



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: March 2, 2021, 5:30 P.M.

Board of Commissioners Hearing Date: March 25, 2020, 5:30 P.M.

STAFF ANALYSIS

Case No.: Z-21-1244535 **Agenda #:** N. 9

Location/Address: 2490 North Druid Hills Road, and 1600 and 1613 Mount Mariah Road, Atlanta **Commission District:** 2 **Super District:** 6

Parcel ID(s): 18-152-01-005, -006, & -054

Request: Rezone properties from RSM (Small Lot Residential Mix) and R-85 (Residential-Medium Lot-85) to HR-2 (High Density Residential-2) to allow multifamily apartments.

Property Owner(s): CSS 18, LLC and Health Systems Real Estate, Inc.

Applicant/Agent: The Allen Morris Company

Acreage: 5.6 acres

Existing Land Uses: Undeveloped land and a place of worship.

Surrounding Properties: North: Townhomes (zoned MR-1); Northeast: Undeveloped, wooded (zoned R-85); East, Southeast: First Alliance Church (zoned R-85); South: Single-family residential (zoned R-85); Southwest: Open Space (zoned R-85); West and Northwest: A Firestone tire store and a Target retail store (located in the City of Brookhaven)

Comprehensive Plan: SUB (Suburban) **Consistent** **Inconsistent***

*Consistency is proposed to be achieved through the update to the 2035 Comprehensive Plan

Proposed Density: 60.1 units per acre	Existing Density: not applicable
Proposed Units: 337	Existing Units: none
Proposed Lot Coverage: 79.4%	Existing Lot Coverage: (estimate) 10%

Companion Application*:

The applicant has filed a companion application (TA-21-1244599) for an update to the *North Druid Hills Livable Centers Initiative (LCI) Plan*. The reason for the update is to increase the allowed multifamily residential density in the Briarcliff Node of the plan area to 60 units per acre. This update is intended to provide a basis for an amendment to the land use designation of the subject property, which would change it from Suburban to Town Center, thereby allowing the density of 60 units per acre that is proposed for the project under consideration. The Department of Planning and Sustainability has recommended that the application for the land use map amendment wait until the May zoning cycle to ensure that the Board of Commissioners has enough time to approve the updated LCI Plan, and the applicant has agreed to hold off on filing a land use map amendment application.

The request to rezone the property to HR-2 under consideration in this report must be deferred to the May zoning cycle, since the HR-2 zoning classification is not compatible with the existing Suburban land use designation. The Department of Planning and Sustainability recommends that this application be “Deferred Full Cycle”.

Zoning History:

On August 28, 2017, the Board of Commissioners approved a request to rezone the subject property (CZ-12-17900) from R-85 (Single-Family Residential– 85) to RM-150 (Multifamily Residential – 150) for construction of a nursing care facility. The RM-150 classification was converted to RSM when the zoning ordinance and map was updated in 2015.

In April 2004, The Board of Commissioners approved a Special Land Use Permit (SLUP-04-008) for a 7,350 square foot place of worship. In 2009, land clearance and installation of utilities was started and then discontinued shortly thereafter.

SITE AND PROJECT ANALYSIS

The subject property is a 5.6-acre tract consisting of three parcels. The property fronts on North Druid Hills Road, a major thoroughfare that distributes traffic from Interstate 85 and provides a conduit for traffic between DeKalb County and the Buckhead area of the City of Atlanta. The west side of the subject property also fronts on Mt. Mariah Road, a local street that dead ends into one of the parcels that comprise the subject property, which is currently used for a place of worship (the Congregation Shaarai Shamayin) and cemetery. Mt. Mariah Road borders a City of Brookhaven boundary line. The property is located within the Briarcliff Node of the North Druid Hills Livable Centers Initiative (LCI) study area.

With the exception of the place of worship and its parking lot and cemetery, the majority of the site is wooded or partially cleared for development. The grade of the subject property is approximately 35 feet below that of the adjoining property to the east.

A mixture of commercial and office land uses are located to the west of the subject property. Single-family detached and attached residential land uses are located to the east, northeast, and south. The First Alliance Church adjoins the property to the east. A Firestone automobile repair shop and a Super Target store are located to the west, across Mount Mariah Road (in the City of Brookhaven). A townhome-style condominium development, called *Bristol at Briarcliff*, is located to the north.

PROPOSAL

The proposal under consideration is for a five-story, 337-unit multifamily residential development. Deck-style parking is located at the center of the building. The building contains 415,650 square feet of residential space. A 2,000 ± square foot commercial space is located on the ground level of the west side of the building. A 3,000 square foot pocket park is located at the northeast corner of the building. The building features two interior courtyards and an open-air pool. The latter would be accessed from the second story of the building. A ground-level courtyard, depicted in a rendering submitted by the applicant as a public seating space, is located at the southwest corner of the building.

Traffic and Transportation Considerations

The DeKalb County Comprehensive Transportation Plan (CTP) recommends that North Druid Hills Road from US

78 (Scott Boulevard/Lawrenceville Highway) to Buford Highway, which includes the section of North Druid Hills Road on which the property fronts, be converted to a multimodal highway. The term “multimodal” means inclusion of bike lanes, pedestrian facilities, and a median (either landscaped or a center turn lane). In addition, the DeKalb County Transit Master Plan (TMP) includes a planned Arterial Rapid Transit (ART) route along North Druid Hills Road. It is not clear how the proposal under consideration will affect design of the multimodal corridor or the ART route. The proposal provides pedestrian facilities but does not allow for a bike lane along the property frontage.

Proposed streetscaping on Mt. Mariah Road would be improved if the street trees were planted in the landscape strip between the sidewalk and the curb, to buffer pedestrians from traffic. As per Section 27-5.4.3(A)(2)(d)(i) of the DeKalb County Code, the landscape strip may be split to accommodate existing infrastructure, such as electric lines or light poles; however, such infrastructure doesn’t exist on Mt. Mariah Road. In contrast, on North Druid Hills Road, electric lines are planted in the existing landscape strip between the pavement and the sidewalk, impeding the realization of a desirable landscape strip along the property frontage.

Compliance with District Standards:

HR-2 STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. D.U.s/ACRE	HR-2 Base: 40 units/ac.; w/Bonuses: 60 units/ac.	60 units/acre	Yes; bonus achieved through provision of sustainability elements.
DENSITY BONUSES	Sustainability bonus (construction is certified by LEED, Earth Craft, or comparable organization): 20 bonus units/acre	Construction will be certified by LEED, Earth Craft, or comparable organization	Yes
MIN. OPEN SPACE	15%	19.9%	Yes
TRANSITIONAL BUFFER	50’ wide, planted or undisturbed, 6’ fence along east sides of property	East sides: approximately 5-30 feet; no fence (fire lane in transitional buffer) Rear: Approximately 6 feet (fire lane in transitional buffer)	Variances will be necessary.
MIN. LOT AREA	No minimum	N.A.	N.A.
MIN. LOT WIDTH	100 feet	Approximately 285 feet	Yes
MAX. LOT COVERAGE	85%	79.4%	Yes
MAX. BLDG. HEIGHT	6 stories or 75 feet, whichever is less	5 stories	Yes
MINIMUM UNIT SIZE	650 square feet	At least 650 square feet	Yes

HR-2 STANDARD		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
BUILDING SETBACKS	FRONT	Min. 10'; Max. 20'	12 feet	Yes
	SIDE CORNER	Min. 10'; Max. 20' Superseded by 50' transitional buffer	East sides: approximately 5-30 feet; no fence Rear: Approximately 6 feet	Variances will be necessary.
	REAR W/O ALLEY	Min. 20' Superseded by 50' transitional buffer	East sides: approximately 5-30 feet; no fence Rear: Approximately 6 feet	Variances will be necessary.
PARKING		Min. – 1.5 spaces/unit = 505 spaces Max. – 3 spaces/unit = 1,011 spaces	525 spaces	Yes
PERIMETER LANDSCAPE STRIP		Superseded by transitional buffer.	N.A.	N.A.
STREETSCAPING - N. DRUID HILLS		Min. 10-ft. landscape strip, min. 6-ft. sidewalk, street trees 40 ft. on center, light poles 80 ft. on center	3-ft. landscape strip between street pavement or curb and sidewalk, 6-ft. sidewalk, 3-ft. landscaped strip with street trees 40' on center, light poles	Yes
STREETSCAPING - N. DRUID HILLS		Min. 4-ft. bike lane as per Section 27-14.190 of the DeKalb County Code	No bike lane shown on site plans.	A Planning Commission variance will be necessary.
MIN. STREETSCAPE DIMENSIONS – MT. MORIAH		6-ft. landscape strip and 5-ft. sidewalk on each side, light poles 100 ft. on center and street trees 30 ft. on center Landscape strip may be split to avoid interference with above-ground utilities.	3-ft. landscape strip, 6-ft. sidewalk, 3-ft. landscape strip; street trees 40' on center. Note: there are no existing above-ground utilities along Mt. Moriah Rd.	Variances will be necessary.

STAFF RECOMMENDATION: FULL CYCLE DEFERRAL

The North Druid Hills Livable Centers Initiative (LCI) Plan is currently being updated to increase the allowed multifamily residential density in the Briarcliff Node of the plan area to 60 units per acre. This update is intended to provide a basis for an amendment to the land use designation of the subject property, which would change it from Suburban to Town Center, thereby allowing the density of 60 units per acre that is proposed for the project under consideration. The Department of Planning and Sustainability has recommended that the application for the land use map amendment wait until the May zoning cycle to ensure that the Board of Commissioners has enough time to approve the updated LCI Plan, and the applicant has agreed to hold off on filing a land use map amendment application.

The request to rezone the property to HR-2 under consideration in this report must be deferred to the May zoning cycle, since the HR-2 zoning classification is not compatible with the existing Suburban land use designation. The Department of Planning and Sustainability recommends that this application be “Deferred Full Cycle”.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plan
6. Zoning Map
7. Land Use Plan Map
8. Aerial Photograph
9. 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 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.



**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-21-1244535

Parcel I.D. #: 18-152-01-005, 18-152-01-006, 18-152-01-054

Address: 2490 North Druid Hill Road; 1600 and 1613 Mount Mariah Road
Atlanta, Georgia

WATER:

Size of existing water main: 6" AC Water Main ~~adequate~~ (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 (X) No () If no, distance to nearest line: _____

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.

Signature: 

N-9



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

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MICHELLE ALEXANDER MMALEXANDER@DEKALBCOUNTYGA.GOV OR JOHN REID
JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: 2-21-1244535 Parcel I.D. #: 18-152-01-005

Address: 2490
N. David Hills Rd
ATLANTA, GA

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:

Reviewed found nothing that would disrupt traffic flow

Signature: [Handwritten Signature]

N1. No Comment

N2 & N3. Coordinate and provide the required right of way for the GDOT Managed Lanes I-285 East Project prior to permitting. GDOT PM: Tim Matthews at TMatthews@dot.ga.gov. Rockbridge Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents.

N4 & N5. Covington Hwy is a state route. Review and approval by GDOT District 7 (Justin Hatch at Juhatch@dot.ga.gov) required prior to issuance land development permit. Covington Hwy is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum (GDOT may have additional requirements): 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N6 & N7. Pine Mountain Road is classified as a local residential. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

Please note that we received complaints about truck traffic on this street and it is posted no trucks. Consideration should be given to how to handle truck access and traffic. Limit all truck access to SR 124 Turner Hill Road. No truck access on Pine Mountain Rd.

