



Department of  
**CITY PLANNING**

Office of the Commissioner  
55 Trinity Avenue, Suite 1450  
Atlanta, Georgia 30303  
Email: [CRC@atlantaga.gov](mailto:CRC@atlantaga.gov)

**CONCEPT REVIEW COMMITTEE LOG**

<b>CRC Date:</b>	December 9, 2022	<b>CRC#:</b>	CRC-2022-00195 & 196
<b>Site Address:</b>	<ul style="list-style-type: none"> <li>• 710 &amp; 712 Ponce de Leon Pl, NE</li> <li>• 718, 738 (aka 726), 752, 756, 774 Ponce de Leon Ave, NE</li> </ul>		
<b>Applicant Name:</b>	Jessica Hill		
<b>Applicant Email:</b>	<a href="mailto:Jhill@mmmlaw.com">Jhill@mmmlaw.com</a>		
<b>Summary of Request:</b>	<ul style="list-style-type: none"> <li>• Rezoning from <u>I-1/BL</u> to <u>PDMU/Beltline</u> for new office and retail &amp; restaurant development with structured parking. Stormwater detention will occur underground.</li> <li>• Rezoning from <u>C-1/BL</u> to <u>PDMU/Beltline</u> for new office, retail &amp; restaurant, and multifamily (354 units) development with structured parking. Stormwater detention will occur underground.</li> </ul>		

<b>City Representative</b>	<b>COMMENTS</b>
<p><b>OFFICE OF ZONING &amp; DEVELOPMENT</b></p> <p>*Christian Olteanu, <a href="mailto:COlteanu@atlantaga.gov">COlteanu@atlantaga.gov</a></p> <p>*Tatum Jordan-Madden, <a href="mailto:TJordan-Madden@atlantaga.gov">TJordan-Madden@atlantaga.gov</a></p>	<ul style="list-style-type: none"> <li>○ Kudos for buried parking</li> <li>○ Lot consolidation needed at the SAP time</li> <li>○ Avoid non-residential uses along Maiden Ln</li> <li>○ Widening of Ponce de Leon Pl?</li> </ul>
<p><b>OFFICE OF DESIGN / HP STUDIO</b></p> <p>*Susan Coleman, <a href="mailto:SuColeman@atlantaga.gov">SuColeman@atlantaga.gov</a></p>	No comments provided but contact representative if you have questions.
<p><b>DEPT. OF WATERSHED MGMT. / SITE DEVELOPMENT</b></p> <p>*Aaron Wright, <a href="mailto:AaWright@atlantaga.gov">AaWright@atlantaga.gov</a></p>	No comments provided but contact representative if you have questions.

\*\*Disclaimer: If the plans submitted to the CRC are significantly altered prior to submittal with subsequent reviews, the comments received from CRC will not apply.



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**ATL DEPT. OF  
TRANSPORTATION**

\*Juan Rodriguez,  
[JCRodriguez@atlantaga.gov](mailto:JCRodriguez@atlantaga.gov)

- Consult and obtain the review and comments for the proposal for Ponce de Leon Avenue, state route US Hwy 29 78 GA 8, and follow the GDOT requirements and standards.
- Please provide the results of the DRI and aggregate comments as part of the traffic study. Coordinate with Atlanta BeltLine and MARTA for the stop near the interception.
- Provide a traffic study analyzing intersection operations and all the proposed curb cuts and pedestrian crossing, at the interception of Ponce de Leon Avenue & Ponce de Leon PI, including the signs and marking and the traffic signal lights to support the new and impacted traffic signals along the corridor. (constructions plan design using GDOT format).
- ATLDOT recommends for the curb cut proposed to Ponce de Leon Ave to follow Sec. 15-08.002. - Streets - Centerlines of proposed intersections shall align with the centerline of existing streets or shall be offset at least 200 feet from the closest intersecting street. Street intersections shall be as nearly at right angles as possible. Please consult and follow GDOT requirements about it.
- ATLDOT will not allow the installation of any trees near the driveways or ADA curb ramps that can block the sight distance. Provide a sight distance study for the proposed curb cut and relocate any obstruction as a result of the report. GDOT has specific requirements for the location of the trees please consult them as well. The other trees shall be limbed up a minimum of 7 feet at the time of installation (IN PERPETUALLY) to keep buffer zones clear at the triangle's sight distance. Check with the Arborist's Department
- In the official plans please show provide and display the sidewalk, curbing, ADA ramps, street lights, and other equipment according to COA standards. Match the existing condition with the sidewalk and curbing. Please label the property line for review and comments.
- Please display the ADA curb ramp, and refresh crosswalks markings, bike lanes, stop bars, and stop signs.
- The standard detail for Ponce de Leon PI frontage is 1. Driveway apron TR-B\_DR005 2. Sidewalk uses TR-B\_SW003 3. Curb and gutter TR-B\_CG001 or reinstall as the original design of the street that should be Granite curb TR-B\_CG002 (install or reset 6 inches over the street level). One of the sides already has a granite curb and the other side for some reason was an installed curb and gutter. This curbing issue needs to be consulted first with Adams, Matthew D. [MDAdams@AtlantaGa.Gov](mailto:MDAdams@AtlantaGa.Gov) from the office of Urban Design and also with Collins, Carlos E. [CACollins@AtlantaGa.Gov](mailto:CACollins@AtlantaGa.Gov) manager of the ROW from ATLDOT.
- STREET LIGHTS COMMENTS - This is required for all new developments to provide light in the ROW. Please contact me, if you need further clarification Stephen A. Adesanya:

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	<p><a href="mailto:asadesanya@atlantaga.gov">asadesanya@atlantaga.gov</a> 470-542-9656 Office 404-658-7862 (Ext. 15). The Sec. 15-07.003 (h) of the subdivision ordinance: Provisions for the installation of an overhead street lighting system approved by the bureau of traffic and transportation to be paid for by the developer addressing pole type, pole locations, size, type, and the number of lamps. a. Provide Street lights information including existing and proposed for comments/ review. b. Provide specifications and details provide wiring procedures, metered location, and checklist. C. Provide and include on the street lights plants the trees. D. Provide 6' OC from the driveway apron and 3' from ADA flare E. 15' OC from tree F. Provide 3' from the back of the curb to the beginning of the base of 4' OC. According to the checklist. G. Adjust the layout &amp; location of the street lights as per the checklist &amp; label all of them (CH, C, C, CH). Layouts must begin with a Cobra head (CH) or Type A light at intersections and driveways apron. The layout follows CH/A C C ... CH/A unless otherwise noted in City codes.</p> <ul style="list-style-type: none"> <li>• Consult the ATLDOT ROW Manual for additional information and requirements about performing work in the City of Atlanta (COA) ROW. The manual can be found at the <a href="http://www.atlantaga.gov/home/showdocument?id=44400">www.atlantaga.gov/home/showdocument?id=44400</a></li> </ul>
<p><b>OFFICE OF BUILDINGS / ARBORIST DIVISION</b></p> <p>*David Zaparanick, <a href="mailto:DZaparanick@atlantaga.gov">DZaparanick@atlantaga.gov</a></p> <p>*Marty Ussery, <a href="mailto:MUssery@atlantaga.gov">MUssery@atlantaga.gov</a></p>	<p>Trees along Maiden Road appear to be only trees of any size that will be destroyed. Online views show utility pruning that has created lop-sided condition on trees. Trees appear to be located in the public ROW. Any Trees in City owned ROW should be approved/permitted by City of Atlanta Parks and Rec. Office of parks and rec customer service number: 404.546.6813</p> <p>Trees/planting along Ponce De Leon Ave should be coordinated with GDOT. Trees will need to be planted back in a manner that meets City of Atlanta Standards for afforestation. Sec 158-103.</p>
<p><b>ATL FIRE RESCUE DEPT.</b></p> <p>*Kenneth Oliver, <a href="mailto:KCOliver@atlantaga.gov">KCOliver@atlantaga.gov</a></p> <p>*Tommie Dunson, <a href="mailto:TDunson@atlantaga.gov">TDunson@atlantaga.gov</a></p>	<p>No comments provided but contact representative if you have questions.</p>



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**OFFICE OF BUILDINGS /  
BUILDINGS DIVISION**

