

DRC Agenda

DATE: September 16, 2026

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.*

Old Business: 1305 Boulevard SE – EA Homes, LP

The purpose of this revision is to modify the "Parcel A" portion of the Chosewood development by replacing the previously proposed multifamily residential component with townhome units. The original plan proposed four multifamily buildings and associated surface parking within Parcel A. The revised plan proposes 176 townhome units in their place. The parcel is zoned MR-3-C and Beltline Overlay.

As a result of this change, the overall floor area ratio (FAR) has been reduced from 0.63 to 0.59, with the total floor area decreasing from 790,901 square feet to 788,411 square feet. The revised development remains below the maximum allowable FAR of 0.696 and the corresponding maximum floor area of 924,995 square feet.

All other Special Administrative Permit (SAP) requirements continue to be satisfied under the revised development plan. The original SAP application has been utilized for this revision, with all modifications clearly identified through redlined markups and revised values noted adjacent to the original text.

Applicant: Jessica Hoover – Jessica.hoover@kimely-horn.com

Requested Variation(s):

None by applicant

New Business: 1916 Piedmont Rd – Take 5 Oil Change

The proposed project involves construction of a new Take 5 oil change. During the service, the customer can wait in the waiting area. The property is zoned MRC-2-C and Beltline Overlay.

Applicant: Lorraine Canada – lorrainecanada@axiscompanies.com

Requested Variation(s):

None by applicant

New Business: 214 Flat Shoals Ave – XMETRICAL, LLC

214 Flat Shoals is a 5 bedroom / 5 en-suite bathroom and 3 half baths new single family residence featuring 4,767 sf of conditioned space on three floors with an unfinished garage. No accessory structures are proposed. The property is zoned C-2 and Beltline Overlay.

Applicant: Nandini Dave – nandini@xmetrical.com

Requested Variation(s):

1. Section 16-36.012 – Sidewalks - preserve the existing sidewalks along Flat Shoals Ave SE and Arkwright Place SE.
2. Section 16-36.014 – Relationship of Building to Street - to allow a street facing garage along Flat Shoals Ave SE.

New Business: 1710 Defoore Ave – i20 Design

Alteration of a commercial building including exterior repairs. The scope of work includes leveling out all the uneven concrete surfaces that touch the front of the building and convert it into a leveled concrete patio. This leveled patio would be 12ft deep from the face of the building. The patio would have some steps, guardrail and be Handicap accessible. The patio would be a stone veneer finish. Lastly the front door would receive a new covered gable roof that extends out to the edge of the patio. The patio in total is approx. 1300 sqft and the covered entry is 200 sq/ft. The property is zoned C-1, Beltline Overlay, and Upper Westside CID Overlay.

Applicant: Thomas Campbell – Thomasc@i20design.com

Requested Variation(s):

None by applicant