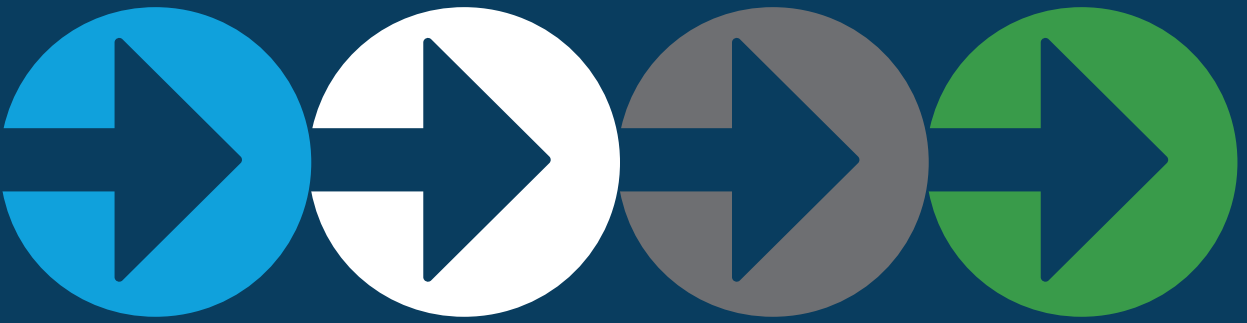
EAST POINT FORWARD

ZONING ORDINANCE REWRITE

JOINT BOARDS WORKSHOP

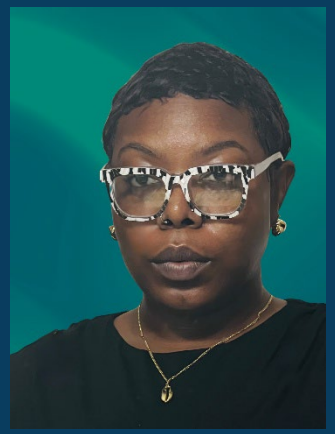
MAY 6, 2026

AGENDA



1. Welcome & Introductions
2. Project Overview
3. Outreach & Engagement
4. Where Are We Today?
5. Focus Areas
6. Emerging Needs
7. Process & Implementation
8. Wrap-Up & Next Steps

WELCOME & INTRODUCTIONS



Yasmine Edge
Project Manager



Kimberly Smith
Director, Planning & Community Development



Lee Kelley
Asst. Director, Planning & Community Development



Britney Gatewood
Senior Planner

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ZONING ORDINANCE REWRITE

PROJECT TEAM

Inspire
PLACEMAKING COLLECTIVE



NAKEISCHEA LOI SMITH, AICP
PROJECT MANAGER



ELENA OERTEL, AICP
DEPUTY PROJECT MANAGER (ATLANTA)



JULIA CLARK, AICP CANDIDATE
DEPUTY PROJECT MANAGER (MIAMI)



ALEX KOZELA
COMMUNITY ENGAGEMENT COORDINATOR



LAINIE JONES
SENIOR GRAPHIC DESIGNER



ROBBIE ADDINGTON, AICP
PLANNER



ERIN ANDERSON, AICP CANDIDATE
PLANNER



IZZY NORMAN, AICP CANDIDATE
PLANNER

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PROJECT OVERVIEW

- ✅ **Update** – Update the land development regulations that guide how land is used, designed and developed
- ✅ **Simplify** – Organize and modernize the code structure to improve flow, make it easy to read, understand, and use
- ✅ **Clarify** – Clarify unclear, contradictory language, including standards that cannot be met
- ✅ **Align** – Support East Point's vision of developing new opportunities for housing, jobs, recreation, transportation
- ✅ **Strengthen** – Improve design quality and overall development outcomes. Add definitions and terms
- ✅ **Refine** – Streamline unclear review procedures and requirements
- ✅ **Enhance** – Incorporate explanatory graphics and illustrations. Ensure existing illustrations match text
- ✅ **Promote** – Promote inclusion. Ensure all community members can understand and engage in the process
- ✅ **Enable** – Enable smooth implementation through scenario testing and staff training to support long-term success

