



OFFICE OF ZONING AND DEVELOPMENT
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **Z-25-067**

DATE ACCEPTED: **10/07/2025**

NOTICE TO APPLICANT

Address of Property:

88 Howard ST NE

City Council District: **5** Neighborhood Planning Unit (NPU): **O**

Zoning Review Board (ZRB) Hearing Date:

Thursday, December 04 or 11, 2025 at 6:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU O is:

Joe Schleupner
410-591-9837
zoning@atlantanpuo.org, chair@atlantanpuo.org

Contact info for adjacent NPUs is provided below if necessary:

Please click the link below to access the directory designated as the "meeting location."

www.atlantaga.gov/government/departments/city-planning/neighborhood-planning-units/neighborhood-and-npu-contacts

Please contact the person(s) listed above within five days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6637.

Signed,

RG, for Director, Office of Zoning and
Development

Steve Rothman

Z-25-067





Department of
CITY PLANNING

Z-25-067



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

CONCEPT REVIEW COMMITTEE LOG

CRC Date:	09/26/2025	CRC#:	CRC-2025-00187
Site Address:	88 Howard Street NE		
Applicant Name:	Steve Rothman		
Applicant Email:	Srothman@wbilegal.com		

Summary of Request:	Request to rezone from R-4 to PD-H to allow the construction of 47 multifamily residential units
----------------------------	--

City Representative	COMMENTS
---------------------	----------

**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.



Department of
CITY PLANNING

Z-25-067



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

**OFFICE OF ZONING &
DEVELOPMENT**

Louisa Tovar
dcp-ltovar@atlantaga.gov

- Existing Zoning: R-4A
- Proposed: PD-H
- Development Pattern: Medium Lot Single Family
- Adopted Plans: East Lake MARTA TOD Plan and Edgewood Redevelopment Plan
- Overlays: None
- NPU: O
- Howard Street is classified as a Collector Street
- Hallman Street is classified as a local street
 1. Because the property is located in the Medium Lot Single-Family designation, no CDP Amendment is required.
 2. The proposal lacks compatibility as it is surrounding by single-family houses and appears out of character even when meeting the FAR (47 unit seem excessive for the area.) Please see NPU-O Policy: Kirkwood O-12 Discourage spot zoning. Principles: “Promote higher density commercial and residential uses in the Memorial Drive Corridor from Eastside Drive to Howard Street SE by means of a community driven Land Use and Zoning Study for Memorial Drive that examines current zoning categories and determines whether and how zoning and land uses should be updated.”
<https://www.atlantaga.gov/home/showpublisheddocument/66037/638884306962830000>
 3. Be aware that the Comprehensive Plan specifies that “Medium Lot Single-Family Development patterns is characterized by single-unit houses (with or without accessory dwellings) with small- to medium-sized lots”. Building types within the MLSF are houses and civic buildings.
 4. Itemized FAR and lot coverage calculation needs to be provided on the site plan
 5. Your FAR needs to be calculated based on the NET lot area not Gross lot area. Therefore, your maximum FAR allowed would be 14,430 sq. ft.
 6. You would need to show Total Open Space of 0.71 in addition to the Usable Open Space of 0.41. Provide an itemized calculation and delineate which areas are counted toward Total and Usable Open space. See Sec. 16-28.010, it explains how to calculate both Total and Usable Open Space.



Department of
CITY PLANNING

Z-25-067



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

	<ol style="list-style-type: none"> 7. You would need to show your itemized required and proposed parking calculation. The calculation based on the LUI table is 1.1 per dwelling unit. Your site plan shows only 2 parking spaces. 8. No transitional height plane requirements apply in PD-H. However, you may want to be sensitive to the neighboring properties as you set the layout on the site plan. 9. Nearest bus stop is at the corner of Hosea L Williams Dri NE 0.2 miles (10 minute walk) from the site. 10. You are proposing 5-foot setbacks (supplemental zone) along Hallman Street and 9 feet along Howard Streets. In your site plan show the footprint/setbacks of adjacent uses for compatibility. Provide the actual front setback and half-depth setback number on your notes as part of the zoning data. 11. As part of the zoning data, you need to show the itemized calculation of the number of units and whether there are studios, 1-bed, 2-bed or 3-bed. 12. Trash Service Area needs to be screened. 13. A detailed site plan with the requested calculation is crucial for PD-Hs. 14. Consolidation will be required after rezoning process is finalized.
<p>OFFICE OF DESIGN / HISTORIC PRESERVATION STUDIO</p> <p>Steven Aceto saceto@atlantaga.gov</p>	<ul style="list-style-type: none"> • Please contact city representatives for comments, questions, and/or concerns
<p>DEPARTMENT OF WATERSHED MANAGEMENT / SITE DEVELOPMENT</p> <p>Lateef Balogun lbalogun@atlantaga.gov</p>	<ul style="list-style-type: none"> • A survey is required depicting all existing utilities. Proposed utilities and stormwater management devices are clearly shown on the site plan. • Construction must comply with stormwater management standards. A hydrology report is required per sec.74-513.

**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.



Department of
CITY PLANNING

Z-25-067



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

**ATLANTA
DEPARTMENT OF
TRANSPORTATION**

Juan Rodriguez
JCRodriguez@atlantaga.gov

- **Hallman St & Howard St** – Please consult with History Preservation & Design Review (Aceto, Steven P.) for the hexagonal pavers on Hallman St. ATLDOT understands that they should match and continue with the style approved by the city, using TR-B_SW005 for that frontage, and not use concrete sidewalk as proposed. For Howard St, you can use the concrete sidewalk TR-B_SW003.
- Thank you for displaying the driveway apron, sidewalk. Please use a darker layer line for the granite curbing and label all these parts.
- The standard details for your frontage are as follows: 1. driveway apron TR-B_DR005 2. sidewalk uses TR-B_SW003 and TR-B_SW005 3. Granite curb TR-B_CG002 (install or reset 6 inches over the street level) 4. ADA curb ramp with detectable panel, crosswalk T11A per GDOT, stop bar, and stop sign relocation near to stop bar. 5. Refresh the striping marking in your frontage and protect any signs and equipment present on the right side of the way. *The sidewalk and driveway aprons should provide safe connectivity to ensure ADA / Public Right-of-Way Accessibility Guidelines ([PROWAG](#)) compliance. This will be required by ATLDOT.
- ATLDOT does not allow installing any tree near to driveway apron or ADA ramps that block the sight distance. Will be required for the official review process, providing a sight distance study for the new curb cut. Please relocate any obstructions as a result of the study. The City Code has additional guidance/requirements on sight triangles at intersections in most zoning areas. <https://library.municode.com/search?stateId=10&clientId=1093&searchText=triangle&contentType=CODES>
- Due to the proposed street parking on Howard St will be necessary to remove the one proposed near the intersection to avoid blocking the sight distance.

