

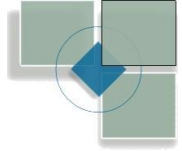


# DeKalb County Department of Planning & Sustainability

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: September 9, 2021**

**Board of Commissioners Hearing Date: September 30, 2021**

## STAFF ANALYSIS

**Case No.:** Z-21-1245064 **Agenda #:** N4

**Location/Address:** The east side of North Druid Hills Road, approximately 118 feet south of Fama Drive at 2784 and 2790 North Druid Hills Road in Atlanta, Georgia. **Commission District:** 2 **Super District:** 6

**Parcel ID:** 18 011 05 002, 18 011 05 003

**Request:** To request a rezoning from R-100 (Residential Medium Lot) to MR-2 (Medium Density Residential-2) District to allow the construction of new multi-family apartments.

**Property Owner:** The Williams Boggs Corbin Trust, Thomas and Margaret Corbin, Ahmad Ferida

**Applicant/Agent:** PEC c/o Doug Linneman

**Acreage:** 0.9

**Existing Land Use:** Two single-family homes

**Surrounding Properties:** Two-story apartments to the east; offices to the south; single-family detached residential subdivisions to the north and west across North Druid Hills Road.

**Adjacent Zoning:** **North:** R-100 **South:** O-I **East:** MR-2 **West:** R-85

**Comprehensive Plan:** Proposed TC Town Center **Consistent**  **Inconsistent**

**Proposed Density:** 23.3 units per acre **Existing Density:** NA

**Proposed Units/Square Ft.:** 21 multi-family apartments **Existing Units/Square Feet:** Two single-family homes

**Proposed Lot Coverage:** NA **Existing Lot Coverage:** NA

### Staff Recommendation: 30 DAY DEFFERAL (REVISED 9/16/21)

There is a companion land use amendment request (See Case LP-21-1245063) to change from Suburban (SUB) to Town Center (TC). These properties are located at the edge of a Town Center (TC) land use character area focused around the North Druid Hills/LaVista Road intersection and a Suburban (SUB) land use character area which includes the single-family

residential neighborhoods along Fama Drive to the north and the Merry Hills single-family detached subdivision to the northeast across North Druid Hills Road. The TC outer ring policies and development guidelines call for a mix of residential, retail, office, and service uses at maximum density of 24 units per acre, building heights between one and three stories, and enhanced buffers to allow for an appropriate transition into the abutting and nearby low density single-family residential areas. The plans appear to be consistent with the TC outer ring policies relating to building height (three story building height provided), land use (multi-family residential), and density (23.3 units per acre provided). While a portion of the buffer abutting the single-family subdivision to the north is proposed to be reduced from 50 to 30 feet (see attached transitional buffer plan), the applicant is proposing that the narrower buffer will be enhanced with mature trees and an eight-foot tall wooden fence and will serve to provide the enhanced buffers called for by the TC outer ring policies. The Zoning Board of Appeals will ultimately decide whether the site conditions warrant a buffer reduction. With appropriate zoning conditions, it appears that the rezoning request would be consistent with the policies and strategies of the 2021 Comprehensive Plan 5 year update and with abutting and nearby land uses (Sec. 7.3.5. A&B). The applicant, Planning Department Staff, and some community members recently submitted several proposed zoning conditions to provide appropriate compatibility with adjacent and nearby land uses. Planning Staff recommends a 30-day deferral to allow the applicant and community to review the proposed draft zoning conditions and attempt to reach a consensus on a final list of zoning conditions.

1. The proposed private drive, parking lot, and multi-family building shall be developed in general conformity with the proposed site layout of the Concept Plan titled "Kenco LaVista" and dated 08/04/21 by Planners and Engineers Collaborative (PEC+), subject to any conditions that may be approved by the Zoning Board of Appeals for future variance requests. The site plan is conceptual and layout and building design shall be subject to approval of the Director of Planning and Sustainability Department. To the extent that there is any conflict between the site plan and the other approved conditions, set forth below, the written condition shall control.
2. The property containing 0.9 acres shall be developed with no more than twenty-one (21) multi-family residential dwelling units at a maximum density of 23.3 units per acre subject to provision and verification of all proposed density bonuses. All dwelling units shall be located within one building. Maximum building height shall not exceed three stories. The subject property shall remain a separate and distinct parcel from 2280 Lavista Road (Parcel ID: 18 111 05 006).
3. Applicant must demonstrate compliance with the density bonus criteria (five, 20% density bonuses are required to achieve density of 23.3 units per acre) including the following:
  - a. Public Improvements to improve the existing MARTA bus stop on the adjacent property to the south (N. Druid Hills Road) with a shelter (20% density bonus). A written agreement between MARTA and the applicant needs to be submitted to indicate that this improvement will be implemented per MARTA or GRTA standards and a project timeline for that implementation.
  - b. Public Improvements to improve the existing MARTA bus stop on the adjacent property to the east (Lavista Road) with a shelter (20% density bonus). A written agreement between MARTA and the applicant needs to be submitted to indicate that this improvement will be implemented per MARTA or GRTA standards and a project timeline for that implementation.
  - c. Amenity Proximity to grocery store (Kroger) (20% density bonus). The applicant needs to verify via a surveyor's stamp on the plan that the grocery store is within a quarter mile of the subject property. Additionally, per Sec. 2.12.6, the applicant needs to indicate that there are existing sidewalks from the subject property to the grocery store, or in areas in which there are no sidewalks between the subject property and the grocery store, that the applicant will provide these pedestrian facilities.

- d. Public art (20%). Must comply with Planning Commission criteria for public art in Article 5.
  - e. Additional public art, or provide public sidewalk improvements between subject site and grocery store/shopping center amenity, or provide multi-use trail (20%).
4. A minimum 50-foot-wide transitional buffer shall be preserved and/or enhanced with additional trees along the north property line. However, the Board of Zoning Appeals may grant relief and permit a transitional buffer variance from a minimum of 49 feet to a minimum of no less than 30 feet. Healthy, existing trees within this buffer shall be preserved and the buffer must be supplemented with new trees to form an effective visual screen, as approved by the County Arborist, prior to the issuance of any certificates of occupancy.
  5. A minimum of 37% open space shall be provided. The applicant must provide evidence of a legal mechanism under which all land to be held in common and used for greenspace purposes within the development and all landscaping and street trees along North Druid Hills Road (outside of the right-of-way) shall be protected in perpetuity. Existing trees located within designated open space areas that are not proposed for trails, buildings, structures, or parking lots or those likely to be impacted by necessary grading shall be preserved.
  6. All building facades shall be developed in general conformity with the submitted conceptual elevations titled “Kenco LaVista Apartments” and dated 06/22/21 by Pimsler-Hoss Architects, Incorporated (PHA). No vinyl or exposed concrete block is allowed on the building facades.
  7. Per Article 5 of the Zoning Ordinance, multi-family housing developments shall provide and maintain outdoor play and recreation areas with a minimum area of five (5) percent of the total area of the lot or four thousand (4,000) square feet, whichever is greater. All exterior units shall have balconies. Landscaping shall be provided around each building within ten (10) feet of the building and along both sides of all internal sidewalks. A minimum 3-foot wide pedestrian pathway shall be provided from the proposed sidewalks/multi-use trail along North Druid Hills Road to the building entrance of the proposed multi-family building. A 5-foot wide internal sidewalk shall connect to the sidewalk/multi-use trail along North Druid Hills Road and the east property line abutting the adjacent apartment complex.
  8. All dumpsters must be screened from view on all four (4) sides so as not to be visible from adjacent properties and the public street.
  9. Subject to approval of the Georgia Department of Transportation (GDOT) and/or the DeKalb County Transportation Division of Public Works, a right turn-in access with a right-turn in deceleration lane shall be provided off of and along North Druid Hills Road. A right-turn out access with a private gate designated for emergency vehicle access only shall also be provided along North Druid Hills Road. No other vehicular access shall be allowed to North Druid Hills Road, unless authorized by the Public Works Department. A shared access agreement between the subject property and the abutting property to the east containing the Kenco Apartments to allow for access to LaVista Road shall be provided prior to the issuance of any building permits. Please note the infrastructure requirements in Article 5 of the *Zoning Code* and Chapter 14-190 of the *Land Development Code*.
  10. During construction, the Developer shall post a contact phone number for nearby residents to call and discuss development and construction issues. The developer shall use Best Management Practices (BMPs) for run-off and sedimentation control in compliance with Section 14.38 (Soil Erosion and Sediment Control) subject to approval of the Land Development Division of the Planning and Sustainability Department.

11. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Historic Preservation Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity whose decision shall be independently based.
12. Blasting shall be permitted only with the written approval of the County under the requirements of Section 14-324.C of the *DeKalb County Code of Ordinances*. The developer shall notify residents on North Druid Hills Road and LaVista Road and property owners within a half mile. Notifications will be made by way of mailbox flyers, 24 hours in advance of any blasting.
13. The egress driveway will have a decorative gate that will remain in the closed position and locked at all times, and shall not be used by Kenco's residents except for emergency situations, as needed. Kenco Residential shall present options of the gate's decorative design to the representative of the North Druid Hills Residents Association (NDHRA) for review and approval, including feedback from Fama Drive residents and adjacent property owners.
14. The entrance will include a raised island that will be landscaped and without any signage, other than as required by the County code and subject to approval of the Georgia Department of Transportation and/or the DeKalb County Transportation Division of Public Works. However, no monument signage for the apartment complex shall be erected along the North Druid Hills Road side of the property.
15. Textured or stamped paving shall be installed across the curb cuts for the North Druid Hills Road entrance, including handicap ramps to allow for travel along the sidewalk, which shall be installed in accordance with DeKalb County requirements and State of Georgia Americans with Disabilities Act (ADA) requirements. Due to the aforementioned raised island at the entrance, the pathway from one curb cut to the next shall be clearly delineated on the driveway with textured or stamped paving, not painted.
16. Furthermore, the same landscape strip and sidewalk along North Druid Hills Road shall be extended to connect and align with the existing sidewalk extending from Fama Drive to the north and to the driveway of 2800 North Druid Hills Road to the south, provided existing right of ways exist to allow such connection and no specimen hardwood trees are required to be removed and subject to approval of the DeKalb County Transportation Department and/or Georgia Department of Transportation.
17. The new parking spaces closest to North Druid Hills Road shall be screened with landscaping.
18. The new parking spaces shall include no less than one space dedicated for electric vehicle(s) with industry standard charging equipment.
19. The proposed Public Art Piece that is to be installed shall be set back from North Druid Hills Road an appropriate distance such that it will not pose a visual distraction to motorists driving northbound, nor create a safety hazard for cars exiting Fama Drive. Kenco Residential shall present options of the art piece's design to the representative of the North Druid Hills Residents Association (NDHRA) for review and approval, including feedback from Fama Drive residents and adjacent property owners. The public art piece shall be such that it fosters social interaction, potentially serving as a reference to the history of the area and/or provides elements or structures that allow children to interact and play.



20. A minimum six (6) foot high, double-sided (i.e., finished on both sides), wooden fence shall be installed along the northern boundary of the property adjacent to tax parcels 18-111-05-001 and 18-111-05-014. The fence shall be installed within 30 days of the start of the building's construction. The fence shall be stained or painted a color other than white during installation. Ongoing maintenance, upkeep, and repairs to the fences shall be provided by Kenco Residential. No other fencing of any kind shall be erected along the North Druid Hills Road side of the property. However, at Kenco Residential's discretion, similar fencing as previously described may be erected along the adjacent tax parcel 18-111-05-004 to the south.
21. All exterior lighting shall be screened or shielded to minimize glare onto North Druid Hills Road, as well as onto any adjacent homeowners' properties to the north, to keep light inside the property.
22. Post-construction stormwater run-off shall be no greater than pre-construction stormwater run-off in accordance with the DeKalb County Code of Ordinances and as required by the Georgia Storm Water Management Manual, subject to approval by the Division of Land Development. Furthermore, water quality shall meet the minimum requirements of the Georgia Stormwater Management Manual or DeKalb County requirements. To meet these ends, Kenco Residential shall install stormwater management measures that exceed the minimum requirements so that a reasonable measure of excess capacity is included to account for future conditions that may warrant having it.
23. Kenco Residential shall present a landscape plan to the North Druid Hills Residents Association (NDHRA) representative, to then be distributed to the adjacent property owners. A maximum period of seven (7) days shall be provided to review the plan and provide reasonable comments, prior to approval by the County Arborist. The owner of tax parcels 18-111-05-014 and 18-111-05-001 shall have priority approval of the plant species along the northern property line, subject to approval by County Arborist.
24. When demolition of the two (2) existing single-family detached homes commences, they shall both be demolished in a timely manner, rather than in a piecemeal manner.
25. Kenco Residential shall employ pest and rodent abatement measures, as well as dust abatement measures, during construction.
26. During the demolition and construction phases of the project, Kenco Residential shall ensure that that it will abide by the DeKalb County Noise Ordinance at all times. There shall be no outside construction which produces loud or obtrusive noise on weekends, nor on recognized national holidays, unless such activity arises from an emergency which puts the site or neighboring property owners and their property at risk of harm or loss.

### **ZONING HISTORY**

The subject property has been zoned R-100 (Residential Medium Lot-100) since the initial adoption of the *DeKalb County Zoning Ordinance* in 1956.

### **PROJECT ANALYSIS**

The property is moderately flat off of North Druid Hills Road, with a moderate number of mature trees and foliage. The

property is surrounded by two-story apartments to the east; offices to the south; single-family detached residential subdivisions to the north and west across North Druid Hills Road.

The subject property comprises 0.9 acres containing two single-family residential homes. The plan proposes to demolish the single-family homes and construct a one three-story apartment building containing 21 dwelling units off of North Druid Hills Road at a density of 23.3 units per acre. The Plan proposes shared access between the subject property and the abutting property to the east containing the Kenco Apartments to allow for access onto LaVista Road.

The MR-2 zoning district allows a base density of 12 dwelling units per acre up to a maximum of 24 units per acre. To achieve the applicant's proposed density of 23.3 units per acre, the applicant must provide density bonuses and comply with the density bonus criteria. The applicant is proposing the following density bonuses: 1. Public Art (20% density bonus); 2. Proximity to Transit (20% density bonus); and 3. Public Sidewalk Improvements (20%). However, the following additional information is required to verify that the Plan qualifies for the density bonuses:

1. Public Improvements to improve the existing MARTA bus stop on the adjacent property to the south with a shelter (20% density bonus). A written agreement between MARTA and the applicant needs to be submitted to indicate that this improvement will be implemented per MARTA or GRTA standards and a project timeline for that implementation.
2. Amenity Proximity to grocery store (Kroger) (20% density bonus). The applicant needs to verify via a surveyor's stamp on the plan that the grocery store is within a quarter mile of the subject property. Additionally, per Sec. 2.12.6, the applicant needs to indicate that there are existing sidewalks from the subject property to the grocery store, or in areas in which there are no sidewalks between the subject property and the grocery store, that the applicant will provide these pedestrian facilities.

The proposed building is located approximately 35 to 40 feet away from North Druid Hills Road. Since the *Zoning Ordinance* requires that all buildings within the MR-2 zoning district be no more than 20 feet away from the right-of-way, a front building setback variance will be required from the Board of Zoning Appeals prior to any land development or building permits being issued. The *Zoning Ordinance* requires a 50-foot-wide transitional buffer along the north property line abutting the R-100-zoned single-family residential subdivision along Fama Drive to the north. However, the Plan indicates a 30-foot-wide buffer will be provided, which will require a variance from the Board of Zoning Appeals.

The property has frontage along North Druid Hills Road, a four-lane major arterial road with curb, gutter, and sidewalks. The proposed plan will provide access to North Druid Hills Road via one right turn in/right turn out driveway, with a gate provided to limit right turn out access to emergency vehicles. A right turn in deceleration lane is also proposed to facilitate safe vehicular ingress off of North Druid Hills Road into the subject site. Since the same property owners currently own both the subject property and the adjacent property to the east containing multi-family apartments (Kenco Apartments), a shared access easement will provide access to the full-service driveway entrance off LaVista Road.

