

LAND LOT(S): 179 DISTRICT: 15th  
DEKALB COUNTY, GA  
DATE: March 23, 2017

# Memorial Drive Tract

DEVELOPER / APPLICANT  
**ZEVULON CAPITAL**  
550 Pharr Road, Su. 220  
Atlanta, GA. 30305  
Contact: Yossi Kagan  
yossi@zevcap.com

ENGINEER  
**AE ADVANCED ENGINEERING + PLANNING**

CIVIL ENGINEERING ♦ LAND PLANNING ♦ LANDSCAPE ARCHITECTURE  
6845 Shiloh Road East #D3 | Alpharetta, GA 30005  
Phone 770.225.4730 | advancedengdesign.com

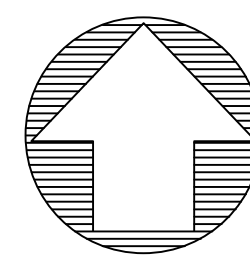
## SITE DATA

EXISTING ZONING:	C-1 & R-75
PROPOSED ZONING:	MR-2
ACRES TOTAL SITE AREA:	0.60 ACRES
DENSITY:	
ALLOWED DENSITY:	24 UNITS / ACRE W/BONUSES
PROPOSED DENSITY:	20 UNITS / ACRE
AMENITY PROXIMITY BONUS 20%:	FITNESS CENTER (1853 MEMORIAL DRIVE)
SUSTAINABILITY ELEMENTS BONUS 50%:	NATIONALLY ACCREDITED GREEN BLDGS.
MIN. UNIT SIZE:	
MAX. LOT COVERAGE:	85%
MAX. BUILDING HEIGHT:	3 STORIES OR 35'
SETBACKS:	
FRONT YARD:	10'
SIDE YARD:	N/A
REAR YARD:	15'
TRANSITIONAL YARD:	50' (VARIANCE REQUEST)
PARKING:	
	12 HOMES (2 GARAGE) = 24 SPACES

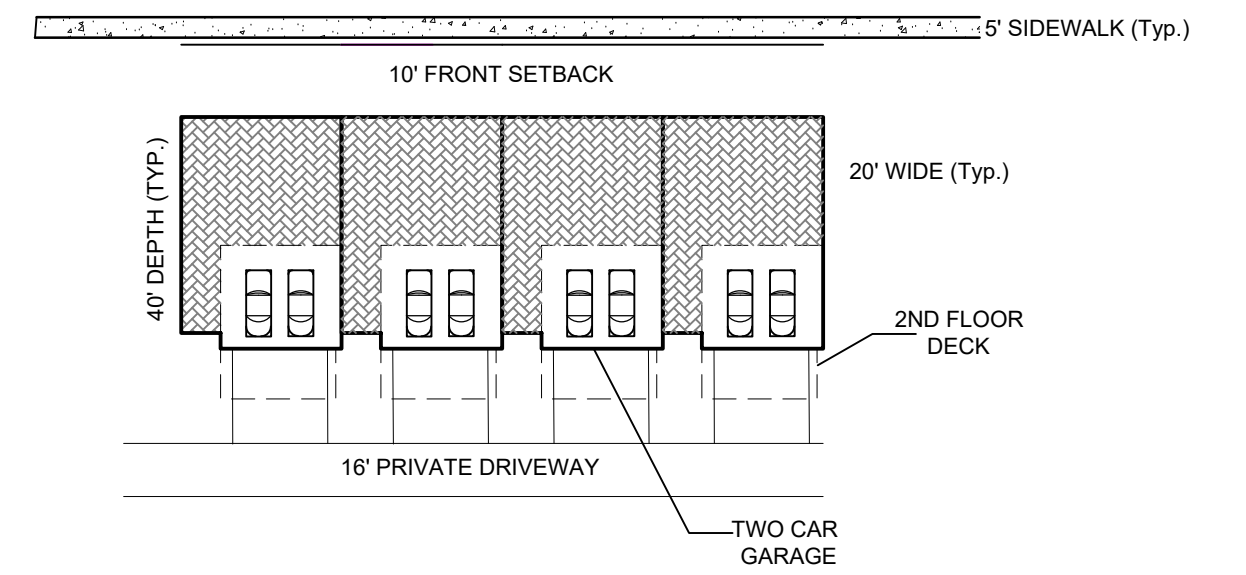
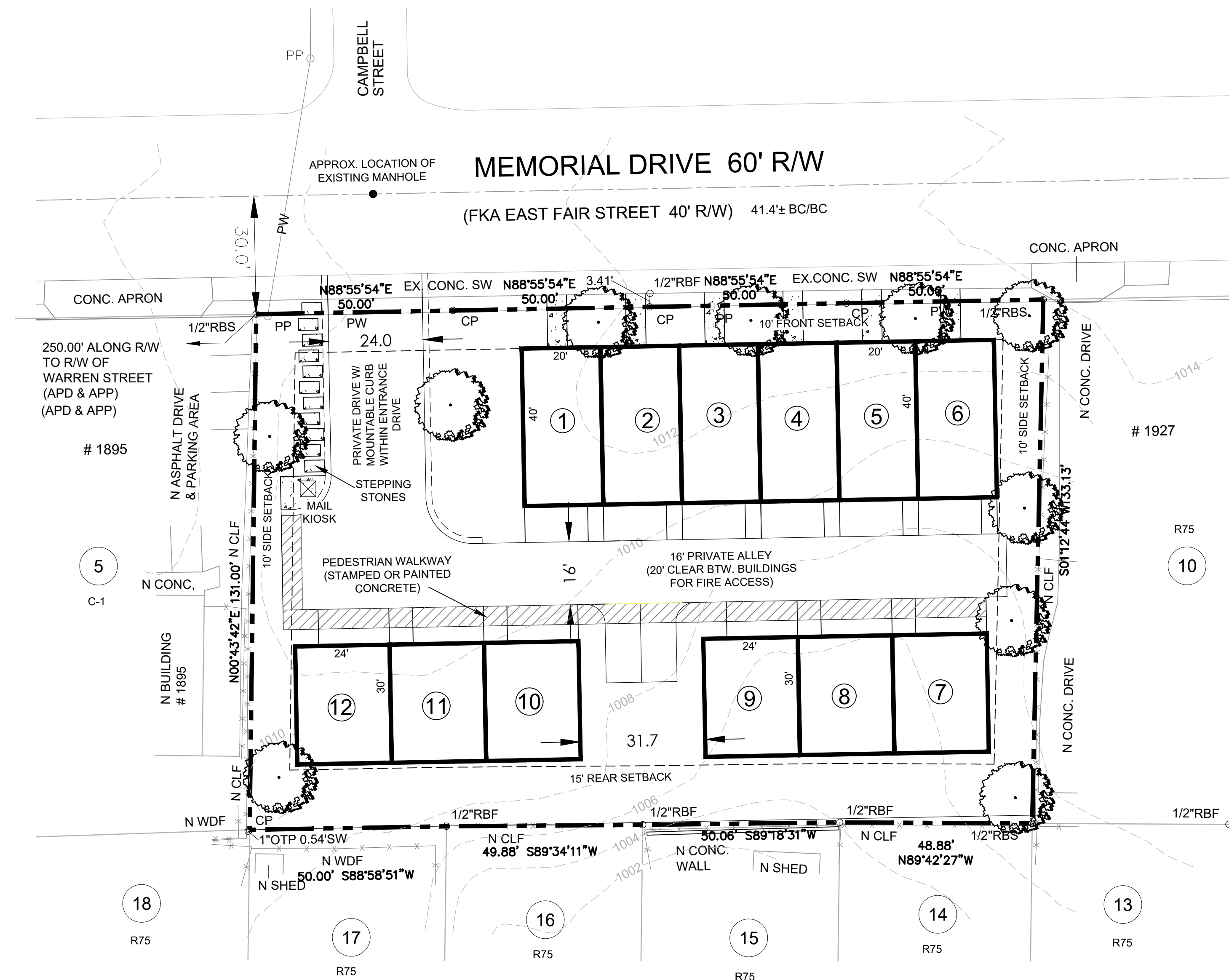
- \* "NO PARKING - BOTH SIDES OF STREET" SIGNS TO BE PLACED ON ENTRANCE & INTERNAL DRIVES.
- \* NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP No. 13089C0127J, DATED MAY 16, 2013.