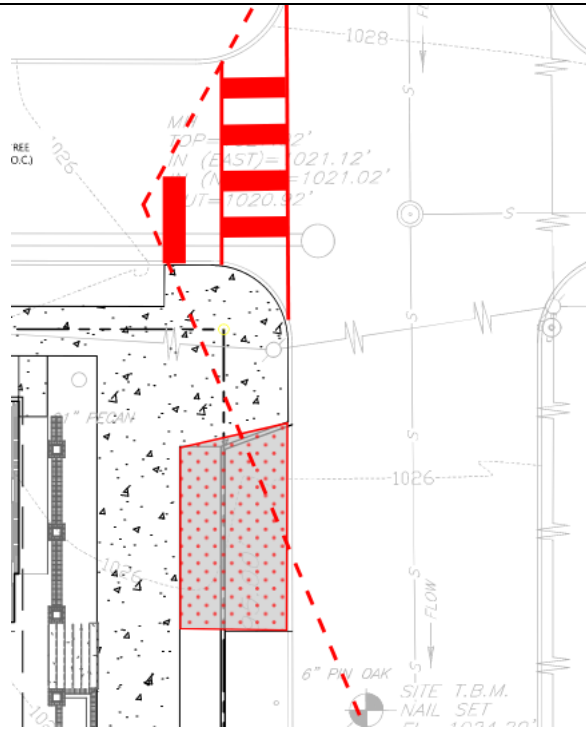


Department of
CITY PLANNING

Z-25-067



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



-
- ATLDOT required resurfacing and restriping for the street where the utility cuts are proposed – refer to City of Atlanta Public Right of Way Manual Section 3.12 – Excavation within the City’s Public Right-of-Way <https://www.atlantaga.gov/home/showdocument?id=57736&t=638071324347532031> (Please review and apply on any sewer or water line cut and hatch on utility page and site plans)(1.25 - 1.5" Mill and Overlay Full Width)**REVISED* City of Atlanta pavement standard <https://www.atlantaga.gov/home/showdocument?id=64280&t=638726395258818246>
- For additional guidance, visit <https://atldot.atlantaga.gov/design-resources>
- 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 https://app.apply4.com/uploads/instance_document/file/832/COAROWManual_2ndEdition_DE.pdf

**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.



Department of
CITY PLANNING



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

<p>OFFICE OF BUILDINGS / ARBORIST DIVISION</p> <p>Marty Ussery MUssery@atlantaga.gov</p>	<ul style="list-style-type: none"> • If healthy trees are to be destroyed, a pre-application meeting is required with the arborist division, prior to submittal of permit application. • Any permit applications submitted January 1 or after, must meet requirements of new tree ordinance. • Site plan does not show proposed trees. Trees will need to be replaced on the greatest extent feasible. Site shall also meet street tree planting requirements. Barring zoning requirements, the arborist would prefer to move the sidewalk to the back of the curb to allow a larger planting area near the building along Hallman Street. • All trees must be considered for removal on Howard Street in public ROW, not just larger hardwoods. Removal of trees in public ROW should be approved by the Office of Parks and Recreation Arborist. DPR customer service # • Consider a design that minimizes impact to trees. Is it possible to configure the Outdoor recreation area to minimize impact to trees? • General information/ Links: <ul style="list-style-type: none"> ○ Current Tree Protection ordinance: https://www.atlantaga.gov/home/showdocument?id=60907&t=638393527872413292 ○ Tree protection plan Checklist: https://www.atlantaga.gov/home/showpublisheddocument/62339/638519693468722230 ○ Tree Protection Ordinance reference guide: https://www.atlantaga.gov/home/showpublisheddocument/59537/638554504666670000
<p>ATLANTA FIRE RESCUE DEPARTMENT</p> <p>Tommy Dunson TDunson@atlantaga.gov</p>	<ul style="list-style-type: none"> • Please contact city representatives for comments, questions, and/or concerns



Department of
CITY PLANNING

**OFFICE OF BUILDINGS /
BUILDINGS DIVISION**

Mitchell Ramseur
mramseur@atlantaga.gov

- Remember to show compliance regarding the fire separation distances (definition in Section 202 of the 2018 IBC with Georgia Amendments) at all exterior facades, etc. Code Sections (as applicable): Chapters 4 (including but not limited to 420, etc.), 5, 6, and 14 of the 2018 IBC with Georgia Amendments (including but not limited to Tables 601 and 602, and Table 705.8;
- Confirm with Planning & Zoning if parcel(s) are in the Fire Limits and/or Flood Plain
- Regarding Code Editions and Amendments, see the following links and ensure the drawings are compliant prior to submittal: [HTTPS://DCA.GEORGIA.GOV/COMMUNITY-ASSISTANCE/CONSTRUCTION-CODES/CURRENT-STATE-MINIMUM-CODES-CONSTRUCTION](https://dca.georgia.gov/community-assistance/construction-codes/current-state-minimum-codes-construction)
- Remember to show compliance with the Electric Vehicle Ordinance Ordinance No. 2018-09 (18-O-1143) (unless exempted)
- Remember to show compliance with the Georgia Accessibility Code/2010 ADAAG (as applicable)
- 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>)
- Be aware/show compliance with 705.3 (2018 IBC with Georgia Amendments) Buildings on the same lot (as applicable)
- Be aware/show compliance with 705.8.6 (2018 IBC with Georgia Amendments) Vertical Exposure (as applicable)
- Reach out to the appropriate workstream for a preliminary review for the proposed project.



Department of
CITY PLANNING

Z-25-067



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

CRC Representative Attendance:

- DCP
 - *J.P

- OZD
 - Joshua Morton
 - Nirav Gandhi
 - Francis Rozier
 - Kamilah Bakari
 - Anna Williams
 - Tatum Jordan - Madden
 - Mitchell Edwards
 - Tamaría Letang
 - Louisa Tovar
 - Selena Xayavong
 - Keyetta Holmes

- OOD
 - Steven Aceto

- OOB, Arborist Division
 - Marty Ussery
 - Barrie Collins

- ATL Fire Department
 - Tommie Dunson

- OOB, Building Division
 - Mitchell Ramseur

- ATL Dept of Transportation
 - Juan Rodriguez
 - Whytne Stevens

- WSM, Site Development
 - Lateef Balogun



APPLICATION FOR REZONING

Date: 10/07/2025

Summary of Proposed Project: 47 Multifamily residential units

REZONING REQUEST

15 206 01 070

PROPERTY ADDRESS: 78 and 88 Howard Street PARCEL ID 15 206 01 071

City Atlanta State Georgia Zip Code 30317

The subject property fronts 145 feet on the west side of Howard Street

Depth: 200 feet Area: .66 (in acres) Land Lot: 206 Land District: 15. Dekalb County, GA.