\*Mitchell Ramseur,  
[MRamseur@atlantaga.gov](mailto:MRamseur@atlantaga.gov)

1. Remember to show compliance regarding the fire separation distances (definition in Section 202 of the 2018 IBC with Georgia Amendments) at all exterior facades, buildings facing other buildings, courtyards etc. **Code Sections (as applicable):** Chapters 4, 5 (especially 510 (including but not limited to 510.2 - Horizontal Building Separation Allowance, 510.3, etc..), 6, and 14 of the 2018 IBC with Georgia Amendments (including but not limited to 508 (Mixed Use and Occupancy), Tables 601, 602, and 705.8, etc.);
2. Remember to provide the required fire resistance separations between units horizontally and vertically per the 2018 IBC with Georgia Amendments and 2018 NFPA 101 LSC
3. Confirm with Planning & Zoning if parcel(s) are in the Fire Limits and/or Flood Plain
4. Regarding Code Editions and Amendments, see the following links and ensure the drawings are compliant prior to submittal: <https://www.atlantaga.gov/government/departments/city-planning/office-of-buildings/construction-codes> AND <https://www.dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes>
5. Remember to show compliance with the Electric Vehicle Ordinance (COA EVSE Ordinance 17-O-1654)
6. Also be aware of City of Atlanta code interpretations found here: <https://www.atlantaga.gov/government/departments/city-planning/office-of-buildings/construction-codes>
7. Remember to show compliance with the Georgia Accessibility Code/2010 ADAAG (as applicable)
8. Be aware/Show compliance with the 120-3-3 RULES AND REGULATIONS FOR THE STATE MINIMUM FIRE SAFETY STANDARDS (Link> <https://rules.sos.state.ga.us/gac/120-3-3?urlRedirected=yes&data=admin&lookingfor=120-3-3>)
9. Be sure to show full compliance with the following regarding the proposed parking garage, make a determination on whether it is open or closed and then show code compliance within the plans. Code Section: 406 of the 2018 IBC with Georgia Amendments
10. **Reach out to the appropriate workstream for a preliminary review for the proposed project**

**APPLICATION FOR REZONING**

Date: 1/3/2023

Summary of Proposed Project: SEE ATTACHED SUMMARY

**REZONING REQUEST**

14 00170008054  
14 00170008073  
14 00170008059  
14 00170008075  
14 00170008061

PROPERTY ADDRESS: 718, 738 (aka 726) 752 PARCEL ID 14 00170008061

City Atlanta State GA Zip Code 30306

The subject property fronts 254 feet on the east side of Ponce de Leon Place  
448 feet on the north side of Ponce de Leon Ave.  
501 feet on the south side of Maiden Lane

Depth: varies Area: 2.696 acres Land Lot: 17 Land District: 14th - Fulton County, GA.

Council District: 6 Neighborhood Planning Unit: F

The undersigned, having interest in the property herein described, respectfully petitions that said property be rezoned from

C-1/BL to PDMU/BL

Existing Zoning (s) to Proposed Zoning (s)

**CDP REQUEST (if applicable)**

MU (no change) to

Existing Land Use to Proposed Land Use

**APPLICANT INFORMATION**

Name of Applicant Portman Holdings, LLC Daytime Phone 404-614-5416 email mgreene@portmanholdings.com

Address 303 Peachtree Center Ave., Suite 575, Atlanta, GA 30303  
street city state zip code

Name of Property Owner SEE ATTACHED LIST Phone SEE ATTACHED LIST

Address \_\_\_\_\_  
street city state zip code

Applicant affirms that he/she is the applicant for the property described in the attached legal description, which is made part of this application.

Michael Greene  
Owner or Agent for Owner (Applicant)

Mike Greene, Portman Holdings LLC  
Print Name of Owner

Sworn To And Subscribed Before Me This 27th Day Of Dec, 2022 .

Jane Bryant  
NOTARY PUBLIC



**Owner and Address List**  
**East Tract**

<b><u>Owner</u></b>	<b><u>Property Address</u></b>	<b><u>Owner Address</u></b>
LBS Holdings, LLC	718 Ponce de Leon Avenue, NE	2677 E. College Avenue Decatur, Georgia 30030 Attn: Steven Mendel Email: slmendel@aol.com
Sonya Weatherby McCree and Nelson Green	738 (aka 726) Ponce de Leon Avenue, NE	1266 Tree Lane Snellville, Georgia 30078 Email: sonyamcree@gmail.com
Wyatt Claude Dominick	752 Ponce de Leon Avenue, NE	c/o Matthew W. Dominick, P.C. 327 Dahlonga Street, Suite 501 Cumming, Georgia 30040 Phone: (678) 965-5539
Rudy's Inc.	756 Ponce de Leon Avenue, NE	c/o Charlie Kearns Phone: (404) 449-9073 Email: chaskerns@gmail.com
Taco, Inc.	774 Ponce de Leon Avenue, NE	c/o Charlie Kearns Phone: (404) 449-9073 Email: chaskerns@gmail.com

# AUTHORIZATION BY PROPERTY OWNER

(Required only if the person filing application is **not** the owner of the subject property for the proposed rezoning)

I, Sonya McRee (Owner's Name) swear and affirm that I am the owner of property at 738 (aka 726) Ponce de Leon (Property address). As shown in the records of Fulton County, Georgia, which is the subject matter of the attached application. I authorize Portman Holdings, LLC c/o Morris, Manning & Martin, LLP to file this application.



Sworn to and subscribed before me this the

15<sup>th</sup> Day of December 2022

Nancy Blanding  
NOTARY PUBLIC



## AUTHORIZATION BY PROPERTY OWNER

(Required only if the person filing application is **not** the owner of the subject property for the proposed rezoning)

I, Nelson Green (Owner's Name) swear and affirm that I am the owner of property at 738 (aka 726) Ponce de Leon (Property address). As shown in the records of Fulton County, Georgia, which is the subject matter of the attached application. I authorize Portman Holdings, LLC c/o Morris, Manning & Martin, LLP to file this application.

Nelson Green

Sworn to and subscribed before me this the 15 Day of July 2022

[Signature]  
NOTARY PUBLIC







# AUTHORIZATION BY PROPERTY OWNER

(Required only if the person filing application is **not** the owner of the subject property for the proposed rezoning)

I, LBS Holdings, LLC (Owner's Name) swear and affirm that I am the owner of property at 718 Ponce de Leon Ave. (Property address). As shown in the records of Fulton County, Georgia, which is the subject matter of the attached application. I authorize Portman Holdings, LLC c/o Morris, Manning & Martin, LLP to file this application.

  
Steven Mendel

Sworn to and subscribed before me this the 14 Day of December 2022  
  
NOTARY PUBLIC

*etp 74-21*  
Victor J. Economy  
NOTARY PUBLIC  
DeKalb County, Georgia

# AUTHORIZATION BY PROPERTY OWNER

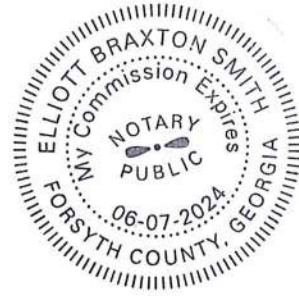
(Required only if the person filing application is **not** the owner of the subject property for the proposed rezoning)

I, Wyatt Clyde Dominick (Owner's Name) swear and affirm that I am the owner of property at 752 Ponce de Leon Ave. (Property address). As shown in the records of Fulton County, Georgia, which is the subject matter of the attached application. I authorize Portman Holdings, LLC c/o Morris, Manning & Martin, LLP to file this application.



Sworn to and subscribed before me this the

20th Day of December 2022  
Elliott Braxton Smith  
NOTARY PUBLIC



# AUTHORIZATION BY PROPERTY OWNER

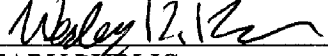
(Required only if the person filing application is **not** the owner of the subject property for the proposed rezoning)

I, Taco, Inc. (Owner's Name) swear and affirm that I am the owner of property at 774 Ponce de Leon Ave. (Property address). As shown in the records of Fulton County, Georgia, which is the subject matter of the attached application. I authorize Portman Holdings, LLC c/o Morris, Manning & Martin, LLP to file this application.



