



**DeKalb County Department of Planning & Sustainability**

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

Michael Thurmond  
Chief Executive Officer

**Planning Commission Hearing Date: November 2, 2017, 6:30 P.M.  
Board of Commissioners Hearing Date: November 26, 2017, 6:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** CZ-17-21855 **Agenda #:** N. 2

**Location/Address:** The north side of North Druid Hills Road, approximately 168 feet west of Berkeley Lane, at 2696 North Druid Hills Road, Atlanta. **Commission District:** 2 **Super District:** 6

**Parcel ID:** 18-151-01-004

**Request:** Major Modification to a zoning condition for the Madison (f.k.a.Viera Briarcliff Apartment Homes) pursuant to CZ-85101, to increase the maximum allowed density from 10 units per acre to 10.23 units per acre, to reflect removal of two undeveloped parcels from the development acreage.

**Property Owner:** Druid Hills Multifamily, LLC and IPX MF Druid Hills, LLC

**Applicant/Agent:** DeKalb County Board of Commissioners

**Acreage:** 48.95 (after removal of two undeveloped parcels and based on a new survey)

**Existing Land Use:** The Madison multifamily residential (f.k.a. Viera Briarcliff Apartment Homes)

**Surrounding Properties:** To the north, northeast, east, northwest: single-family residential; to the west, the Still Waters United Methodist Church; to the southwest, south, and southeast: Towns at Druid Hills townhome development.

**Adjacent Zoning:** **North:** R-85 **South:** RSM **East:** R-85 and R-100 **West:** RSM and R-100 **Northeast:** R-85 **Northwest:** R-85 **Southeast:** RSM **Southwest:** RSM

**Comprehensive Plan:** Suburban **Consistent**  **Inconsistent**

<b>Proposed Density:</b> 10.23 units/acre	<b>Existing Density:</b> conditioned on 10 units/acre; actual density as of Sept. 26: 10.23 units/acre
<b>Proposed Units:</b> 500	<b>Existing Units:</b> 500

### **Zoning History:**

In 1985, the property was zoned from R-100 (Single-Family Residential) to RM-100 pursuant to CZ-85101, to construct a 500-unit multifamily residential development. (The RM-100 classification was converted to MR-1 (Medium-Density Residential – 1) by adoption of an updated zoning code in 2015.) One of the zoning conditions approved in 1985 states, “Density is reduced to a maximum of 10 units per acre as recommended by the Comprehensive Plan.”

Two properties to the north of the tract, located on Jan Hill Lane, were included in the acreage of the multifamily development and were rezoned to RM-100 at the same time as the larger parcel on North Druid Hills Road. The conditional site plan indicates that the Jan Hill Lane properties were to remain undeveloped to provide a transition between the multifamily residential development and the single-family residential neighborhood located to the east. The two Jan Hill Lane properties, which together comprise .93 acres, were rezoned on September 26, 2017 for development of a single-family house and for community greenspace. The rezoning action removed the Jan Hill Lane properties from the total acreage of the original tract. Thus, the density of the 500-unit multifamily residential development has mathematically increased to 10.23 units per acre.

### **SITE ANALYSIS**

The subject property is a 48.95-acre tract with approximately 820 feet of frontage on North Druid Hills Road and approximately 720 feet of frontage on Georgiana Drive and Beacon Hill Boulevard. It is developed with a 500-unit apartment complex called the Madison (formerly known as Viera Briarcliff). The gated front entrance to the apartment complex is on North Druid Hills Road. The complex consists of 26, two-story residential buildings, a clubhouse with swimming pool and gym, and several surface parking lots. Landscaped areas with mature trees are located throughout the property.

### **Character of Surrounding Area**

The property is located in a primarily residential area. Single-family residential neighborhoods, zoned R-85, R-100, and R-60, are located to the north, northwest, northeast, and east. The Still Waters United Methodist Church, zoned R-100, is located on the adjoining property to the west. To the south, across North Druid Hills Road, a 65-unit townhome development, zoned RSM, is nearing completion of construction.

Use of the subject property for multifamily residential development, at both the former and current density, is consistent with the zoning and land use pattern of the surrounding area.

### **PROJECT ANALYSIS**

No new development is proposed. The purposed of the requested Major Modification is to amend the zoning condition, adopted in 1985, that limits density to a maximum of 10 units per acre. The increase in density results from removal of two parcels from the total development acreage, not from construction of new units. All other 1985 conditions will remain in place.

The other conditions adopted in 1985 pertain to the conceptual site plan, drainage and traffic access, architectural style and construction materials, setbacks, acceptance of a homeowners agreement, and retention of existing trees in the transitional buffer. These conditions were met when the multifamily development was originally constructed.