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ZONING ORDINANCE REWRITE

PROJECT TIMELINE

East Point Zoning Ordinance Rewrite Project Schedule

	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
PHASE 1. DEVELOPMENT OF A PUBLIC ENGAGEMENT PLAN														
1.1 Monthly Progress Meetings	X	X	X	•	•	•	•	•	•	•	•	•	•	•
1.2 Project Website														
1.3 Public Kick-Off Meeting					•									
1.4 Stakeholder Interviews (up to 5)		XXX XXX												
1.5 Steering Committee Meetings (up to 3)			X			•			•					
1.6 Open House							•							
1.7 Public Draft Workshop										•				
1.8 Joint Boards Meeting				•										
PHASE 2. EVALUATION OF CITY'S EXISTING CODES & DOCUMENTS														
2.1 Assessment of Existing Ordinances														
2.2 Review of Development Regulations														
2.3 Evaluation of Historic Districts & Overlays														
PHASE 3. IDENTIFICATION OF POTENTIAL SOLUTIONS														
3.1 Reorganization Matrix														
3.2 Memorandum of Proposed Changes														
PHASE 4. DEVELOPMENT OF DRAFT & FINAL DEVELOPMENT CODE														
4.1 Drafting the Document														
4.2 Integration into User-Friendly Formats														
PHASE 5. DEVELOPMENT OF GATEWAY CORRIDOR OVERLAY DISTRICTS														
5.1 Analyze the Livable Communities Initiative														
5.2 Draft the Overlays														
PHASE 6. PRESENTATION OF FINAL ORDINANCES														
7.1 Presentation to Planning Commission												•		
7.2 Presentation to City Council for Adoption													•	•

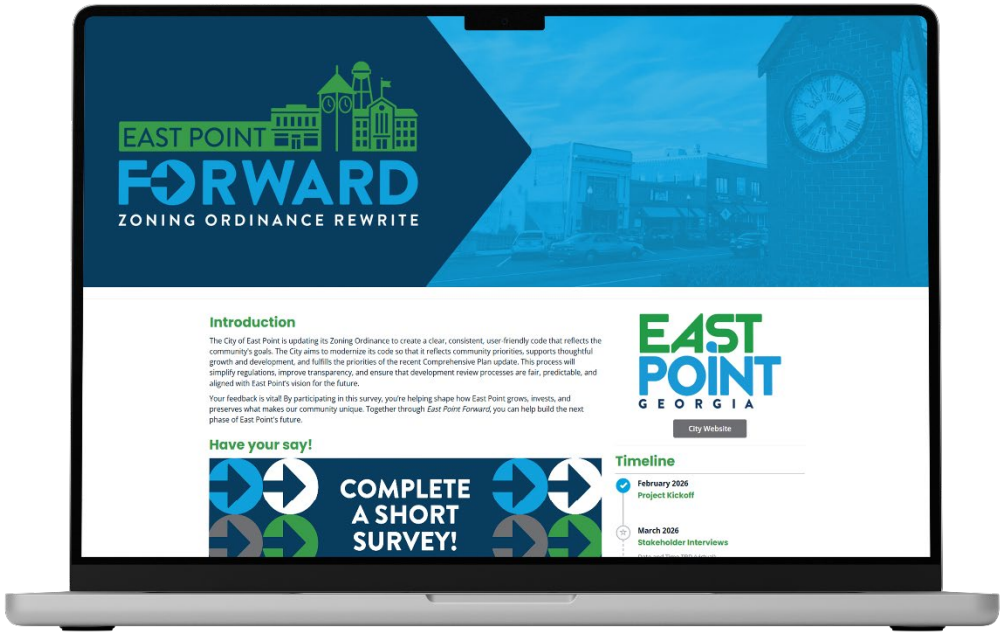
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OUTREACH & ENGAGEMENT

Approach:

Multi-pronged engagement combining stakeholder input and public outreach throughout the project.

- **Website hub with survey and interactive mapping**
- **Open house, workshops, and community education tools**
- **Monthly progress meetings with staff**
- **Regular coordination with stakeholders, committees, boards, and council**

