



DeKalb County Department of Planning & Sustainability

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

**Planning Commission Hearing Date: July 7, 2020
Board of Commissioners Hearing Date: July 30, 2020**

STAFF ANALYSIS

Revised 7-16-20

Case No.: Z-20-1243968 **Agenda #:** N. 10

Location/Address: 2017 Memorial Drive, Atlanta, GA **Commission District:** 3 **Super District:** 6

Parcel ID: 15-179-1243968

Request: Rezone property from R-75 (Single-Family Residential-75) District to MR-2 (Multifamily Residential – 2) district to allow four single-family attached townhomes.

Property Owner(s): Busayo Kayede

Applicant/Agent: Stark Haus, LLC

Acreage: .2 acres

Existing Land Use: Undeveloped and wooded

Surrounding Properties: To the north (City of Atlanta): under construction for residential; to the northeast (city of Atlanta): single-family residential; to the east (zoned MR-2): townhomes; to the west (zoned R-75): a place of worship.

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

Proposed Density: 19.32 units/acre	Existing Density: N.A. (undeveloped)
Proposed Units: 4	Existing Units/Square Feet: N.A. (undeveloped)
Proposed Lot Coverage: 79.72%	Existing Lot Coverage: N.A. (undeveloped)

Zoning History: Based on DeKalb County records, it appears that the R-75 zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956.

SITE AND AREA ANALYSIS

The subject property is a 0.2-acre parcel located on the south side of Memorial Drive, a four-lane major thoroughfare. Memorial Drive is the boundary line between the City of Atlanta to the north and unincorporated DeKalb County to the south. The property is located approximately 1,00 feet northwest of the East Lake Golf Club, and approximately 1,500 feet east of the Parkview Plaza shopping center. With its designation of Neighborhood Center on the 2035 Future Land Use Map, it is part of a Neighborhood Center activity center that extends as far as Parkview Plaza on the

west and the adjoining townhomes on the east. The property has level topography and is overgrown with trees and underbrush.

The adjoining property to the east is being redeveloped with a 60-unit townhome complex consisting of sixteen buildings with two to nine units in each, at a density of 11.3 units per acre. The development was originally approved in 2005 pursuant to CZ-05079. The conditions regarding the proportion of affordable and rental units was modified in 2018 pursuant to CZ-18-22135. Two buildings at the front of the site have been completed and are occupied. They have a contemporary design featuring smooth white exterior walls and black trim. An undeveloped area lies between the townhome complex and the subject property and acts as a buffer between the two properties.

The adjoining property to the west, 2013 Memorial Drive, is developed with a bungalow-style single-family detached home. The Stanton Grove Missionary Church is located approximately 250 feet behind the home. The church property, 2015 Memorial Drive, is a flag-shaped lot that wraps around the rear of 2013 Memorial and around the rear of the subject property.

A 50-unit townhome development is under construction on the property located directly across the street from the subject property, 2020 Memorial Drive. An artist's rendering of the proposed development shows a contemporary design with exteriors that are painted in a variety of bright colors.

The surrounding area within a radius of 1,000 feet is a primarily a mixture of single-family neighborhoods (zoned R-75 if located in unincorporated DeKalb County) and townhomes with frontage on Memorial Drive (zoned MR-1 if located in unincorporated DeKalb County). Based on original construction dates listed in the County tax records, the single-family neighborhoods in both the City of Atlanta and unincorporated DeKalb County were originally developed as long ago as the 1930s, but have undergone scattered redevelopment of individual lots, especially in the early 2000s. The townhomes with frontage on Memorial Drive have contemporary or post-modern design.

PROPOSAL

The proposal under consideration is for a two-story, four-unit townhome building. Vehicular access would be provided by a private drive that dead-ends near the south property line. (Space that could be used for a vehicular turn-around is used instead for two visitor parking spaces.) Each unit is proposed to have a garage entrance from this private drive. A walkway from the sidewalk on Memorial Drive would provide pedestrian access to the other side of the units. The side of the building would face Memorial Drive. An elevation shown on the site plan indicates that the townhomes would have a contemporary design. Benches for resident seating would enhance the green spaces at the front and rear of the site.

The proposed density of 19.32 units per acre was achieved through bonuses allowed by the proximity of the property to a shopping center (Parkview Plaza, to the west) and by the provision of enhanced open space at a ratio of 20.28% of the total project site.

Access and Transportation Considerations:

The applicant has indicated that discussions have occurred regarding redevelopment of 2015 Memorial Drive and the property that adjoins it, 2011 Memorial Drive. The application indicates that the developer of the subject property has received an easement from the interested developers of 2015 and 2011 Memorial Drive to use the entrance of their new development as a secondary exit for the subject property. This would allow the elimination of the dead-end on the subject property, allowing for better circulation through the site.

Compliance with District Standards:

MR-2 STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE	
MAX. D.U.s/ACRE (BASE, W/BONUSES)	Base: 12 d.u.s/acre w/Bonuses: 24 d.u.s/ac.	19.32 units/acre Bonuses: Enhanced open space comprises 20% of site (50% bonus = addl. 6 units allowed). Property is within ¼ mile of shopping center (+20% = add'l. 2.4 units allowed). Base 12 + 6 add'l. + 2.4 add'l. = 20.4 total units allowed.	Yes	
MIN. OPEN SPACE	15%	20.28%	Yes	
MR-2 STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE	
MIN. TRANSITIONAL BUFFER	50 feet	None	A variance will be necessary.	
MIN. LOT AREA	Not applicable to fee-simple lots	Not applicable.	N.A.	
MIN. LOT WIDTH	Not applicable to fee-simple lots	Not applicable.	N.A.	
MAX. LOT COVERAGE	85%	69%	Yes	
BUILDING SETBACKS	FRONT w/o alley	Min. 10 ft.; Max. 20 ft.	20 feet	Yes
	INTERIOR SIDE	None.	Not applicable.	N.A.
	SIDE – CORNER LOT	Not applicable.	Not applicable.	N.A.
	REAR W/O ALLEY	Min. 15 feet	22 feet	Yes
MINIMUM UNIT SIZE	1,000 square feet	3,039 square feet	Yes	
MAX. BLDG. HEIGHT	3 stories or 45 feet	3 stories	Yes	
PARKING	Min. 1.75 spaces/unit; Max. 3 spaces/unit	2 spaces/unit + 2 visitor parking spaces	Yes	

LAND USE AND ZONING ANALYSIS

Section 27-832 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 zoning proposal is consistent with the following policies and strategies of the 2025 Comprehensive Plan: “Enhance the County’s existing supply of housing.” (HP3), “Ensure that new development and redevelopment is compatible with existing residential areas.” (LUP6) and “Cluster high density development at nodes and along major corridors outside of established residential areas.” (LUP6)

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

The proposed development is compatible in architectural style and housing type with the townhome development located on the adjoining MR property to the east and with other townhome developments that are being developed on Memorial Drive on properties to the west, both in unincorporated DeKalb County and in The City of Atlanta. Its density is appropriate for a property with frontage on Memorial Drive, a major thoroughfare that provides a route to distant destinations and connects with other major roadways in the county. Staff recommends screening along the west property line, which, when added to the distance buffer provided by the driveway, would buffer the home to the west.

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

It appears that the subject property does not have reasonable economic use as currently zoned since it has been vacant long enough to become completely overgrown with thick vegetation. Moreover, it is unlikely that the property is suitable for construction of one single-family house. It is located next to a townhome development to the east and a place of worship to the south, and a large townhome development is under construction across the street. If a home dating back to the original development of the neighborhood had been preserved on the property, as is the case with the home on 2013 Memorial Drive, such a home might co-exist with the newer townhomes under construction around it. However, the length of time that the property has remained vacant with single-family zoning indicates that there is little to no market for a new single-family home on the property.

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

The zoning proposal is not likely to adversely affect the existing use or usability of the place of worship to the south or on the townhomes to the east. The impact of the proposed development on the single-family residence to the west would be mitigated by the distance separation provided by the proposed driveway. Staff has also recommended evergreen trees along the west property line of the subject property to screen views of the townhomes from the single-family residential property.

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 Neighborhood Center land use designation of the property contemplates a density that is higher than that allowed by the property’s single-family residential zoning.

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

There are no historic buildings, sites, districts, or archaeological resources on or near the subject property.

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 is no indication from the Department of Public Works Transportation Division that the proposed development would interrupt traffic flow on surrounding streets. There has been no indication that the proposed development would excessively burden public utilities and services.

