

December 7, 2004

To: The City of Atlanta

Mayor Franklin
City Council
Zoning Committee
Zoning Review Board
Board of Zoning Administration
Bureau of Planning
Neighborhood Planning Unit-A & B

Fulton County

Karen Handel, Chair-Fulton County Commission
Fulton County Commission
Community Zoning Board
Board of Zoning Appeals

Developers

From: The Chastain Park Civic Association

Re: Chastain Park Land Use and Zoning Policy Statement

The Chastain Park Civic Association (CPCA), representing Chastain Park area homeowners residing in the City of Atlanta and Fulton County, supports strict adherence to current minimum R-3 zoning regulations for Chastain Park as well as the larger NPU-A and NPU-B residential areas. R-3 zoning requires a minimum 18,000 square foot lot.

Due to Chastain Park's historically large lot sizes, many greater than one acre (43,560 square feet), CPCA also supports the application of the City of Atlanta's new R-2B zoning category to Chastain Park, where appropriate. The new R-2B zoning regulations, requiring a minimum 28,000 square foot lot, would be the new minimum standard for residential development. Other than the square footage requirement, R-2B zoning regulations are identical to R-3.

CPCA opposes any attempts to introduce greater residential building densities or commercial uses to Chastain Park--for example, recent attempts to rezone (down-zone) portions of Chastain Park from R-3 to R-3A, R-3 to R-LC, and R-3 to RG-4. Existing commercial/residential buffers should be respected and will be defended.

Chastain Park is a unique single-family residential and historical area, as well as the only significant green space in North Atlanta. Zoning classifications with higher residential building densities or commercial uses are inappropriate for Chastain Park, create uses that are incompatible with the City of Atlanta's Comprehensive Development Plan, and should be rejected.

CPCA aggressively supports the enforcement of all zoning regulations--including environmental infrastructure and historic preservation requirements. CPCA will work with builders who have demonstrated their ability to meet these regulations.

Chastain Park Civic Association