signs are only permitted in the I-1 (Light Industrial) and I-2 (Heavy Industrial) zoning districts. All billboards located on property not in the I-1 and I-2 zoning districts are non-conforming. Under the current proposal, staff is of the opinion that the proposed relocation sites does not have a clear rationale, and the approval will have a negative effect on the character of the neighborhood because the signs could not be permitted under the current Sign Ordinance.

**(5) Suitability of proposed land use:** The current land use of existing sign locations will not change.

**(6) Effect on adjacent property:** Staff is of the opinion the proposed waiver of the Sign regulations would have a negative effect on adjacent properties. This proposal could not exist but for the waiver of the regulations of the Sign Ordinance.

**(7) Economic use of current zoning:** The economic use of the current non-conforming billboards is realized by their continued allowance under the Sign Ordinance. Additional economic use may be realized, however, the economic use of the billboards existing or upgraded is unrelated to the purposes of the Sign Ordinance to protect the public health, safety, and welfare of the residents of Atlanta.

**(8) <u>Compatibility with policies related to tree preservation</u>:** The proposed development will need to comply with the requirements of the City of Atlanta's Tree Ordinance.

**STAFF RECOMMENDATION: DENIAL**

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Office of Zoning & Development

## MEMORANDUM

**TO:** Zoning Review Board

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

**SUBJECT:** **U-25-36 for 1611 Ralph David Abernathy Boulevard SW**

**DATE:** January 15, 2026

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An Ordinance by Zoning Committee for a special use permit for an outdoor sales area pursuant to Section 16-32.007(1)(h) for property located at **1611 Ralph David Abernathy Boulevard SW.**

**FINDINGS OF FACT:**

- **Property location**: The subject property fronts 106 feet on the east side of Laurel Avenue beginning at a point on the northern side of Gordon Street 618.6 feet northerly from the intersection of Gordon Street and Wellington Street and running thence northeasterly a distance of 166 feet to a point. The subject site is in Land Lot 149 of the 14th District, Fulton County, Georgia in the Westview neighborhood of NPU T in Council District 4.

- **Property size and physical features**: The property is a triangular-shaped lot with approximately 0.175 acres (7,621 sq. ft.) with approximately 106 feet of frontage. The lot is currently undeveloped. The site exhibits a gentle to moderate downward slope from Laurel Avenue toward the interior and southeast portion of the parcel.

- **CDP Land Use and designation**: The subject property is zoned NC-15/BL (Westview Neighborhood Commercial District/Beltline Overlay). The future development pattern is LDMU (Low Density Mixed Use) within the 2025 Comprehensive Development Plan.

- **Current/past use of property**: Staff is not aware of any previous uses of the site.

- **Surrounding zoning/land uses:** Properties to the north, south, east, and west of the subject property are zoned NC-15/BL (Westview Neighborhood Commercial District/Beltline Overlay) with a LDMU (Low Density Mixed Use) development pattern. Uses include commercial and institutional.

- **Transportation Systems:** Ralph David Abernathy Boulevard is an arterial street served by MARTA bus route #58, which operates in the area. There are sidewalks along both sides of Ralph David Abernathy Boulevard.

**PROPOSAL:** The applicant is requesting a special use permit for an outdoor sales area pursuant to Section 16-32.007(1)(h).

- **Ingress and egress**: Ingress and egress to the site are to be provided by a proposed curb cut along Laurel Avenue. Emergency vehicles can access property via the proposed curb cut.

- **Off-Street parking and loading**: The facility is expected to generate about 40–60 vehicle trips per day, with peak traffic at lunch and dinner. Parking demand will be accommodated through 2 on-site paved spaces, with additional on-street parking available along Laurel Avenue as needed, and clear pedestrian pathways provided to ensure safe access throughout the site. No roadway improvements are anticipated, as Laurel Avenue is adequate to support the projected traffic volumes. Deliveries and service access will occur via Laurel Avenue using the on-site concrete apron and drive aisles, with delivery vehicles temporarily staging near the prep kitchen area during non-peak hours to avoid conflicts with customer circulation. Each vendor will be responsible for coordinating their own deliveries.

- **Refuse and services areas**: Refuse will be placed in covered containers and disposed of in a commercial dumpster. Truck access will be made via the available concrete apron. A licensed private disposal service will service the dumpster at least twice weekly, with more frequent pickups as needed. Recycling bins will be provided, and all grease/oils will be collected in a secure container serviced by a certified grease recycler. Service personnel will access the property from Laurel Avenue. Utility and maintenance vehicles may temporarily park on Laurel Avenue or in designated onsite service areas. Access to connections and equipment is planned to allow routine work without interfering with customers or employee parking.