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

There has been no indication that the proposed development would impact the natural environment or surrounding natural resources any more than what is typical for residential redevelopment of a predominantly wooded site.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

The zoning proposal is consistent with the following policies and strategies of the 2035 Comprehensive Plan: “Enhance the County’s existing supply of housing.” (HP3), “Ensure that new development and redevelopment is compatible with existing residential areas.” (LUP6) and “Cluster high density development at nodes and along major corridors outside of established residential areas.” (LUP6) The proposed development is compatible in architectural style and housing type with the townhome development located on the adjoining MR property to the east and with other townhome developments that are being developed on Memorial Drive to the west and across the street. Its density is appropriate for a property with frontage on Memorial Drive, a major thoroughfare that provides a route to distant destinations and connects with other major roadways in the county. The zoning proposal is not likely to adversely affect the existing use or usability of the townhomes and place of worship on the adjoining properties to the east and south, and its effect on the single-family residential home to the west would be mitigated by a 50-foot separation from the proposed building as well as the evergreen screen recommended by Staff. Therefore, the Department of Planning and Sustainability recommends “Approval” with the following conditions:

1. Landscaping shall be provided between the proposed sidewalk along Memorial Drive and the side of the unit closest to Memorial Drive, to screen the side of the building from view, subject to approval by the County Arborist.
2. In the event that an access easement through 2015 and 2011 Memorial Drive is not finalized, the two visitor parking spaces shown on the site plan shall be used instead for vehicular turn-around.
3. Evergreen trees shall be planted along the west property line to screen views from the adjoining property to the west.
4. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

Attachments:

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

8. Aerial Photograph
9. Site Photographs

NEXT STEPS

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

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

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



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

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

- **Storm Water Management**

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

- **Flood Hazard Area/Wetlands**

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

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

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

- **Fire Safety**

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

N1., N2 No comment

N3. No Comment

N4. Stephenson Rd is classified as a collector road. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Add sidewalks across frontage of outparcel at 1451 Stephenson Road (16 162 05 001). Interior Streets residential: 55 right of way, 5 foot sidewalks, streetlights required. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

N5. Stephenson Rd is classified as a collector road. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Alford is classified as a local road. ROW dedication of 27.5 feet from centerline or to accommodate all public infrastructure, whichever greater. 5-foot sidewalk, streetlights required. Provide an enhanced pedestrian crossing with a pedestrian refuge median and rectangular rapid flashing beacon for access to school. Add sidewalks across frontage of outparcel at 949 Stephenson Road (16 129 02 008). Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

N6 & N7. Wesley Chapel Road is classified as a major arterial. ROW dedication of 50 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

N8. Parcel has no frontage to right of way. Verify access easements.

N9. Panola Industrial and Acuity Way are both classified as collectors. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required on all public right of way frontages. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting. Access to interior road needs to meet at a 90-degree angle to the existing street to meet county code.

N10. Memorial Drive. GDOT review and permits required prior to LDP. The right of way falls within the jurisdiction of the City of Atlanta. Professional courtesy would allow COA a chance to comment. No comments.

N11. Bermuda Road is classified as a collector. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Interior roads are shown as private. If public- ROW must be 55 feet, 5-foot sidewalks and streetlights required. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

N12. Columbia Drive is classified as a minor arterial. ROW dedication of 40 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Watch required ROW dedication as it may impact offsets and # of lots. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

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

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-20-1243968

Parcel I.D. #: 15-179-1243968

Address: 2017 Memorial Drive

Atlanta, Georgia

WATER:

Size of existing water main: Unknown (City of Atlanta) (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Intrenchment Creek Basin

Is sewer adjacent to property: Yes () No () If no, distance to nearest line: Unknown (City of Atlanta)

Water Treatment Facility: Snapfinger WTF () adequate () inadequate

Sewage Capacity: * (MGPD)

Current Flow: 21.77 (MGPD)

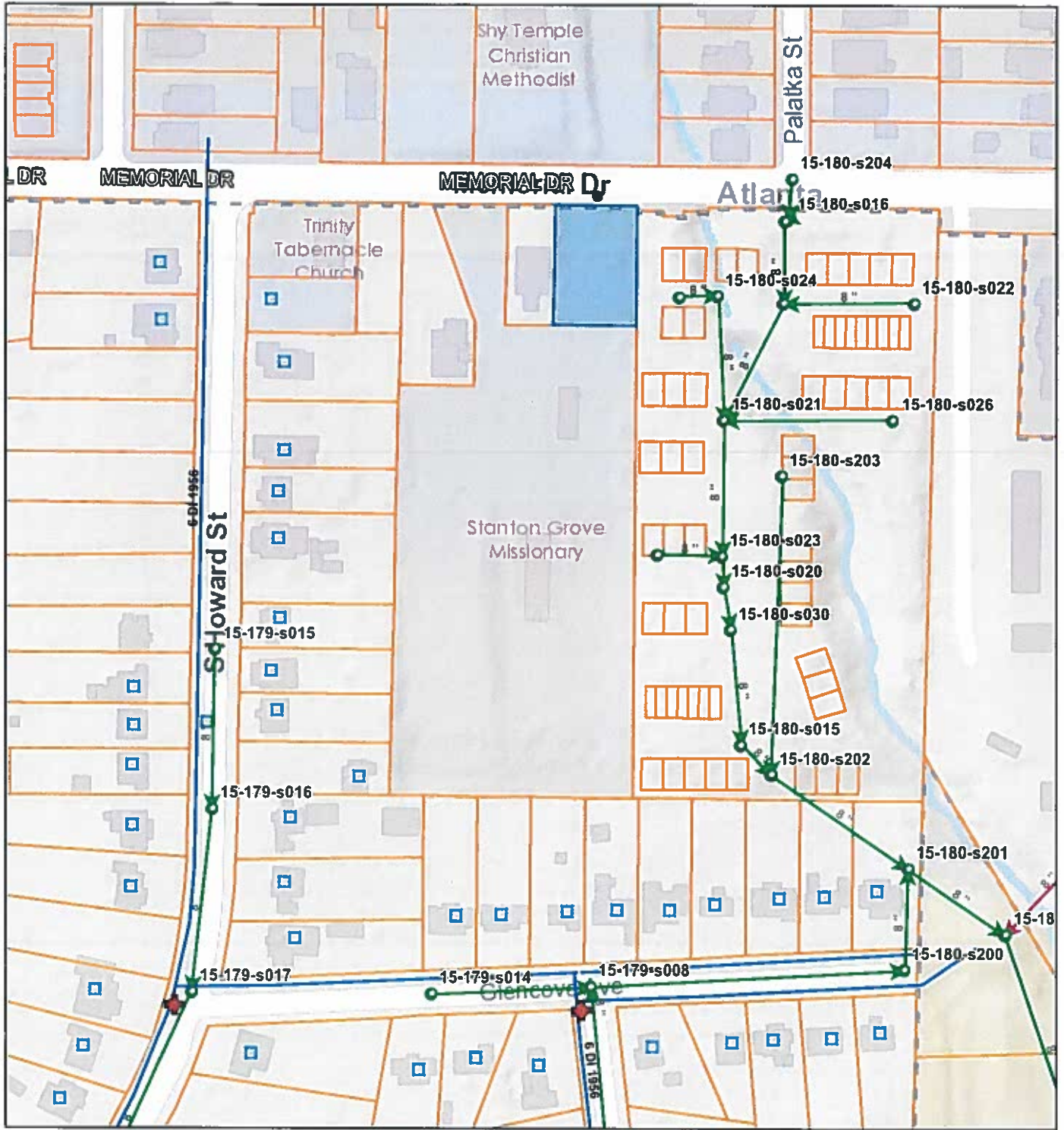
COMMENTS:

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

(see attachment)

Signature: 

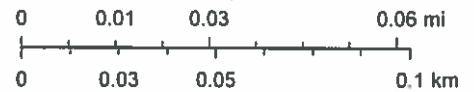
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|----------|----------------|-----------|
| Manholes | Water Hydrants | Streets |
| DEKALB | Water Fittings | Parcels |
| DEKALB | Tee | Land Lot |
| PRIVATE | Water Mains | Districts |
| | Water Meter | |



06/15/2020

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

General Comments:

