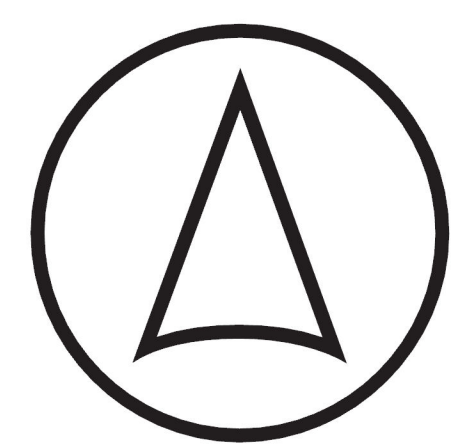
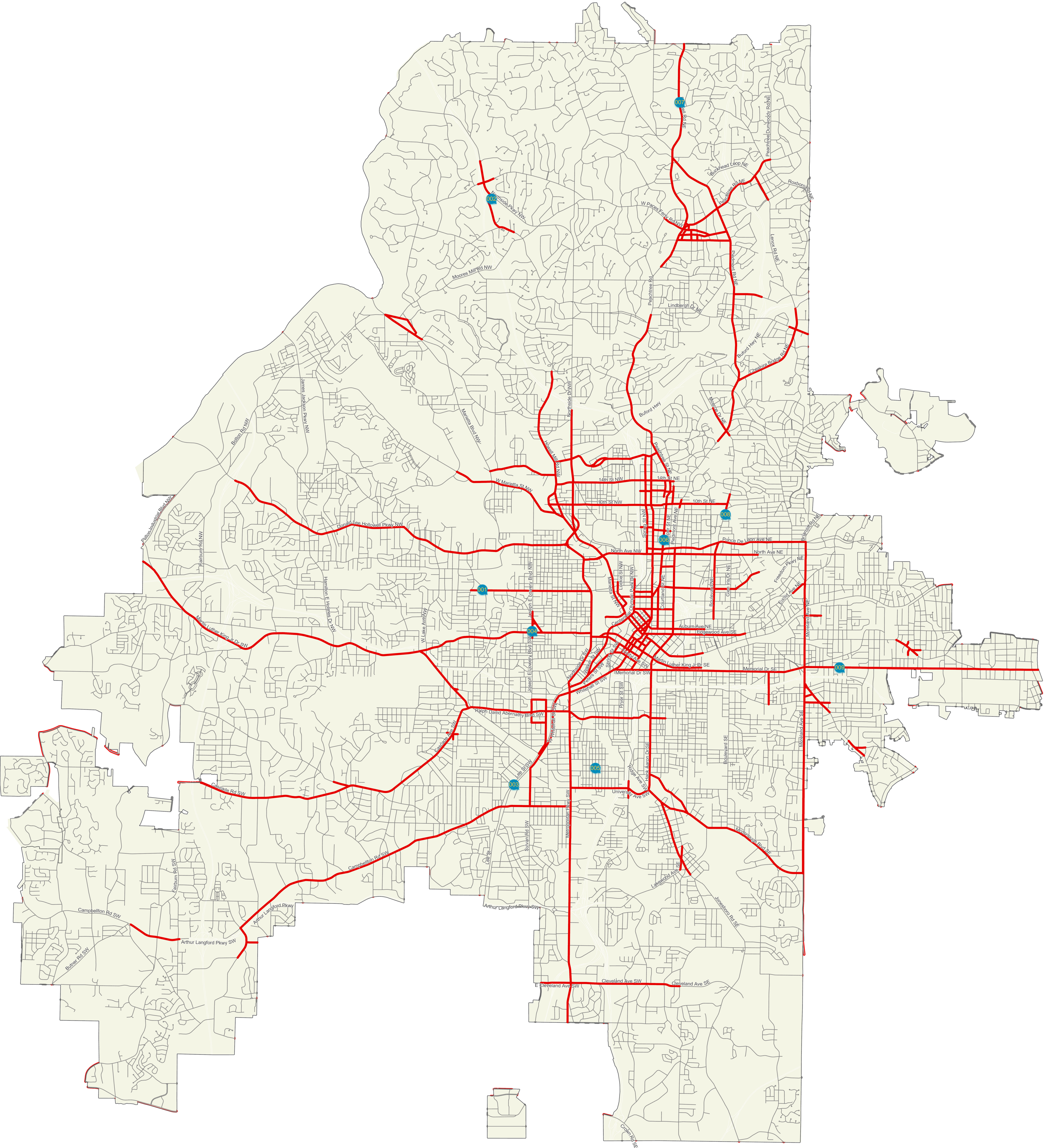


# ATL Zoning 2.0 Storefront Streets



DRAFT - 12/4/24

- Storefront Street



0 1 2 3 4 Miles



#001

Posted by **HHHNAPres** on **01/22/2025** at **1:25pm** [Comment ID: 936] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

As President of the Historic Hunter Hills Neighborhood Association, I am speaking on behalf of the residents of our community. We are frustrated, fed up, and tired about the lack of businesses that truly support the needs of our community on Joseph E. Boone. The area is saturated with corner stores and food marts that sell alcohol and provide no options for healthy nutritional food. The storefronts are in old buildings that do no reflect the character of our community. There is a dire need for a grocers, health services, restaurants, coffee shops, bakeries, bicycle shop, and other small businesses to serve this community within walking distance. We would like to see this street mirror Inman Park, Virginia Highlands, Kirkwood commercial districts. We must raise the zoning standards and code compliance to force these businesses to comply and serve the neighboring communities. A good example is the Westview Corridor along Ralph David Abernathy Blvd. Over the last 5 years we've seen the growth of Slutty Vegan, Augie's, and other small businesses to serve this beltline community along with new streetscaping. Our goal is to see Boone return to the glory days of the 50s, 60s, and 70s where this corridor served the needs of the community. Tell us how we can make this change happen!