Sworn to and subscribed before me this the

15th Day of December 2022



NOTARY PUBLIC



# AUTHORIZATION BY PROPERTY OWNER

(Required only if the person filing application is **not** the owner of the subject property for the proposed rezoning)

I, Rudy's Inc. (Owner's Name) swear and affirm that I am the owner of property at 756 Ponce de Leon Ave. (Property address). As shown in the records of Fulton County, Georgia, which is the subject matter of the attached application. I authorize Portman Holdings, LLC c/o Morris, Manning & Martin, LLP to file this application.

Sworn to and subscribed before me this the

15th Day of December 2022  
Wesley K. Kerns  
NOTARY PUBLIC



**AUTHORIZATION TO INSPECT PREMISES**  
(Attachment 1)

With the signature below, I authorize the staff of the Office of Zoning and Development of the City of Atlanta to inspect the premises, which are the subject of this rezoning application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

Michael A. Greene  
Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 27th day of December, 2022.

Tara Bryant  
Notary Public

August 10, 2025  
Commission Expires



# ATTORNEY AT LAW

I swear and affirm, as an attorney at law, that I have been authorized by the owner of the property subject to the proposed rezoning to file this application.

Morris, Manning & Martin, LLP

TYPE OR PRINT ATTORNEY'S NAME  
1600 Atlanta Financial Center  
3343 Peachtree Road

ADDRESS

Atlanta, Georgia 30326

CITY & STATE ZIP CODE

ATTORNEY'S SIGNATURE  
*Jennifer L. Wald*

404-233-7000

PHONE NUMBER

Sworn to and subscribed before me this the

*7th* Day of *December* 2022

*Dara L Bernard*  
NOTARY PUBLIC

*May 25, 2025*  
COMMISSION EXPIRES



**SUMMARY**  
**East Tract**

This application requests a rezoning of a 2.696 acre assemblage of properties located at the northeast corner of Ponce de Leon Avenue and Ponce de Leon Place from C-1/BeltLine Overlay to PDMU/BeltLine Overlay. Rezoning the property will allow the redevelopment of the property with a mixed use project including multifamily residential, office and commercial uses. The proposed building development incorporates 347,590 square feet of multifamily residential uses and 185,000 square feet of nonresidential uses. Parking will be provided in structured parking located on site. Maximum building height proposed is 160 feet and the tallest portion of the development has been located along the Ponce de Leon Avenue frontage.

The applicant is planning the development on the subject property in tandem with an office and commercial development proposed on the west side of Ponce de Leon Place at the intersection of Ponce de Leon Avenue. The developments will share parking to reduce the overall parking count necessary to support the functional needs of the overall development. In addition to the site plan for this development, enclosed in this application is a master plan that shows both projects.

**DOCUMENTED IMPACT ANALYSIS**

**(1) Compatibility with comprehensive development plans; timing of development.**

The comprehensive development plan designates the property as Mixed-Use. The proposal and the zoning category requested are consistent with the development permitted in the Mixed-Use category.

The NPU F policies in Plan A support the proposal. One of the policies includes supporting alternatives and approaches that decrease parking requirements. The proposal contemplates sharing parking with the development across Ponce de Leon Place to reduce the overall number of parking spaces necessary to serve the development's demand. Another policy recommends discouraging strip development and encouraging consolidation and redevelopment of existing strip retail centers to be compatible with adjacent neighborhoods using neighborhood commercial zoning principles. The subject property includes both aging strip center and outparcel commercial uses. The proposal to redevelop the existing retail uses furthers that goal.

If approved, development will commence promptly following receipt of the approval.

**(2) Availability of and effect on public facilities and services; referrals to other agencies.**

All necessary public facilities and services are available to this property.

**(3) Availability of other land suitable for proposed use; effect on balance of land uses.**

The Ponce de Leon Avenue corridor has experienced a resurgence since the opening of Ponce City Market and the new developments that ensued on the southern side of Ponce de Leon Avenue since that time. The north side of Ponce de Leon Avenue has not experienced the same growth. For over a decade the Ponce de Leon corridor in this area has had a Mixed Use comprehensive development plan, which suggests a goal for a vibrant corridor developed with a mix of uses. The proposal furthers that goal through the creation of a next mixed use development. There is not other similarly sized or situated land available in the vicinity of the subject property available and appropriately targeted for this scale of development.

The balance of land uses will not be impaired by the proposed development. Currently the property offers a variety commercial uses. The existing development fabric along Ponce de Leon Avenue includes robust retail and restaurant uses, office, hotel and other commercial uses. The residential Virginia Highland neighborhood is located north of the property and includes attached and detached homes on the north side of Maiden Lane. The proposal to transition the majority of the Maiden Lane frontage to a residential use and locate office and commercial uses on the south and west sides of the property will complement the balance of land uses.

**(4) Effect on character of the neighborhood.**

The majority of the property is developed with aging commercial uses in freestanding buildings with surface parking, multiple curb cuts and limited sidewalks. The Maiden Lane frontage is fenced and uninviting. The existing development does not promote pedestrian activity or engagement with the public realm. The rezoning of the property will enhance the character of the neighborhood though the provision of a new mixed use development that incorporates modern design principles for a visually appealing and engaging development along all street frontages.

**(5) Suitability of proposed use.**

The proposed use is compatible with the uses in other developments in the immediate area. All of the proposed uses exist in the immediate vicinity of the property. The 725 Ponce project immediately across the street abutting Ponce de Leon Avenue and the BeltLine provides a 370,000 square foot office building. The Highland View apartments are located northwest of the property, farther embedded into the Virginia Highland neighborhood. A variety of commercial uses exist along the Ponce de Leon Avenue corridor in the immediate vicinity of the property including a Kroger grocery store, a big box retail strip center, a liquor store and Ponce City Market. The proposed use is suitable.



**(6) Effect on adjacent property.**

The immediately adjacent property to the west is developed with a self storage facility and fitness, office, service, veterinary and multifamily uses. Also located to the west is property proposed for redevelopment by the applicant with a nonresidential development with office and commercial uses. Across Ponce de Leon Avenue is the 725 Ponce development with a new office building and the Kroger and a liquor store. To the east are additional single building commercial uses with predominantly food and beverage uses. To the north are attached and detached residential uses. The residential uses abutting Maiden Lane to the north are oriented so that the rear of the residential uses abuts or is accessed from Maiden Lane, making Maiden Lane more like a service alley abutting the property. The adjacent property will not be harmed by the redevelopment of the property with a mix of uses. To the contrary, the adjacent properties will benefit from the activation the proposed development will bring to the site to create pedestrian accessible uses on all street frontages.

**(7) Economic use of current zoning.**

Although the property may have an economic use under the current zoning, such use would be inconsistent with the trend in development in the immediate area. To assemble the properties for redevelopment of the existing strip retail and outparcel commercial uses as the NPU F policies in Plan A recommend, a rezoning is necessary.

**(8) Tree Preservation.**

The applicant shall comply with the policies related to tree preservation as adopted in Section 158-28 (Policy, Purpose and Intent) of the City of Atlanta Tree Ordinance.

**ATLANTA PUBLIC SCHOOL REVIEW REQUEST**  
**(Required only if application would result in construction of one or more units of new housing)**  
*(Attachment 2)*

Application Number: \_\_\_\_\_

Applicant: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Zoning: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_

Acres: \_\_\_\_\_

Total number of Dwelling Units: \_\_\_\_\_

Dwelling units per Acre: \_\_\_\_\_

Monthly Rent Per Unit: \_\_\_\_\_

Selling Price per Unit: \_\_\_\_\_

Projected Completion: \_\_\_\_\_

N/A

**AFFORDABLE HOUSING SUPPLEMENTAL FORM (RENTAL)**  
*(Attachment 2a)*

**Required if the rezoning application contemplates the construction of five or more residential units.**

**SECTION 1: DEVELOPMENT INFORMATION**

Development Name: \_\_\_\_\_

Development Address: \_\_\_\_\_

Council District: \_\_\_\_\_ NPU \_\_\_\_\_

Is Inclusionary Zoning applicable to this project?  Yes  No

**\*Note: IZ applies to all new or conversion multifamily residential rental projects with ten (10) or more units in the Beltline Overlay District OR Westside Neighborhoods of English Avenue, Vine City, Ashview Heights, or AUC. For these projects, applicant must complete and submit the Inclusionary Zoning Certification Form.**

Is there any involvement from the City of Atlanta/Invest Atlanta in the proposed project?