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

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

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

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

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

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

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

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



Board of Health

- N.1 Z-20-1243838 2020-0598 / 15-013-01, 15-013-01-018
4341 East Conley Road, Conley, GA 30288
- Please review general comments.
- N.2 Z-20-1243839 2020-0599 / 15-013-02-017
4388 East Conley Road, Conley, GA 30288
- Please review general comments.
- N.3 CZ-20-1243935 2020-0600 / 18-261-01-006, 18-261-01-062
4575 Chamblee Tucker Road, Tucker, GA 30084
- Please review general comments.
- N.4 Z-20-1243841 2020-0601/ 16-159-01-003, 16-162-05-002, 16-162-05-003
1503 Stephenson Road, Lithonia, GA 30058
- Please review general comments.
- N.5 Z-20-1243958 2020-0602 / 16-128-02-001, 16-128-02-003, 16-128-02-011, 16-129-02-009
800 Alford Road, Stone Mountain, GA 30087
- Please review general comments.
- N.6 Z-20-1243955 2020-0603 15-131-03-009, 15-131-03-001, 15-131-03-012, 15-131-03-013
2450 Wesley Chapel Road, Decatur, GA 30035
- Please review general comments.
- N.7 SLUP-20-1243956 2020-0604 15-131-03-009, 15-131-03-001, 15-131-03-012, 15-131-03-013
2450 Wesley Chapel Road, Decatur, GA 30035
- Please review general comments.
- N.8 SLUP-20-1243957 2020-0605 / 15-015-04-013
3468 Moreland Ave., Conley, GA 30288
- Please review general comments.
- N.9 CZ-2—1243960 2020-0606 16-009-01-001,18-024-06-001
2620 Shell Bark Road, Decatur, GA 30035



Board of Health

- N.10 Z-20-1243968 2020-0607 / 15-179-11-025
2017 Memorial Drive, Atlanta, GA 30317
- Please review general comments.
- N.11 Z-20-1243972 2020-0608 /18-083-01-010
1347 Bermuda Road, Stone Mountain, GA 30087
- Please review general comments.
- N.12 Z-20-1243977 2020-0609 15-154-12-003
2043 Columbia Drive, Decatur, GA 30032
- Septic system installed on this property on June 24, 1975
- Please review general comments.
- N.13 TA-20-1244029 2020-0610
DeKalb County, GA
- Please review general comments.
- N.14 RE: Public Art 2020-0611 / 16-071-09-001
2387 Wellborn Road, Lithonia, GA 30058
- Please review general comments.

**DeKalb County School District
Development Review Comments**

Analysis Date: 6/15/2020

Submitted to: DeKalb County

Case #: Z-20-1243968

Parcel #: 15-179-11-025

Name of Development: 2017 Memorial Drive

Location: 2017 Memorial Drive east of S. Howard St

Description: Four single-family attached townhomes

Impact of Development: When fully constructed, this development would be expected to generate 1 students: 0 at McNair, Ronald E. DLA ES, 0 at McNair, Ronald E. MS, 0 at McNair, Ronald E. HS, 1 at other DCSD schools, and 0 at private schools. All three neighborhood schools have capacity.

Current Condition of Schools	McNair, Ronald E. DLA ES	McNair, Ronald E. MS	McNair, Ronald E. HS	Other DCSD Schools	Private Schools	Total
Capacity	883	1,200	1,594			
Portables	0	0	0			
Enrollment (Fcast. Oct. 2020)	606	770	647			
Seats Available	277	430	947			
Utilization (%)	68.6%	64.2%	40.6%			
New students from development	0	0	0	1	0	1

New Enrollment	606	770	647
New Seats Available	277	430	947
New Utilization	68.6%	64.2%	40.6%

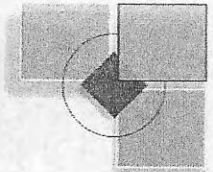
Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.075382	0.077793	0.006456	0.159631
Middle	0.060176	0.029622	0.002230	0.092028
High	0.065514	0.015739	0.001712	0.082965
Total	0.2011	0.1232	0.0104	0.3346
Student Calculations				
Proposed Units	4			
Unit Type	TH			
Cluster	McNair, Ronald E. HS			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.30	0.31	0.03	0.64
Middle	0.24	0.12	0.01	0.37
High	0.26	0.06	0.01	0.33
Total	0.80	0.49	0.05	1.34
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
McNair, Ronald E. DLA ES	0	1	0	1
McNair, Ronald E. MS	0	0	0	0
McNair, Ronald E. HS	0	0	0	0
Total	0	1	0	1



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

ZICZ No.
Filing Fee:

Date Received: Application No.:

Applicant: BUSAYO KAYODE "STARK HAUS LLC" E-Mail: STARK HAUS LLC@gmail.com

Applicant Mailing Address:
2625 PIEDMONT RD. STE 56-159 ATLANTA GA 30324

Applicant Phone: 646 5927371 Fax:

Owner(s): BUSAYO KAYODE E-Mail: STARK HAUS LLC@gmail.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 15526 115TH DRIVE, QUEENS NYC 11434

Owner(s) Phone: 646 5927371 Fax:

Address/Location of Subject Property: 2017 MEMORIAL DRIVE

District(s): Land Lot(s): 179 Block: Parcel(s):

Acreage: 0.207 Commission District(s): 15TH

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

Present Land Use Category: 'NIC'

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:

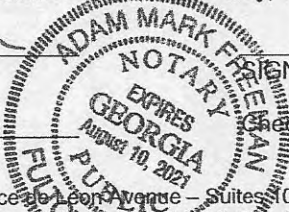
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No

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.

Adam Mark Freeman
NOTARY

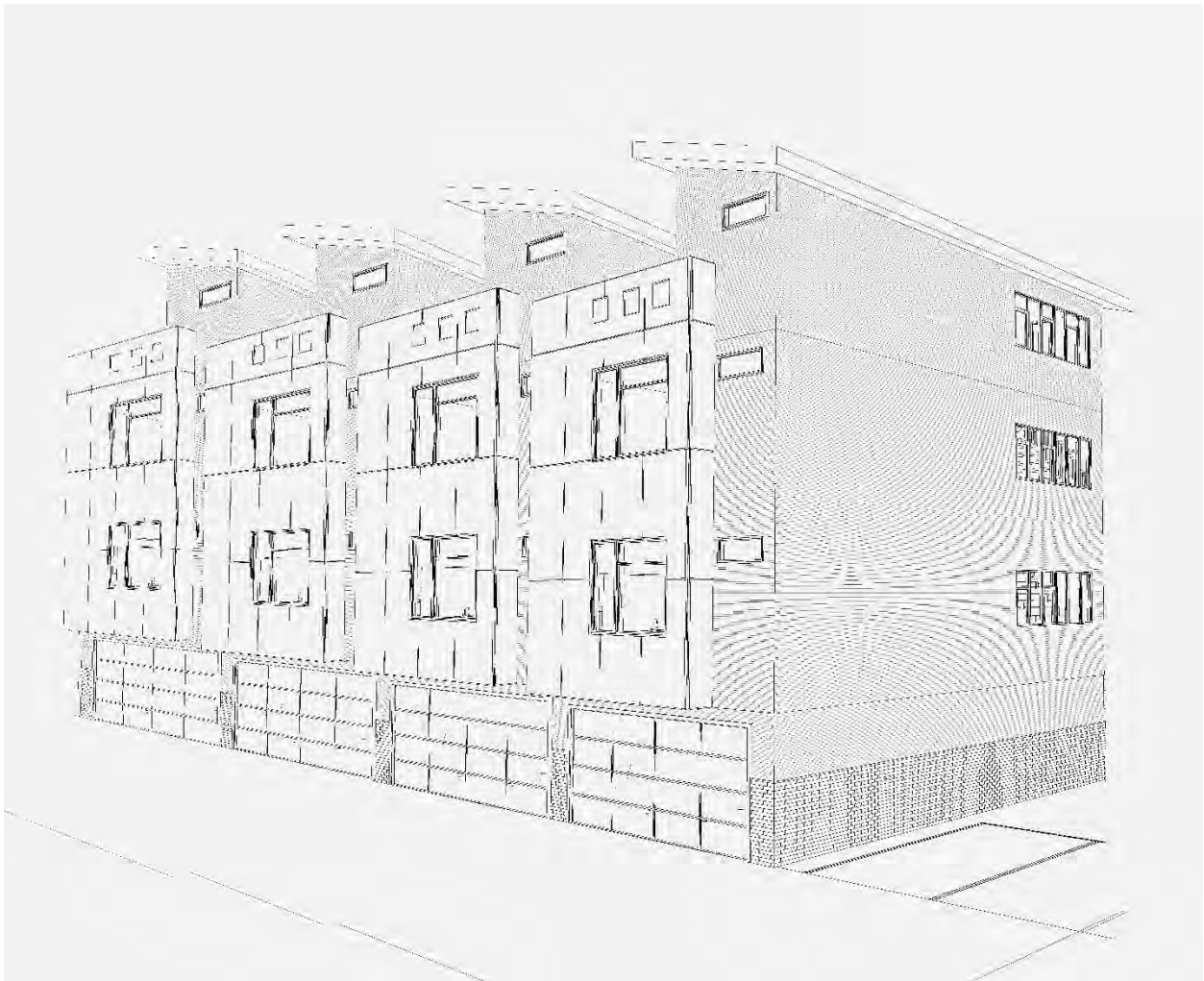


SIGNATURE OF APPLICANT / DATE

8-10-2021
EXPIRATION DATE / SEAL

Check One: Owner [checked] Agent

Letter of Application – Rezoning
2017 Memorial Drive. Atlanta GA 30317



Dekalb County Planning Commission,

The applicant requests a rezoning from the R-75 Single Family Residential zoning district to be MR-2 Medium Density Residential. The property is currently beside and adjacent to townhomes recently rezoned to MR-2, In addition, the property located behind the property on 2017 Memorial drive is also currently undergoing rezoning to MR-2 for 60 townhomes to be developed.

