



**CITY COUNCIL
ATLANTA, GEORGIA**

22-O-1017

Z-22-08 AN ORDINANCE BY COUNCILMEMBER MARCI COLLIER OVERSTREET AS AMENDED BY ZONING COMMITTEE TO AMEND THE REGULATIONS OF SPI-20 (GREENBRIAR SPECIAL PUBLIC INTEREST DISTRICT) BY AMENDING REGULATIONS TO ALIGN WITH THE CAMPBELLTON ROAD CORRIDOR PLAN AND THE REIMAGINE GREENBRIAR PLAN THAT SUPPORTS REDEVELOPMENT OF THE CAMPBELLTON ROAD CORRIDOR; AND FOR OTHER PURPOSES.

AN ORDINANCE

22-O-1017

BY COUNCILMEMBER MARCI COLLIER OVERSTREET

AS AMENDED BY ZONING COMMITTEE

Z-22-08

AN AMENDED ORDINANCE TO AMEND THE REGULATIONS OF SPI-20 (GREENBRIAR SPECIAL PUBLIC INTEREST DISTRICT) BY AMENDING REGULATIONS TO ALIGN WITH THE CAMPBELLTON ROAD CORRIDOR PLAN AND THE REIMAGINE GREENBRIAR PLAN THAT SUPPORTS REDEVELOPMENT OF THE CAMPBELLTON ROAD CORRIDOR; AND FOR OTHER PURPOSES

WHEREAS, the 2016 Atlanta Comprehensive Development Plan NPU-P policy is to support unified development of the Ben Hill commercial areas along Campbellton Road SW and its associated community facilities in accordance with the adopted plans: Cascade Road Campbellton Road Corridor Plan and the Greenbriar Livable City Initiatives. Encourage street level retail uses with sidewalks and other streetscape improvements to maximize pedestrian activity; and

WHEREAS, the 2016 Atlanta Comprehensive Development Plan NPU-R policy is to unify development of the Campbellton Road commercial corridor, including Greenbriar Mall and Campbellton Plaza, without encroaching into adjacent residential areas.; and

WHEREAS, the neighborhood's policies include preserving the character and form of the neighborhood, focus higher densities along corridors and nodes, encourage the development of vacant residential lots, provide housing opportunities for seniors, advocate for the repair and maintenance of single family structures, and encourage affordable housing opportunities; and

WHEREAS, historically the Campbellton Road Corridor has served the established neighborhoods of Arlington Estates, Ashley Courts, Ben Hill, Ben Hill Acres, Ben Hill Forest, Ben Hill Pines, Ben Hill Terrace, Brentwood, Briar Glen, Butner/Tell, Cascade Green, Deerwood, Elmco Estates, Fairburn, Fairburn Tell, Fairway Acres, Greenbriar Village, Heritage Valley, Huntington, Kings Forest, Lake Estates, Meadowbrook Forest, Mellwood, Mt. Gilead Woods, Niskey Cove, Niskey Lake, Old Fairburn Village, Princeton Lakes, Rue Royal, Sandlewood Estates, Tampa Park, Wildwood Forest, Adams Park, Baker Hills, Bonnybrook, Windsor Forest, Meadows, Continental Colony, Campbellton Road, Fort Valley, Greenbriar, Laurens Valley, Pamona Park, Southwest Canopy Overlook and now serves newer neighbors in the City of South Fulton and the City of East Point; and



WHEREAS, the underlying land use, single family residential, in the neighborhood core supports the mixed use and low density commercial zoning district; and

WHEREAS, the City Charter, at Section 1-102(b), provides that the City shall have all powers necessary and proper to promote the safety, health, peace, and general welfare of the City and its inhabitants; and

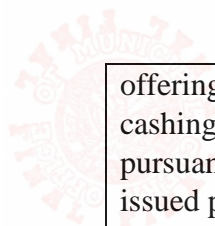
WHEREAS, this ordinance is adopted pursuant to Georgia Constitution Article IX, Section II, Paragraph IV which empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, the City Council of the City of Atlanta finds that this rezoning in the best interest of the public health, safety, and welfare.