N8. No Comment

N9. This development requires a traffic study (337 units) be presented to identify required improvements prior to zoning. I recommend deferral until a traffic study is submitted so that we can incorporate the result of the traffic study into the zoning conditions. Traffic study should address requirements for left turning lanes and right turn lane on North Druid Hills at the Mount Moriah Road and the need for a potential traffic signal. Please confirm the existing right of way on Mount Moriah Road. The county records show a 60 foot right of way and it appears that the development is encroaching on the right of way. The study should also address the lanes needed to accommodate the traffic exiting Mount Moriah Rd at the intersection. Direct pedestrian access is to be provided from the public sidewalks to the proposed development. North Druid Hills Road is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure

(sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. Mount Moriah Road is classified as a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 6- foot landscape strip, 5-foot sidewalk, streetlights. Mount Moriah Road must be brought up to minimum county standards to include at least 22 feet of pavement along entire property frontage. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N10 & N11. Pine Mountain Road is classified as a local. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.

N12. Requesting a traffic study be completed prior to zoning to determine the impacts of the development on the intersection of Rockbridge Road at Mountain Park Trail and the proposed driveway on Rockbridge Road. Only one access point of Mountain Park Trail. The access point on Mountain Park Trail must be shifted to the rear property line away from Rockbridge Road. Please note the minimum driveway/street separation required in Section 14-200 (6). Remove acceleration lane from Rockbridge Road frontage. Provide direct pedestrian access from public right of way to the proposed destinations. Rockbridge Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. Mountain Park Trail is classified as a local. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents.

N13. Northern Ave is classified as a collector road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 35 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. . All access points must meet minimum intersection and stopping sight

distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N14. No comment.

N15, N16 and N17. Panola Road is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. Young Road is classified as a collector road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 35 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents. Please note the minimum driveway/street separation required in Section 14-200 (6). Applies to driveways on the opposite side of the road also. Access point on Young Road needs to be relocated away from the traffic signal. The developer is required to upgrade the pedestrian features of the traffic signal at Panola Road at Young Road, as needed, as identified by the Transportation Division of Public Works. A pedestrian connection must be provided from the public sidewalk to the building entrances.

N18. Clairmont Road is a state route. Review and approval by GDOT District 7 required prior to issuance land development permit. Clairmont Road is classified as a major arterial. Only one access point allowed on Clairmont Road located away from the intersection with N Williamsburg Dr. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum (GDOT may have additional requirements): 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. N. Williamsburg Drive is classified as a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 6- foot landscape strip, 5-foot sidewalk, streetlights. Only one access point allowed on N Williamsburg Road located away from the intersection on Clairmont Road. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.

N19. No Comment

N20. Clifton Springs Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10-foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents. If interior roads are to public. They will need to meet the requirements for a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6-foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.

**Board of Health**

02/15/2021

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 **TA-21-1244539 2021-2108**
County-Wide (All District)
36
- N.2 **LP-21-1243933 2021-2109/18-011-06-001,18-011-06-004,18-011-06-005,18-011-06-006,18-011-06-007**
 District 04 Super District 06
 3581 Rockbridge Road, Stone Mountain, GA 30083
 3605 Rockbridge Road, Stone Mountain, GA 30083
 3611 Rockbridge Road, Stone Mountain, GA 30083
 3599 Rockbridge Road, Stone Mountain, GA 30083
 3593 Rockbridge Road, Stone Mountain, GA 30083
 3581 Rockbridge Road, Stone Mountain, GA 30083
 - **Please review general comments**
 - **Septic system installed on September 23, 1960 for property 3605**
 - **Septic system installed on September 23, 1960 for property 3611**
 Total acres 4.8
- N.3 **Z-21-1243934 2021-2110 / 18-011-06-001, 18-011-06-004,18-011-06-005,18-011-06-006,18-011-06-007**
 District 04 Super District 06
 3581 Rockbridge Road, Stone Mountain, GA 30083
 3605 Rockbridge Road, Stone Mountain, GA 30083
 3611 Rockbridge Road, Stone Mountain, GA 30083
 3599 Rockbridge Road, Stone Mountain, GA 30083
 3593 Rockbridge Road, Stone Mountain, GA 30083
 3581 Rockbridge Road, Stone Mountain, GA 30083
 - **Please review general comments**
 - **Septic system installed on September 23, 1960 for property 3605**
 - **Septic system installed on September 23, 1960 for property 3611**
 Total acres 4.8
- N.4 **LP-21-1244555 2021-2111 / 15-162-04-008** District 05 Super District 07
 5011 Covington Highway, Decatur, GA 30035
 - Please review general comments
 Total acres 0.61
- N.5 **Z-21-1244408 202102112 / 15-162-04-008** District 05 Super District 07
 5011 Covington Highway, Decatur, GA 30045
 - Please review general comments
 Total acres 0.61
- N.6 **LP-21-1244580 2021-2113 / 16-168-01-008** District 05 Super District 07
 2346 Pine Mountain Street, Lithonia, GA 30058
 - Please review general comments
 Total acres 1.2


Board of Health

- N.7 **Z-21-1244581 2021-2114 / 16-168-01-008** District 05 Super District 07
2346 Pine Mountain Street, Lithonia, GA 30058
- Please review general comments
Total acres 1.2
- N.8 **TA-21-1244599 2021-2115** District 02 Super District 06
North Druid Hills Briarcliff Node, Atlanta, GA 30329
- Please review general comments
Total acres (not stated)
- N.9 **Z-21-1244535 2021-2116 / 18-152-01-005, 18-152-01-006, 18-152-01-054**
District 02 Super District 06
2490 North Druid Hills Road, Atlanta, GA 30329
- Please review general comments
- Several surrounding properties with septic system installed
Total acres 5.6
- N.10 **LP-21-1244541 2021-2117 / 16-167-08-010** District 05 Super District 07
2328 Pine Mountain Street, Lithonia, GA 30058
- Please review general comments
- Several surrounding properties with septic system installed
Total acres 0.79
- N.11 **Z-21-1244542 2021-2118 / 16-167-08-010** District 05 Super District 07
2328 Pine Mountain Street, Lithonia, GA 30058
- Please review general comments
- Several surrounding properties with septic system installed
Total acres 0.79

DeKalb County Board of Health

445 Winn Way – Box 987

Decatur, GA 30031

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**DeKalb County School District
Development Review Comments**

Analysis Date: 2/8/2020

Submitted to: DeKalb County

Case #: Z-21-1243934

Parcel #: 18-011-06-001/004/005/006/007

Name of Development: Druid Hills at Mt. Mariah Apt
Location: 2490 North Druid Hills Road, 1600/1613 Mount Mariah

Description: Proposed apartments on North Druid Hills and Mount Mariah Road with 337 units

Impact of Development: When fully constructed, this development would be expected to generate 15 students: 7 at Briar Vista Elementary School, 2 at Druid Hills Middle School, 3 at Druid Hills High School, 1 at other DCSD schools, and 2 at private school. Although enrollment at Druid Hills HS is already over capacity, the development is expected to have minimal impact.

Current Condition of Schools	Briar Vista Elementary School	Druid Hills Middle School	Druid Hills High School	Other DCSD Schools	Private Schools	Total
Capacity	478	1,175	1,392			
Portables	0	0	0			
Enrollment (Fcast. Oct. 2021)	417	974	1,405			
Seats Available	61	201	-13			
Utilization (%)	87.2%	82.9%	100.9%			
New students from development	7	2	3	1	2	15

New Enrollment	424	976	1,408
New Seats Available	54	199	-16
New Utilization	88.7%	83.1%	101.1%

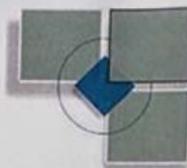
Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.0210	0.0029	0.0022	0.0087
Middle	0.0051	0.0000	0.0007	0.0019
High	0.0096	0.0004	0.0015	0.0038
Total	0.0119	0.0011	0.0015	0.0048
Student Calculations				
Proposed Units	337			
Unit Type	APT			
Cluster	Druid Hills High School			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	7.07	0.96	0.74	8.77
Middle	1.70	0.00	0.22	1.92
High	3.24	0.14	0.51	3.89
Total	12.01	1.10	1.47	14.58
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Briar Vista Elementary School	7	1	1	9
Druid Hills Middle School	2	0	0	2
Druid Hills High School	3	0	1	4
Total	12	1	2	15



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. _____

Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: THE ALLEN MORRIS COMPANY E-Mail: NHEDGES@ALLENMORRIS.COM

Applicant Mailing Address:
976 BRADY AVE NW STE 100 ATLANTA, GA 30318

Applicant Phone: (404) 451-4821 Fax: N/A

Owner(s): SEE EXHIBIT A E-Mail: _____
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: _____

Owner(s) Phone: _____ Fax: _____

Address/Location of Subject Property: 2490 NORTH DRUID HILLS ROAD

District(s): 18th Land Lot(s): 152 Block: _____ Parcel(s): 18 152 01 006, 18 152 01 005 & 18 152 01054

Acreage: 5.628 Commission District(s): 2

Present Zoning Category: RSM & R85 Proposed Zoning Category: HR2

Present Land Use Category: SUBURBAN

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? 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.

Edward Lamar Ansley
NOTARY



June 23, 2023
EXPIRATION DATE / SEAL

[Signature]
SIGNATURE OF APPLICANT / DATE

Check One: Owner Agent

330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030
[voice] 404 371-2455 [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address: <http://www.dekalbcountyga.gov/planning>
E-mail Address: planninganddevelopment@dekalbcountyga.gov



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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)**

Applicant Name: _AMRES Georgia LLC_ Phone: _404-451-4821_ Email: _Nhedges@allenmorris.com_

Property Address: _2490 North Druid Hills Road_

Tax Parcel ID: _18 152 01 006 & 18 152 01 005_ Comm. District(s): _2 & 6_ Acreage: _6_ acres

Existing Use: _Vacant_ Proposed Use _Multi-family/Mixed Use_

Supplemental Regs: _NA_ Overlay District: _NA_ DRI: _NA_

Rezoning: Yes No

Existing Zoning: _RSM_ Proposed Zoning: _HR-2_ Square Footage/Number of Units: _350 units_

Rezoning Request: _Rezone property from RSM to HR-2 as well as a Land Use Amendment from Suburban (SUB) to Town Center (TC) to construct 5 story apartment buildings with accessory commercial uses._

Land Use Plan Amendment: Yes No

Existing Land Use: _SUB_ Proposed Land Use: _TC_ Consistent Inconsistent

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

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): _NA_

Condition(s) to be modified:



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DeKalbCountyGa.gov | Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: PC: 03/02/21* BOC:
 03/23/21 * Letter of Intent: Impact Analysis: Owner Authorization(s):
Campaign Disclosure: Zoning Conditions: Community Council Meeting: 02/09/21*
Public Notice, Signs: Tree Survey, Conservation: Land Disturbance Permit (LDP):
 Sketch Plat: NA Bldg. Permits: Fire Inspection: Business
License: State License: Lighting Plan: Tent Permit: Submittal
Format: NO STAPLES, NO BINDERS PLEASE

*Based on Board of Commissioners approving the 2021 DRAFT calendar on November 19th, 2020.

