

DRC Agenda

DATE: October 15, 2025

TIME: 5:00 PM

LOCATION: Virtual Meeting

*The DRC meetings are open to the public; however, there is not a public hearing component in the meetings. If you have comments to share with the DRC regarding a particular application, please submit your written comments to frose@atlBeltline.org prior to the meeting date. **Written comments must be submitted** by 4pm on the Tuesday prior to the public meeting and will be shared with the DRC.*

New Business: 100 Hurt St– Construction Outsource

Addition of a new wood-framed shade canopy over an existing dining patio and Variance to reduce the front yard setback to allow for the canopy. The site is zoned (C-1) / HC20LSA1-Inman Park SA1 / BLO

Applicant(s): Cindy Silver: cindysilver@counstructionoutsource.com

Requested Variation(s):

None by Applicant

New Business: 1099 Grant Way–Krongberg Urbanists + Architects

This project proposes to develop (5) residential townhome units on a vacant Beltline-adjacent parcel in the Peoplestown neighborhood. The proposed residential townhome use is compatible with the parcel's existing MR-3 zoning and MDR land use. This project requests variations per the attached draft site plan. No trees exist on the site, and new street trees will be provided. ABI has proposed to install a Beltline access ramp adjacent to the site at the end of Grant Terrace to supplement the existing connection at DH Stanton Park. This project's streetscape will be coordinated with the access ramp (to be provided by ABI under a separate permit / scope of work. A temporary construction easement has been coordinated with ABI. The site is zoned MR-3/BLO

Applicant(s): Chris Dunn– cdunn@Kronbergua.com

Requested Variation(s):

1. **Section 16-36.012 (Sidewalks)** Variation request to reduce street furniture zone width along Grant Terrace from 5' to 4'.
2. **Section 16-36.013 (Supplemental Zone Table)** Variation request to reduce supplemental zone width along Grant Terrace from 5' to 0'.

New Business: 1500 Northside Dr – Kimley-Horn

This project includes the adaptive re-use of the "Myers Carpet" building on the 1500 Northside Drive property. Monday Night's "The Grove" project was recently completed on the same property. A bay of this building will be removed to provide more parking and a wider entrance, and a new breezeway created through the center of the building. Fenestration will be improved along the existing facades and the build-out will include spaces for retail, office, and food & beverage. All variations from the code are a result of existing conditions and are not listed at this time. The property is zoned I-1 and BLO.

Applicant(s): Jessica Hoover– jessica.hoover@kimley-horn.com

Requested Variation(s):

None by applicant. (existing condition re: buffer along beltline, fenestration along trail and ROW – trail is on private property with Beltline easement)