

# Castleberry Hill

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## Steering Committee Findings

Regarding Neighborhood Zoning and Design Guidelines

12.12.00

Whereas, The Castleberry Hill Neighborhood Association has formed a Steering Committee to draft recommendations regarding zoning and design guidelines for the neighborhood; and

Whereas, neighborhood developers have joined the Committee to provide their expertise regarding the realities of development; and

Whereas, the recommendations of the Committee are a result of the Neighborhood Master Plan administered by the City of Atlanta's Planning Department; and

Whereas, the City's Planning Department has encouraged the Neighborhood Association through the master Planning effort to develop design guidelines and zoning regulations; and

Whereas, the Steering Committee has studied the physical characteristics of the neighborhood, current zoning and land use, history.

NOW THEREFORE BE IT RESOLVED BY THE STEERING COMMITTEE AND BROUGHT TO THE NEIGHBORHOOD ASSOCIATION FOR APPROVAL as follows:

### **General Statement of Intent**

1. To preserve primarily railroad service, warehouse-distribution, and small retail-commercial buildings, many of which were constructed in the early 20th century, characterize the Castleberry Hill National Register District's historic pattern and distribution of building types that.
2. To encourage economic development and a variety of housing opportunities; to foster neighborhood revitalization; and to encourage an economically and culturally diverse population.
3. To promote a livable, sustainable neighborhood with pedestrian convenience and connectivity; to better link building to the public life of the street; and to better reflect the planning policies of the City's CDP ("all buildings shall front on streets or squares" 20-45).

## Boundaries and Scope

These recommendations are applied to the area shown on the attached map, which is the area of Castleberry Hill Neighborhood, on the north MLK Jr. Dr., on the east Spring St. and I-20, on the south McDaniel St., and on the west Northside Dr. with the exclusion of the federal property of the Richard Russell Federal Courts Building at MLK Jr. Dr. and Spring St., and Mitchell St., and the following additions:

1. The addition of the Peters St. Bridge.
2. The addition of the parcel(s) at the northeast corner of Mitchell St. and Centennial Olympic Park Dr.

The boundaries of Castleberry Hill Neighborhood are divided into three Subareas as depicted on the attached map “Proposed Neighborhood Subareas”. Committee recommendations for each sub area are as follows:

### 1. SUBAREA 1:

The intent for sub area 1 is to protect the core of the neighborhood, which is comprised of early twentieth century historic railroad service, warehouse-distribution, and small retail-commercial buildings.

- A. **Boundaries:** The boundary of sub area 1 is the boundary of the existing National Register District with the following inclusions:
  - All of the property east of Peters St. to the railway.
  - The parcels that front the west side of Walker St.
  - On the north side to include property along Centennial Olympic Park Dr. to Chapel St. and Nelson St., as to include the Historic Buildings such as the Mueller Lofts and John Deere Lofts.
- B. **Height:** The Committee believes it is important to develop height regulations, which preserve the compatibility of visual qualities, and special relationships that exist between buildings in the Historic Register District.

The Historic Buildings are one, two, and three stories in height. The Committee has studied topography, height of the existing buildings, current land values, and development trends with the following findings:

- The Swift building (244 Peters St.) is 42 feet in height.
- 200 Walker is approximately 46 feet in height.

- Because these buildings are above average in height, the recommended height for this area is to be 40 feet, measured at the frontage st. of the property, as the control for this sub area.
- The committee recognizes that Peters St., north of Haynes St., is an important gateway to the Historic District. Therefore, the recommendation is that new construction north of Haynes St. on Peters St. be limited to a 2-story building compatible in height to the existing historic structures there.

C. **Setback:** The Committee recognizes it is important to compliment the historic pattern of buildings aligning at the street. At the same time, the Committee recognizes the need for adequate sidewalks for pedestrian safety and sidewalk activities. Therefore, the Committee recommends the following regulations:

- Produce a minimum of 10 foot and maximum of 15-foot wide sidewalks along Peters St. by action, which takes back the Street and preserves the continuous uninterrupted frontage of buildings at the street.
- Produce a minimum of 9 foot and maximum of 15-foot wide sidewalks everywhere else.
- Produce design criteria for what structures are appropriate in set backs, and what style, type, and material is appropriate for such structures.
- Develop and promote the use of a Pedestrian Space Plan for the neighborhood.
- The Committee further recommends that when retail is the use, that the customer entrance be at the street front.

D. **Architectural Standards:** The intent of the Architectural Standards would be to:

- To set forth basic minimum standards that are compatible with the existing historic buildings within the neighborhood. The intent is not to limit the design of a new structure to replication of existing structures, but to foster design of massing, size, scale, materials, and elements to enhance the built quality of the neighborhood while encouraging creativity. The Committee recognizes that in addition to the height and setback, the actual visual image of the building is important to preserving the character of the neighborhood.
- Alterations and additions should be clearly differentiated, but acknowledge scale and m, material so that a false historical appearance is not created. Alterations and additions should be in accordance with the **U.S. Secretary of the Interior Standards for Rehabilitation and Guidelines for Restoring Historic Buildings.**
- To promote visual continuity and preserve the character of the Historic District, the committee recommends design guidelines to be applied.