Review of Site Plan

Density: 58.3 units/ac Density Bonuses: enhanced open space and LEED building
materials Mix of Uses: Open Space: Enhanced Open Space:
Setbacks: front sides side corner rear Lot Size: Frontage:
 Street Widths: Landscape Strips: Buffers: Parking Lot
Landscaping: Parking - Auto: 525 spaces required Parking - Bicycle:
Screening: Streetscapes: Sidewalks: Fencing/Walls: Bldg. Height:
 Bldg. Orientation: Bldg. Separation: Bldg. Materials: Roofs: Fenestration:
 Façade Design: Garages: Pedestrian Plan: Perimeter Landscape Strip:

Possible Variances: will need variance to 50 foot buffer along north property line.

Comments: Applicant indicates a Small Area Plan is being initiated for this area to justify the increased land use and zoning district intensity. Applicant indicates that transitional height plane will be complied with. Applicant indicates there will be compliance with building materials requirements of the zoning ordinance, as well as architectural finishes or the proposed parking deck. Applicant indicates streetscape and sidewalks requirements will be complied with. All public hearings will be via ZOOM meetings. APPLICANT WILL HAVE TO POST PUBLIC HEARING SIGNS.



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Planner: John Reid Date 11/10/2020

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00



2490 N. Druid Hills: Pre-Submittal Community Meeting Minutes

Meeting Date: 12/9/2020, 7:00PM

Meeting Location: Zoom (Zoom link sent to adjacent property owners via certified mail letters and emailed to community stakeholders)

Meeting Called to Order: 7:02PM

Meeting Adjourned: 7:51PM

Total Attendees: 23

Presenters:

Nathan Hedges, Allen Morris

Jillian Japka, Allen Morris

Carl Westmoreland, Morris Manning and Martin

Erin Boseman, Kimley Horn

Jose Perez, Dwell Design Studio

Thomas Kurian, Dwell Design Studio

Antonio Sample, Eberly

Attendees:

(Stakeholders)

Martha Gross, NDHRA

Mary Hinkel, Ethics Committee, Mason Mill

Pat Killingsworth, Victoria Estates

Barbra Vargas, Briarcliff Woods

Joe Hirth, HOA President Bristol at Briarcliff

Justin Dyer, Sheffield Glen

Jamie Dutro, Traffic Engineer

Alan Pinsker, former zoning chair at NDHRA

Marc Hill, Druid Forest HOA President



2490 N. Druid Hills: Pre-Submittal Community Meeting Minutes

(Residents- limited documentation due to names not displaying on Zoom)

Flo Wolf

Russ Gerber

Donny Bailey

Shane

Danny

Harold

Recorded Questions and Chat: (moderated by Jillian Japka, responded to by Nathan Hedges, Carl Westmoreland, Jose Perez, Eric Bosman, Thomas Kurian, and Antonio Sample)

19:04:42 From Justin Dyer : Hello. With the CHOA hospital, the Emory development on Executive Park Drive South, and this apartment complex traffic in this area (which is already heavy) is going to increase. What is your company doing to push for measures to alleviate increased traffic?

19:05:26 From Jillian Japka : Thank you everyone for joining the meeting. The presentation will take around 15 minutes. Please send questions through the chat and we will address them all after the presentation. Thanks!

19:06:57 From Flo Wolf : Who owns the property?

19:12:51 From Russ Gerber : Can the slides please be made available.

19:13:19 From Flo Wolf : Mr. Perez is quite unintelligible.

19:14:37 From Donny Bailey : too many units. too many cars. can it be scaled down?

19:14:45 From Flo Wolf : Town center is unacceptable.

19:19:11 From Mary Hinkel : Is there sewer capacity for this?

19:19:14 From Donny Bailey : what is going to happen to the trail going from mt Moriah into my backyard ??? 15 90 knob hill dr

19:20:42 From Donny Bailey : how is this connected to the natural area/goose pond across the street?

19:20:42 From Danny's iPad : Will the trail connect to Childerlee? I live at Bristol at Briarcliff

19:21:09 From Shane : Are you looking to get annexed into the city of Brookhaven in the future?



2490 N. Druid Hills: Pre-Submittal Community Meeting Minutes

19:21:22 From Alan Pinsker : This many cars coming into a development of this density doesn't make any sense when there is a traffic light at Holly Lane immediately to the east. Any development of this nature needs to explore ingress and egress from that side of the site, where the church is located -- to perhaps work out something with them -- if in fact that property will even remain as that use in the future.

19:21:32 From Harold : How will residence leave the property? Traffic backs up from Holly Lane back to Mariah Rd. I can't see how the residence can make a safe left turn.

19:24:13 From Alan Pinsker : A previous development proposed for this site never progressed due to the County exploring how Mt. Moriah could be extended to connect to Childerlee to the north in order to provide access to Briarcliff Rd. That must be explored as a consideration for this development and even incorporated into the project. For that matter, what's the plan for the synagogue that's currently there? Do they own that parcel or are they leasing that building?

19:25:55 From Donny Bailey : which land lots are involved ? 5 and 6 ?

19:26:13 From BarbaraVargas : What provisions will this project include for alternative transportation: electric vehicle charging, bicycle racks/storage? Will there be a shelter for a potential MARTA bus stop?

19:26:38 From Donny Bailey : what about the CEMETARY and designated green area attached ?

19:27:39 From Flo Wolf : Can apartments be built with the current land use and zoning? If so, how many units.

19:28:13 From Russ Gerber : how is the development proposed to be gated?

19:28:59 From Flo Wolf : Where will vehicles park for the coffee shop?

19:29:02 From Alan Pinsker : The site plan seems to show the building much closer to NDH than illustrated in the renderings. What is the intended set-back distance from NDH?

19:30:27 From Flo Wolf : What development does RSM allow?

19:31:05 From Mary Hinkel : What items count toward your density bonus to allow a max of 60 DU/A

19:33:11 From Donny Bailey : can we mandate traffic calming measures on our street as a part of this? (knob hill dr, because it is already a cut through, and traffic will be even worse.)

19:33:21 From Flo Wolf : Will any variances be needed?

19:33:40 From Alan Pinsker : The plan states avg unit size is 905 SF. What's the intended mix of bedroom types (single, doubles, etc.)?



2490 N. Druid Hills: Pre-Submittal Community Meeting Minutes

- 19:33:51 From Jaime Dutro : Are there any green aspects to the development - solar power, LEED certification of the construction?
- 19:36:02 From Alan Pinsker : An apartment development nearby on Cliff Valley has its dumpsters out front along the street. Where will trash pick-up be here?
- 19:39:07 From Flo Wolf : Will there be any affordable units or senior housing?
- 19:40:23 From Harold : Concerned with auto traffic generated by the coffee shop. We don't have much pedestrian traffic. The closest parking is on Holly Lane and will result in traffic being blocked and other inconveniences to the residence such as trash on the front lawns.
- 19:40:28 From Jaime Dutro : As questioned previously, combining your entrance to the church entrance makes a lot of sense because of the traffic signal. Churches always need funds and the typical traffic volumes might be very compatible. Is this an on-going effort to work out?
- 19:42:24 From Russ Gerber : will google fiber be available as an ISP
- 19:43:00 From Jaime Dutro : Recommend addressing affordable housing as an important factor in the County SAP approval process
- 19:43:44 From Mary Hinkel : I commend the SAP process involvement. Thank you.

Notes:

(Jillian Japka)

- Carl Westmoreland introduced the project and described the land use change request. Jose Perez then walked attendees through the project plan, amenities, and discussed the exterior renderings.
- Question about Sewer Capacity was not fully addressed but noted would be resolved as project planning develops
- Questions about trail connections were addressed but not resolved due to the trails in question not being on our property line. Notified meeting attendees that we do not know Deklab's plans for trails extending north of our property line.
- Traffic concerns came up multiple times. We stated we will work with Deklab county planning for traffic calming measures.
- Addressed question about bicycle storage and e-vehicle parking: Nathan confirmed these are both key aspects of the project and will be included.
- Ingress/Egress from property was brought up as a concern, especially turning left out of the property to Druid Hills.
- Addressed a question about the density bonuses we will be going for, noting that we are going for Earthcraft certified building.



2490 N. Druid Hills: Pre-Submittal Community Meeting Minutes

- Concerns about cut-through traffic on Knob Hill Drive were brought up. Residents were encouraged to discuss traffic calming measures on Knob Hill with the county as AMCO has no authority to address traffic on this road.
- Concerns about parking for the coffee shop were brought up. Nathan proposed a possible coffee shop relocation to the west side of the property near the parallel parking spots.
- Addressed a question about variances required; this plan only has one variance request being the setback on the west side.
- Addressed question about unit types, confirmed the unit types are one-bedroom, two-bedroom, and three-bedroom (no studios).
- Confirmed that we will be speaking with Dekalb county management about traffic calming measures.
- Question about environmental aspect of the building was brought up. We addressed the green build/earthcraft aspects of the project that are planned.
- Addressed a question on dumpster location, confirmed that no dumpsters will be visibly located.



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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: 12/28/2020

CHECK TYPE OF APPLICATION:

- LAND USE PLAN
- REZONE
- MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(1) (WE), CSS 18, LLC by Steven Brown (Manager)
(Name of owner(s))

being (owner)/(owners) of the property described below or attached hereby delegate authority to
The Allen Morris Company via AMRES Georgia LLC

(Name of Applicant or Agent Representing Owner)

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

[Signature]
Notary Public

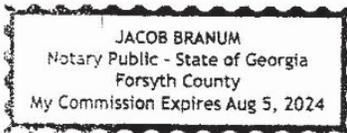
[Signature]
Owner

Notary Public

Owner

Notary Public

Owner





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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: 12/30/2020

CHECK TYPE OF APPLICATION:

- LAND USE PLAN
- REZONE
- MINOR MODIFICATION

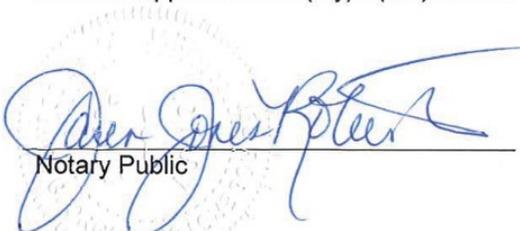
TO WHOM IT MAY CONCERN:

(I) (WE), Health Systems Real Estate, Inc.
(Name of owner(s))

being (owner)/(owners) of the property described below or attached hereby delegate authority to
The Allen Morris Company via AMRES Georgia LLC

(Name of Applicant or Agent Representing Owner)

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


Notary Public


Owner

Notary Public

Owner

Notary Public

Owner



EXHIBIT A

To: Dekalb County Department of Planning & Sustainability

Application to Amend Comprehensive Land Use Plan

Re: 2490 North Druid Hills

Applicant: The Allen Morris Company

Owner(s)

Owner 1: 2490 North Druid Hills Road

Health Systems Real Estate, Inc.