Council District: 5 Neighborhood Planning Unit: 0

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

R4A to PDH

Existing Zoning (s) to Proposed Zoning (s)

CDP REQUEST (if applicable)

to

Existing Land Use to Proposed Land Use

Stephen Rothman APPLICANT INFORMATION

Name of Applicant Wilson, Brock & Irby LLC Daytime Phone 770 803 3731 email srothman@wblegal.com

Address 2849 Paces Ferry Road, Suite 700 Atlanta Ga 30339
street city state zip code

Name of Property Owner Turner Monumental A.M.E. Church, Inc. Phone _____

Address 66 Howard Street, NE Atlanta Georgia 30317
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.

[Signature]
Owner or Agent for Owner (Applicant)

Turner Monumental A.M.E. Church, Inc.
Print Name of Owner

Sworn to and Subscribed Before Me this 02 day of Oct. 20th 2025

[Signature]
NOTARY PUBLIC



RECEIVED

DATE: 10/07/2025

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.

Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 02 day of October, 2025

Notary Public

10-17-2027

Commission Expires





WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

OVERLOOK I, SUITE 700
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339
WWW.WBILEGAL.COM

STEPHEN ROTHMAN
SROTHMAN@WBILEGAL.COM
DIRECT DIAL: (770) 803-3731

TELEPHONE
(404) 853-5050
FACSIMILE
(404) 853-1812

October 6, 2025

Mayor and City Council
City of Atlanta, Georgia
c/o Keyetta Holmes, Assistant Director
Office Zoning and Development
Suite 3350
55 Trinity Avenue SW
Atlanta Georgia

RE: Letter of Intent & Documented Impact Analysis/78-88 Howard Street, NE

Dear Mayor and Council:

This firm represents Turner Monumental A.M.E. Church, Inc., the owner of the above-referenced property, on whose behalf the enclosed application to rezone the property is filed. The applicant seeks to rezone from the R4a zoning category to the PDH zoning category.

Summary Of Proposed Project

The proposed project is the construction of a multifamily building with a maximum of 47 multifamily dwelling units. The units will be 100% affordable for-rent units at a maximum monthly rent of 50% AMI for the Atlanta, Sandy Springs, Marietta Georgia HUD Fair Market Rent Area (as published by HUD as of the date of the rental application). In addition, the residency will be limited to those that are 62 years of age or older.

The maximum height of the building will be 35 feet. The parking proposed is for management and visitors involving five proposed parking spaces, including a maximum of two off-street parking spaces and a maximum of three on-street spaces, as more particularly shown on the site plan submitted herewith.

A more detailed description of this summary is found on the site plan submitted with this application.

Terms of residency and operation of the multifamily residential program proposed are provided in the required Report for PD districts submitted concurrently herewith.

Documented Impact Analysis

1. Compatibility With CDP; Timing Of Development



The proposal is compatible with the text and policies of the Plan A Atlanta’s Comprehensive Plan (“CDP) and serves to implement those policies. The property is designated under the CDP as for a “Residential Development Pattern.” This proposal meets all of the goals of this district, especially the following policies: (1) policy of supporting transit with close proximity to a MARTA bus stop for MARTA Bus Route 24 at Howard Street and Hosea Williams Drive (R-7); (2) policy providing diverse and more affordable housing choices (R-10); and (3) and promote senior housing in our communities (R-11). The area is more specifically designated as Medium Lot Single Family. See Plan A, Atlanta’s Comprehensive Development Plan, July, 2025, Page 70.

The Development Patterns And Current Zoning Table on page 106 of the CDP provides that the proposed PD-H category is compatible with the Medium Lot Single Family Development Pattern designation assigned to the subject property.

As to timing, funding will be finalized and design will begin immediately upon acquisition of rezoning approval. If approved, the development is planned to be complete within 36 months.

2. Availability Of And Effect On Public Facilities

Public facilities are available, including water supply, sewage, drainage, transportation, schools, fire and police protection. The proposal will not have a negative effect on public facilities. Trash pickup will be by private contract.

3. Availability Of Other Land Suitable For Proposed Use; Effect On Balance Of Land Uses

There are no other parcels of land suitable for the proposed use in the area of the proposed change and very few city-wide. This proposed use on the Church’s property, on the same block as the worship facility and offices of the Church, also provides a unique opportunity for the owner of the facility to keep a watchful oversight on the proposed use. The proposed change would have a positive effect on the balance of land uses in the area by proposing a use and density that is consistent with the mission of the nearby church (institutional use) and consistent in design with the single family medium lot single family area surrounding the property.

4. Effect On Character of Neighborhood

The proposed change will have a positive effect on the character of the neighborhood by proposing a residential use with a design that is compatible with other buildings in the neighborhood. The residents will be restricted to those that are 62 years of age or older.



WILSON BROCK & IRBY, L.L.C.

October 6, 2025

Page 3

5. Suitability Of Proposed Use

The proposed use is suitable in view of the use and development of adjacent or nearby property; indeed the CDP articulates the City's official position to promote affordable housing choices and senior housing.

6. Effect On Adjacent Property

The proposed use will have a positive effect on adjacent property, for the reasons demonstrated above.

7. Economic Use Of The Current Zoning

There is no economic use under the current zoning.

Tree Preservation

The proposal will be in accordance with the City of Atlanta Tree Ordinance.

The above Impact Analysis demonstrates that the proposal is consistent with the CDP and comports with the considerations and factors related to rezoning decisions. There being no environmental impacts or negative consequences resulting from the proposed change, and the proposal being consistent with the policies of the CDP and the City's policies and the public health, safety and welfare, we respectfully request that this rezoning be approved.

This letter is to also place the City on notice that the failure to approve this rezoning request as submitted will result in a violation of certain enumerated constitutional rights of the owner, on whose behalf the applicant files this application, such as but are not limited to, those guaranteed by Article I, Section I, Paragraph I; Article I, Section I, Paragraph II; and Article I, Section III, Paragraph I of the Georgia Constitution and the 5th and 14th amendments to the federal constitution. However, given that this proposal is consistent with the policies and intent of the CDP, as well as the zoning in the area, we wholeheartedly look forward to working with the City to develop this exciting opportunity to provide affordable housing for those 62 years of age or older in close proximity to our intown neighborhoods and commercial areas.

