



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: June 2, 2020, 5:30 P.M
Board of Commissioners Hearing Date: June 25, 2020, 5:30 P.M.

STAFF ANALYSIS

Case No.: Z-20-1243840 **Agenda #:** N.6

Location/Address: 2573 North Druid Hills Road **Commission District:** 02 **Super District:** 06

Parcel ID: 18-152-03-006

Request: To rezone property from R-85 (Residential Medium Lot) District to RSM (Residential Small Lot Mix) District to develop five detached urban single family structures at a density of 6.01 units per acre.

Property Owner/Agent: Diane McCorvey

Applicant/Agent: Battle Law, P.C.

Acreage: .797

Existing Land Use: Vacant

Surrounding Properties/ Adjacent Zoning: **North:** R-60 (Residential Small Lot) District and RSM (Residential Small Lot Mix) District; Detached Single Family Residences. **East:** RSM (Residential Small Lot Mix) District; Multi-family. **South:** RSM (Residential Small Lot Mix) District; Multi-family. **West:** RSM (Residential Small Lot Mix) District; Attached Single Family Residences.

Comprehensive Plan: **Commercial Redevelopment Corridor (CRC)**

Consistent **Inconsistent**

Proposed Density: 6.01 units per acre	Existing Density: N/A
Proposed Square Ft.: Min: 1,000 square feet	Existing Units/Square Feet: N/A
Proposed Lot Coverage: 56%	Existing Lot Coverage: 18.1%

SITE ANALYSIS

The subject property has approximately .0797 acres and has approximately 101.77 feet of street frontage along North Druid Hills Road. The property is currently vacant with a one-story frame house along with mature trees. To the north of the subject property across North Druid Hills road are detached single family residences on R-60 (Residential Small Lot) and RSM (Residential Small Lot Mix) zoned properties. Directly east and south is the location of the *Druid Forest* apartment complex on RSM (Residential Small Lot Mix) zoned property. West of the subject property are attached single family residences on RSM (Residential Small Lot Mix) zoned property.

ZONING HISTORY

Based on DeKalb County records, it appears that the zoning of the property has not changed from R-85 (Residential Medium Lot) District since the adoption of the first zoning ordinance and map in 1956.

ZONING ANALYSIS

The site is currently zoned R-85 (Residential Medium Lot). The proposed RSM (Residential Small Lot Mix) zoning district is appropriate for the site given its consistency with the 2035 Comprehensive Future Land Use Map which designates this site within the Suburban (SUB) Character Area. The intent of the Suburban (SUB) Character Area is to recognize areas in the DeKalb County that have been developed in traditional suburban land use patterns while encouraging new development to increased connectivity and accessibility.

Per section 27-2.12.1(A)(B) of the DeKalb County Zoning ordinance, the intent of the RSM (Residential Small Lot Mix) zoning district is to provide for the creation of residential neighborhoods that allow a mix of single-family attached and detached housing options, and to provide flexibility in design and product on the interior of new development while protecting surrounding neighborhoods. Since the subject property is surrounded by RSM zoned properties to the east, south, west, and partially north as well as mix housing types the proposed RSM zoning district will be compatible with adjacent and surrounding uses of the subject property.

PROJECT ANALYSIS

Per the submitted application and site plan, the applicant is requesting to rezone the subject from R-85 (Residential Medium Lot -85) District to RSM (Small Lot Residential Mix) District to develop five detached urban single family structures at a density of 6.01 units per acre. Urban single family structures are detached dwelling units located on small lots. Urban single-family structures share similar configurations to townhouse developments; however, they are detached and may have lot lines that coincide with the building envelope.

The proposed density is a result of a density bonus based on the eligibility and percent shown in section 27-2.12.5-Table 2.6 of the DeKalb County zoning ordinance that allows the maximum allowed density on RSM (Small Lot Residential Mix) District zoned property to increase above the base max. The RSM (Small Lot Residential Mix) zoning district requires the applicant to provide a maximum of four units per acre. The applicant is proposing a 70% increase from the base max (20% for public improvements, and 50% for additional enhanced open space) since the applicant will providing public art and a pocket park.

Based on the submitted site plan, there will only be one access into the development from North Druid Hills Road. The applicant will provide a 22-foot private street with a 40-foot access and utility easement, a five-foot sidewalk and a four-foot landscape strip at the entrance of the development that will extend along the northern boundary line, and a 27-foot fire truck turnaround lane. The applicant will install a privacy fence along the perimeter of the development.

Based on the submitted site plan, the proposed five urban single-family detached structures will be front loaded from the proposed 22-foot private street. The applicant will provide 25 parking spaces (four spaces per unit- two in garage and two in driveway). Out of those 25 parking spaces 20 spaces are dedicated to the proposed five urban single family detached structures, and five spaces are dedicated to the mail kiosk as well as guest parking.

Other amenities will include a pocket park at the entrance and rear of the development, a fire pit, and a pet waste and receptacle station at the rear of the development.

IMPACT ANALYSIS

Section 27-7.3.4 of the DeKalb County Code states that the following standards and factors shall govern the review of all proposed amendments to the Official Zoning Map.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

The 2035 Comprehensive Plan designates the subject site within the Suburban (SUB) Character Area. The Suburban (SUB) Character Area is identified as areas with low pedestrian orientation, limited transit access, scattered civic buildings, and curvilinear street patterns. The proposed rezoning and development is compatible with the policy and intent of the 2035 Comprehensive Plan.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:

The proposed rezoning to the RSM (Small Lot Residential Mix) District will allow for the development five detached urban single family structures at a density of 6.01 units per acre and will be compatible with adjacent and surrounding uses of the subject properties.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The subject property has minimal use as currently zoned R-85 (Residential Medium Lot). As the only R-85 (Residential Medium Lot) parcel surrounded by townhomes three-story condominium buildings, the redevelopment of the Subject Property for another single detached home is not marketable, or viable. The proposed rezoning, however, will allow for a marketable use of the Subject Property.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

The rezoning request to the RSM (Small Lot Residential Mix) District should not adversely affect the use or usability of adjacent and/or nearby residential properties along North Druid Hills.

E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:

The site is surrounded by residential zoned properties. The proposed rezoning to RSM is consistent with the Suburban (SUB) Character Area policies identified by the 2035 Comprehensive Plan.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:

There are no known historic buildings, sites, districts or archeological resources that would be adversely affected by the rezoning request to the RSM District.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

The DeKalb County Public Works—Roads and Drainage Division did not see any concerns.

Per the DeKalb County Department of Public Works – Transportation Division requires that the applicant provide six-foot sidewalks, bike lanes, street lights, and 50 feet of right-of-way dedication from centerline or the amount needed for all public infrastructure. The applicant must ensure the driveway has an intersection and stopping sight distance based on AASHTO standards and that the driveway either lines up with the Knob Hill or is at the appropriate offset. Also, all interior roads must be privately maintained.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The request for RSM zoning on the site should not adversely impact the environment or surrounding natural resources. The applicant will be required to go through the Land Disturbance Permitting (LDP) process to ensure the tree preservation standards and storm water management standards requirements are met.

COMPLIANCE WITH DISTRICT STANDARDS PER TABLE 2.4:

Property zoned for RSM (Small Lot Residential Mix) must comply with minimum development standards per Article 2 – Table 2.4 Medium and High-Density Residential Zoning Districts Dimensional Requirements of the DeKalb County Zoning Ordinance.

RSM STANDARD	REQUIREMENT	PROPOSED	COMPLIANCE
LOT WIDTH (minimum)	25 FEET	101.77 FEET	YES
LOT AREA (minimum)	1,000 SQUARE FEET	34,705 SQUARE FEET (0.797 acres)	YES
LOT COVERAGE	70% (MAXIMUM)	56%	YES
MINIMUM UNIT SIZE	1,200 SQUARE FEET	2,260 SQUARE FEET	YES
DWELLING UNITS PER ACRE	4 – 8	6	YES
FRONT BUILDING SETBACK	20 FEET	18 FEET	No. Applicant will need to apply for a variance.
SIDE BUILDING SETBACK	0 FEET WITH MINIMUM 3 FEET SEPARATION BETWEEN BUILDINGS	0 FEET WITH 3 FEET SEPARATION BETWEEN THE PROPOSED STRUCTURES	YES
REAR SETBACK	20 FEET	18 FEET	No. Applicant will need to apply for a variance.
HEIGHT	3 STORIES OR 45 FEET	3 STORIES OR 45 FEET	YES
PARKING – ARTICLE 6	4 SPACES PER UNIT-2 IN GARAGE AND 2 IN DRIVEWAY.	25 SPACES	YES

OPEN SPACE	MINIMUM 20%	30%	YES
------------	-------------	-----	-----

STAFF RECOMMENDATION: FULL CYCLE DEFFERALL

The proposed rezoning of the from R-85 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District will be compatible with the surrounding and adjacent zoning districts. Also, the proposed rezoning to RSM is consistent with the Suburban (SUB) Character Area policies identified by the 2035 Comprehensive Plan. Therefore, it is the recommendation of Planning and Sustainability Department that the rezoning from R-85 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District be APPROVED subject to the following conditions:

1. That the proposed development shall not exceed 5 detached urban single-family structures and shall be developed in accordance per the site plan dated and submitted on May 8, 2020.
2. That the proposed elevations shall conform to the proposed rendering, attached herein as Exhibit A.
3. That a landscape screening should be planted along the southern boundary line and the trees shall grow between 20-30 feet.

Attachments:

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map and Land Use Map
5. Aerial Photograph/Site Photographs



N-8

DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN M.SPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-20-1243840 Parcel I.D. #: 18-152-03-006

Address: 2573

NORTH Druid Hills Rd

Atlanta GA. 30329

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately ___ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of ___ units per acres, and the given fact that the project site is approximately ___ acres in land area, ___ daily vehicle trip end, and ___ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

<u>PLANS AND FIELD REVIEWED, NO PROBLEM THAT</u>
<u>WOULD INTERFERE WITH TRAFFIC FLOW.</u>

Signature: Jerry White



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: Z-20-1243840

Parcel I.D. #: 18-152-03-006

Address: 2573 North Druid Hills Road

Atlanta, Georgia

WATER:

Size of existing water main: 6" AC, Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: North Fork Peachtree Creek Basin

Is sewer adjacent to property: Yes () No (X) If no, distance to nearest line: Approximately 185 feet Northeast of property

Water Treatment Facility: R M Clayton WTF () adequate () inadequate

Sewage Capacity; * (MGPD)

Current Flow: 127 (MGPD)

COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

(see attachment)

Signature:

Baugh, Shauna S.