110 Stone Brooke Drive Gray, Georgia 31032

Contact: Stelling Nelson

Email: SNelson@hsd-ga.org

Phone: (478) 986-7484

Owner 2: 1600 Mt. Moriah Road

CSS 18, LLC

Congregation Shaarei Shamayim

1600 Mount Mariah Road, NE Atlanta, GA 30329

Contact: Mark Kunnis

Email: mkunis@shaareishamayim.com

Phone: (404) 556-0393

Contact: Steve Brown

Email: brownsteve1@yahoo.com

Phone: (404) 348-3894

Allen Morris
976 Brady Avenue, Suite 100
Atlanta, GA 30318
www.allenmorris.com

LETTER OF APPLICATION

(2490 North Druid Hills)

Applicant is proposing to rezone the property located at 2490 North Druid Hills Road in unincorporated DeKalb County from RSM and R-85 to HR-2. To accommodate the proposed rezoning, applicant is also proposing a land use map amendment from Suburban to the Town Center future land use designation. If approved, the rezoning and land use amendment will allow for the redevelopment of the largely vacant and underutilized property into a 337 unit multifamily residential development that will also include some commercial/retail space in accordance with the site plan included as a part of this application. Applicant proposes develop the project on 5.628 acres with parking provided on site in a parking garage.

REZONING JUSTIFICATIONS

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

The zoning proposal does not comply with the policy and intent of the Comprehensive Plan as it currently exists. However, the applicant is proposing in connection with the rezoning, a request to amend the future land use plan from Suburban to Town Center to accommodate the rezoning request to HR-2. A small area plan study is being conducted in the area in an effort to be more precise on permitted land uses while studying the impact of said land uses on surrounding properties.

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 zoning proposal will permit a use that is suitable in view of the use and development of nearby and adjacent properties. This area of North Druid Hills has experienced some transition to a more densely populated and developed area. To the west of the property is the retail center anchored by the Target; to the south and across North Druid Hills is both single family and multifamily residential; to the east of the property First Alliance Church along with additional residential development; and to the north is additional multifamily residential development. Adding new multifamily residential development to this area provides for a fresh product type while remaining on trend with the type of development existing in the area. Further, the City of Brookhaven city limits is immediately adjacent to the subject property and the zoning for that area is more intense than the current zoning of the subject property. Children's Healthcare along with Emory Healthcare expansion are also occurring in the immediate area.

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

The property is largely vacant and has been for years despite previous attempts to redevelop the property. This suggests that the current zoning of the property cannot yield a reasonable economic use.

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. In fact, by approving the zoning proposal sought by this application, the adjacent and nearby properties, namely the commercial properties to the west, will be benefited as the multifamily residential use will be

complementary. In other words, the additional residential use in the area will be supportive of the commercial and retail uses by adding additional patrons. Further, the new project provides a buffer between said commercial uses and the single family and lower density residential uses to the east.

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 entire area is in the midst of transition. The subject property sits vacant at the periphery of increasing commercial development to the west. By approving the rezoning request put forth by this application, not only will it allow for the revitalization of a non-producing property, but it also allows for a transition/buffer as mentioned above.

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

The zoning proposal will not adversely affect historic buildings, sites, districts or archaeological resources.

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.

Because the zoning proposal will allow for additional residential units, there will be some impact on the existing streets, transportation facilities, utilities and schools. However, the area is already served by all necessary infrastructure and it is not anticipated or expected that there will be any excessive or burdensome impact on the existing infrastructure.

Parcel 1:

All that tract or parcel of land lying and being in Land Lot 152, of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at a ½" rebar found at the right-of-way intersection of the easterly right-of-way line of Mount Mariah Road (having 28 foot right-of-way) with the northerly right-of-way line of North Druid Hills Road (having an 80 foot right-of-way), thence running along said easterly right-of-way line Mount Mariah Road, N 00°06'32" W a distance of 416.23 feet to a 1/2 inch rebar found; thence S 89°17'54" E a distance of 201.76 feet to a 1/2 inch rebar and plastic cap set; thence S 89°30'22" E a distance of 51.14 feet to a 1/2 inch rebar found; thence S 89°12'17" E a distance of 62.58 feet to a 1/2 inch rebar found; thence S 07°47'40" W a distance of 555.69 feet to a 1 inch open top pipe found on the northerly right of way of North Druid Hills Road; thence along said right of way, N 60°00'17" W a distance of 276.26 feet to a 1/2 inch rebar found being the POINT OF BEGINNING.

Said tract containing 3.138 acres or 136,706 square feet, being Parcel 1 as depicted on that Combination Survey prepared by Metro Engineering and Surveying Company, Inc. of McDonough, Georgia, last revised 12-23-2020. (Job No. 14962)

Parcel 2(A):

All that tract or parcel of land lying and being in Land Lot 152, of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, COMMENCE at a ½" rebar found at the right-of-way intersection of the easterly right-of-way line of Mount Mariah Road (having 28 foot right-of-way) with the northerly right-of-way line of North Druid Hills Road (having an 80 foot right-of-way), thence running along said easterly right-of-way line Mount Mariah Road, N 00°06'32" W a distance of 416.23 feet to a 1/2 inch rebar found; thence N 89°29'54" W a distance of 28.00 feet to a 1/2 inch rebar and plastic cap set; thence N 00°54'17" E a distance of 59.56 feet to a point being the TRUE POINT OF BEGINNING; thence N 00°54'17" E a distance of 140.90 feet to a ½" rebar found; thence S 89°20'46" E a distance e of 21.63 feet to a point; thence S 09°37'46" W a distance of 142.65 feet to a point being the TRUE POINT OF BEGINNING.

Said tract containing 0.035 acres or 1,519 square feet, being Parcel 2(A) as depicted on that Combination Survey prepared by Metro Engineering and Surveying Company, Inc. of McDonough, Georgia, last revised 12-23-2020. (Job No. 14962)

Parcel 2:

All that tract or parcel of land lying and being in Land Lot 152, of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, COMMENCE at a ½" rebar found at the right-of-way intersection of the easterly right-of-way line of Mount Mariah Road (having 28 foot right-of-way) with the northerly right-of-way line of North Druid Hills Road (having an 80 foot right-of-way), thence running along said easterly right-of-way line Mount Mariah Road, N 00°06'32"

W a distance of 416.23 feet to a 1/2 inch rebar found being the TRUE POINT OF BEGINNING; thence N 01°05'34" W a distance of 58.56 feet to a point; thence N 09°37'46" E a distance of 143.67 feet to a point; thence S 89°20'46" E a distance of 350.12 feet to a 1 inch open top pipe found; thence S 00°41'30" E a distance of 200.05 feet to a 1/2" rebar found; thence N 89°51'37" W a distance of 57.42 feet to a 1/2" rebar found; thence N 89°12'17" W a distance of 62.58 feet to a 1/2" rebar found; thence N 89°30'22" W a distance of 51.14 feet to a 1/2 inch rebar and plastic cap set; thence N 89°17'54" W a distance of 201.71 feet to a 1/2 inch rebar found being the TRUE POINT OF BEGINNING

Said tract containing 1.666 acres or 72,560 square feet, being Parcel 2 as depicted on that Combination Survey prepared by Metro Engineering and Surveying Company, Inc.

Parcel 3:

All that tract or parcel of land lying and being in Land Lot 152, of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, COMMENCE at a 1/2" rebar found at the right-of-way intersection of the easterly right-of-way line of Mount Mariah Road (having 28 foot right-of-way) with the northerly right-of-way line of North Druid Hills Road (having an 80 foot right-of-way), thence running along said easterly right-of-way line Mount Mariah Road, N 00°06'32" W a distance of 416.23 feet to a 1/2 inch rebar found; thence N 89°29'54" W a distance of 28.00 feet to a 1/2 inch rebar and plastic cap set; thence N 00°54'17" E a distance of 200.46 feet to a 1/2" rebar found being the TRUE POINT OF BEGINNING; thence N 00°23'22" W a distance of 180.70' to a 1/2" rebar found; thence N 86°41'21" E a distance of 85.14' to a 1/2" rebar found; thence S 79°49'48" E a distance of 115.31' to a 1/2" rebar found; thence S 04°55'21" W a distance of 167.96' to a 1/2" rebar found; thence N 89°20'46" W a distance of 182.87' 1/2" rebar found and the TRUE POINT OF BEGINNING.

Said tract containing 0.789 acres or 34,383 square feet as depicted on that Combination Survey prepared by Metro Engineering and Surveying Company, Inc.

2490 NORTH DRUID HILLS MULTIFAMILY



LOCATION MAP
N.T.S.



TEL: 770.452.7849 FAX: 770.452.0886
2951 FLOWERS ROAD S, STE 119
ATLANTA, GEORGIA 30341
WWW.EBERLY.NET

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

PROJECT: 2490 NORTH DRUID MULTIFAMILY
LAND LOT 62
18TH DISTRICT
DEKALB COUNTY, GEORGIA
2490 NORTH DRUID HILLS RD

REVISIONS:

NO.	DATE	DESCRIPTION

ZONING SITE PLAN

SCALE	DATE	BY	CHECKED
AS SHOWN	12/15/20	ANTONIO BARRERA	ANTONIO BARRERA
		ANTONIO BARRERA	ANTONIO BARRERA
		ANTONIO BARRERA	ANTONIO BARRERA

PROJECT NO. 20-090

SHEET NO. Z1

NOT ISSUED FOR CONSTRUCTION

PROJECT INFORMATION

SITE DATA

EXISTING ZONING USE: RSM & R-85
PROPOSED ZONING USE: MUR-2

TOTAL ACREAGE: 5.628
DISTURBED ACREAGE: 4.89

DEKALB COUNTY, GA
LAND LOT 182, 18TH DISTRICT
PARCEL # 18 152 01 006, 18 152 01 005, & 18 152 01 054

SETBACKS:

FRONT: THOROUGHFARES AND ARTERIALS: 10FT MIN. / 25FT MAX.
ALL OTHER STREETS: 5FT
SIDE: 5FT
REAR: 20FT

REQUIRED OPEN SPACE: 15%
PROVIDED OPEN SPACE: 18.9%

ALLOWABLE MAX LOT COVERAGE: 45%
PROVIDED LOT COVERAGE: 79.4%

BUILDING DATA

DWELLING UNITS PER ACRE: 60 UNITS/AC (WITH BONUS MAX)
UNITS PROVIDED: 337 UNITS (28.88 UNITS/AC)

BONUS DENSITY: 50% GREATER THAN BASE
(BY MEANS OF SUSTAINABLE ELEMENTS AS OUTLINED IN TABLE 2.8 OF DEKALB COUNTY CODE)