Land write-down       Land donation       Financial Assistance

Other \_\_\_\_\_

Please provide documentation of involvement. and write-down

**SECTION 2: DEVELOPER INFORMATION**

Developer Name: \_\_\_\_\_

Developer Contact (Project Coordinator): Developer Address: \_\_\_\_\_

Email address: \_\_\_\_\_ May we use email to contact you?       Yes       No

Telephone Number: \_\_\_\_\_

**SECTION 3: DEVELOPMENT INFORMATION**

a) Affordable units required

For rental projects: \_\_\_\_\_ x 10%\* = (always round up) Total units

Total affordable units required 25% =

Bonus Square Footage\* \_\_\_\_\_ Affordable sq. footage required \_\_\_\_\_

\*Note that the maximum allowed bonus is 15% of base FAR.

b) Building details

In addition to water, which of the following utilities will be included in the rent (mark applicable):

Cooking gas       Electric       Gas heat       Electric heat       Other \_\_\_\_\_

Is parking included in the rent for the: affordable units?  Yes       No

Market-rate units?  Yes       No

If parking is not included, what is the monthly cost per space?

Estimated date for the commencement of marketing: \_\_\_\_\_

Estimated date for completion of construction of the affordable units: \_\_\_\_\_

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/ Unit	Total Square Footage Per Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (___% or less of AMI)	Unit Mix
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units								
Market Rate Units						N/A	N/A	
						N/A	N/A	
						N/A	N/A	

**SECTION 4: PAYMENT IN LIEU OF UNITS N/A**

Provide an estimate if an option is chosen to make the payment -in-lieu.

Date payment can begin and end: \_\_\_\_\_

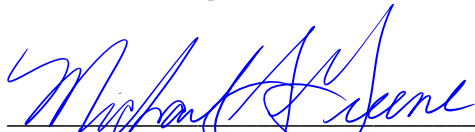
For rental projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Amount owed}}{\text{Amount owed}} \times \$100,000 = \$ \text{Amount owed}$$

(Round up to nearest whole number)

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq. ft.)} \times 15\% \times \$ \text{Median price per base FAR foot} = \$ \text{Amount owed}$$

  
 \_\_\_\_\_  
 Developer/Project Coordinator

\_\_\_\_\_  
 Date

**AFFORDABLE HOUSING SUPPLEMENTAL FORM (FOR SALE)**  
*(Attachment 2b)*

N/A

**Required if the rezoning application contemplates the construction of one or more residential units.**

**SECTION 1: DEVELOPMENT INFORMATION**

Development Name: \_\_\_\_\_

Development Address: \_\_\_\_\_

Council District: \_\_\_\_\_ NPU \_\_\_\_\_

Is there any involvement from the City of Atlanta/Invest Atlanta in the proposed project?

Land write-down       Land donation       Financial Assistance

Other \_\_\_\_\_

Please provide documentation of involvement and write-down

**SECTION 2: DEVELOPER INFORMATION**

Developer Name: \_\_\_\_\_

Developer Contact (Project Coordinator): Developer Address: \_\_\_\_\_

Email address: \_\_\_\_\_ May we use email to contact you?       Yes       No

Telephone Number: \_\_\_\_\_

**SECTION 3: DEVELOPMENT INFORMATION**

Affordable units required

For "for sale" projects: \_\_\_\_\_ x 10%\* = \_\_\_\_\_ (always round up)

Total units total affordable units required 25% = \_\_\_\_\_

Bonus Square Footage\* \_\_\_\_\_ Affordable sq. footage required \_\_\_\_\_

\*Note that the maximum allowed bonus is 15% of base FAR.

Is parking included in the price of market rates units?       Yes       No

Is parking included in the price of affordable units?       Yes       No

If parking is not included in the unit price, what is the price to purchase parking? \_\_\_\_\_

Estimated date for the commencement of marketing: \_\_\_\_\_

Estimated date for completion of construction of the affordable units: \_\_\_\_\_

Building type (condo, townhouse, etc.) \_\_\_\_\_

For each unit configuration, fill out a separate row, as applicable (see example).

Unit Configuration	Square feet per unit	Number of affordable units proposed	Number of market rate units proposed	Total #	Proposed Assessments	Proposed Affordable Price*	Proposed Level of Affordability (___% or less of AMI)	Expected Market Price
<i>Example:</i> 1 bed/1 bath				0				
<b>Building Total</b>								

**SECTION 4: PAYMENT IN LIEU OF UNITS**

Provide an estimate if an option is chosen to make the payment -in-lieu.

Date payment can begin and end: \_\_\_\_\_

For “for sale” projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Amount Owed}}{\text{Amount Owed}} \times \$100,000 = \$ \text{Amount Owed}$$

(Round up to nearest whole number)

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq. ft.)} \times 15\% \times \$ \text{median price per base FAR foot} = \$ \text{Amount owed}$$

\_\_\_\_\_  
Developer/Project Coordinator

\_\_\_\_\_  
Date

# AFFORDABLE HOUSING QUESTIONS

*(Attachment 2c)*

Applicants for rezoning should only answer these questions if housing will be eliminated or created as part of their development plans. If the requested information cannot fit in the space below, please attach an additional page with your application.

## Rental Housing

If you are planning to eliminate rental housing through demolition or a conversion of a property into a different use, please provide the following information on the existing rental units:

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Average Rent
EX: 2/1	25	\$1,150

If you are planning to create rental housing through new construction or a conversion of a property into a different use, please provide the following information on the proposed rental units. If your proposed development is required to comply with the Inclusionary Zoning policy for the Beltline Overlay District and the Westside, and you are not paying the in-lieu fee, break out the affordable inclusionary zoning units on separate rows.

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Expected Average Rent
2 bedrooms / 2 bath	61	\$3558

**For-Sale Housing**

N/A

If you are planning to eliminate for-sale housing through demolition or a conversion of a property into a different use, please provide the following information on the existing homeownership units.

<b>Unit Type (Number of bedrooms/ Number of bathrooms)</b>	<b>Number of Units</b>	<b>Average Value per the Fulton <sup>i</sup> or DeKalb County Tax Assessor <sup>ii</sup></b>

If any of the units to be eliminated have been vacant for a year or more, and/or are currently uninhabitable, please specify that information.

If you are planning to create for-sale housing through new construction or conversion of a property into a different use, please provide the following information on the proposed homeownership units.

<b>Unit Type (Number of bedrooms/ Number of bathrooms)</b>	<b>Number of Units</b>	<b>Expected Average Sales Price</b>

**Additional Information**

If you wish to explain any of the information provided above, please use this space.

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Are you seeking assistance from a local government, development authority, or other governmental entity to fund, partially or in whole, your development? If so, please describe:

- 1) The type of assistance you intend to apply for and/or have received; and

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- 2) Any rental or sales affordability requirements that will come with this assistance.

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<sup>i.</sup> To determine the value of homeownership units in DeKalb County, use the DeKalb County Tax Commissioner’s real estate search function. The link to this website is: <https://taxcommissioner.dekalbcountyga.gov/TaxCommissioner/TCSearch.asp>. Use the “Total Value”, not the “Assessed Value”. If there are multiple properties that are the same unit type, average their values together.

<sup>ii.</sup> To determine the value of homeownership units in Fulton County, use the qPublic.net function from the Fulton County Tax Commissioner. The link to this website is: <https://qpublic.schneidercorp.com/Application.aspx?App=FultonCountyGA&Layer=Parcels&PageType=Search>. Use the “Total Value”, not the “Assessed Value”. If there are multiple properties that are the same unit type, average their values together.

**DISCLOSURE REPORT**  
(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One:       Yes       No

If the answer is YES, proceed to section 1 through 4.  
If the answer is NO, complete only section 4.

1. Circle One:       Party to Rezoning       In Opposition of Rezoning

If party to rezoning, complete section 2, 3 and 4 below.  
If opposition, proceed to section 3 and 4 below.


2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action:      LBS Holdings, LLC

3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution
N/A		

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print):      Steven Mendel

Signature:      

Date:      12/14/22

# DISCLOSURE REPORT

(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One:  Yes  No

If the answer is YES, proceed to section 1 through 4.