From: Otts, Michelle L.
Sent: Thursday, April 16, 2020 2:54 PM
To: Baugh, Shauna S.
Subject: Zoning cases

Importance: High

I am fine with approving these with the below condition to each one:

1. sewer capacity is not guaranteed. Sewer Capacity Evaluation will be required prior to any sewer connection approval.
2. All water connections/lines must be to 8" WL. Upgrades may be required by applicant (and at applicant's cost) to proceed with development.

Thank you! 😊

Michelle L. (Jackam) Otts, PE
Principal Engineer
Manager, Division of Planning & Development Department of Watershed Management

330 W. Ponce de Leon Ave
3rd Floor
Decatur, GA 30030
MLOtts@dekalbcountyga.gov
404-371-4918 (o)
DeKalbCountyGA.gov

-----Original Message-----

From: copier@dekalbcountyga.gov <copier@dekalbcountyga.gov>
Sent: Thursday, April 16, 2020 1:07 PM
To: Baugh, Shauna S. <ssbaugh@dekalbcountyga.gov>
Subject: Scanned from a Xerox Multifunction Printer

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location:
Device Name: WSMD_XRX7855_GIS



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site.. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

From: [Keeter, Patrece](#)
To: [Hill, LaSondra](#)
Subject: Zoning Comments April 2020
Date: Monday, April 13, 2020 5:48:42 PM
Attachments: [image006.png](#)
[image008.png](#)
[image010.png](#)
[image003.emz](#)
[image005.png](#)
[image007.jpg](#)
[image009.png](#)
[image011.png](#)
[image017.png](#)

N1 & N2- Panthersville Road is classified as a minor arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 40 foot right of way dedication from centerline required (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N3. Memorial Drive is a state route. GDOT review and approval required prior to permitting. Memorial Drive is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Midway Road is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N4. See chapter 5 of the zoning code- traffic study required. 448 units requires more access points. See section 14-200 of the land development code. Memorial Drive is a state route. GDOT review and approval. required prior to permitting. Memorial is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N5. Lawrenceville Hwy is a state route classified as a major arterial. GDOT review and approval. required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Haralson Rd is classified as a local road. 5 foot sidewalks, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 27.5 feet right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance

based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N6. East Conley Rd is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N7. East Conley Rd is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N8. North Druid Hills Road is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. Ensure that the driveway either lines up with the Knob Hill or is at the appropriate offset in section 14-200 of the land development code. Interior road to be privately maintained.

N9. Stephenson Road is classified as a collector road. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. For more that 150 units, the code requires two access points. I would like more details on the proposed super entrance, but would generally support a variance for the extra 10 lots with the addition of sidewalk along the entire frontage and along the frontage of the Calvary Church within the existing ROW.

N10. Sherrydale Ln is classified as a local road. 5 foot sidewalks, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 27.5 feet right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Interior streets to remain private.

N11. No comment

N12. No comment

N13. This appears to be a DRI. As I recall, the county can not take any zoning actions until the traffic study is submitted and reviewed by the regional partners, including ARC, GDOT and GRTA. Taking action on this item can put our federal transportation funding at risk. If this is not considered to be a DRI, I would still need a traffic study completed to make appropriate zoning comments to identify necessary improvements. Transportation has currently applied for federal funding to complete road diets on Mountain Drive (state route) and Kensington Road. In addition, we have applied for federal

funding to wrap this development area in a multiuse path to promote development and multi-modal connectivity. Memorial Drive and Covington Hwy are state routes classified as major arterials. GDOT review and approval. required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Mountain Drive is a state route classified as a collector. GDOT review and approval required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Kensington Road is classified as a minor arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 40 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. Watch driveway offsets required in Section 14-200 of the land development code (existing and already permitted driveways). This will be more units than the code allows. Intersection improvements and upgrades to protect capacity (median islands) will most likely be required. At a minimum: analyze roundabouts as design solutions for driveway access on Mountain and Kensington, provide enhanced pedestrian crossings on Kensington and Mountain, provide direct pedestrian accommodations from the sidewalks on public right of way to the entrances of the development. N14 & N15- This should all be packaged with the DRI in N13. See comments on N13.

Patrece G. Keeter, P.E.

*Engineering Manager,
Department of Public Works
Transportation Division*

1950 West Exchange Place, 4th FL
Tucker, Georgia 30084
pgkeeter@dekalbcountyga.gov

770-492-5281
678-758-3860
DeKalbCountyGA.gov



04/08/2020

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

Board of Health

- N.1 **Z-20-1243789 2020-0310 / 15-023-01-008**
4201 PANTHERSVILLE RD, ELLENWOOD, GA 30294
- Septic system installed on 09/07/1962
- N.2 **SLUP-20-1243788 2020-0311 / 15-023-01-008**
4201 PANTHERSVILLE RD, ELLENWOOD, GA 30294
- Septic System installed on 06/07/1962
- N.3 **N3 SLUP-20-1243831 2020-0312 /15-217-12-003**
3585 MEMORIAL DR, DECATUR, GA 30032
- Please review general comments
- N.4 **Z-20-1243836 2020-0313 / 15-230-01-010**
4213, 4203, 4195, 4187, 4179, 4183, & 4159
MEMORIAL DR, DECATUR, GA 30032
- Please review general comments
- N.5 **Z-20-1243837 2020-0314 / 18-146-02-081**
2550 LAWRENCEVILLE HWY, DECATUR, GA 30033
- Septic system installed on 10/18/1989
- N.6 **Z-20-1243838 2020-0315 / 15-013-01-017; 15-013-01-018**
4321 & 4341 E CONLEY RD, CONLEY, GA 30288
- Please review general comments
- N.7 **Z-20-1243839 2020-0316 / 15-013-02-017**
4388 E CONLEY RD, CONLEY, GA 30288
- Please review general comments
- N.8 **Z-20-1243840 2020-0317 / 18-152-03-006**
2573 N DRUID HILLS RD, ATLANTA, GA 30329
- Septic system installed on 05/02/1963
- N.9 **Z-20-1243841 2020-0318/ 16-159-01-003; 16-162-05-002**
1467 & 1503 STEPHENSON RD, LITHONIA, GA 30058
- Please review general comments
- N.10 **Z-20-1243847 2020-0319 / 15-197-01-001**
3559 SHERRYDALE LN, DECATUR, GA 30032
- Please review general comments
- N.11 **CZ-20-1243853 2020-0320/ 15-251-01-028**
3458, 3468 & 3478 MOUNTAIN DR, DECATUR, GA 30032

DeKalb County Board of Health

445 Winn Way – Box 987

Decatur, GA 30031

404.294.3700 • www.dekalbhealth.net



Board of Health

- Please review general comments

- N.12 **SLUP-20-1243861 2020-0331 / 15-041-01-152**
2902 CEDAR TRACE ROAD, ELLENWOOD, GA 30294
 - Please review general comments

- N.13 **Z-20-1243878 2020-0387 / 15-250-07-001, 15-250-07-003, 15-250-07-005, 15-250-07-006, 15-250-07-007, 15-250-07-008, 15-250-07-009, 15-250-07-010, 15-250-07-011, 15-250-07-012, 15-250-07-013, 15-250-07-014, 15-250-07-016, 15-250-07-017, 15-250-07-018, 15-250-07-019, 15-250-07-020, 15-250-07-021, 15-250-07-022, 15-250-07-023, 15-250-07-024, 15-250-07-025, 15-250-07-026, 15-251-02-001, 15-251-02-002, 15-251-02-003, 15-251-02-004, 15-251-02-005, 15-251-02-006, 15-251-02-007, 15-251-02-015, 15-251-02-016**
3350 KENSINGTON RD, (AND OTHERS), DECATUR, GA 30032
 - Please review general comments

- N.14 **Z-20-1243876 2020-0385 / 15-250-06-009, 15-251-03-001,15-251-03-002, 15-251-03-003**
4200 MEMORIAL DR, DECATUR, GA 30032
 - Please review general comments

- N.15 **SLUP-20-1243877 2020-0386 / 15-250-06-009, 15-251-03-001,15-251-03-002, 15-251-03-003**
4200 MEMORIAL DR, DECATUR, GA 30032
 - Please review general comments

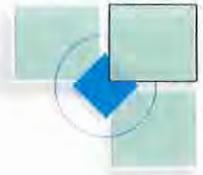
- N.16 **TA-20-1243897 2020-0414**
 - Please review general comments



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. Z-20-1243840

Filing Fee: _____

Date Received: 2/27/2020 Application No.: _____

Applicant: Battle Law, P.C. E-Mail: mlb@battlelawpc.com

Applicant Mailing Address: One West Court Sq. Suite 750

Applicant Phone: 404-601-7616 Fax: 404-745-0045

Owner(s): Diane McCorvey E-Mail: dhm55@bellsouth.net
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 2573 North Druid Hills Rd. Atlanta 30329

Owner(s) Phone: _____ Fax: _____

Address/Location of Subject Property: 2573 North Druid Hills Rd, Atlanta 30329

District(s): 18 Land Lot(s): 152 Block: 03 Parcel(s): 006

Acreage: .797 Commission District(s): 2 & 6

Present Zoning Category: R85 Proposed Zoning Category: RSM

Present Land Use Category: SUB

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? X Yes No

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing;

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

[Signature]
Battle Law, P.C.

NOTARY _____ SIGNATURE OF APPLICANT / DATE _____

EXPIRATION DATE / SEAL _____ Check One: Owner Agent X

3324 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030
[voice] 404-371-2155 [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address: <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: 10-11-2019

CHECK TYPE OF APPLICATION:

- () LAND USE PLAN
- () REZONE
- () MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(I) (WE), DIANE H. MCCORVEY
(Name of owner(s))

being (owner)/(owners) of the property described below or attached hereby delegate authority to
BATTLE LAW, P.C.

(Name of Applicant or Agent Representing Owner)

to file an application on (my) / (our) behalf.



[Signature]
Notary Public

Diane H. McCorvey
Owner

Notary Public

Owner

Notary Public

Owner



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

**PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)**

Tony Beasman

Applicant Name: Office of Design Phone: 4/214.5797 Email: officeofdesign.com

Property Address: 2573 N. Druid Hills Rd

Tax Parcel ID: 18-152-03-006 Comm. District(s): 2, 6 Acreage: .797

Existing Use: 1 residence Proposed Use: 6 Townhomes 7.52 u/lr

Supplemental Regs: _____ Overlay District: NA DRI: NA

Rezoning: Yes No _____

Existing Zoning: R85 Proposed Zoning: R5M Square Footage/Number of Units: 6

Rezoning Request: townhouses w/ 35% enhanced open space

Land Use Plan Amendment: Yes _____ No

Existing Land Use: SUB Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes _____ No _____ Article Number(s) 27- _____

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

B Battle Law, P.C.
Commercial Real Estate & Zoning
ONE WEST COURT SQUARE, SUITE 750
DECATUR, GA 30030

What is a Community Meeting?