Staff recommends that, in addition to revising Condition No. 1 to reflect the revised density, conditions be deleted or reworded if they are extraneous, no longer relevant to the property, or no longer effective if the property were to be redeveloped. The following paragraph shows the recommended revisions and deletions:

1. ~~Density is reduced to a maximum of 10 units per acre as recommended by the Comprehensive Plan. The maximum density of the subject property shall be 10.23 units per acre.~~
2. ~~With the exception of #4, conditions of the 6/28/85 amendment are incorporated.~~
3. ~~The conceptual site plan is included.~~ Site layout, open space, building heights, yard setbacks, vehicular access, and other development components shall be consistent with the survey by W&B (Watts & Browning Engineers, Inc.) dated 11/6/12.
4. ~~Matters concerning drainage and traffic which are referenced by the Public Works director in his memo of 7/10/85 are applied as conditions.~~
5. ~~Drainage and access shall be approved by the Public Works Director.~~
6. Architectural style and construction materials shall ~~be the same as in Wood Hollow.~~ comply with the building form standards of Article 5 of the zoning ordinance.
7. ~~Setbacks shall be the same as shown on the site plan.~~
8. ~~Acceptance of a homeowners' agreement.~~
9. Existing trees in the buffer shall be retained.
10. ~~Retention shall be 120% in all areas except for High Haven areas, which shall be 110%.~~ Stormwater and drainage infrastructure shall be subject to approval by the Department of Planning and Sustainability and the Department of Public Works.

#### **LAND USE AND ZONING ANALYSIS**

**Section 27-832 of the Zoning Ordinance, "Standards and factors governing review of proposed amendments to the official zoning map" states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.**

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

The development will remain consistent with the following policy of the 2035 Comprehensive Plan: "Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density." (Suburban Policy No. 1) The original 10 unit per acre density of the development was consistent with the Comprehensive Plan in effect at the time the multifamily development was constructed. Although the current land use designation of SUB (Suburban) allows a maximum of eight units per acre, no increase in number of units is proposed, and no change to the impact of the development on adjoining and nearby properties is anticipated.

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

No change is proposed for the use of the property, and it will remain suitable in view of the residential use of adjacent and nearby properties.

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

No change will be made to the underlying MR-1 zoning of the property.

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

Modification of the zoning condition is not expected to affect the existing or future use of adjacent and nearby property. The surrounding area is designated Suburban on the Future Land Use Map, with a maximum density of 8 units per acre. This designation is expected to act as a control on the density of future development.

**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 reason for the proposed Modification is that two parcels on Jan Hill Lane were rezoned and removed from the acreage of the development site. No other development-related conditions have become apparent.

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

No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

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

There will be no change in the number of existing units as a result of the proposed modification; therefore, no change in demand on existing infrastructure is likely.

**Compliance with District Standards:** The existing development appears to comply with the approved conceptual site plan and zoning conditions. Any non-compliance is legally nonconforming.

**STAFF RECOMMENDATION: APPROVAL.**

The development will remain consistent with the following policy of the 2035 Comprehensive Plan: “Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density.” (Suburban Policy No. 1) The original 10 unit per acre density of the development was consistent with the Comprehensive Plan in effect at the time the multifamily development was constructed. Although the current land use designation of SUB (Suburban) allows a maximum of eight units per acre, no increase in number of units is proposed, and no change to the impact of the development on adjoining and nearby properties is anticipated. The surrounding area is designated Suburban on the Future Land Use Map, with a maximum density of 8 units per acre. This designation is expected to act as a control on the density of future development. Therefore, the Department of Planning and Sustainability recommends “Approval” with the following conditions:

1. The maximum density of the subject property shall be 10.23 units per acre.
2. Site layout, open space, building heights, yard setbacks, vehicular access, and other development components shall be consistent with the survey by W&B (Watts & Browning Engineers, Inc.) dated 11/6/12.
3. Architectural style and construction materials shall comply with the building form standards of Article 5 of the zoning ordinance.
4. Existing trees in the buffer shall be retained.
5. Stormwater and drainage infrastructure shall be subject to approval by the Department of Planning and Sustainability and the Department of Public Works.
6. These conditions shall replace all previous conditions adopted pursuant to CZ-85101.

**Attachments:**

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

## NEXT STEPS

*Following an approval of this zoning action, none of the following is required:*

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

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



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: C7-17-21855 Parcel I.D. #: 18-157-01-004

Address: 2696  
North David Hill Rd  
Atlanta, GA

Adjacent Roadway (s):

(classification)	(classification)

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

Please provide additional information relating to the following statement.