If the answer is NO, complete only section 4.

1. Circle One:  Party to Rezoning  In Opposition of Rezoning

If party to rezoning, complete section 2, 3 and 4 below.

If opposition, proceed to section 3 and 4 below.

2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action: Wyatt C. Dominick

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3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): Wyatt C. Dominick

Signature: 

Date: 12-20-2022

# DISCLOSURE REPORT

(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One:  Yes  No

If the answer is YES, proceed to section 1 through 4.  
If the answer is NO, complete only section 4.

1. Circle One:  Party to Rezoning  In Opposition of Rezoning

If party to rezoning, complete section 2, 3 and 4 below.  
If opposition, proceed to section 3 and 4 below.

2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action:

\_\_\_\_\_

\_\_\_\_\_


\_\_\_\_\_

3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): Sonya McRee

Signature: 

Date: 12/15/2012

# DISCLOSURE REPORT

(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One:  Yes  No

If the answer is YES, proceed to section 1 through 4.  
If the answer is NO, complete only section 4.

1. Circle One:  Party to Rezoning  In Opposition of Rezoning

If party to rezoning, complete section 2, 3 and 4 below.  
If opposition, proceed to section 3 and 4 below.

2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): Nelson Green

Signature: Nelson Green

Date: December 15, 2022

# DISCLOSURE REPORT

(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One:  Yes  No

If the answer is YES, proceed to section 1 through 4.

If the answer is NO, complete only section 4.

1. Circle One:  Party to Rezoning  In Opposition of Rezoning

If party to rezoning, complete section 2, 3 and 4 below.

If opposition, proceed to section 3 and 4 below.

2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action: Rudy's Inc.

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3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): CHARLES KERNS

Signature: 

Date: 12-15-22

# DISCLOSURE REPORT

(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One:  Yes  No

If the answer is YES, proceed to section 1 through 4.

If the answer is NO, complete only section 4.

1. Circle One:  Party to Rezoning  In Opposition of Rezoning

If party to rezoning, complete section 2, 3 and 4 below.

If opposition, proceed to section 3 and 4 below.

2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action: Taco, Inc.

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3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): CHARLES KERNS

Signature: 

Date: 12-15-22

# DISCLOSURE REPORT

(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One:  Yes  No

If the answer is YES, proceed to section 1 through 4.  
If the answer is NO, complete only section 4.

1. Circle One:  Party to Rezoning  In Opposition of Rezoning

If party to rezoning, complete section 2, 3 and 4 below.  
If opposition, proceed to section 3 and 4 below.

2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action: Portman Holdings, LLC

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution
Alex Wan	\$1500	2020 (\$500) / 2021 (\$1000)
Doug Shipman	\$3800	2021
Amir Farokhi	\$2800	2021
Matt Westmoreland	\$2800	2021
Andre Dickens	\$3000	2021

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): Mike Greene

Signature: Michael J Greene

Digitally signed by Michael J Greene  
DN: cn=J.S. Emmgreene@portmanholdings.com, o=Portman Holdings,  
ou=Development, cn=Michael J Greene  
Location: Atlanta, GA  
Reason: I agree to specified portions of this document  
Contact Info: 404-702-9111  
Date: 2022.12.23 16:04:42-05'00'

Date: 12/23/22



**DISCLOSURE REPORT**  
*(Attachment 5)*

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One:       Yes       No

If the answer is YES, proceed to section 1 through 4.  
If the answer is NO, complete only section 4.

1. Circle One:       Party to Rezoning       In Opposition of Rezoning

If party to rezoning, complete section 2, 3 and 4 below.  
If opposition, proceed to section 3 and 4 below.

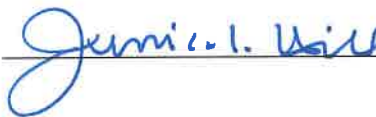
2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): Jessica Hill on behalf of Morris Manning & Martin, LLF

Signature: 

Date: 12/27/22

**PRE-APPLICATION REVIEW FOR  
PLANNED DEVELOPMENT-HOUSING (PD-H), PLANNED DEVELOPMENT-MIXED  
USE (PD-MU), PLANNED DEVELOPMENT-OFFICE COMMERCIAL (PD-OC), AND  
PLANNED DEVELOPMENT-BUSINESS PARK (PD-BP) AND I-MIX (INDUSTRIAL  
MIXED USE)**

*(Attachment 6)*

Property Address: \_\_\_\_\_

Tax PIN(s): \_\_\_\_\_

Existing Zoning: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_

Applicant: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Fax: \_\_\_\_\_

Owner: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Fax: \_\_\_\_\_

Applicant's Signature: To the best of my knowledge, this Pre-application review is correct and complete. Applicant will prepare documentation per Section 16-19.005(2) and (5) of the Zoning Ordinance of the City of Atlanta.

Applicant:  \_\_\_\_\_

Date: \_\_\_\_\_

Staff: \_\_\_\_\_

Date: \_\_\_\_\_

*Signature of Staff only represents that the required pre-application for a PD proposal has been held and does not indicate the position of the Office of Zoning and Development on any proposal.*

**Owner and Address List**  
**East Tract**

<b><u>Owner</u></b>	<b><u>Property Address</u></b>	<b><u>Owner Address</u></b>
LBS Holdings, LLC	718 Ponce de Leon Avenue, NE	2677 E. College Avenue Decatur, Georgia 30030 Attn: Steven Mendel Email: slmendel@aol.com
Sonya Weatherby McCree and Nelson Green	738 (aka 726) Ponce de Leon Avenue, NE	1266 Tree Lane Snellville, Georgia 30078 Email: sonyamcree@gmail.com
Wyatt Claude Dominick	752 Ponce de Leon Avenue, NE	c/o Matthew W. Dominick, P.C. 327 Dahlonga Street, Suite 501 Cumming, Georgia 30040 Phone: (678) 965-5539
Rudy's Inc.	756 Ponce de Leon Avenue, NE	c/o Charlie Kearns Phone: (404) 449-9073 Email: chaskerns@gmail.com
Taco, Inc.	774 Ponce de Leon Avenue, NE	c/o Charlie Kearns Phone: (404) 449-9073 Email: chaskerns@gmail.com

**East Tract Legal Description**  
**2.696 Acres**

All that tract or parcel of land lying and being in Land Lot 17 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

Beginning at a ½ inch rebar set at the intersection of the northern right of way line of Ponce De Leon Avenue (right of way width varies) and the eastern right of way line of Ponce De Leon Place (50 feet right of way width); thence proceeding along said right of way line of Ponce De Leon Place the following courses and distances: North 04 degrees 21 minutes 08 seconds East a distance of 137.99 feet to a ½ inch rod found, North 04 degrees 09 minutes 05 seconds East a distance of 40.16 feet to a point, North 03 degrees 05 minutes 37 seconds East a distance of 31.52 feet to a point and North 01 degrees 13 minutes 34 seconds East a distance of 44.76 feet to a nail set on the southern right of way line of Maiden Lane (40 feet right of way width); thence leaving Ponce De Leon Place and proceeding along said right of way line of Maiden Lane the following courses and distances: North 87 degrees 17 minutes 26 seconds East a distance of 301.32 feet to a point, North 87 degrees 17 minutes 26 seconds East a distance of 50.00 feet to a point, North 87 degrees 42 minutes 11 seconds East a distance of 100.00 feet to a ½ inch rebar found and North 89 degrees 44 minutes 02 seconds East a distance of 49.76 feet to a nail found on the northern right of way line of Ponce De Leon Avenue (right of way width varies); thence proceeding along said right of way line of Ponce De Leon Avenue the following courses and distances: South 00 degrees 20 minutes 52 seconds West a distance of 231.28 feet to a point, North 89 degrees 53 minutes 16 seconds West a distance of 10.72 feet to a ½ inch rebar found, North 48 degrees 12 minutes 43 seconds West a distance of 1.01 feet to a point, North 88 degrees 40 minutes 35 seconds West a distance of 39.43 feet to a point, South 00 degrees 38 minutes 03 seconds West a distance of 1.34 feet to a point, South 89 degrees 38 minutes 33 seconds West a distance of 33.86 feet to a point, South 89 degrees 38 minutes 33 seconds West a distance of 65.14 feet to a point, South 00 degrees 24 minutes 43 seconds West a distance of 0.43 feet to a point, North 89 degrees 39 minutes 53 seconds West a distance of 50.00 feet to a ½ inch open top pipe found, North 00 degrees 25 minutes 55 seconds East a distance of 1.13 feet to a point, South 87 degrees 09 minutes 09 seconds West a distance of 19.69 feet to a point, South 88 degrees 32 minutes 45 seconds West a distance of 40.48 feet to a point, South 89 degrees 43 minutes 12 seconds West a distance of 46.94 feet to a point, South 85 degrees 29 minutes 59 seconds West a distance of 43.25 feet to a ½ inch open top pipe found, South 80 degrees 21 minutes 46 seconds West a distance of 28.97 feet to a point, South 76 degrees 41 minutes 10 seconds West a distance of 9.67 feet to a point, South 72 degrees 47 minutes 16 seconds West a distance of 6.93 feet to a point, South 10 degrees 29 minutes 31 seconds East a distance of 1.74 feet to a point, along a curve to the left with a radius of 409.12 feet and an arc length of 7.39 feet (said curve having a chord bearing of South 74 degrees 10 minutes 01 seconds West and a chord distance of 7.39 feet) to a point, South 01 degrees 39 minutes 31 seconds West a distance of 1.44 feet to a point, South 65 degrees 40 minutes 18 seconds West a distance of 18.62 feet to a point, South 69 degrees 11 minutes 26 seconds West a distance of 90.38 feet to a ½ inch rebar set and North 38 degrees 08 minutes 19 seconds West a distance of 19.86 feet to the Point of Beginning.