**Compatibility with MR-2 Zoning Requirements**

<b>STANDARD</b>	<b>MR-2 REQUIREMENT</b>	<b>EXISTING/PROPOSED</b>	<b>COMPLIANCE</b>
<b>MAX DENSITY</b>	12-24 units per acre maximum	23.3 units per acre with five 20% density bonuses: Two transit proximity bonuses (improved bus shelter on N. Druid Hills Rd and Lavista Rd; One amenity proximity bonus (grocery store); One public art bonus; and public sidewalk improvements connecting site to grocery store/shopping center or an additional public art bonus or multi-use trail to be provided.	Yes
<b>LOT WIDTH</b>	100 feet	200 feet	Yes
<b>LOT AREA</b>	NA	0.9 acres	Yes
<b>MAX. LOT COVERAGE</b>	75%	Information not provided	Undetermined (variances will require approval from BZA)
<b>FRONT SETBACK</b>	Min 10 ft from N. Druid Hills Rd Max. 20 ft from N. Druid Hills Rd	33 ft 33 ft	Yes for min. No for max. (will require variances from BZA)
<b>REAR SETBACK</b>	20 ft.	60 ft	Yes
<b>SIDE SETBACK</b>	NA for multi-family	7 ft (south p/l)	Yes
<b>MAX. BLDG. HEIGHT</b>	3 stories/45 feet	3 stories/45 feet	Yes

<b>MIN OPEN SPACE</b>	15%	37%	Yes.
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<b>TRANSITIONAL BUFFER</b>	A 50 ft buffer is required along north property line abutting residential R-100 zoning.	30 ft buffer provided.	No. Will require variance from BZA.
<b>PARKING</b>	Min of 31 spaces	28 spaces	No. Will require variance from BZA.
	One and a half (1.5) spaces per dwelling unit		
	Max of 63 spaces	28 spaces	Yes
	Three (3) spaces per dwelling unit		

**LAND USE AND ZONING ANALYSIS**

Section 27-7.3.5 of the Zoning Ordinance, “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 subject properties are located at the edge of a Town Center (TC) land use character area focused around the North Druid Hills/LaVista Road intersection and a Suburban (SUB) land use character area which includes the single-family residential neighborhoods along Fama Drive to the north and the Merry Hills single-family detached subdivision to the northeast across North Druid Hills Road. The TC outer ring policies and development guidelines call for a mix of residential, retail, office, and service uses at maximum density of 24 units per acre, building heights between one and three stories, and enhanced buffers to allow for an appropriate transition into the abutting and nearby low density single-family residential areas. The plans appear to be consistent with the TC outer ring policies relating to building height (three story building height provided), land use (multi-family residential), and density (23.3 units per acre provided). While a portion of the buffer abutting the single-family subdivision to the north is proposed to be reduced from 50 to 30 feet (see attached transitional buffer plan), the applicant is proposing that the narrower buffer will be enhanced with mature trees and an eight-foot tall wooden fence and will serve to provide the enhanced buffers called for by the TC outer ring policies. With appropriate zoning conditions, it appears that the rezoning request would be consistent with the policies and strategies of the 2021 Comprehensive Plan 5 year update and with abutting and nearby land uses. Planning Staff recommends a 30-day deferral to allow the applicant and community to review the proposed draft zoning conditions and attempt to reach a consensus on a final list of zoning conditions

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

With appropriate zoning conditions, it appears that the rezoning request to allow multi-family apartments would be compatible with the multi-family apartments to the east, the office uses to the south, and the single-family residential subdivisions to the north and west across North Druid Hills Road. Planning Staff recommends a 30-day deferral to allow the applicant and community to review the proposed draft zoning conditions and attempt to reach a consensus on a final list of zoning conditions

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

**zoned:**

It appears that the property may have a reasonable economic use as currently zoned R-100 which allows single-family, detached residential development.

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

See response to Criteria B above.

**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:**

See response to Criteria "A" above.

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

Based on the submitted information, no historic buildings, sites, districts, or archaeological resources are located on the subject 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:**

There has been no indication from reviewing departments and agencies that the proposal could cause excessive use of utilities or schools. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is available.

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

The proposed development is not expected to have unusual impacts on the natural environment given the relatively small amount of land (less than one acre) on the project site and there are no stream buffers or floodplain areas located in the project boundaries.

**Planning and Sustainability Department Recommendation: 30 DAY DEFERRAL (REVISED 9/16/21)**

**Attachments:**

1. Public Works Department Comments
  - a. Land Development Division
  - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph
9. Photographs





PITTOSPORUM



DWARF INDIAN HAWTHORN



EASTERN REDBUD

LANDSCAPE DESIGN ALONG N DRUID HILLS ROAD FRONTAGE



AMERICAN HOLLY

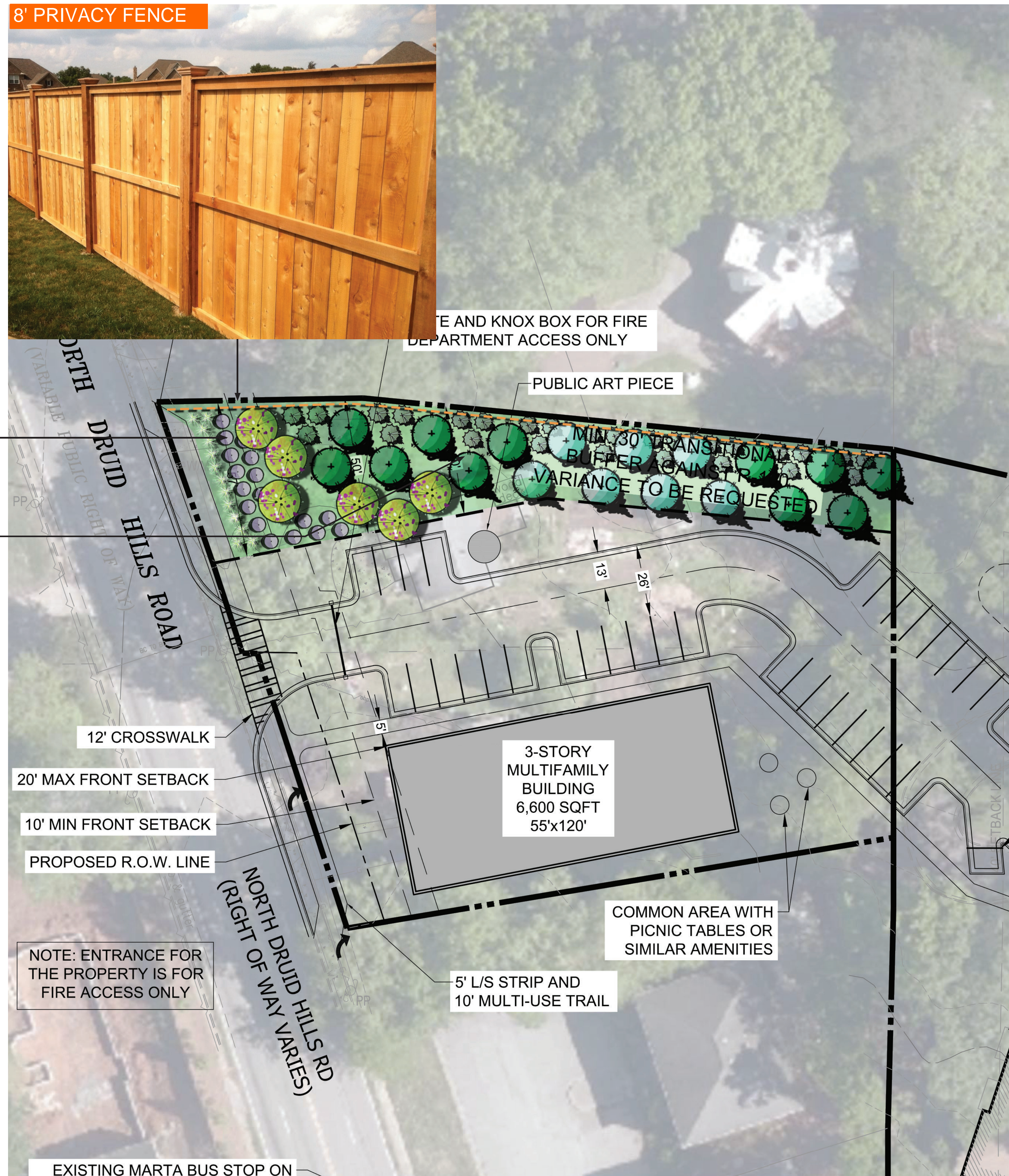
LANDSCAPE BUFFER PLANTING



CHINESE JUNIPER (Juniperus x pfitzeriana "Sea Green")



GREEN GIANT ARBORVITAE



8' PRIVACY FENCE

FIRE HYDRANT AND KNOX BOX FOR FIRE DEPARTMENT ACCESS ONLY

PUBLIC ART PIECE

MIN. 30' TRANSITIONAL BUFFER AGAINST STREET - VARIANCE TO BE REQUESTED

12' CROSSWALK

20' MAX FRONT SETBACK

10' MIN FRONT SETBACK

PROPOSED R.O.W. LINE

3-STORY MULTIFAMILY BUILDING 6,600 SQFT 55'x120'

COMMON AREA WITH PICNIC TABLES OR SIMILAR AMENITIES

5' L/S STRIP AND 10' MULTI-USE TRAIL

NOTE: ENTRANCE FOR THE PROPERTY IS FOR FIRE ACCESS ONLY

EXISTING MARTA BUS STOP ON



**From:** netania cortell <[n\\_cortell@yahoo.com](mailto:n_cortell@yahoo.com)>

**Sent:** Thursday, September 9, 2021 10:24 AM

**To:** Plansustain <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>

**Subject:** DeKalb County Planning Hearing (1345 and 2774 Fama/N Druid Hills Resident and Owner)

Good Morning DeKalb County Planning Commissioners,

My apologies for getting this in so late, it was our Jewish New Year and we were unavailable to use electronics during the Holy Days.

I am writing on behalf of my mother (Harriet Cortell) and I (Netania Cortell). We have been and continue to be residents at 1345 Fama Dr, as well as my mother owns the 2774 N Druid Hill property for 35 years. As we will be severely impacted by the Kenco development we would love to say a few words at the Planning Meeting this evening, please.

Our few biggest concerns are as follows:

1) The parking lot, literally coming within 30ft of 1345 house. The fumes alone is enough for me to stop there, but the coming and going of traffic of a 32 car parking lot so close to our property is just unhealthy and unsafe. I am aware that Kenco is rethinking to put 3 of those spaces closer to the 2774 property, but that doesn't do much good.

2) The fact that they want 3 stories when ALL the other buildings are only 2 is beyond my comprehension. We have seen what the plans are and this building will be looking directly into our home and cutting off our view of the trees. As well as the building does not go with "the look" of our community. And I do not even want to talk about the magnificent trees that will be chopped down.

3) The storm drainage is a very big issue of concern because water will go right through our property, with the potential of flooding and water damage to our home.

We do have more concerns, but these are our top 3.

We obviously are looking to you for help, as we would be so grateful if The Commission would block this monstrosity of a project. We love our neighborhood and our little oasis that has been so wonderful to grow up and continue to live in.

I thank you for your time.

All the best,  
Netania Cortell

1345 Fama Dr

**Netania Cortell**

(c) 404-964-1747 - [N\\_Cortell@Yahoo.com](mailto:N_Cortell@Yahoo.com)  
(N Underscore Cortell, fyi :)



**From:** Roy Lander <[rlander@gallowayschool.org](mailto:rlander@gallowayschool.org)>

**Sent:** Thursday, September 9, 2021 9:26 AM

**To:** Plansustain <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>

**Subject:** LP-21-1245063 2784 N. Druid Hills Rd. and Z-21-1245064 2784 N. Druid Hills Rd.

As a resident of Fama Dr for the last 30 years, I have watched development after development get built in the area (single family homes torn down for large condominium projects, including one at the top of Fama Dr on the west side of North Druid Hills, condominiums built on LaVista behind the CVS, the construction of the CVS/Starbucks corner, additions made to the Greek Orthodox Cathedral, the construction of Cliff Valley School and on and on. Each of these developments have squeezed and stressed our beautiful and stable neighborhood!

Needless to say, traffic now makes it difficult to get in/out of our street and makes it difficult to get in/out for bigger chunks of the day. Traffic speed is not monitored on North Druid Hills, ever, with cars often exceeding 50 - 55 MPH. Adding 24 units AND adding an exit just down from our entrance makes a bad situation worse.

Aside from density and traffic concerns, we have the loss of tree cover and the increase in runoff into a creek that is already stressed by the previously-built projects.

Thanks for your time.

A concerned Fama Drive resident

Roy Lander

--

**Roy Lander**

*Middle School Math*

404.252.8389

[rlander@gallowayschool.org](mailto:rlander@gallowayschool.org)

## Zoning and Land Use Conditions for Kenco Apartments

Alan Pinsker <alan.pinsker@gmail.com>

Wed 9/1/2021 12:54 AM

To: Reid, John <jreid@dekalbcountyga.gov>; Washington, Larry <lWASHINGTON@dekalbcountyga.gov>; Meyer, Eric A. <EAMeyer@dekalbcountyga.gov>; Clayton Edwards <clayton@kencoapartments.com>; Doug Linneman <doug@kencoapartments.com>

Cc: stanley hamlin <stanleyhamlin@bellsouth.net>; Jo Kenney <jo@jokenney.com>; THOMAS COLLINS <tponiel@aol.com>

 2 attachments (54 KB)

Conditions Z-21-1245064\_DRAFT 01\_Issued 09012021.docx; Conditions LP-21-1245063\_DRAFT 01\_Issued 09012021.docx;

Hello, John, Larry, Eric, Clayton and Doug.

With the upcoming Planning Commission meeting next week on September 9, the North Druid Hills Residents Association (NDHRA) hereby submits our proposed Conditions for the proposed Land Use Amendment Application LP-21-1245063 and Zoning Amendment Application Z-21-1245064 for the two parcels on North Druid Hills Road to be redeveloped from single-family residences to a single apartment building for Kenco Residential.

Working closely with select homeowners on Fama Drive who have represented the greater interests of their neighbors, we have prepared these draft Conditions for your review and comments. Ordinarily, I would first submit them to the applicant (Kenco Residential) for their review and then incorporate their comments into a version that would then be submitted to the County. But given current circumstances and with time being of the essence before the PC meeting, I am submitting these to both the County and to Kenco at the same time for your respective feedback on them. I realize that it might not be feasible to come to complete agreement among all of us on these items before the PC meeting, but at the very least I want to share our neighborhood's position on these key items, especially with regard to the Zoning Conditions.

The proposed Condition pertaining to the amending the Land Use Plan is based on a recent conversation I had with Commissioner Rader about this matter, which he was going to address with the Planning Staff. Whereas I have attempted summarize the gist of our conversation, I will defer to however you want to incorporate the essence of creating a character overlay, of sorts, that pertains to these collective two (2) parcels such that they serve as an appropriate transition from the proposed TC designation to the adjacent SUB land use to the north.

Thank you for your consideration of these Conditions. Please contact me to discuss them at your earliest convenience.

Sincerely yours,

Alan Pinsker  
Land Use and Zoning Representative  
North Druid Hills Residents Association (NDHRA)  
Cell 678-642-0743



**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](mailto:mmalexander@dekalbcountyga.gov) OR JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

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

Case No.: Z-21-1245064  
 Parcel I.D. #: 18 111 05 002, 18 111 05 003  
 Address: 2784 and 2790 North Druid Hills Road  
Atlanta, Georgia

**WATER:**

Size of existing water main: 6" AC Water Main (adequate/inadequate)  
 Distance from property to nearest main: Adjacent to Property  
 Size of line required, if inadequate: N/A

**SEWER:**

Outfall Servicing Project: South 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.

Will need sewer capacity approval. 6" AC water line may need to be upgraded. AC lines are very brittle, and this 1949 water line may need to be upgraded to connect.

- N Doyle

Signature: [Handwritten Signature]

## Zoning

N1. No Comment

N2. Panola Road is classified as a Major Arterial. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Young Road is classified as a collector road. Infrastructure requirements: 35 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike path (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. The access point on Young Road must be right in/right out only and be located father from the intersection of Young Road at Panola Road. See Land Development Code Section 14-200 (6) for required minimum spacing to get proper offset from the Family Dollar access point. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N3. No file forwarded for review.

N4. North Druid Hills is classified as a Major Arterial. Driveway is to be right in/right out only. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Raise the curb along North Druid Hills to current standards. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights.

N5. No Comment

N6. No file forwarded for review.

N7. Memorial Drive is a state route. Review and approval of GDOT District 7 is required prior to a land disturbance permit ([rmathis@dot.ga.gov](mailto:rmathis@dot.ga.gov)) Memorial Drive is classified as a Major Arterial. Infrastructure Requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. East Anderson Road is classified as a local road. The Land Development Code requires improvements on all property frontages. Infrastructure Requirements: 27.5 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 5 foot sidewalk, 6 foot landscape strip and street lights. A variance from the Zoning Board of Appeals for the Zoning Code requirements is necessary to eliminate the infrastructure improvements. However, the Transportation Division requires that the right of way dedication of 27.5 feet from centerline be donated- even if ZBA variances for sidewalks, streetlights, etc. are granted. The Land Development Code Section 14-200 (5) requires 3 access points for 170 units. If you propose over 150 units, you will need a variance from the BOC for the Land Development Code prior to approval of the land development permit. You will also need a variance from the BOC if you do not dedicate the right of way on East Anderson Road.

N8. No file forwarded for review.