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

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

**COMMENTS:**

Field and plans reviewed. No problem found that would disrupt traffic.

Signature:

# DEKALB COUNTY



10/13/2017

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

#### General Comments:

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

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

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

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

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

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

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

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

DeKalb County Board of Health

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

10/13/2017

N.1

SLUP-17-21833/18-11-3

2957 North Druid Hills Road, Atlanta, GA

Amendment

- Please see general comments.
- Septic system installed on Nov. 30, 1981.

N.2

CZ-17-21855/18-151-01-004

2696 North Druid Hill Road, Atlanta

Amendment

- Please see general comments.
- The current septic tank needs to be replaced with proper size to accommodate number of occupancy.

N.3

SLUP-1721813/15-006-01-049

3363 Luxembourg Circle, Decatur, GA

Amendment

- Please see general comments.
- The current septic tank needs to be replaced with proper size to accommodate number of occupancy.

N.4

SLUP-17-21752/18-069-02-003 (Portion of)

5475 Memorial Drive, Suite D; Stone Mountain, Ga - Near Atrium

Amendment

- Please see general comments.





DEPARTMENT OF PLANNING & SUSTAINABILITY

CZ-17-21855

MAJOR MODIFICATION APPLICATION

Existing Conditional Zoning No.: CZ-85101

APPLICANT NAME: BOARD OF COMMISSIONERS

Daytime Phone#: \_\_\_\_\_ Fax #: \_\_\_\_\_ E-mail: \_\_\_\_\_

Mailing Address: 1300 COMMERCE DRIVE, DECATUR, GA 30030

OWNER NAME: IPX MF DRUID HILLS, LLC (If more than one owner, attach contact information for each owner)

Daytime Phone#: \_\_\_\_\_ Fax #: \_\_\_\_\_ E-mail: \_\_\_\_\_

Mailing Address: 301 OXFORD VALLEY ROAD, YARDLEY, PA 19067

SUBJECT PROPERTY ADDRESS OR LOCATION: 2696 N. DRUID HILLS RD.  
ATLANTA, DeKalb County, GA, 30329

District(s): 18 Land Lot(s): 151 Block(s): 01 Parcel(s): 004

Acres or Square Feet: 48.95 Commission District(s): 2.6 Existing Zoning: MR-1

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Have you, the applicant, made a campaign contribution of \$250.00 or more to a DeKalb County government official within the two year period that precedes the date on which you are filing this application?  
N.A. Yes N.A. No If "yes", see page 4. (Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A)

Owner: \_\_\_\_\_ Agent: \_\_\_\_\_  
(Check One)

Signature of Applicant: \_\_\_\_\_

Printed Name of Applicant: \_\_\_\_\_ Major Modification Application

**Public Hearing:** YES  NO

**Department:** Planning and Sustainability

**SUBJECT:**

**Commission District(s):** 2 & 6

Initiate a Zoning Modification of CZ-85101, 2696 North Druid Hills Road, Arbor Hills Apartments

**Information Contact:** Marian Eisenberg

**Phone Number:** 404-371-4922

**PURPOSE:**

To initiate a modification of zoning conditions of petition CZ-85101 to increase the density from 10 units per acre to 10.23 units per acre, based on a new survey. The increase in density is caused by the removal of two undeveloped parcels located across Beacon Hill Blvd. and Georgiana Drive that were part of the original legal description.

**NEED/IMPACT:**

Modifying the density will correct a non-conforming situation on the property. No increase in the number of units is proposed.

**FISCAL IMPACT:**

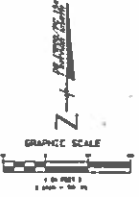
No fiscal impact to the county.

**RECOMMENDATION:**

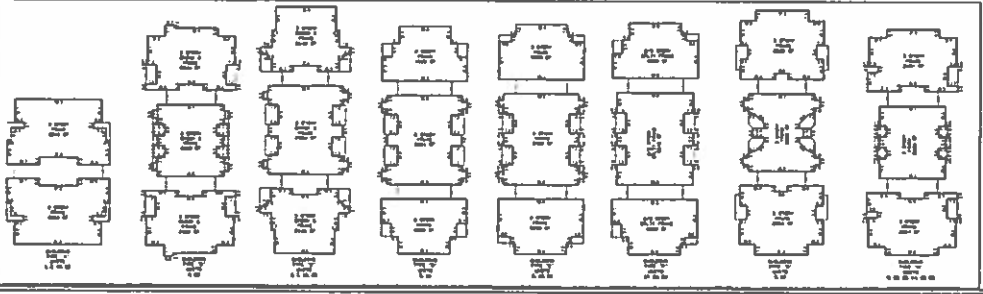
Staff recommends approval of the initiation and deferral of the zoning modification full cycle to be heard by the Board of Commissioners on the zoning agenda November 14, 2017.