With the lot currently zoned as R-75 for a single-family detached home, the home will be sitting directly facing a major arterial street surrounded my townhomes zoned for medium density. The purpose of the rezoning request is to be able to accommodate more than four single family dwellings within a private subdivision on the lot as done on the adjacent lots.

The land use will continue to be for Single Family Dwellings following the material and design characters of the neighboring homes. The proposed homes will have an overall building height of 43' and each dwelling will cover a floor area of 880 square feet each. We propose 4 single family dwelling units of 3000 SF each on the lot along with open space and shared community outdoor spaces for the residence.

The entire development will be managed by an assigned Homeowners Association that will maintain its shared public spaces and maintain the grounds.

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

The proposed development is in conformity with the policy and intent of the comprehensive plan for Memorial Drive. This area currently has a mix of attached and detached single family dwellings. The proposed use at the intensity proposed are appropriate and in conformity with the Memorial Drive character area.

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 property is located beside a townhouse development and adjacent to an upcoming townhouse development. The proposed development is suitable in view of the use and development of the adjacent and nearby properties.

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

Rezoning to MR-2 allows for a better economic use than its current zoning classification

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

The zoning proposal currently complements the uses on the adjacent surrounding property. The zoning proposal will not affect the existing use or usability of adjacent 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.

The property located at 2011 & 2015 Memorial Drive Is currently undergoing a rezoning application for the development of 98 townhomes and the applicant has received an easement from the developers use their entrance as a secondary exit from this lot. This will allow the elimination of the dead end on the current proposed site plan, allowing for better through fare for residents and utilities.

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

The proposed development will not affect any historic buildings, sites, districts or archaeological resources.

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 development will not result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The development proposal does not include any more residential units than the surrounding zoning allows so there will not be any net impact on schools with this application.

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

The proposed development will not adversely impact the environment or surrounding natural resources.

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: BUSAYO KAYODE STARK HAUS LLC Phone: (646) 592-7371 Email: starkhausllc@gmail.com
Property Address: 2017 Memorial Drive
Tax Parcel ID: 15-179-11-025 Comm. District(s): 316 Acreage: .2 acres
Existing Use: Undeveloped Proposed Use: 4 townhomes
Supplemental Regs: --- Overlay District: --- DRI: ---
Rezoning: Yes No
Existing Zoning: R-75 Proposed Zoning: RSM Square Footage/Number of Units: 4
Rezoning Request: _____

Land Use Plan Amendment: Yes No
Existing Land Use: _____ Proposed Land Use: _____ Consistent Inconsistent

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

Major Modification: No
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: Melora Furman

Date: 9/30/20

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

← Prev Next →

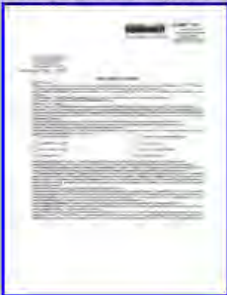
Book 27928 Page 520

Fit Width (59%)

RE Book 27928 Page 520



RE Book 27928 Page 521



RE Book 27928 Page 522



WARRANTY DEED

THIS INDENTURE, made this **2nd day of October, 2019** between **ACES REAL ESTATE HOLDINGS, LLC** as party of the first part, herein called Grantor, and **BAM-DAYE SOLUTIONS, LLC** as party of the second part, herein called Grantee.

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey and confirm unto the said Grantee, his heirs and assigns.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 179, 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF MEMORIAL DRIVE (FKA FAIR STREET) WITH THE EASTERLY RIGHT OF WAY OF HOWARD STREET, RUN THENCE IN AN EASTERLY DIRECTION ALONG THE CURVATURE OF THE SOUTHERLY RIGHT OF WAY OF MEMORIAL DRIVE, SOUTH 89 DEGREES 44 MINUTES 22 SECONDS EAST A DISTANCE OF 377.90 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING IN AN EASTERLY DIRECTION ALONG THE CURVATURE OF THE SOUTHERLY RIGHT OF WAY OF MEMORIAL DRIVE RUN SOUTH 89 DEGREES 44 MINUTES 22 SECONDS EAST A DISTANCE OF 69.10 FEET TO AN IRON PIN FOUND; THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF MEMORIAL DRIVE RUN SOUTH 00 DEGREES 23 MINUTES 51 SECONDS WEST A DISTANCE OF 132.54 FEET TO A POINT; RUN THENCE SOUTH 89 DEGREES 46 MINUTES 50 SECONDS WEST A DISTANCE OF 66.76 FEET TO A POINT; THENCE NORTH 00 DEGREES 36 MINUTES 32 SECONDS WEST A DISTANCE OF 133.12 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT OF WAY OF MEMORIAL DRIVE, SAID POINT BEING THE TRUE POINT OF BEGINNING, AS SHOWN ON PLAT OF SURVEY PREPARED BY PERRY E. MCCLUNG, RLS #1641, DATED JULY 17, 1997 AS PARCEL 4; SAID PARCEL CONTAINING 0.21 ACRES, MORE OR LESS.

This conveyance is subject to easements, agreements and restrictive covenants of record as well as land use ordinances and regulations.

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number 1910001	7. Loan Number	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance			
7. <input type="checkbox"/> Cash Sale.					

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower BAM-Dave Solutions, LLC 518 Haprer Ave Se Rome, GA 30161	E. Name & Address of Seller ACES REAL ESTATE HOLDINGS, LLC 2396 Charleston Oaks Lane Decatur, GA 30030	F. Name & Address of Lender ACES REAL ESTATE HOLDINGS, LLC Error LenderAddress Decatur, GA 30030
--	--	--

G. Property Location 2017 Memorial Dr SE Atlanta, GA 30317	H. Settlement Agent Name The Gurvey Law Group, PC 1141 Sheridan Road Atlanta, GA 30324 Underwritten By: Investors Title Insurance Company	I. Settlement Date 10/2/2019 Fund: 10/2/2019
	Place of Settlement The Gurvey Law Group, PC 1141 Sheridan Road Atlanta, GA 30324	

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract Sales Price	\$180,000.00	401. Contract Sales Price	\$180,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$622.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. HOA Dues		408. HOA Dues	
109. HOA2 Dues		409. HOA2 Dues	
110. Other		410. Other	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$180,622.00	420. Gross Amount Due to Seller	\$180,000.00
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money		501. Excess Deposit	
202. Principal amount of new loan(s)	\$139,679.34	502. Settlement Charges to Seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	\$139,679.34
204. Loan Amount 2nd Lien		504. Payoff of first mortgage loan to	
205.		505. Payoff of second mortgage loan to	
206.		506.	
207. POC by Buyer	\$40,320.66	507. POC by Buyer	\$40,320.66
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City property taxes		510. City property taxes	
211. County property taxes		511. County property taxes	
212. HOA Dues		512. HOA Dues	
213. HOA2 Dues		513. HOA2 Dues	
214. Other		514. Other	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	

L. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price		\$180,000.00	@Error Section 700 Percent %	Borrower's	Seller's
=		\$0.00		Funds at	Funds at
Division of Commission (line 700) as follows:				Settlement	Settlement
701.	to				
702.	to			\$0.00	\$0.00
703. Commission Paid at Settlement					
800. Items Payable in Connection with Loan					
801.	Loan Origination Fee %	to			
802.	Loan Discount %	to			
803.	Appraisal Fee	to			
804.	Credit Report	to			
805.	Lender's Inspection Fee	to			
806.	Mortgage Insurance Application	to			
807.	Assumption Fee	to			
900. Items Required by Lender To Be Paid in Advance					
901.	Interest from	10/2/2019 to 11/1/2019 @ \$0/day			
902.	Mortgage Insurance Premium for months	to			
903.	Hazard Insurance Premium for years	to			
1000. Reserves Deposited With Lender					
1001.	Hazard insurance	months @	per month		
1002.	Mortgage insurance	months @	per month		
1003.	City property taxes	months @	per month		
1004.	County property taxes	months @	per month		
1005.	Other Assessments	months @	\$24.82 per month		
1006.	HOA Dues	months @	per month		
1007.	HOA2 Dues	months @	per month		
1008.	Other	months @	per month		
1011.	Aggregate Adjustment				
1100. Title Charges					
1101.	Settlement or closing fee	to	The Gurvey Law Group, PC	\$400.00	
1102.	Abstract or title search	to			
1103.	Title examination	to			
1104.	Title insurance binder	to			
1105.	Document preparation	to			
1106.	Notary fees	to			
1107.	Attorney's fees	to			
(includes above items numbers:					
1108.	Title insurance	to	The Gurvey Law Group, PC		
(includes above items numbers:					
1109.	Lender's coverage		\$139,679.34/\$0.00		
1110.	Owner's coverage		\$180,000.00/\$0.00		
1111.	Escrow fee	to			
1200. Government Recording and Transfer Charges					
1201.	Recording Fees	Deed \$10.00 ; Mortgage \$32.00 ; Rel	to	\$42.00	
1202.	City/county tax/stamps	Deed ; Mortgage	to		
1203.	State tax/stamps	Deed \$180.00 ; Mortgage	to	\$180.00	
1204.	Tax certificates	to			
1205.	Courier/Messenger Fee	to			
1300. Additional Settlement Charges					
1301.	Survey	to			
1302.	Pest Inspection	to			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$622.00	

SIGNATURES ON FOLLOWING PAGE

Truth in Lending Disclosures:

Borrower(s) hereby acknowledge receipt of the Truth in Lending Disclosures, if any, prior to the consummation of this transaction.

Settlement Agent Representation:

The Settlement Agent is the attorney for the Lender in this transaction and does not in any manner represent the interests of the Borrower(s) and Seller(s). Borrower(s) and Seller(s) have been advised of their right to retain legal counsel and have obtained independent legal advice to the extent deemed necessary.

Errors and Omissions:

Borrower(s) and Seller(s) agree that should any inadvertent errors or omissions later be discovered in any of the documents executed at settlement, they shall promptly execute such corrective documents and remit such sums as may be required to adjust or correct such errors or omissions. The correctness of all payoff amounts for outstanding liens and encumbrances are warranted by Seller(s) and if any deficiency occurs, Seller(s) shall promptly remit the same to Settlement Agent. The parties accept the encumbrance of additional legal fees, at the settlement agent's discretion, in the collection of any additionally owed amounts.

Fees and Charges

In some cases the recording fees have been estimated as accurately as possible but may not reflect the actual costs incurred to record the documents related to this transaction. Likewise, the title examination and courier fees set forth herein may not represent the actual costs incurred by the Settlement Agent for such services. It is hereby agreed that any overage may be retained by the Settlement Agent as additional closing fees in return for which the Settlement Agent may absorb any such shortage.

Agency:

Furthermore, it is acknowledged that the Settlement Agent may also be an agent for the title insurance company noted herein and may receive a portion of the charged premium. Enhanced owner's policies are available for a higher premium. A standard policy will be issued unless noted on the settlement statement.

Utility Bills:

Settlement Agent makes no representations as to the status of any outstanding or past due water, sewerage or other utility bills applicable to the property. The status of such items shall be determined by, and are the responsibility of, Borrower(s) and Seller(s) and should be handled on their own outside of closing.

Taxes:

Amounts paid to municipalities or escrowed to the lender for property taxes are based on information obtained from the settlement agent and is not guaranteed to be accurate. The Borrower(s) and Seller(s) warrant the information contained herein and acknowledge that any discrepancies or errors not caught or corrected at the time of closing that may result in additional monies, fees, fines or penalties shall be their responsibility and handled between the Lender, Borrower(s) and Seller(s). The outstanding amounts billed and owed to the municipalities shall be paid by the Borrower(s) immediately without regard to their immediate receipt of reimbursement.

Escrow:

The parties acknowledge and agree that the transaction may be closed in Escrow pending either receipt of funds or delivery of documents whichever is applicable. Further that said funds may be used within the transaction chain in the acquisition of title.

Survival of Contract:

As part of the consideration of this transaction, the terms of any contract between Borrower(s) and Seller(s) is by reference incorporated herein and made a part hereof. Unless specified elsewhere or within the contract, the terms and conditions contained in said contract shall survive this closing and shall not merge upon delivery of the deed.

Borrower(s) and Seller(s) have carefully reviewed this Settlement Statement and to the best of their knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on their account or by them in this transaction. They further certify that they have received a copy of this Settlement Statement. The Settlement Statement may be signed in one or more parts.

Buyer/Borrower:
BAM-Dave Solutions, LLC

Seller:
ACES REAL ESTATE HOLDINGS, LLC


By Busayo Kayode, Member


By Barbi Morey

The Settlement Statement prepared by the undersigned is a true and accurate account of funds received and funds disbursed or to be disbursed for this transaction. Dated this October 2, 2019.

The Gurvey Law Group, PC

By: 
Closing Attorney

STATE OF GEORGIA
Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Stark Haus LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **06/12/2019** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **06/27/2019**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 6/12/2019 8:43:40 PM

BUSINESS INFORMATION

CONTROL NUMBER 19087558
BUSINESS NAME Stark Haus LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 06/12/2019

PRINCIPAL OFFICE ADDRESS

ADDRESS 721 Miami Circle, 102, Atlanta, GA, 30324, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Toke Tayo	1 Baltimore Place, Atlanta, GA, 30308, USA	Fulton

ORGANIZER(S)

NAME	TITLE	ADDRESS
Adeoluwatoke Adetayo	ORGANIZER	721 Miami Circle, 102, Atlanta, GA, 30324, USA
Busayo Kayode	ORGANIZER	721 Miami Circle, 102, Atlanta, GA, 30324, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Adeoluwatoke Adetayo
AUTHORIZER TITLE Member

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

Annual Registration

Electronically Filed

Secretary of State

Filing Date: 01/24/2020 11:12:55

BUSINESS INFORMATION

BUSINESS NAME : SUADA STUDIO LLC
CONTROL NUMBER : 17026608
BUSINESS TYPE : Domestic Limited Liability Company
ANNUAL REGISTRATION PERIOD : 2020

BUSINESS INFORMATION CURRENTLY ON FILE

PRINCIPAL OFFICE ADDRESS : 721 Miami Circle, 102, Atlanta, GA, 30324, USA
REGISTERED AGENT NAME : Dwayne Braithwaite
REGISTERED OFFICE ADDRESS : 2820 Amerson Way, Ellenwood, GA, 30294, USA
REGISTERED OFFICE COUNTY : Fulton

UPDATES TO ABOVE BUSINESS INFORMATION

PRINCIPAL OFFICE ADDRESS : 721 Miami Circle, 102, Atlanta, GA, 30324, USA
REGISTERED AGENT NAME : Toke Adetayo
REGISTERED OFFICE ADDRESS : 721 Miami Circle, Atlanta, GA, 30324, USA
REGISTERED OFFICE COUNTY : Fulton

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : Toke Adetayo
AUTHORIZER TITLE : Organizer