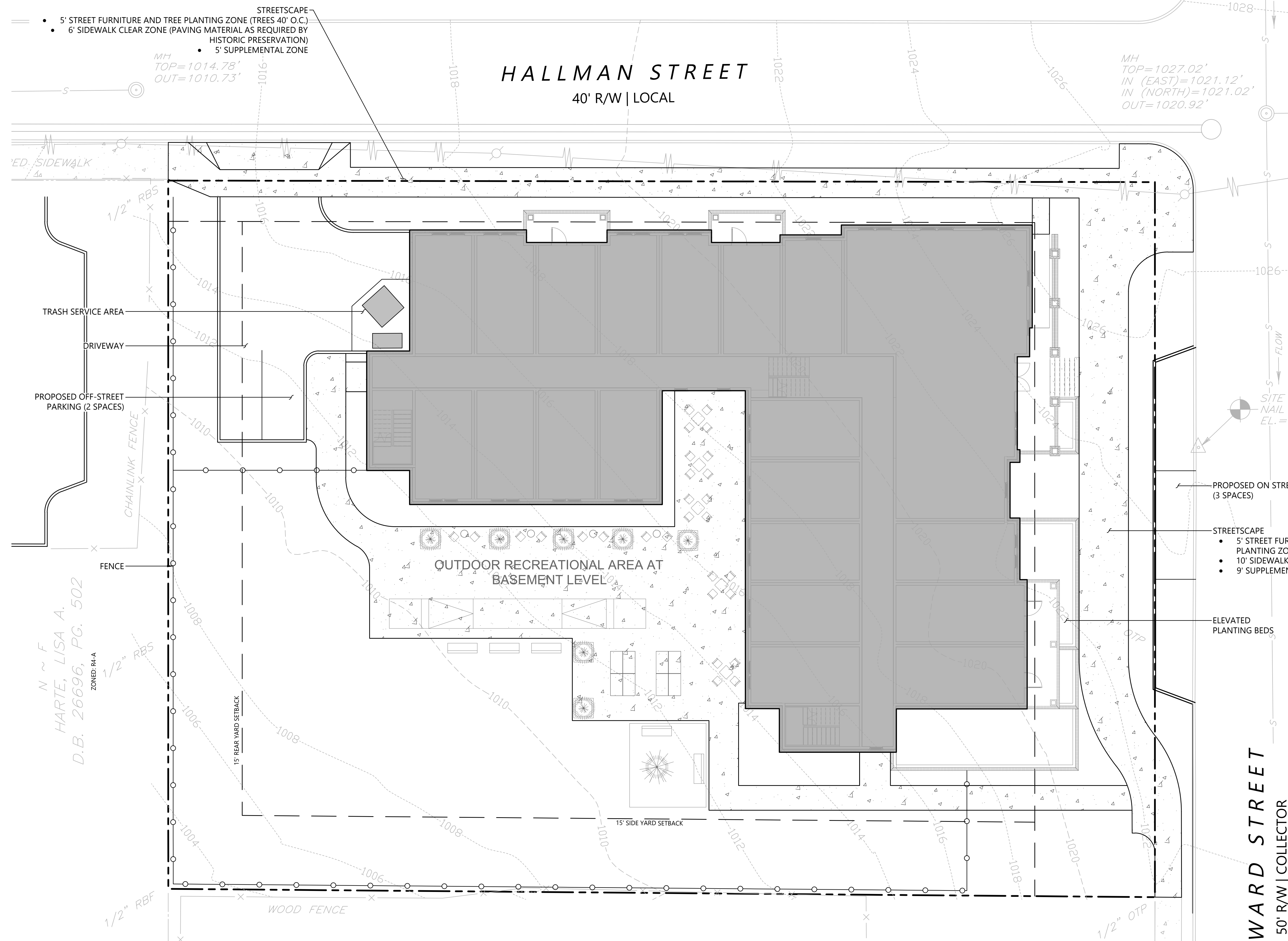
Sincerely,

WILSON BROCK & IRBY, L.L.C.

A handwritten signature in blue ink, appearing to read 'Sh Rothman'.

Stephen Rothman

- 5' STREET FURNITURE AND TREE PLANTING ZONE (TREES 40' O.C.)
- 6' SIDEWALK CLEAR ZONE (PAVING MATERIAL AS REQUIRED BY HISTORIC PRESERVATION)
- 5' SUPPLEMENTAL ZONE



ZONING DATA

ZONING EXISTING	R4-A
ZONING PROPOSED	PD-H
SITE AREA	28,860 SF (NLA) 36,987 SF (GLA)
USE MULTIFAMILY MAX COUNT	47 UNITS
DENSITY RESIDENTIAL MAX FAR	18,493 SF (0.50 FARxGLA)
USEABLE OPEN SPACE (UOSR) MINIMUM	15,164 SF (0.41xGLA)
PARKING* OFF-STREET	2 SPACES
PARKING* ON-STREET	3 SPACES
*MINIMUM SUBJECT TO APPROVAL OF SPACES SHOWN HEREON BY THE CITY OF ATLANTA.	
SETBACKS (MINIMUM) FRONT	STREETSCAPE - SEE PLAN
SETBACKS (MINIMUM) SIDE	15'
SETBACKS (MINIMUM) REAR	15'
BUILDING HEIGHT* PROPOSED	35'
*AS MEASURED PER 16-29.001(27)	

SITE T.B.M. NAIL SET
 EL. = 1024.20'

PROPOSED ON STREET PARKING
 (3 SPACES)

