City Council
Atlanta, Georgia

12-O-0450

AN ORDINANCE BY COUNCILMEMBER KEISHA BOTTOMS AS SUBSTITUTED BY ZONING COMMITTEE

Z-12-13

A SUBSTITUTE ORDINANCE TO REZONE CERTAIN PROPERTIES WITHIN THE CAMPBELLTON ROAD CORRIDOR IN NPU-S FROM THE RG-3 (RESIDENTIAL GENERAL), C-1 (COMMUNITY BUSINESS), AND C-1-C (COMMUNITY BUSINESS-CONDITIONAL) DISTRICTS TO THE MR-3-C (MULTI-FAMILY RESIDENTIAL – CONDITIONAL) AND MRC-2-C (MIXED RESIDENTIAL COMMERCIAL) DISTRICTS, AND FOR OTHER PURPOSES.

WHEREAS, the Campbellton-Cascade Corridors Redevelopment Plan was adopted by City Council on September 18, 2006, and approved by the Mayor on September 26, 2006; and

WHEREAS, recommendations from the Campbellton-Cascade Corridors Redevelopment Plan should be implemented through the rezoning of the properties within the corridor; and

WHEREAS, the residents and property owners in NPUs I, P, R, S, and T worked with the Office of Planning Staff and a consultant team led by Glatting Jackson, Inc. to develop a vision for the redevelopment of both corridors; and

WHEREAS, the residents and property owners of NPU-S have requested the City to rezone the Campbellton Road corridor to implement the recommendations from the Campbellton-Cascade Corridors Redevelopment Plan; and

WHEREAS, the official zoning maps should be amended to include the properties along the Campbellton Road corridor in NPU-S as shown on Attachments 'A' and 'B'.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1: That the 1982 City of Atlanta Zoning Ordinance be amended and the official zoning maps established in connection therewith be changed to include the properties located along the Campbellton Road Corridor with the designations as shown on Attachments 'A' and 'B'.

SECTION 2: This amendment is approved under the provisions of Section 16-02.003 of the City of Atlanta Zoning Ordinance, entitled "Conditional Zoning", as identified with the use of the suffix "C" after the district designation. The Director of the Office of Buildings shall issue building permits for the development of the properties with said "Conditional Zoning" designation only in compliance with the following conditions:

1) <u>For all properties in the MRC-2-C (Mixed Residential Commercial) designation:</u>
   a) <u>The following uses are prohibited:</u>

2. All exterior facades not adjacent to a public street shall be brick, stone, cast stone, three-part hard coat stucco, split-faced concrete, split-faced brick, horizontal wood clapboard siding, or horizontal hardiplank (cementious siding). Exposed concrete masonry units are not permitted.

iii. All other multi-family residential and non-residential structures:

1. All exterior facades adjacent to and/or visible from a public street shall be predominately at least 51% brick per vertical wall plane. Stone, cast stone or three-part hard coat stucco may comprise the remainder of such building façade(s).
2. All exterior facades not adjacent to and/or visible from a public street shall be brick, stone, cast stone, three-part hard coat stucco, architecturally treated concrete masonry units, split-faced concrete, split-faced brick, horizontal wood clapboard siding, or horizontal hardiplank (cementious siding).

iv. Retaining walls: shall be faced with or constructed of stone, brick, or decorative concrete modular block only.

4) Fencing: In addition to the fencing requirements of the MR and MRC districts, any chain link fencing where permitted in these districts, shall be black or dark green vinyl coated.

5) Dumpsters and Loading areas: In addition to the dumpster and loading requirements of the MR and MRC districts, the following additional restrictions shall apply:

a) Dumpsters shall be screened with brick opaque walls and a self-closing opaque gate along one side which matches the brick color. Said screening shall be twelve (12) inches above the dumpster at a maximum height of seven (7) feet.

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

6) Security materials: Burglar bars, steel gates, and steel-roll down doors or shutters are prohibited on the exterior of a structure when visible from any public or private street. Interior security roll down doors shall allow 80% visibility into the tenant space and shall be fully retractable during business hours of operation.

