



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300**

**Decatur, GA 30030**

**(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)**

**Planning Commission Hearing Date: September 9, 2021**  
**Board of Commissioners Hearing Date: September 30, 2021**

**STAFF ANALYSIS**

**Case No.:** LP-21-1245063 **Agenda #:** N.3

**Location/Address:** 2784 & 2790 North Druid Hills Road **Commission District:** 2 **Super District:** 6

**Parcel ID(s):** 18 111 05 002 & 18 111 05 003

**Request:** To change from Suburban (SUB) to Town Center (TC) to allow for the construction of multi-family apartment

**Property Owner(s):** Shun Kuen Loui and Harry Loui

**Applicant/Agent:** Kenco Residential C/O Doug Linemann

**Acreage:** 1 acre

**Existing Land Use:** Suburban (SUB)

**Surrounding Properties:** To be investigated

**Adjacent Land Use:** **North:** Suburban (SUB) **South:** Town Center (TC) **East:** Suburban & Town Center (SUB)(TC) **West:** Suburban (SUB)

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

<b>Proposed Density:</b> 24 units per acre	<b>Existing Density:</b> N/A
<b>Proposed Units:</b> 24 multi-family apartments	<b>Existing Units/Square Feet:</b> N/A

**Companion Application:**

The applicant has filed a companion application (Z-21-1245064) To Rezone from R-100 (Residential Medium Lot) to MR-2 (Medium Density Residential-2) District to allow the construction of new multi-family apartments.

**STAFF RECOMMENDATION:**

The applicant is requesting a land use amendment from Suburban to Town Center for future development of a three-story building with 24 new multifamily apartments. The subject property abuts the established North Druid Hills Town Center character area along the South and East sides of the property. Additionally, the subject property falls within the North Druid Hills Livable Centers Initiative study which encourages measures to support a vibrant walkability community.

This land use amendment would expand the existing Town Center character area northwest of the current Town Center character area. As such, this would place the subject property within the outer ring of this Town Center area. The Comprehensive Plan (CP) states that the outer core of an activity center should have a transitional height buffer of no more than 35-feet and a transitional buffer of 50-feet, to protect the existing single-family housing. The Town Center outer ring requires less intense development, no more than

three stories and 8-24 dwelling units per acre (DUA).

The CP states that greater setbacks and transitional buffers shall be required when adjacent to lower density residential uses. Additionally, the CP states that the purpose of the activity center outer ring is to transition into single family residential, with enhanced buffers, low density, and lower building heights than intermediate.

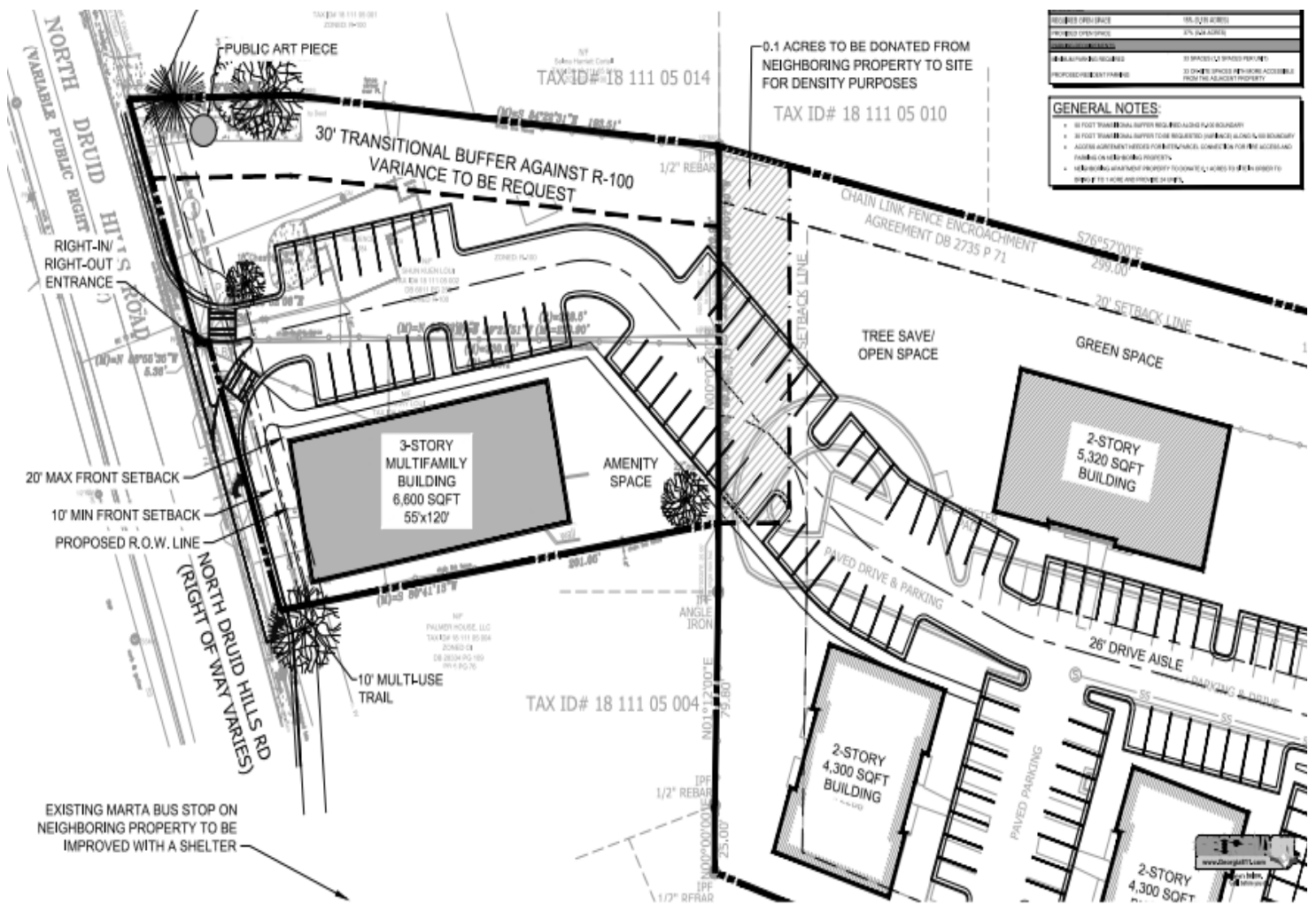
The original site plan reduced the transitional buffer from the required 50-foot buffer to 30 feet, which was not in compliance with the intent of the Town Center character area. However, the revised site plan provides a 50-foot buffer along the west side of the northern property line leaving a small portion of the project transitioning into a 30-foot buffer on the east side of the northern property boundary. Additionally, the revised site plan includes an 8-foot fence and numerous trees planted along the transitional buffer. With the revisions provided, the outer edge of this TC area will adequately protect the neighboring single family. It is the intention of the planning office that any further extension of this TC area to neighboring parcels would require consideration during the 2050 Unified Plan. As such, it is the recommendation of the Planning and Sustainability Department that the application be "Approved".

## General Information

**Case Number:** LP-21-1245063      **Board of Commissioners Hearing Date:** 9/30/2021  
**Address:** 2784 and 2790 N. Druid Hills Road NE, Atlanta, GA, 30329  
**Developer:** KENCO Residential - Doug Linneman  
**Units Per Acre:** 24      **Square Footage:** 39,204  
**Current FLU:** Suburban  
**Proposed FLU:** Town Center

## Project Description

**Case Number:** LP-21-1245063      **Board of Commissioners Hearing Date:** 9/30/2021  
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**Developer:** KENCO Residential - Doug Linneman  
**Units Per Acre:** 24      **Square Footage:** 39,204  
**Current FLU:** Suburban  
**Proposed FLU:** Town Center



## Town Center Policies

These policies are primarily applicable to activity centers that do not have adopted studies. Studies that are adopted for Town Centers are referred to as Small Area Plans (SAP), and they provide more detailed guidelines and recommendations for land use, zoning, development, transportation, housing, economic development, and green space. If there are conflicts between SAP and Town Center policies, SAP policies shall take precedence.

**Town Center Intent** - The intent of the Town Center Character Area is to promote the concentration of residential and commercial structures, which serve many communities in order to reduce automobile travel, promote walkability and increased transit usage. The areas consist of a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale. The preferred density for areas of this type is up to 60 dwelling units per acre.