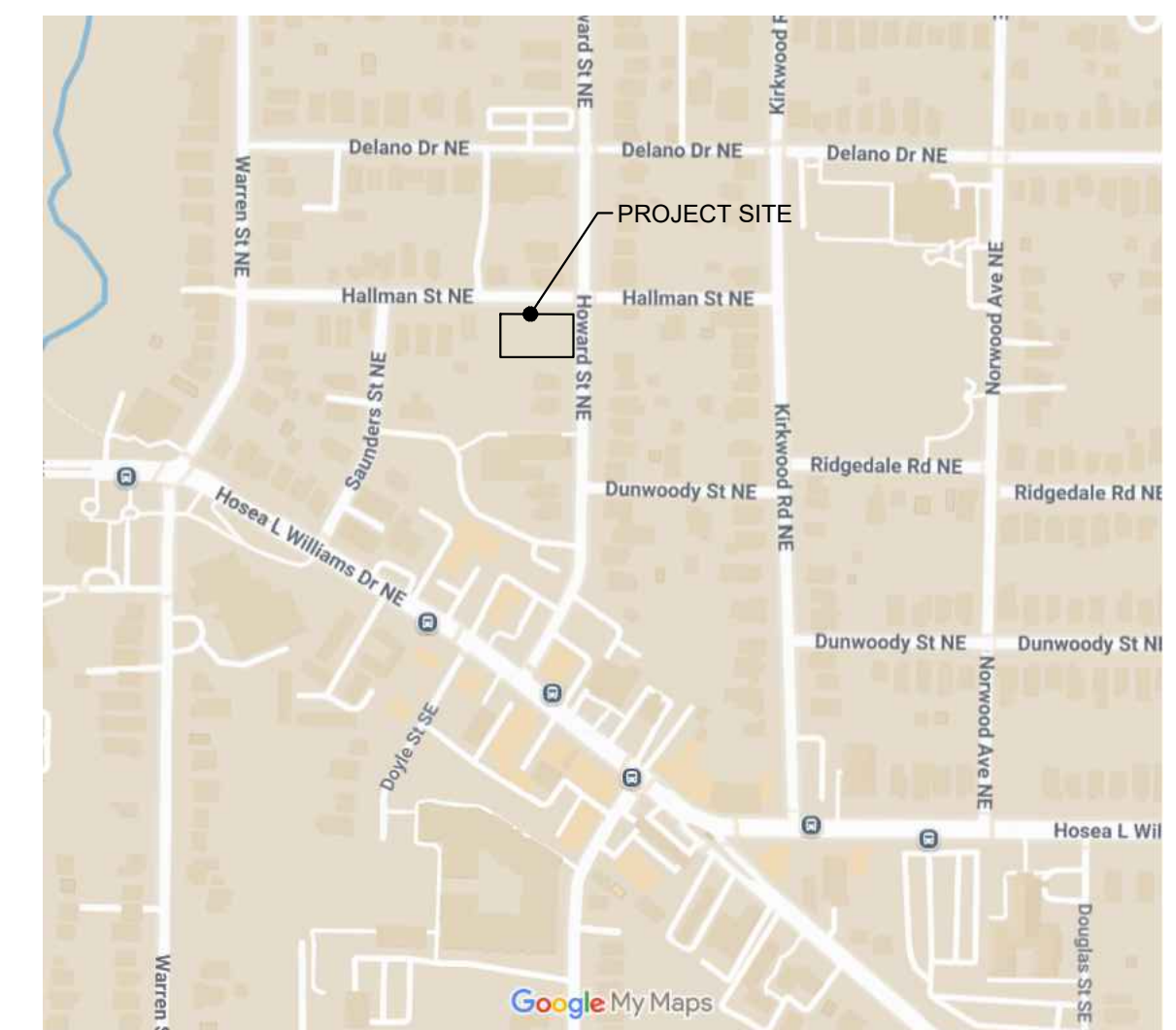
- STREETSCAPE
- 5' STREET FURNITURE AND TREE PLANTING ZONE (TREES 40' O.C.)
 - 10' SIDEWALK CLEAR ZONE
 - 9' SUPPLEMENTAL ZONE

ELEVATED PLANTING BEDS

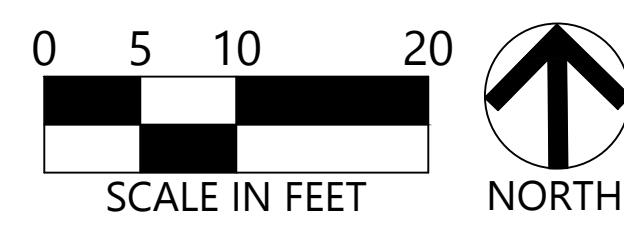
PROFESSIONAL'S CERTIFICATION

I hereby certify that I am familiar with the zoning ordinance of the City of Atlanta, as amended. I further certify that to the best of my knowledge and ability, these plans are accurate and comply with the district and general regulations of the zoning ordinance of the City of Atlanta.

[Signature]



HOWARD STREET
 50' RW | COLLECTOR



ZONED: R4-A
 N ~ F
 PARLO, BOBBI B.
 D.B. 29899, PG. 285

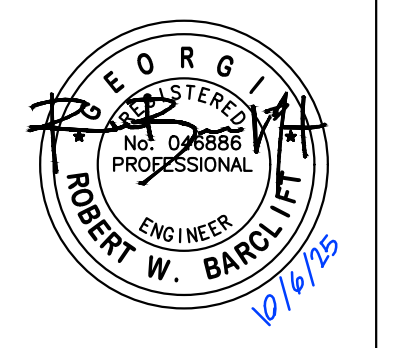


BARCLIFT CONSULTING
 Civil Engineering | Site Planning
 404.771.0920
 robert@barcliftconsulting.com
 barcliftconsulting.com

TURNER
 MONUMENTAL
 A.M.E.

REZONING SITE PLAN
 TURNER A.M.E APARTMENTS
 78 & 88 HOWARD STREET NE | ATLANTA, GA 30317
 PID: 15 206 01 070 & 15 206 01 071

NO.	REVISION



October 6, 2025

SP1
 Sheet Number

RECEIVED

DATE: 10/07/2025

FILED & RECORDED
DEKALB CO., GA

MAR 20 8 36 AM '56

STATE OF GEORGIA
COUNTY OF DEKALB

CLERK OF SUPERIOR COURT
DEKALB COUNTY, GA

WARRANTY DEED

DeKalb County, Georgia
State Transfer Tax

Deed 700
Date 38091
CLERK - 13R COURT

THIS INDENTURE made this 8th day of March, in the year One Thousand Nine Hundred Ninety-Six, between **THE TRUSTEES OF ISRAEL MISSIONARY BAPTIST CHURCH, (F/K/A) ISRAEL BAPTIST CHURCH**, as party or parties of the first part, hereinafter called Grantor, and **TURNER MONUMENTAL A.M.E. CHURCH**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN DOLLARS** and other good and valuable consideration (\$10.00) in hand paid at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 208A OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE POINT OF BEGINNING IS WHERE THE WEST SIDE OF HOWARD STREET INTERSECTS THE SOUTH SIDE OF HALLMAN STREET; THENCE RUNNING WESTERLY 200 FEET MORE OR LESS, ALONG THE SOUTH SIDE OF HALLMAN STREET; THENCE RUNNING SOUTHWESTERLY 95 FEET MORE OR LESS; THENCE RUNNING EASTERLY 200 FEET MORE OR LESS, TO THE EAST SIDE OF HOWARD STREET; THENCE RUNNING NORTHERLY 95 FEET MORE OR LESS, ALONG THE EAST SIDE OF HOWARD STREET AND TO THE POINT OF BEGINNING BEING THE SAME PROPERTY DESCRIBED IN TAX DEED BY TAX COMMISSIONER AND EX OFFICIO SHERIFF OF DEKALB COUNTY, IN DEED BOOK 3887, PAGE 370, DEKALB COUNTY, GEORGIA RECORDS.