7) Lighting: Lights outlining and/or detailing a building and/or windows are prohibited.

8) Vending machines, paper stands, and other similar devices shall be located interior to the building structure.

9) Signage: In addition to the signage requirements of the MR and MRC districts, the following additional restrictions shall apply:

a) Free-standing signs, where permitted, shall be constructed of the same materials as the principal structure and shall be directly and continuously upon the ground or a grade-level support structure with no separation between the sign and the ground or grade-level support structure. Said signs shall not be supported by visible columns, uprights, poles or braces and shall be of continuous solid construction without holes, gaps or spacing.

b) Wall signs: Signs attached to the building facade shall be internally illuminated or lit from behind (i.e. halo lighting).

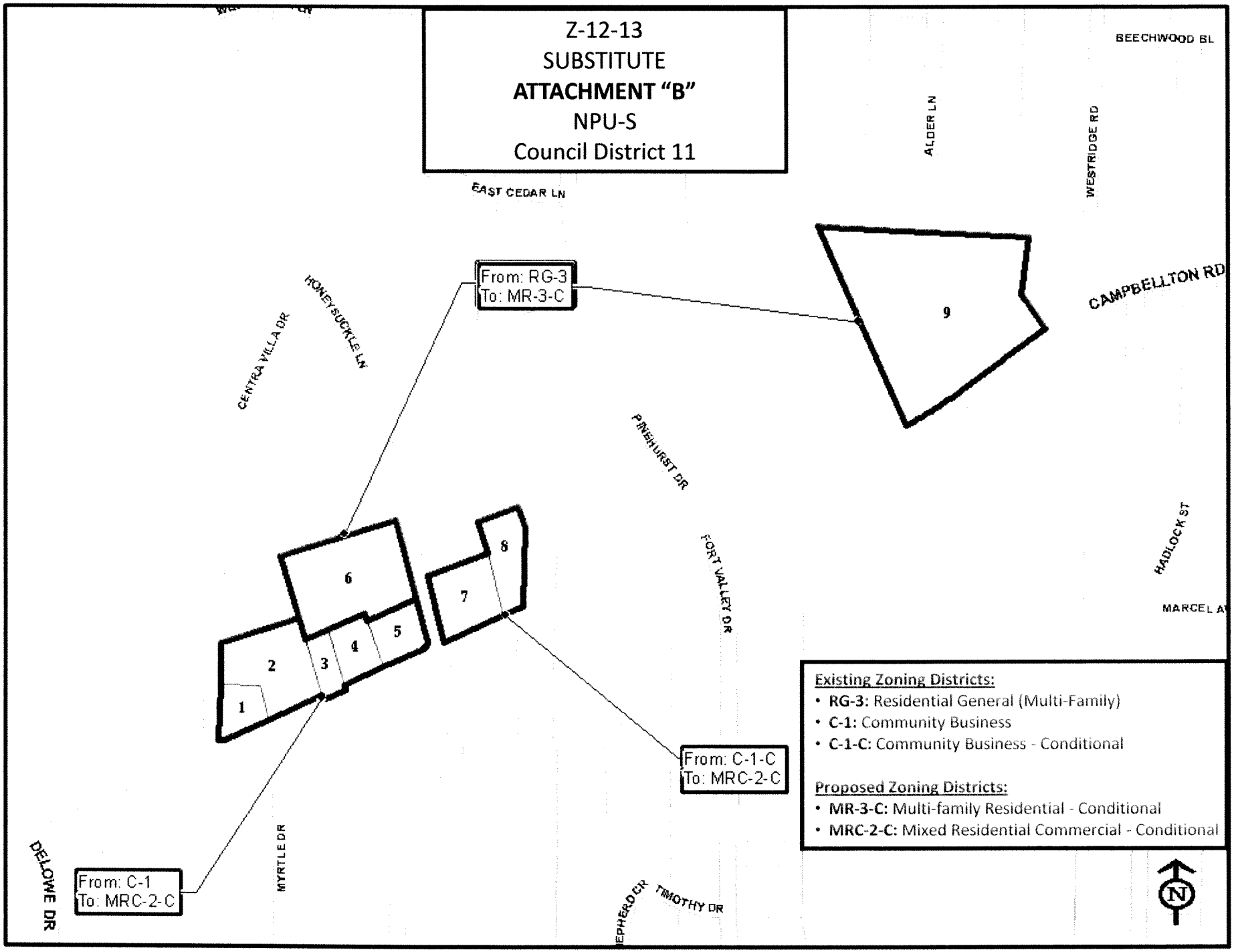
c) Placement: Signage shall not be permitted on building facades facing side or rear property lines directly adjacent to residential districts or uses when tenant signage may be provided on other building facades.