Community meetings are designed to inform the surrounding communities of current rezoning, and special land use permit applications. It's an opportunity for the community to learn about the proposed projects, ask questions, present concerns, and make suggestions. We take this opportunity to encourage you to come out and participate. Owner? Renter? Doesn't matter. All are welcome.

For More Info Contact Batoya Clements at:

Phone: 404-601-7616 ext. 2

Fax: 404-745-0045

Email: bdc@battlelawpc.com

**Rezoning Application From
R-85 to RSM for the
Development of a Six Unit
Townhome Development**

Wednesday, February 26, 2020

COMMUNITY MEETING

6:30 pm until 8:00 pm

First Alliance Church

2512 North Druid Hills Road, NE

Atlanta, Georgia 30329

**Please drive around to the back parking lot
and enter through the carport entrance.*

**SUBJECT PROPERTY:
2573 North Druid Hills Road
Atlanta, Georgia 30329**

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
1357 Holly Lane Llc	2897 N Druid Hills Rd Ne	Atlanta	GA	30329-3924
A Russell Gerber	1663 Knob Hill Ct Ne	Atlanta	GA	30329-3205
Abigail Elaine Per-Lee	1355 N Crossing Dr Ne	Atlanta	GA	30329-3570
Adam J Hubschman	1548 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Adam James Fett	2209 Brookhaven Vw Ne	Brookhaven	GA	30319-3196
Adam Sellitto	1367 N Crossing Dr Ne	Atlanta	GA	30329-3571
Adee M Weismark	1486 Briaroaks Trl Ne	Atlanta	GA	30329-3575
Alan M Pinsker	1550 High Haven Ct Ne	Atlanta	GA	30329-3204
Alanna Catherine Conner	1418 N Crossing Dr Ne	Atlanta	GA	30329-3571
Alix Elamin	1659 Woodbridge Ln Ne	Atlanta	GA	30329-3536
Alp Cumhuri Er	1496 Briaroaks Trl Ne	Atlanta	GA	30329-3575
Alysia A Harman	1549 High Haven Ct Ne	Atlanta	GA	30329-3203
Alyssa C Forbess	1408 N Crossing Dr Ne	Atlanta	GA	30329-3571
Anastasia Athena Zatzos	1342 N Crossing Dr Ne	Atlanta	GA	30329-3570
Andrea N Franklin	1357 N Crossing Dr Ne	Atlanta	GA	30329-3570
Andreas C Tsangarides	1526 High Haven Ct Ne	Atlanta	GA	30329-3204
Anthony Castelli	10 James Pl	Staten Islan	NY	10305-2906
Antonio G Valdes-Rodriguez	1659 Emory Place Dr Ne	Atlanta	GA	30329-4716
Apolinar Lorenzo Alzaga	1451 Holly Ln Ne	Atlanta	GA	30329-3515
Ardeana R Vance	1352 N Crossing Dr Ne	Atlanta	GA	30329-3570
Ashley H Ponder	2582 N Druid Hills Rd Ne	Atlanta	GA	30329-3244
Ashok Jayashankar	77 Dovecrest Cv	Jackson	TN	38305-6908
At North Druid Town Overlook	2144 Buford Hwy	Buford	GA	30518-6096
Avrohom Tkatch	1352 Holly Ln Ne	Atlanta	GA	30329-3555
Bahman B Farazmand	1421 Holly Ln Ne	Atlanta	GA	30329-3515
Benjamin Mortimer	1406 N Crossing Dr Ne	Atlanta	GA	30329-3571
Betty Jean Dolan	1329 Holly Ln Ne	Atlanta	GA	30329-3513
Bonita Paschal	1359 N Crossing Dr Ne	Atlanta	GA	30329-3570
Boris A Yadgarov	6574 Saunders St	Rego Park	NY	11374-4254
Brandon Ward	1535 Knob Hill Dr Ne	Atlanta	GA	30329-3206
Brian Roma	1493 Briaroaks Trl Ne	Atlanta	GA	30329-3569
Bryant Jones	1365 N Crossing Dr Ne	Atlanta	GA	30329-3571
Caran Brmalette	1432 N Crossing Dr Ne	Atlanta	GA	30329-3560
Carina Antunez	1643 Emory Place Dr Ne	Atlanta	GA	30329-4716
Carlee Sanford	1420 N Crossing Dr Ne	Atlanta	GA	30329-3571
Carlton D Fields	1472 Briaroaks Trl Ne	Atlanta	GA	30329-3566
Carmine Anthony Santoianni	1370 N Crossing Dr Ne	Atlanta	GA	30329-3571
Carrington Smith	10217 Cormorant Dr	Breinigsville	PA	18031-2252
Carsten Sievers	1526 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Cary Milligan	1669 Emory Place Dr Ne	Atlanta	GA	30329-4716
Chad Lewis	1665 Emory Place Dr Ne	Atlanta	GA	30329-4716
Charity Chinasa Ekperi	7110 Eunice Dr	Riverdale	GA	30274-3176
Chinmoy Tripathy	1456 Briaroaks Trl Ne	Atlanta	GA	30329-3565

Christine J Root	1356 N Crossing Dr Ne	Atlanta	GA	30329-3570
Christopher M Stewart	1438 N Crossing Dr Ne	Atlanta	GA	30329-3560
Claude Edwards	6402 Lake Vista Dr	Tuscaloosa	AL	35406-2972
Colleen K Ghilardi	1519 Knob Hill Dr Ne	Atlanta	GA	30329-3206
Cortes Marla I Flores	1354 N Crossing Dr Ne	Atlanta	GA	30329-3570
Cosmin C Potocean	1527 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Curtis Henry	1508 Woodbridge Way Ne	Atlanta	GA	30329-3500
D Sink Properties Llc	1217 Hopkins Ter Ne	Atlanta	GA	30324-3823
Daiana Weiss	1652 Emory Place Dr Ne	Atlanta	GA	30329-4716
Daniel Liberman	1518 Holly Ln Ne	Atlanta	GA	30329-3518
Daniel Londono Brinez	1466 N Crossing Cir Ne	Atlanta	GA	30329-3568
Daniel Wesner	1346 N Crossing Dr Ne	Atlanta	GA	30329-3570
David Franklin Coole	1392 N Crossing Dr Ne	Atlanta	GA	30329-3571
David J Romeiko	1512 Laurel Park Cir Ne	Atlanta	GA	30329-3217
David Ryback	Po Box 15559	Atlanta	GA	30333-0559
David S Cohen	1693 Little Joe Ct	Decatur	GA	30033-1519
David W Moorehead	1664 Emory Place Dr Ne	Atlanta	GA	30329-4716
Debbie Aviva Kessler	1492 N Crossing Cir Ne	Atlanta	GA	30329-3568
Deborah Smith Harrison	1683 Knob Hill Ct Ne	Atlanta	GA	30329-3205
Dekalb Board Of Education	1701 Mountain Industrial Blvd	Stone Mountain	GA	30083-1027
Dekalb County	1300 Commerce Dr	Decatur	GA	30030-3222
Dekalb County Holdings Llc	1005 Boulder Dr	Gray	GA	31032-6141
Dennis C Matzkin	1422 N Crossing Dr Ne	Atlanta	GA	30329-3560
Diane H McCorvey	2573 N Druid Hills Rd Ne	Atlanta	GA	30329-3261
Diego D Salazar	1517 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Donald E Bailey Jr	1582 Knob Hill Dr Ne	Atlanta	GA	30329-3243
Druid Forest Condominium Asso	45 W Crossville Rd	Roswell	GA	30075-2964
Duane E Brooks	1456 Edgebrook Ct Ne	Atlanta	GA	30329-3215
Elaine Lentini	1384 N Crossing Dr Ne	Atlanta	GA	30329-3571
Elaine M Wecksler	1448 Briaroaks Trl Ne	Atlanta	GA	30329-3565
Eleanor Johnston	1353 N Crossing Dr Ne	Atlanta	GA	30329-3570
Elizabeth A Caldwell	1950 Hallie Ln	Granville	OH	43023-9257
Elizabeth Perry Ardell	2507 Kirkland Dr Ne	Atlanta	GA	30345-3935
Emory Place Homeowners Assoc	2300 Bethelview Rd	Cumming	GA	30040-9475
Enclave At Druid Hills Townhome	1000 Holcomb Woods Pkwy Ste	Roswell	GA	30076-2587
Eric L Goldstein	1341 Holly Ln Ne	Atlanta	GA	30329-3513
Eugene Schallern	1477 Briaroaks Trl Ne	Atlanta	GA	30329-3567
Euisun Pyo	1490 N Crossing Cir Ne	Atlanta	GA	30329-3568
Farhad Chowdhury	1504 Woodbridge Way Ne	Atlanta	GA	30329-3500
Farris B Williams	1349 N Crossing Dr Ne	Atlanta	GA	30329-3570
Faye M Sykes	1484 Briaroaks Trl Ne	Atlanta	GA	30329-3575
Fei Li	1485 Briaroaks Trl Ne	Atlanta	GA	30329-3569
First Alliance Church Of The Chri	2512 N Druid Hills Rd Ne	Atlanta	GA	30329-3213
Fraidl Alon	1474 Briaroaks Trl Ne	Atlanta	GA	30329-3566