MAX BUILDING HEIGHT: 8 STORIES OR 100 FT
PROVIDED BUILDING HEIGHT: 9 STORIES

PARKING DATA

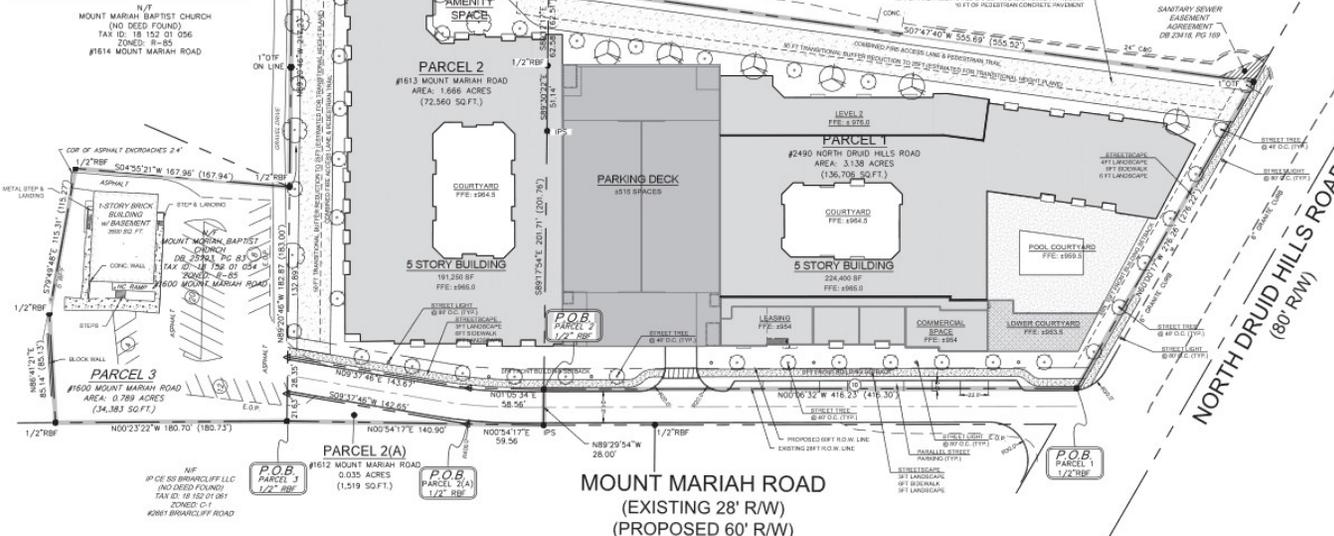
REQUIRED PARKING: MIN. 1.5 SPACES/UNIT
MAX. 3 SPACES/UNIT
MIN. 508 SPACES
MAX. 1011 SPACES

PARKING PROVIDED:

- 525 TOTAL SPACES
- 614 REGULAR SPACES
- 9 REGULAR HANDICAP SPACES
- 2 VAN HANDICAP SPACES

UTILITY PROVIDERS

WATER: DEKALB COUNTY
SEWER: DEKALB COUNTY



PAVING LEGEND

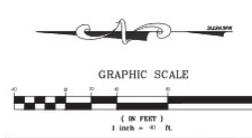
	CONCRETE PAVING
	L.D. ASPHALT
	H.D. ASPHALT
	CONCRETE S/W

OWNER/DEVELOPER
NATHAN HEDGES
976 BRADY AVENUE
SUITE 100
ATLANTA, GA 30318
(404) 451-4821
NHEDGES@BALLENMORRIS.COM

ENGINEER
ANTONIO SAMPLE
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
ASAMPLE@EBERLY.NET

24 HOUR CONTACT
NATHAN HEDGES
(404) 451-4821
NHEDGES@BALLENMORRIS.COM

- NOTES**
- USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
 - ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.



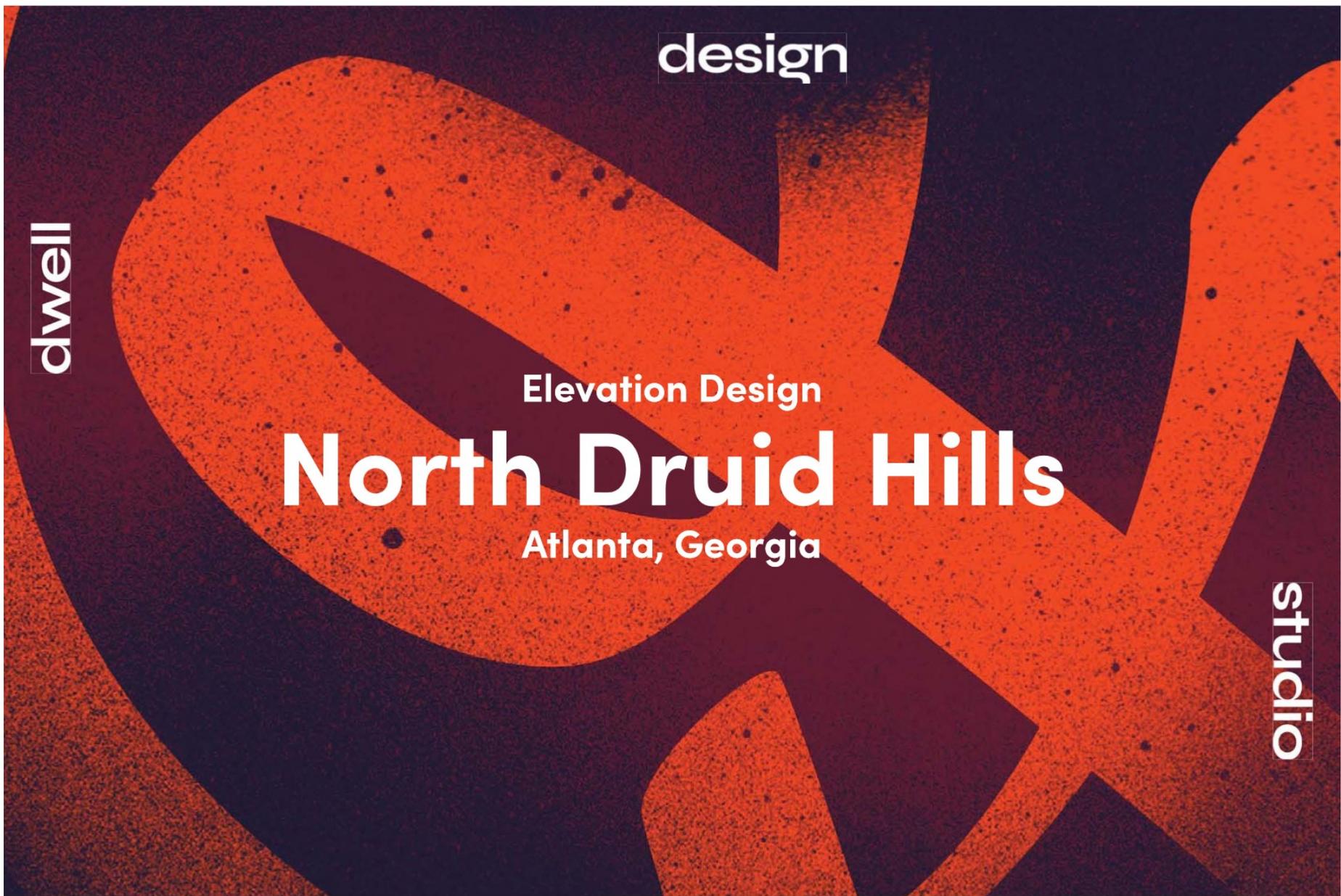
CALL 811
FREE THROUGHOUT THE U.S.A.
THREE WORKING DAYS BEFORE YOU DIG.

GEORGIA 811
www.Georgia811.com
Know what's below. Call before you dig.

DENSITY BONUS: SUSTAINABLE ELEMENTS FOR 50% GREATER THAN BASE. CERTIFICATION THAT PROPOSED BUILDINGS, IF BUILT AS DESIGNED, WOULD BE ACCREDITED BY LEED®, EARTHCRAFT, OR OTHER SIMILAR NATIONAL ACCREDITATION ORGANIZATION, FOR ENERGY- AND WATER-EFFICIENT SITE AND BUILDING DESIGN.

NO PORTION OF THIS PROPERTY LIES IN THE FLOOD HAZARD ZONE AE AS PER THE DEKALB COUNTY F.I.R.M. NO. 13089C0054K DATED AUG 15TH, 2019.

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dwell

design

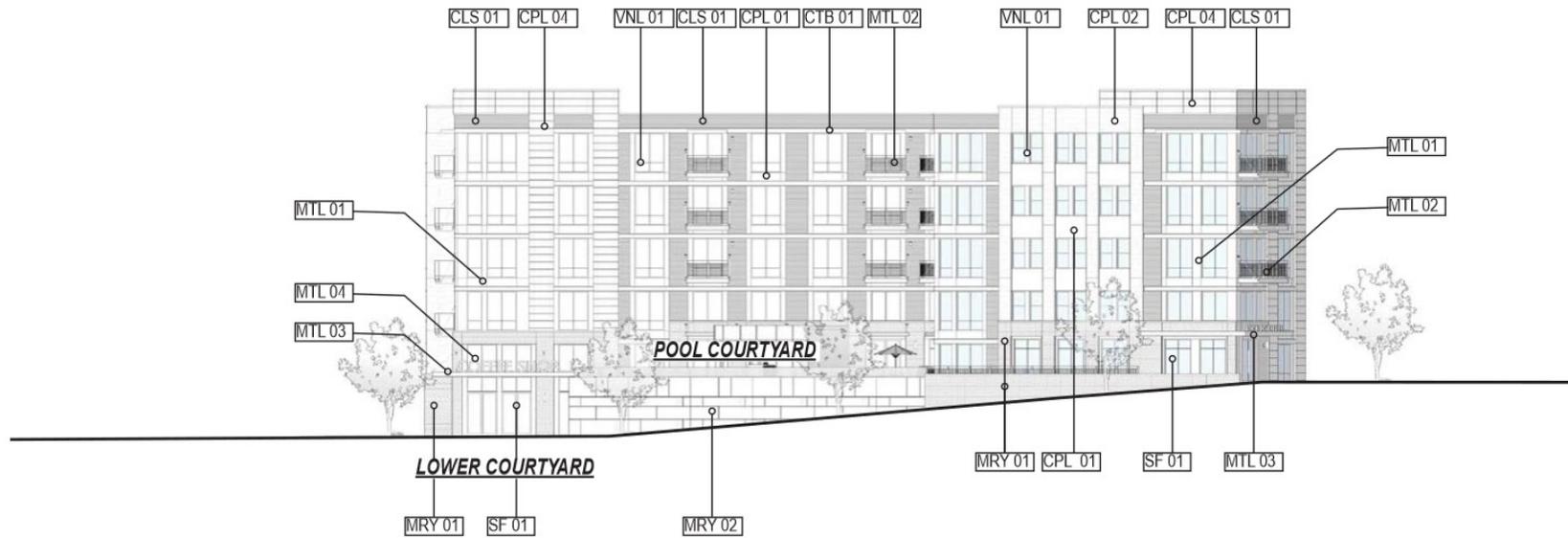
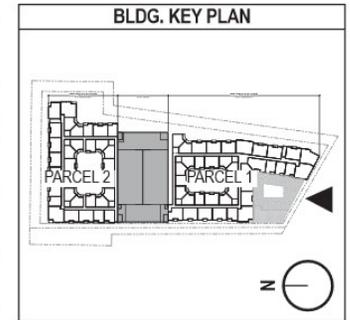
Elevation Design

North Druid Hills

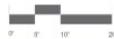
Atlanta, Georgia

studio

MATERIAL FINISH KEY	
MRY 01	MASONRY - COLOR 1
MRY 02	MASONRY - COLOR 2
CPL 01	CEMENTITIOUS PANEL W/ REVEAL - COLOR 1
CPL 02	CEMENTITIOUS PANEL W/ REVEAL - COLOR 2
CPL 03	CEMENTITIOUS PANEL W/ REVEAL - COLOR 3
CPL 04	HIGH DENSITY FIBER CEMENT PANEL W/ REVEAL - WOOD
CTB 01	CEMENTITIOUS TRIM BOARD - COLOR 1
CLS 01	CEMENTITIOUS SIDING W/ REVEAL - COLOR 1
CLS 02	CEMENTITIOUS SIDING W/ REVEAL - COLOR 2
MTL 01	ACM METAL PANEL - COLOR 1
MTL 02	PRE-FAB METAL BALCONIES
MTL 03	PRE-FAB METAL CANOPIES
MTL 04	METAL BUILDING SIGNAGE
MTL 05	METAL MESH GARAGE SCREENING SYSTEM
SF 01	ALUMINUM STOREFRONT SYSTEM
VNL 01	VINYL WINDOW SYSTEM