## Developments of Regional Impact

- [DRI Home](#)   
 [Tier Map](#)   
 [Apply](#)   
 [View Submissions](#)   
 [Login](#)

**DRI #3860**

### DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: Atlanta

Individual completing form: Monique Forte

Telephone: 470-279-1545

E-mail: [mbforte@atlantaga.gov](mailto:mbforte@atlantaga.gov)

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

#### Proposed Project Information

Name of Proposed Project: Ponce & Ponce

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 33.774163, -84.362828

Brief Description of Project: The proposed mixed-use project located to the north of Ponce De Leon Avenue and to the east + west of Ponce De Leon Place will consist of approximately 470,000 SF office, 360 multifamily housing units, and 38,000 SF retail/restaurant.

**Development Type:**

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input checked="" type="radio"/> Mixed Use                  | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |
| <input type="radio"/> Housing                              | <input type="radio"/> Waste Handling Facilities             | <input type="radio"/> Any other development types     |
| <input type="radio"/> Industrial                           | <input type="radio"/> Quarries, Asphalt & Cement Plants     |   |

If other development type, describe:

Project Size (# of units, floor area, etc.): 470,000 SF office, 360 units of multifamily housing, 38,000 SF retail/restaurant

Developer: Portman

Mailing Address: 303 Peachtree Center Ave NE #575

Address 2:

City: Atlanta State: GA Zip: 30303

Telephone: 404-614-5252

Email: [ponce@portmanholdings.com](mailto:ponce@portmanholdings.com)

Is property owner different from developer/applicant?  (not selected)  Yes  No

If yes, property owner:

Is the proposed project entirely located within your  (not selected)  Yes  No

local government's jurisdiction?

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI?  (not selected)  Yes  No

If yes, provide the following information: Project Name: \_\_\_\_\_  
Project ID: \_\_\_\_\_

The initial action being requested of the local government for this project:

- Rezoning
- Variance
- Sewer
- Water
- Permit
- Other

Is this project a phase or part of a larger overall project?  (not selected)  Yes  No

If yes, what percent of the overall project does this project/phase represent? \_\_\_\_\_

Estimated Project Completion Dates: This project/phase: 2027  
Overall project: 2027

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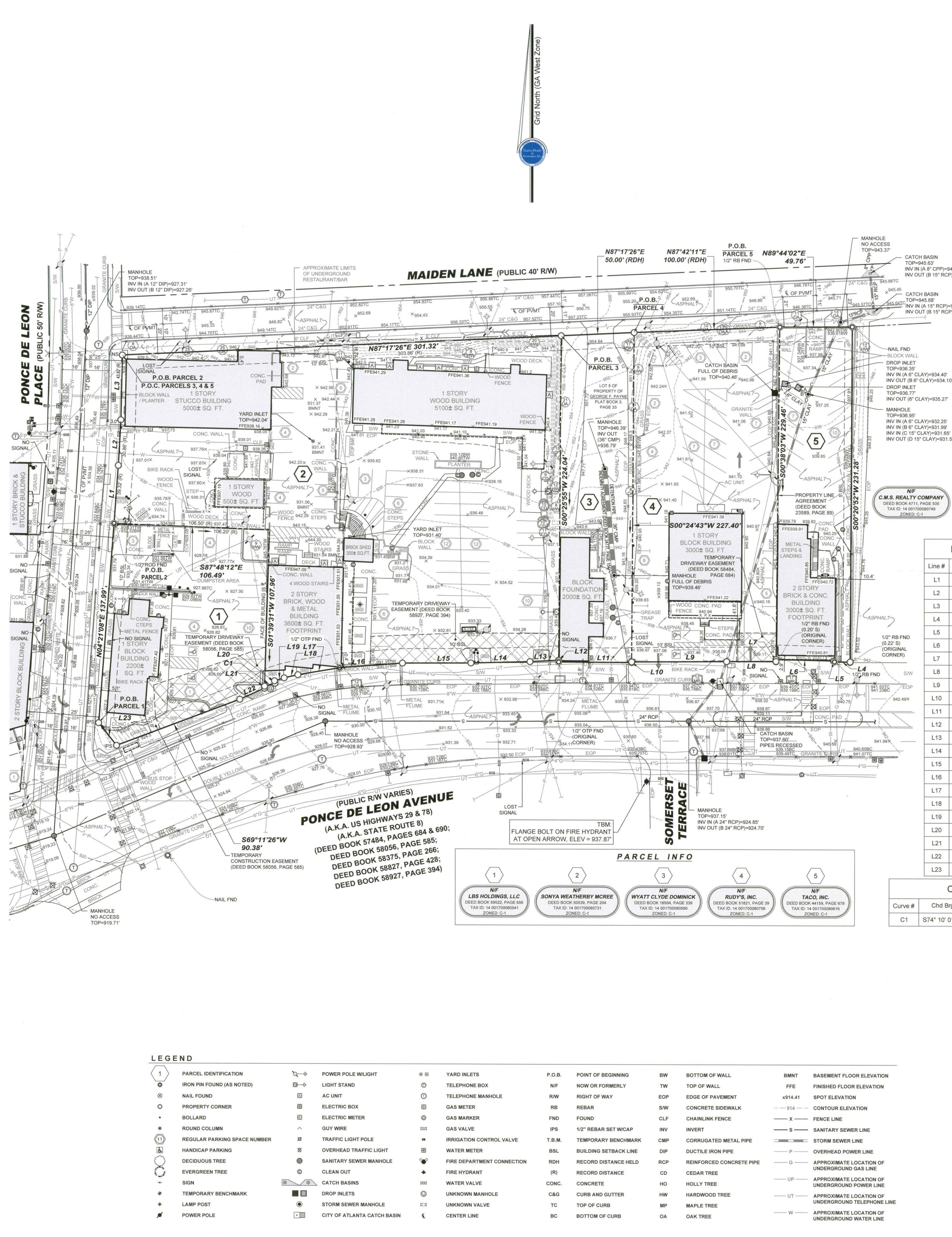
[Back to Top](#)

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

TITLE EXCEPTIONS This survey relied upon information contained within a Title Commitment number RCTC220193 prepared by Chicago Title Insurance Company with an effective date of May 19, 2022...

- 12. Indemnity Agreement recorded in Deed Book 24777, Page 154. Comment: Affects the subject property, detention pipe is shown on the survey. 13. Matters affecting subject property as shown on plat recorded in Plat Book 3, Page 33. Comment: As shown on the survey.

PROPERTY DESCRIPTION - Total Tract All that tract or parcel of land lying and being in Land Lot 17 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:



Line Table table with columns: Line #, Direction, Length. Includes entries for L1 through L23.