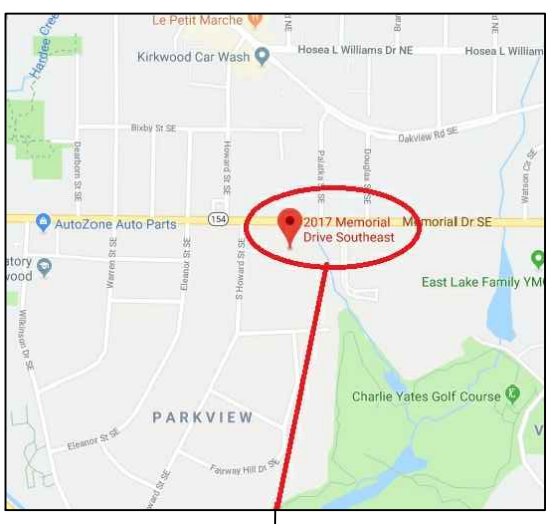
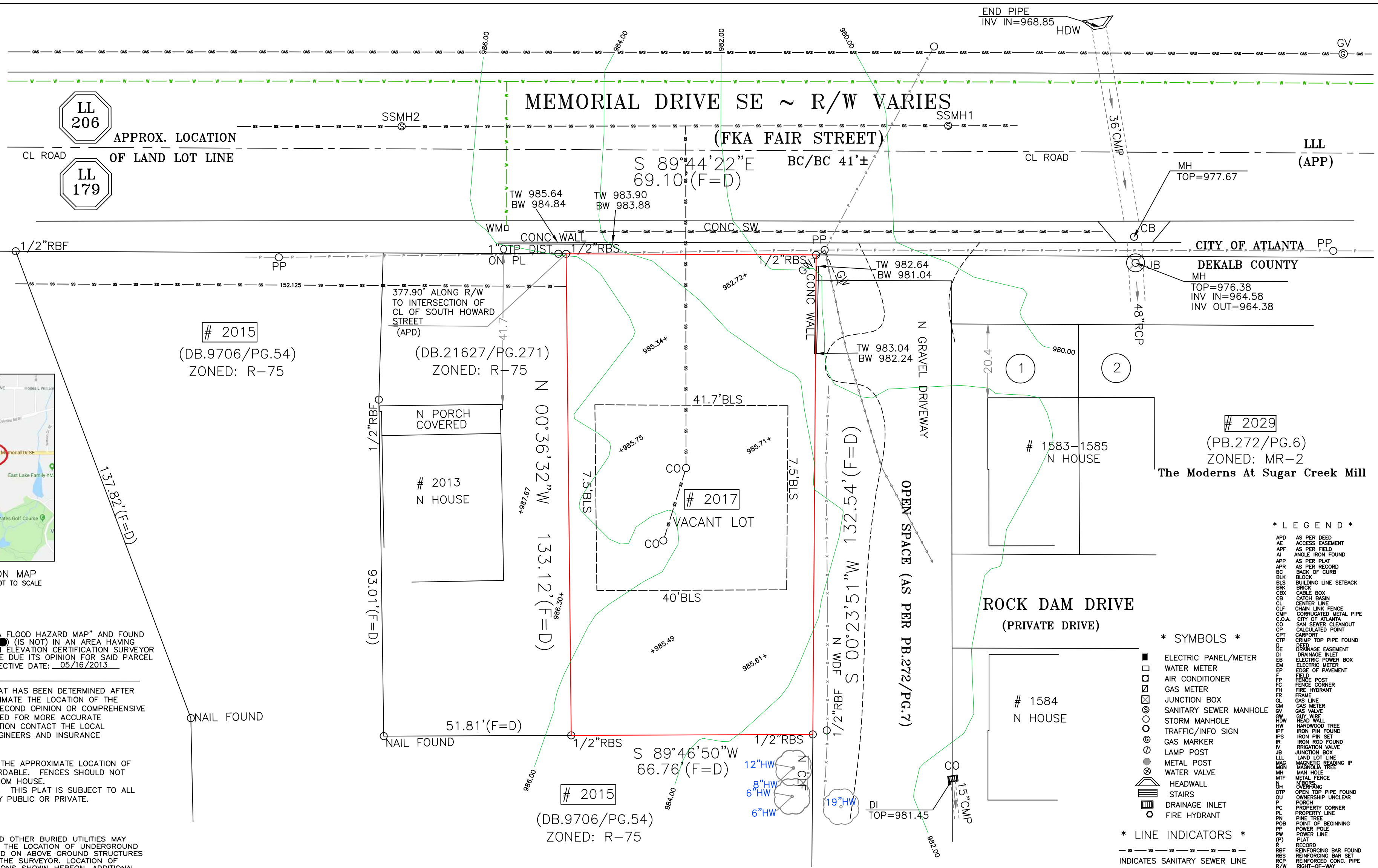


LL 206
LL 179

APPROX. LOCATION OF LAND LOT LINE

MEMORIAL DRIVE SE ~ R/W VARIES (FKA FAIR STREET)

END PIPE INV IN=968.85 HDW



SITE LOCATION MAP NOT TO SCALE

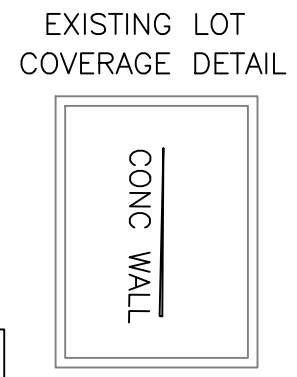
FLOOD NOTE:
I HAVE THIS DATE EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 13089C0127J EFFECTIVE DATE: 05/16/2013
ZONE: X
THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.
THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

SURVEY NOTES:
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

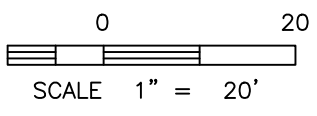
ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-75 DEKALB COUNTY
BUILDING SETBACK:
FRONT: AVERAGE (41.7')
SIDE: 7.5'
REAR: 40.0'
MAX LOT COVERAGE 35%
MAX BUILDING HEIGHT 35'

NOTE A
UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION (PARTLY COVERED WITH ASPHALT)



FRONT AVERAGE SETBACK CALCULATIONS
1713 - 41.7'
1583 - not required
2017 = 41.7'



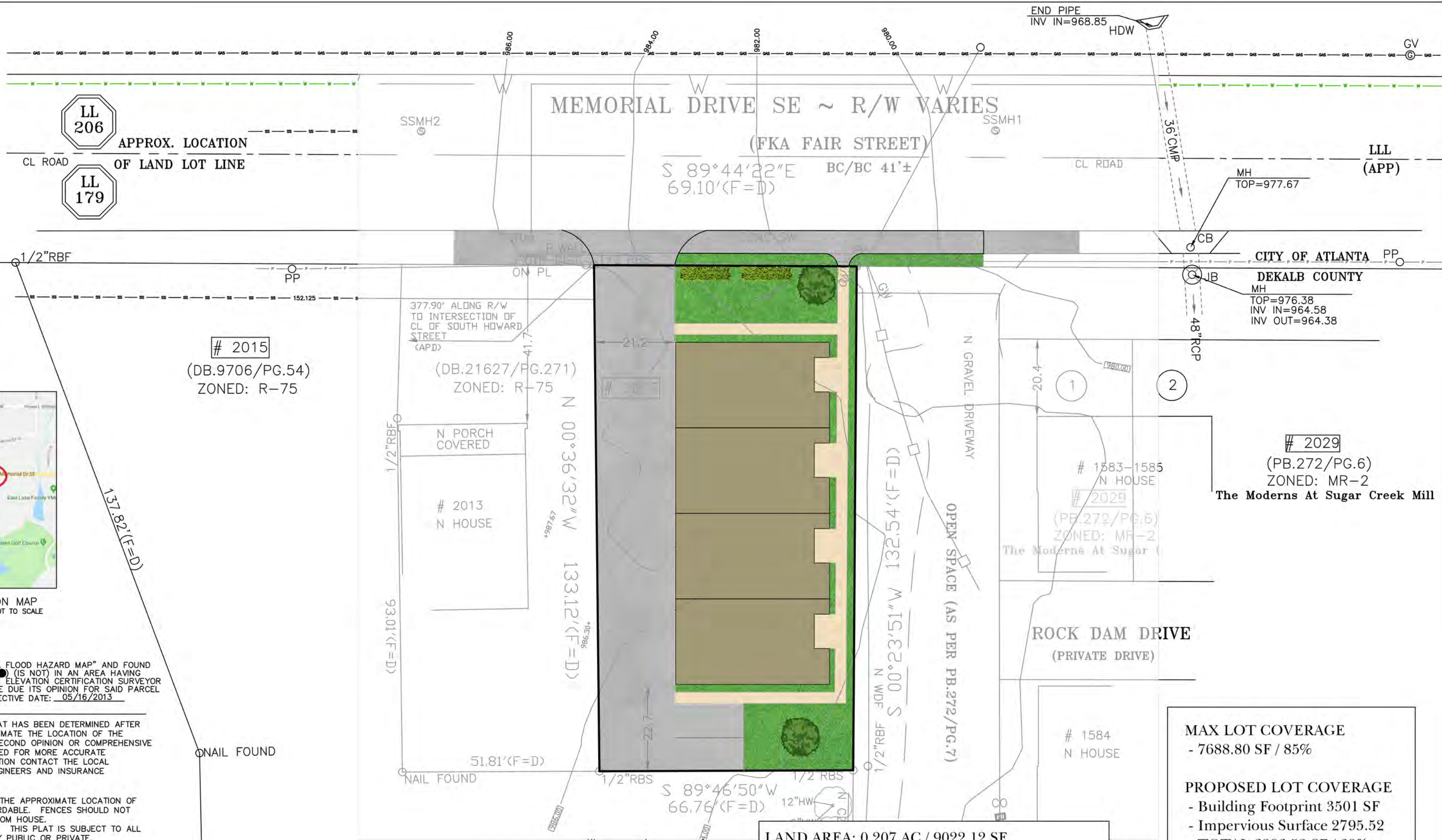
TOTAL LAND AREA
9022.12 SF / 0.207 AC
ALLOWABLE LOT COVERAGE
3157.74 SF / 0.072 AC / 35%
EXISTING LOT COVERAGE
2.50 SF / 0.000 AC / 0.03%