## PROPERTY OWNERS:

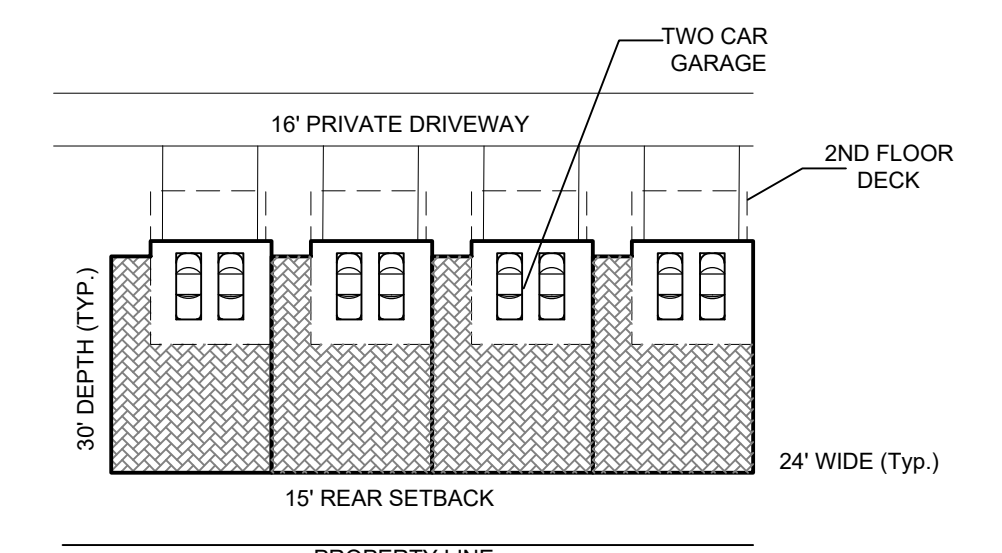
- 1517910009 : MADISON PRICE
- 1517910008 : ABEBE & COMPANY, LLC
- 1517910007 : ABEBE & COMPANY, LLC
- 1517910006 : ABEBE & COMPANY, LLC



Scale: 1" = 20'



TYPICAL LOT LAYOUT: 20' WIDE TOWNHOMES (GROUND FLOOR REAR ENTRY)



TYPICAL LOT LAYOUT: 24' WIDE TOWNHOMES (GROUND FLOOR FRONT ENTRY)



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 500  
Decatur, GA 30030  
(404) 371-2155 / plandev@dekalbcountyga.gov**

Michael Thurmond  
Chief Executive Officer

**Planning Commission Hearing Date: March 7, 2017, 6:30 P.M.  
Board of Commissioners Hearing Date: March 28, 2017, 6:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** Z-17-21293 **Agenda #:** N. 6

**Location/Address:** 1911, 1913, 1915, and 1921 Memorial Drive, Atlanta **Commission District:** 3 **Super District:** 6

**Parcel ID(s):** 15-179-10-006, -007, -008, -009

**Request:** To rezone property from C-1 (Local Commercial) and R-75 (Single-Family Residential) to MR-2 (Medium-Density Residential) for a 12-unit attached townhome development.