Curve Table table with columns: Curve #, Chd Btg, Chd Len, Radius, Arc Len. Includes entry for C1.

LEGEND table defining symbols for various features: 1. PARCEL IDENTIFICATION, 2. POWER POLE W/ LIGHT, 3. YARD INLETS, etc.

PROPERTY DESCRIPTION - Parcel 5. All that tract or parcel of land lying and being in Land Lot 17 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows...

PROPERTY DESCRIPTION - Parcel 4. All that tract or parcel of land lying and being in Land Lot 17 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows...

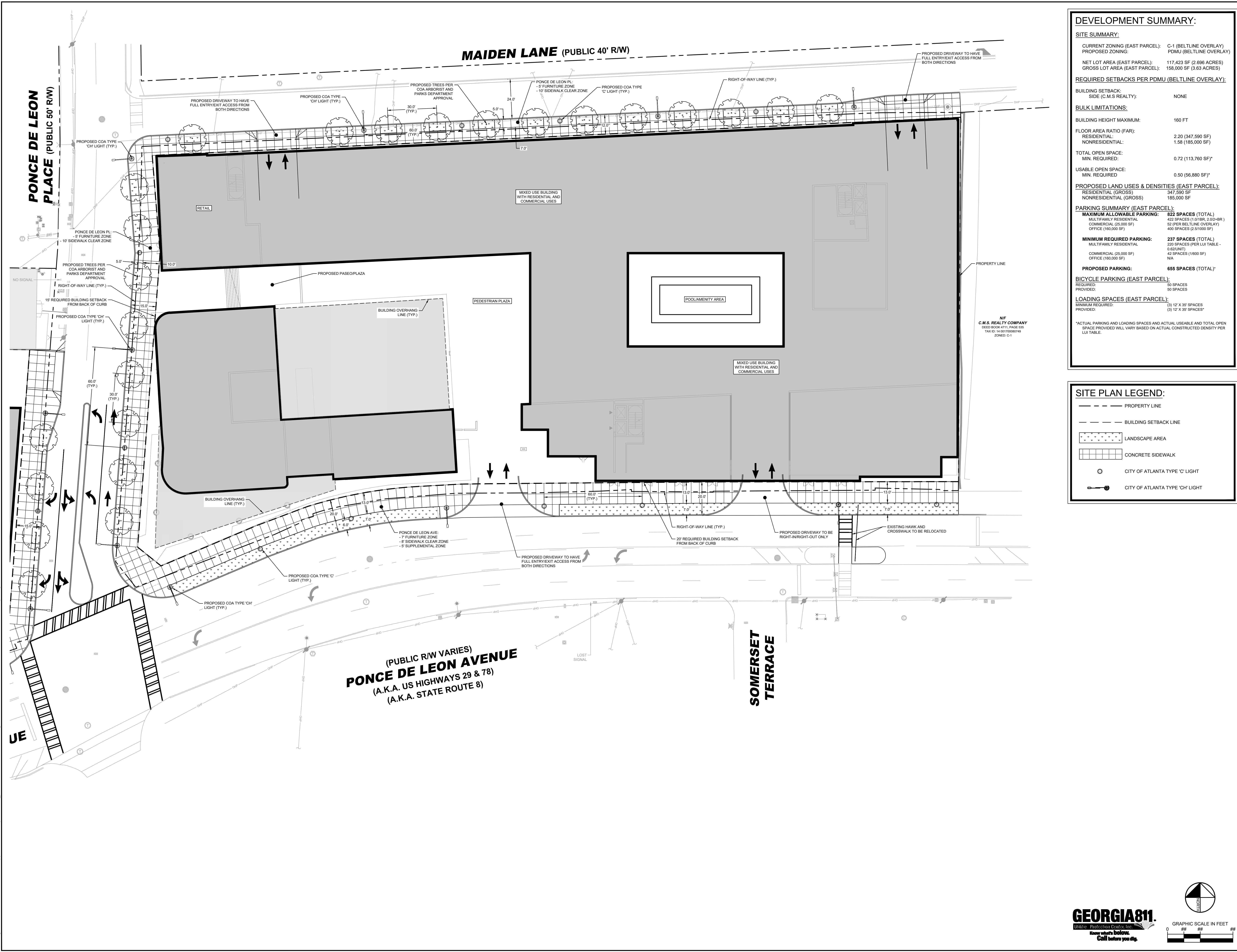
PROPERTY DESCRIPTION - Parcel 3. All that tract or parcel of land lying and being in Land Lot 17 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows...

PROPERTY DESCRIPTION - Parcel 2. All that tract or parcel of land lying and being in Land Lot 17 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows...

PROPERTY DESCRIPTION - Parcel 1. All that tract or parcel of land lying and being in Land Lot 17 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows...

RIGHT MARGINS: REVISIONS, SITE ADDRESS, AREA SUMMARY, PARKING SPACES SUMMARY, ZONING: C-1, REFERENCE PLATS, NOTES, CERTIFICATION, PORTMAN RESIDENTIAL, LLC, a Delaware limited liability company, and Chicago Title Insurance Company.

Drawing name: C:\Users\CHARLE...ZAK\AppData\Local\Temp\AcP\dish...9492\REZONING SITE PLAN.dwg RZ-02 REZONING SITE PLAN - EAST Dec-27-2022 1:03pm by: charles zakam



MAIDEN LANE (PUBLIC 40' RW)

PONCE DE LEON PLACE (PUBLIC 50' RW)

(PUBLIC RW VARIES)  
PONCE DE LEON AVENUE  
(A.K.A. US HIGHWAYS 29 & 78)  
(A.K.A. STATE ROUTE 8)

SOMERSET TERRACE

DEVELOPMENT SUMMARY:	
<b>SITE SUMMARY:</b>	
CURRENT ZONING (EAST PARCEL):	C-1 (BELTLINE OVERLAY)
PROPOSED ZONING:	PDMU (BELTLINE OVERLAY)
NET LOT AREA (EAST PARCEL):	117,423 SF (2.696 ACRES)
GROSS LOT AREA (EAST PARCEL):	158,000 SF (3.63 ACRES)
<b>REQUIRED SETBACKS PER PDMU (BELTLINE OVERLAY):</b>	
BUILDING SETBACK:	NONE
<b>BULK LIMITATIONS:</b>	
BUILDING HEIGHT MAXIMUM:	160 FT
FLOOR AREA RATIO (FAR):	2.20 (347,590 SF)
NONRESIDENTIAL:	1.58 (185,000 SF)
TOTAL OPEN SPACE:	
MIN. REQUIRED:	0.72 (113,760 SF)*
USABLE OPEN SPACE:	
MIN. REQUIRED:	0.50 (66,880 SF)*
<b>PROPOSED LAND USES &amp; DENSITIES (EAST PARCEL):</b>	
RESIDENTIAL (GROSS):	347,590 SF
NONRESIDENTIAL (GROSS):	185,000 SF
<b>PARKING SUMMARY (EAST PARCEL):</b>	
<b>MAXIMUM ALLOWABLE PARKING:</b>	<b>822 SPACES (TOTAL)</b>
MULTIFAMILY RESIDENTIAL:	422 SPACES (1.01BR, 2.02+BR)
COMMERCIAL (25,000 SF):	52 (PER BELTLINE OVERLAY)
OFFICE (160,000 SF):	480 SPACES (2.51/1000 SF)
<b>MINIMUM REQUIRED PARKING:</b>	<b>237 SPACES (TOTAL)</b>
MULTIFAMILY RESIDENTIAL:	230 SPACES (PER LUJ TABLE - 0.62/UNIT)
COMMERCIAL (25,000 SF):	42 SPACES (1800 SF)
OFFICE (160,000 SF):	NA
<b>PROPOSED PARKING:</b>	<b>655 SPACES (TOTAL)*</b>
<b>BICYCLE PARKING (EAST PARCEL):</b>	
REQUIRED:	50 SPACES
PROVIDED:	50 SPACES
<b>LOADING SPACES (EAST PARCEL):</b>	
MINIMUM REQUIRED:	(3) 12' X 35' SPACES
PROVIDED:	(3) 12' X 35' SPACES*

