



Land Use Petition: RZ-24-0011 & VC-24-0008
Application Date: November 5, 2024
Public Participation Meeting: December 19, 2024
Planning Commission Meeting: February 4, 2025
City Council Meeting: February 24, 2025

CASE NUMBER: RZ-24-0011 and VC-24-0008

CURRENT ZONING: C-1 (Community Business District) Conditional and
O-I (Office Institutional District) Conditional

PROPOSED ZONING: C-1 (Community Business District)

LOCATION: 3730 Old Alabama Road
(Parcel ID 11 007000330722 & 11 007000330730)

ACREAGE: 2.7 acres

**COMPREHENSIVE PLAN
COMMUNITY AREA:** Newtown

**DISTRICT/SECTION/LAND
LOT(S):** 1st District, 1st Section, Land Lot 33

PROJECT DESCRIPTION: 8,000 square-foot medical office building with a concurrent variance to encroach into the 75-foot stream buffer to construct a retaining wall, building foundation footing, and an underground infiltration system for stormwater runoff reduction.

APPLICANT: Baik Properties, LLC
c/o Dr. Nima Hajibaik
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Atlanta, GA 30342
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Phone: 310-490-5555

OWNERS: XYZ Realty LLC
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Community Development