### Town Center Primary Uses *(click use that applies to this project)*

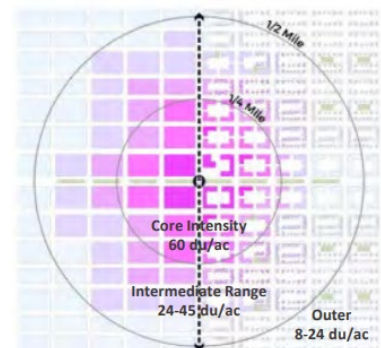
- Townhomes
- Condominiums
- Apartments
- Health Care Facilities
- Retail and Commercial
- Office
- Institutional
- Entertainment and Cultural Facilities
- Park and Recreational Facilities
- Public and Civic Facilities

### Core Intensities for Town Center

- **Core** – The most intense level of density and building heights occur here.
- **Intermediate** - This represents a transition of a lesser intense density than the core. Building heights are also lower than the core.
- **Outer Ring** – The purpose is to transition into the single family residential, with enhanced buffers, low density, and lower building heights than intermediate.

Choose the appropriate location of the proposed project:

- Core of the Town Center (45 – 60 dwelling units per acre)
- Intermediate (24-44 dwelling units per acre)
- Outer Ring (8-24 dwelling units per acre)



## Land Use Policy Analysis

*(Based on Chapter 7 Land Use of the DeKalb County 2035 Comprehensive Plan)*

Town Center Policies	Compliant with Comprehensive Plan			Additional comments that justify staff recommendation
	YES	NO	Not Applicable	
1. <b>Protect Single Family Neighborhoods</b> - Preserve and enhance the integrity and quality of existing residential neighborhoods.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The revised site plan provides a 50-foot buffer along the west side of the northern property line leaving a small portion of the project transitioning into a 30-foot buffer on the east side of the northern property boundary. Additionally, the revised site plan includes an 8-foot fence and numerous trees planted along the transitional buffer.
2. <b>Maximum Density</b> — Encourage the maximum density of residential in mixed use projects not to exceed 60 dwelling units per acre, with the most intense development located towards the commercial and/or office core of the Town Center. Properties located along the outer edges of the Town Center shall be sensitive to the building height and density of adjacent single family residential. (Refer to Figure 7.3, page 71 of the comprehensive plan)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The subject development is not sensitive to adjacent single family residential parcels.
3. <b>Retrofitting</b> - Foster retrofitting for conformity with traditional neighborhood principles.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. <b>Pedestrian Scale Development</b> - Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. <b>Mixed Use Development</b> - Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. <b>Transitional Buffers</b> - Require greater setbacks and/or transitional buffers for developments when located adjacent to lower density residential uses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A variance will be necessary for the 30-foot buffer on the east side of the northern boundary.
7. <b>Enhanced Buffers</b> - Require the incorporation of enhanced buffers in efforts to protect single family neighborhoods.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A revised site plan included an 8-foot fence and numerous trees, creating an enhanced buffer.
8. <b>Staggered Heights</b> - Require the consideration of staggered height implementation when developments are adjacent to single family residential neighborhoods.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. <b>Streetscaping</b> - Improve street character with consistent signage, lighting, landscaping and other design features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Addition of public art.

# DeKalb County Long Range Planning Division

## Supplemental Land Use Report *(for developments proposed in Activity Centers)*



10. <b>Pocket Parks</b> - Create focal points through the use of existing pocket parks and squares for community activities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. <b>Cultural Diversity</b> - Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. <b>Infill Development</b> - Utilize vacant properties in the neighborhood as an opportunity for infill development of compatible structures.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. <b>Parking</b> - Clearly define road edges by locating buildings near the roadside with parking in the rear.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. <b>Open Space and linkages</b> - Encourage that all development and redevelopment in activity centers provide open space and/or contribute to the public realm with wider public sidewalks, pedestrian linkages and other design features.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15. <b>Healthy Neighborhoods</b> - Promote healthy living in neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking and connectivity. Implement the recommendations of the Master Active Living Plans (MALPs).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. <b>High Density Residential</b> - Residential development shall reinforce the center by locating higher density housing options adjacent to the center. Housing in Town Center shall be targeted to a broad range of income levels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See #2
17. <b>Pedestrian Enhancements</b> - Create a pedestrian-friendly environment by adding sidewalks that link neighborhood amenities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18. <b>Traffic Calming</b> - Organize circulation patterns through traffic calming techniques and access management. Add traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walkability.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
19. <b>Pedestrian Oriented Design</b> - Design shall be pedestrian-oriented with walkable connections between different uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
20. <b>VMT</b> - Promote new and redevelopment at or near activity centers as a means of reduce vehicle miles traveled (VMT).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
21. <b>High Density Development</b> - Each Town Center shall include a very high-density mix of	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Percentage of mixed use:</b>

retail, office, services, and employment opportunities to serve several neighborhoods.				100% Residential 0% Office 0% Retail 0% Open Space <b>Job Creation Numbers:</b> __ Construction __ Permanent Jobs __ Wages
22. <b>Small Area Plans (SAPs)</b> - Implement appropriate sub-policies (pages 85-114 in the comprehensive plan) and development guidelines in Town Centers that have Small Area Plans, which provide more guidance to the development of mixed use and transition down to single family residential.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This project is within the following SAP of the Town Center: <input type="checkbox"/> Medline Activity Center <input type="checkbox"/> Wesley Chapel LCI <input type="checkbox"/> Candler Road Flat Shoals LCI <input type="checkbox"/> Redan Road Indian Creek Master Active Plan <input checked="" type="checkbox"/> Toco Hills Node of the North Druid Hills LCI  If one of the above is checked, provide policies and map for that particular study, that supports recommendation.
23. <b>Preferred Uses</b> – Each Town Center shall include a high density mix of retail, office, services, and employment to serve neighborhoods.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Percentage of mixed use:</b> __ Residential __ Office __ Retail __ Open Space <b>Job Creation Numbers:</b> __ Construction __ Permanent Jobs __ Wages

## Economic Development Analysis

(Based on the 2014 DeKalb County Economic Strategic Plan)

Policies	Compliance with the Strategic Plan			Additional comments that justify staff recommendation
	Yes	No	N/A	
<b>Target Industry and Niches</b> <input type="checkbox"/> Click here if no Target Industry applies				
<b>Professional and Business Services (PBS)</b>  <input type="checkbox"/> <b>Niche Markets:</b> Entrepreneur-Enabled Businesses, E-commerce, Engineering, Creative Design, Consulting, Accounting, & Marketing <input type="checkbox"/> <b>Criteria:</b> Clean, Sustainable, Creative <input type="checkbox"/> <b>Theme Elements:</b> <ul style="list-style-type: none"> <li>Job types: knowledge, technical, and innovation workers.</li> <li>Entrepreneurship. Businesses in this industry are typically small and locally owned. The opportunity for entrepreneurship is high.</li> <li>Business retention efforts could be expanded to reduce the outflow of businesses and keep them operating within the county.</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Supporting Information:</b> Business services are, in their broadest sense, occupations geared toward providing services in the business world. Professional services are those requiring niche educational training, such as architects, engineers, accountants, doctors, and lawyers.  Professional and Business Services (PBS) firms exist both as subsidiary operations for parent firms as well as outsourced third-party service providers. Entrepreneur business services is one of the fastest growing sectors of the US economy.  <b>Relevance to subject property:</b> None
<b>Life Sciences</b> - Services, products, and activities that are broadly related to research, manufacturing and other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Supporting Information:</b> The Life Sciences industry is currently one of the largest in the

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## Supplemental Land Use Report *(for developments proposed in Activity Centers)*



activities focused upon or utilizing living organisms, with particular attention to activities relating to the maintenance or restoration of health.

**□Niche Markets:** Biotechnology, Bioinformatics, Proteomics, Health IT, Senior Care Services

**□Criteria:** Clean, Sustainable, Creative

**□Theme elements:**

- Jobs types: knowledge, technical, and innovation workers.
- Progression in this industry relies on small businesses that pursue ideas and technological advancements made in the public sector.
- As businesses grow, access to larger markets becomes vital.
- Retention of existing companies is just as important as business attraction for sustained economic growth.

U.S. economy and is projected to undergo the swiftest growth in employment and wages among all industries over the next ten years.

Life sciences relies on high levels of scientific and technology research, and therefore depends heavily on research institutions such as universities. Moreover, funding requirements within the industry are substantial, placing companies and entrepreneurs that work within the industry in particular need of readily accessible venture capital, government funding, and other sources of funding.

**Relevance to subject property:** None

**Tourism** - Tourism as an industry focuses on destinations, travelers, and the businesses that accommodate those travelers.

**□Niche Markets:** Cultural Tourism, Bed & Breakfast Inns, Youth Sporting Events, Dynamic Tour Packaging

**□Criteria:** Green, Sustainable, Creative

**□Theme elements:**

- Job types: knowledge and innovation workers as well as semi-skilled workers.
- Those with an entrepreneurial passion can enter into this industry, which celebrates creativity and ingenuity.