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

- LEGEND**
APD AS PER DEED
AE ACCESS EASEMENT
APP AS PER FIELD
AI ANGLE IRON FOUND
APR AS PER PLAT
ASR AS PER RECORD
BC BACK OF CURB
BLK BLOCK
BLS BUILDING LINE SETBACK
BRK BRICK
CBX CABLE BOX
CATCH CATCH BASIN
CL CENTER LINE
CLP CHAIN LINK FENCE
CMP CORRUGATED METAL PIPE
C.O.A. CITY OF ATLANTA
CO SAN SEWER CLEANOUT
CP CALCULATED POINT
CPT CARPORT
DTP DRAINAGE EASEMENT
DE DEBRIS
DI DRAINAGE INLET
EB ELECTRIC POWER BOX
EM ELECTRIC METER
EP EDGE OF PAVEMENT
F FIELD
FC FENCE CORNER
FH FIRE HYDRANT
FR FRAME
GL GAS LINE
GAS GAS METER
JUNCTION JUNCTION BOX
SANITARY SANITARY SEWER MANHOLE
STM STORM MANHOLE
TRAFFIC TRAFFIC/INFO SIGN
GAS GAS MARKER
LAMP LAMP POST
METAL METAL POST
WATER WATER VALVE
HEAD HEADWALL
STAIRS STAIRS
DRAIN DRAINAGE INLET
FIRE FIRE HYDRANT
- SYMBOLS**
ELECTRIC PANEL/METER
WATER METER
AIR CONDITIONER
GAS METER
JUNCTION BOX
SANITARY SEWER MANHOLE
STORM MANHOLE
TRAFFIC/INFO SIGN
GAS MARKER
LAMP POST
METAL POST
WATER VALVE
HEADWALL
STAIRS
DRAINAGE INLET
FIRE HYDRANT
- LINE INDICATORS**
REINFORCING BAR FOUND
REINFORCING BAR SET
REINFORCED CONC. PIPE
RIGHT-OF-WAY
SANITARY SEWER LINE
SANITARY SEWER EASEMENT
SANITARY SEWER PORCH
SEWER
TOP OF BANK
UTILITY EASEMENT
WOOD FENCE
WOOD DECK
WATER LINE
WATER METER
WIRE FENCE
WIRE VALVE
WATER WARD
WET INLET
- INDICATES SANITARY SEWER LINE**
INDICATES POWER LINE
INDICATES WATER LINE
INDICATES GAS LINE
INDICATES FENCE LINE
INDICATES DRAINAGE LINE
COMMUNITY ANTENNA TELEVISION LINE
BURIED POWER LINE

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

LOT BLOCK	EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1
SUBDIVISION UNIT	BAM-DAVE SOLUTIONS, LLC
LAND LOT 179 15TH DISTRICT SECTION	PROPERTY ADDRESS: 2017 MEMORIAL DRIVE SE ATLANTA, GA 30315
DEKALB COUNTY, GEORGIA DB.26707/Pg.85 PB./Pg.	
FIELD WORK DATE SEP 12, 2019 PRINTED/SIGNED SEP 13, 2019	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 17" x 22"	24 LENOX POINT ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES
LK COORD #20191922 DWG #20191922	



FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (●) IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 13089C0127J EFFECTIVE DATE: 05/16/2013

ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

LAND AREA: 0.207 AC / 9022.12 SF

PROPOSED ZONING: MR-2 (Medium Density)

PROPOSED SF OF HOME: 3039 SF

- Single Family Attached (4 Units)
- 3 Bedrooms, 3.5 Bathrooms
- 43 Feet High
- 2 Car Garage
- Roof Deck

MAX LOT COVERAGE
- 7688.80 SF / 85%

PROPOSED LOT COVERAGE
- Building Footprint 3501 SF
- Impervious Surface 2795.52
- TOTAL 6296.52 SF / 69%

PARKING RATIO
- 2.5 Parking Spaces Per Unit

OPEN SPACE
- 1830 SF / 20.28%

DENSITY CALCULATION
- 12 x 0.207 = 2 (4 with bonus)



LOT	BLOCK		
SUBDIVISION	UNIT		
LAND LOT 179	15TH DISTRICT	SECTION	
DEKALB COUNTY, GEORGIA	DB.26707/PG.85	PB./PG.	
PAPER SIZE: 17" x 22"			

PROPOSED SITE & CONCEPT

PROPERTY ADDRESS:
2017 MEMORIAL DRIVE SE
ATLANTA, GA 30315



2017 MEMORIAL DRIVE. ATLANTA GA

MEMORIAL DRIVE SE ~ R/W VARIES

SSMH1

(FKA FAIR STREET)

S 89°44'22"E BC/BC 41'±
69.10'(F=D)



WMD

R. WALL

CONC SW

PP

ON PL

0' ALONG R/W

INTERSECTION OF

F SOUTH HOWARD

ET

D)

(DB.21627/Pg.271)

ZONED: R-75

41.7

21.2

2017

N 00°36'32"W

133.12'(F=D)

+987.67

22.7

51.81'(F=D)

FOUND

1/2"RBS

S 89°46'50"W

66.76'(F=D)

12"HW

8"HW

6"HW

N

C

E

15"

1/2"RBF

N WDF

S 00°23'00"W

132.54'(F=D)

N GRAVEL DRIVEWAY

OPEN SPACE (AS PER PB.272/Pg.7)

20.4

1

#

(PB.

ZON

The Moderns

ROCK

(PRIV

#

N



Project Analysis

Same height as
The Moderns/Cablik.

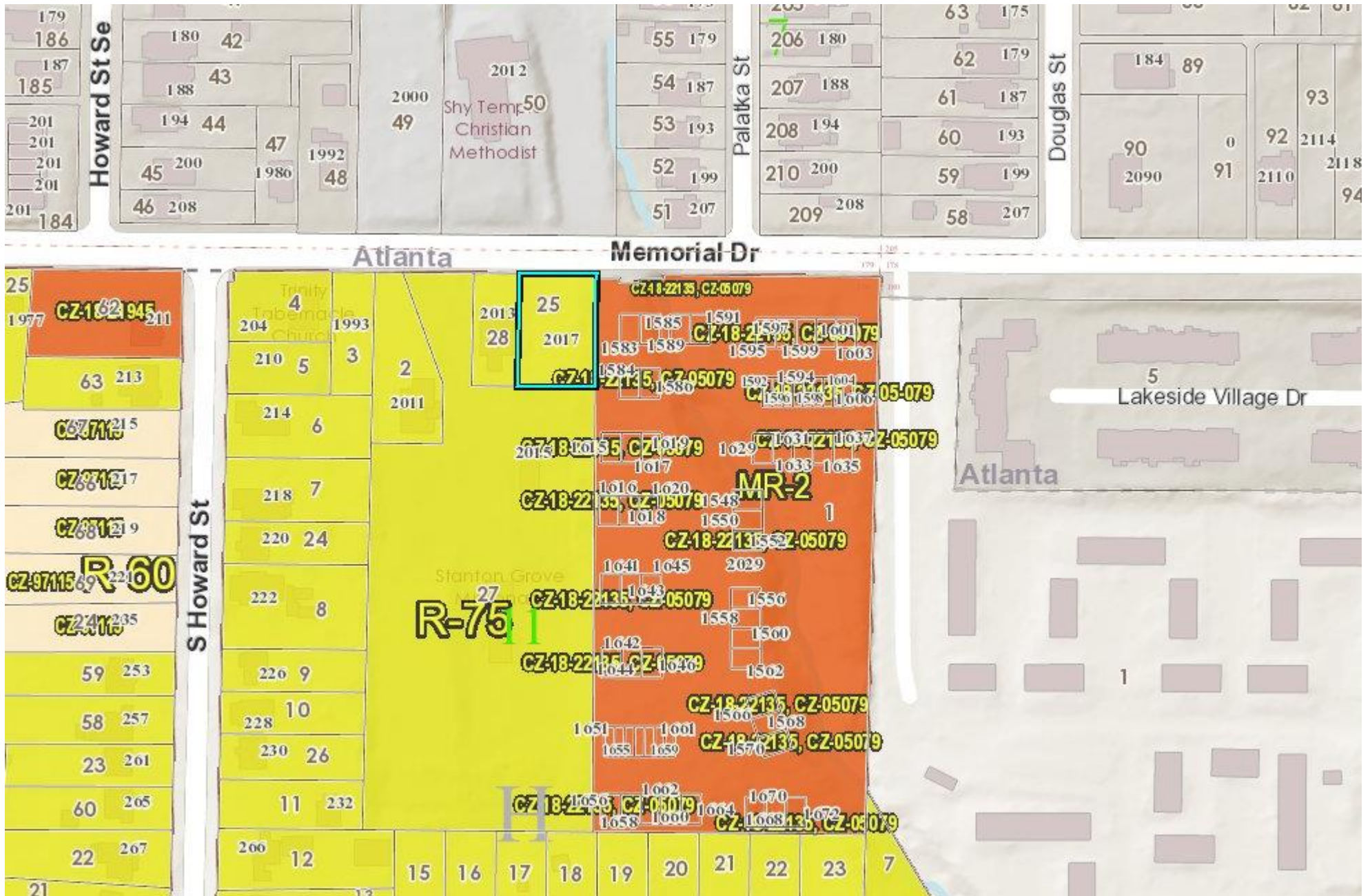
Same materials as
most homes in the area.