N9. Columbia Drive is classified as a minor arterial. . Infrastructure Requirements: 40 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Interior roads to be private. Only one access point (30 units). Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N10. No Comment

N11. No Comment

N12. No Comment.



Board of Health

08/20/2021

To: Planning & Sustainability Department  
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, tourist accommodation 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.

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        SLUP-21-1245054                                2021-2900/18-149-02-011
- 2757 LaVista Road, Decatur, GA 30033    Acres: 1.3        District 02 Super District 06
- Please review general comments
- Research indicates onsite septic system installed on surrounding properties.
- 
- N.2        Z-21-12-1245055                                2021-2901/16-637-02-007,16-037-02-008
- 1762 Panola Road, Stone Mountain, GA 30088    Acres: 1.38        District 05 Super District 07
- Please review general statements
- Research indicates onsite septic system installed on surrounding properties.
- 
- N.3        LP-21-124563                                        2021-2904/18-111-05-002,18-111-05-003
- 2784 North Druid Hills Road, Atlanta, GA 30329    Acre: 0.9        District 02 Super District 06
- Please review general comments
- Research indicates onsite septic system installed on 10/04/1961 at 2783 North Druid Hills Road.
- 
- N.4        Z-21-1245064                                        2021-2905/18-111-05-002,18-111-05-003
- 2784 North Druid Hills Road, Atlanta, GA 30329    Acre: 0.9        District 02 Super District 06
- Please review general comments.
- Research indicates onsite septic system installed on 10/04/1961 at 2783 North Druid Hills Road.

**DeKalb County School District  
Development Review Comments**

**Analysis Date:** 8/20/2021

**Submitted to:** DeKalb County

**Case #:** Z-21-1245064

**Parcel #:** 18-111-05-002/-003

**Name of Development:** 2784 North Druid Hills

**Location:** North Druid Hills Road between Lavista Road and Fama Drive

**Description:** Proposed buildings to be added to an existing complex including 24 units replacing two single family homes.

**Impact of Development:** When fully constructed, this development would be expected to generate 7 students: 2 at Sagamore Hills Elementary, 1 at Druid Hills Middle School, 1 at Druid Hills High School, 3 at other DCSD schools, and 0 at private school. Druid Hills HS is expected to be at or above capacity. However, the impact of this development is expected to be minimal.

<b>Current Condition of Schools</b>	<b>Sagamore Hills Elementary</b>	<b>Druid Hills Middle School</b>	<b>Druid Hills High School</b>	<b>Other DCSD Schools</b>	<b>Private Schools</b>	<b>Total</b>
Capacity	366	1,175	1,392			
Portables	6	0	0			
Enrollment (Fcast. Oct. 2021)	473	974	1,405			
Seats Available	-107	201	-13			
Utilization (%)	129.2%	82.9%	100.9%			

**New students from development**                      2                      1                      1                      3                      0                      7

New Enrollment	475	975	1,406
New Seats Available	-109	200	-14
New Utilization	129.8%	83.0%	101.0%

<b>Yield Rates</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Elementary	0.0632	0.0955	0.0166	0.0584
Middle	0.0604	0.0471	0.0052	0.0376
High	0.0412	0.0186	0.0000	0.0199
<b>Total</b>	<b>0.0550</b>	<b>0.0537</b>	<b>0.0072</b>	<b>0.0386</b>
<b>Student Calculations</b>				
<b>Proposed Units</b>	24			
<b>Unit Type</b>	APT			
<b>Cluster</b>	Druid Hills High School			
<b>Units x Yield</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Elementary	1.52	2.29	0.40	4.21
Middle	1.45	1.13	0.12	2.70
High	0.99	0.45	0.00	1.44
<b>Total</b>	<b>3.96</b>	<b>3.87</b>	<b>0.52</b>	<b>8.35</b>
<b>Anticipated Students</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Sagamore Hills Elementary	2	2	0	4
Druid Hills Middle School	1	1	0	2
Druid Hills High School	1	0	0	1
<b>Total</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>7</b>





DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

N-3  
↓  
N-4

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

COMMENTS FORM:

**PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: 2-21-1245064  
LP-21-1245063 Parcel I.D. #: 18-111-05-002  
18-111-05-003  
Address: 2784  
Al. David Hill 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.

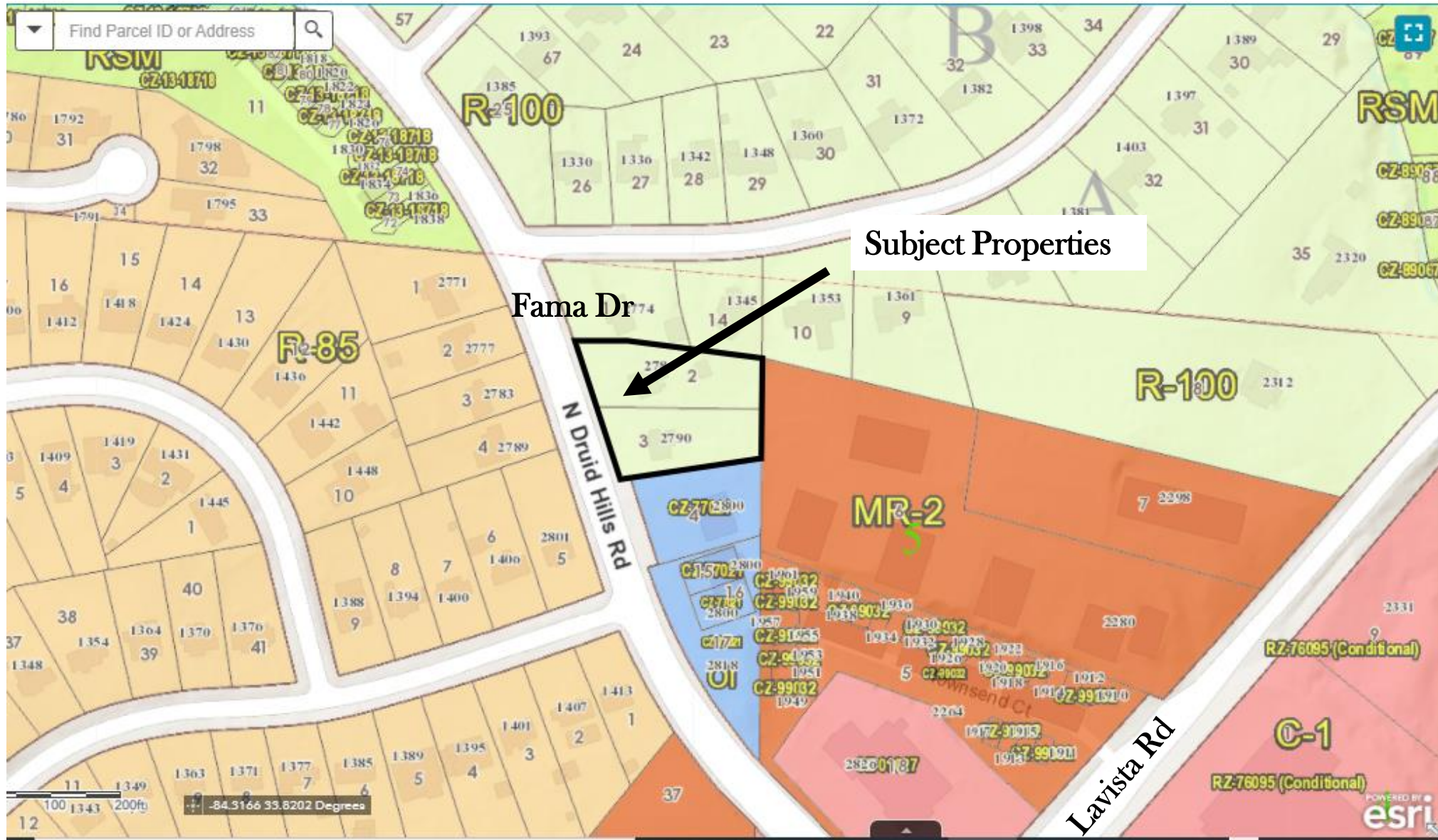
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>th</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, 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.

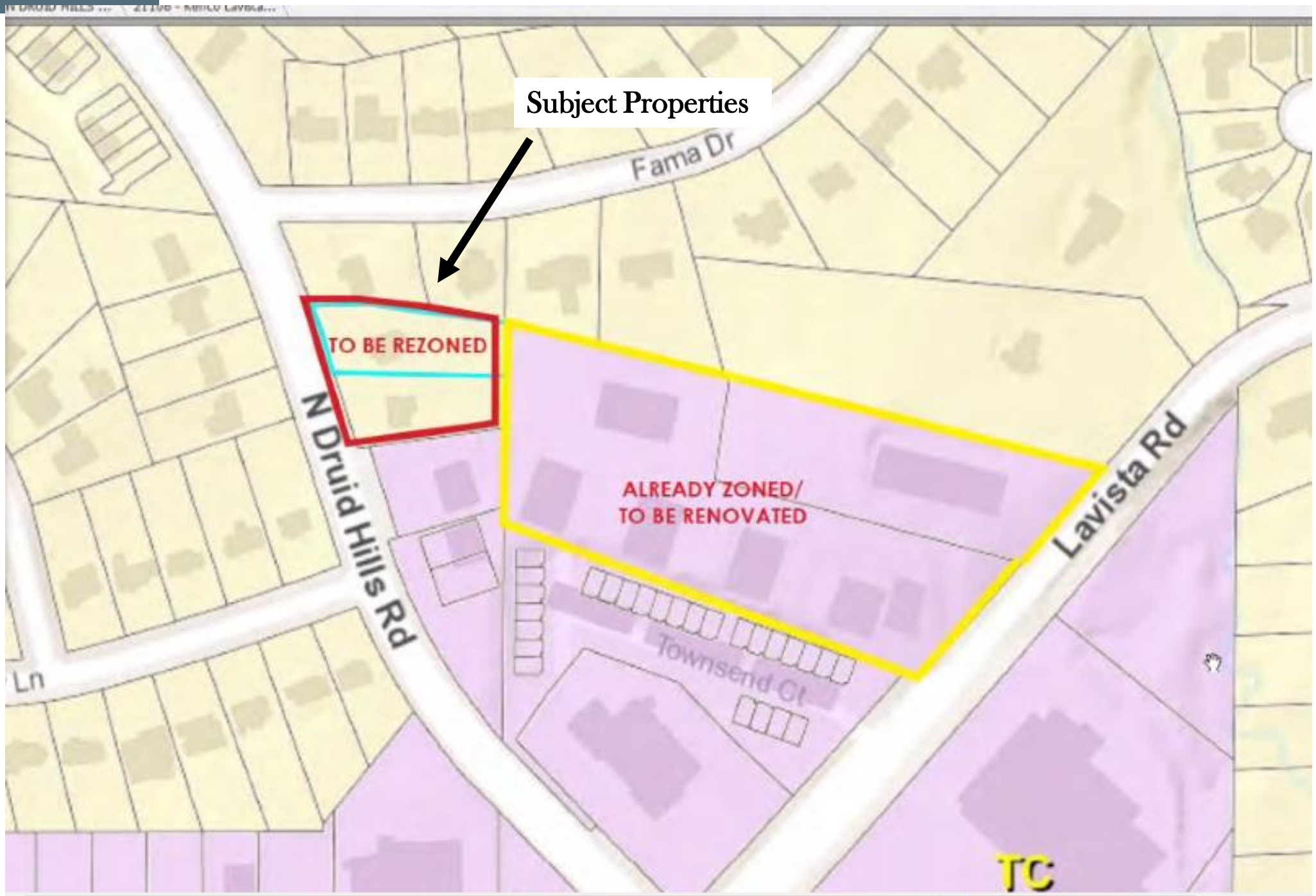
COMMENTS:

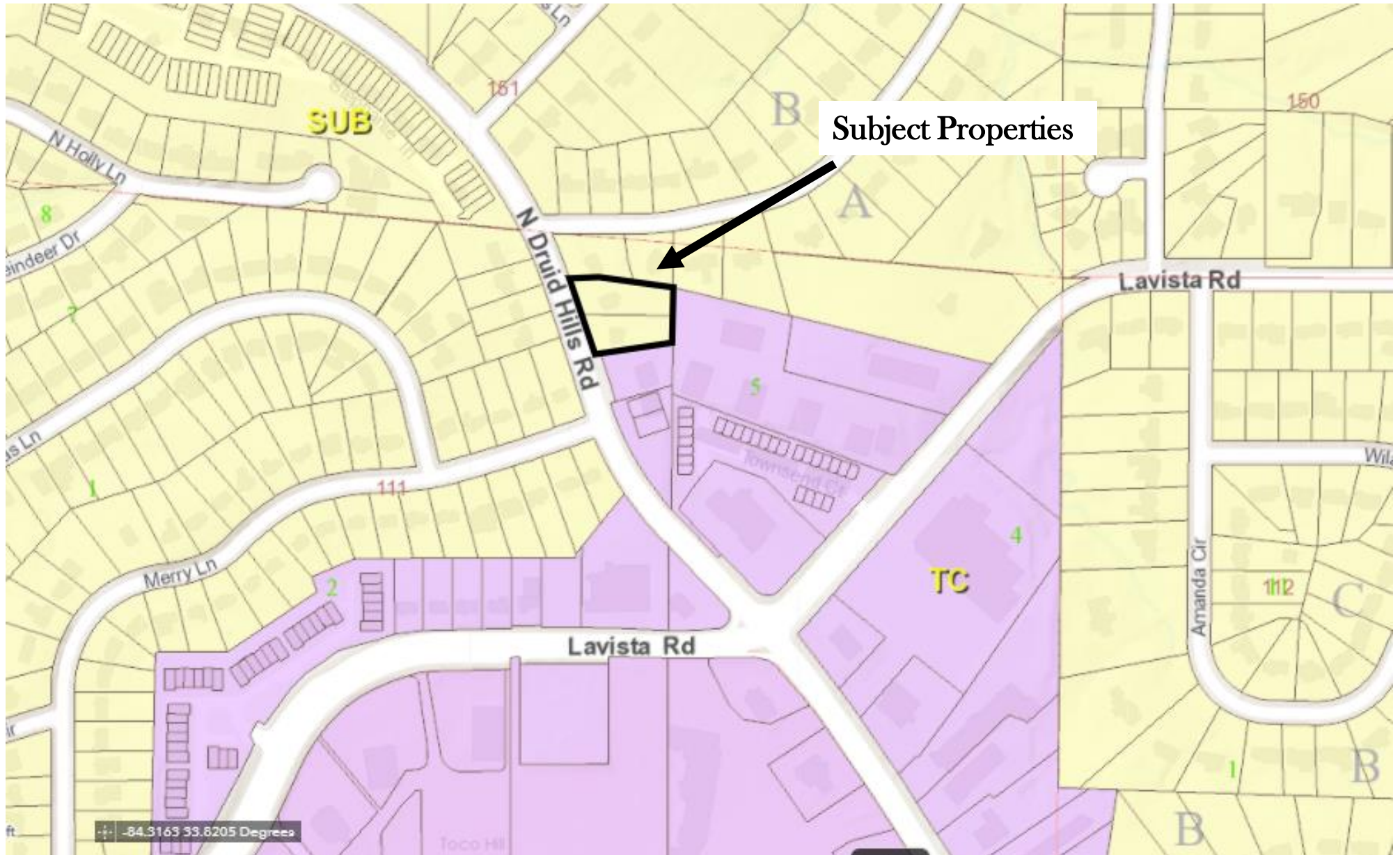
Reviewed and found nothing that would disrupt traffic flow