**Supporting Information:** Professions within it include travel agents, event planners, museum curators, archivists, and various supporting occupations. Being that tourism requires travel, the industry is not considered clean. In recent years, however, tourists have begun to turn toward green and other more socially conscious ways to experience their destinations.

Eco-tourism looks to offset environmental costs associated with travel through environmentally friendly activities and accommodations. In this regard, some parts of the industry could be considered green. Tourism is also creative in that it is the energy, passion, and enriching experience that attract tourists to their destinations.

**Relevance to subject property:** None

**LOGISTICS** - the process of planning, implementing, and controlling the efficient flow of goods and services through the supply chain from producer to consumer. Distribution includes all freight carriers (air, trucking, and intermodal) and warehousing.

**□Niche Markets:** Specialized Freight Trucking, Back Office Support Services, Truck Terminals, Warehouse Distribution.

**□Criteria:** Sustainable

**□Theme elements:**

- Jobs in this industry include knowledge and technical workers as well as semiskilled workers.
- As technology and trade regulation continue to evolve, the Logistics industry has great opportunities for entrepreneurs to innovate new and more efficient ways to store and distribute goods.
- Retention of DeKalb's Logistics companies will be critical to the continued development of this industry. Many of those companies are located in




**Supporting Information:** Until recently, most manufacturing firms coordinated their own warehousing and flow mechanics. Now, these services are often outsourced to develop advanced just-in-time delivery systems. The integration of international trade, logistics, and distribution into one continuous supply chain driven by free trade has put this industry at the forefront of economic growth.

Logistics and distribution companies that can capture small and medium sized businesses entering the global market will experience above average growth. These are the businesses that DeKalb County is best suited to support because of its proximity to major interstate corridors and transportation hubs as well as its reasonable labor costs.



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the Southwest area of the county, where the location advantage is greatest.

**Relevance to subject property:** None

<p><b>CONSTRUCTION AND SUPPORT TRADES (CST)</b> - Construction is the creation of improvement of man-made structures. It can include residential, commercial, and industrial building construction, or civil construction, which encompasses infrastructure and utilities.</p> <p><b>□Niche Markets:</b> Construction Materials Manufacturing, Contracting, Homebuilding</p> <p><b>□Criteria:</b> Clean</p> <p><b>□Theme elements:</b></p> <ul style="list-style-type: none"> <li>• CST employs workers across the full spectrum of skill levels, from architects, to skilled tradesmen, to semi-skilled workers.</li> <li>• Growing emphasis on green construction practices provides opportunities to entrepreneurs and innovators.</li> <li>• Retention of DeKalb's existing CST firms will be essential to industry growth.</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>Supporting Information:</b> Construction support trades are those that enable but do not directly participate in construction operations, to include material and equipment providers and contractors. Construction was one of the industries hit hardest by the recession, as great economic uncertainty and liquidity issues caused both public and private entities to rethink new construction projects, or even abandon ongoing projects.</p> <p>Now that the economic recovery is picking up momentum, DeKalb County has an opportunity to capitalize on the nationwide resurgence in the industry. New technologies and eco-friendly construction practices provide a unique opportunity to DeKalb CST entities as they work to complete projects halted during the recession and work on new projects. An excellent example of such a project is the proposed redevelopment of the Doraville GM plant. The proposed conversion of the site into a "livable, mixed-use, transit oriented development" is an opportunity for a innovative, socially responsible industry resurgence and can serve as a model for similar projects in the future.</p> <p><b>Relevance to subject property:</b> None</p>
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**Advanced Manufacturing** - Advanced manufacturing is a category of manufacturing that utilizes innovative technologies to make better products and improve the methods to produce those products.

**□Niche Markets:** Fabricated Metals Manufacturing, Medical Equipment and Supplies, Laboratory Equipment and Supplies, Light Manufacturing and Assembly.

**□Criteria:** Green and Creative

**□Theme elements:**

- Despite current trends, the jobs that remain in manufacturing will require a range of skills. Semi-skilled workers will be needed as well as workers that have specialized technical skills and also, workers that think in innovate ways.
- Supporting entrepreneurs with new and exciting ways of commercializing advances in research can give this industry a much needed breath of fresh air.
- Even though manufacturers are not quite as mobile as other businesses, the county must

**Supporting Information:** The future of manufacturing, in DeKalb County and nationally, is both quick and detailed, but is above all smarter. The kinds of manufacturers that can prosper in a new American economy need to "green" their production methods and think creatively about how consumers will use them.

It is no secret that all kinds of manufacturing jobs have become harder to find in recent decades for American workers. Nearly every city in the country has seen a declining manufacturing base. Yet, between 2011 and 2012, there have been some signs of growth in certain manufacturing sectors. The impact that these kinds of jobs can have is huge for the places that can attract them.

**Relevance to subject property:** None

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## Supplemental Land Use Report *(for developments proposed in Activity Centers)*



explore ways of keeping manufacturers operating within the county.

### Improve Business Climate

<b>Business Climate Action Plan</b>			
1. Optimize Incentives			
2. Support Entrepreneurs & Small Businesses			
3. Support Existing Businesses & Foster Expansion			
4. Finalize Implementation of Development Services Overhaul	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Strengthen the Economic Development Organization			
6. Improve Marketing, Branding, and Communication for the County & DADC			

### Revitalize Commercial Corridors and Embrace New Employment Centers

<b>Employment Centers Action Plan.</b> Subject property / project provides the following (check all that apply):			
<input type="checkbox"/> Incentivize redevelopment and build public/private partnerships			
<input type="checkbox"/> Secure appropriate zoning. Rezone required? ___	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Appropriate marketing and branding for employment centers and target industries			
<input type="checkbox"/> Creation of a new employment center in DeKalb County			
<input type="checkbox"/> Encourage clustering through target industry support programs			

<b>Click "NO" if the property is not within an employment center.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<b>Northern DeKalb Employment Center Location</b> (check one):			
<input type="checkbox"/> <u>The I-85 / I-285 interchange</u> - Though significantly developed, the strategic interstate crossing and proximity to both Mercer University and the airport indicate this location is currently underleveraged. Investments to expanded transportation options should be considered to enable efficient mobility and facilitate development in this area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Northlake Mall - Located at I-285 and Lavista Road, the Northlake Mall is an existing employment center that should continue to be supported through this the Strategic Plan and the County's Comprehensive Plan.			

- Industry Characteristics
- Target Area: FPS and Life Sciences
  - Supporting Industries: Specialty Retail, IT Services, & Educational Services.

<b>West Central DeKalb Employment Center Location</b> (check one):			
<input type="checkbox"/> <u>Intersection of Briarcliff Road North Druid Hills Road</u> - With direct access to I-85, this area contains office and retail space, and is linked to the healthcare engines of the Clifton	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Corridor. A significant opportunity exists to expand the life sciences cluster. Only a short distance north of Emory and CDC, this currently only houses a strip mall and has potential for further development.

Intersection of I-85 and Clairmont Road - Serving as a major interstate access for much of the district, this strategically located exit can build off of the success of adjoining Brookhaven. This employment center can build on existing development nearby at Executive Park.

Intersection of N Druid Hills Road and Lavista Road - Offers opportunity for expansion. Currently houses a Georgia Department of Labor career center, restaurants, office space and retail establishments. Existing infrastructure would have to be upgraded to allow for greater density in this area.

Industry Characteristics

- Target Area: FPS, Life Sciences, Tourism
- Supporting Industries: General Retail, IT Services, Educational Services

**Southwest DeKalb Employment Center Location** (check one):

I-20/ Candler Road - Currently housing the South DeKalb Mall, this exit is well positioned and has plenty of available infrastructure for redevelopment.

I-20 / I-285 Interchange: This junction of two interstate highways has large tracts of undeveloped land located nearby.

Memorial Drive: The segment of Memorial Drive between Atlanta and Avondale Estates could stand to benefit greatly from redevelopment and currently only houses underperforming or underutilized retail and commercial establishments.

Moreland Area: Already a substantial commercial logistics and manufacturing corridor, the Moreland area is close to the I-675 / I-285 Interchange and has room for additional growth.

Industry Characteristics

- Target Area: Logistics, CST, Manufacturing
- Supporting Industries: Specialty Retail, General Retail, Educational Services

**East Central DeKalb Employment Center Location** (check one):

Stone Mountain Industrial Park: Located near the intersection of two major roads, this industrial park has a well-established CID and is a strong candidate for further development.

Memorial Drive, I-285 Interchange: Despite the presence of the county jail, the importance of this interchange and

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## Supplemental Land Use Report *(for developments proposed in Activity Centers)*



the proximity of a Transit Oriented Development priority MARTA station make this area viable for redevelopment.