SECTION 1. The regulations of Section 16-18T.005 shall be amended to add the following:

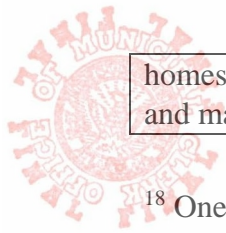
Uses	1	2	3	4	5	6
RESIDENTIAL						
Supportive Housing	X	X	X	X	X	X
TRANSPORTATION & COMMUNICATIONS						
Automobile service stations including locations where gasoline, oil, grease, batteries, tires, and automobile accessories may be supplied, sold, or dispensed at retail in connection therewith or where general automotive servicing is performed	X	X	X	X	X	X
Automotive repair garages, paint tire and body repair shops, auto parts retail stores, or carwashes (handwashing or automated)	X	X	X	X	X	X
RETAIL GOODS AND SERVICES						
Any establishment	X	X	X	X	X	X





offering check cashing services pursuant to a license issued pursuant to Article 4A of Title 7 of the Official Code of Georgia or that loans money to the public except for any state or federally chartered bank, trust company, credit union, savings and loan association, or savings bank with deposits that are federally insured						
Barber shops, beauty shops, beauty supply, manicure shops and similar personal service establishments	X	X	X	X	X	X
Convenience stores meaning a small retail establishment stocked to sell primarily prepackaged food items, but may also sell alcoholic beverages, periodicals, and other household supplies to customers who purchase relatively few items per visit.	X	X	X	X	X	X
Package store as defined in Sec. 10-1	P ¹⁸	X	X	X	X	X
Small discount variety stores	X	X	X	X	X	X
ENTERTAINMENT						
Nightclubs	X	X	X	X	X	X
OTHER COMMERCIAL						
Mortuaries, funeral	X	X	X	X	X	X





homes, cemeteries, and mausoleums						
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¹⁸ One wine specialty shop and 1 (one) brewpub as defined in Section 10-1 is permitted in Subarea 1.

SECTION 2. The regulations of Section 16-18T.012(7) - Sidewalks shall be amended by amending the following:

7. No awning or canopy shall encroach beyond the clear zone. Metal awnings are prohibited.

SECTION 3. The regulations of Section 16-18T.014 Relationship of Building to street shall be amended by adding the following:

10. Vending machines, paper stands, and other similar devices shall be located interior to all buildings.

11. On non-residential structures shingled slanted roof lines are prohibited. Metal roofs are permitted. Exposed gutters are prohibited for use with flat roofs. All flat roofs shall have a parapet and cornice and shall be continuous on all building elevations

SECTION 4. The regulations of Section 16-18T.014(8) Relationship of Building to street shall be amended by adding the following:

- e. Where wood fences are constructed the finished side shall be toward all property lines that front the public right of way or property zoned R-1 through R-5, MR, PD-H or used for residential purposes.
- f. Wood fencing other than cedar or redwood must be stained or painted.
- g. Fencing shall have a horizontal top and bottom trim. Bright or fluorescent colors are prohibited.
- h. Chain link fencing shall be black or dark green vinyl coated.

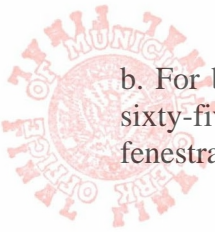
SECTION 5. The regulations of 16-18T.015 shall be amended by adding the following:

3. Horizontal change of materials. A horizontal change of materials from one material to another shall include a cast stone cap or masonry sill. The cap sill shall project from the face of the building.

4. Building entrances. The primary pedestrian entrance facing the street and sidewalk shall be articulated and differentiated from other components of the façade with two or more of the following elements: Transom windows; awnings or canopies.

SECTION 6. The regulations of Section 16-18T.015(1)(b) which currently reads:





b. For buildings with ground floor commercial uses, fenestration shall be provided for a minimum of sixty-five (65%) percent of the length of the frontage. For buildings with ground floor residential usage, fenestration shall be provided for a minimum of thirty (30) percent of the length of the frontage.

