

Commissioner Prince (jrprince@atlantaga.gov)

I am writing to express concerns with the draft Comprehensive Development Plan (CDP) and draft zoning code rewrite. I hope that this letter opens a dialogue that will allow for changes that will help protect our established neighborhood character.

I represent the [Neighborhood]. [Describe neighborhood – where are you located, what is the current zoning/zonings in your neighborhood, how many homes/residents live in your neighborhood, any other interesting characteristics of your neighborhood].

Our community wants to protect our neighborhood character. I have read the draft CDP and the draft zoning materials, and I have participated in the in-person and online meetings. I still have outstanding questions and overall concerns based on the available information.

- The Draft CDP appears to indicate that some rezoning will be allowed by right (always implements), where some rezoning may be more closely reviewed (sometimes implements). Clarity on how rezonings would be considered and processed as well as conditions that would permit a rezoning sometimes and not others, is critical to evaluating the potential impact on our neighborhood
- Density embedded into the Draft Zoning is concerning. Our neighborhood does not have the transportation or stormwater infrastructure to support additional density and development. Additionally, we have concerns about further removal of our tree canopy to accommodate additional density.
- The CDP states that “more people are better than fewer” however it is important that the growth in Atlanta is directed to areas of the City with capacity for that development. Buckhead accounts for approximately 40% of the development from 2010 to present but makes up much less than 40% of the City’s land area. Only a small portion of that development was for single-family homes. Other areas of the City appear eager for growth and the policies in the CDP should direct growth to these areas.
- The Planning Department has stated in community meetings that the zoning designations were not materially changing. However, the draft zoning allows R4 and R5 to have two Accessory Dwelling Units (ADUs) where one is currently allowed. R4 neighborhoods should be allowed to determine whether they would like to be in the house scale or neighborhood scale districts as both have zoning categories with the minimum lot size, width, and lot coverage as the current R4 zoning. The house scale districts should be consistent and allow one primary structure and one guest house. R4 neighborhoods that want additional ADUs would request a neighborhood scale category.

We look forward to continued dialogue with your staff so that we can better understand the draft language and the interrelationships between the CDP and Zoning update. Thank you for inviting comment about the proposed changes and their potential impact on our neighborhood.

Regards

[Name, Role, Neighborhood]