Francesco Evangelista	1539 Laurel Park Cir Ne	Atlanta	GA	30329-3217
George G Sciouris	1335 N Crossing Dr Ne	Atlanta	GA	30329-3570
George J Trusler III	1400 N Crossing Dr Ne	Atlanta	GA	30329-3571
George Jean	1412 N Crossing Dr Ne	Atlanta	GA	30329-3571
Ghazaleh Koefod	1652 Woodbridge Ln Ne	Atlanta	GA	30329-3561
Gloria M Stephens	1484 N Crossing Cir Ne	Atlanta	GA	30329-3568
Glynn S Gamble	1458 Briaroaks Trl Ne	Atlanta	GA	30329-3565
Gordon Williams	1516 Woodbridge Way Ne	Atlanta	GA	30329-3500
Govind Kannan	212 Sansbury Trl	Warner Rob	GA	31088-3142
Grace F Matthews	1490 High Haven Ct Ne	Atlanta	GA	30329-3202
Guangpeng Liu	1434 N Crossing Dr Ne	Atlanta	GA	30329-3560
Hannah B Garfinkel	1464 Briaroaks Trl Ne	Atlanta	GA	30329-3566
Harold Wolf	1508 Holly Ln Ne	Atlanta	GA	30329-3518
Harry Merritt Rutland III	1436 N Crossing Dr Ne	Atlanta	GA	30329-3560
Harvey Brian Coppage	1452 Edgebrook Ct Ne	Atlanta	GA	30329-3215
Henry Fink	1708 N Holly Ln Ne	Atlanta	GA	30329-3524
Hui Yu Lam	1518 Woodbridge Way Ne	Atlanta	GA	30329-3500
Holly A Ostendorf	1488 N Crossing Cir Ne	Atlanta	GA	30329-3568
Ilan Stern	1541 High Haven Ct Ne	Atlanta	GA	30329-3203
Ilana Ginsberg Hrozencik	1511 Knob Hill Dr Ne	Atlanta	GA	30329-3206
Ina G Schnitzer	1528 Knob Hill Dr Ne	Atlanta	GA	30329-3207
Ipx Mf Druid Hills Llc	301 Oxford Valley Rd	Yardley	PA	19067-7706
Irene A Bratschitsch	1414 N Crossing Dr Ne	Atlanta	GA	30329-3571
J William Byrd	1478 Briaroaks Trl Ne	Atlanta	GA	30329-3566
Jacqueline Damgaard	1494 Briaroaks Trl Ne	Atlanta	GA	30329-3575
Jacquelyn B Treadway	1323 Holly Ln Ne	Atlanta	GA	30329-3513
James Anthony Demer	1494 Holly Ln Ne	Atlanta	GA	30329-3553
James B Bateman	1714 N Holly Ln Ne	Atlanta	GA	30329-3524
James Boice	1667 Knob Hill Ct Ne	Atlanta	GA	30329-3205
James Ross	1351 N Crossing Dr Ne	Atlanta	GA	30329-3570
Jan Marie Beckwith	1478 N Crossing Cir Ne	Atlanta	GA	30329-3568
Jane A Crawford	1376 N Crossing Dr Ne	Atlanta	GA	30329-3571
Jean Goffaux	1551 Knob Hill Dr Ne	Atlanta	GA	30329-3206
Jenna Noblin	1402 N Crossing Dr Ne	Atlanta	GA	30329-3571
Jeremiah L Lau	1388 N Crossing Dr Ne	Atlanta	GA	30329-3571
Jeremy Sarnat	1436 Holly Ln Ne	Atlanta	GA	30329-3516
Jessica Greenbaum	1337 Holly Ln Ne	Atlanta	GA	30329-3513
Jessica T Cook	1658 Woodbridge Ln Ne	Atlanta	GA	30329-3561
Jill A Danneman	1544 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Jin Woo Kim	3311 City Pl	Edgewater	NJ	07020-3151
Joann L Connolly	1574 Knob Hill Dr Ne	Atlanta	GA	30329-3243
Jodie S Cohen	1446 Briaroaks Trl Ne	Atlanta	GA	30329-3565
Joel Matthew Frenkel	1463 Briaroaks Trl Ne	Atlanta	GA	30329-3567
John Daniel Wehby	1675 Knob Hill Ct Ne	Atlanta	GA	30329-3205

John Gregory Elam	3463 Silverleaf Ln	Vista	CA	92084-2300
John M Whitcomb II	1680 Knob Hill Ct Ne	Atlanta	GA	30329-3205
Jonathan E Levin	1527 Knob Hill Dr Ne	Atlanta	GA	30329-3206
Jonathan Michael Rolnick	1381 Jody Ln Ne	Atlanta	GA	30329-3521
Jonathan Simon	1660 Woodbridge Ln Ne	Atlanta	GA	30329-3561
Jonna Peat	2588 N Druid Hills Rd Ne	Atlanta	GA	30329-3244
Josef Fischer	6 Hilltop Pl	Monsey	NY	10952-2403
Joseph David Kunz Living Trust K	1604 Pearl St	Austin	TX	78701-1524
Judith H Eckert	1470 Briaroaks Trl Ne	Atlanta	GA	30329-3566
Julia C Russell	1424 N Crossing Dr Ne	Atlanta	GA	30329-3560
Julie E Ruchman	1340 N Crossing Dr Ne	Atlanta	GA	30329-3570
Kadir Demir	1452 Briaroaks Trl Ne	Atlanta	GA	30329-3565
Kamden Robb	1663 Emory Place Dr Ne	Atlanta	GA	30329-4716
Kathleen M Jefferies	1446 N Crossing Dr Ne	Atlanta	GA	30329-3560
Kathy Kahrs	1473 Briaroaks Trl Ne	Atlanta	GA	30329-3567
Kay Scott	1348 N Crossing Dr Ne	Atlanta	GA	30329-3570
Kelli Porter	1426 N Crossing Dr Ne	Atlanta	GA	30329-3560
Ken Kianpour	2515 N Druid Hills Rd Ne	Atlanta	GA	30329-3212
Kerry A Lovett	1550 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Kevin Huang	1666 Emory Place Dr Ne	Atlanta	GA	30329-4716
Kevin Peng	1398 N Crossing Dr Ne	Atlanta	GA	30329-3571
Kevin Rodbell	1472 Holly Ln Ne	Atlanta	GA	30329-3553
Kihyung Kim	1662 Emory Place Dr Ne	Atlanta	GA	30329-4716
Kimberly D Ellis	1501 Knob Hill Dr Ne	Atlanta	GA	30329-3206
Kimberly Irwin	1533 High Haven Ct Ne	Atlanta	GA	30329-3203
Kirk C Filer	1476 Briaroaks Trl Ne	Atlanta	GA	30329-3566
Krista M Clarke	1657 Emory Place Dr Ne	Atlanta	GA	30329-4716
Kurtis G Robinson	1557 High Haven Ct Ne	Atlanta	GA	30329-3203
Lanford William	2168 Tanglewood Rd	Decatur	GA	30033-1914
Langwell Kathryn Estes Trustee I	18 Colonial Pl	Asheville	NC	28804-2445
Larisa Gubareva	1655 Woodbridge Ln Ne	Atlanta	GA	30329-3536
Lauren A Lambert	1496 N Crossing Cir Ne	Atlanta	GA	30329-3568
Lauren Alloy	1369 N Crossing Dr Ne	Atlanta	GA	30329-3571
Lauren Asley Polivka	1467 Briaroaks Trl Ne	Atlanta	GA	30329-3567
Lee McCoy	1444 N Crossing Dr Ne	Atlanta	GA	30329-3560
Leland Aaron Anderson	1450 Edgebrook Ct Ne	Atlanta	GA	30329-3215
Leon L Slodov	1534 High Haven Ct Ne	Atlanta	GA	30329-3204
Leonard M Ohnstad	1364 N Crossing Dr Ne	Atlanta	GA	30329-3571
Lewis S Freedman	1590 Knob Hill Dr Ne	Atlanta	GA	30329-3243
Lewis S Mazo	1505 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Liana Henry	1653 Emory Place Dr Ne	Atlanta	GA	30329-4716
Linda Garr Markwell	1522 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Linda Gay Henry	3840 Courtyard Dr Se	Atlanta	GA	30339-4249
Lindsay Nyhoff	1651 Emory Place Dr Ne	Atlanta	GA	30329-4716

Lita Sanford	1474 N Crossing Cir Ne	Atlanta	GA	30329-3568
Ludy Camelo	1466 Briaroaks Trl Ne	Atlanta	GA	30329-3566
Luis Perez	1482 Briaroaks Trl Ne	Atlanta	GA	30329-3575
Lynnette Walker	1480 N Crossing Cir Ne	Atlanta	GA	30329-3568
Maotian Zhou	1378 N Crossing Dr Ne	Atlanta	GA	30329-3571
Marc Davis Sherman	1469 Briaroaks Trl Ne	Atlanta	GA	30329-3567
Marc R Hill	1368 N Crossing Dr Ne	Atlanta	GA	30329-3571
Marcia J Karon	1465 Holly Ln Ne	Atlanta	GA	30329-3515
Marcus Spruill III	1485 Holly Ln Ne	Atlanta	GA	30329-3515
Margaret D Outlaw	1535 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Maria Corazon Bueno Mendoza	1382 N Crossing Dr Ne	Atlanta	GA	30329-3571
Maria Iadgarova	1518 High Haven Ct Ne	Atlanta	GA	30329-3204
Marian Strazynski	1536 Knob Hill Dr Ne	Atlanta	GA	30329-3207
Marianna Murphy	1390 N Crossing Dr Ne	Atlanta	GA	30329-3571
Mark H Kunis	1213 Wildcliff Cir Ne	Atlanta	GA	30329-3474
Mark M Strouse	1654 Emory Place Dr Ne	Atlanta	GA	30329-4716
Mary H Tschopp	1344 N Crossing Dr Ne	Atlanta	GA	30329-3570
Mary Jane Horsburgh	1445 Holly Ln Ne	Atlanta	GA	30329-3515
Mary Spooner	1454 Briaroaks Trl Ne	Atlanta	GA	30329-3565
Matthew Brandt	1542 High Haven Ct Ne	Atlanta	GA	30329-3204
Matthew P Dekar	1525 High Haven Ct Ne	Atlanta	GA	30329-3203
Matthew T Dentler	1468 Briaroaks Trl Ne	Atlanta	GA	30329-3566
Megan Rosen	1358 N Crossing Dr Ne	Atlanta	GA	30329-3570
Meghana Sreevatsava	1339 N Crossing Dr Ne	Atlanta	GA	30329-3570
Melissa Anne Moore	1428 N Crossing Dr Ne	Atlanta	GA	30329-3560
Mesfin Benzuneh	1547 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Michael L Milligan	56 7th Ave Apt 10C	New York	NY	10011-6661
Michael Owen Poynor	1332 N Crossing Dr Ne	Atlanta	GA	30329-3570
Michael S Berger	1369 Holly Ln Ne	Atlanta	GA	30329-3513
Michael S Hewitt	1380 N Crossing Dr Ne	Atlanta	GA	30329-3571
Mila Kishinevsky	3628 Chaumont Dr	Vestavia	AL	35223-2202
Miryam Ben Chaim	1649 Emory Place Dr Ne	Atlanta	GA	30329-4716
Molly Levinson	933 Lincoln Court Ave Ne	Brookhaven	GA	30329-1822
Mr Home Rentals Llc	96285 Light Wind Dr	Fernandina	FL	32034-6103
Mt Moriah Missionary Baptist Cl	1983 Brockett Rd	Tucker	GA	30084-6428
Mukund Jain	1653 Woodbridge Ln Ne	Atlanta	GA	30329-3536
Nanette S Ross	1366 N Crossing Dr Ne	Atlanta	GA	30329-3571
Nathan Heigle	1505 Holly Ln Ne	Atlanta	GA	30329-3517
Nicholas Omri Levin	1489 Holly Ln Ne	Atlanta	GA	30329-3515
Noreen Bernard	1454 Edgebrook Ct Ne	Atlanta	GA	30329-3215
Pahk Thepchatri	1641 Emory Place Dr Ne	Atlanta	GA	30329-4716
Patricia Ann Moss	1334 N Crossing Dr Ne	Atlanta	GA	30329-3570
Patricia Bullock Williams	1461 Briaroaks Trl Ne	Atlanta	GA	30329-3565
Patricia Conley Chandonia	1477 Holly Ln Ne	Atlanta	GA	30329-3515