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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DATE: 11/6/12



1417/1528 LANS TITLE SURVEY  
 CORE MULTIFAMILY CAPITAL, INC. AND FANNING, INC., THEIR SUCCESSORS AND ASSIGNS  
 DRUG HILLS MULTIFAMILY PARTNERS I, LLC AND DRUG HILLS MULTIFAMILY PARTNERS II, LLC  
 CRYSTAL CITY PARTNERS I, LLC AND CRYSTAL CITY PARTNERS II, LLC  
 WALLER LARSEN DORTCH & DAVIS, LLP AND  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

48.99 area

72



WATTS & BROWNING ENGINEERS, INC.  
 1000 WEST 10TH STREET, SUITE 100  
 DENVER, COLORADO 80202  
 303.733.1100  
 www.wattsandbrowning.com

Drawn by:	11/6/12
Check by:	11/6/12
Scale:	AS SHOWN
Project:	DRUG HILLS MULTIFAMILY PARTNERS I, LLC AND II, LLC
Sheet:	102
Author:	
Revised:	
Appr'd:	
Scale:	
Notes:	

2012-0813

v. 12/84

DEKALB COUNTY BOARD OF COMMISSIONERS

ITEM NO. 2

ZONING AGENDA/MINUTES

EL.	___
ACTION	___
PUB.HRG.	<u>x</u>

MEETING DATE July 23, 1985

RESOLUTION	___
ORDINANCE	<u>x</u>
PROCLAMATION	___

SUBJECT: Rezoning Application - Wood Properties, Inc.

DEPARTMENT: Planning

PUBLIC HEARING: x Yes \_\_\_ No

ATTACHMENT: x Yes \_\_\_ No 11 pp

INFORMATION CONTACT: Mac Baggett or Charles Coleman  
PHONE NUMBER: 371-2155

PURPOSE: CZ-85101 - To consider the application of Wood Properties, Inc., to rezone property located on the northeast side of N. Druid Hills Road, approximately 300' southeast of High Haven Court, from R-100 to RM-100 (conditional) The request is based on a site plan and list of conditions.

DISTRICT: \_\_\_ 1. x 2. \_\_\_ 3. \_\_\_ 4. \_\_\_ 5. \_\_\_ N

SUBJECT PROPERTY: 18-151-1-4 (2694 N. Druid Hills Road). The property has frontage of 822' on N. Druid Hills Road and also frontage on High Haven Court Georgiana Drive, Jan Hill Lane and Fern Creek Lane and contains 51.2 acres.

RECOMMENDATION(s): PLANNING DEPARTMENT: Approval with conditions (revised 7/12/85). The application as amended has been reviewed by applicable departments of the county. The questions of drainage and traffic have been answered by conditions of the applicant and review comments of the Public Works Director. Staff supports the rezoning subject to the following:

- Density is reduced to a maximum of 10 units per acre as recommended by the Comprehensive Plan.
- With exception of #4., conditions of the 6/28/85 amendment are incorporated. The conceptual plan is included.
- Matters concerning drainage and traffic which are referenced by the Public Works director in his memo of 7/10/85 are applied as conditions.
- Drainage and access to be approved by the Public Works Director.

- A) 5230
- B) Wood Prop., Inc.
- C) N. Druid Hills Rd., High Haven Court

FOR USE BY COMMISSION OFFICE/CLERK ONLY

**ACTION:** MOTION was made by Commissioner Schulman, seconded by Commissioner Williams, to approve the Planning Department recommendation with density not to exceed 8 units p acre, retention to be 120% in all areas except for High Haven area which should be 110%, and the conditions set forth by the Planning Commission, Numbers 2, 4, 5, and 6.

- 2. Architectural style and construction materials to be same as in Wood Hollow
- 4. Setbacks to be same as shown on site plan.
- 5. Acceptance of homeowners' agreement.
- 6. Retain existing trees in buffer.