**Property Owner(s):** Abebe and Company, LLC & Madison Price

**Applicant/Agent:** Laurel David, Atty., for Abebe and Company, LLC

**Acreage:** .60 acres

**Existing Land Use:** Vacant – undeveloped

**Surrounding Properties:** To the northwest, north, and northeast (City of Atlanta): single-family residential; to the east, southeast, south, and southwest: single-family residential; to the west: retail (Peter’s Foodmart) and auto repair (unnamed).

**Adjacent Zoning:** **North:** City of Atlanta **South:** R-75 **East:** R-75 **West:** C-1 **Northeast:** City of Atlanta  
**Northwest:** City of Atlanta **Southeast:** R-75 **Southwest:** R-75

**Comprehensive Plan:** NC (Neighborhood Center)  **Consistent**  **Inconsistent**

<b>Proposed Density:</b> 20 units per acre	<b>Existing Density:</b> none (vacant)
<b>Proposed Units:</b> 12	<b>Existing Units:</b> none (vacant)
<b>Proposed Lot Coverage:</b> 70%	<b>Existing Lot Coverage:</b> none (vacant)

**Zoning History:** It appears that the property has been zoned C-1 and R-75 since adoption of the original zoning ordinance and map in 1956.

**SITE and PROJECT ANALYSIS**

The subject property is a .60-acre parcel comprised of four vacant lots which appear to have been platted as single-family lots with frontages of 50 feet each. The property has a total of 200 feet of combined frontage on Memorial Drive, a two-way, four-lane major arterial. The topography of the property is level and mature trees are growing throughout the site, as well as a considerable amount of underbrush. Based on DeKalb County records, 1911

Memorial Drive was formerly used for a restaurant, and 1915 and 1921 Memorial were developed with single-family attached houses.

The proposed development consists of twelve fee-simple, attached townhomes. A 16-foot wide alley would provide vehicular circulation within the site. The site plan shows six attached units facing Memorial Drive, with walkways that lead to an existing sidewalk along Memorial Drive, and trees in each front yard. Seven-foot driveways and two-car garages are located at the rear of these units and are accessed by the alley. A row of six attached units are located on the opposite side of the alley, in the rear half of the site. Seven-foot driveways and two-car garages are located on the front of these units. In order to meet the intent of the zoning ordinance for separation of pedestrian and vehicular circulation within the site, a pedestrian path should be provided and connected to the existing sidewalk on Memorial Drive, as described in the Staff recommendations.

The base density for the MR-2 classification is 12 units per acre, and the maximum with bonuses is 24 units per acre. The applicant proposes a density of 20 units per acre, resulting from a 20% density bonus (2.4 units) for amenity proximity and a 50% bonus (6 units) for sustainable construction.

**Character of the Surrounding Area:** The character of the surrounding area is a mixture of low-intensity commercial and single-family residential uses. The three westernmost lots of the four lots that comprise the subject property are zoned C-1. These lots appear to have been part of a commercial strip that extends to the west, on both sides of Memorial Drive. Three adjoining lots between the subject property and Warren Street are still used for commercial purposes, i.e., for a convenience store (Peter's FoodMart) and for an auto repair establishment which bears no sign that would identify the name of the business. The Parkview shopping center is located further to the west, on the southwest corner of Warren Street and Memorial Drive. The Parkview shopping center, zoned MU-4, is anchored by a Kirkwood Family Medicines and contains the Liv Fitness Center, the Kirkwood Preparatory Academy, an Autozone store, and a Wing Street/Pizza Hut fast food restaurant.

The easternmost lot of the subject property is zoned R-75, like the surrounding single-family residential properties located in the neighborhood to the east, south, and southeast. Many of the older homes in this neighborhood have been renovated or replaced with new bungalow-style homes.

Memorial Drive forms the boundary between unincorporated DeKalb County and The City of Atlanta. The properties across Memorial Drive to the north are located in the City of Atlanta. A single-family neighborhood, developed with a mixture of older, one-story homes and newer, one- and two-story infill homes, is located across the street from the subject property.

The proposed zoning classification of MR-2 would establish a transition in density and intensity between the R-75 properties to the east and south, and the MU-4 and C-1 commercial properties to the west.

**Access and Transportation Considerations:** Memorial Drive is a two-way, four-lane major arterial and a State Route. Bus service between downtown Atlanta and Stone Mountain is provided by the No. 21 bus. A sidewalk is located on the property frontage.