Paula C Gomez	1450 N Crossing Cir Ne	Atlanta	GA	30329-3568
Perry Boling B Iii Trustee Larison	1371 N Crossing Dr Ne	Atlanta	GA	30329-3571
Peter R Emmet	1338 N Crossing Dr Ne	Atlanta	GA	30329-3570
Phyllis Tate	1500 Holly Ln Ne	Atlanta	GA	30329-3518
Qi Carrie Sun	3162 Evelyn St	Tucker	GA	30084-5101
Rachel Alarcon	1362 N Crossing Dr Ne	Atlanta	GA	30329-3570
Rachel Domba	1497 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Raffi Tachdjian	427 S Bundy Dr	Los Angeles	CA	90049-4031
Rayford Trae Young	4013 Sam Gordon Dr	Norman	OK	73072-4023
Raymond Yue Yu	1657 Woodbridge Ln Ne	Atlanta	GA	30329-3536
Rebecca Simonds	1410 N Crossing Dr Ne	Atlanta	GA	30329-3571
Renan Ravello	1543 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Residual Trust U/W Peter James	2290 Jomarc Way	Marietta	GA	30062-2608
Revathi N Koneru	1512 Woodbridge Way Ne	Atlanta	GA	30329-3500
Ricardo Gartner	1483 Briaroaks Trl Ne	Atlanta	GA	30329-3569
Richard Alfonso	1494 N Crossing Cir Ne	Atlanta	GA	30329-3568
Richard J Palter Jr	1549 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Richard R Dionne	1442 N Crossing Dr Ne	Atlanta	GA	30329-3560
Rivkah M Eidex	1457 Holly Ln Ne	Atlanta	GA	30329-3515
Robert B Elwell	1513 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Robert J Medwed	1360 N Crossing Dr Ne	Atlanta	GA	30329-3570
Robert N Katz	219 Mount Vernon Dr	Decatur	GA	30030-1608
Rolf Haardoerfer	1639 Emory Place Dr Ne	Atlanta	GA	30329-4716
Ronald D Hanson	1440 N Crossing Dr Ne	Atlanta	GA	30329-3560
Rose Anne Schulman	1495 Briaroaks Trl Ne	Atlanta	GA	30329-3569
Ryan J Brunner	1688 Knob Hill Ct Ne	Atlanta	GA	30329-3205
Sagar Yatin Patel	1514 Woodbridge Way Ne	Atlanta	GA	30329-3500
Salvation Army	1424 Northeast Expy Ne	Brookhaven	GA	30329-2018
Sara Sanford	1337 N Crossing Dr Ne	Atlanta	GA	30329-3570
Sarah A Green	1442 Briaroaks Trl Ne	Atlanta	GA	30329-3569
Sarah Faith Cohen	1437 Holly Ln Ne	Atlanta	GA	30329-3515
Sarah R Sweeney	1495 High Haven Ct Ne	Atlanta	GA	30329-3201
Sarlie McKinnon	2604 N Druid Hills Rd Ne	Atlanta	GA	30329-3530
Scott A Joseph	1472 N Crossing Cir Ne	Atlanta	GA	30329-3568
Scott F Rausher	1372 N Crossing Dr Ne	Atlanta	GA	30329-3571
Scott Wayne	1396 N Crossing Dr Ne	Atlanta	GA	30329-3571
Sean Andrew Crowley	1468 N Crossing Cir Ne	Atlanta	GA	30329-3568
Sean Laughlin	1502 Woodbridge Way Ne	Atlanta	GA	30329-3500
Sean M Kelley	1658 Emory Place Dr Ne	Atlanta	GA	30329-4716
Sean Ryan McMaster	1333 N Crossing Dr Ne	Atlanta	GA	30329-3570
Sgi Partnership Llc	1645 Emory Place Dr Ne	Atlanta	GA	30329-4716
Sharyn I Mack	1487 Briaroaks Trl Ne	Atlanta	GA	30329-3569
Shaundra J Clayton	1662 Woodbridge Ln Ne	Atlanta	GA	30329-3561
Shojaee Laleh Mohajer	1650 Woodbridge Ln Ne	Atlanta	GA	30329-3561

Smitha Bhandari	1497 Briaroaks Trl Ne	Atlanta	GA	30329-3569
Sravan Dhulipala	1649 Woodbridge Ln Ne	Atlanta	GA	30329-3536
Stanley M Harris	2487 N Druid Hills Rd Ne	Atlanta	GA	30329-3210
Stefan Hreniuc	1401 Sheffield Dr Ne	Atlanta	GA	30329-3421
Stephanie Braunstein	1361 N Crossing Dr Ne	Atlanta	GA	30329-3570
Stephanie Miriam Sultan	1430 N Crossing Dr Ne	Atlanta	GA	30329-3560
Stephen Dudley	1530 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Stephen Frangis	1674 Knob Hill Ct Ne	Atlanta	GA	30329-3205
Stephen M Fox	1452 N Crossing Cir Ne	Atlanta	GA	30329-3568
Stephen M Walsh	1448 N Crossing Cir Ne	Atlanta	GA	30329-3568
Steve Flinkenstein	1466 Holly Ln Ne	Atlanta	GA	30329-3553
Steven R Jenkins	1385 Holly Ln Ne	Atlanta	GA	30329-3513
Susan L Myers	1482 N Crossing Cir Ne	Atlanta	GA	30329-3568
Susan S Tobaben	1450 Holly Ln Ne	Atlanta	GA	30329-3516
Sydney L Cohn	1416 N Crossing Dr Ne	Atlanta	GA	30329-3571
Tamara Necoechea	Po Box 13185	Atlanta	GA	30324-0185
Tao Yu	605 Asbury Cir	Atlanta	GA	30322-1006
Tara Smith	1373 N Crossing Dr Ne	Atlanta	GA	30329-3571
Tevya E Harley	1668 Emory Place Dr Ne	Atlanta	GA	30329-4716
Thomas W O'Rourke	1331 N Crossing Dr Ne	Atlanta	GA	30329-3570
Timothy Elmore	1531 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Timothy Rohm	1486 N Crossing Cir Ne	Atlanta	GA	30329-3568
Tina E Shroat	1540 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Todd Landon Cummings	1510 High Haven Ct Ne	Atlanta	GA	30329-3204
Trevor Wolf	1350 N Crossing Dr Ne	Atlanta	GA	30329-3570
Trustees Of The North Georgia C	1700 Century Cir Ne	Atlanta	GA	30345-3020
Victor Maximov	1490 Briaroaks Trl Ne	Atlanta	GA	30329-3575
Victor Murphy	1489 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Vikram Bhatia	1501 High Haven Ct Ne	Atlanta	GA	30329-3203
Vinai M Vishwanath	3969 S Cobb Dr Se	Smyrna	GA	30080-6358
Vishnu-Priya Sneller	1491 Briaroaks Trl Ne	Atlanta	GA	30329-3569
Wade W Craighead	1666 Knob Hill Ct Ne	Atlanta	GA	30329-3205
Wei Huang	1234 Vinings Place Pt	Mableton	GA	30126-5686
Wei Li	1655 Emory Place Dr Ne	Atlanta	GA	30329-4716
Wesley Thomas Oneal	1656 Woodbridge Ln Ne	Atlanta	GA	30329-3561
William F Hegeman	1536 Laurel Park Cir Ne	Atlanta	GA	30329-3217
William W Ficken Jr	1493 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Wilson Thomas Michael Trustee	1521 Laurel Park Cir Ne	Atlanta	GA	30329-3217
Wright Kim L Hamilton	1374 N Crossing Dr Ne	Atlanta	GA	30329-3571
Yan Luo	1336 N Crossing Dr Ne	Atlanta	GA	30329-3570
Yasser Helmi	1470 N Crossing Cir Ne	Atlanta	GA	30329-3568
Yeshiva Ohr Yisrael Inc	1458 Holly Ln Ne	Atlanta	GA	30329-3553
Yi Wei Chen	216 Cannery Ct	Pittsburg	CA	94565-3662
Yosef Aharon Hoffman	1363 Holly Ln Ne	Atlanta	GA	30329-3513

Yuning Ye	1341 N Crossing Dr Ne	Atlanta	GA	30329-3570
Zahava Kurland	1486 Holly Ln Ne	Atlanta	GA	30329-3553
Zanthia Evon Wiley	1667 Emory Place Dr Ne	Atlanta	GA	30329-4716

COMMUNITY MEETING

SIGN IN SHEET

Property: 2573 N. Druid Hills Road

Location: First Alliance Church, N. Druid Hills Road

Wednesday, February 26, 2020 6:30 PM – 8:00 PM

Please print legibly

First Name	Last Name	Address	City, State	Zip Code	Phone Number	Email Address
DAVID	COOLE	1392 N. CROSSING DRIVE	ATLANTA	30329		david.f.coole@gmail.com
Julie	RUSSELL	1424 N. CROSSING DR NE	ATL	30329		julrus@gmail.com
Carlee	Sanford	1420 N. CROSSING DR NE	ATL	30329		Carlee20@hotmail.com carlee20@hotmail.com
Sydney	Cohn	1416 N. Crossing Dr	Atl.	30329		Sydcohn@gmail.com
Rose Anne Schulman		1495 Briar Oaks TR	ATL	30329		roseanne.rea1tor@gmail.com
NANCY	ROMEIKO	1512 LAUREL PARK Cir.	ATL	30329		↑
DAVID	ROMEIKO	1512 LAUREL PK CIR NE	ATL GA	30329		dromeiko@bellsouth.net
Tara Smith	Smith	1373 N. Crossing Dr	ATL	30329		tara.graysmith@gmail.com
RICARDO	GARTNER	1483 BRIAR OAKS TR.	ATL	30329	404. 263 2211	ricardogartner@yahoo.com

COMMUNITY MEETING

SIGN IN SHEET

Property: 2573 N. Druid Hills Road

Location: First Alliance Church, N. Druid Hills Road

Wednesday, February 26, 2020 6:30 PM – 8:00 PM

Please print legibly

First Name	Last Name	Address	City, State	Zip Code	Phone Number	Email Address
MARIANNA	MURPHY	1390 N Crossing Dr	ATL	30329		rosesrusmurphy@yahoo.com
M	Mendoza	1382 N Crossing Dr		30329		
C	Koth	1373 N Crossing Dr		30328		
Marc	Hill	1368 N Crossing Dr	ATL	30329		marc.hill2@yahoo.com
Evan	Pape					evan.pape@gmail.com

Campaign Contribution Disclosure Statements

CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT

Pursuant to the provisions of 36 O.C.G.A. 67(A), please find below a list of those contributions made by Michèle L Battle or Battle Law, P.C. in the past two years, aggregating \$250.00 or more, to local government officials who will consider this application.