Signature: David Hill

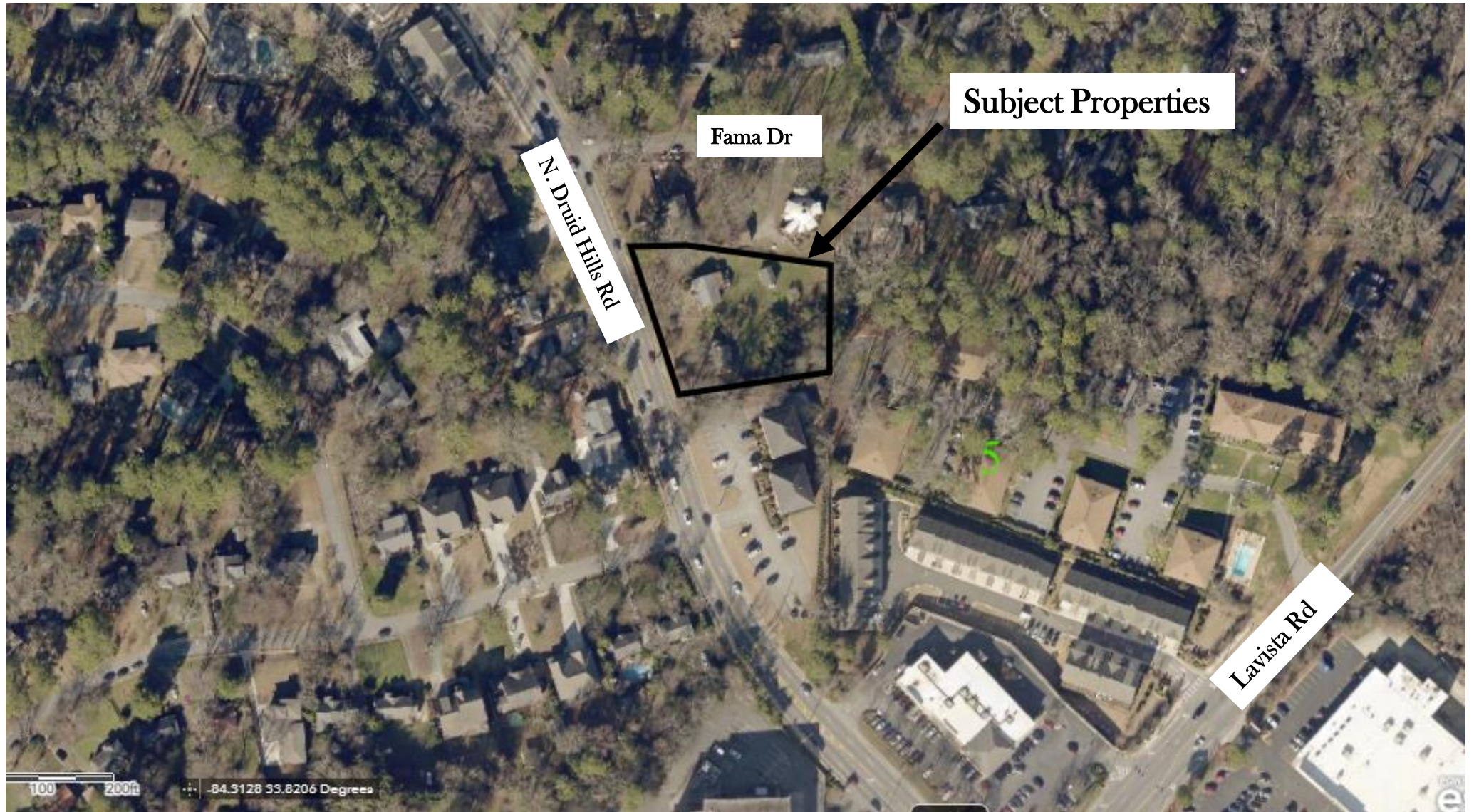


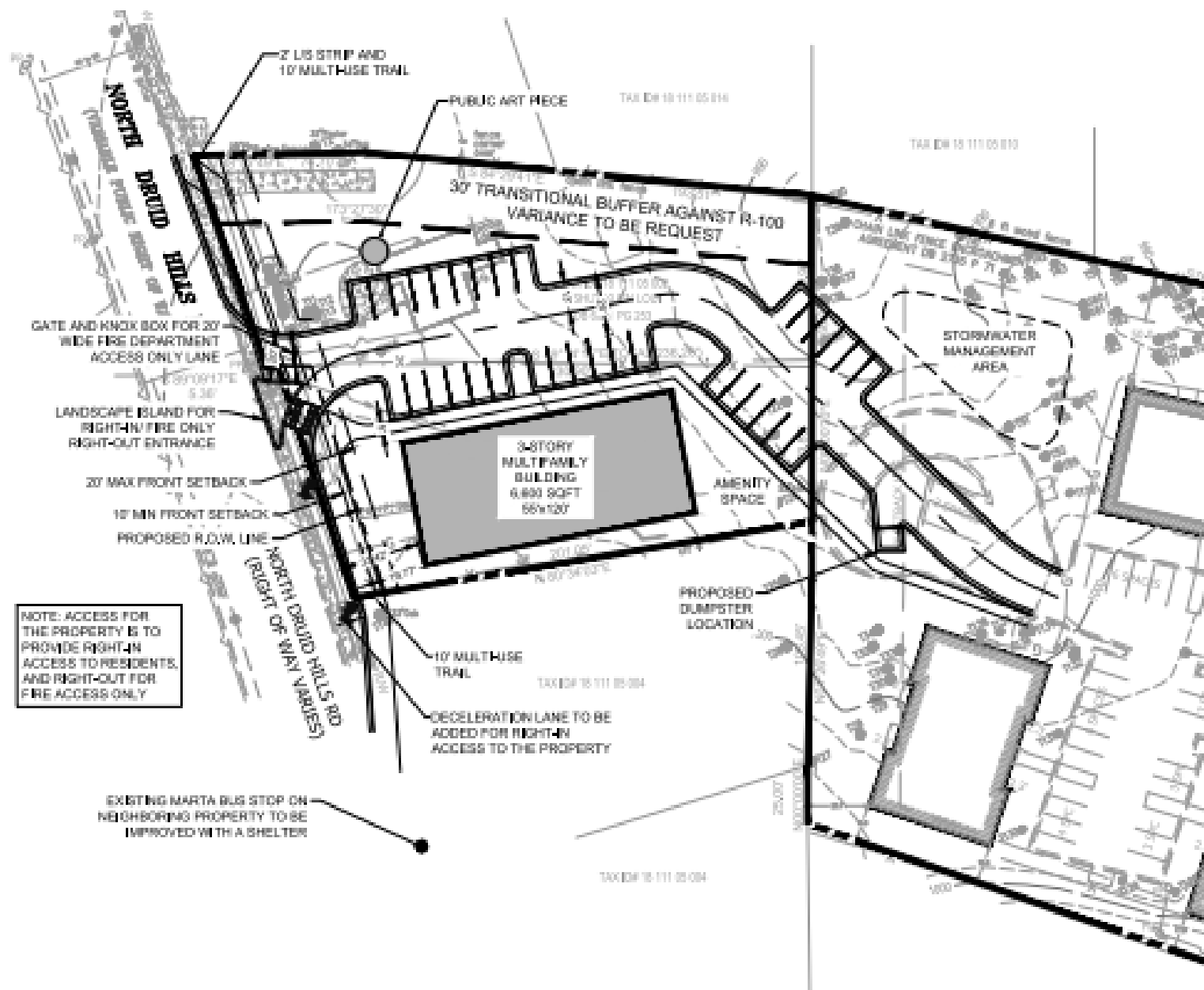




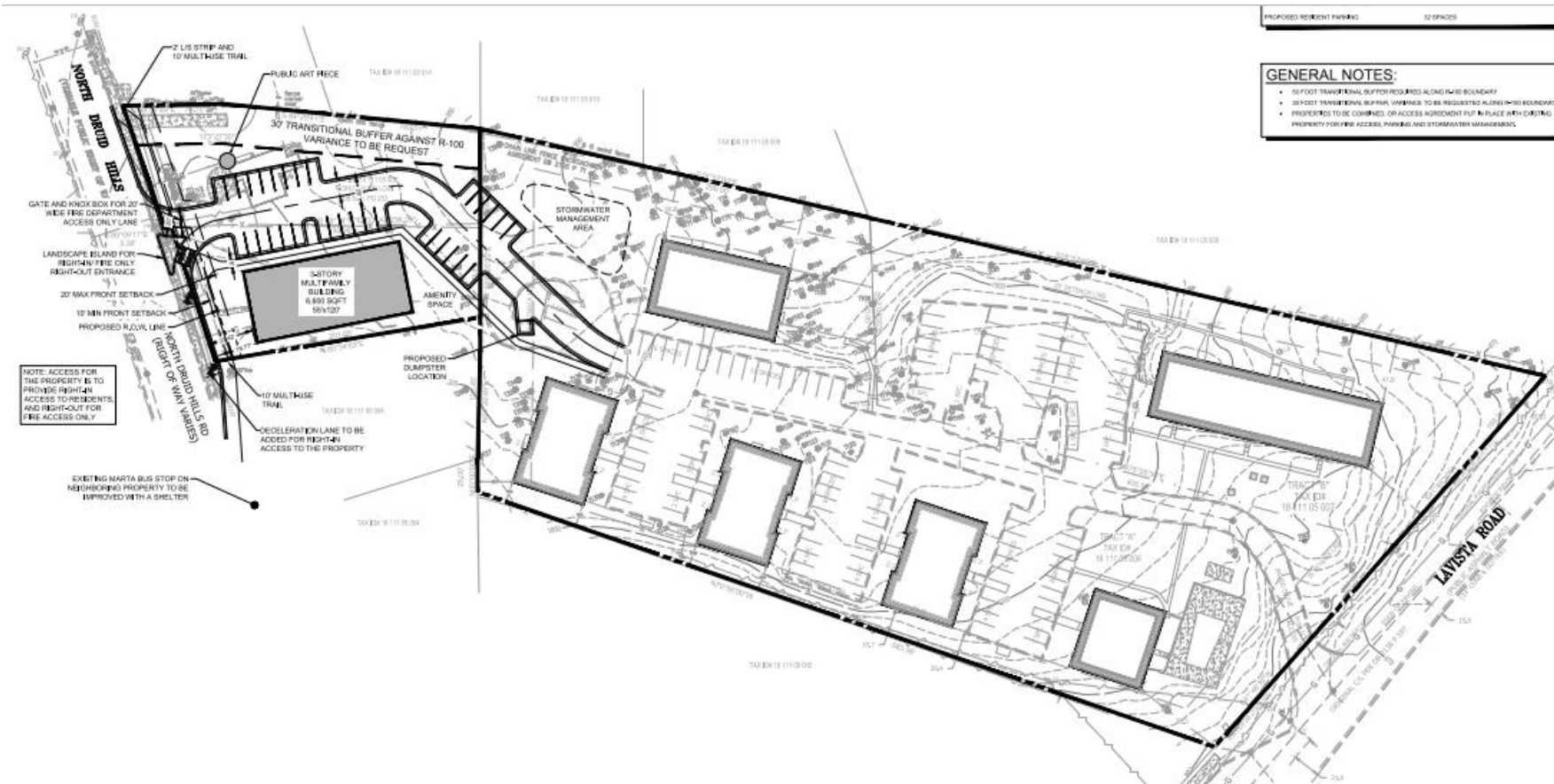
















LANDSCAPE DESIGN AROUND THE PUBLIC ART

LANDSCAPE BUFFER PLANTING







1 PROPOSED FRONT ELEVATION BUILDING 1  
ASD 1/8"=1'-0"



2 PROPOSED RIGHT SIDE ELEVATION BUILDING 1  
ASD 1/8"=1'-0"



3 PROPOSED LEFT SIDE ELEVATION BUILDING 1  
ASD 1/8"=1'-0"







APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. \_\_\_\_\_

Filing Fee: \_\_\_\_\_

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

Applicant: Doug Linneman (KENCO Residential) E-Mail: doug@kencoapartments.com

Applicant Mailing Address: 2250 N. Druid Hills Road NE, Suite 278, Atlanta, GA 30329

Applicant Phone: 404-633-0401 Fax: \_\_\_\_\_

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: 2784 and 2790 N. Druid Hills Road, Atlanta, GA 30329

District(s): 18 Land Lot(s): 111 Block: 03 Parcel(s): 002, 003

Acreage: Approx. 09 acres Commission District(s): DISTRICT 2 / SUPER DISTRICT 6

Present Zoning Category: R-100 Proposed Zoning Category: MR-2

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.

PHON... mission... [Handwritten signature]

SIGNATURE OF APPLICANT / DATE [Handwritten signature]

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: PEC + Phone: 770.451.2741 Email: clambeth@pec.plus

Property Address: 2784/2790 N Druid Hills Rd

Tax Parcel ID: 18 111 05 003 and 18 111 05 002 Comm. District(s): 2 and 6 Acreage: 0.9 combined

Existing Use: R-100 (single family residential) Proposed Use MR-2 (multi-family residential)

Supplemental Regs: No Overlay District: No DRI: \_\_\_\_\_

Rezoning: Yes  No \_\_\_\_\_

Existing Zoning: R-100 Proposed Zoning: MR-2 Square Footage/Number of Units: seeking 24 u/acre

Rezoning Request: Rezone from 100 to MR-2 to build a 24 unit apartment building connected to 2280 LaVista Road.

Land Use Plan Amendment: Yes  No \_\_\_\_\_

Existing Land Use: SUB Proposed Land Use: Town Center Consistent \_\_\_\_\_ Inconsistent \_\_\_\_\_

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

Special Land Use Request(s) \_\_\_\_\_

**Major Modification:**

Existing Case Number(s): \_\_\_\_\_

Condition(s) to be modified:

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

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

**Review of Site Plan**

Density: \_\_\_\_\_ Density Bonuses: \_\_\_\_\_ 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: \_\_\_\_\_ 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: \_\_\_\_\_

Comments:

Planner: Rachel Bragg

Date 06/23/2021

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

JORDAN HENRY C  
3951 BOLTON ST  
AUGUSTA GA 30909

1348 FAMA LLC  
2228 STEPHEN LONG DR  
ATLANTA GA 30305

CLARK CURTIS MITCHELL  
1910 TOWNSEND CT  
ATLANTA GA 30329

LAMEY BLAIR JOHN  
1940 NE TOWNSEND CT UNIT 15  
ATLANTA GA 30329

HOLLOWAY ARTHUR  
1959 MILES LN NE  
ATLANTA GA 30329

CHEN YIQIONG  
1916 TOWNSEND CT  
ATLANTA GA 30329

WESTMORELAND MICHELLE  
1407 MERRY LN NE  
ATLANTA GA 30329

KALAB JOSHUA  
1409 BERKELEY LN  
ATLANTA GA 30329

WRIGHT WENDY L  
1952 MILES LN NE  
ATLANTA GA 30329

PEFINES GEORGE PETE  
2331 LAVISTA RD  
ATLANTA GA 30329

FLETCHER IRBY R  
1951 TOWNSEND CT NE  
ATLANTA GA 30329

TRIPLE L AND P REAL ESTATE LLC  
2910 N DRUID HILLS RD  
ATLANTA GA 30329

ZENITH INTERNATIONAL CONSULTING LTD  
4034 COYTE DR  
MARIETTA GA 30062

PEFINES GEORGE  
2331 LAVISTA RD NE  
ATLANTA GA 30329

PARUNGAO RUBY P  
1957 TOWNSEND CT  
ATLANTA GA 30329

MULLER ERIK R  
1388 MERRY LN NE  
ATLANTA GA 30329

COHEN INVESTMENTS GROUP LLC  
1955 POPPLEFORD LN  
DUNWOODY GA 30338

OTTAVIANO ANTONIO REVOCABLE TRUST  
1330 FAMA DR NE  
ATLANTA GA 30329

MACKEY HORACE C III  
1922 TOWNSEND CT NE UNIT 7  
ATLANTA GA 30329

PSOMIADIS JOHN  
1826 STEPHANIE TRL  
ATLANTA GA 30329

GORDON DAVID E  
886 ARLINGTON PL  
ATLANTA GA 30306

HARTLEY DAVID L  
1350 AMANDA CIR  
DECATUR GA 30033

LOUI SHUN KUEN  
2784 N DRUID HILLS RD NE  
ATLANTA GA 30329

COHEN DANIEL M  
1389 MERRY LN NE  
ATLANTA GA 30329

SHELLEY ASHLEY  
1393 BERKELEY LN NE  
ATLANTA GA 30329

LEES RYAN R  
1353 FAMA DR NE  
ATLANTA GA 30329

RAMA SUNDEEP  
1915 TOWNSEND CT NE  
ATLANTA GA 30329

MTF DRUIDS LLC  
897 N DRUID HILLS RD NE STE 164  
ATLANTA GA 30329

MILLS THOMAS D  
2374 CLEVELAND RD  
BOGART GA 30622

TAC TOCO HILLS LLC  
2100 POWERS FERRY RD STE 350  
ATLANTA GA 30339

MYLREA SAMUEL DAVID  
1798 N HOLLY LN NE  
ATLANTA GA 30329

LI YING  
2271 LAVISTA SQ NE  
ATLANTA GA 30324

DRUID HILLS LAND LLC  
1050 CAMBRIDGE SQ A  
ALPHARETTA GA 30009

MILLER MICHELLE  
1936 TOWNSEND CT  
ATLANTA GA 30329

BAKER MATTHEW  
1336 FAMA DR NE  
ATLANTA GA 30329

MTF DRUIDS LLC  
2897 N DRUID HILLS RD NE  
ATLANTA GA 30329

KHANIMOV ABO  
2771 N DRUID HILLS RD NE  
ATLANTA GA 30329

2789 NORTH DRUID HILLS LLC  
3616 CLAIRMONT RD NE  
ATLANTA GA 30345

DU JUN  
1070 MOUNTCLAIRE DR  
CUMMING GA 30041

PEFINES GEORGE  
2331 LAVISTA RD NE  
ATLANTA GA 30329

AVERY ALAN K  
1380 AMANDA CIR  
DECATUR GA 30033

BARKSDALE MICHAEL REID  
1360 FAMA DR NE  
ATLANTA GA 30329

CORTELL SELMA HARRIET  
1345 FAMA DR  
ATLANTA GA 30329

GAFFGA NICHOLAS H  
1961 TOWNSEND CT NE  
ATLANTA GA 30329

HORBERT GEORGE P  
1957 MILES LN NE  
ATLANTA GA 30329

DAN AMIR  
1400 MERRY LN NE  
ATLANTA GA 30329

BACHAR ROEL  
2312 LAVISTA RD NE  
ATLANTA GA 30329

WHITE CHRISTINE A  
1838 STEPHANIE TRL  
ATLANTA GA 30329

MANHATTAN NDH PROPERTIES LLC  
5064 ROSWELL RD # 101D  
ATLANTA GA 30342

ALEXANDER RACHEL LEIGH  
1930 TOWNSEND CT  
ATLANTA GA 30329

JOHNSON JOHN WESLEY  
1401 BERKELEY LN NE  
ATLANTA GA 30329

HINDS SHIRA  
1105 TOWN BLVD NE UNIT 3506  
ATLANTA GA 30319

KOWALSKY RICHARD  
1832 STEPHANIE TRL  
ATLANTA GA 30329

HOSSEINI MARYAM  
1741 EMORY RIDGE DR  
ATLANTA GA 30329

BOLANIS NANCY ANN  
2320 LAVISTA RD NE  
ATLANTA GA 30329

CIMERRING YAAKOV  
1967 MILES LN NE  
ATLANTA GA 30329

CHANG HUIBIN  
1949 TOWNSEND CT NE  
ATLANTA GA 30329

LEWIS JOSEPHINE M  
1388 BERKELEY LN NE  
ATLANTA GA 30329

GEZGIN SELVIN  
1448 CHRISTMAS LN NE  
ATLANTA GA 30329

BLANK BRIAN ROBERT  
1388 AMANDA CIR  
DECATUR GA 30033

MOORE KELLIE C  
1824 STEPHANIE TRL NE  
ATLANTA GA 30329

POWELL MICHAEL  
1381 FAMA DR NE  
ATLANTA GA 30329

BELLSOUTH  
PO BOX 182333  
COLUMBUS OH 43218

KARRAS ANDREAS JOHN  
420 LAZY WIND LANE  
JOHNS CREEK GA 30097

BURNS TIMOTHY E  
1385 BERKELEY LN NE  
ATLANTA GA 30329

BUI AND LE REAL ESTATE CORP  
2221 SEVER RD  
LAWRENCEVILLE GA 30043

YAN FU  
1959 TOWNSEND CT NE  
ATLANTA GA 30329

PUMPERNICKELL HOLDINGS LLC  
P O BOX 29130  
ATLANTA GA 30359

COHEN FRED M  
1401 MERRY LN NE  
ATLANTA GA 30329

LOUI HARRY  
2461 FLAIR KNOLL DR  
ATLANTA GA 30345

EREG  
2250 N DRUID HILLS RD NE STE 278  
ATLANTA GA 30329

FOUR WAY REALTY  
PO BOX 8905  
ASHEVILLE NC 28814

BENTON STEPHANIE  
1932 TOWNSEND CT NE  
ATLANTA GA 30329

NOH HYOUNGHO  
6075 STANDARD VIEW DR  
DULUTH GA 30097

EIDSON R THOMAS  
1389 FAMA DR NE  
ATLANTA GA 30329

TOLBERT ERNEST A JR  
1361 FAMA DR NE  
ATLANTA GA 30329

CRAFTS BRYAN C  
1364 AMANDA CIR  
DECATUR GA 30033

EREG  
2250 N DRUID HILLS RD NE STE 278  
ATLANTA GA 30329

SHABBIR AAMER  
1430 CHRISTMAS LN  
ATLANTA GA 30337

PEFINES GEORGE PETE  
2331 LAVISTA RD NE  
ATLANTA GA 30329

MARBERRY KELLER STEPHANIE JEAN  
1830 STEPHANIE TRL  
ATLANTA GA 30329

CALATLANTIC GROUP INC  
1000 MANSELL EXCHANGE W # 200  
ALPHARETTA GA 30022

GUO HUAN JIN  
2777 N DRUID HILLS RD NE  
ATLANTA GA 30329

LANDSTROM ROBERT PAUL REVOCABLE TRU  
1372 AMANDA CIR  
DECATUR GA 30033

PERRY JESSICA L  
1918 TOWNSEND CT NE  
ATLANTA GA 30329

MTF DRUIDS LLC  
2897 N DRUID HILLS RD NE STE 164  
ATLANTA GA 30308

CORTELL HARRIETT  
1345 FAMA DR NE  
ATLANTA GA 30329

TURNER MARTHA SIMMONS  
1398 FAMA DR NE  
ATLANTA GA 30329

WESTCOTT TAYLOR  
1926 TOWNSEND CT  
ATLANTA GA 30329

WALTER WILLIAMS CHARLES JR REVOC LIV TR  
1928 TOWNSEND CT NE  
ATLANTA GA 30329



BYKAT ALEXANDER  
1963 MILES LN NE  
ATLANTA GA 30329

CASSO NICHOLAS M  
1397 FAMA DR NE  
ATLANTA GA 30329

MANGA YATIN  
1911 TOWNSEND CT NE  
ATLANTA GA 30329

GLENRIDGE TOCO HILLS LLC  
1504 MACY DR  
ROSWELL GA 30076

EUBANKS DEREK W  
1917 TOWNSEND CT NE  
ATLANTA GA 30329

CHENG WINNIE WING KI  
1920 TOWNSEND CT  
ATLANTA GA 30329

BELLSOUTH  
PO BOX 182333  
COLUMBUS OH 43218

EE AND M LLC  
54 STAR SPANGLED LN  
PEACHTREE CITY GA 30269

JERRY TILLEM RESIDUAL TRUST  
201 ALLEN RD # 300  
ATLANTA GA 30328

SASLAFSKY GABRIEL  
1442 CHRISTMAS LN NE  
ATLANTA GA 30329

BETTY W PEGG REVOCABLE TRUST  
1822 STEPHANIE TRL  
ATLANTA GA 30329

HARRIS GUY  
1371 FAMA DR NE  
ATLANTA GA 30329

LINGARD KEVIN  
1914 TOWNSEND CT NE 3  
ATLANTA GA 30329

SANDLER RACHEL  
1795 N HOLLY LN  
ATLANTA GA 30329

COLE DAVID LEE  
1953 TOWNSEND CT NE  
ATLANTA GA 30329

WILLIAMS W A  
2330 LAVISTA RD  
DECATUR GA 30033

TRIPATHY HIMANSU  
1934 TOWNSEND CT  
ATLANTA GA 30329

THOMPSON KIM SCHREE  
1342 FAMA DR NE  
ATLANTA GA 30329

MARGARET RITCHIE LLC  
10130 LINK CT  
JOHNS CREEK GA 30022

PALMER HOUSE LLC  
2911 PIEDMONT RD NE B  
ATLANTA GA 30305

SAGGI PIYUSH  
1953 MILES LN NE  
ATLANTA GA 30329

BUTKER HARRISON B  
1394 AMANDA CIR  
DECATUR GA 30033

REDD LEWIS CHAD  
1836 STEPHANIE TRL NE  
ATLANTA GA 30329

FLEISHMAN SETH  
1394 MERRY LN NE  
ATLANTA GA 30329

ZUGHAIER SUSA  
1395 MERRY LN NE  
ATLANTA GA 30329

MYATT HUNTER  
1424 CHRISTMAS LN NE  
ATLANTA GA 30329



Participants (8)

Find a participant

- PEC Hayle... (Host, me, participant ID: 311854)
- CL Chad Lambeth
- CE Clayton Edwards
- FM Fred M Cohen
- DL Doug Linneman
- Ralph Oramas
- RP Randy Pimsler
- YM Yatin Manga

Invite Mute All

9%

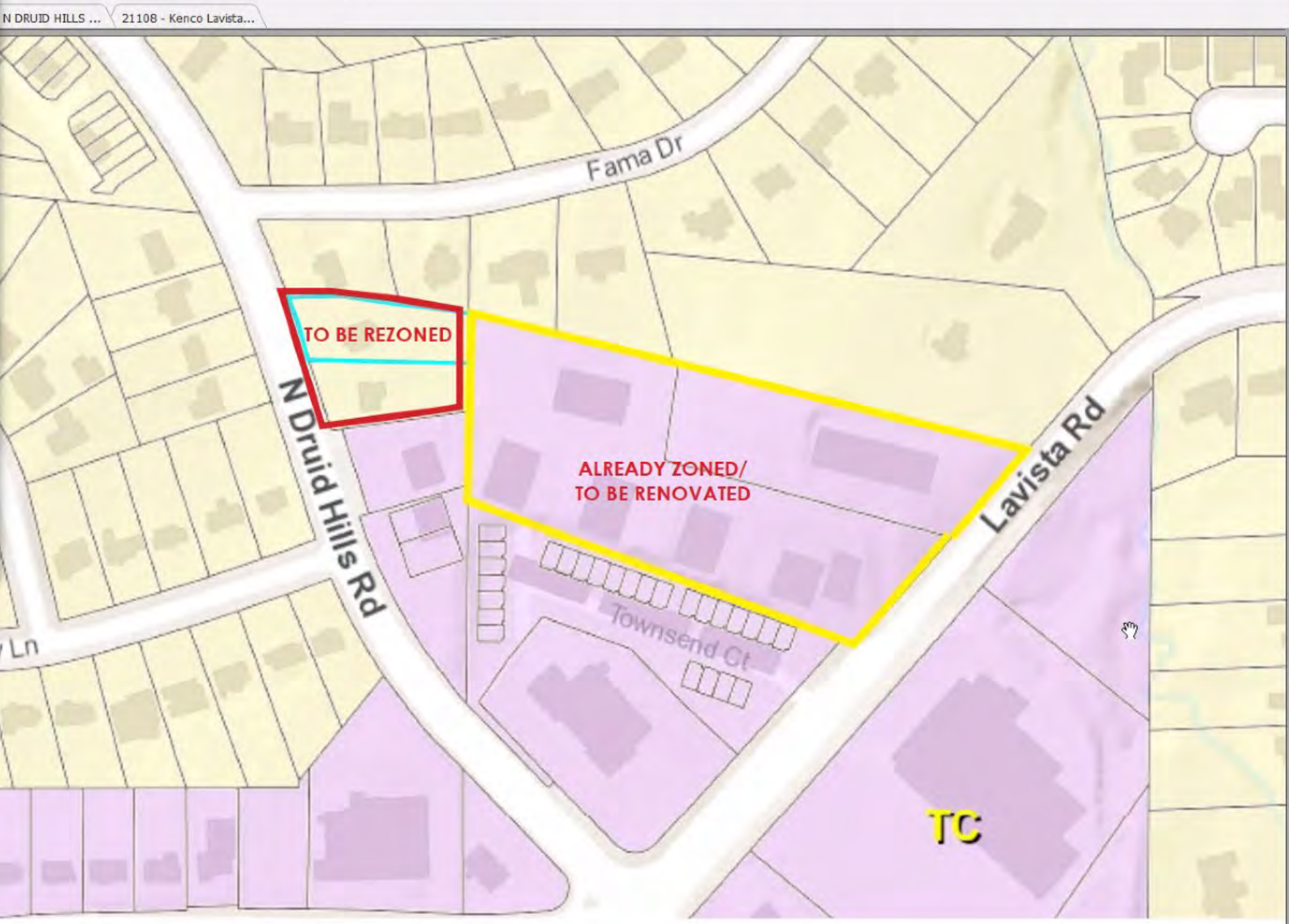
Left Right

Typewriter Highlight

Link Bookmark

File Attachment Image Annotation Audio & Video

Comment Links Insert



Hayley Todd PEC+

Chad Lambeth

Clayton Edwards

Doug Linneman

Randy Pimsler





6/8/2021

Re: **Neighborhood Meeting**  
**KENCO LaVista Apartments**  
*DeKalb County, Georgia*  
Planners and Engineers Collaborative, Inc. Project No. 21049.00

To whom it may concern,

As you may be aware, Planners and Engineers Collaborative, Inc. and KENCO LaVista are planning to file a rezoning application with DeKalb County for the above-referenced property. This application proposes to rezone the approximately 0.9-acre parcels located at 2784 and 2790 North Druid Hills Road from R-100 Residential Single Family to MR-2 Multi-family Residential. This rezoning would facilitate the expansion of the KENCO LaVista apartments located immediately to the east of the site.

A neighborhood meeting will be held on Thursday, June 24th from 6:00PM to 7:00PM. The meeting will be held via Zoom webinar. Its purpose is to provide neighbors and interested parties with the opportunity to meet with PEC and the Developer to ask any questions and/or voice any concerns.

Below is the call-in information for the Zoom webinar and a link to access the meeting on computer desktop.

Dial-in Number: 1 929 205 6099 US  
Meeting ID: 831 3230 3053  
Passcode: 280838

Desktop Meeting Link: <https://bit.ly/3xbnp5J>  
Meeting ID and Passcode are same as above.

We are committed to keeping the public informed during the process of this application. If you have any questions, comments, or concerns, please feel free to reach out to us at 770-451-2741.

Sincerely,  
**Planners and Engineers Collaborative, Inc.**

Kenneth J. Wood, P.E, LEED AP  
President

For the Firm

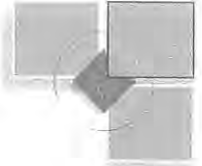
kjw/ht/dp



# 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: Doug Linneman (KENCO Residential) E-Mail: doug@kencoapartments.com

Applicant Mailing Address:  
2250 N. Druid Hills Road NE, Suite 278, Atlanta, GA 30329

Applicant Phone: 404-633-0401 Fax: \_\_\_\_\_

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: 2784 and 2790 N. Druid Hills Road, Atlanta, GA 30329

District(s): 18 Land Lot(s): 111 Block: 03 Parcel(s): 002, 003

Acreage: Approx. 09 acres Commission District(s): DISTRICT 2 / SUPER DISTRICT 6

Present Zoning Category: R-100 Proposed Zoning Category: MR-2

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 X 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.



J. Phong  
NOTARY PUBLIC  
EXPIRATION DATE / SEAL  
03/28/2022

[Signature]  
SIGNATURE OF APPLICANT / DATE  
Check One: Owner \_\_\_\_\_ Agent X

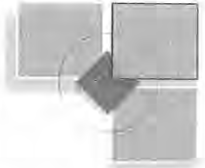
330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030  
[voice] 404.371.2155 – [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007  
Web Address <http://www.dekalbcountyga.gov/planning>  
Email Address: [planninganddevelopment@dekalbcountyga.gov](mailto:planninganddevelopment@dekalbcountyga.gov)



# DeKalb County Department of Planning & Sustainability

Michael L. Thurmond  
Chief Executive Officer

Andrew A. Baker, AICP  
Director



**Section 27-832.** Standards and factors governing review of proposed amendments to official zoning maps. The following standards and factors are found to be relevant to the exercise of the County's zoning powers and shall govern the review of all proposed amendments to the official zoning maps:

- A. Whether the zoning proposal is in conformity with the policy and intent 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.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- 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.
- F. Whether the zoning proposal will 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.

**Section 27-833. Conditions.** Conditions may be requested by an applicant, recommended by the Planning Department and Planning Commission, and imposed by the Board of County Commissioners, as a part of any proposed change to the official zoning map, in accordance with the following requirement:

- A. Conditions may be imposed so as to ameliorate the effect(s) of the proposed developmental change for the protection or benefit of neighboring persons or properties consistent with the purpose and intent of the district(s) involved, and the goals and objectives of the Comprehensive Plan and state law. No condition shall be imposed which reduces the requirements of the district(s) involved. All conditions shall be of sufficient specificity to allow lawful and consistent application and enforcement. All conditions shall be supported by a record that evidences the relationship between the condition in the form of a development exaction for other than a project improvement shall be imposed within the meaning of the Georgia Development Impact Fee Act, as amended.
- B. The Board of Commissioners shall not impose any condition on a proposed amendment to the official zoning map that was not previously reviewed by the Planning Commission unless said condition has been reviewed by the Law Department, Planning Department, and the Public Works Department for legality, enforceability, and recommendation. The Board of County Commissioners may defer final action on any such proposed amendment for up to 60 days to allow for this review and may take action without referral back to the Planning Commission.
- C. Once imposed, conditions shall become an integral part of the approved amendment and shall be enforced as such. Changes to approved conditions shall be authorized only pursuant to Section 27-845 of this chapter.