## **LAND USE AND ZONING ANALYSIS**

**Section 27-7.3.5 of the DeKalb County Code, "Standards and factors governing review of proposed amendments to the official zoning map", states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps:**

- A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:** The proposed density of 20 units per acre is allowed, with density bonuses, by the Future Land Use Map designation of Neighborhood Commercial, which allows up to 24 units per acre. The site plan indicates that the homes next to the Memorial Drive frontage of the proposed development will face Memorial Drive and will have walkways leading from front doors to the sidewalk, consistent with the 2035 Comprehensive Plan strategy for Neighborhood

Center character areas to “Create pedestrian-scale communities that focus on the relationship between the street, buildings, streetscaping, and people. (NC Policy No. 4)

- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:** Re-development of the property for townhomes is suitable at the subject location, because it establishes a transition from the single-family detached type of residential land use to the east and south and the commercial land uses to the west.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:** The economic use of the property is questionable, since it appears that the property has been vacant and undeveloped for a number of years.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property** If buffered and screened as described in the staff-recommended conditions, views of the proposed development from adjoining single-family properties to the south would be satisfactorily screened.
- 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:** Based on the presence of many new or renovated homes in the immediate area, there appears to be market demand for new housing in the surrounding neighborhood. In addition, the size and scale of the newer homes across Memorial Drive support redevelopment of the subject property at the scale and density that is being proposed.
- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:** No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.
- 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:** Comments from the divisions of Traffic Engineering and Transportation indicate that the proposed development is not projected to overburden the capacity of surrounding streets to absorb traffic that would be generated by the proposed development.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:** The proposed development would not impact the environment or surrounding natural resources to a greater degree than a typical redevelopment project that involves construction of new housing on vacant property.

**Compliance with District Standards:**

MR-2 STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. D.U.s/ACRE (BASE, W/BONUSES)	Base: 12 d.u.s/acre W/Bonuses: max 24 d.u.s/ac.	20 units/acre (base 12 + .20 for amenity proximity & .50 for sustainable construction = 20.4 maximum)	Yes
MIN. TRANSITIONAL BUFFER	50 feet	20 feet	A variance will be necessary.
MIN. LOT AREA	Not applicable for fee-simple bldg. form	N.A.	N.A.
MIN. LOT WIDTH	Not applicable for fee-	N.A.	N.A.

		simple bldg. form		
MAX. LOT COVERAGE		85%	85%	Yes
BUILDING SETBACKS	FRONT (entire development site)	From Memorial Drive: min. 10 ft.; max. 20 ft.	From Memorial Dr.: 10 ft.	Yes
	INTERIOR SIDE (entire development site)	None required	N.A.	N.A.
	REAR W/O ALLEY	Superseded by transitional buffer	N.A.	N.A.
MINIMUM UNIT SIZE		1,000 sq. ft.	1,000 sq. ft.	Yes
MAX. BLDG. HEIGHT		Three stories or 35 feet	Three stories or 35 feet	Yes
TRANS'L HEIGHT PLANE		Not required; buildings are max. 35 ft	N.A.	N.A.
PARKING		Min. 1.75; Max. 3.25 spaces per unit	Two spaces per unit	Yes
PEDESTRIAN ACCESS		Separation of pedestrians from autos by "providing rear access to the units or . . . an alternative location for pedestrian paths or sidewalks" (Sec. 27-5.7.6(C)(4))	Not provided.	The site plan must be revised to show pedestrian paths as recommended, or a variance from this requirement will be necessary.
MIN. STREETScape DIMENSIONS		10 ft. landscape strip; 6 ft. sidewalk; street trees planted 40 ft. apart.	A sidewalk is already provided on the Memorial Drive frontage. Trees are shown in front yards, planted 45 ft. – 70 ft. apart.	A variance will be needed to eliminate the requirements for a landscape strip and street trees.

**STAFF RECOMMENDATION:**

Redevelopment of the property for townhomes is suitable at the subject location, because it establishes a transition from the single-family detached type of residential land use to the east and south and the commercial land uses to the west. Based on the presence of many new or renovated homes in the immediate area, there appears to be market demand for new housing in the surrounding neighborhood. In addition, the size and scale of the newer homes across Memorial Drive support redevelopment of the subject property at the scale and density that is being proposed. The site plan indicates that the homes next to the Memorial Drive frontage of the proposed development will face Memorial Drive and will have walkways leading from front doors to the sidewalk, consistent with the 2035 Comprehensive Plan strategy for Neighborhood Center character areas to "Create pedestrian-scale communities that focus on the relationship between the street, buildings, streetscaping, and people." (NC Policy No. 4) If buffered and screened as described in the staff-recommended conditions, views of the proposed development from adjoining single-family properties to the south would be satisfactorily screened. Therefore, the Department of Planning and Sustainability recommends "Approval-Conditional" with the following conditions:

1. The subject property shall be developed for no more than 12 fee simple townhomes, in substantial compliance with the layout shown on the site plan titled "Memorial Drive Tract", prepared by Advanced Engineering and Planning, stamped as received by the Department of Planning and Sustainability on March 2, 2017, subject to subdivision sketch plat review and to revision as recommended in Condition No. 2.
2. A pedestrian path shall be provided along the south side of the alley, to provide a connection with the walkways from the front doors of Units 7-12. The pedestrian path shall also be connected to the existing sidewalk on Memorial Drive via a pedestrian crossing across the alley and extension to the Memorial Drive sidewalk. The pedestrian path may be delineated by textured paving on the edge of the alley right-of-way and may consist of stepping stones or pervious pavement across green spaces within the site.
3. The rear yard shall be landscaped with densely planted evergreen and deciduous trees, subject to the approval by the County Arborist, to screen the proposed development from view by residents of adjoining properties. All plantings shall be installed as soon as practical after site work is completed.
4. A six-foot high solid fence shall be installed along the southern boundary of the subject property. The fence shall be located in such a way to avoid removal of trees or plantings in the rear yard. The finished side of the fence shall face the adjoining properties to the south.
5. Textured or stamped paving shall be installed across the curb cut at Memorial Drive to connect sidewalk segments on each side of the curb cut.
6. Obstruction of the private drive by vehicles that are parked in driveways but overhang into the alley shall be prohibited. Parking on the alley shall be prohibited.
7. Functional front doors shall be constructed in the north facades of the units located next to Memorial Drive.
8. No second-story decks or balconies shall be allowed on the south sides of the units that are located in the rear ½ of the site.
9. All exterior lighting shall be screened or shielded to minimize glare and keep light inside the development.
10. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.
11. Any retaining wall located next to an adjoining property, when said retaining wall exceeds 12 feet in height, must be approved by variance to the Zoning Board of Appeals.

**Attachments:**

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

## NEXT STEPS

*Following an approval of this zoning action, one or several of the following may be required:*

- ✔ • **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✔ • **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✔ • **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- ✔ • **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

**Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.**



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues related 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 applying for 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 is required as a condition of land development permit approval.

- **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.



- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 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.



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

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

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: 2-17-21293 Parcel I.D. #: 15-179, 10-006, 007, 008 + 009
Address: 1911, 1913, 1915, 1921 Memorial Drive
Atlanta, Ga. 30030

Adjacent Roadway (s):

Major (classification)

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

Did not see any traffic engineering concerns at this time.

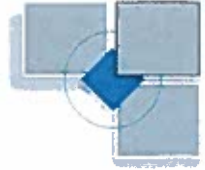
Signature: [Handwritten Signature]



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



JAN 05 2017
APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Date Received: JAN 5, 2017 Application No.: 2-17-21293

Applicant: 1911 Memorial LLC E-Mail: laurel@glawgp.com

Applicant's Mailing Address: 3500 Lenox Road NE, Suite 760, Atlanta, GA 30326

Applicant's Phone No.: (404) 965-3680 Fax: (404) 965-3670

Owner(s): Abebe and Company, LLC E-Mail: mike@abebeholdings.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 249 Milton Avenue, Atlanta, GA 30315

Owner(s) Phone No.: 404-263-7660 Fax:

Address/Location of Subject Property: 1911, 1913, 1915, and 1921 Memorial Drive, Atlanta, GA 30030

District(s): 15th Land Lot(s): 179 Block(s): 10 Parcel(s): 006, 007, 008, 009

Acreage: Approx. 0.60 ac. Commission District(s): District 3, Super District 6

Current Zoning Category: R-75 Proposed Zoning Category: MR-2

Current Land Use Category: NC - Neighborhood Center Land Use Amendment Filed? Yes X No

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. 20 collated copies must be submitted.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following question 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? 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.

NOTARY SIGNATURE
EXPIRATION DATE

SIGNATURE OF APPLICANT / DATE

Check One: Owner Agent

Laurel  
David

THE  
**GALLOWAY**  
LAW GROUP

December 14, 2016

**INFORMATION MEETING CONCERNING PROPERTY LOCATED AT  
1911, 1913, 1915 AND 1921 MEMORIAL DRIVE  
DEKALB COUNTY, GEORGIA**

We are notifying all nearby property owners of a proposed Rezoning from C-1 and R-75 to MR-2 for the properties indicated above. A public information meeting will take place on December 29, 2016, from 6:00 p.m. to 7:00 p.m. to discuss the proposal. This meeting will be held near the subject properties at one of the applicant's development projects, located at 198 Clay Street SE, Atlanta, GA 30317.

Please feel free to attend this meeting should you have any questions regarding the proposed rezoning. If you are unable to attend the meeting and would like to obtain information, please contact Laurel David at (404) 965-3680.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

JAN 05 2017

**DEKALB COUNTY COMMUNITY MEETING SIGN-IN SHEET**

<b>Project:</b>	1911, 1913, 1915, 1921 Memorial Drive	<b>Meeting Date:</b>	Dec. 29, 2016 at 7:00 p.m.
<b>Applicant:</b>		<b>Place:</b>	198 Clay Street, Atlanta, GA 30317

Name	Address	E-Mail
MIKE BRUNE	1559 LIBERTY AVE. SE ATL. GA 30317	brune.michael@gmail.com

JAN 05 2017

**LETTER OF ANALYSIS  
APPLICATION FOR REZONING  
DEKALB COUNTY, GEORGIA**

**JAN 05 2017**

1911 Memorial LLC (the “Applicant”) requests that the Board of Commissioners of DeKalb County rezone from R-75 to MR-2 property consisting of approximately 0.60 acres located at 1911, 1913, 1915, and 1921 Memorial Drive, parcel numbers 15 179 10 006/007/008/009 (the “Property”). The Property is currently vacant and the Applicant proposes to develop a maximum of twelve (12) townhomes. To meet the density requirements of the MR-2 district, the Applicant will rely on the Amenity Proximity Density Bonus and on the Sustainability Elements Density Bonus. When added to the maximum base density of 12 units per acre, these bonuses allow the development of 20.4 units per acre, a density greater than that proposed by the Applicant.