- **Buffering and screening**: The surrounding area includes an empty parcel and a small place of worship with limited activity, which reduces potential impacts related to noise and lighting. Existing vegetation and fencing will help buffer the site, and exterior lighting will be designed to minimize glare, while sound will be managed in accordance with city regulations.

- **Hours and manner of operation**: The property will be developed and operated as the Atlanta Vegan Food Park, a community-oriented venue featuring 4 food trucks offering exclusively vegan cuisine, along with outdoor seating and supporting site amenities. The park will operate 7 days a week from 11 AM to 9 PM for public-facing activities, with shared commercial kitchen facilities proposed to be available 24 hours per day. Limited on-site staff, approximately 2-3 staffers, will oversee operations, while individual food truck vendors will employ their own staff. The facility is expected to serve approximately 100-150 customers per day, with increased activity on weekends and during special events, and may host occasional community or wellness-related programming consistent with the park's mission.

- **Duration**: The applicant requests an indefinite duration. If that is not possible, the applicant requests a minimum 5-year duration.

- **Required yards and open space**: No additions are planned that would encroach into required yard setbacks or designated open space. The site plan has been designed to comply with all setback and open space requirements, ensuring that all structures, including the dumpster area and prep kitchen, remain within permitted boundaries. Any future additions will be reviewed for compliance before construction.

- **Tree Preservation and Replacement**: There are currently no trees on the property.

## 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:** Ingress and egress to the site are proposed via a single curb cut along Laurel Avenue located near Ralph David Abernathy Boulevard, a higher-volume arterial. Staff finds that the limited separation between the site access point and the adjacent intersection may create turning and queuing conflicts, particularly during peak lunch and dinner periods, and may impede safe vehicle movements entering and existing the site. Given the anticipated customer traffic, delivery activity, and service access, staff finds that the proposed ingress and egress configuration is inadequate to support safe and efficient site circulation.

**b)** **Off-Street parking and loading:** While no minimum off-street parking requirement applies to the proposed use, the site provides two on-site paved parking spaces, which approach the maximum permitted parking ratio of 2.5 spaces. Staff finds that the limited on-site parking, combined with reliance on on-street parking along Laurel Avenue and the lack of clearly delineated loading areas, does not adequately support the proposed intensity of the use. Loading, delivery, and service activities are proposed to occur within shared circulation areas, which may result in congestion and operational conflicts during peak periods. Staff finds parking and loading to be insufficient for the proposed use.

**c)** **Refuse and services areas**: The applicant has indicated that disposal services are provided to the property two times a week. Staff considers the frequency of the removal of trash and debris to be sufficient, however, the site layout and the anticipated number of cars and on-street parking proposed may create a conflict.

**d)** **Buffering and screening**: Adjacent properties include a vacant dilapidated parcel and a place of worship. Staff did not observe existing vegetation or fencing that would provide effective buffering between the proposed use and the surrounding properties. As a result, the site lacks meaningful physical separation to mitigate potential impacts related to noise, lighting, and increased activity associated with the proposed development. In the absence of proposed supplemental buffering or screening measures, staff finds that the proposal does not adequately address compatibility with adjacent properties.

**e)** **Hours and manner of operation**: Staff finds that the proposed hours and manner of operation, including daily public-facing activity from 11 AM to 9 PM and 24-hour access to the commercial kitchen facilities, increase in the intensity of use on a constrained site with limited

parking, circulation, and buffering to be inadequate. Adjacent uses along Laurel Avenue include a place of worship without on-site parking and a funeral home with a limited, unpaved on-site parking area, which may place demand on on-street parking during overlapping periods of activity. Taken together, these factors are not adequately addressed by the proposed site design and staffs finds this use unsuitable for the location.

**f)** **Duration**: The applicant requests a 3 -to 5-year limited duration. Staff is not supportive of the request.

**g)** **Required yards and open space**: The proposed use is not subject to required open space standards; therefore this criterion is not applicable to the request.

**h)** **Compatibility with policies related to Tree Preservation and Replacement**: The site does not contain existing trees subject to preservation requirements; therefore, tree preservation and replacement standards are not applicable to the request.

**STAFF RECOMMENDATION: DENIAL**