Shall be amended to read as follows:

For buildings with ground floor commercial uses, fenestration shall be provided for a minimum of sixty-five (65%) percent of the length of the frontage. For buildings with ground floor residential uses, fenestration shall be provided for a minimum of fifty-one (51) percent of the length of the frontage excluding gables, windows, doors, and related trim.

SECTION 7. The regulations of Section 16-18T.017(1) Loading areas, loading dock entrances and building mechanical and accessory features shall be amended by adding the following:

d. Dumpsters shall be screened with brick opaque walls and a self-closing opaque gates along one side which matches the brick color. Gate material shall be wood, metal or vinyl. Screening shall be 12 inches above the dumpster at a maximum height of seven feet.

SECTION 8. The regulations of Section 16-18T.017(3) Loading areas, loading dock entrances and building mechanical and accessory features shall be amended by adding the following:

d. Building mechanical and accessory features not located on rooftops shall provide landscaping. Shrubbery shall consist of a continuous hedge of evergreen shrubbery and shall be a minimum height of three feet at the time of planting and reach a minimum height of six feet at maturity.

SECTION 9. The regulations of Section 16-18T.020 Lighting, security, and maintenance requirements shall be amended by adding the following:

4. Burglar bars, street 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 burglar bars, steel gates and roll down doors shall allow 80 percent visibility into the tenant space and shall be fully retractable during business operational hours.

5. Vacant buildings or storefronts shall not have burglar bars, street gates, and steel roll down doors or shutters visible from a public or private street 30 days from the passage of this Ordinance.

6. Lights outlining, or detailing buildings or windows are prohibited.

SECTION 10. The regulations of Section 16-18T.021 shall be amended by adding the following:



5. Parking Lot Landscaping.

- A. *Applicability.* Parking lot landscaping is required on all on-site surface parking lots created after the effective date of this Chapter. Multiple platted lots contained on a single site plan and any separate parking areas connected with drive aisles are considered a single parking area.
- B. *Perimeter Screening.* All surface parking areas as well as drive aisles and other related vehicular use areas must be screened from view from the adjacent street using one of the options below. A required landscape strip must be located at the outer perimeter of the parking area and must be provided along the entire parking area, excluding breaks for pedestrians, bicycles, and driveways.

For screening options that include shrubs, those must be 30 inches tall at the time of planting and 70% of them must be evergreen.

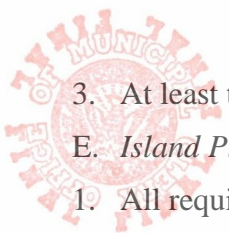
- 1. *Landscape Strip with Shrubs.* A minimum 10-foot wide landscape strip planted with shrubs. Shrubs must be provided to fully screen paved areas and parking lots from the right-of-way within 3 years of planting.
- 2. *Landscape Strip with Screening Wall.* A 2.5-foot high screening wall located within a minimum 4-foot planting strip. Screening walls must be closed and be constructed of high quality materials including one or a combination of the following: decorative blocks; brick; stone; cast-stone; stucco over standard concrete masonry blocks; glass block; or other material approved by the Director of the Office of Zoning and Development.
- 3. *Landscape Strip with Berm.* An earth berm a minimum of 2.5 feet higher than the finished elevation of the parking area, planted with 5 shrubs for every 35 linear feet of street frontage, excluding driveway openings. The berm must contain a rounded crown suitable for planting, and a stabilized side slope of no greater than 3:1.
- 4. *Landscape Strip with Grade Change.* A 6-foot landscaped strip with a minimum 3-foot grade drop from the street to the parking area, planted with 5 shrubs for every 35 linear feet of street frontage, excluding driveway openings.

C. *Interior Islands*

- 1. A landscaped interior island must be provided every 8 parking spaces. Interior islands must be distributed evenly throughout the parking area. Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees.
- 2. An interior island abutting a single row of parking spaces must be a minimum of 9 feet in width and 200 square feet in area. Each island must include 1 shade tree.
- 3. An interior island abutting a double row of parking spaces must be a minimum of 9 feet in width and 400 square feet in area. Each island must include 2 shade trees.