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: 06-28<sup>th</sup> - 2021

CHECK TYPE OF APPLICATION:

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

TO WHOM IT MAY CONCERN:

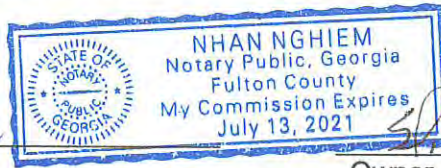
( I ) (WE), Shun Kuen Loui, owner 2784 N. Druid Hills Road NE  
**(Name of owner(s))**

being (owner)/(owners) of the property described below or attached hereby delegate authority to  
Doug Linneman - KENCO RESIDENTIAL  
**(Name of Applicant or Agent Representing Owner)**

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

6.28.2021

Nhan Nghiem  
Notary Public



Shun Kuen Loui  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

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: 06-28-2021

CHECK TYPE OF APPLICATION:

- LAND USE PLAN
- REZONE
- MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(1) (WE), Harry Loui, owner 2790 N. Druid Hills Road NE  
**(Name of owner(s))**

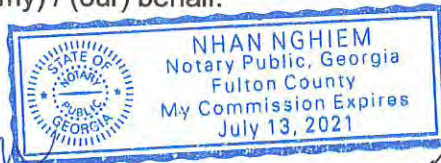
being (owner)/(owners) of the property described below or attached hereby delegate authority to  
Doug Linneman - KENCO RESIDENTIAL

**(Name of Applicant or Agent Representing Owner)**

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

6.28.2021

*Nhan Nghiem*



Notary Public

*[Signature]*  
Owner

Notary Public

Owner

Notary Public

Owner



Exhibit "A"

**Subject Property 1:** 2784 North Druid Hills Road NE

**Owner:** Shun Kuen Loui

**Owner's Mailing Address:** 2461 Flair Knoll Drive, Atlanta, GA 30345

**Owner's Email:** hlouienote2@gmail.com

**District:** 18

**Land Lot:** 111

**Block:** 05

**Parcel:** 002

**Acreage:** 0.5 Acres

**Commission District:** 2; SCD: 6

**Present Zoning Category:** R-100

**Proposed Zoning Category:** MR-2

**Present Land Use Category:** SUB

**Subject Property 2:** 2790 North Druid Hills Road NE

**Owner:** Harry Loui

**Owner's Mailing Address:** 2461 Flair Knoll Drive, Atlanta, GA 30345

**Owner's Email:** hlouienote2@gmail.com

**District:** 18

**Land Lot:** 111

**Block:** 05

**Parcel:** 003

**Acreage:** 0.4 Acres

**Commission District:** 2; SCD: 6

**Present Zoning Category:** R-100

**Proposed Zoning Category:** MR-2

**Present Land Use Category:** SUB

TRACT "A "

All that tract and parcel of land lying and being in Land Lot 111 of the 18th District of DeKalb County, City of Atlanta, Georgia, being more particularly described as follows:

Commencing at a point located on the northwesterly right-of-way of LaVista Road from the intersection formed by the northwesterly right-of-way of LaVista Road with the easterly line of Land Lot 111; running thence southwesterly 222 feet as measured along the Northwest right-of-way of LaVista Road to a point; running thence North 76 degrees 57 minutes 00 seconds West 29.47 feet to an iron pin placed; running thence South 41 degrees 46 minutes 30 seconds West along the northwesterly side of LaVista Road 168.90 feet to an iron pin placed, said iron pin placed being known as the Point of Beginning; running thence South 41 degrees 46 minutes 30 seconds West along the northwesterly side of LaVista Road 202.56 feet to an iron pin placed; running thence leaving said right of way continue North 70 degrees 56 minutes 00 Seconds West 583.06 feet to a 1/2" rebar found; running thence North 00 degrees 00 minutes 00 seconds East 25.00 feet to a 1/2" rebar found; running thence North 01 degree 12 minutes 00 seconds East 79.80 feet to an angle iron found; thence, South 80 degrees 41 minutes 13 seconds West a distance of 201.04 feet to a 1/2" open top pipe found on the variable public right of way of North Druid Hills Road; thence, along said right of way North 17 degrees 57 minutes 00 seconds West a distance of 104.94 feet to a 1/4 seconds rebar found; thence, North 89 degrees 02 minutes 08 seconds West a distance of 5.36 feet to a 1/2" rebar found; thence, North 18 degrees 42 minutes 50 seconds West a distance of 96.22 feet to a 1/2" open top pipe found; thence, leaving the variable public right of way of North Druid Hills Road and continue North 89 degrees 04 minutes 59 seconds East a distance of 74.70 feet to a 1/2" rebar set; thence, South 84 degrees 22 minutes 31 seconds East a distance of 193.51 feet to a 1/2" rebar found; running thence South 76 degrees 57 minutes 00 Seconds East 299.00 feet to an iron pin found; running thence South 02 degrees 08 minutes 00 seconds East 140.00 feet to an iron pin placed ; running thence South 75 degrees 05 minutes 30 seconds East 400.99 feet to an iron pin placed on the Northwest right-of-way of LaVista Road and The Point of Beginning. Said tract containing 182,353 square feet or 4.2 acres.

And

TRACT "B"

All that tract or parcel of land lying and being in Land Lot 111 of the 18th District of DeKalb County, City of Atlanta, Georgia, and being more particularly described as follows:

Commencing at a point located on the northwesterly right-of-way of LaVista Road from the intersection formed by the northwesterly right-of-way of LaVista Road with the easterly line of Land Lot 111; running thence southwesterly 222 feet as measured along the Northwest right-of-way of LaVista Road to a point; running thence North 76 degrees 57 minutes 00 seconds West 29.47 feet to an iron pin placed, said iron pin placed being The Point of Beginning; running thence South 41 degrees 46 minutes 30 seconds West along the northwesterly side of LaVista Road 168.90 feet to an iron pin placed; running thence North 75 degrees 05 minutes 30 seconds West 400.99 feet to an iron pin placed; running thence North 02 degrees 08 minutes 00 seconds West 140.00 feet to an iron pin found; running thence South 76 degrees 57 minutes 00 seconds East 518.63 feet to iron pin placed located on the Northwest right-of-way of LaVista Road and The Point of Beginning. Said tract containing 65,246 square feet or 1.50 acres.



Exhibit "A"  
#2790 N Druid Hills

All that tract and parcel of land lying and being in Land Lot 111 of the 18th District of DeKalb County, City of Atlanta, Georgia, being more particularly described as follows:

BEGINNING at a 1/2" rebar located along the northeasterly variable right-of-way of North Druid Hills Road 239.18 feet southeasterly from the centerline of Fama Drive.

Thence, leaving the variable right-of-way of North Druid Hills Road and proceed North 89 degrees 22 minutes 00 seconds East a distance of 230.90 feet to a 1/2" rebar set; thence, South 00 degrees 07 minutes 30 seconds West a distance of 69.85 feet to a 1/2" rebar set; thence, South 80 degrees 41 minutes 13 seconds West a distance of 201.05 feet to a 1/2" open top pipe found on the variable right-of-way of North Druid Hills Road; thence, continue along said right of way North 17 degrees 57 minutes 00 seconds West a distance of 104.94 feet to a 1/4" found and the TRUE POINT OF BEGINNING;

Containing 0.425 acres (18,492 Square Feet) of land, more or less, and being subject to all legal easements of record.



Exhibit "A"  
#2784 N Druid Hills

All that tract and parcel of land lying and being in Land Lot 111 of the 18th District of DeKalb County, City of Atlanta, Georgia, being more particularly described as follows:

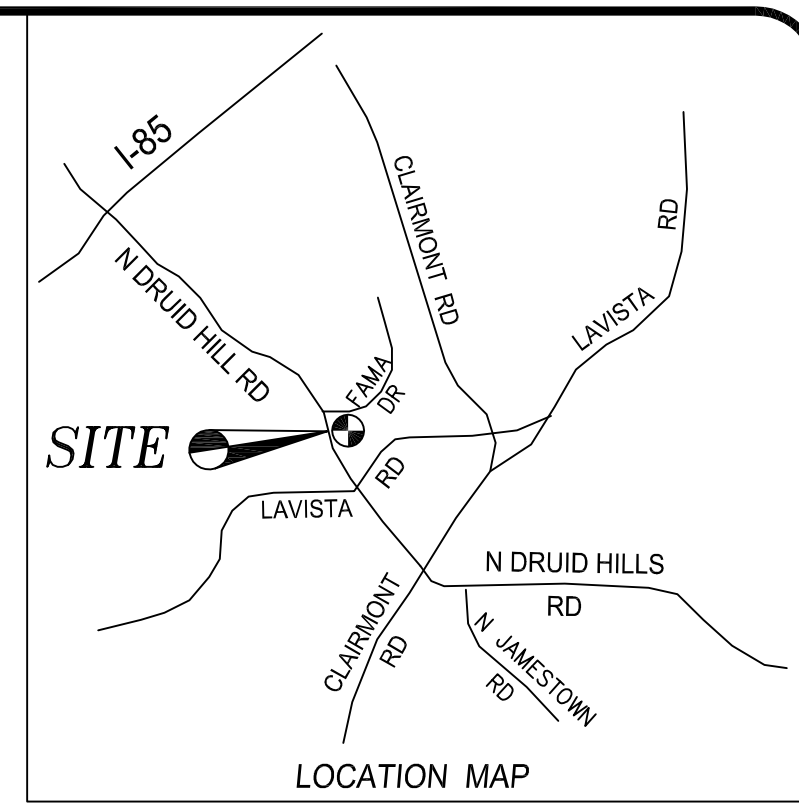
BEGINNING at a 1/2" open top pipe found along the northeasterly variable right-of-way of North Druid Hills Road 137.6 feet southeasterly from the centerline of Fama Drive.  
Thence, leaving the variable right-of-way of North Druid Hills Road variable right-of-way of North Druid Hills Road and proceed North 89°04'49" East a distance of 74.70 feet to a 1/2" rebar set;  
thence, South 84°22'31" East a distance of 193.51 feet to a 1/2" rebar found;  
thence, South 00°07'30" West a distance of 70.90 feet to a 1/2" rebar set;  
thence, South 89°21'51" West a distance of 230.90 feet to a 1/4" rebar found on the variable right-of-way of North Druid Hills Road; thence along said right of way North 88°55'35" West a distance of 5.36 feet to a 1/2" rebar found; thence, North 18°42'50" West a distance of 96.22 feet to a 1/2" open top pipe found and the TRUE POINT OF BEGINNING,

Containing 0.485 acres (21,120 Square Feet) of land, more or less, and being subject to all legal easements of record.

# RETRACEMENT SURVEY OF:

0.485 Acres (21,120 S.F.)  
 Land Lot: 111 District: 18  
 City of Atlanta, DeKalb County, Georgia

Current Owner(s)  
 (as per Dekalb County records)  
 SHUN KUEN LOUI  
 TAX ID# 18 111 05 002  
 DB 6611 PG 253



Equipment used:  
 Angular & Linear: Geodimeter robotic, ALLEGRO DC

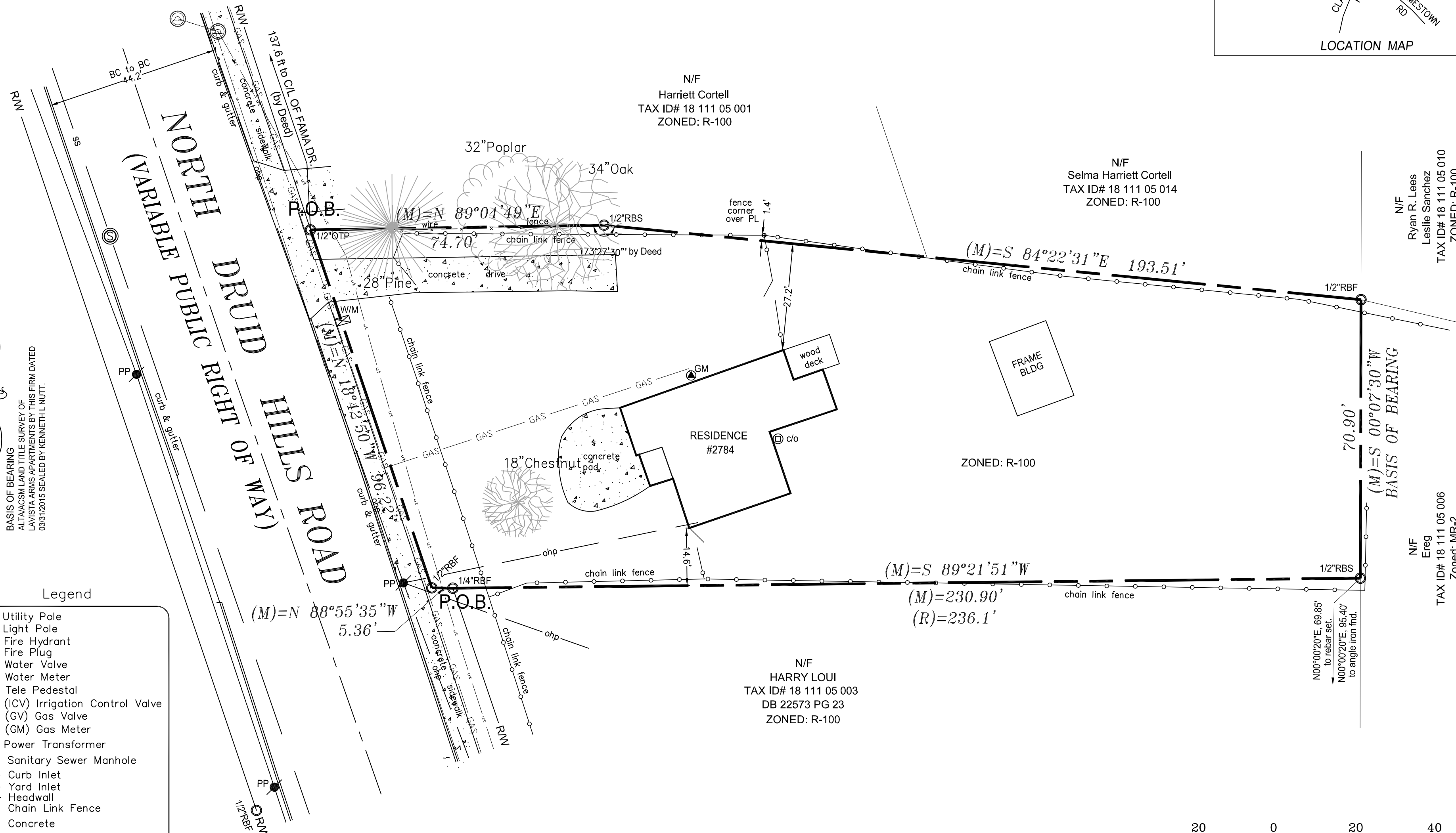
The field data upon which this plat is based has a raw closure of one foot in 38,123 feet, yielding an angular error of 02 sec per angle, and was not adjusted.  
 This plat has been calculated for closure and is found to be accurate to within one foot in 50,000+ feet.

The field work for this survey was done on 15, 2021.

OFFICIAL USE

Prepared by:

**Perimeter Surveying Co., Inc**  
 1065 Sandtown Road, Marietta, GA 30008  
 Phone: (770) 425-6824 Fax: (770) 425-6768  
 email: kencoper@aol.com



BASIS OF BEARING  
 ALTAACSM LAND TITLE SURVEY OF  
 LAVISTA ARMS APARTMENTS BY THIS FIRM DATED  
 09/31/2015 SEALED BY KENNETH L. NUTT.

- Legend**
- - Utility Pole
  - - Light Pole
  - - Fire Hydrant
  - - Fire Plug
  - - Water Valve
  - - Water Meter
  - - Tele Pedestal
  - (ICV) Irrigation Control Valve
  - (GV) Gas Valve
  - (GM) Gas Meter
  - - Power Transformer
  - - Sanitary Sewer Manhole
  - - Curb Inlet
  - - Yard Inlet
  - - Headwall
  - - Chain Link Fence
  - - Concrete
  - - A/C Pad
  - - CMP - Corrugated Metal Pipe
  - - RCP - Reinforced Concrete Pipe
  - - CTP - Crimp Top Pipe
  - - OTP - Open Top Pipe

(R) = RECORD  
 (M) = MEASURED

This survey was performed without the benefit of a complete and thorough Title Abstract.

No portion of the subject property is located in a special flood hazard area as per F.I.R.M. Community No. 130065, Panel 0054K, Map 13089C0054K, dated Aug. 15, 2019.

Information showing underground structures and utilities was obtained from a limited field survey. The exact location of any underground items should be verified by other sources before digging.