SITE PLAN LEGEND:	
	PROPERTY LINE
	BUILDING SETBACK LINE
	LANDSCAPE AREA
	CONCRETE SIDEWALK
	CITY OF ATLANTA TYPE 'C' LIGHT
	CITY OF ATLANTA TYPE 'CH' LIGHT

**Kimley Horn**  
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**PORTMAN HOLDINGS, LLC.**  
303 PEACHTREE CENTER AVENUE NE, SUITE 875  
ATLANTA, GEORGIA 30308  
PHONE: (404) 415-8292

NO.	REVISION DESCRIPTIONS	DATE	BY

**PONCE & PONCE**  
PROJECT STREET ADDRESS, ATLANTA, GA 30308  
LAND LOT 17, 44TH DISTRICT

GSWCC CERT. (LEVEL II):	0000076499
DRAWN BY:	CMK
DESIGNED BY:	CMK
REVIEWED BY:	CAZ
DATE:	12/27/2022
PROJECT NO.:	019292038
TITLE:	<b>REZONING SITE PLAN - EAST</b>
SHEET NUMBER:	<b>RZ-02</b>

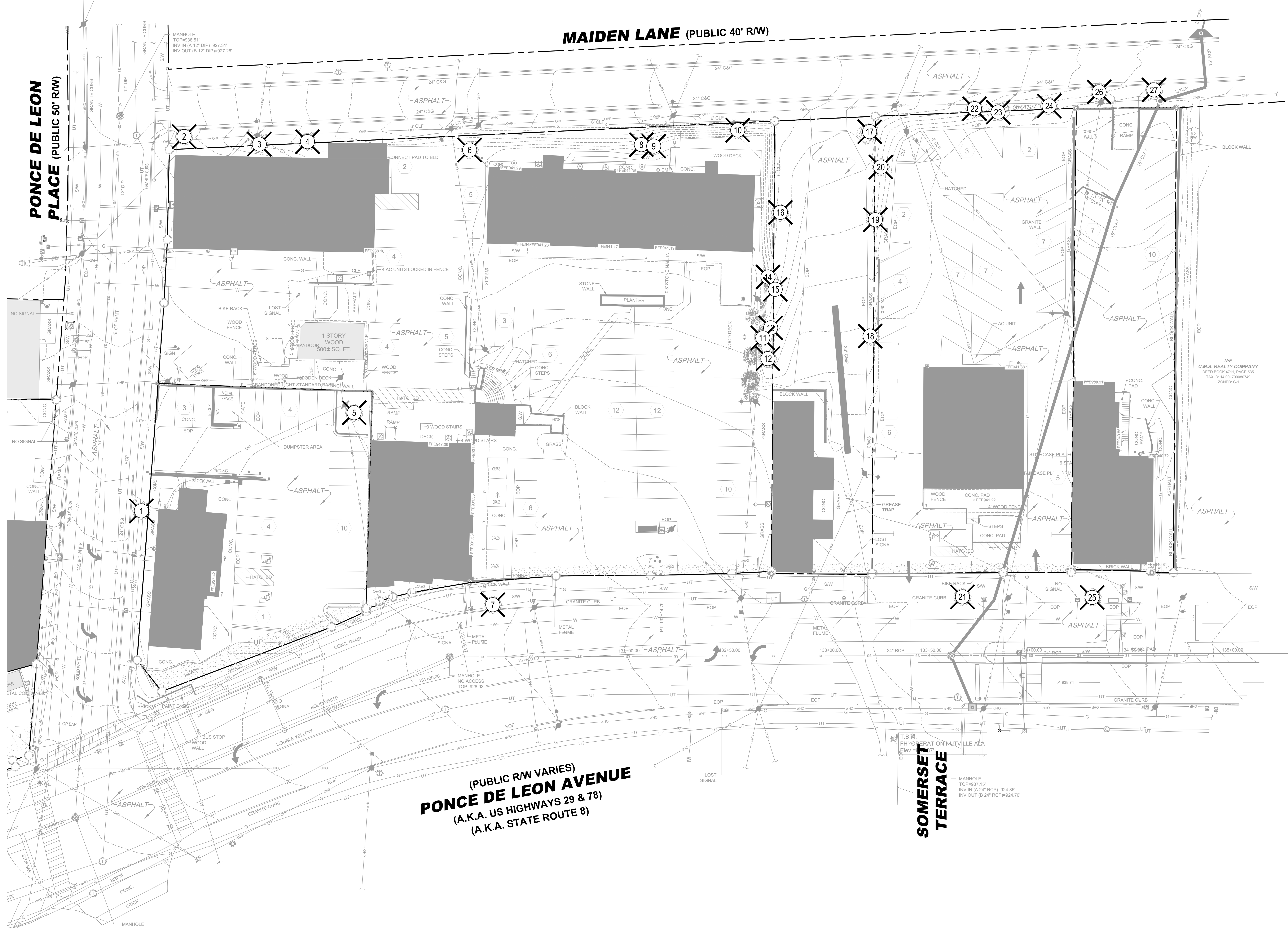
**GEORGIA811**  
Utility Protection Center, Inc.  
Know what's below.  
Call before you dig.

GRAPHIC SCALE IN FEET  
0 10 20 30 40 50

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Drawing name: K:\MT\_CIVIL\019292038\_Ponce Assemblage\CAD\PlanSheet\1-00 - TREE PROTECTION AND REPLACEMENT PLAN - EAST Dec 27, 2022 12:47pm by: zshines.zshines



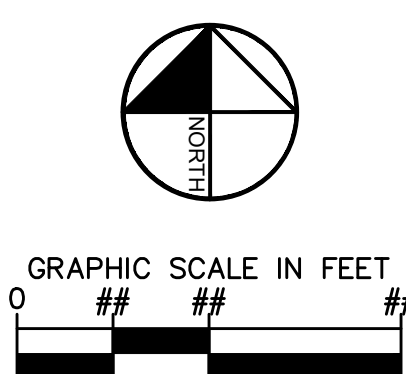
(PUBLIC RW VARIES)  
**PONCE DE LEON AVENUE**  
 (A.K.A. US HIGHWAYS 29 & 78)  
 (A.K.A. STATE ROUTE 8)

**EXISTING TREE DATA TABLE**

TREE #	DBH	SPECIES	IMPACT	RCMP DBH
1	12	ELM	100%	12
2	8	OAK	100%	8
3	25	OAK	100%	25
4	25	OAK	100%	25
5	9	ELM	100%	9
6	11	HW	100%	11
7	12	MAPLE	100%	12
8	10	HW	100%	10
9	8	HW	100%	8
10	20	HW	100%	20
11	10	HW	100%	10
12	8	HW	100%	8
13	12	HW	100%	12
14	15	OAK	100%	15
15	8	OAK	100%	8
16	21	OAK	100%	21
17	40	OAK	100%	40
18	8	OAK	100%	8
19	11	OAK	100%	11
20	9	HW	100%	9
21	11	MAPLE	100%	11
22	10	OAK	100%	10
23	34	OAK	100%	34
24	9	HW	100%	9
25	17	MAPLE	100%	17
26	11	OAK	100%	11
27	13	OAK	100%	13

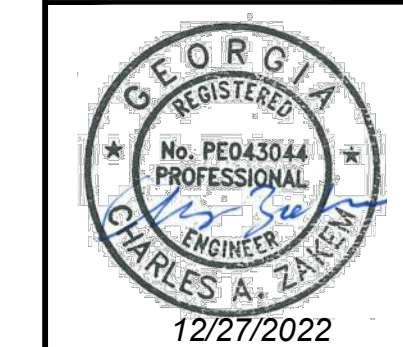
**TOTALS**

TREES DESTROYED:	27
DBH DESTROYED:	387
TREES SAVED:	0
DBH SAVED:	0



**TREE PROTECTION PLAN - EAST**  
 SHEET NUMBER  
**L1-02**

GSWCC CERT. (LEVEL II) 0000076499  
 DRAWN BY CMK  
 DESIGNED BY CMK  
 REVIEWED BY CAZ  
 DATE 12/27/2022  
 PROJECT NO. 019292038



**PONCE & PONCE**  
 PROJECT STREET ADDRESS: ATLANTA, GA 30306  
 LAND LOT 17, 44TH DISTRICT

NO.	REVISION DESCRIPTIONS	DATE	BY

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# Proposed Site Plan