NAME OF GOV'T OFFICIAL	OFFICIAL POSITION	AMOUNT OF CONTRIBUTION
Kathie Gannon	Commissioner	\$350
Mereda Davis Johnson	Commissioner	\$500
Larry Johnson	Commissioner	\$700
Lorraine Cochran-Johnson	Commissioner	\$250

By: 
Printed Name: Michèle Battle

Legal Description

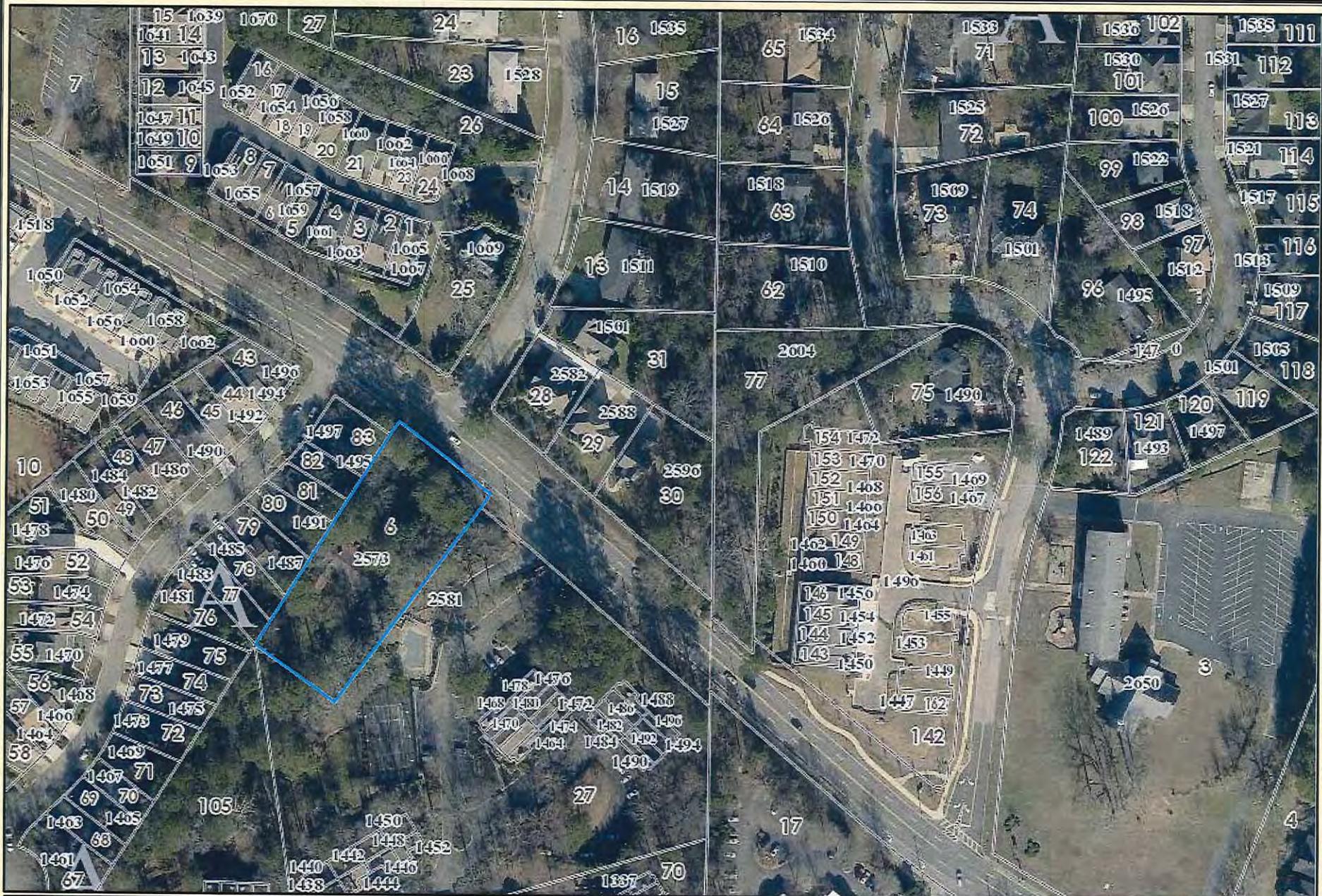
2573 N. Druid Hills Road, NE

Parcel No. 18-152-03-006

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 152, 18th District of DeKalb County, Georgia and being more particularly described as follows:

Commencing at a point along the Westerly Right-of-Way of Briaroaks Trail and proceed East for a distance of 83 feet to a Reinforcing Bar Found (RBF) at the intersection of said Right-of-Way and North Druid Hills Road – Variable Right of Way, said Point being the POINT OF BEGINNING; thence proceed South 53°03'00" East, for a distance of 101.77 feet to a point; thence proceed South 28°17'17" West, for a distance of 305.19 feet to a point; thence proceed North 62°12'55" West, for a distance of 120.43 feet to a point; thence proceed North 31°48'51" East, for a distance of 322.18 feet to a point, said point being the POINT OF BEGINNING.

Said tract contains approximately 34,705 square feet (0.797 acres) as shown on a Plat prepared for 2573 N. Druid Hills Rd NE, prepared by Survey Systems Atlanta bearing the stamp and seal of Charles W. Loveless, G.R.L.S. No. 3030, field date is July 30, 2019, drawn date is August 2, 2019.