Overall South Elevation

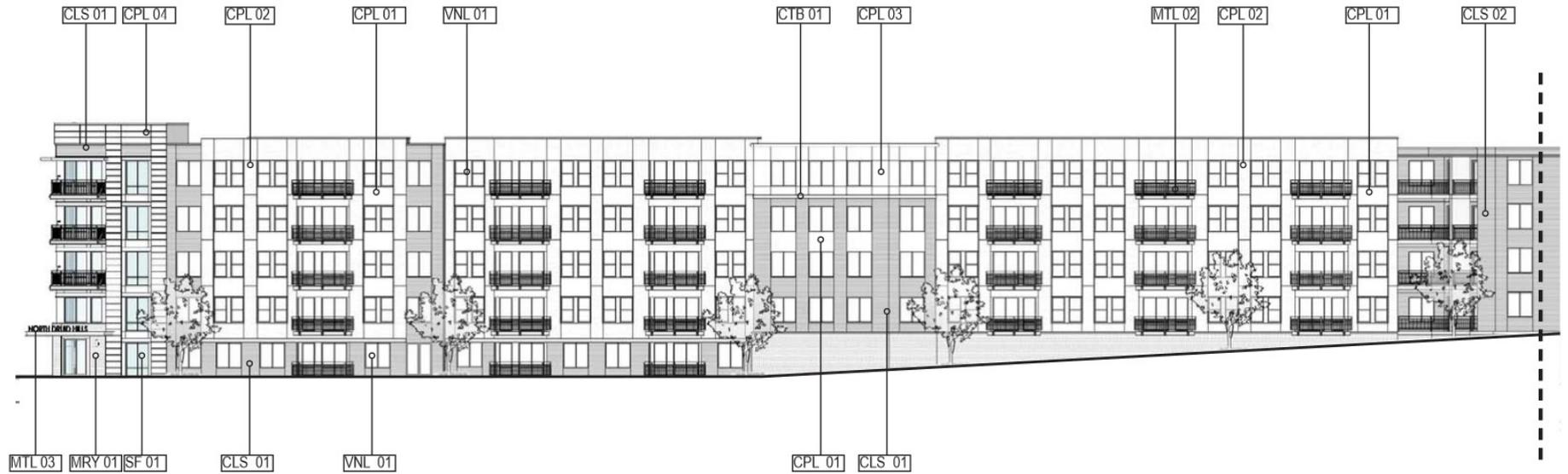
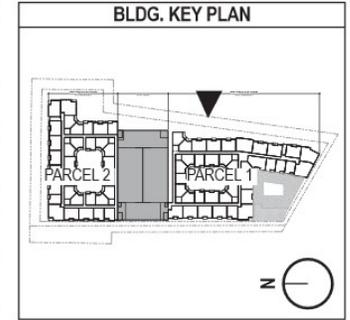


North Druid Hills - Atlanta, GA

December 30, 2020

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MTL 03	PRE-FAB METAL CANOPIES
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MTL 05	METAL MESH GARAGE SCREENING SYSTEM
SF 01	ALUMINUM STOREFRONT SYSTEM
VNL 01	VINYL WINDOW SYSTEM



Overall East Elevation - Parcel 1

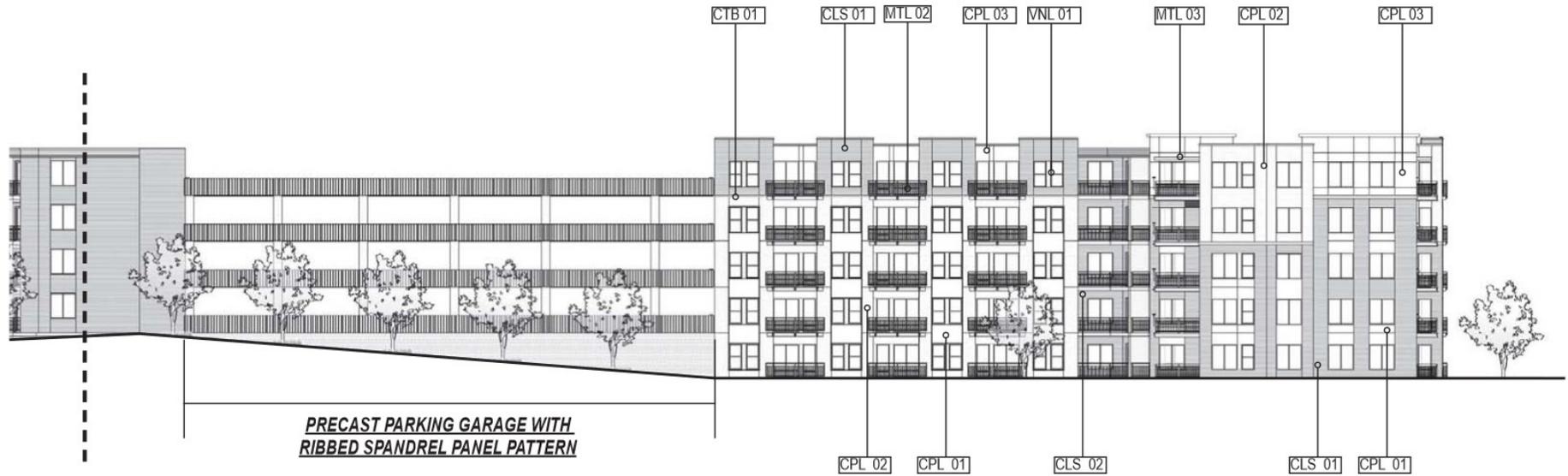
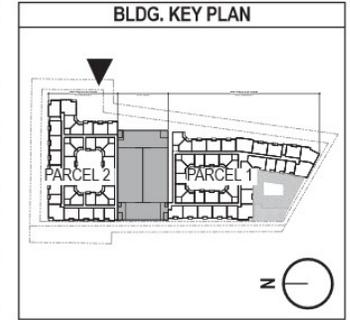


North Druid Hills - Atlanta, GA

December 30, 2020

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MTL 03	PRE-FAB METAL CANOPIES
MTL 04	METAL BUILDING SIGNAGE
MTL 05	METAL MESH GARAGE SCREENING SYSTEM
SF 01	ALUMINUM STOREFRONT SYSTEM
VNL 01	VINYL WINDOW SYSTEM



Overall East Elevation - Parcel 2

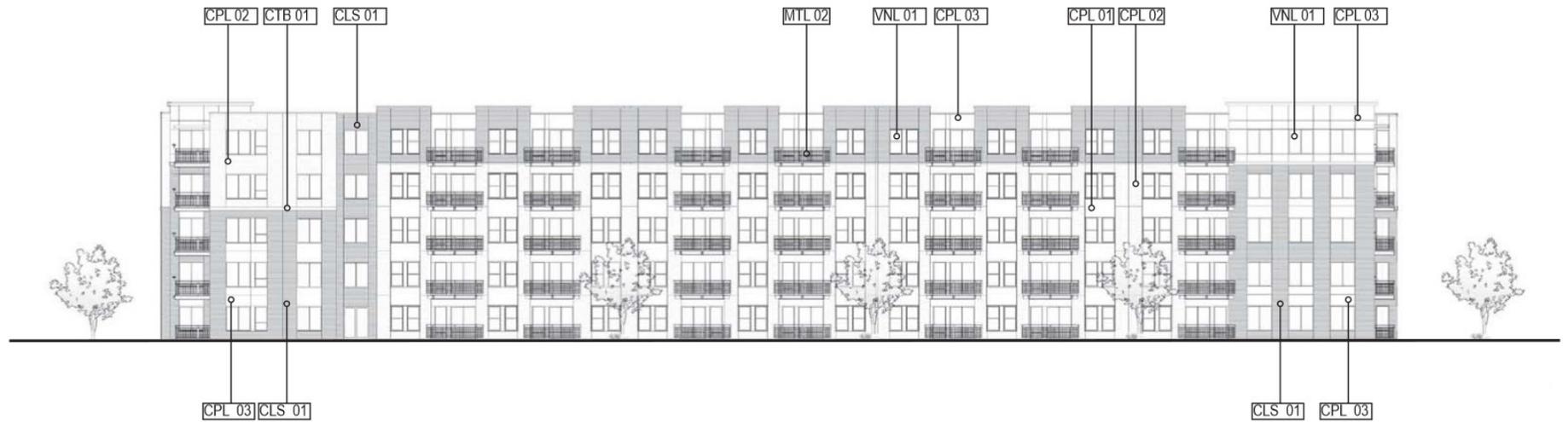
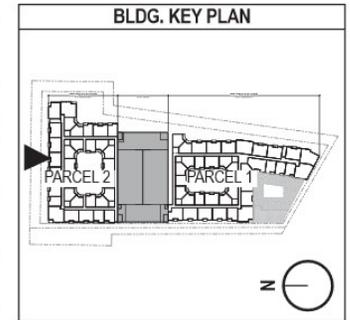


North Druid Hills - Atlanta, GA

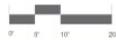
December 30, 2020

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MTL 03	PRE-FAB METAL CANOPIES
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MTL 05	METAL MESH GARAGE SCREENING SYSTEM
SF 01	ALUMINUM STOREFRONT SYSTEM
VNL 01	VINYL WINDOW SYSTEM



Overall North Elevation

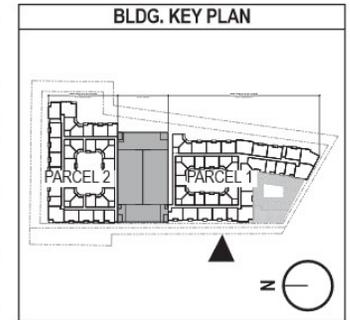


North Druid Hills - Atlanta, GA

December 30, 2020

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MTL 05	METAL MESH GARAGE SCREENING SYSTEM
SF 01	ALUMINUM STOREFRONT SYSTEM
VNL 01	VINYL WINDOW SYSTEM