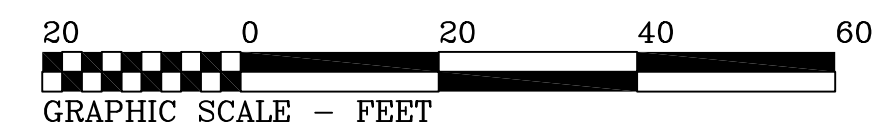
### SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS. COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS. NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*Ken Nutt*  
 KENNETH L. NUTT R.L.S. SEAL #2104 June 25, 2021



DATE OF PLAT 06/25/2021



REVISIONS		
1	CHANGED BASIS OF BEARING AND ROTATION TO MATCH APARTMENTS	06/25/21

PROJECT: 2784 N DRUID HILLS RD.  
 SCALE: 1"=20' Job # 005615-2016-21

Prepared for:

KENCO LAVISTA APARTMENTS  
 2284 LAVISTA ROAD  
 DEKALB COUNTY, GEORGIA

Retracement Survey of

0.485 Acres (21,120 S.F.)  
 Tax I.D.# 18 111 05 0002

Located in  
 Land Lot: 111 District: 18  
 City of Atlanta, DeKalb County, Georgia

2784 N. Druid Hills Rd.  
 Job # 005615-21  
 Date Surveyed: 06-12-2021  
 Party Chief: GW

SHEET  
 1 of 1

# RETRACEMENT SURVEY OF:

0.424 Acres (18,493 S.F.)  
 Land Lot: 111 District: 18  
 City of Atlanta, DeKalb County, Georgia

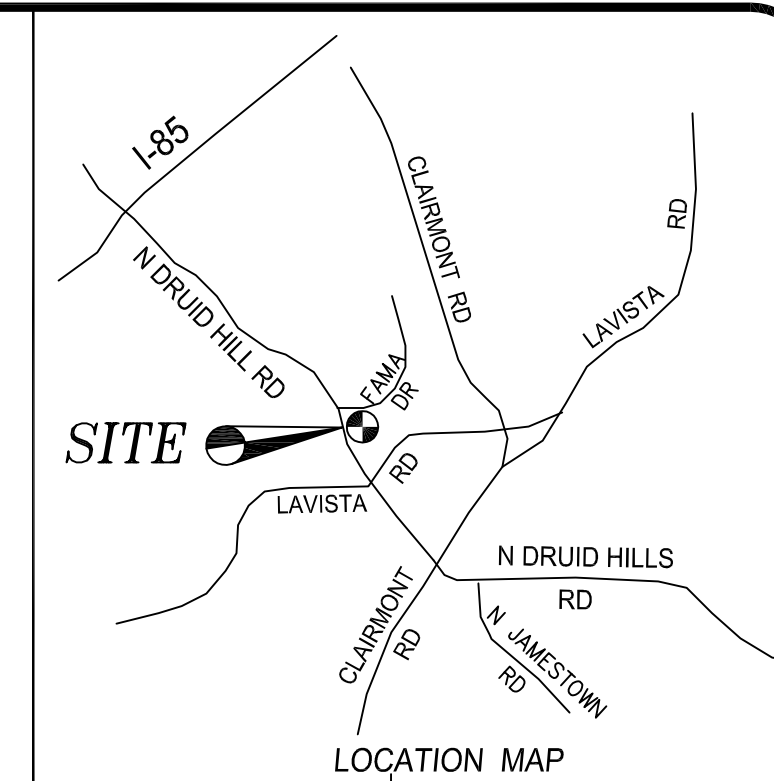
Current Owner(s)  
 (as per DeKalb County records)  
 HARRY LOUI  
 TAX ID# 18 111 05 003  
 DB 22573 PG 23

Equipment used:  
 Angular & Linear: Geodimeter robotic, ALLEGRO DC

The field data upon which this plat is based has a raw closure of one foot in 38,123 feet, yielding an angular error of 02 sec per angle, and was adjusted using the compass rule.

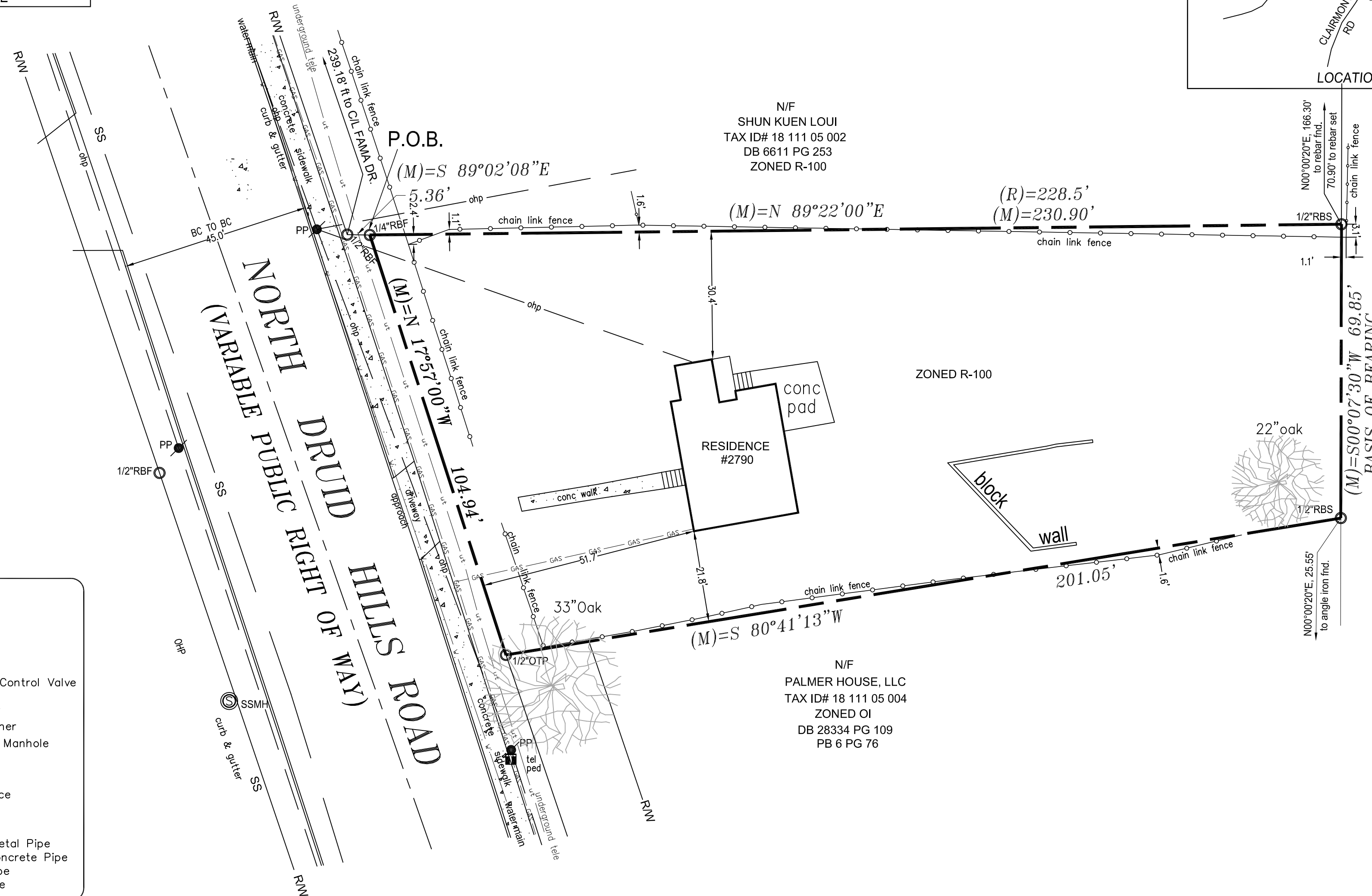
This plat has been calculated for closure and is found to be accurate to within one foot in 89,946 feet.

The field work for this survey was done on June 15, 2021.



OFFICIAL USE

BASIS OF BEARING  
 ALTA/ACSM LAND TITLE SURVEY OF  
 LAVISTA ARMS APARTMENTS BY THIS FIRM DATED  
 03/31/2015 SEALED BY KENNETH L. NUTT.



N/F  
 Ereg  
 TAX ID# 18 111 05 006  
 Zoned: MR-2

N/F  
 PALMER HOUSE, LLC  
 TAX ID# 18 111 05 004  
 ZONED OI  
 DB 28334 PG 109  
 PB 6 PG 76

### Legend

- Utility Pole
- Light Pole
- Fire Hydrant
- Fire Plug
- Water Valve
- Water Meter
- Tele Pedestal
- (ICV) Irrigation Control Valve
- (GV) Gas Valve
- (GM) Gas Meter
- Power Transformer
- Sanitary Sewer Manhole
- Curb Inlet
- Yard Inlet
- Headwall
- Chain Link Fence
- Concrete
- A - A/C Pad
- CMP - Corrugated Metal Pipe
- RCP - Reinforced Concrete Pipe
- CTP - Crimp Top Pipe
- OTP - Open Top Pipe

(R) = RECORD  
 (M) = MEASURED

This survey was performed without the benefit of a complete and thorough Title Abstract.

No portion of the subject property is located in a special flood hazard area as per F.I.R.M. Community No. 130065, Panel 0054K, Map 13089C0054K, dated Aug. 15, 2019.

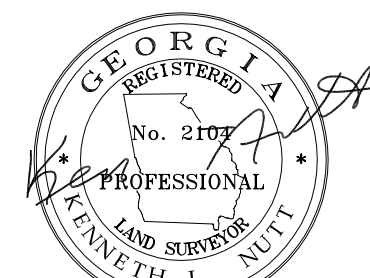
Information showing underground structures and utilities was obtained from a limited field survey. The exact location of any underground items should be verified by other sources before digging.

### SURVEYORS CERTIFICATION

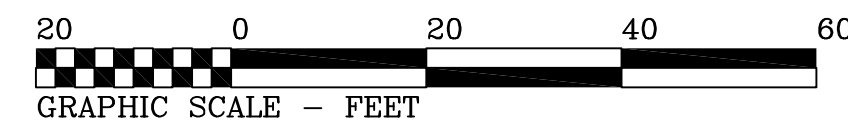
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*Ken Nutt*  
 June 25, 2021

KENNETH L. NUTT R.L.S. SEAL 72104



DATE OF PLAT 06/25/2021



REVISIONS		
1	CHANGED BASIS OF BEARING AND ROTATION TO MATCH APARTMENTS	06/25/21

PROJECT: 2790 N DRUID HILLS RD.

SCALE: 1"=20"

Job # 005615-2016-21

Prepared for:

KENCO LAVISTA APARTMENTS  
 2284 LAVISTA ROAD  
 DEKALB COUNTY, GEORGIA

Retracement Survey of

0.424 Acres (18,493 S.F.)  
 TAX I.D.# 18 111 05 0003

Located in  
 Land Lot: 111 District: 18  
 City of Atlanta, DeKalb County, Georgia

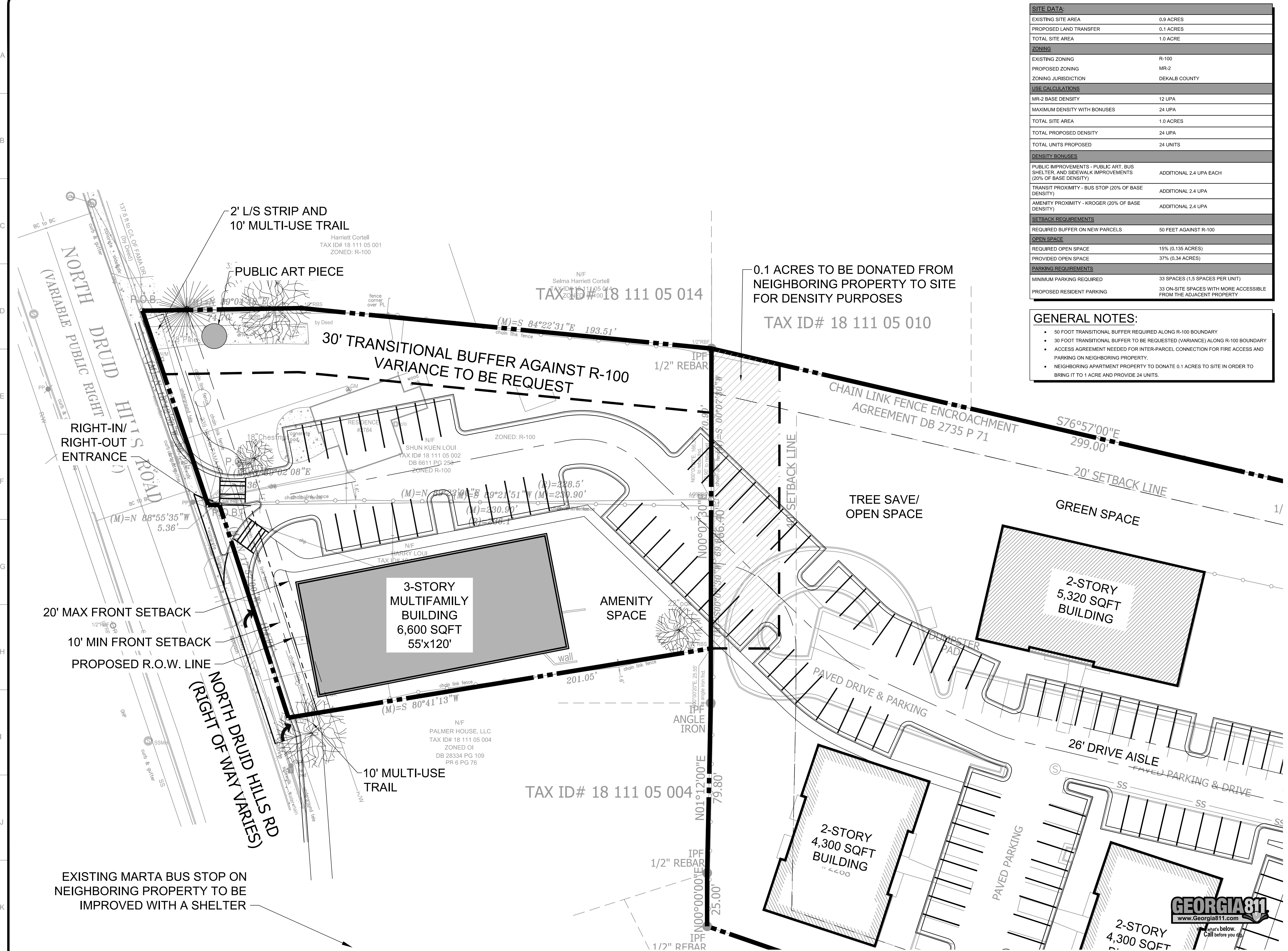
2790 N. Druid Hills Rd.  
 Job # 005615-2016-21  
 Date Surveyed: 06-12-2021  
 Party Chief: GW  
 Computed by: RW  
 Checked by: KLN

Prepared by:

**Perimeter Surveying Co., Inc**  
 1065 Sandtown Road, Marietta, GA 30008  
 Phone: (770) 425-6824 Fax: (770) 425-6768  
 email: kencoper@aol.com  
 COA# LSF001223



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SITE DATA:	
EXISTING SITE AREA	0.9 ACRES
PROPOSED LAND TRANSFER	0.1 ACRES
TOTAL SITE AREA	1.0 ACRE
ZONING	
EXISTING ZONING	R-100
PROPOSED ZONING	MR-2
ZONING JURISDICTION	DEKALB COUNTY
USE CALCULATIONS	
MR-2 BASE DENSITY	12 UPA
MAXIMUM DENSITY WITH BONUSES	24 UPA
TOTAL SITE AREA	1.0 ACRES
TOTAL PROPOSED DENSITY	24 UPA
TOTAL UNITS PROPOSED	24 UNITS
DENSITY BONUSES	
PUBLIC IMPROVEMENTS - PUBLIC ART, BUS SHELTER, AND SIDEWALK IMPROVEMENTS (20% OF BASE DENSITY)	ADDITIONAL 2.4 UPA EACH
TRANSIT PROXIMITY - BUS STOP (20% OF BASE DENSITY)	ADDITIONAL 2.4 UPA
AMENITY PROXIMITY - KROGER (20% OF BASE DENSITY)	ADDITIONAL 2.4 UPA
SETBACK REQUIREMENTS	
REQUIRED BUFFER ON NEW PARCELS	50 FEET AGAINST R-100
OPEN SPACE	
REQUIRED OPEN SPACE	15% (0.135 ACRES)
PROVIDED OPEN SPACE	37% (0.34 ACRES)
PARKING REQUIREMENTS	
MINIMUM PARKING REQUIRED	33 SPACES (1.5 SPACES PER UNIT)
PROPOSED RESIDENT PARKING	33 ON-SITE SPACES WITH MORE ACCESSIBLE FROM THE ADJACENT PROPERTY

- GENERAL NOTES:**
- 50 FOOT TRANSITIONAL BUFFER REQUIRED ALONG R-100 BOUNDARY
  - 30 FOOT TRANSITIONAL BUFFER TO BE REQUESTED (VARIANCE) ALONG R-100 BOUNDARY
  - ACCESS AGREEMENT NEEDED FOR INTER-PARCEL CONNECTION FOR FIRE ACCESS AND PARKING ON NEIGHBORING PROPERTY.
  - NEIGHBORING APARTMENT PROPERTY TO DONATE 0.1 ACRES TO SITE IN ORDER TO BRING IT TO 1 ACRE AND PROVIDE 24 UNITS.