The Applicant respectfully submits this request, as the proposal is consistent with the following standards and factors set forth in Article 7.3 of the DeKalb County Zoning Ordinance:

**A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

DeKalb County’s Comprehensive Plan designates the Property as a Neighborhood Center Character Area, for which one of the applicable land uses is Medium-High Density Residential. Comprehensive Plan Community Agenda at 85, 57. Townhomes is one of the Primary Uses listed for this Character Area, and infill development and the provision of an array of housing choices are both included among the Quality Community Objectives. Comprehensive Plan Community Agenda at 65. The Applicant’s proposal is in line with these goals and conforms to the vision of the 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 Property fronts Memorial Drive. Parcels that are adjacent and nearby the Property include a variety of uses, such as commercial, school, church/religious, recreational, single-family residential, and multi-family residential. In view of the mix of uses and housing variety

in the vicinity, the Applicant's zoning proposal is suitable and would allow a use appropriate for the area.

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

The Property is not currently developed. The Property is near a commercial node and is located on a busy arterial road, Memorial Drive. The proposed MR-2 zoning district would allow the development of a townhouse use of the Property that would be both economically reasonable and create a buffer for the single family residential uses to the south.

**D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties;**

The Property is surrounded by a variety of uses, including many commercial and institutional uses along Memorial Drive and single-family uses to the north and to the south. Far from having an adverse effect on these uses, the proposal will benefit the community both by creating a use transition between the commercial and institutional uses to the west and the nearby single-family dwellings, and by developing high-quality single-family residences on what is currently vacant land.

**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;**

Memorial Drive is experiencing heightened development activity as the population of people wanting to live within the perimeter of Interstate-285 continues to expand. The townhouses that the Applicant proposes to develop are designed to meet the current demand for housing and would be beneficial to the character of Memorial Drive's ongoing development.

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

The Applicant is unaware of any historic buildings, sites, districts, or archeological resources that the proposal would adversely affect.

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

The proposal is not expected to result in a use that would excessively burden existing streets, transportation facilities, utilities or schools. The proposed development is minor in scale, and while existing infrastructure is sufficient to meet the increases in usage that result from the development, the Applicant will work with County personnel to find solutions to any issues that arise.

Because this zoning proposal meets all the standards and factors set forth in Article 7.3 of the DeKalb County Zoning Ordinance, the Applicant respectfully asks that the DeKalb County Board of Commissioners grant the rezoning as requested by the Applicant above.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

By:   
Laurel David  
Attorney for the Applicant

3500 Lenox Road, NE  
Suite 760  
Atlanta, Georgia 30326  
(404) 965-3680





## Parkview Civic Club

Established 1948

E-Mail: [parkviewcivicclub@gmail.com](mailto:parkviewcivicclub@gmail.com)

Web: <http://parkviewcivicclub.wixsite.com/parkview>

02/16/2017

To Whom It May Concern:

We are writing you today to express our support for the rezoning efforts of Zevulon Capital, Inc. in regard to the properties at **1911 - 1921 Memorial Drive** in the Parkview neighborhood of unincorporated Dekalb County. Yossi Kagan of Zevulon Capital, Inc. has presented to us his plan for the development at those properties and we are in favor of their construction in our neighborhood. We feel it would bring good development to our neighborhood and to the Memorial Drive corridor.

If you have any questions for us, please contact us at the email address above. Thank you for your time and consideration.

Sincerely,

The Parkview Civic Club

**Furman, Melora L.**

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**From:** Laurel David <laurel@glawgp.com>  
**Sent:** Tuesday, February 21, 2017 3:01 PM  
**To:** Furman, Melora L.  
**Cc:** Jordan Edwards  
**Subject:** RE: Z-17-21293; Abebe and Company Rezoning [IWOV-dg\_iman.FID24275]

Thanks, Melora. We haven't forgotten. We are waiting on the engineer. Will get revised plan to you as soon as we can.

The architectural materials on the Memorial Dr. fronting facades will consist of a mixture of brick, stone, wood, architectural metal siding, and fiber cement siding.