Overall West Elevation - Parcel 1

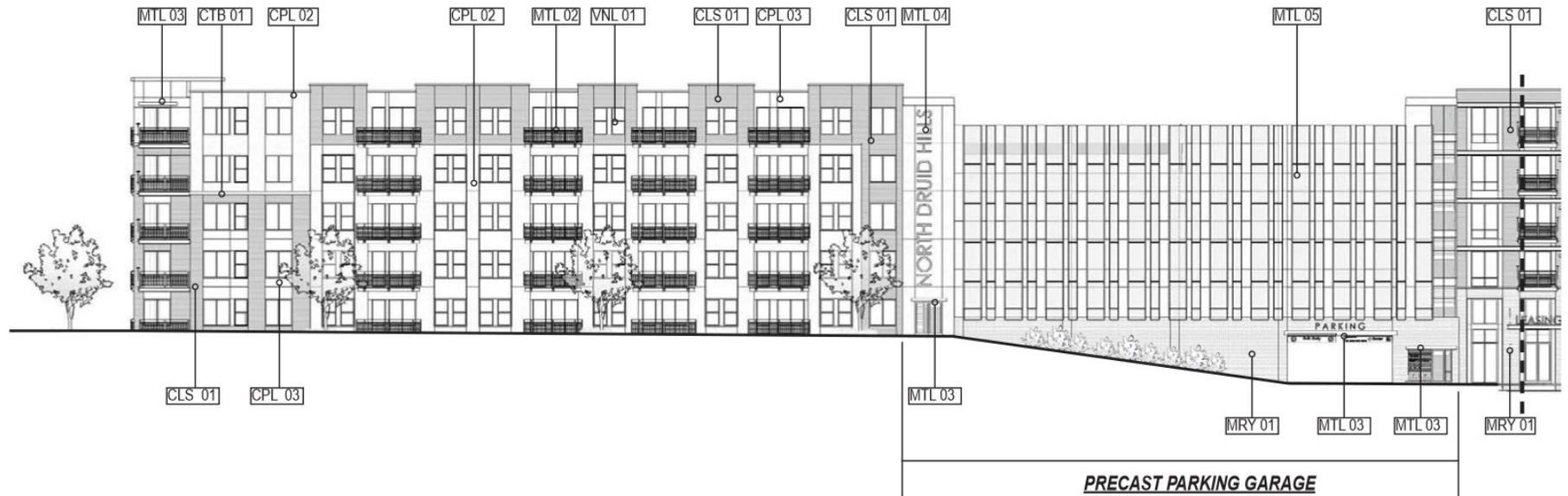
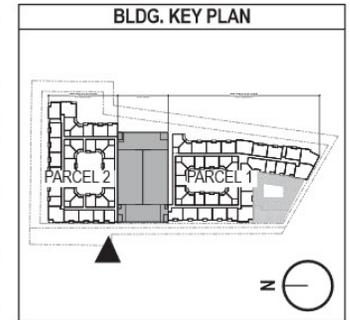


North Druid Hills - Atlanta, GA

December 30, 2020

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SF 01	ALUMINUM STOREFRONT SYSTEM
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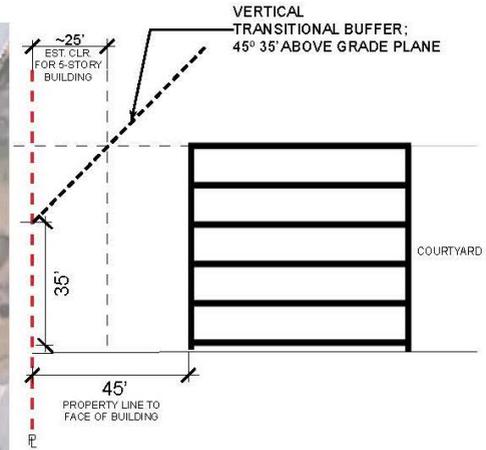
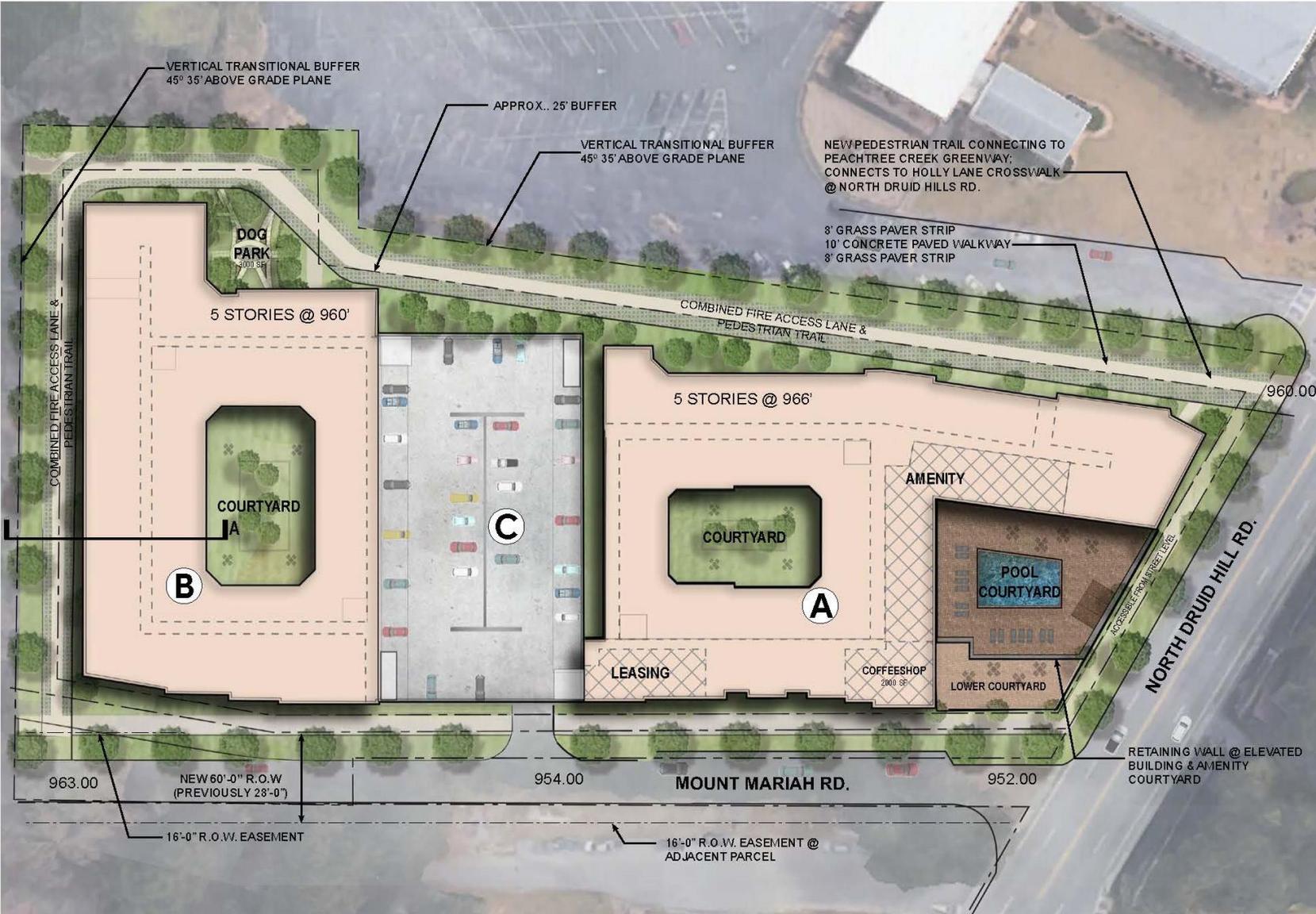
Overall East Elevation - Parcel 2



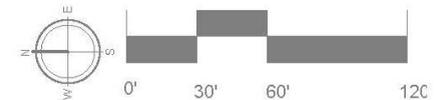
North Druid Hills - Atlanta, GA

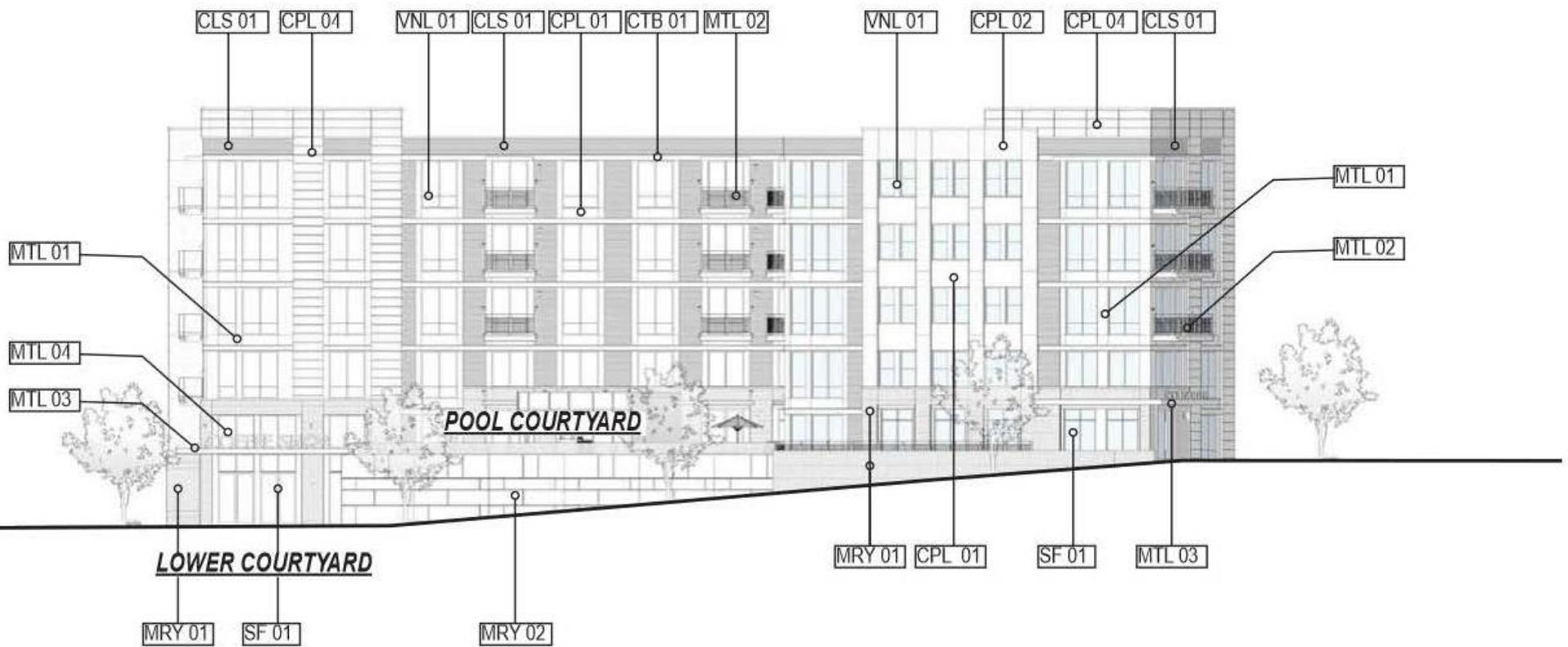
December 30, 2020

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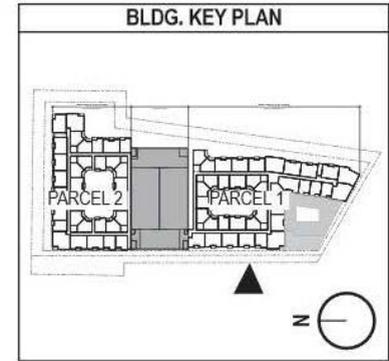