Industry Characteristics

- Target Area: Tourism, Logistics, CST
- Supporting Industries: General Retail, Educational Services

**Southeast DeKalb Employment Center Location** (check one)

□I-285/Indian Creek MARTA Station: Found along the border between Districts 4 and 5, this location houses both a MARTA station and open land which make it a potential candidate for further development (Currently a MARTA-only exit).

□I-285 / Covington Hwy: This strategic intersection is centrally located in the county and already contains several retail and other commercial developments.

Industry Characteristics

- Target Area: Life Sciences, Tourism, Logistics, Manufacturing
- Supporting Industries: General Retail, IT Services, Educational Services

### Quality of Place Enhancements

**New Employment Centers and the Comprehensive Plan**

□This project will initiate a land use amendment: Public input is an essential to further assisting the viability of the proposed centers. We recommend incorporating the employment centers as part of the comprehensive plan, with neighborhood feedback for any potential zoning changes or proposed development. Likewise, land ownership patterns and other potential conflicts should be vetted to ensure proactive resolution of issues impacting the employment centers.

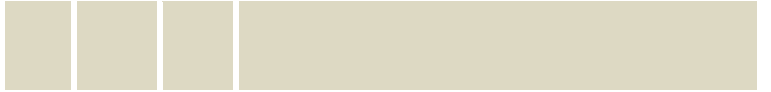
□The project will provide connectivity for employment centers: As part of the broader strategy, effort should be made to better connect the employment centers. This could be accomplished through improving existing road infrastructure and street connectivity in and around the centers. Additionally, consideration should be given to expanding transit options. While heavy rail expansions may be currently unattainable due to funding, more busing, increased car pool incentives and other measures can reduce traffic and increase commercial activity.

□This project will create Gateways: Another important way to integrate these employment centers in the Comp Plan and develop their identity is to encourage the creation of "gateways." These gateways should include prominent and effective signage, landscaping, and a name that defines their identity. These gateways not only clearly delineate the geographical boundaries of the employment

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centers but also help develop a brand and culture around the employment centers and for the county.



Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

APPLICATION TO AMEND COMPREHENSIVE LAND USE PLAN  
OF DEKALB COUNTY, GEORGIA

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

Applicant's Name: Doug Linneman - KENCO Residential E-Mail: doug@kencoapartments.com

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

Applicant's Daytime Phone #: 404-633-0401 Fax: \_\_\_\_\_

\*\*\*\*\*

(If more than one owner, attach information for each owner as Exhibit "A")

Owner's Name: See Exhibit "A" E-Mail \_\_\_\_\_

Owner's Mailing Address \_\_\_\_\_

Owner's Daytime 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(s): 03 Parcel(s): 002, 003

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

Current Land Use Designation: SUBURBAN Proposed Land Use Designation: TC - TOWN CENTER

Current Zoning Classification(s): R-100

\*\*\*\*\*

PLEASE READ THE FOLLOWING BEFORE SIGNING

- I. **This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.**
- II.
- III. **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
- IV.

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

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

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

[Signature]  
 NOTARY 03/28/2022 SIGNATURE OF APPLICANT [Signature]  
 EXPIRATION DATE / SEAL Check One: Owner  Agent \_\_\_\_\_ DATE 06/29/2021



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





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

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 SUSAN  
1395 MERRY LN NE  
ATLANTA GA 30329

MYATT HUNTER  
1424 CHRISTMAS LN NE  
ATLANTA GA 30329

DEPARTMENT OF PLANNING & SUSTAINABILITY

**LAND USE (FUTURE DEVELOPMENT) MAP AMENDMENT 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 MAP AMENDMENT

REZONE

MINOR MODIFICATION

SPECIAL LAND USE PERMIT

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

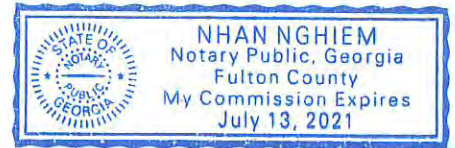
**(Name of Applicant or Agent Representing Owner)**

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

Nhan Nghiem  
Notary Public

06.28.2021

Shun Kuen Loui  
Owner



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

\_\_\_\_\_  
Owner

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

\_\_\_\_\_  
Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

LAND USE (FUTURE DEVELOPMENT) MAP AMENDMENT 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 MAP AMENDMENT

REZONE

MINOR MODIFICATION

SPECIAL LAND USE PERMIT

TO WHOM IT MAY CONCERN:

(I) / (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

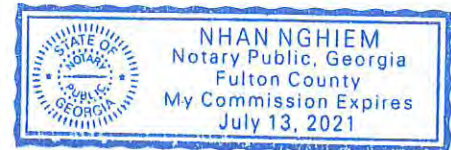
Doug Linneman - KENCO RESIDENTIAL  
(Name of Applicant or Agent Representing Owner)

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

Nhan Nghiem  
Notary Public

6/28/2021

[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



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.

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.

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.



OFFICIAL USE

This plat is a retracement of an existing parcel or parcels of land and does not create a new parcel. The recording information of the documents, 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.

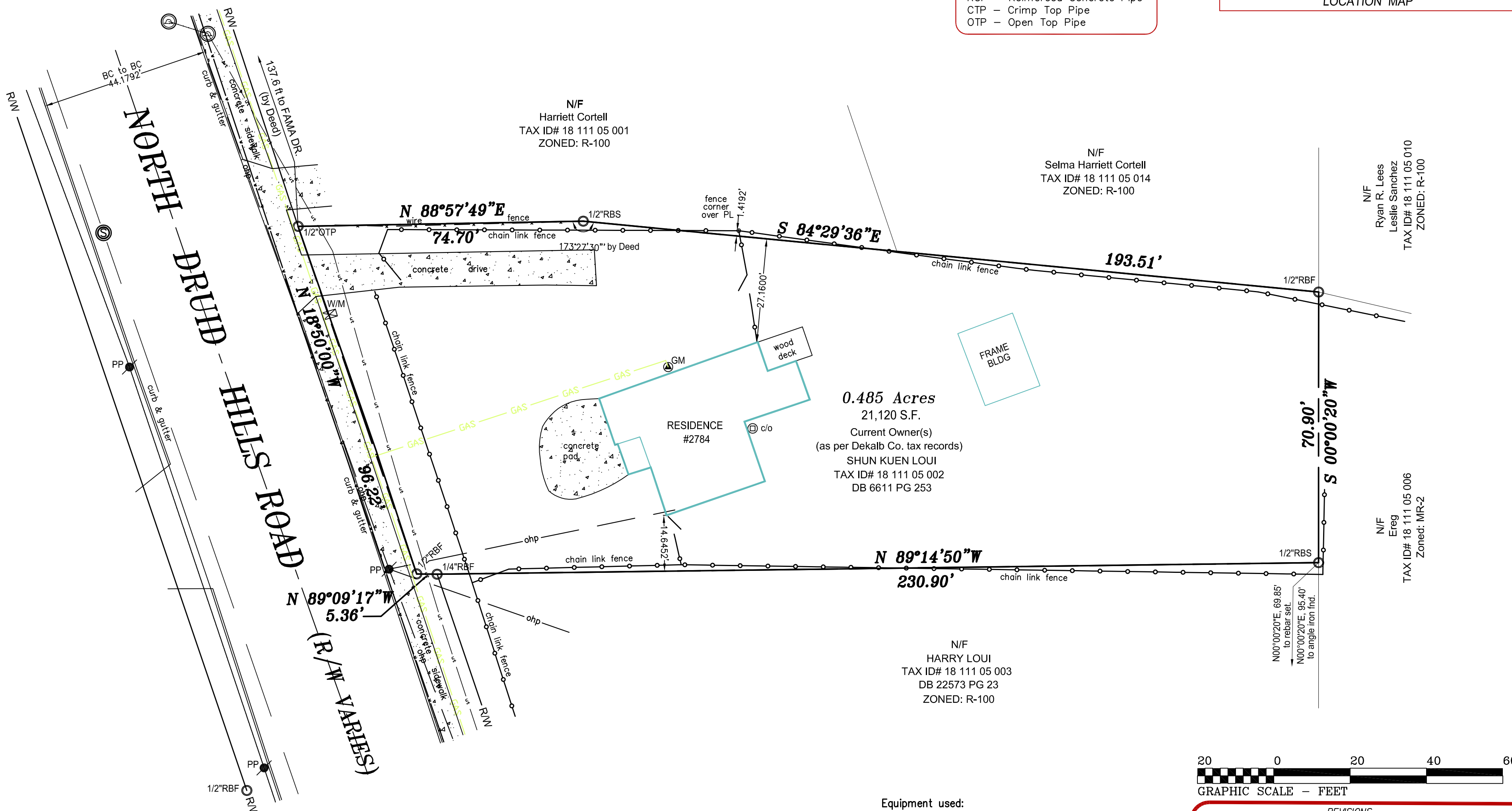
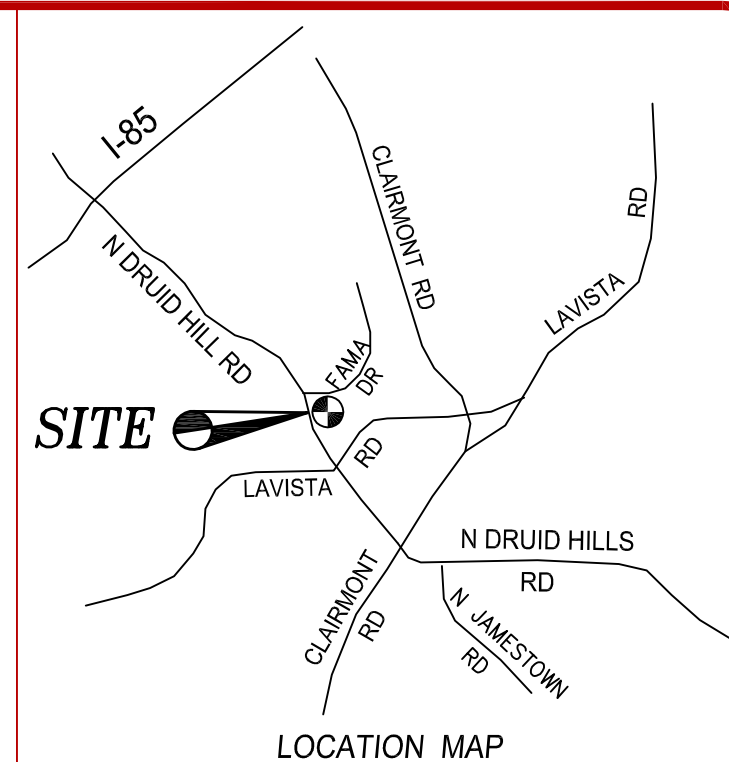
FURTHERMORE, THE UNDERSIGNED SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR AND LAND PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Ken [Signature] DATE 06/21/2021