SUBSTITUTE MOTION was made by Commissioner Manning, seconded by Commissioner Evans and passed 5-2, to approve the project in accordance with the staff recommendation, including retention to be 120% in all areas except for High Haven area which should

ADOPTED: JUL 23 '85  
(DATE)

CERTIFIED: JUL 23 '85  
(DATE)

PRESIDING OFFICER  
DEKALB COUNTY BOARD OF COMMISSIONERS

  
CLERK,  
DEKALB COUNTY BOARD OF COMMISSIONERS

**MINUTES:** 110%, the conditions set forth by the Planning Commission, numbers 2, 4, 5, and 6 (as listed above), and density to be at 10 units per acre. Opposed: Commissioners Williams and Schulman.

Mr. Doug Dillard, Dillard Greer Westmoreland & Wilson spoke for the application. Also for the application: Mr. Alvin Minsk, 1542 High Haven Court, Atlanta, Georgia

Opposition: Kathy Zickert, Suite 195, 400 Perimeter Center Terraces, Atlanta, Georgia. Reasons for opposition: Traffic increases, drainage problems, impact on future development in the area.

	FOR	AGAINST	ABSTENTION	AB:
DISTRICT 1 - Jean Williams	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISTRICT 2 - Sherry Schulman	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISTRICT 3 - John Evans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISTRICT 4 - Robert J.(Bob) Morris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISTRICT 5 - John S. Fletcher, Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AT-LARGE - Brince H. Manning, III	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AT-LARGE - Robert Lanier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REZONING DECISIONS  
July 23, 1985

D.1. Portman-Barry Investments, Inc. (CZ-85027) - Approved per Planning Department recommendation below and with attached agreements:

1. The conceptual site plan is included as a condition to define setbacks and buffers.
2. The height of the proposed buildings is reduced to five stories on the north and eight stories on the east and south.
3. The maximum density not exceed 25,000 square feet per acre (average between Ackerman, Sea Pines, and Fulton County approvals).
4. Access for emergency vehicle access shall be provided from the south or east to the DeKalb portion of the property prior to issuance of building permits in DeKalb.

Where the above conditions are more restrictive than those of the agreement, the more restrictive conditions shall be applied.

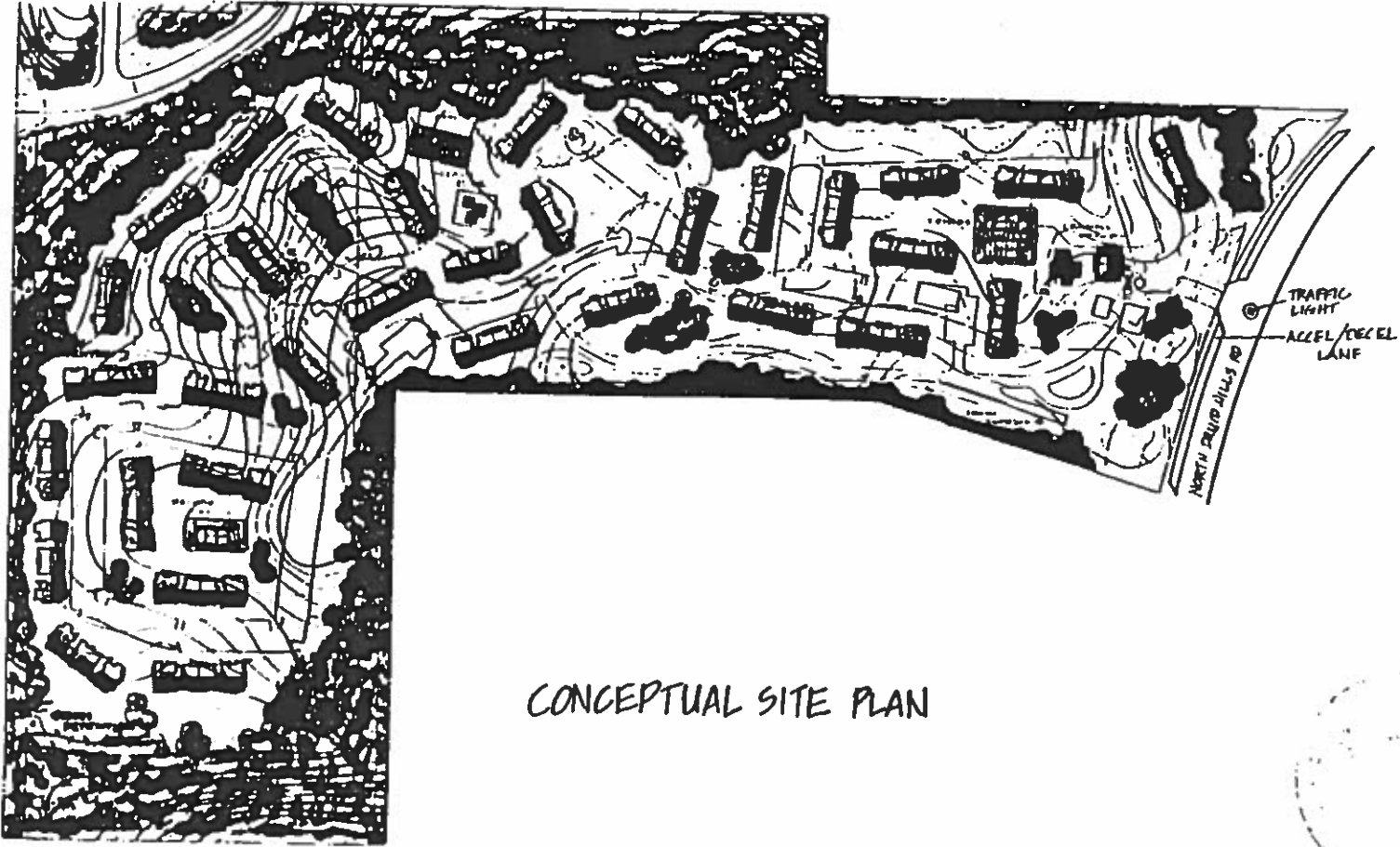
D.2. Joel F. Harris (CZ-85039) - Deferred to August 27, 1985, (10:00 a.m.) at request of applicant and community representatives.