Subject to all assessments, rights-of-way, and restrictive covenants of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

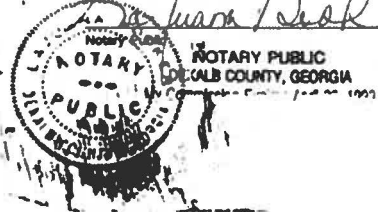
THE TRUSTEES OF ISRAEL MISSIONARY BAPTIST CHURCH, F/K/A ISRAEL BAPTIST CHURCH

Witness
[Signature]

By *Arthur Curry* (Seal)
ARTHUR CURRY, TRUSTEE

[Signature]

[Signature] (Seal)
RALDO BENNETT, TRUSTEE



Johnnie Turner (Seal)
JOHNNIE TURNER, TRUSTEE

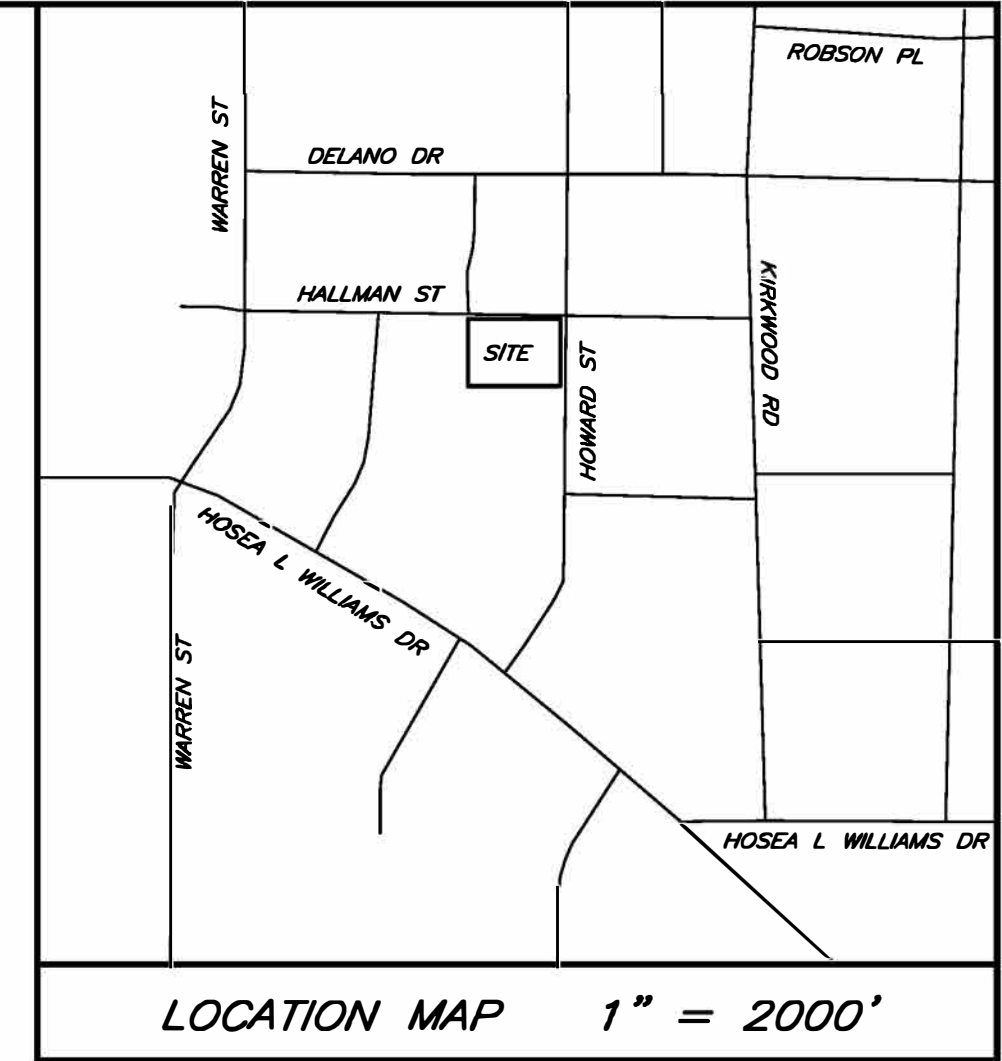
BOOK 8917 PAGE 593

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

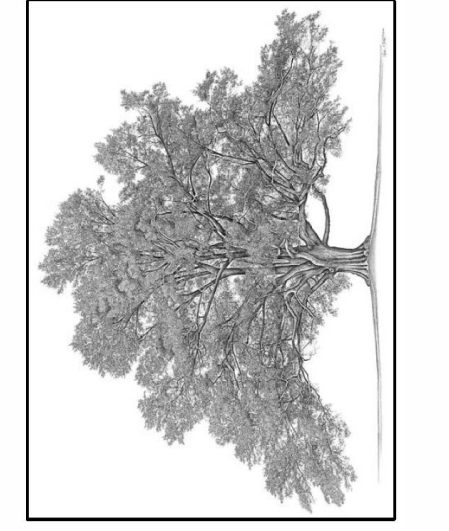
ZONING:
 CURRENTLY ZONED: R-4A
 MINIMUM YARD REQUIREMENTS:
 FRONT SETBACK-30'
 SIDE SETBACK-7'
 REAR SETBACK-15'
 MAX. LOT COVERAGE-55%