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



0.485 Acres, 21,120 S.F., Current Owner(s) SHUN KUEN LOUI, TAX ID# 18 111 05 002, DB 6611 PG 253

No portion of the subject property is located in a special flood hazard area as per F.I.R.M. Community No. 130065, Panel 0142C, Map 13089C0054K, dated Oct. 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.

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 from April. 18 thru May 15, 2021.

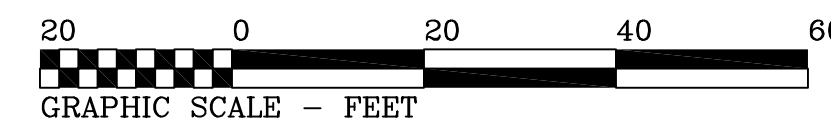


Table with columns for REVISIONS and PROJECT: 2784 N DRUID HILLS RD. SCALE: 1"=20" DATE: JUNE 21, 2021

Prepared for:

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

KENCO LAVISTA APARTMENTS, 2284 LAVISTA ROAD, DEKALB COUNTY, GEORGIA

Retracement Survey of 0.485 Acres (21,120 S.F.), Tax ID# 18 111 05 0002, Located in Land Lot: 111 District: 18, City of Atlanta, DeKalb County, Georgia

This plat is a retracement of an existing parcel or parcels of land and does not create a new parcel. The recording information of the documents, 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 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 AND LAND PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

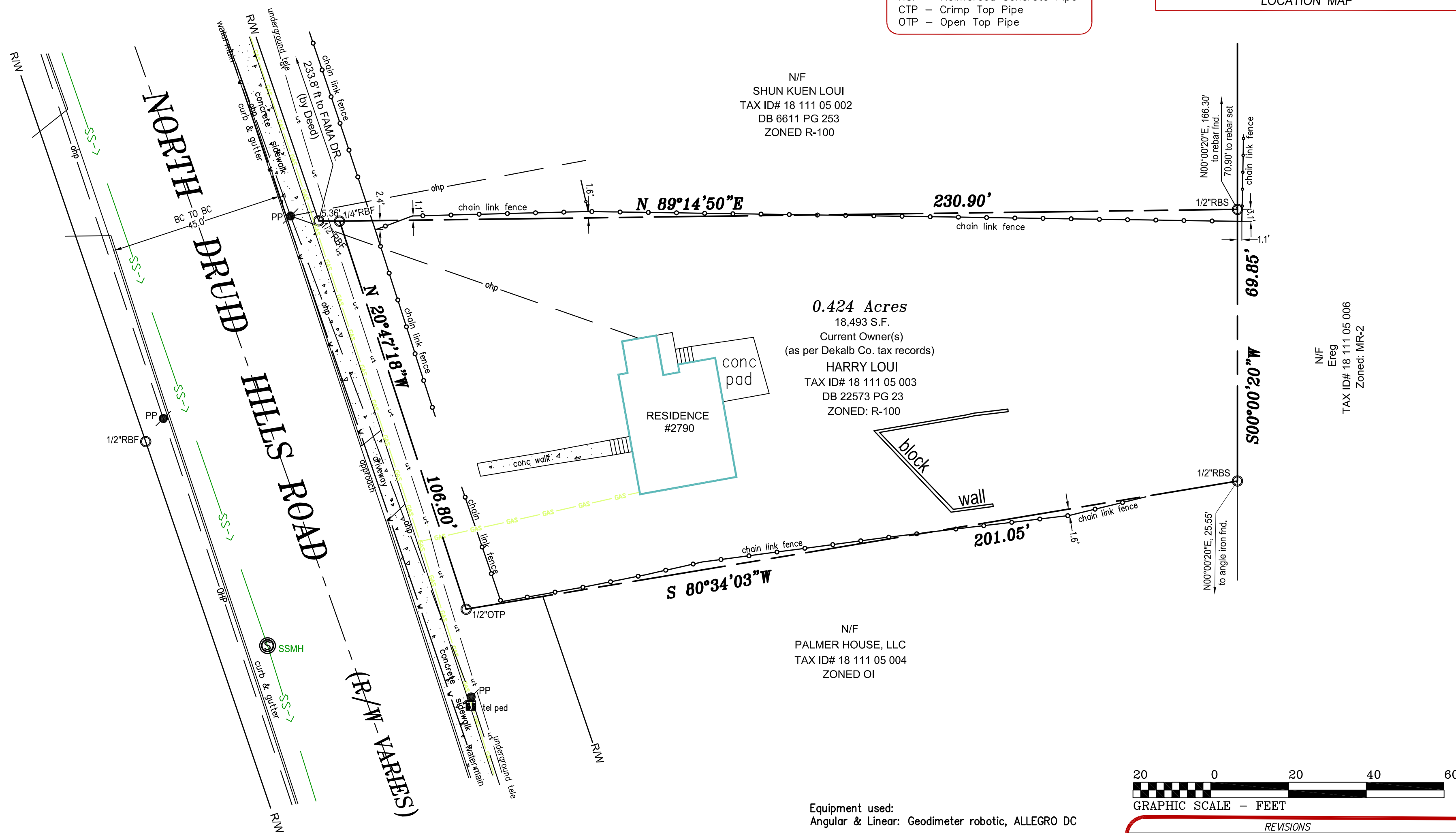
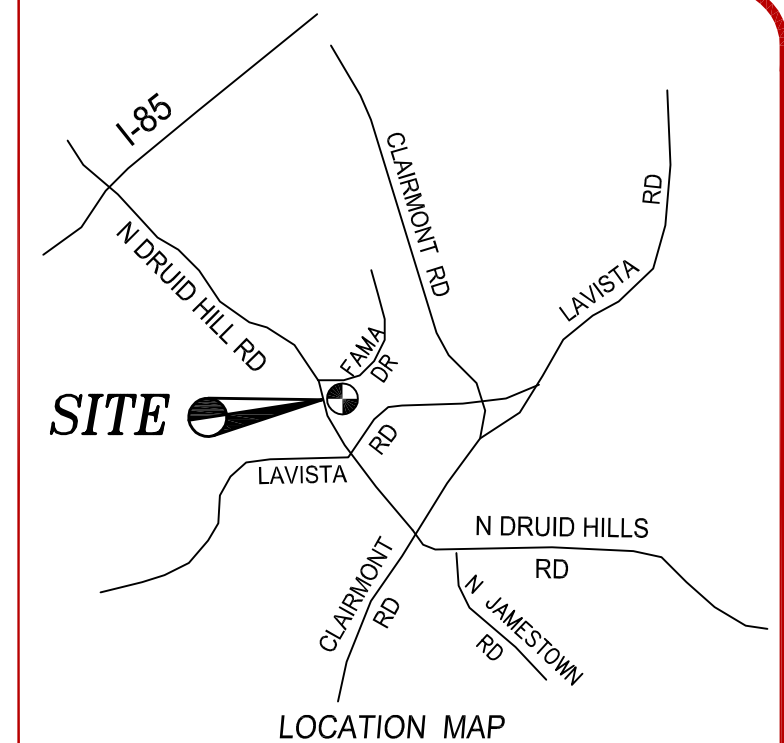
OFFICIAL USE