2573 North Druid Hills Aerial

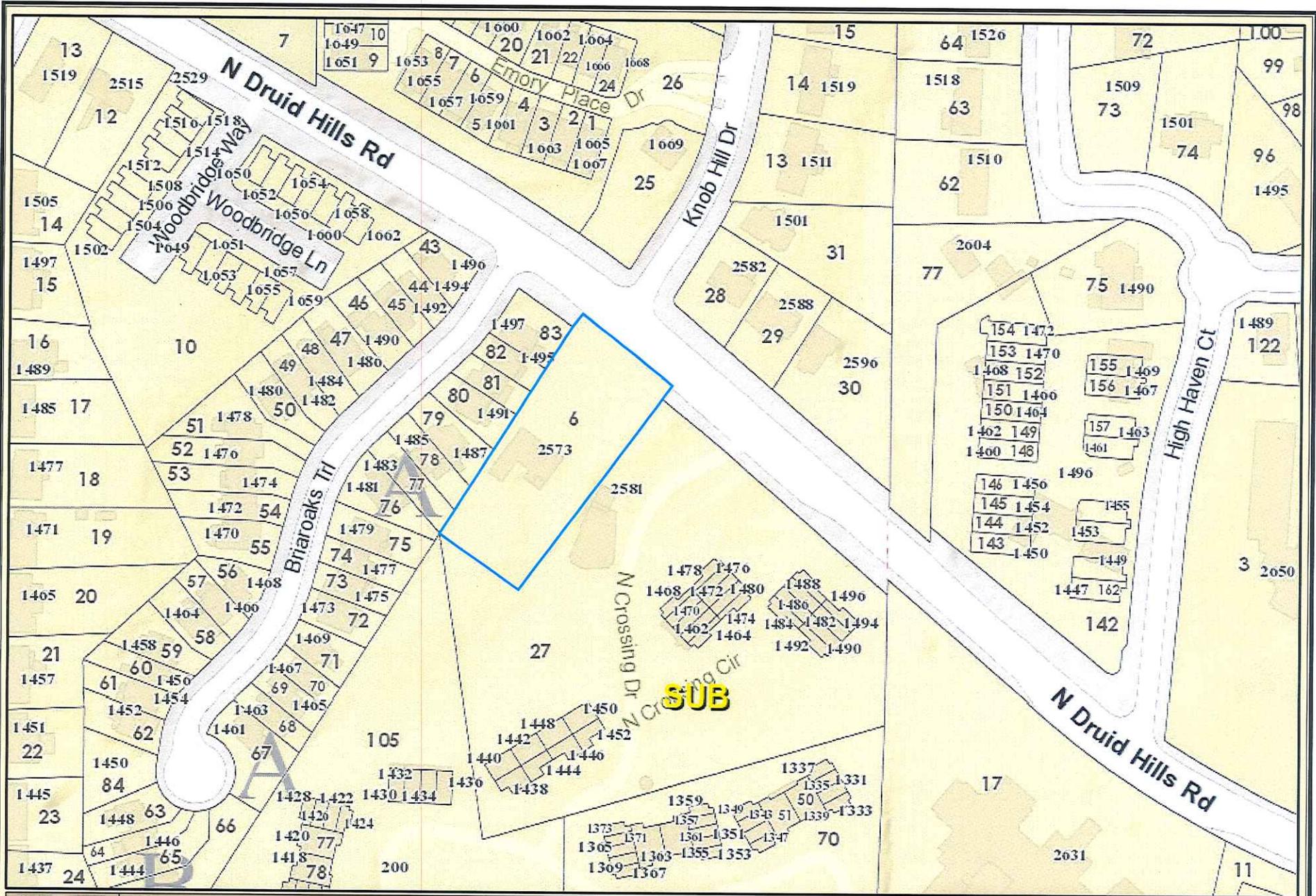


Date Printed: 2/26/2020

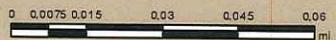


DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



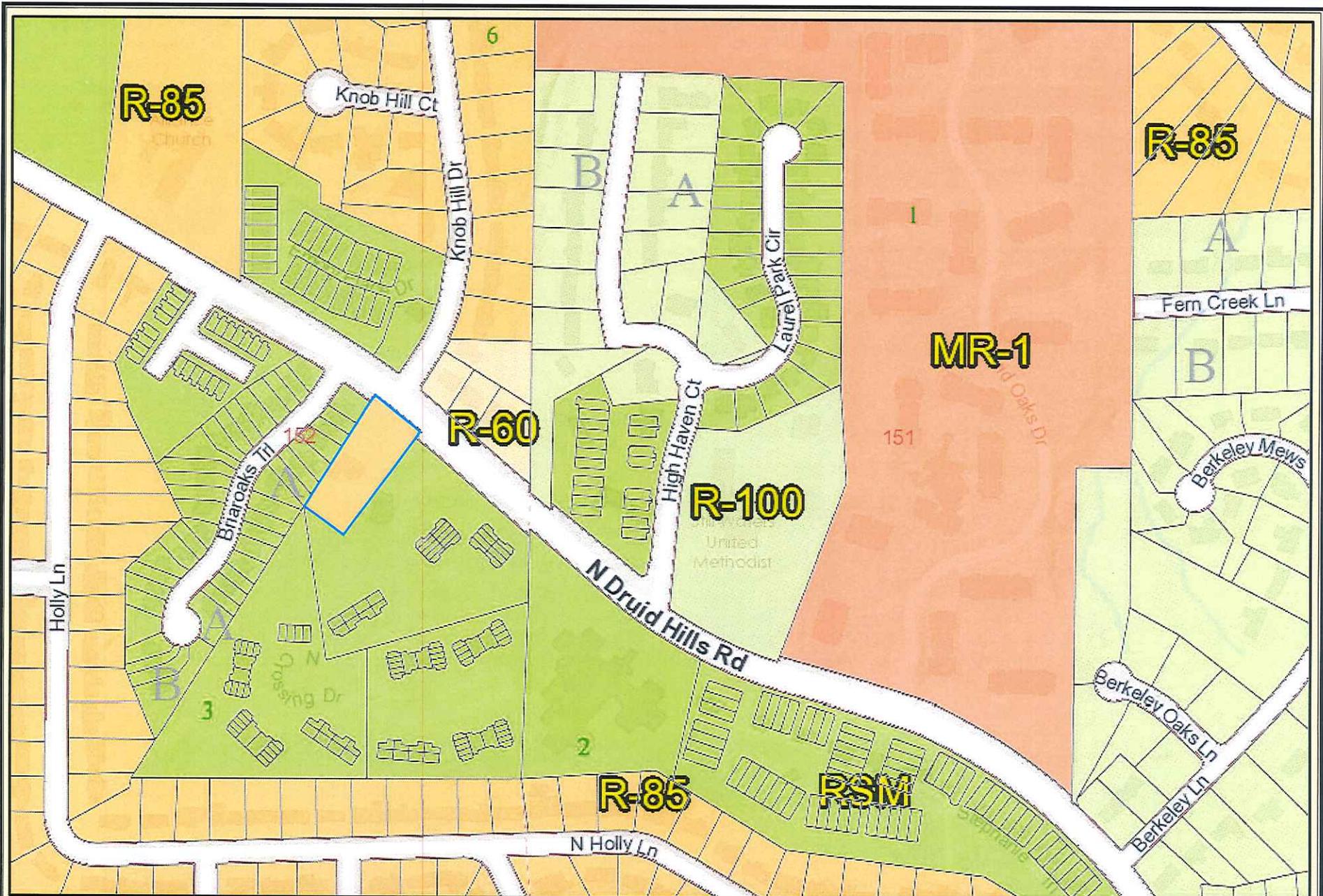
2573 North Druid Hills Land Use



Date Printed: 2/26/2020



DeKalb County GIS Disclaimer
 The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



DeKalb County Parcel Map

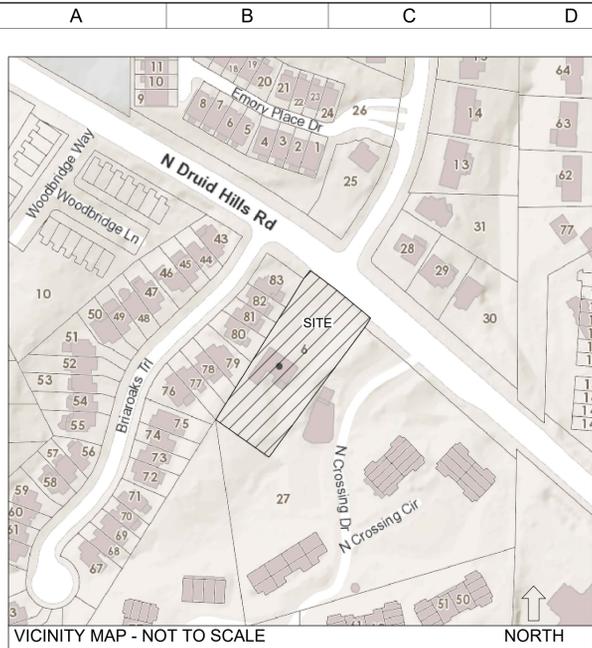


Date Printed: 2/26/2020



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

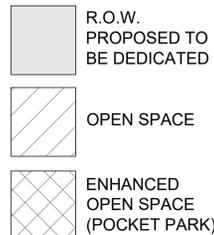


DATA CHART	
EXISTING ZONING:	R85
PROPOSED ZONING:	RSM
GROSS ACRES:	0.831 AC.
NET ACRES:	0.796 AC. (AFTER RW DEDICATION)
GROSS DENSITY:	6.01 AC.
NET DENSITY:	6.28 AC. (AFTER RW DEDICATION)
UNITS	(5) 24'X42' TYPICAL (USF-DETACHED)
LOT AREA:	1,350 SF (USF - DETACHED)
MIN. UNIT HEATED AREA:	MINIMUM 1,100 SF PER CODE
BUILDING SETBACKS (URBAN SF-DETACHED)	
FRONT:	18' (VARIANCE)
SIDE:	0'; 3' BETWEEN BUILDINGS
REAR:	18' (VARIANCE)
BUILDING HT. MAXIMUM:	3 STORIES OR 45'
LOT COVERAGE ALLOWED:	70% (MAXIMUM PER LOT OR TOTAL PARCEL ACREAGE)
LOT COVERAGE PROVIDED:	56% (OF TOTAL PARCEL ACREAGE)
SIDEWALK PROVIDED ON SITE:	405 L.F.
SIDEWALK PROVIDED ALONG DRUID HILLS RD R.O.W.:	80 L.F.

ADDITIONAL CALCULATIONS AND BONUS DENSITY	
OPEN SPACE REQUIRED:	20% OR .159 ACRES
OPEN SPACE PROVIDED:	30% OR 0.24 ACRES
BONUS DENSITY (50% GREATER THAN BASE)	
ENHANCED PROVIDED:	27% OR 0.22 ACRES
BONUS DENSITY (20% GREATER THAN BASE)	
PUBLIC ART TO BE PROVIDED	

PARKING ANALYSIS				
LOT TYPE	GARAGE/DRIVEWAY	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
USFD	2	2	4	5
MAIL KIOSK & GUEST PARKING				
TOTAL PARKING SPACES PROPOSED FOR RESIDENTIAL				
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL				

- REQUESTED ADMINISTRATIVE VARIANCES:
- THE INTERNAL FRONT BUILDING SETBACK SHALL BE 18 FEET.
 - THE REAR BUILDING SETBACK SHALL BE 18 FEET AS SHOWN.
 - THE SIDEWALK AND LANDSCAPE STRIP WILL BE PROVIDED ON ONE SIDE OF THE PRIVATE DRIVE AS SHOWN, AND DESIGNED WITH A 5 FOOT SIDEWALK AND 4 FOOT LANDSCAPE STRIP.
 - THE PRIVATE DRIVE SHALL PROVIDE A 9 FOOT EASEMENT ON BOTH SIDES OF THE DRIVE, MEASURED FROM BACK OF CURB.



FLOOD NOTE:
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 13089C0054K, DATED AUGUST 15, 2019.

PROPERTY OWNER:
PID 18 152 03 006: DIANA H MCCORVEY

SEWER NOTE:
SEWER IS PROVIDED BY DEKALB COUNTY. SEWER IS PROPOSED TO BE A GRAVITY LINE, WHICH WILL TIE INTO EXISTING OFF-SITE SANITARY SEWER MANHOLE ID: 18 152 S213

WATER NOTE:
WATER IS PROVIDED BY DEKALB COUNTY. EXISTING WATER LINE LOCATED ALONG DRUID HILLS DR NE.



ALLIANCE ENGINEERING + PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

ONE ENGINEERING + LAND PLANNING + LANDSCAPE ARCHITECTURE + LAND SURVEYING
279 SOUTH MCGINN ST., SUITE A.1 | ALPHARETTA, GA 30009
770.223.4730 | www.aepall.com

Copyright 2020, Alliance Engineering & Planning, Inc.
This drawing is the sole property of Alliance Engineering & Planning, Inc. It is to be used for the specific project and location identified herein only. No part of this drawing may be reproduced, stored in any retrieval system, or transmitted in any form or by any means, either electronic, mechanical, printed, photocopied, or in any way without the written permission of Alliance Engineering & Planning.

SURVEYING BY:
SURVEY SYSTEMS ATLANTA
PHONE: (678) 591-6064
WWW.SURVEYSYSTEMSATLANTA.COM
CONTACT: CHARLES W LOVELESS

DRUID HILLS COMMUNITY PARTNERS, LLC
6100 LAKE FOREST DRIVE SUITE 120
ATLANTA, GA 30328
24 HR CONTACT: LEVI AFRAH
404-805-5384

SITE ZONING PLANS FOR
2573 DRUID HILLS RD NE
L.L. 152 - DISTRICT 18TH
PARCEL 18 152 03 006

Orig. Issue 04.13.2020
Designed by JW
Checked by JJ
Project # 19062

NORTH
SCALE: 1" = 20'
ZONING SITE PLAN

CALL BEFORE YOU DIG

5-08-2020

AMENDED AND RESTATED
STATEMENT OF INTENT AND
IMPACT ANALYSIS

and

Other Material Required by
DeKalb County Zoning Ordinance
for the
Application for Rezoning

of

Battle Law, P.C.

for

.797± acres of land located at
2573 North Druid Hills Road

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
One West Court Square, Suite 750
Decatur, Georgia 30030
Phone: (404) 601-7616
Fax: (404) 745-0045
Email: mlb@battlelawpc.com

I. STATEMENT OF INTENT

The property at 2573 North Druid Hills Road, Atlanta, Unincorporated Dekalb County, GA (the “Subject Property”) is a .797 acre tract of land that is currently zoned R-85 with a land use designation of Suburban. The Subject Property is improved with a one-story frame house built in 1952. The Subject Property is currently under contract for sale, and the prospective purchaser desires to rezone the Subject Property from R-85 to RSM for the development of five urban detached units at a gross density of 6.01 acre per acre. The Subject Property has a land use designation of Suburban.