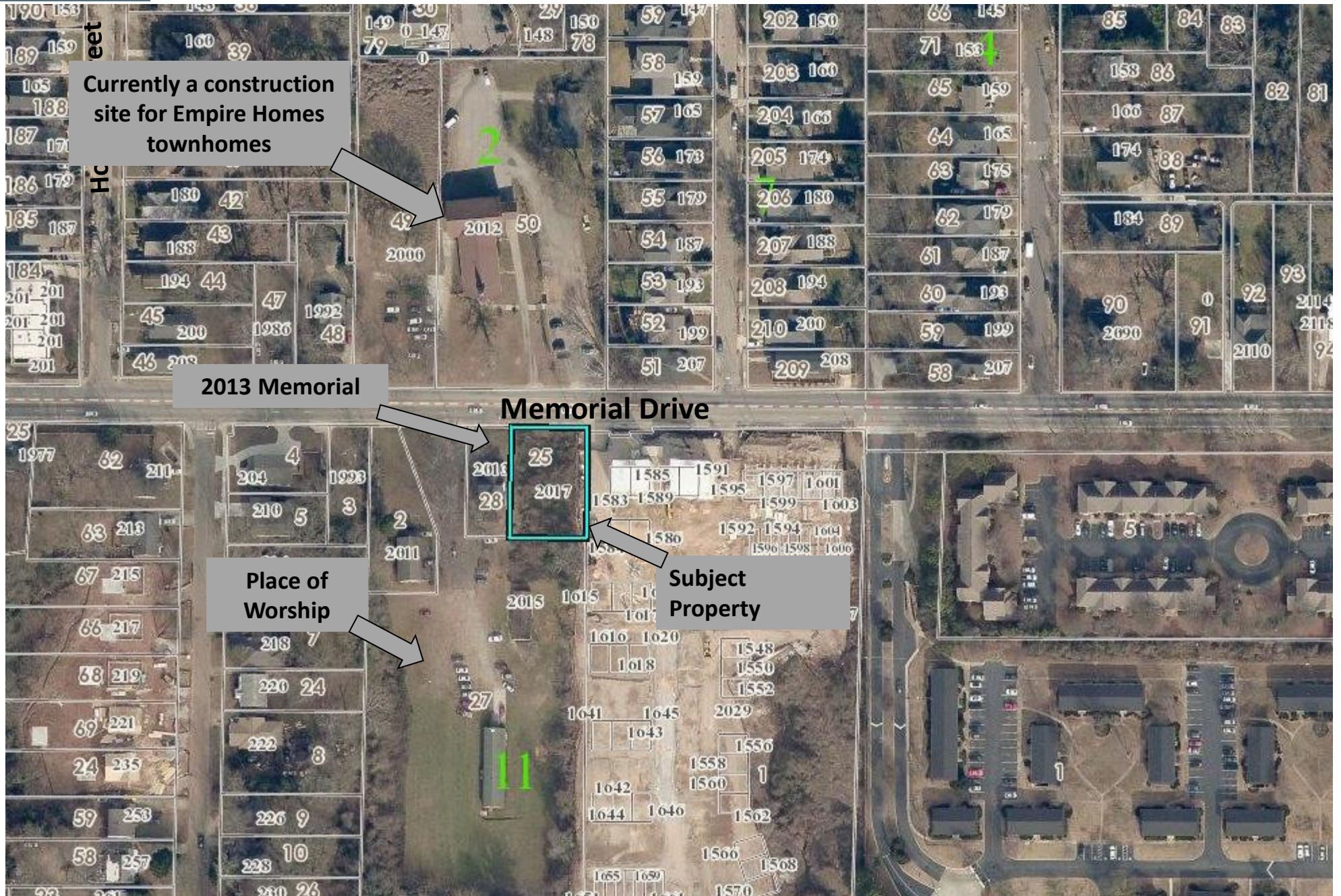
Similar price to new
construction in the area

On site guest parking
and open green space









Currently a construction site for Empire Homes townhomes

2013 Memorial

Place of Worship

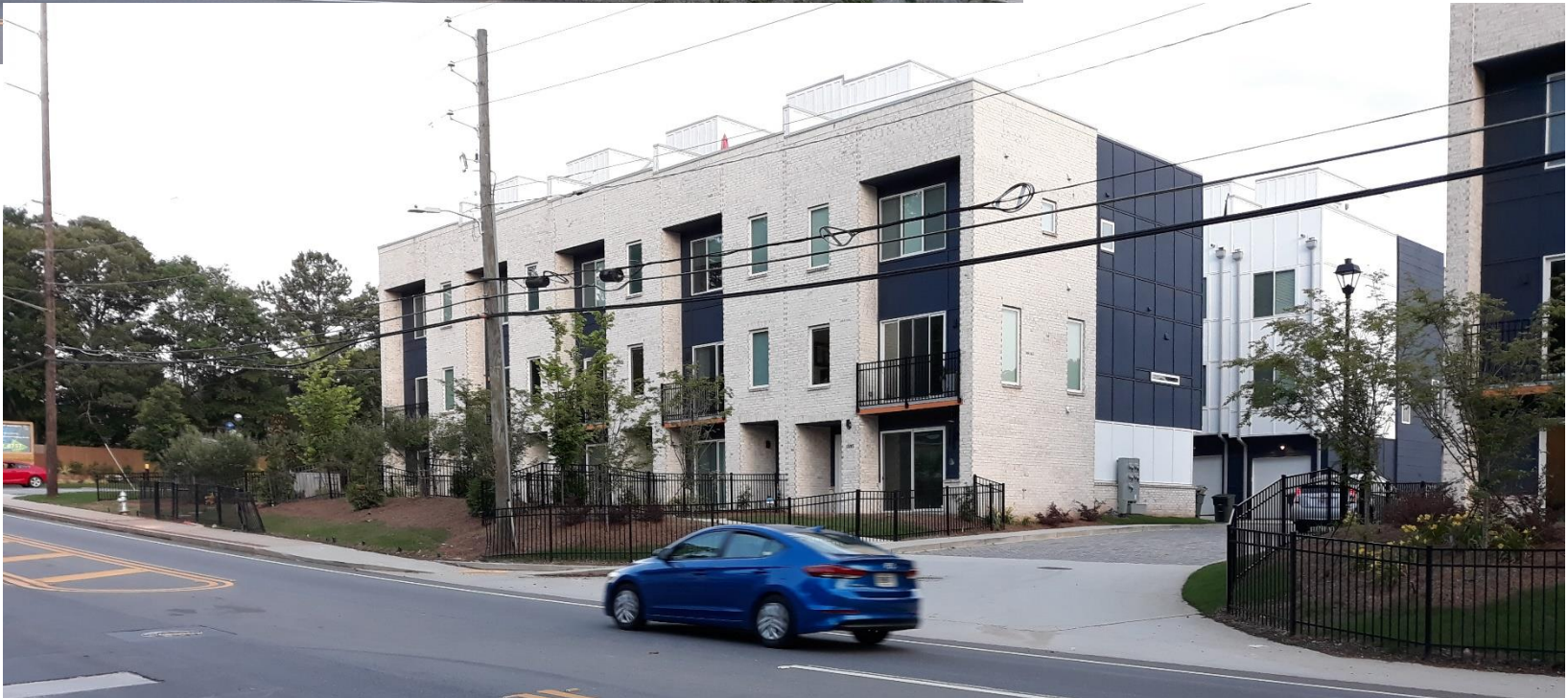
Memorial Drive

Subject Property





Subject property – a wooded lot between townhomes to the east and a residential structure to the west.



Partially completed townhomes on the adjoining properties to the east.



Adjoining property to the west. A place of worship is located behind the house.

Properties directly across Memorial, in City of Atlanta, under development.



2012 Memorial Dr Atlanta, GA 30317

\$334,185 2bd / 2fb / Ohb



Contemporary multifamily homes on Memorial at Howard Street, approximately 560 feet west of subject property.



Artist's rendering of proposed townhomes under construction directly across Memorial Drive.