*Ken* *Auth* DATE 06/21/2021



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
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- - Chain Link Fence
- - Concrete
- - A/C Pad
- - CMP - Corrugated Metal Pipe
- - RCP - Reinforced Concrete Pipe
- - CTP - Crimp Top Pipe
- - OTP - Open Top Pipe



N/F  
SHUN KUEN LOUI  
TAX ID# 18 111 05 002  
DB 6611 PG 253  
ZONED R-100

0.424 Acres  
18,493 S.F.  
Current Owner(s)  
(as per Dekalb Co. tax records)  
HARRY LOUI  
TAX ID# 18 111 05 003  
DB 22573 PG 23  
ZONED: R-100

N/F  
PALMER HOUSE, LLC  
TAX ID# 18 111 05 004  
ZONED OI

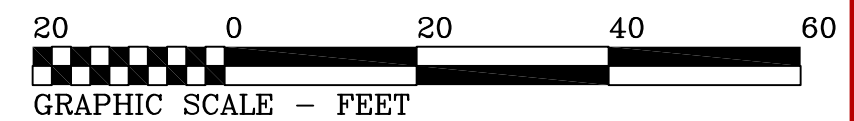
N/F  
Ereg  
TAX ID# 18 111 05 006  
Zoned: MR-2

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 from April. 18 thru May 15. 2021.



REVISIONS	
1	

PROJECT: 2784 N DRUID HILLS RD.  
SCALE: 1"=20" DATE: JUNE 21, 2021

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.

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

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  
2784 N. Druid Hills Rd.  
Job # 005615-2016  
Date Surveyed: 06-12-2021  
Party Chief: GW  
Computed by: RW  
Checked by: KLN



6/29/2021

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

Dear Community Development officials,

This Future Land Use Map Amendment application is being submitted on behalf of the developer and applicant. This application proposes to amend the future land use designation for the approximately 0.9-acre property located at 2784 and 2790 North Druid Hills Road from Suburban to Town Center. This future land use map amendment request is being filed concurrently with a rezoning request to change the zoning of the site from R-100 to MR-2. These actions would facilitate the development of a new 24-unit apartment building to expand the adjoining KENCO Lavista Apartment complex.

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 have been in the neighborhood 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. In order to rezone the tracts as such, the future land use map must also be amended from Suburban to Town Center. The resulting development would be 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 change in future land use from Suburban to Town Center 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 this is a significant change, 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 future land use designation that underutilizes the intensity of development that the area could support. 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 Suburban future land use designation is outdated and obsolete in this area, particularly along this roadway.

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



6/29/2021

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 future land use amendment 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 request for a future land use amendment to change the designation of the subject properties from Suburban to Town Center. 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

6/30/2021

Re: **Analysis Questions**  
**2784/2790 North Druid Hills Road Future Land Use Map Amendment (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 proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property**

The proposed land use change 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.

**B. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property**

The proposed land use change 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.

**C. Whether the proposed land use change will result in uses which could or will cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools**

The proposed land use change 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 younger families, young professionals, 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.

**D. Whether the amendment is consistent with the written policies in the comprehensive plan text**

The proposed amendment is in with the written policies in the comprehensive plan text. 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 land use amendment 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.

**E. Whether there are environmental impacts or consequences resulting from the proposed change**

The proposed land use change will not cause negative environmental impacts or consequences on-site or on nearby sites. 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.

**F. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines**

The proposal is not adjacent or within the vicinity of other County or City limits, and will therefore not affect any other jurisdictions.

**G. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change**

The proposed land use change 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.

**H. Whether there are impacts on historic buildings, sites, districts, or archaeological resources resulting from the proposed change**

The proposed change will not adversely affect historic districts, sites, buildings, or archaeological resources. There are no such resources in the project area per GNARGHIS.

Sincerely,

**Planners and Engineers Collaborative, Inc.**



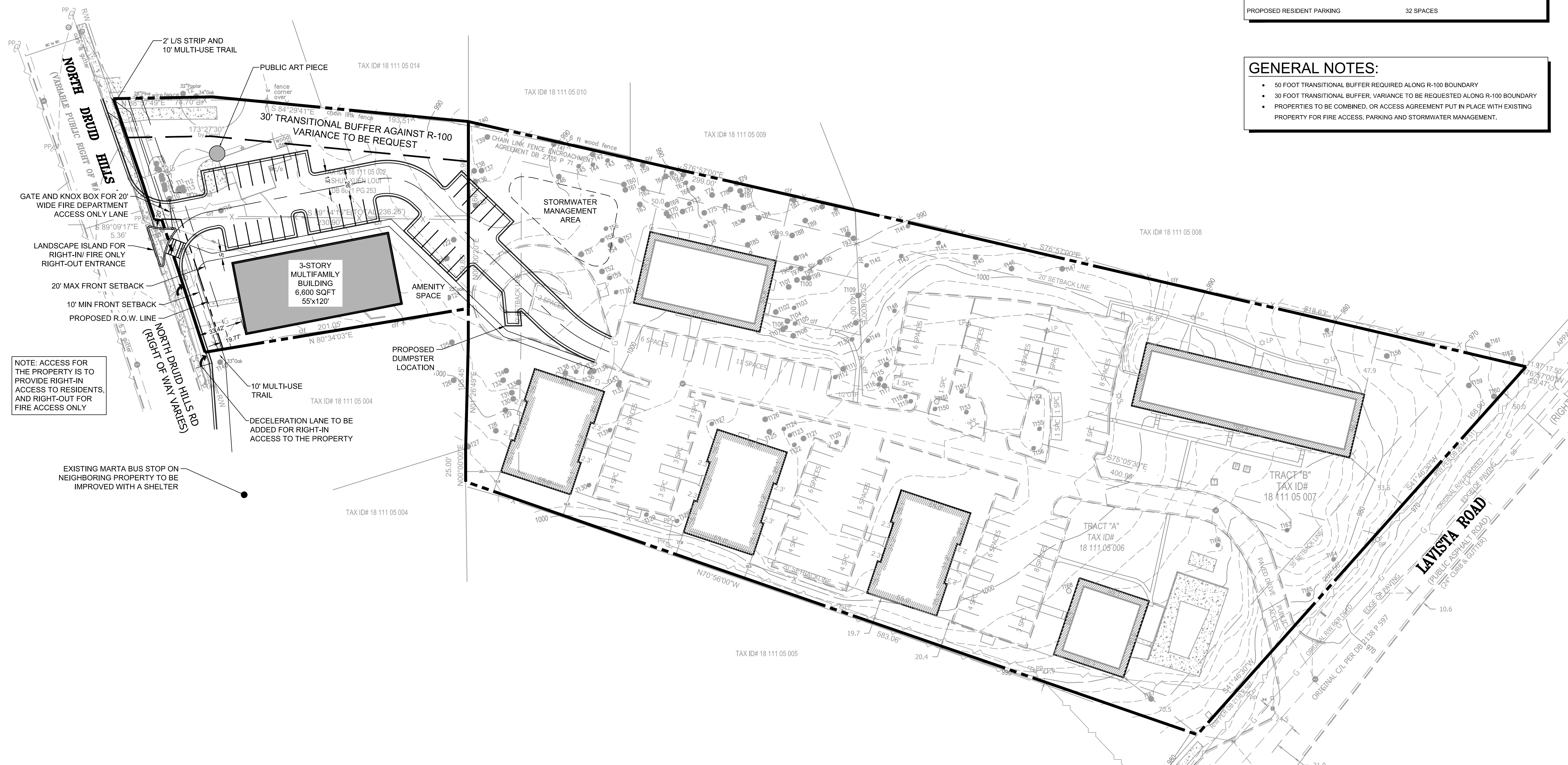
Kenneth J. Wood, P.E., LEED AP  
President

For the Firm

kjw/ht/dp

This drawing is the property of Planners and Engineers Collaborative and is not to be copied, reproduced or used in any other project without the written consent of Planners and Engineers Collaborative.