SECTION 3: The regulations contained within Section 2 of this Ordinance shall supplement the regulations contained within Section 16-34.001 et seq. or Section 16-35.001 et seq. of the Atlanta Zoning Ordinance, Whenever the regulations contained within Section 2 of this Ordinance are different than those contained within Section 16-34.001 et seq. or Section 16-35.001 et seq. of the Atlanta Zoning Ordinance, the regulations contained within Section 2 of this Ordinance shall control.

SECTION 4: All ordinances or parts of ordinances in conflict with this ordinance shall be repealed to the extent of the conflict.

Z-12-13
ATTACHMENT "A"
Parcel List as shown on Map "Attachment B"

Parcel	Address(es)	Parcel ID Number	Zoning From	Zoning To
1	2035 Campbellton Road	14 01680002079	C-1	MRC-2-C
2	2015 Campbellton Road	14 01680002080	C-1	MRC-2-C
3	1999 Campbellton Road	14 01680002041	C-1	MRC-2-C
4	1985 Campbellton Road	14 01680002081	C-1	MRC-2-C
5	1975 Campbellton Road	14 01680002040	C-1	MRC-2-C
6	1930 Honeysuckle Lane		RG-3	MR-3-C
7	1955 Campbellton Road	14 01680002044	C-1-C	MRC-2-C
8	1941 Campbellton Road	14 01680002045	C-1-C	MRC-2-C
9	1829 Campbellton Road	14 01680001052	RG-3	MR-3-C


Z-12-13
SUBSTITUTE
ATTACHMENT "B"
NPU-S
Council District 11
BEECHWOOD BL
ALDER LN
WESTRIDGE RD
EAST CEDAR LN
CAMPBELLTON RD
From: RG-3
To: MR-3-C
HONEYSUCKLE LN
CENTRA VILLA DR
PINEHURST DR
FORT VALLEY DR
HADLOCK ST
MARCEL AV
From: C-1-C
To: MRC-2-C
From: C-1
To: MRC-2-C
MYRTLE DR
DELOWE DR
EPHERD CR
TIMOTHY DR
1
2
3
4
5
6
7
8
9
Existing Zoning Districts:
• RG-3: Residential General (Multi-Family)
• C-1: Community Business
• C-1-C: Community Business - Conditional
Proposed Zoning Districts:
• MR-3-C: Multi-family Residential - Conditional
• MRC-2-C: Mixed Residential Commercial - Conditional
N

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COUNCILMEMBER KEISHA BOTTOMS

Z-12-13

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SECTION 2: This amendment is approved under the provisions of Section 16-02.003 of the City of Atlanta Zoning Ordinance, entitled "Conditional Zoning", as identified with the use of the suffix "C" after the district designation. The Director of the Office of Buildings shall issue building permits for the development of the properties with said "Conditional Zoning" designation only in compliance with the following conditions:

1) <u>For all properties in the MRC-2-C (Mixed Residential Commercial) designation:</u>
   a) <u>The following uses shall require a Special Use Permit:</u>
      i. Automobile repair garages, paint and body shops.
      ii. Clubs and lodges.
      iii. Mixed-use storage facilities.
      iv. Mortuaries and funeral homes.
      v. Pool halls, billiard parlors, bingo parlors, amusement arcades and game rooms.

b) The following uses shall be permitted with the following conditions:
   i. Sales/repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar articles shall be conducted within completely enclosed buildings.
c) The following uses are prohibited:
   i. Collections stations or plants for laundry and dry cleaning establishments.
   ii. Helicopter landing facilities or pickup or delivery stations: prohibited for all uses, except hospitals as allowed through a special use permit.
   iii. Pawn shops.
   iv. Tattoo and body piercing establishments.
   v. Truck Stops.
d) Maximum building heights: A maximum total of four (4) stories and height of 54 feet, unless further restricted by the applicable MRC district regulations.
e) Maximum Floor Area Ratio (FAR): for non-residential uses shall not exceed two (2) times the net lot area.