Thanks,  
Laurel

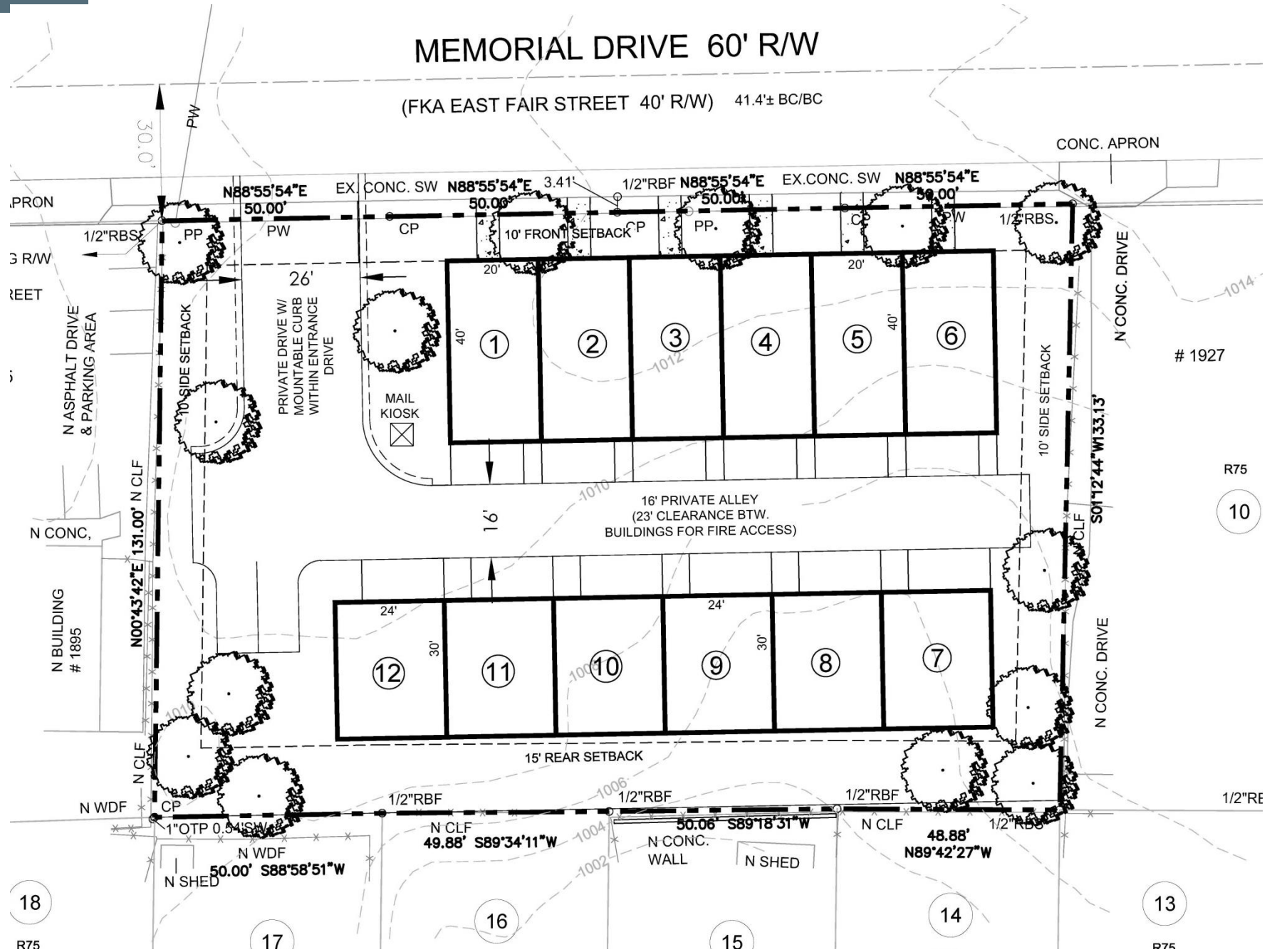
Laurel A. David  
Partner  
The Galloway Law Group, LLC

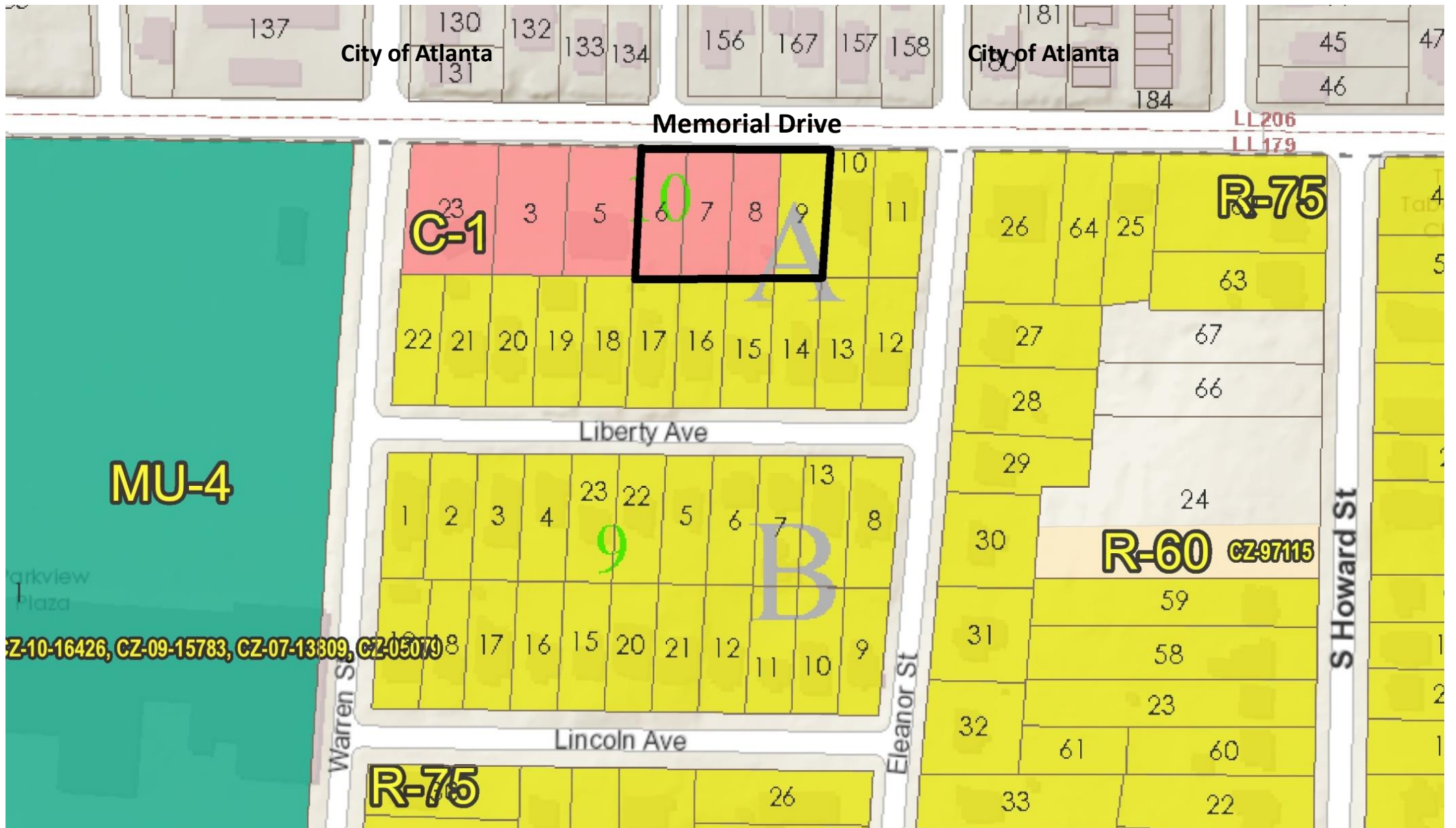
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Direct 404-965-3669  
Cell 770-337-1883  
laurel@glawgp.com