This document is submitted both as a Statement of Intent regarding this Application, a preservation of the Applicant’s constitutional rights, and the Impact Analysis of this Application as required by the DeKalb County Zoning Ordinance. A surveyed plat and conceptual site plan of the Subject Property controlled by the Applicant has been filed contemporaneously with the Application, along with other required materials.

II. IMPACT ANALYSIS

- (a) Suitability of use: The proposed rezoning will allow for the development of residential lots at a density that is suitable for the area considering the existing uses and zoning classifications in the area. The Subject Property is an infill lot located on North Druid Hills Road, which is a major arterial road. The Briaroaks Subdivision, which abuts the western boundary of the Subject Property, is a townhome community developed in the early 1980s which is zoned RSM. Abutting the eastern boundary of the Subject Property is the Druid Forrest Condominium Community also built in the early 1980s, which is zoned RSM. North of the Subject Property is the Emory Place townhome community built in the

early 2000s which is zoned RSM, and the Minton Hall single family detached subdivision built in the mid-2000s, which is zoned R-60. Therefore, the rezoning of the Subject Property to RSM for the development of townhome units is a suitable use for the Subject Property, as it is consistent with the surrounding uses.

- (b) Effect on adjacent property: The proposed development will have a positive impact on the surrounding community for several reasons. First, the development of the Subject Property will provide for a use that is more suitable for the area. The current 1 story frame house is out of character in terms of types of residential development which surrounds the lot, and the type of development recently built in the area. Therefore, the rezoning and redevelopment of the Subject Property will continue to support the values in the area, and the attractiveness of the area. Second, the development of the Subject Property will increase sight visibility for those making left turns from the Druid Forrest Subdivision, where sight visibility is challenged by the overgrowth on the Subject Property, including three trees located along the front property line of the Subject Property.
- (c) Effect on public facilities: The Subject Property is in an area with public utility availability. The proposed rezoning will not cause excessive use of streets, transportation facilities, or utilities in the area.
- (d) Economic use of current zoning: The Subject Property has minimal use as currently zoned R-85. As the lone R-85 parcel surrounded by townhomes and three-story condominium buildings, the redevelopment of the Subject Property for another single detached home is not marketable, or viable. The proposed rezoning, however, will allow for a marketable use of the Subject Property.

- (e) Effect on historic building, sites, etc. The approval of this Application will not have any adverse impact on any historic buildings, sites, districts or archaeological resources in the area.
- (f) Compatibility with Comprehensive Land Use Plan. The Subject Property has a land use designation of Suburban which supports the RSM zoning district.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Land use Amendment Application at issue be approved. Please note that the Applicant's Notice of Constitutional Allegations and Preservation of Constitutional Rights have been submitted with this Application and are attached hereto and by this reference incorporated herein.

This 28th day of April, 2020.

Respectfully submitted,



Michèle L. Battle, Esq.
Attorney For Applicant

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF
CONSTITUTIONAL RIGHTS

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners to rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

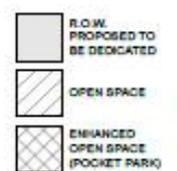
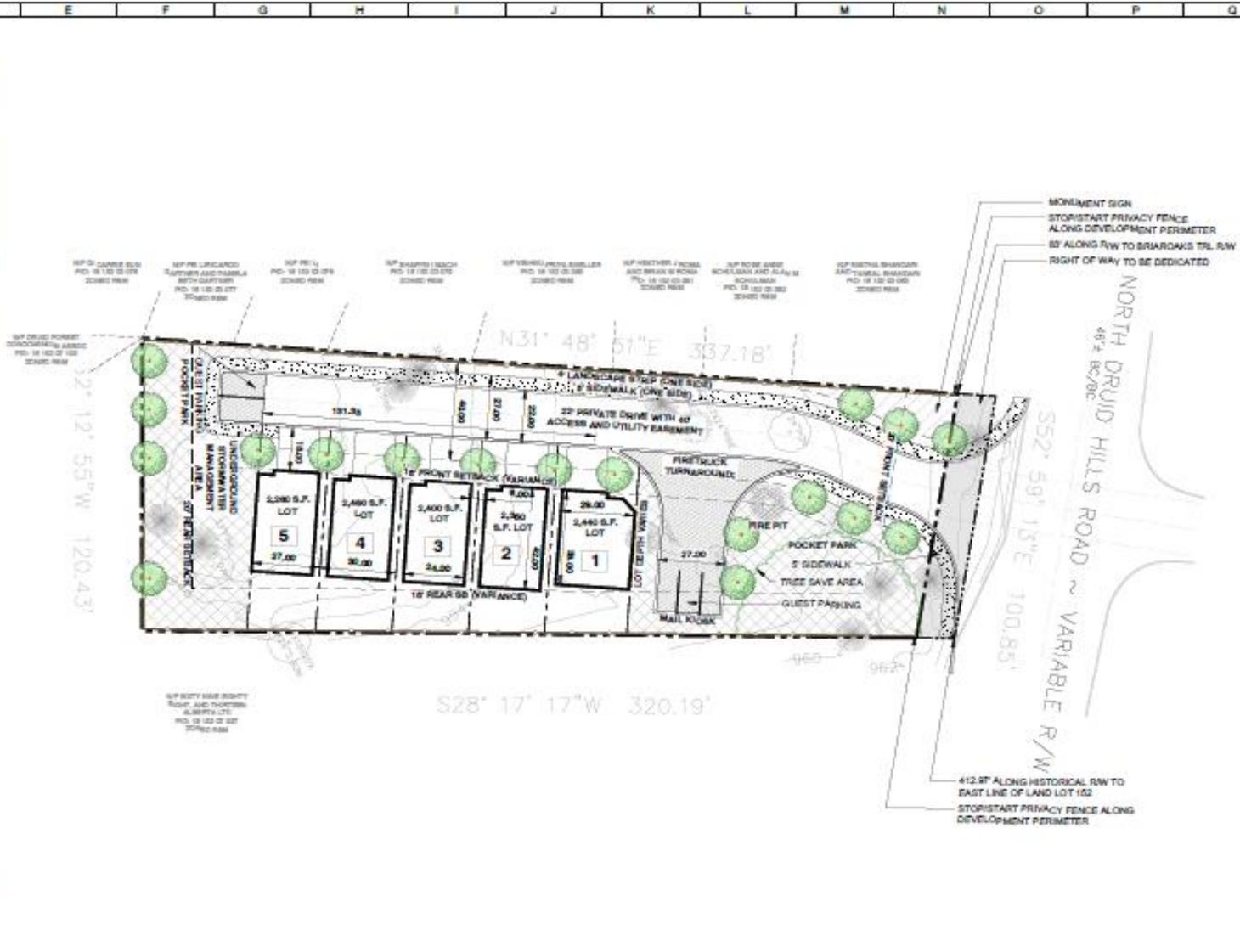
A refusal to allow the rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.



DATA CHART					
EXISTING ZONING:	R66				
PROPOSED ZONING:	R5M				
GROSS ACRES:	0.831 AC.				
NET ACRES:	0.726 AC. (AFTER RW DEDICATION)				
GROSS DENSITY:	6.01 AC.				
NET DENSITY:	6.25 AC. (AFTER RW DEDICATION)				
UNITS:	(5) 24X42 TYPICAL (USP-DETACHED)				
LOT AREA:	1,350 SF (USP - DETACHED)				
MIN. UNIT HEATED AREA:	MINIMUM 1,100 SF PER CODE				
BUILDING SETBACKS (URBAN SF-DETACHED)					
FRONT:	18' (VARIANCE)				
SIDE:	0; 3' BETWEEN BUILDINGS				
REAR:	18' (VARIANCE)				
BUILDING HT. MAXIMUM:	3 STORES OR 48'				
LOT COVERAGE ALLOWED:	70% (MAXIMUM PER LOT OR TOTAL PARCEL ACREAGE)				
LOT COVERAGE PROVIDED:	56% (OF TOTAL PARCEL ACREAGE)				
SIDEWALK PROVIDED ON SITE:	405 L.F.				
SIDEWALK PROVIDED ALONG DRUID HILLS RD R.O.W.:	83 L.F.				
ADDITIONAL CALCULATIONS AND BONUS DENSITY					
OPEN SPACE REQUIRED:	20% OR 159 ACRES				
OPEN SPACE PROVIDED:	20% OR 0.24 ACRES				
BONUS DENSITY (50% GREATER THAN BASE)					
ENHANCED PROVIDED:	27% OR 0.22 ACRES				
BONUS DENSITY (20% GREATER THAN BASE)					
PUBLIC ART TO BE PROVIDED					
PARKING ANALYSIS					
LOT TYPE	GARAGE	DRIVEWAY	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
USFD	2	2	4	5	20
MAIL KIOSK & GUEST PARKING					5
TOTAL PARKING SPACES PROPOSED FOR RESIDENTIAL					25
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL					10

- REQUESTED ADMINISTRATIVE VARIANCES:**
- THE INTERNAL FRONT BUILDING SETBACK SHALL BE 18 FEET.
 - THE REAR BUILDING SETBACK SHALL BE 18 FEET AS SHOWN.
 - THE SIDEWALK AND LANDSCAPE STRIP WILL BE PROVIDED ON ONE SIDE OF THE PRIVATE DRIVE AS SHOWN, AND DESIGNED WITH A 5 FOOT SIDEWALK AND 4 FOOT LANDSCAPE STRIP.
 - THE PRIVATE DRIVE SHALL PROVIDE A 9 FOOT EASEMENT ON BOTH SIDES OF THE DRIVE, MEASURED FROM BACK OF CURB.



FLOOD NOTE:
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 13089C0054K, DATED AUGUST 15, 2019.

PROPERTY OWNER:
PID 18 152 03 026: DIANA H MCCORVEY

SEWER NOTE:
SEWER IS PROVIDED BY DEKALB COUNTY. SEWER IS PROPOSED TO BE A GRAVITY LINE, WHICH WILL TIE INTO EXISTING OFF-SITE SANITARY SEWER MANHOLE ID: 18 152 8213

WATER NOTE:
WATER IS PROVIDED BY DEKALB COUNTY. EXISTING WATER LINE LOCATED ALONG DRUID HILLS DR NE.



ALLIANCE
LAND DEVELOPMENT

DRUID HILLS COMMUNITY PARTNERS, LLC

SITE ZONING PLANS FOR
270 DRUID HILLS RD
LAND LOT 152
PARCEL 5.15.0000

Original Date: 04.03.2020
Designed by: JAS
Checked by: JAS
Project #: 1580

811
CALL BEFORE YOU DIG

4-28-2020