2) For properties with a MR-3 (Multi-family Residential) designation: the maximum building height shall not exceed a total of four (4) stories and height of 54 feet, unless further restricted by MR district regulations.

3) The following conditions shall apply to all properties regardless of zoning designation:
   a) Building entrances: The primary pedestrian entrance shall be architecturally articulated.
   b) Building facade materials shall consist of the following:
      i. Single and two-family residential structures: All exterior facades shall be brick, horizontal wood clapboard siding, or horizontal hardiplank (cementious siding).
      ii. Townhouse residential structures: shall be defined as a row of two or more attached multi-family dwelling units with no unit located above or below another residential unit whereas:
         1. All exterior facades adjacent to a public street shall be brick, stone, cast stone, three-part hard coat stucco, horizontal wood clapboard siding or hardiplank (cementious siding).
         2. All exterior facades not adjacent to a public street shall be brick, stone, cast stone, three-part hard coat stucco, split-faced concrete, split-faced brick, horizontal wood clapboard siding, or horizontal hardiplank (cementious siding). Exposed concrete masonry units are not permitted.
      iii. All other multi-family residential and non-residential structures:
         1. All exterior facades adjacent to and/or visible from a public street shall be predominately at least 51% brick. Stone, cast stone or three-part hard coat stucco may comprise the remaining 49% of each building façade.
         2. All exterior facades not adjacent to and/or visible from a public street shall be brick, stone, cast stone, three-part hard coat stucco, architecturally treated concrete masonry units, split-faced concrete, split-faced brick, horizontal wood clapboard siding, or horizontal hardiplank (cementious siding).
      iv. Retaining walls: shall be faced with or constructed of stone, brick, or decorative concrete modular block only.

4) Fencing: In addition to the fencing requirements of the MR and MRC districts, any chain link fencing where permitted in these districts, shall be black or dark green vinyl coated.

5) Dumpsters and Loading areas: In addition to the dumpster and loading requirements of the MR and MRC districts, the following additional restrictions shall apply:
   a) Dumpsters and loading areas shall be enclosed with a self-closing opaque gate and opaque walls or fencing. Said gate, walls and fencing shall be a minimum of twelve (12) inches higher than the dumpster receptacle. The maximum combined height of a dumpster and screening walls or fencing shall be seven (7) feet.
   b) Landscape screening where required, shall consist of a continuous hedge of evergreen shrubs, which shall be a minimum height of six (6) feet at time of planting and shall be maintained by the property owner.

6) Security materials: Burglar bars, steel gates, and steel-roll down doors or shutters are prohibited on the exterior of a structure when visible from any public street.

7) Lighting: Lights outlining and/or detailing a building and/or windows are prohibited.