J:\2021\12\1490\00\Concepts & Exhibits\Concepts\21048\_00 - Site - Concept 16.dwg - R.Laminieth - 8/16/2021 8:28 AM



**NOTE: ACCESS FOR THE PROPERTY IS TO PROVIDE RIGHT-IN ACCESS TO RESIDENTS, AND RIGHT-OUT FOR FIRE ACCESS ONLY**

**EXISTING MARTA BUS STOP ON NEIGHBORING PROPERTY TO BE IMPROVED WITH A SHELTER**

SITE DATA:	
EXISTING SITE AREA	0.9 ACRES
<b>ZONING</b>	
EXISTING ZONING	R-100
PROPOSED ZONING	MR-2
ZONING JURISDICTION	DEKALB COUNTY
<b>USE CALCULATIONS</b>	
MR-2 BASE DENSITY	12 UPA
MAXIMUM DENSITY WITH BONUSES	24 UPA
TOTAL SITE AREA	0.9 ACRES
TOTAL PROPOSED DENSITY	21.6 UPA
TOTAL UNITS PROPOSED	21 UNITS
<b>DENSITY BONUSES</b>	
PUBLIC IMPROVEMENTS - PUBLIC ART, BUS SHELTER, SIDEWALK IMPROVEMENT (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
<b>SETBACK REQUIREMENTS</b>	
REQUIRED BUFFER ON NEW PARCELS	50 FEET AGAINST R-100
<b>OPEN SPACE</b>	
REQUIRED OPEN SPACE	15% (0.135 ACRES)
PROVIDED OPEN SPACE	37% (0.34 ACRES)
<b>PARKING REQUIREMENTS</b>	
MINIMUM PARKING REQUIRED	32 SPACES (1.5 SPACES PER UNIT)
PROPOSED RESIDENT PARKING	32 SPACES

- GENERAL NOTES:**
- 50 FOOT TRANSITIONAL BUFFER REQUIRED ALONG R-100 BOUNDARY
  - 30 FOOT TRANSITIONAL BUFFER, VARIANCE TO BE REQUESTED ALONG R-100 BOUNDARY
  - PROPERTIES TO BE COMBINED, OR ACCESS AGREEMENT PUT IN PLACE WITH EXISTING PROPERTY FOR FIRE ACCESS, PARKING AND STORMWATER MANAGEMENT.

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



Planners & Engineers Collaborative+  
 LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
 ARBORISTS + 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 RESIDENTIAL**

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

**ZONING SITE PLAN**



SCALE: 1" = 40'  
 DATE: 08/04/2021  
 PROJECT: 21049.00

**Z1**  
SHEET



Know what's below. Call before you dig.



6/29/2021

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

Dear Community Development officials,

This Future Land Use Map Amendment application is being submitted on behalf of the developer and applicant. This application proposes to amend the future land use designation for the approximately 0.9-acre property located at 2784 and 2790 North Druid Hills Road from Suburban to Town Center. This future land use map amendment request is being filed concurrently with a rezoning request to change the zoning of the site from R-100 to MR-2. These actions would facilitate the development of a new 21-unit apartment building to expand the adjoining KENCO Lavista Apartment complex.

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 21-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 24 UPA:

- Transit Proximity (20% of base)
- Amenity Proximity (20% of base)
- Two Public Improvements (20% of base each)
  - Public art commissioned by a local artist
  - Bus shelters (two for two bonuses)

Although the permitted max density would increase to 24 units per acre, the proposed site density is only 23.3 units per acre, with the total of 21 units. The proposed building would be buffered from the surrounding development by a 30-foot wide transitional buffer along the northern property line, tapering out to over 50 feet as shown on the site plan.

#### **Zoning Rationale**

The change in future land use from Suburban to Town Center 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 this is a significant change, 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 future land use designation that underutilizes the intensity of development that the area could support. 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 Suburban future land use designation is outdated and obsolete in this area, particularly along this roadway.

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 21 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 future land use amendment 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 request for a future land use amendment to change the designation of the subject properties from Suburban to Town Center. This would facilitate the expansion of the existing KENCO residential apartments by adding 21 new units of multi-family housing in this area. The developer and project team have worked closely with the local community to ensure that the proposed development is a solution that works for all parties. 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



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 21-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 21-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 24 UPA:

- Transit Proximity (20% of base)
- Amenity Proximity (20% of base)
- Two Public Improvements (20% of base each)
  - Public art commissioned by a local artist
  - Bus shelters (two for two bonuses)

Although the permitted max density would increase to 24 units per acre, the proposed site density is only 23.3 units per acre, with the total of 21 units. The proposed building would be buffered from the surrounding development by a 30-foot wide transitional buffer along the northern property line, tapering out to over 50 feet as shown on the site plan.

**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.

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 21 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 21 new units of multi-family housing in this area. The developer and project team have worked closely with the local community to ensure that the proposed development is a solution that works for all parties. 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: **Analysis Questions**  
**2784/2790 North Druid Hills Road Future Land Use Map Amendment (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 proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property**

The proposed land use change 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.

**B. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property**

The proposed land use change 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 minimum 30-foot wide transitional buffer which will screen the surrounding lower-density residential sites from the addition. The buffer will taper to be wider toward the street, beyond the 50-foot requirement (see site plan). There should be no ill effects on any nearby or adjacent properties as a result of the proposal.

**C. Whether the proposed land use change will result in uses which could or will cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools**

The proposed land use change 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 younger families, young professionals, 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.

**D. Whether the amendment is consistent with the written policies in the comprehensive plan text**

The proposed amendment is in with the written policies in the comprehensive plan text. 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 land use amendment would facilitate adding 21 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.

**E. Whether there are environmental impacts or consequences resulting from the proposed change**

The proposed land use change will not cause negative environmental impacts or consequences on-site or on nearby sites. 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, which will taper to a width of more than 50 feet, closer to North Druid Hills Road. 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.

**F. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines**

The proposal is not adjacent or within the vicinity of other County or City limits, and will therefore not affect any other jurisdictions.

**G. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change**

The proposed land use change 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.

**H. Whether there are impacts on historic buildings, sites, districts, or archaeological resources resulting from the proposed change**

The proposed change will not adversely affect historic districts, sites, buildings, or archaeological resources. There are no such resources in the project area per GNARGHIS.

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



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

For the Firm

kjw/ht/dp



9/15/2021

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 21 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. The buffer will be a minimum of 30-feet wide, but will taper to more than 50 feet wide toward North Druid Hills Road for additional screening. There should be no ill effects on any nearby or adjacent properties as a result of the proposal.

**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. The buffer will be a minimum of 30-feet wide, but will taper to more than 50 feet wide toward North Druid Hills Road for additional screening. 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

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Pages 37-47 are revised submissions from 9/16/21

SITE DATA:	
EXISTING SITE AREA	0.8 ACRES
ZONING	R-100
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	0.8 ACRES
TOTAL PROPOSED DENSITY	23.3 UPA
TOTAL UNITS PROPOSED	21 UNITS
DENSITY BONUSES	
PUBLIC IMPROVEMENTS - PUBLIC ART, BUS SHELTER X 2 (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
TOTAL DENSITY BONUSES TO BE APPLIED	12 ADDITIONAL 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	27% (0.24 ACRES)
PARKING REQUIREMENTS	
MINIMUM PARKING REQUIRED	32 SPACES (1.5 SPACES PER UNIT)
PROPOSED RESIDENT PARKING	32 SPACES

**GENERAL NOTES:**

- 50 FOOT TRANSITIONAL BUFFER REQUIRED ALONG R-100 BOUNDARY
- 30 FOOT TRANSITIONAL BUFFER, VARIANCE TO BE REQUESTED ALONG R-100 BOUNDARY
- PROPERTIES TO BE COMBINED, OR ACCESS AGREEMENT PUT IN PLACE WITH EXISTING PROPERTY FOR FIRE ACCESS, PARKING AND STORMWATER MANAGEMENT.
- VARIANCE TO BE REQUESTED TO INCREASE MAX. FRONT SETBACK, BASED ON ZONING CONDITIONS RECOMMENDED BY NEIGHBORS.
- TWO BUS SHELTERS WILL BE CONSTRUCTED AS DENSITY BONUSES (TWO BONUSES)

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

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Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
ARBORISTS + 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 RESIDENTIAL

MUNICIPALITY PROJECT #

### REVISIONS

NO.	DATE	BY	DESCRIPTION

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

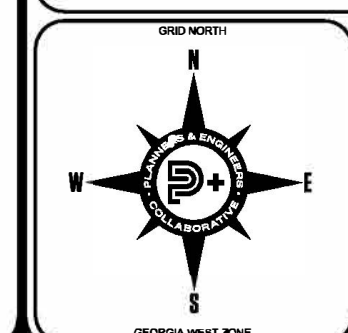
## PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