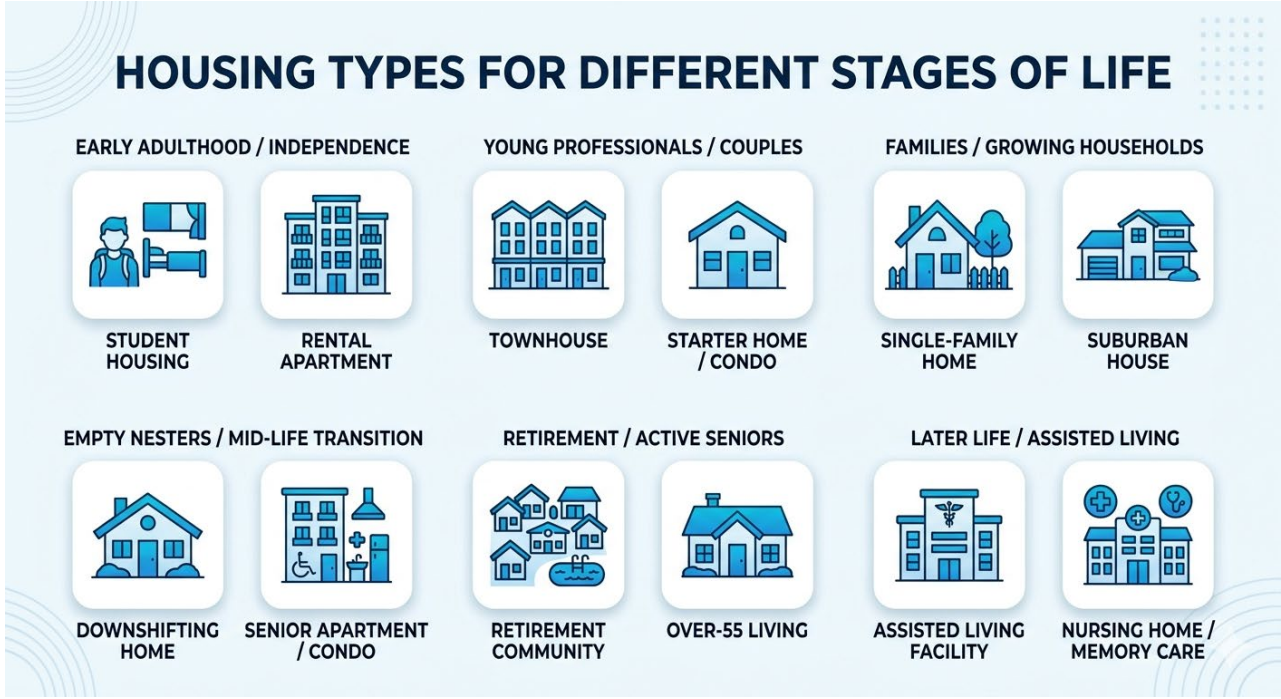


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STAKEHOLDER INTERVIEW FEEDBACK

Key issues identified in six meetings held with community stakeholders:

- Permitting **process and procedures** are out of date and not user-friendly
- Need more **housing choice** for different stages of life
- Promote more **neighborhood scale retail** versus strip malls
- Add more eateries and **outdoor dining**
- Add **distance separations** for high-impact uses to include pawn shops, smoke shop, gas stations
- Need more **visuals** to demonstrate development standards



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STEERING COMMITTEE FEEDBACK

Key issues identified in initial meeting with steering committee:

- Need **clearer language** throughout
- Re-evaluate **sign code** and allowable signage in all districts
- Review **infill** standards
- Clarify who **administers** the various permits



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WHERE WE ARE TODAY

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ZONING ORDINANCE REWRITE

WHERE WE ARE TODAY

10-minute Roundtable Discussion

Guiding Questions

Goal: Shared understanding of current strengths and pain points

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WHERE WE ARE TODAY

1. From your perspective, how is the current zoning ordinance working for East Point today—where is it helping us, and where is it holding us back?

2. If someone unfamiliar with zoning tried to use the current zoning ordinance, where would they struggle most?

3. Do our current zoning districts and development standards reflect the kind of development we want to see in East Point today?

4. How well is new development fitting into existing neighborhoods today?

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FOCUS AREAS

EAST POINT FORWARD
ZONING ORDINANCE REWRITE

FOCUS AREAS

10-minute Roundtable Discussion

Guiding Questions

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ZONING ORDINANCE REWRITE

FOCUS AREAS

Are there specific areas of the city that need a more tailored approach than our base zoning provides?

1. What needs to change?

2. What must be preserved?

3. Where is flexibility vs. control is needed?

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EMERGING NEEDS

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ZONING ORDINANCE REWRITE

EMERGING NEEDS

10-minute Roundtable Discussion

Guiding Questions

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EMERGING NEEDS

1. What types of development or uses are we not well positioned to accommodate today, but should be?

2. Any there any new or emerging uses or trends we need to accommodate in our code?

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PROCESS & IMPLEMENTATION

EAST POINT FORWARD
ZONING ORDINANCE REWRITE

PROCESS & IMPLEMENTATION

10-minute Roundtable Discussion

Guiding Questions

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PROCESS & IMPLEMENTATION

1. How well does the current ordinance function as a usable tool for council or board members?

2. Are there any pain points in the current review and approval process?

3. Where may there be opportunities to streamline or simplify the review process?

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WRAP-UP & NEXT STEPS

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ZONING ORDINANCE REWRITE

Is there anything you would like to add or discuss that wasn’t addressed?