The following guidelines are taken from a list the neighborhood started in 1985:

1. New construction and renovations to existing structures shall use natural materials compatible with surrounding historic structures, including:
  - a. Stone
  - b. Brick
  - c. Wood
  - d. Glass Block
  - e. Storefront Glazing
  - f. Stucco to be limited to Portland cement, quantity and location.
2. Guidelines to regulate signage are recommended, including:
  - a. No Flashing Signs
  - b. External illumination of signage only – not internally illuminated
  - c. If sign is not attached to the building it cannot be lit.
  - d. NO GENERAL OUTDOOR ADVERTISING SIGNAGE. NOT VARIABLE
3. Rooflines of new construction and renovation should be compatible with existing historic rooflines. Existing rooflines are primarily flat roofs or low pitched behind horizontal parapets with stepping details and occasional gabled parapets (Pillowtex building 141 Mangum St).
4. Roof top construction.
  - a. Roof top construction should be setback from the exterior building wall.
  - b. The committee recognizes that the roof top appurtenances are characteristic of the district. As such, penthouse structures should be allowed to some height limit as an exception to other height limits.
  - c. Decks should be constructed of quality materials. Wood railing and structure should not be visible from the frontage street.
5. Lighting. Guidelines should be developed to promote uniform lighting throughout the district compatible with the historic character of the neighborhood.

6. Facades (see also 4 above). Guidelines should be established to ensure the use of windows, or fenestration, which is compatible with historic entries.
  7. Building entries should be at the street front and be compatible with the historic entries.
- E. **Parking:** There is an acknowledgement of the need for parking. Shared and offsite parking arrangements are encouraged. A goal of seeking out a parking factor that encouraged retail in all areas where buildings are closed to the sidewalk. Encourage the development of a parking area east of Peters St. to satisfy public parking needs. Recommend one (1) parking space per dwelling. Surface parking shall be screened from the public right-of-way with a landscape strip. Trees must be a minimum three and a half caliper measuring 36 inches from the ground, and a minimum height of ten feet. Shrubs should not exceed a maximum height of two feet. Other regulations to remedy future parking problems should be developed.
- F. **Street Furniture:** Street furniture to include but not limited to lamps, bench seating, newspaper vending boxes, trash receptacles, official city and neighborhood signage, trees and shrubs and flower pots.
1. **Sidewalk Cafes:** Should be located back from the intersection where pedestrians queue up before crossing. The placement of defined seating space should leave ample room for pedestrians to pass by. The seating area should be well defined. Traditional wooden or plastic picnic tables and benches are prohibited.
  2. **Retractable awnings or removable umbrellas:** Must have a minimum clearance of seven feet above the sidewalk level.
  3. **Newspaper vending Boxes:** Should be placed so they do not interfere with pedestrian circulation. Back fro the intersection and outside the sight triangle. (Definition of sight triangle as follows: An area bounded by the first 20 feet along the intersecting edges of where the right-of-way is located and a line connecting the ends of such 20 foot lines). The boxes shall never be attached to lighting fixtures. Boxes shall not be grouped together and have a length of no more than 6 \_ feet.
  4. **Tree Planting:** All newly planted trees shall be a minimum of 3 \_ inch caliper measured at 36 inches from the ground, and a minimum of ten feet in height. Trees shall be drought tolerant, limbed at a seven-

foot height. Trees that will reach thirty feet and over shall not be planted inside the sight triangle.

5. **Trash Receptacles:** Should be a Victor Stanley Model S-42 or similar looking standard.

## 2. **SUBAREA 2:**

- A. **Boundaries:** On the north side at MLK Jr. Dr., east side Elliott St., Chapel St. to Centennial Olympic Park Dr., south one property deep west of Walker St. to Peters St. and McDaniel St., and then west on McDaniel St. to Northside Dr. and then north to MLK Jr. Dr. (See Map).
- B. **Height:** The committee recommends three height zones for Subarea 2.
  1. Buildings or portions of buildings east of Northside Dr. and west of a line which is 250 feet from the east right-of-way of Northside Dr, as indicated on the attached map, may be a maximum of 70 feet in height at any frontage.
  2. Buildings east of the 60-foot height zone west of SUBAREA 1, may be a maximum of 40 feet in height.
  3. Buildings to the north of Nelson St., as indicated on the map, may be a maximum of 50 feet in height.

The committee recognizes that Centennial Olympic Park Dr. (COP Dr.) is the gateway of the neighborhood and the Historic District. Therefore, the recommendation is that all new construction north of Chapel be limited to 30 feet maximum measured from the highest elevation of the abutting right a way.