D. *Median Islands*

- 1. A landscaped median island must be provided between every 6 single parking rows. Intervals may be expanded to preserve existing trees on the lot.
- 2. A landscaped median island must be at least 6 feet wide.



3. At least three shrubs must be planted in the median island for every 80 feet in length.

E. *Island Plantings*

1. All required shade trees species must be approved by the Arborist Division.
2. All required shade trees must have a minimum caliper of 3 inches and be at least 10 feet tall at time of planting.
3. Islands must be installed below the level of the parking lot surface and designed to allow for runoff capture.

SECTION 11. The regulations of Section 16-18T.026 (b)(i) shall be amended by removing the current language and replacing it with the following:

- i. All exterior facades adjacent to and/or visible from a public street shall be predominately at least 51% face brick (thin brick prohibited) per vertical wall plane. Natural stone, split-faced concrete masonry units or integrally colored split-faced concrete masonry units, cast stone trim or three-part stucco (true stucco) may comprise the remaining 49% of each building façade.

SECTION 12. The regulations of Section 16-18T.026 (b)(ii) shall be amended by removing the current language and replacing it with the following:

- ii. All exterior facades not adjacent to and/or visible from a public street shall include the above list with the addition of synthetic stone and synthetic stucco.

SECTION 13. The regulations of Section 16-18T.027(2)(b)(i) shall be amended by removing the current language and replacing it with the following:

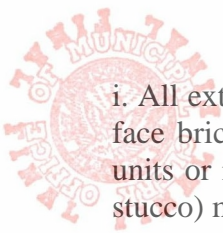
- i. All exterior facades adjacent to and/or visible from a public street shall be predominately at least 51% face brick (thin brick prohibited) per vertical wall plane. Natural stone, split-faced concrete masonry units or integrally colored split-faced concrete masonry units, cast stone trim or three-part stucco (true stucco) may comprise the remaining 49% of each building façade.

SECTION 14. The regulations of Section 16-18T.027(2)(b)(ii) shall be amended by removing the current language and replacing it with the following:

- ii. All exterior facades not adjacent to and/or visible from a public street shall include the above list with the addition of synthetic stone and synthetic stucco.

SECTION 15. The regulations of Section 16-18T.028(2)(b)(i) shall be amended by removing the current language and replacing it with the following:





i. All exterior facades adjacent to and/or visible from a public street shall be predominately at least 51% face brick (thin brick prohibited) per vertical wall plane. Natural stone, split-faced concrete masonry units or integrally colored split-faced concrete masonry units, cast stone trim or three-part stucco (true stucco) may comprise the remaining 49% of each building façade.

SECTION 16. The regulations of Section 16-18T.028(2)(b)(ii) shall be amended by removing the current language and replacing it with the following:

ii. All exterior facades not adjacent to and/or visible from a public street shall include the above list with the addition of synthetic stone and synthetic stucco.

SECTION 17. The regulations of Section 16-18T.029(2)(b)(i) shall be amended by removing the current language and replacing it with the following:

i. All exterior facades adjacent to and/or visible from a public street shall be predominately at least 51% face brick (thin brick prohibited) per vertical wall plane. Natural stone, split-faced concrete masonry units or integrally colored split-faced concrete masonry units, cast stone trim or three-part stucco (true stucco) may comprise the remaining 49% of each building façade.

SECTION 18. The regulations of Section 16-18T.029(2)(b)(ii) shall be amended by removing the current language and replacing it with the following:

ii. All exterior facades not adjacent to and/or visible from a public street shall include the above list with the addition of synthetic stone and synthetic stucco.

A true copy,

A. Vanessa Waldon
Deputy Municipal Clerk

ADOPTED as amended by the Atlanta City Council
APPROVED per City Charter Section 2-403

JUL 05, 2022
JUL 14, 2022