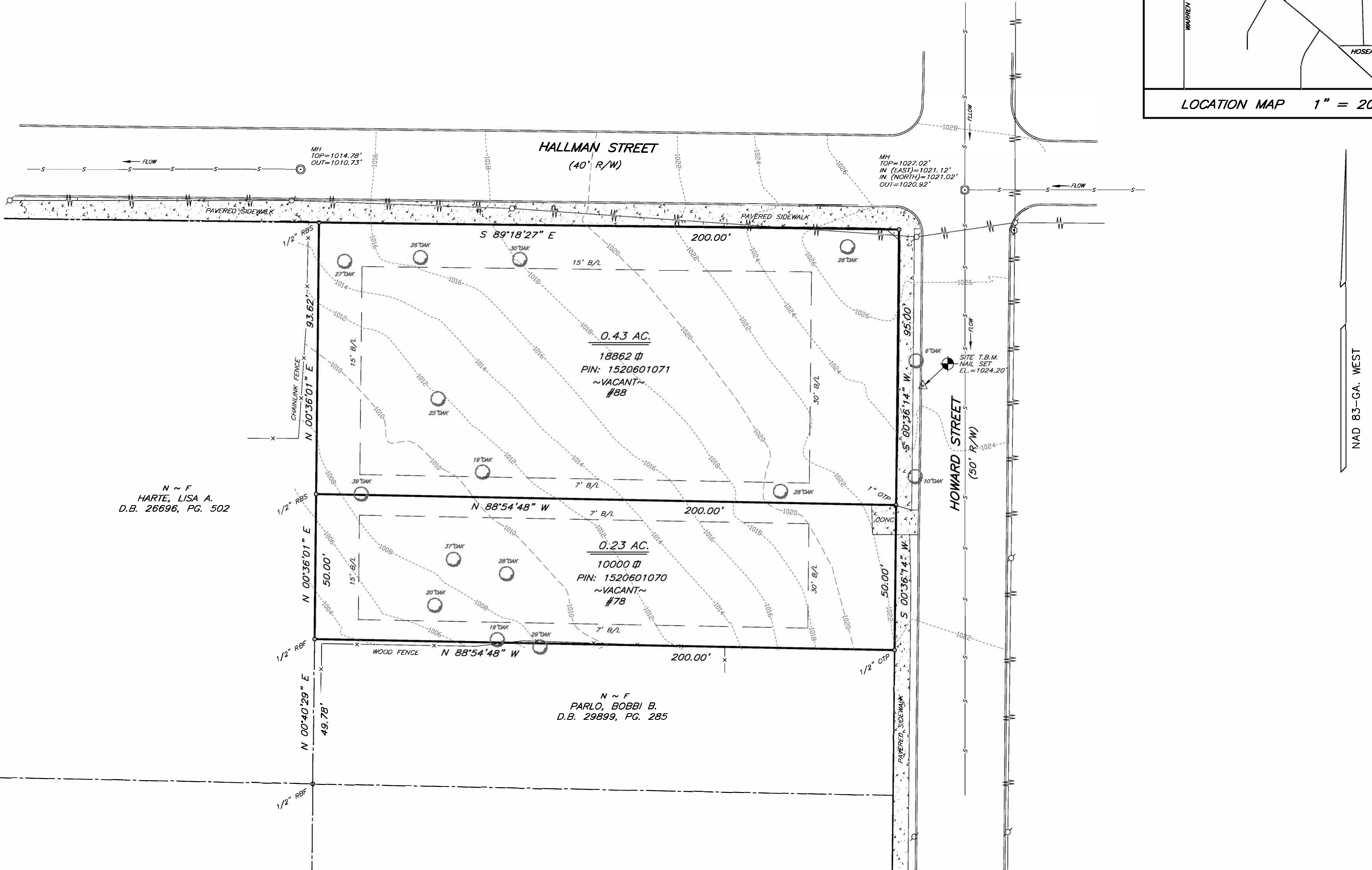
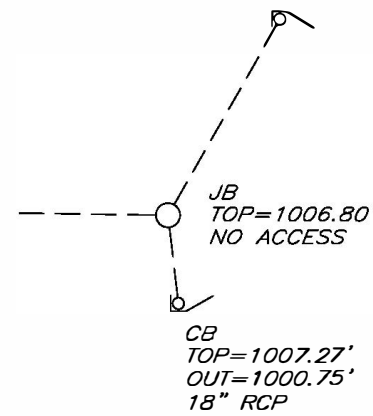
THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.



PRISTINE
 LAND SERVICES
 Land Surveyors • Landscapes • Environmental



4131 Bolingbrook Dr.
 Marietta, Georgia 30062
 Phone 404.787.1012
 www.pristinelandservices.com



N ~ F
 HARTE, LISA A.
 D.B. 26696, PG. 502

N ~ F
 PARLO, BOBBI B.
 D.B. 29899, PG. 285

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	X - TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	W.V. - WATER VALVE
	U.E. - UNDERGROUND ELECTRIC
	S.B.M. - SOUTHERN BELL MANHOLE
	G - GAS LINE
	O/H - OVERHEAD POWER LINES
	H.W. - HEADWALL
	W - WATER LINE
	P.B.X. - POWERBOX

GENERAL PLAT NOTES:
 THE FIELD DATA DATED 11-20-2024 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 49,587 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 100,000+ FEET. A TRIMBLE S6 ROBOT WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
 THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL #13089C0064K DATED AUGUST 15, 2019.
 THIS PLAT IS FOR THE EXCLUSIVE USE OF TURNER MONUMENTAL A.M.E. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
 THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

SURVEYORS CERTIFICATION
 THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTIONS, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LANDS SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.
 K. J. BLAKESLEE A RLS #3246
 DATE 11-21-2024



TOPOGRAPHIC SURVEY FOR:

TURNER MONUMENTAL A.M.E.

LOCATED IN LAND LOT 206
 15TH DISTRICT
 LOT 291 AND LOT
 SOUTH KIRKWOOD SUBDIVISION
 CITY OF ATLANTA
 DEKALB COUNTY, GEORGIA



REVISIONS

FIELD WORK DATE: 11-20-2024
 DRAFTING DATE: 11-21-2024
 SCALE: 1"=20'
 DRAWN BY: KAB
 CHECKED BY: KAB
 PROJECT NO. 2024182

HOWARD.DWG

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

Z-25-067



Application Number: _____

Applicant: Wilson, Brock & Irby LLC, Stephen Rothman

Address: 2849 Paces Ferry Road, Suite 700 SE
Atlanta, Ga. 30339

Current Zoning: R4A Proposed Zoning: PDH

Acres: .662

Total number of Dwelling Units: 47 Multifamily residential units

Dwelling units per Acre: Approx. 71 dwellings per acre

Monthly Rent Per Unit: 1,000 as adjusted for AMI of resident

Selling Price per Unit: _____

Projected Completion: 11/1/2027



AFFORDABLE HOUSING SUPPLEMENTAL FORM (RENTAL)

(Attachment 2a) (Complete only if you will be receiving public subsidy)

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

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Turner Monumental A.M.E.

Development Address: 78 & 88 Howard St NE, Atlanta, GA 30317

Council District: 5 NPU O

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: Turner Monumental A.M.E.

Developer Contact (Project Coordinator): Developer Address: 66 Howard St NE, Atlanta, GA 30317

Email address: pastor@turnermonumental.org May we use email to contact you? Yes No

Telephone Number: (404) 378-5970

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: 6/1/2027

Estimated date for completion of construction of the affordable units: 11/1/2027

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	efficiency/1 bath	47	1	250	N/A	\$1,000	At or below 50% AMI	
Market Rate Units						N/A	N/A	
						N/A	N/A	
						N/A	N/A	

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

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \text{(Round up to nearest whole number)} \times \$100,000 = \$ \text{Amount owed}$$

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)(REQUIRED for all applications)

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
efficiency/1	47	\$1,000



For-Sale Housing

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.

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

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.

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

Additional Information

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

This project is one focused on using a long-vacant, infill lot owned by Turner Monumental A.M.E for decades into an affordabl

rental community that provides, safe, decent, affordable housing for seniors 62 years and older.



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

To date we have received predevelopment funding from Invest Atlanta and Enterprise that support predevelopment activities associated with the project. We additionally anticipate applying for funds from City of Atlanta, GA DCA, Partners for HOME, and other sources of funds yet to be determined.