- C. **Setback:** To encourage neighborhood oriented development and pedestrian connectivity:
  1. A minimum 15-foot sidewalk at Whitehall and Spring St.
  2. A minimum 9 foot sidewalk elsewhere.
  3. Parking behind buildings, rather in front.
  4. Buildings that front on streets or squares.
  5. When retail is the use that the entrance be at the street.

**3. SUBAREA 3:**

- A. **Boundaries:** At the south point of Peters St. and Spring St., south along Spring St. to I-20, Southwest along I-20 to McDaniel St., west along McDaniel St. to the Norfolk Southern and CSX Railway, and North back to Spring St.

The committee has heard from the property owners of this area and recommends that the zoning which will protect their revitalization efforts and encourage further revitalization limit some uses and promote residential and retail in this area.

This committee recommends:

- B. **Height:** No restrictions beyond what is already in place.
- C. **Setback:** To encourage neighborhood oriented development and pedestrian connectivity:
1. A minimum 15-foot sidewalk at Whitehall and Spring St.
  2. A minimum 9 foot sidewalk elsewhere.
  3. Parking behind buildings, rather in front.
  4. Buildings that front on streets or squares.
  5. All buildings should have a major pedestrian entrance.
  6. Shared parking when possible, with access off McDaniel St. behind all of the buildings utilizing a shared driveway with maintenance agreement. Reduce the use of front curb cut along Whitehall St.
- D. **Zoning:** Rezoning of this I-1 area to commercial in order to eliminate environmental contamination and allow and encourage residential uses, while at the same time preserving the light industrial uses of the owners who have revitalized that area.

**4. Recommendations that apply to all areas:**

In addition to the above, the Committee recommends:

A. Prohibition of the following uses:

1. Parking lots for hire, unless specifically dedicated for uses within the neighborhood and community parking for retail.
2. Adult entertainment establishments.
3. Retail sale of liquor and wine
4. Heavy industry.
5. Tow lots.
6. Gas Stations.

7. Automobile repair and body shops
  8. Automobile sales lots.
  9. Pool hall, billiard parlors and amusement arcades.
- B. In order to minimize curb cuts, regulation, which would permit, shared driveways.
  - C. Regulations that prohibit drive-throughs.
  - D. Regulations that discourage environmental contamination from
  - E. businesses like cry-cleaners.
  - F. Regulations that discourage parking pressure on Subarea 1 from other areas.
  - G. Regulations that spell out the variance process and criteria for granting variances, special uses permits, special administration permits, etc.
  - H. Improved Neighborhood review of all issues, and improved communication between City and Neighborhood, possibly with the use of all internet.
  - I. The Neighborhood Association, then the UDC and the NPU shall review all new construction and exterior renovations, first.
  - J. Awnings and Canopies – fabric and metal are acceptable, no use of internal illumination.
  - K. Entries – All entries will face the street front and call upon the UDC to regulate the appropriate addition entries and casings.

5. **Mechanism:**

The Committee met with the city planning staff and entered into a preliminary discussion of potential zoning mechanisms. Because of the technical nature of these mechanisms it is important to research and understand the implications for the Neighborhood of each option. The following options have been discussed in the committee, and throughout the planning effort.

- A. All of Castleberry Hill would be a Landmark District with different subareas.

- B. The core of Castleberry Hill would be a Landmark District and the other subareas would be Historic Districts.
- C. A new SPI District would supplant the existing zoning. The core would have a Landmark District Overlay. A critical aspect of this mechanism would be designing the SPI regulations so that appropriate neighborhood review is maintained.

## **ADDITIONAL ITEMS STILL UP FOR DISCUSSION**

Density  
Lot Coverage  
Minimum Lot Size – Width, Depth, Area  
Uses of Setbacks – parking, buggers disturbed and undisturbed  
Uses of the land use intensity system (LUI)  
Intrusions into setbacks  
Active recreation in required yards  
Accessory structures  
Transitional height planes  
Usable open space requirements  
Permitted Principal Uses  
Permitted Accessory Uses  
Limitation On Variances and Special Exceptions  
Drainage and Water Detention Ponds  
Non-variable Items  
Floor Heights  
Window and Doorway Designs  
Loading Docks  
Site Plan Guide Lines  
Mass and Scale  
Design for Missing Historic Features

### **Committee Members;**

Bill Bounds  
David Butler  
Bruce Gallman  
Jerry Hoy  
Jody Kuehn  
Calvin Lockwood  
Sharon Marshall  
Herman Russell  
James Schneider  
Kate Siegel  
Alycen Whiddon

(Russ McCall)\*  
(Ms. Heath)\*

\* Member was informed and participated through Bruce Gallman

**Issues may be different for different subareas of the neighborhood. Some issues may be non-issues for the neighborhood.**