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ZONING ORDINANCE REWRITE

NEXT STEPS

- HOW INPUT WILL BE USED
- PUBLIC KICK-OFF MEETING (JUNE 27TH)

METHODOLOGY – ASSESSMENT/MATRIX

Q1, Q3

268

items

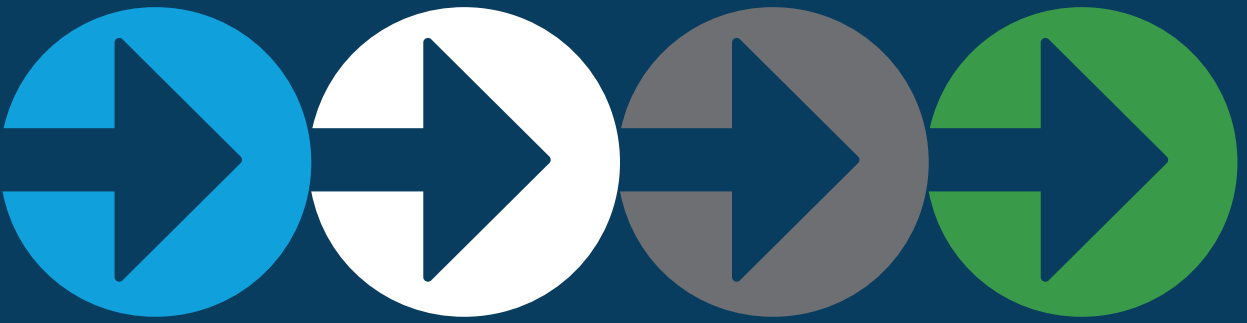


	Comment	Inspire Response	Staff Comment	Action
	Parking can be reduced via administrative variance and a waiver can be approved by Engineering and Planning staff. Some of the CRA tables contain references to elements which are not allowed. (LS)			Which elements are not allowed, but are mentioned in the CRA tables?
29	As the zoning districts become more intensive, the language applying R-1A zoning district standards to single-family residential development in neighborhood commercial and greater land use categories disappears. I'm not so sure it should from a compatibility standpoint? Parking isn't addressed if there isn't a front setback. Not that front-loading is desirable, but sometimes that may be the only option. (LS)	Not every district should refer back to R-1A. Some may need tighter or larger setbacks.	Agree (CC) (GH) (LS)(SM) Parking is either required for residential or impractical not to provide. Office and commercial zoning districts allow for residential uses. When residential uses are proposed, the developer doesn't always consider the parking component and how that relates to practical setbacks when the district has little to no front setback. (LS)	WS (2/1) – Un-pyramid districts. More intensive districts should have their own standards for SF, if allowed. Parking location is a policy decision. Need to prioritize (parking needs vs. urban form/walkability).
	Sec. 12-3-1: Zoning districts should be simplified. I have concerns about commercial and industrial uses and their proximity to residential uses, particularly by allowing cumulative zoning without form standards for residential. We need to continue to embrace the concept of facilitating the development of missing middle housing but in a careful and intentional manner. In order to have a more organized appearance, improve quality of neighborhoods and better address the functional needs of streets we should further review the	Agree 100% that the district standards section needs to be simplified. The first task is to create a table of uses so that it is clear which uses are allowed (P or C) in which districts. Then, taking standards that have nothing to do with use or dimensional standards out of the chapter and moving them to the respective chapters (landscaping, signs, parking, etc.)	Would like to further discuss (VD). Agree (GH) (LS)(SM)	WS (2/1) – simplify standards and language wherever practicable; change buffer standards to be between districts—not uses

Comment	Inspire Response	Staff Comment	Action
As the zoning districts become more intensive, the language applying R-1A zoning district standards to single-family residential development in neighborhood commercial and greater land use categories disappears. I'm not so sure it should from a compatibility standpoint? Parking isn't addressed if there isn't a front setback. Not that front-loading is desirable, but sometimes that may be the only option. (LS)	Not every district should refer back to R-1A. Some may need tighter or larger setbacks.	Agree (CC) (GH) (LS)(SM) Parking is either required for residential or impractical not to provide. Office and commercial zoning districts allow for residential uses. When residential uses are proposed, the developer doesn't always consider the parking component and how that relates to practical setbacks when the district has little to no front setback. (LS)	WS (2/1) – Un-pyramid districts. More intensive districts should have their own standards for SF, if allowed. Parking location is a policy decision. Need to prioritize (parking needs vs. urban form/walkability).

			Why is there a 30' setback from the mean high-water line in one district and 20' in the other for lots of record? There should be a minimum based on water protection and the regular district setback, whichever is wider. [SEPARATE ORDINANCE]

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THANK YOU!