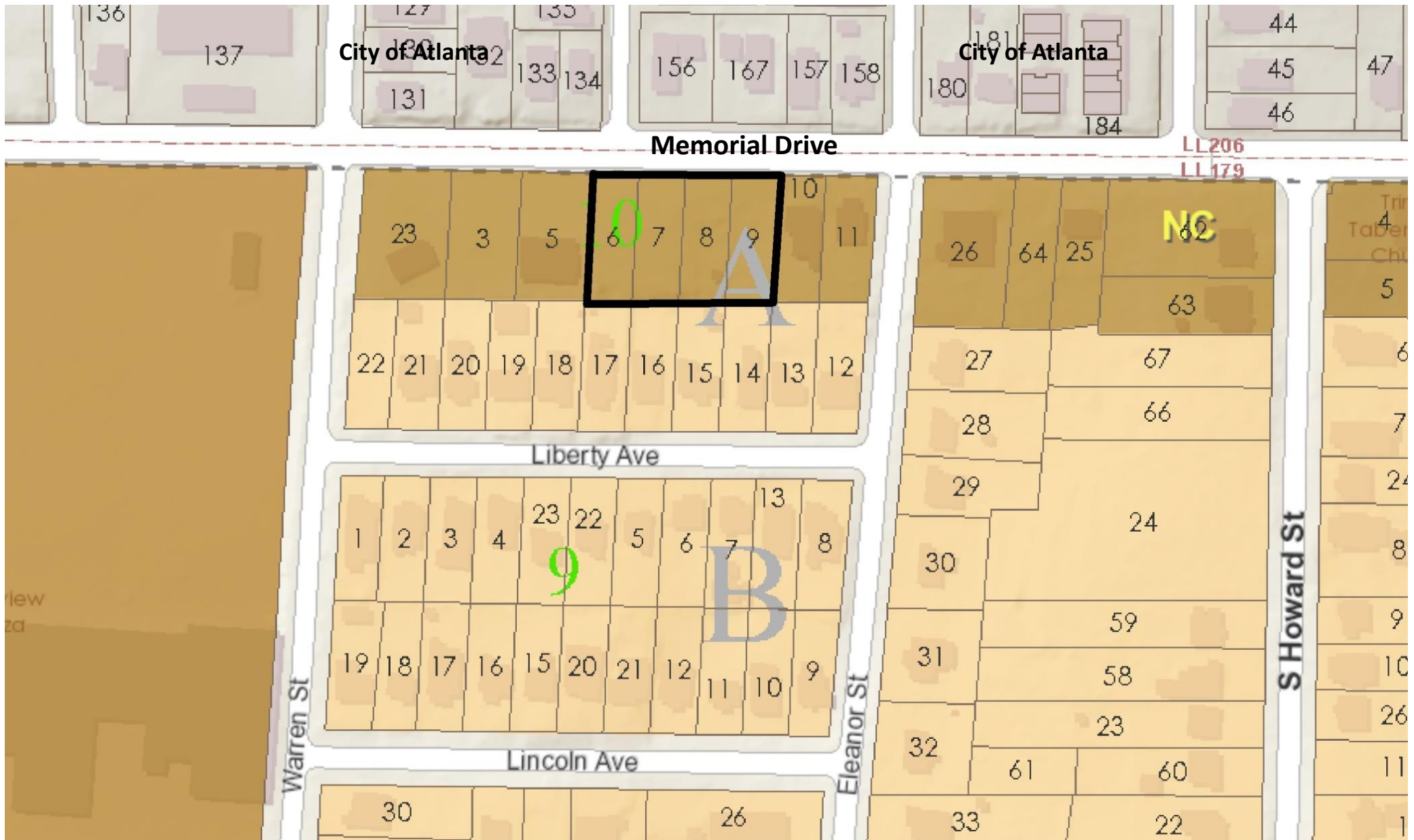
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U.S. News & World Report® Best Law Firms 2015, 2016, 2017

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PROPOSED BUILDING  
MATERIALS











Subject property

Properties directly across Memorial Drive to the north, in City of Atlanta.





Above, two views of Parkview shopping center, located to the west of the subject property. To the right, properties that back up to the subject property (and front on Liberty Ave).