### ZONING SITE PLAN

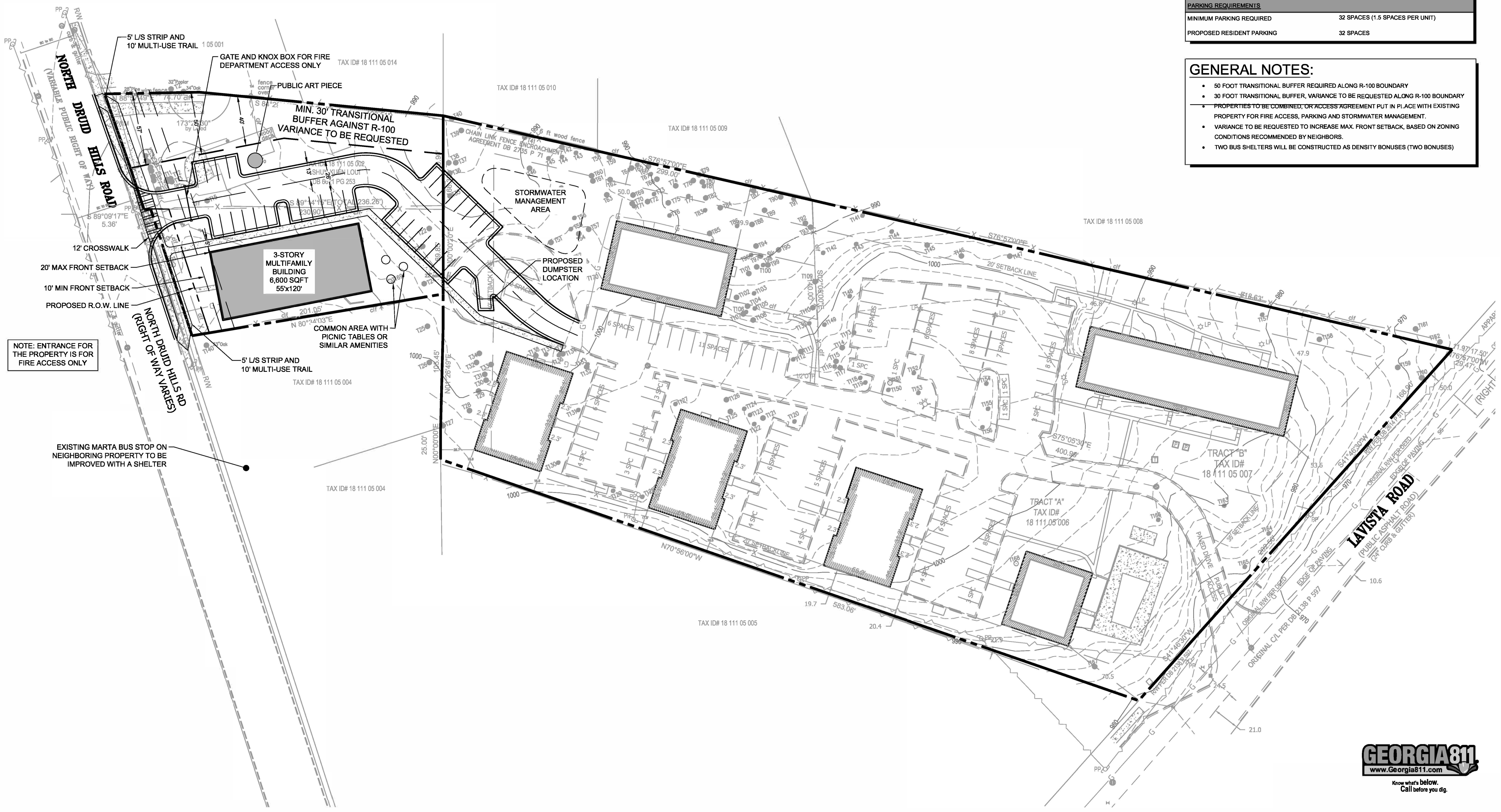


SCALE: 1" = 40'  
DATE: 08/04/2021  
PROJECT: 21049.00



# Z1

SHEET



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Pages 37-47 are revised submissions from 9/16/21

**GENERAL NOTES:**

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EXISTING ZONING	R-100
PROPOSED ZONING	MR-2
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<b>USE CALCULATIONS</b>	
MR-2 BASE DENSITY	12 UPA
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PROJECT

**KENCO LAVISTA**  
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

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

FOR

**KENCO RESIDENTIAL**

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

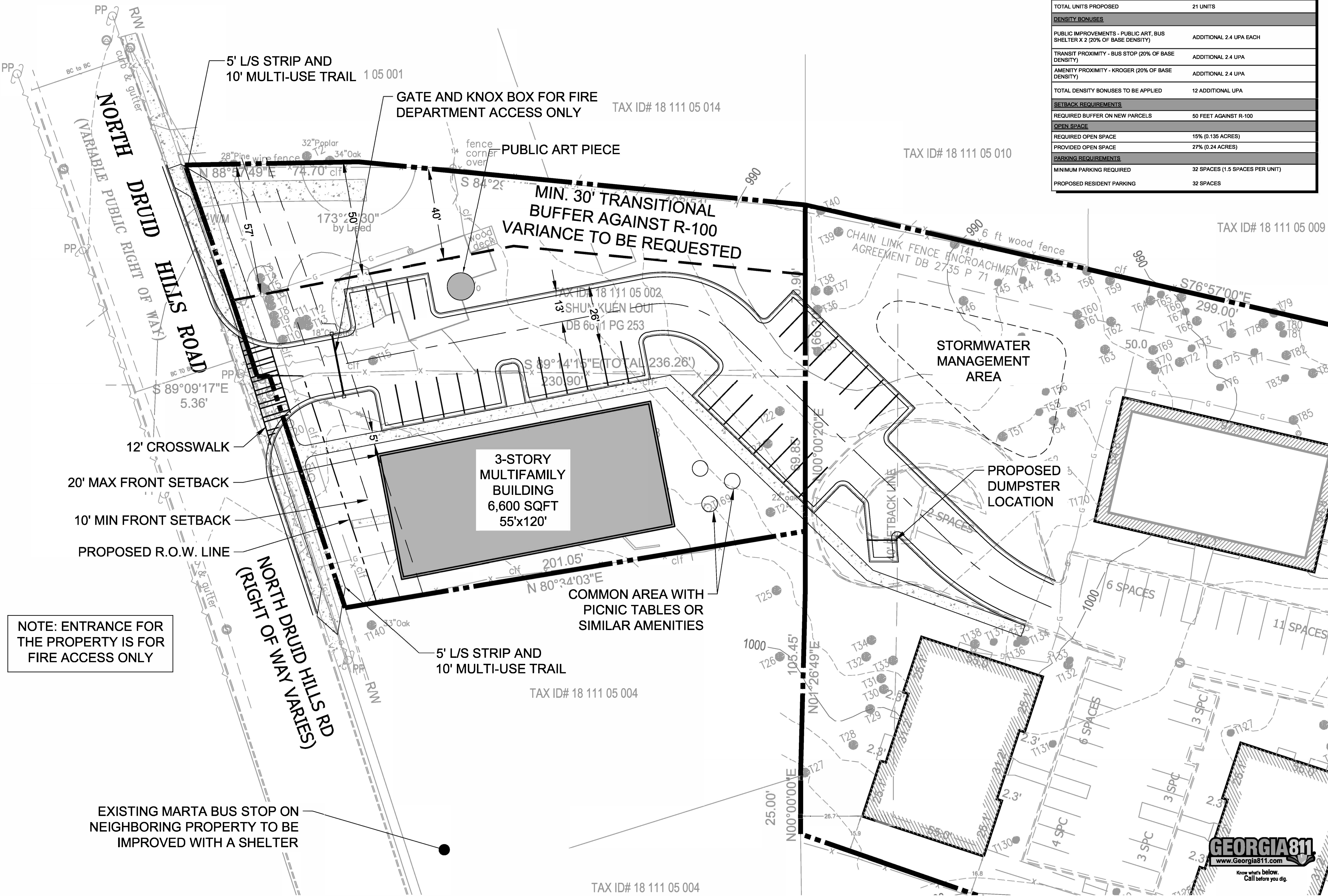
**ZONING SITE PLAN**



SCALE: 1" = 20'  
DATE: 08/04/2021  
PROJECT: 21049.00



**Z1**  
SHEET



NOTE: ENTRANCE FOR THE PROPERTY IS FOR FIRE ACCESS ONLY

EXISTING MARTA BUS STOP ON NEIGHBORING PROPERTY TO BE IMPROVED WITH A SHELTER

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LANDSCAPE DESIGN ALONG N DRUID HILLS ROAD FRONTAGE

LANDSCAPE BUFFER PLANTING