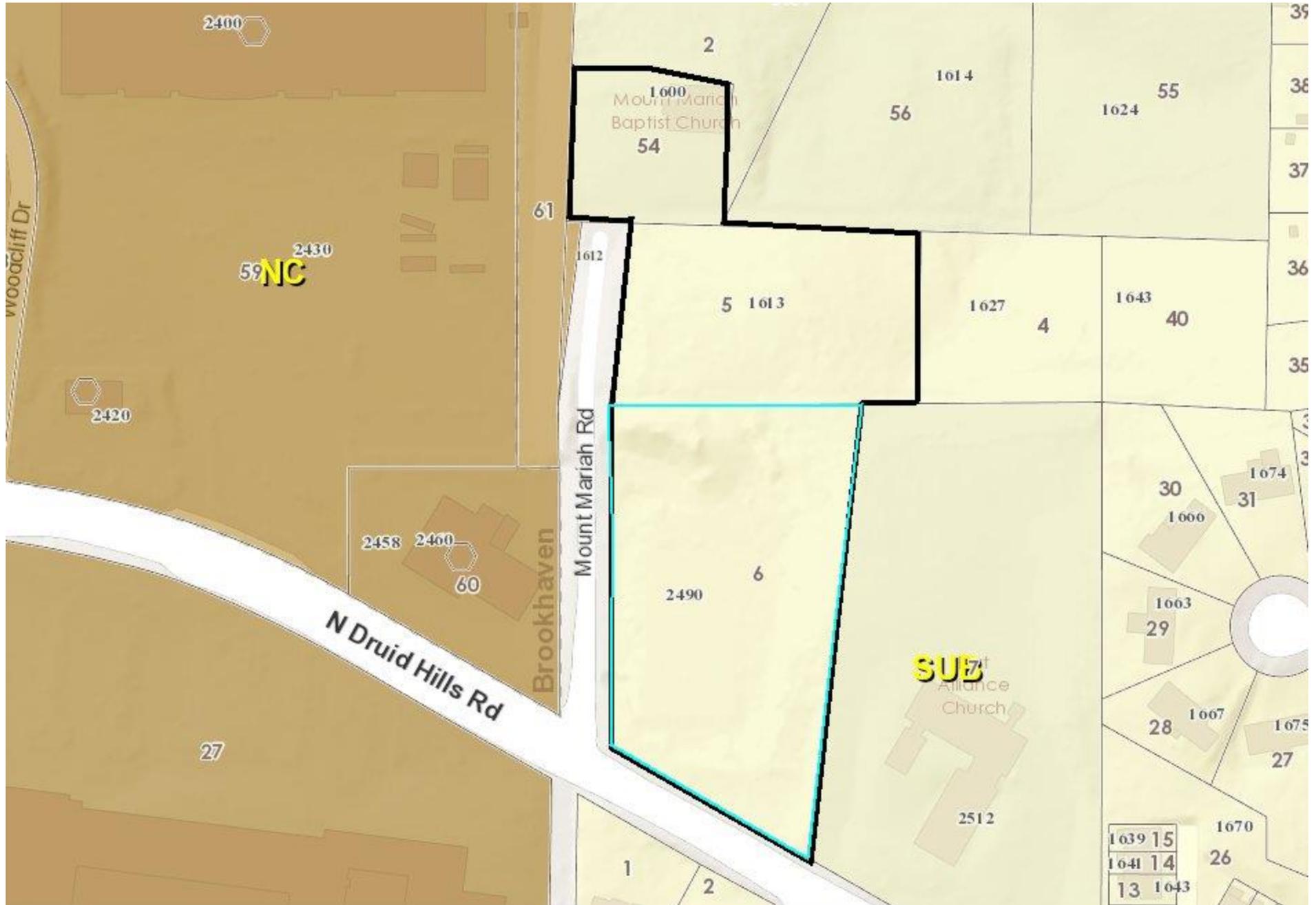
Section A: Facing East
VERTICAL TRANSITIONAL BUFFER DIAGRAM

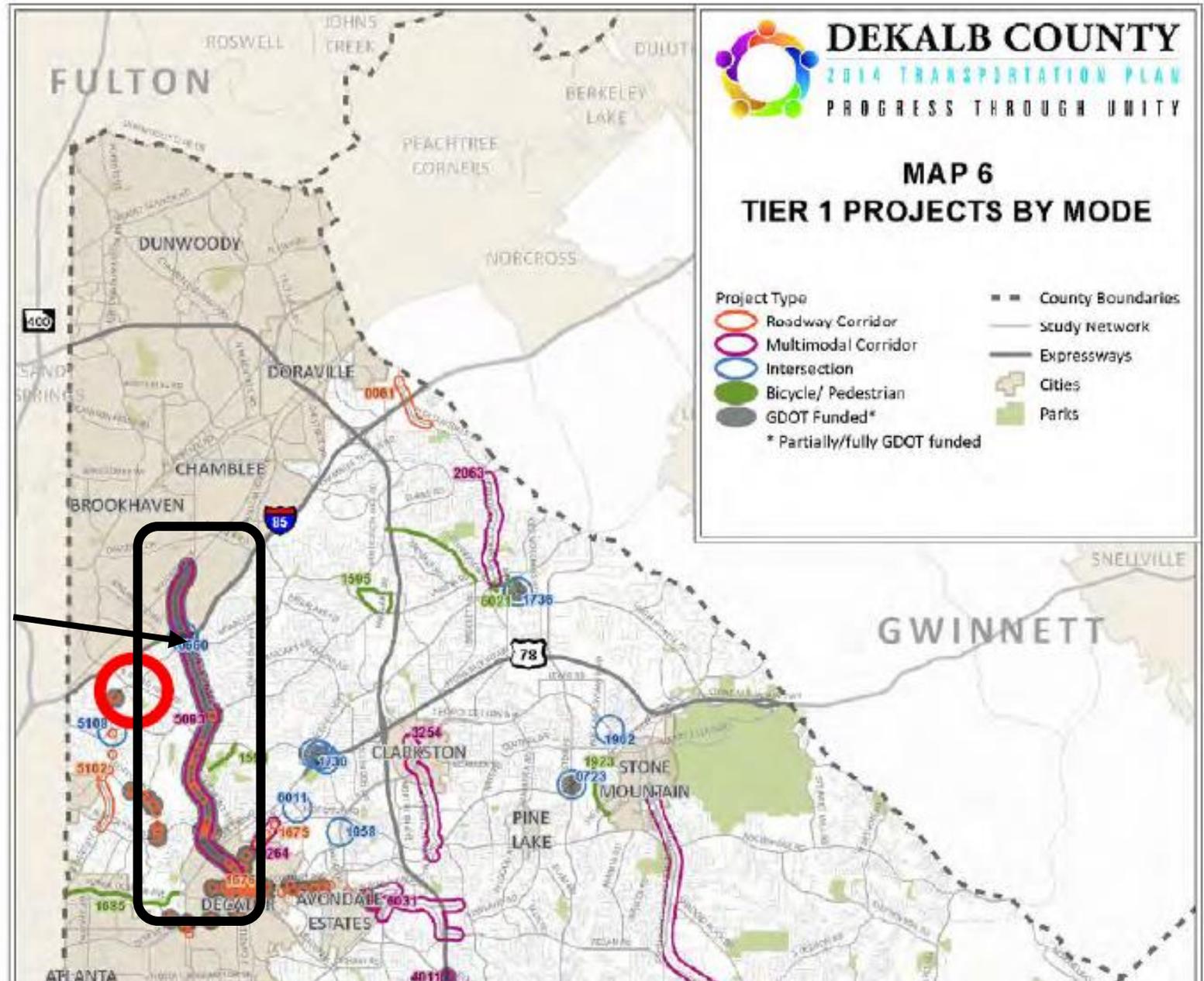




MATERIAL FINISH KEY	
MRY 01	MASONRY - COLOR 1
MRY 02	MASONRY - COLOR 2
CPL 01	CEMENTITIOUS PANEL W/ REVEAL - COLOR 1
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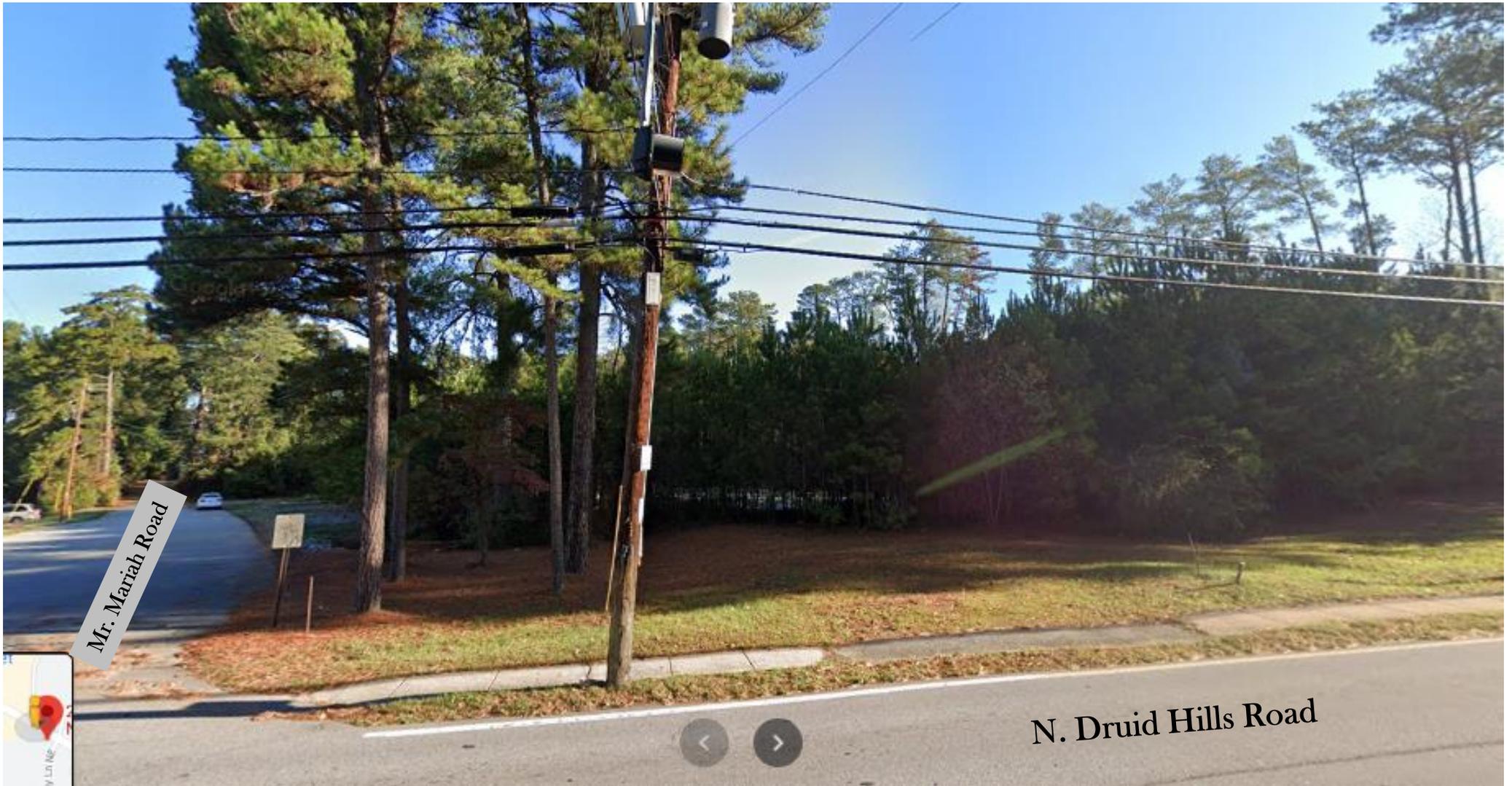






Multimodal Corridor Proposed for N. Druid Hills Road, including section of road on which the subject property fronts.





Mr. Mariah Road

N. Druid Hills Road



View Along North Druid Hills Rd.



View at Southwest Corner



View at Southeast Corner