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   a) Free-standing signs, where permitted, shall be constructed of the same materials as the principal structure and shall be directly and continuously upon the ground or a grade-level support structure with no separation between the sign and the ground or grade-level support structure. Said signs shall not be supported by visible columns, uprights, poles or braces and shall be of continuous solid construction without holes, gaps or spacing.
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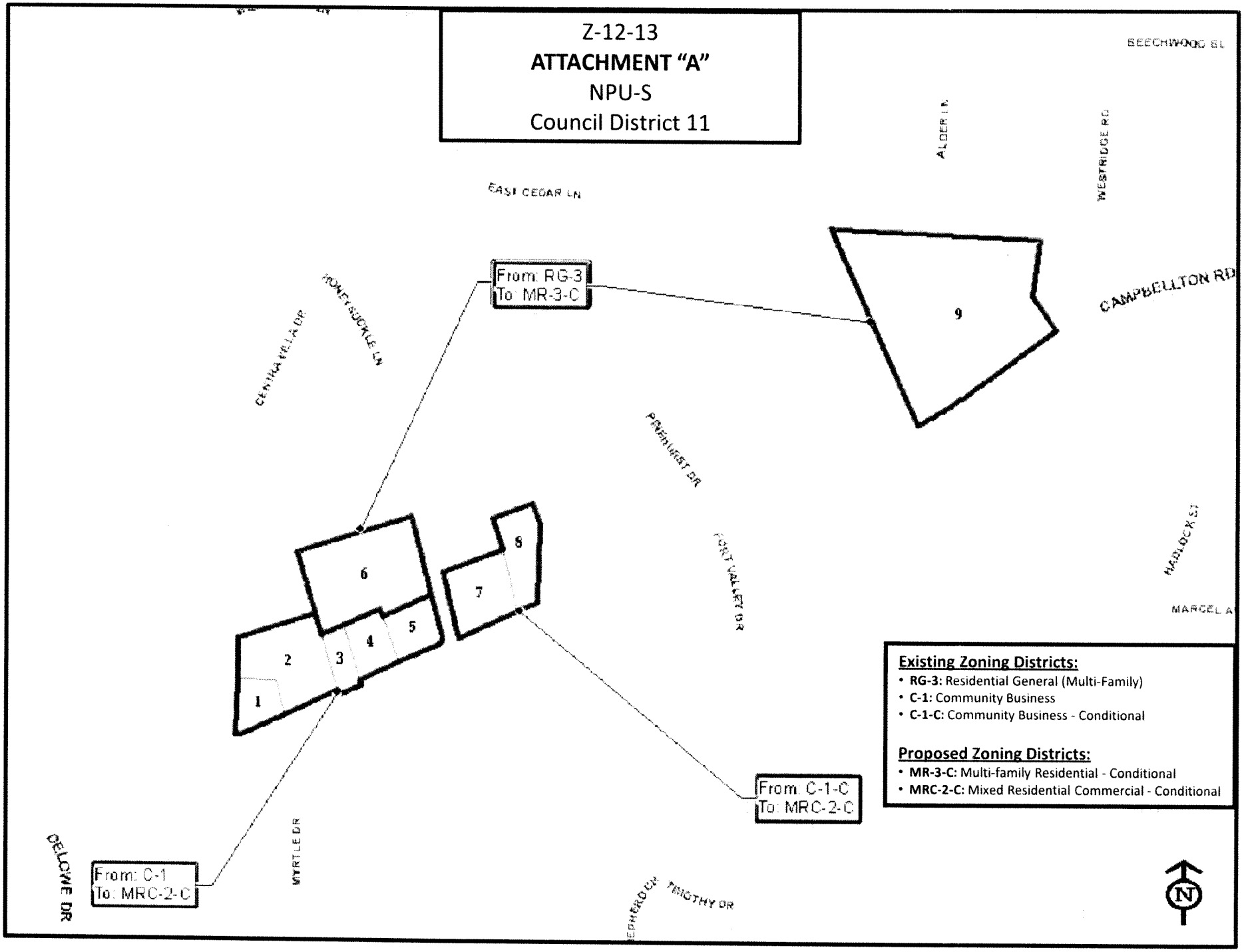
Z-12-13
ATTACHMENT "A"
NPU-S
Council District 11
BEECHWOOD BL
ALDER LN
WESTRIDGE RD
EAST CEDAR LN
CAMPBELLTON RD
HONEYSUCKLE LN
CENTRAVILLA DR
PINEHURST DR
FORT VALLEY DR
HADLOCK ST
MARCEL A
MYRTLE DR
DELOWE DR
TIMOTHY DR
From: RG-3
To: MR-3-C
From: C-1-C
To: MRC-2-C
From: C-1
To: MRC-2-C
1
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Existing Zoning Districts:
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Proposed Zoning Districts:
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Z-12-13
ATTACHMENT "B"

MAP ATTACHMENT "A" Parcels				
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