



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-44-2024

SITE BACKGROUND

Applicant	Manor Restorations, LLC
Phone	770-652-0044
Email	bsmith@masterworksatlanta.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	Zoe Christian Fellowship, Inc.; Dabney Partners, LLC
Property Location	Located on the south side of Veterans Memorial highway, on the west side of Queen Mill Road, and on the northwest and southeast side of Hickory Trail south of Veterans Memorial Highway and on the south side of Blackhawk Trail
Address	922 Veterans Memorial Highway, Queen Mill Road, 6001 Hickory Trail
Access to Property	Veterans Memorial Highway, Hickory Trail

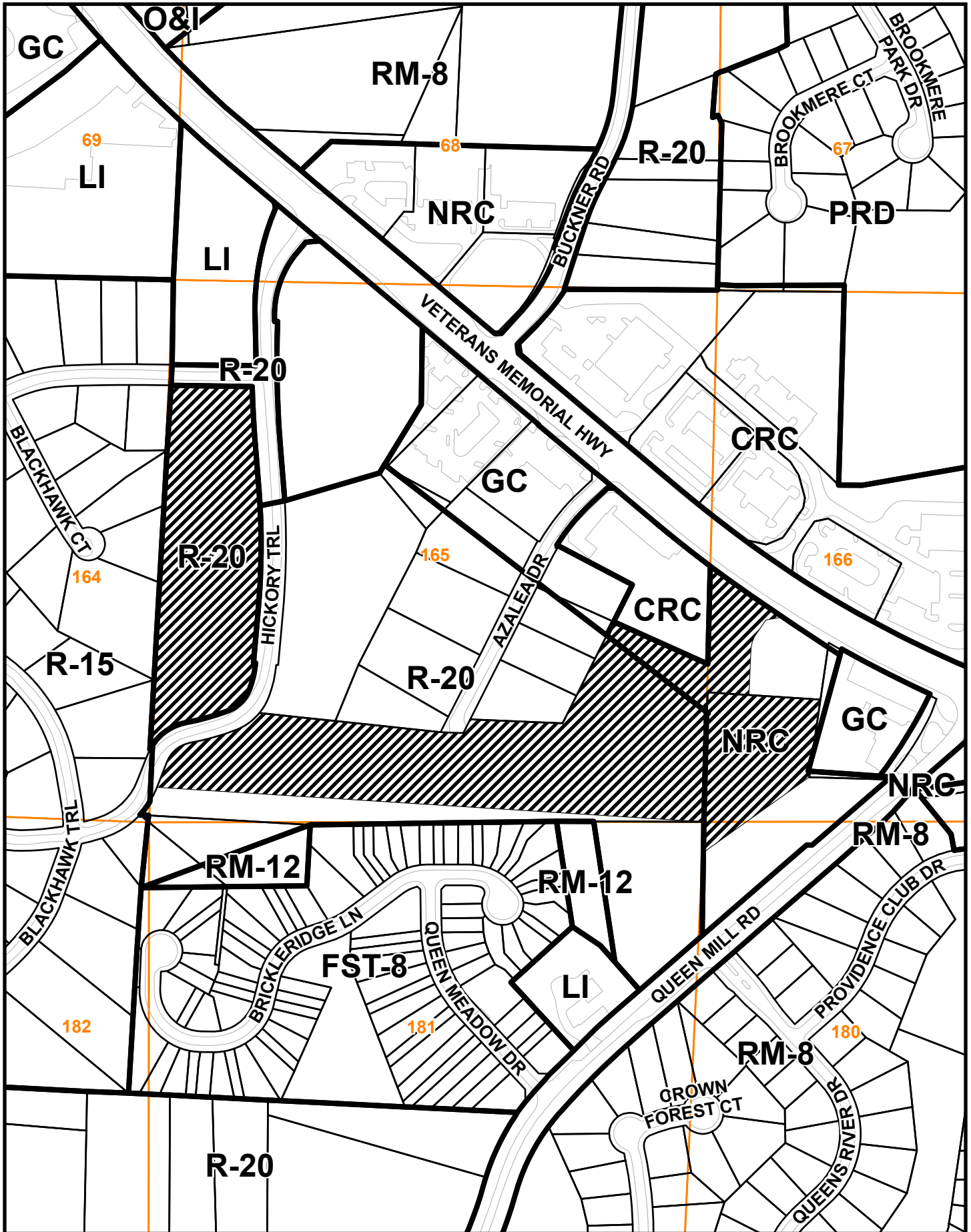
QUICK FACTS

Commission District	4-Sheffield
Current Zoning	NRC, R-20
Current Use of Property	Undeveloped, wooded lots
Proposed Zoning	RM-8
Proposed Use	Townhome Community
Future Land Use	NAC, LDR
Site Acreage	14.52
District	18
Land Lot	165, 166, 180
Parcel #	18016400780, 18016600190, 18016600110
Taxes Paid	Yes

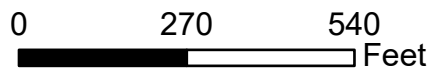
FINAL ZONING STAFF RECOMMENDATIONS



[Click here to enter text.](#)

Z-44 2024 Map



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-  Zoning Boundary
-  City Boundary

Z-44 2024 Aerial Map



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 Zoning Boundary
 City Boundary

Summary of Intent for Rezoning*

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Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): Minimum 1,700 square feet
- b) Proposed building architecture: Traditional; Exterior consisting of brick, stone, stacked stone, hardi-plank, or combinations thereof
- c) List all requested variances: None known at this time



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Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Not Applicable
- b) Proposed building architecture: Not Applicable
- c) Proposed hours/days of operation: Not Applicable
- d) List all requested variances: Not Applicable

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Part 3. Other Pertinent Information (List or attach additional information if needed)

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Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

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 *Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.