P: (770) 451-2741 F: (770) 451-3915

WWW.PEC.PLUS



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
ARBOREST + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200  
PEACHTREE CORNERS, GA 30092

PROJECT

**KENCO LAVISTA**  
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT  
2784-2790 NORTH DRUID HILLS ROAD  
DEKALB COUNTY, 30329  
DEKALB COUNTY

FOR

**KENCO**

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

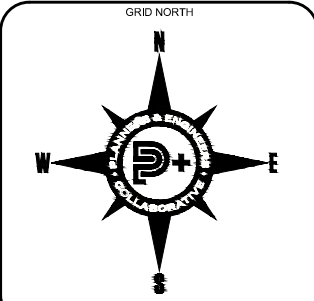
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

**PRELIMINARY**  
NOT TO BE RELEASED FOR CONSTRUCTION

**CONCEPTUAL MASTER PLAN**



SCALE: 1" = 20'  
DATE: 06/28/2021  
PROJECT: 21049.00



**C12**  
SHEET





LANDSCAPE DESIGN AROUND THE PUBLIC ART



LANDSCAPE BUFFER PLANTING

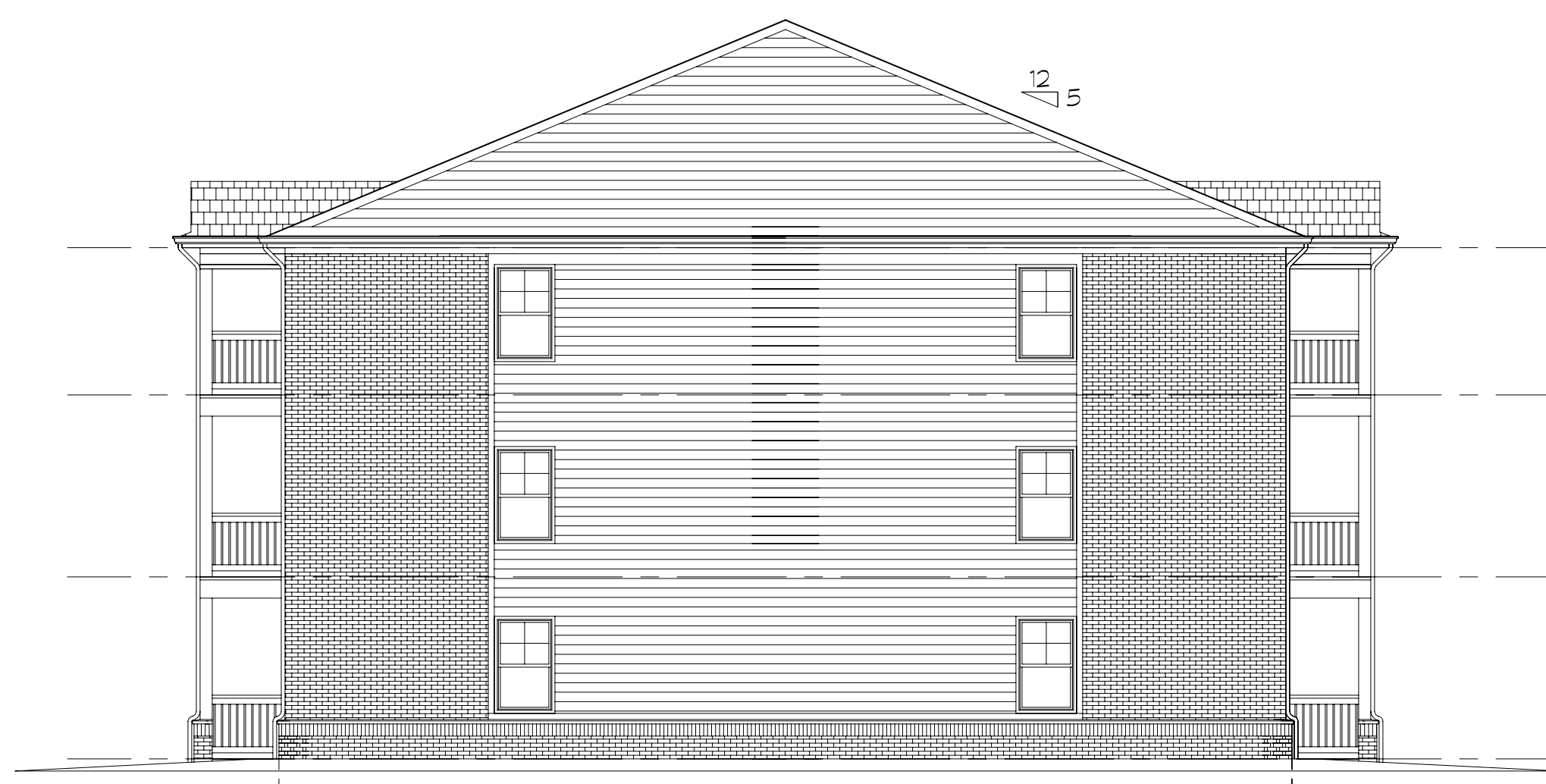
GREEN GIANT ARBORVITAE



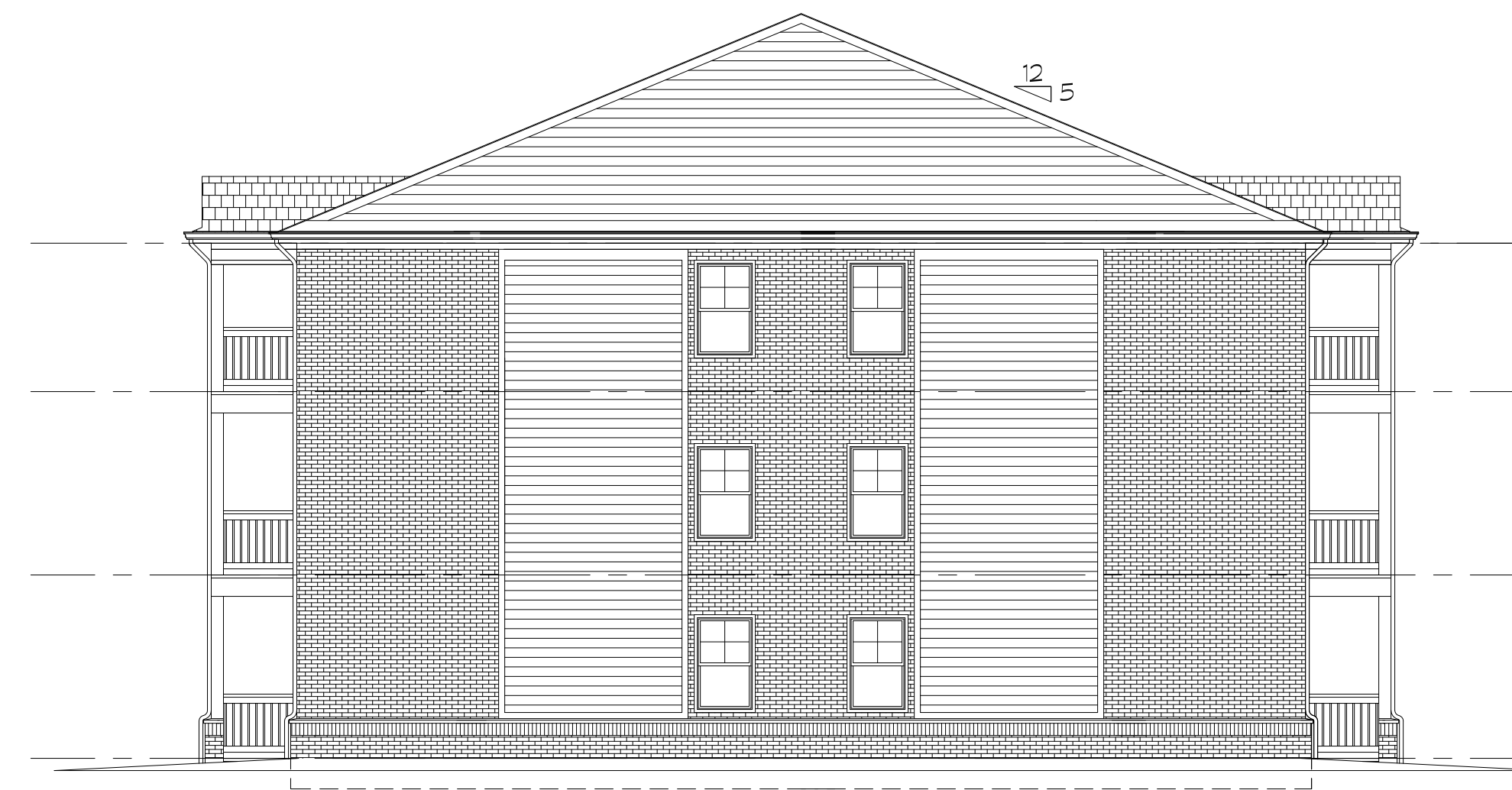




**1 PROPOSED FRONT ELEVATION BUILDING 1**  
 A3.0 0 8 16 1/8" = 1'-0"



**2 PROPOSED RIGHT SIDE ELEVATION BUILDING 1**  
 A3.0 0 8 16 1/8" = 1'-0"



**3 PROPOSED LEFT SIDE ELEVATION BUILDING 1**  
 A3.0 0 8 16 1/8" = 1'-0"



**4 PROPOSED REAR ELEVATION BUILDING 1**  
 A3.0 0 8 16 1/8" = 1'-0"

6/29/2021

Re: **Letter of Intent**  
**2784/2790 N Druid Hills Road Rezoning (0.9 +/- acres)**  
PEC+ Project No. 20288.00

Dear Community Development officials,

This rezoning application is being submitted on behalf of the developer and applicant, KENCO Residential, a family-owned business that has operated in the local area since 1964. This application proposes to rezone the approximately 0.9-acre property located at 2784 and 2790 North Druid Hills Road from R-100 to MR-2. This rezoning would facilitate the development of a new 24-unit apartment building to expand the adjoining KENCO Lavista Apartment complex.

**Existing Conditions:**

The uses surrounding the property include:

- North: single-family housing (zoned R-100)
- East: Existing KENCO Residential apartments (zoned MR-2)
- South: Small office building (zoned O&I)
- West: Single-family residential housing (zoned R-85)

The subject property of the rezoning consists of two approximately 0.4 and 0.5-acre tracts that have approximately 200 feet of frontage along North Druid Hills Road. As it currently exists, the property is currently developed with two older, single-family homes. The sites share an eastern property line with the KENCO Lavista Apartments.

**Proposed Development**

The proposed development would expand the existing KENCO Lavista apartments that KENCO has built, owned, and managed since the 1970s. The two parcels would be rezoned to MR-2 from R-100, and consolidated together to form one 0.9-acre tract. The tract is proposed to be developed with a new 24-unit, three-story building that would become part of the existing KENCO complex. The new units would have their own parking and would have interparcel access to Lavista Road through the existing drive. The proposed development assumes that the site would be granted the following density bonuses to achieve a net density of 21.6 UPA:

- Transit Proximity (20% of base)
- Amenity Proximity (20% of base)
- Two Public Improvements (20% of base)

The proposed building would be buffered from the surrounding development by a 30-foot wide transitional buffer along the northern property line.

**Zoning Rationale**

The rezoning from R-100 to MR-2 would facilitate a development that is reasonable given the context of the area, and promotes the goals and policies of the DeKalb County comprehensive plan. Although R-100 to MR-2 is a significant change in zoning, it is well supported by the surrounding context of the area, and is a rational choice for the site. North Druid Hills Road is a well-known, arterial thoroughfare in DeKalb County, and as such, should be developed with higher-intensity uses, particularly toward the LaVista Road intersection. The subject sites, and many of the surrounding parcels, have a zoning designation of R-100 that allows single-family housing. The applicant is of the opinion that, given the transformation of North Druid Hills Road into a major roadway, single-family housing is inappropriate along this corridor. As a result, the R-100 zoning is outdated and obsolete in this area, particularly along this roadway.

6/29/2021

The proposal is a reasonable use of the land for several reasons. First, it will expand the existing KENCO apartments, a successful and neighborly development that has a long-standing relationship with the community. The proposal would also add 24 new apartment units to the area, which are desperately needed to address the housing shortage. Additionally, the new units would be in close proximity to a number of amenities, including the Toco Hills Shopping Center, and a broad variety of errands would be accomplishable on foot, which would reduce automobile traffic on the nearby roadways. The rezoning would also improve the streetscape and overall transition in land use intensity along North Druid Hills Road. Single-family homes would move into high-density residential homes, which would in turn transition to office and commercial/retail uses toward the North Druid Hills/Lavista intersection.


For these reasons, it is clear that the proposed rezoning would facilitate a development that is to the benefit of the County, neighbors nearby, and the broader Toco Hills area.

**Conclusion**

The applicant and owner respectfully request that the DeKalb County Board of Commissioners, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for the rezoning of this property from R-100 to MR-2. This would facilitate the expansion of the existing KENCO Residential apartments by adding 24 new units of multi-family housing in this area. The developer and project team believe that this would contribute to the advancement of the purpose and intent of the DeKalb County comprehensive plan. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

**Planners and Engineers Collaborative, Inc.**



Kenneth J. Wood, P.E., LEED AP  
President

For the Firm

kjw/ht/dp

6/30/2021

Re: **Zoning Standards Analysis**  
**2784/2790 North Druid Hills Road Rezoning (0.9 +/- acres)**  
PEC+ Project No. 21049.00

Dear Community Development officials,

Please see below the responses to the Standards and Factors Governing Review to Official Amendments to the Official Zoning Map (Section 7.3.5 of the DeKalb County Zoning Code).

The following standards and factors are found to be relevant to the exercise of the County's zoning powers and shall govern the review of all proposed amendments to the official zoning map:

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

The proposed rezoning is in conformity with the policy and intent of the comprehensive plan. The proposal is part of an effort to expand a well-established, respected and neighborly multi-family development that has long provided 'workforce' housing in this central area of DeKalb County. The rezoning would facilitate adding 24 units onto an infill site that would become part of the existing community. This is directly in line with the housing goals of the Comprehensive Plan, which notes that infill housing opportunities should be seized upon, multi-family housing should be improved and expanded, and workforce housing should be preserved and provided throughout the County as well.

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

The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposal would expand upon the existing KENCO apartments with frontage on Lavista Road. This multi-family context has been in-place since the 1970s, so the extension of the complex is a reasonable next step at this time. Additionally, the infill subject sites would be redeveloped which would be a marked improvement to the neighborhood and streetscape, since neighbors at the first community meeting explicitly stated their dissatisfaction with the condition of the existing structures.

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

The proposal loses much of its economic use because of factors that are outside of the applicant's control. As noted in the Letter of Intent, the R-100 zoning at this location, along a major thoroughfare such as North Druid Hills Road, is simply obsolete. Single-family housing is more appropriate along local or collector roads, and not arterial thoroughfares. The sites would be much better utilized and economically viable if redeveloped into a higher-tax dollar generating development, such as a multi-family building whose intensity matches that of the area context.

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. All of the surrounding properties are fully developed, so the proposal will not inhibit the further development of these sites. The existing streetscape will be vastly improved with the redevelopment of these two infill sites, and the quality of the neighborhood will likely also improve, given the existing KENCO apartments' reputation as being great neighbors and a beneficial fixture in the neighborhood. The northern property line will be lined with a 30-foot wide transitional buffer which will screen the surrounding lower-density residential sites from the addition. There should be no ill effects on any nearby or adjacent properties as a result of the proposal.



6/29/2021

**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 rezoning would facilitate the expansion of the existing KENCO Lavista apartments that have frontage along Lavista road and share a property line with the two subject properties. The applicant and owners of these apartments have met twice with the neighbors surrounding the site in addition to the required pre-submittal community meeting to discuss the project. Neighbors were widely supportive of the proposal to expand the apartments, citing the KENCO apartments as a great neighbor and an important fixture in the neighborhood. Neighbors also spoke on the importance of maintaining the affordability that the apartments have offered.

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

The zoning proposal will not adversely affect historic districts, sites, buildings, or archaeological resources. There are no such resources in the project 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.**

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The unit mix of one and two bedroom apartments will likely appeal to young professionals, college and graduate school students, and older persons living alone, which is not anticipated to cause an excessive burden on nearby schools. Utilities already exist on-site that will support the development.

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

The zoning proposal does not adversely affect the environment or surrounding natural resources. Much of the site will be cleared for construction of the new building and parking, but the proposal also includes a 30-foot wide transitional buffer along the northern property line. As it exists now, the treeline at this location is relatively sparse, so the transitional buffer would actually improve the tree cover there. Because the area surrounding the site is relatively urban, the addition of a use at this intensity will not be detrimental to existing environmental conditions.

Sincerely,

**Planners and Engineers Collaborative, Inc.**



Kenneth J. Wood, P.E., LEED AP

President

For the Firm

kjw/ht/dp