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

This project will offer 100% affordable rental housing at incomes and rental levels anticipated to be at or below 50% AMI.

ⁱ 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.

ⁱⁱ 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.



AUTHORIZATION BY PROPERTY OWNER

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

I, Turner Monumental A.M.E. Church, Inc. (Owner's Name) swear and affirm that I am the owner of property at 78 and 88 Howard Street, NE (Property address). As shown in the records of DeKalb County, Georgia, which is the subject matter of the attached application. I authorize Wilson, Brock & Irby LLC to file this application.

Stephen Rothman

Sworn to and subscribed before me this the

02 Day of October 2025

[Signature]
NOTARY PUBLIC

[Signature]

Turner Monumental A.M.E. Church, Inc.

Name: Jeffery B. Cooper, II

Title: Senior Pastor





RECEIVED

DATE: 10/07/2025

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.

Wilson, Brock & Irby LLC, Stephen Rothman
TYPE OR PRINT ATTORNEY'S NAME

2849 Paces Ferry Road, Suite 700 SE
ADDRESS

Atlanta Ga 30339
CITY & STATE ZIP CODE

Sh Rothman
ATTORNEY'S SIGNATURE

770 803 3731
PHONE NUMBER

Sworn to and subscribed before me this the

10th Day of October 2025

Ashia Nowlin
NOTARY PUBLIC





COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT

(Attachment 4)

According to the Plan I Compatibility Table, PD-H is compatible with all of the residential development pattern districts, so a CDP amendment is not needed.

Property Address: _____

Current Land Use: _____

Proposed Land Use: _____

Submit the following: If a CDP Amendment is required submit a complete description of the proposed development project, including the type of land use, number of units and/or square footage, floor area ratio(s), and lot coverage ratio. In addition, submit a documented analysis detailing the following:

1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property.
2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property.
3. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
4. Whether the amendment is consistent with the written policies in the Comprehensive Plan Text.
5. Whether there are environmental impacts or consequences resulting from the proposed change.

I filed an application (Z-____ - ____) for rezoning of the subject property on (date)_____.

I understand that my application for a CDP amendment is subject to a review by the Neighborhood Planning Unit (NPU) in which the property is located, and I agree to contact the Chairperson of that NPU to request consideration of my application. I further understand that I am required to submit an application fee for the CDP amendment in an amount of \$1,000.00.

Applicant's Name (please print)

Applicant's Signature

Address

City State Zip Code

Phone

Applicant informed of CDP Hearing

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 an 'ownership interest' in the property which is subject of this rezoning action: Turner Monumental AME Church, LLC

3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution
<u>Mayor Dickens</u>	<u>\$ 500.00</u>	<u>April, 2025</u>

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): Stephen Ruthman

Signature: [Handwritten Signature]

Date: Oct 6, 2025

Z-25-067



**REPORT IDENTIFYING OWNER WITHIN THE PROPOSED PDH ZONING
DISTRICT AND ESTABLISHING A PROGRAM FOR OPERATION AND
MAINTENANCE OF PROPOSED USE WITHIN THE DISTRICT**

**REGARDING PROPERTY LOCATED AT 78-88 HOWARD STREET, NE
ATLANTA GEORGIA**

BY TURNER MONUMNETAL A.M.E. CHURCH, INC.



Property Owner And Evidence Of Unified Control

The owner of the parcels comprising the proposed PDH district is Turner Monumental A.M.E. Church, Inc. The owner proposes to combine the parcels into one single parcel, by seeking a lot consolidation of the parcels, thereby creating unified control of the district into one entity.

Program For Maintenance Of Facility

The PDH district will be comprised of one owner on one parcel of land. The single owner will be responsible for maintenance of the proposed facility. Given the unified control by single owner and parcel, there is no necessity for a condominium or other joint-ownership arrangement.

Operational And Management Program

The owner intends to hire a State of Georgia-licensed property management firm with specialized experience in the management and operation of an affordable housing residential community. The management firm will be required to manage the operations and maintenance of the facility and will maintain an office within the facility.

The units will be 100% affordable for-rent units at a maximum monthly rent of 50% AMI for the Atlanta, Sandy Springs, Marietta Georgia HUD Fair Market Rent Area (as published by HUD as of the date of the rental application). The income of each household (those in each unit) is reviewed at least on an annual basis.

In addition, the residency will be limited to those that are 62 years of age or older.

No overnight guests are allowed.

As a condition of residency, to be required by lease, residents may not own an automobile.

Every person entering the facility is required to present a government-issued identification. Said identification is scanned into a digital database for confirmation.

Offices will be maintained within the facility for the provision of certain services to the residents, such as counseling or basic life-skills training. In no event will residents be required to enter into an agreement or lease with the owner that requires the resident or occupant to utilize any service in order to reside within the PDH district. The proposed facility will not be a supportive housing facility, as that term is currently defined in the City of Atlanta Zoning Ordinance.

The proposed facility will not be a personal care home, assisted living facility, rehabilitation center or nursing home, as those terms are currently defined in the City of Atlanta Zoning Ordinance.

Trash and refuse collection will be provided by private contractor on a weekly basis.

**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: 88 Howard Street Tax PIN(s): 15 20601 071

Existing Zoning: R4A Proposed Zoning: PDH

Applicant: Stephen Rothman Phone: 770 803 373
2849 Paces Ferry Road, Suite 701 Email: srothman@wbilegal.com
Atlanta, Georgia 30339 Fax: _____

Owner: Turner AME Church Phone: c/o applicant
66 Howard Street (aka 60 Howarc Email: c/o applicant
Atlanta, Ga. 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) or 16-16A.003(1)(a) and (b) of the Zoning Ordinance of the City of Atlanta.

Applicant: Stephe Rothman Date: Sept 17 2025

Staff: Keyetta M. Holmes Date: 09/17/2025

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



RECEIPT

CITY OF ATLANTA
 DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 55 TRINITY AVE SW, ATLANTA GA 30303
 404-330-6070

Application: Z-25-067
Application Type: Planning/ZRB/Rezoning/NA
Address: 88 HOWARD ST NE, ATLANTA, GA 30317
Owner Name: TURNER MONUMENTAL A M E CHURCH
Owner Address:
Application Name: 88 HOWARD STREET

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
999531		\$500.00	10/07/2025	PUBLICUSER1015750		

Owner Info.: TURNER MONUMENTAL A M E CHURCH

Work Description: Request to rezone from R-4 to PD-H to allow the construction of 47 multifamily residential units According to the Plan I Compatibility Table, PD-H is compatible with all of the residential development pattern districts, so a CDP amendment is not needed.