Reply by **SiteAdmin** on **01/23/2025** at **6:00pm** [Comment ID: 954] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your comments! Zoning is only one tool in supporting neighborhoods. Although a goal of this rewrite is to provide consistent high-standards citywide, it cannot force businesses to open. I encourage you to share your concerns with your City Councilmember to see if they can provide further guidance.

#002

Posted by **Louis Prevosti** on **01/22/2025** at **12:18pm** [Comment ID: 933] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Please keep this area low to medium density mixed use.

Reply by **SiteAdmin** on **01/23/2025** at **6:02pm** [Comment ID: 955] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your comment. No zoning map changes (beyond a one-to-ton conversion to new names) are being recommended as part of this zoning rewrite.

#003

Posted by **jc4fisher** on **12/05/2024** at **3:02pm** [Comment ID: 603] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Include this stretch of Lee St. its between two marta stations, beltline adjacent, and adjacent to the future Lee Street Trail.

Reply by **SiteAdmin** on **12/06/2024** at **1:02pm** [Comment ID: 630] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your comment!

#004

Posted by **LarryA** on **02/07/2025** at **5:08am** [Comment ID: 1045] - [Link](#)

Question

Agree: 0, Disagree: 0

I see that the ordinance would require storefront character, but is there any incentives from city council or the Zoning 2.0 to push/incentivize commercial spaces to be built with this new ordinance. It would be a shame just to have these neighborhoods filled with residential that looks commercial but still car dependent. Also would the storefront house be permit with this ordinance? It could bring more commercial space into neighborhoods, give people the opportunity to own their own live/work, while adding variety into the storefront architecture.

Reply by **SiteAdmin** on **02/07/2025** at **5:07pm** [Comment ID: 1054] - [Link](#)

Answer

Agree: 0, Disagree: 0

Yes, the draft would allow the storefronts to be "retail ready" but they could be occupied by dwellings or live-work.

#005

Posted by **zperry** on **05/21/2025** at **10:26am** [Comment ID: 1235] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Include McDaniel from the beltline to Whitehall. There are already a few storefront style properties in the Pittsburgh Neighborhood on McDaniel and storefronts would go a long way to activate the section of McDaniel in Mechanicsville that is currently a car sewer.

#006

Posted by **jc4fisher** on **12/05/2024** at **6:01pm** [Comment ID: 625] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

I feel like the streets chosen in Midtown/Downtown are pretty conservative, we should push storefronts on more streets in the most urban areas of the city.

Reply by **SiteAdmin** on **12/06/2024** at **12:57pm** [Comment ID: 628] - [Link](#)

Answer

Agree: 0, Disagree: 0

These are the current designated Storefront Streets in the Downtown and Midtown zoning districts (where the designation also regulates curb cut placement and a few other things). With regard to "retail or retail-ready uses," if you review the "Urban Core" districts in Chapter 4 (<https://www.atzoning.konveio.com/revised-discussion-draft-form-districts-clean>) you will see that all we have combined "Primary Street/Storefront Street" for the purposes of "retail-ready." The end result is that every street is held to Storefront Street standards.

#007

Posted by **Louis Prevosti** on **01/22/2025** at **12:15pm** [Comment ID: 932] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Please keep the Roswell Road corridor north of Piedmont Road mixed use low density/height. The vast majority of structures are one or two stories, no higher. Keep in mind that on both sides of Roswell Road are single family neighborhoods, so tall building/high density would not be in keeping with the neighborhoods.

Reply by **SiteAdmin** on **01/23/2025** at **5:51pm** [Comment ID: 952] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your comment. To clarify, no zoning change is recommended as part of this map. All this map does is establish a storefront requirement. This means that if any of the existing commercial uses are redeveloped - even as one-story buildings - they must provide shopfront windows facing Roswell Road, not blank wall.

#008

Posted by **jc4fisher** on **12/05/2024** at **6:00pm** [Comment ID: 624] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

If the beltline is a street on the street types map, it should be shown as a storefront street on this map

Reply by **SiteAdmin** on **12/06/2024** at **1:01pm** [Comment ID: 629] - [Link](#)

Question

Agree: 0, Disagree: 0

The Street Type Map is only used to regulate streetscape requirements. We showed the Beltline on it due to existing streetscape requirements found in the Beltline Overlay. It will not be shown on the final map.

Are you suggesting that some or all of the Beltline should be designated a Storefront Street" to require retail or retail-ready spaces on the ground story?

Reply by **jc4fisher** on **12/09/2024** at **9:36am** [Comment ID: 680] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Yes to clarify I am suggesting that the beltline should be designated as a storefront street requiring retail and retail-ready spaces on the ground floor. I know the beltline has its own zoning overlay and all that, but it is shown as a street in the street type maps so to me it makes sense to treat it as a street with storefront requirements on this map and if it doesn't have those storefront requirements now, it should.

Reply by **SiteAdmin** on **12/09/2024** at **10:49am** [Comment ID: 689] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thanks!

#009

Posted by **DSol** on **01/03/2025** at **7:38am** [Comment ID: 804] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

I do not wish to see any more storefronting encouraged near Walker Park, nor Sugar Creek which is a critical watershed for the city of Atlanta. I think that it needs to be removed on Memorial from Memorial Terrace SE east to Lamon.

Reply by **SiteAdmin** on **01/06/2025** at **11:48am** [Comment ID: 831] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your feedback. Please note that the Storefront Street designation does not change the maximum allowed lot coverage or allowances to build in flood zones.