1. Jerry G. Sheppard (CZ-85095) - Deferred to August 27, 1985, (10:00 a.m.) to allow additional time for applicant to meet with community.

② Wood Properties, Inc. (CZ-85101) - Approved per Planning Department recommendation below and with attached conditions:

1. Density is reduced to a maximum of 10 units per acre as recommended by the Comprehensive Plan.
2. With exception of #4., conditions of the June 28, 1985, amendment are incorporated.
3. The conceptual plan is included.
4. Matters concerning drainage and traffic which are referenced by the Public Works Director in his memo of July 10, 1985, are applied as conditions.
5. Drainage and access to be approved by the Public Works Director.

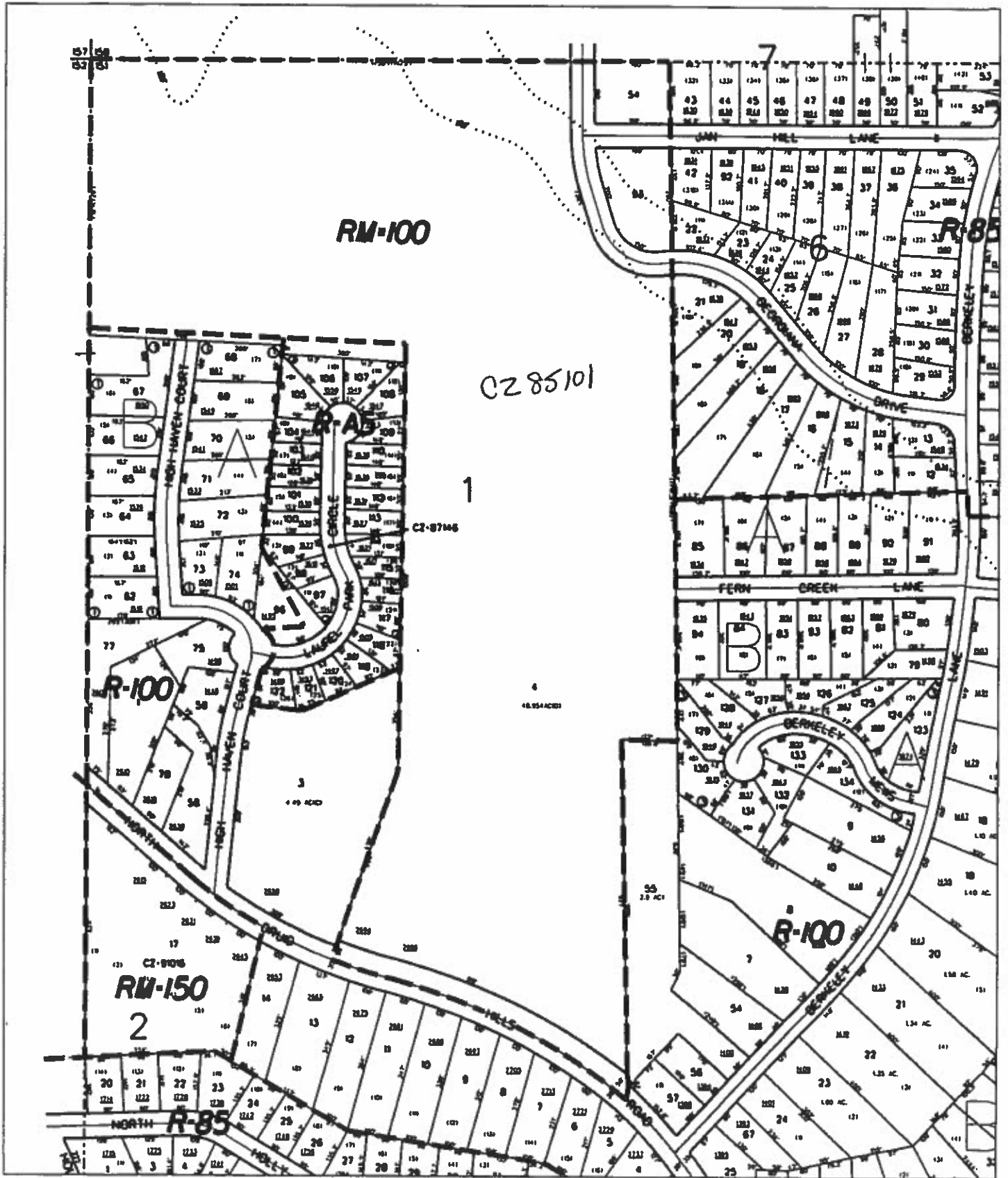


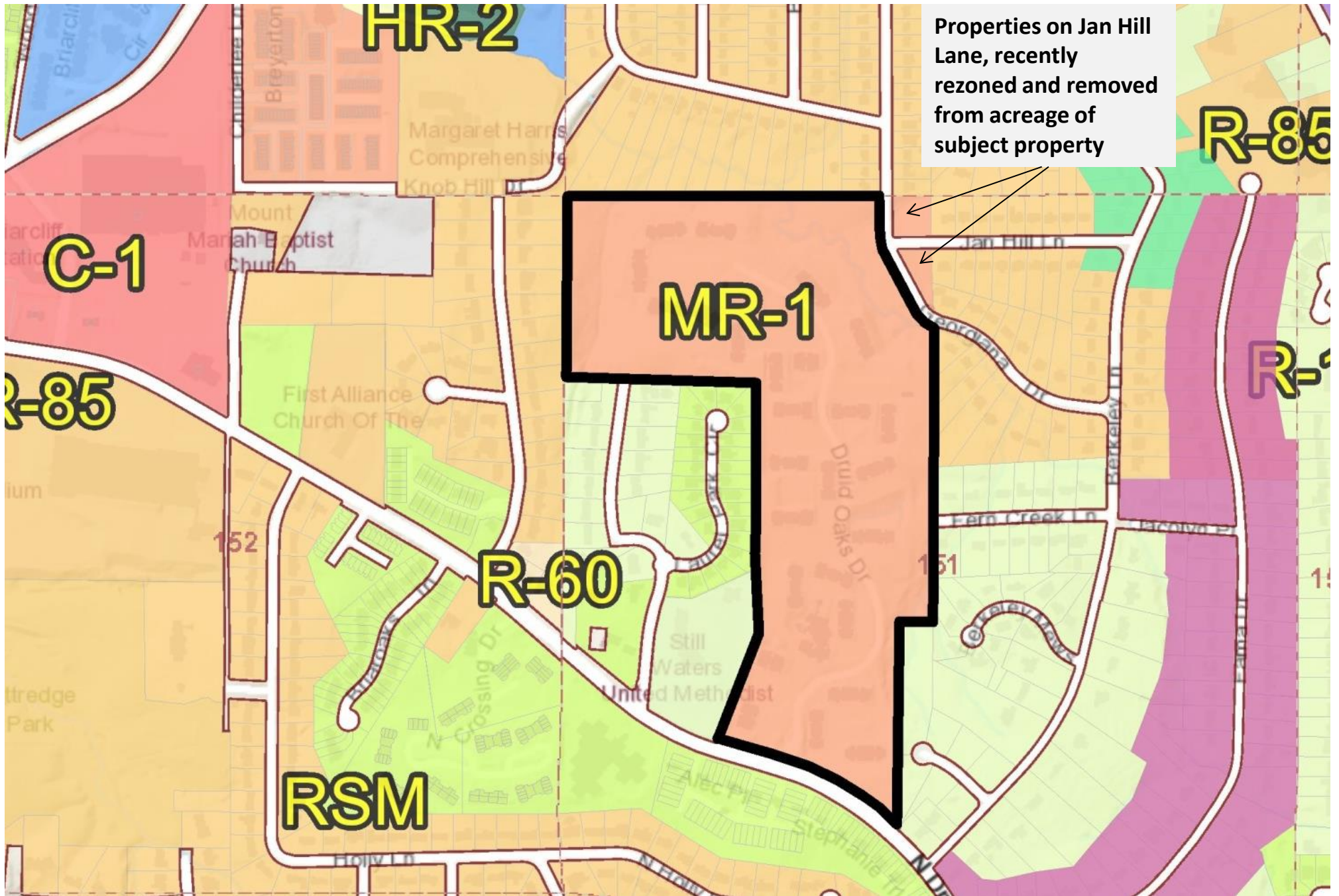


CONCEPTUAL SITE PLAN

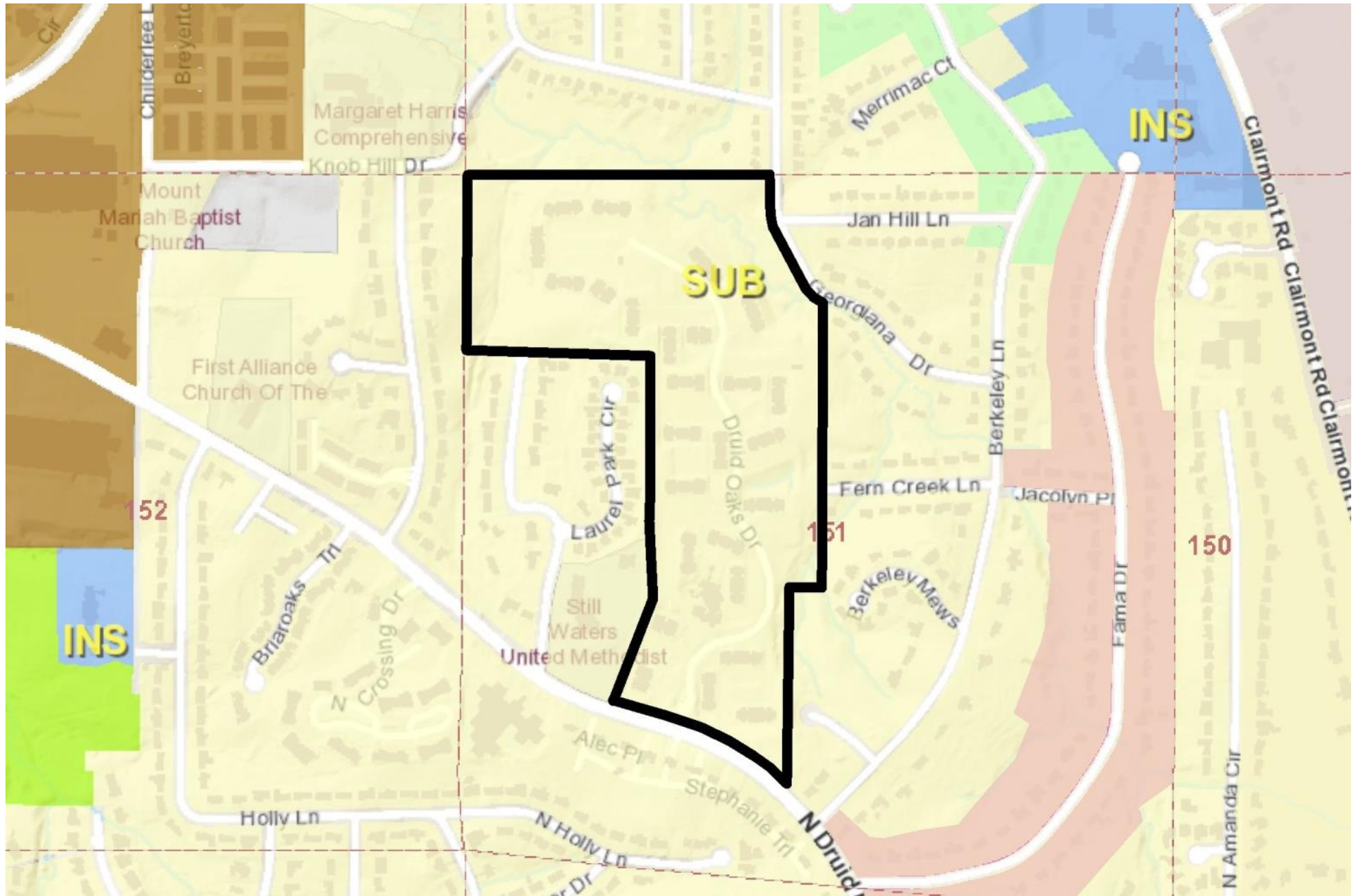




















Subject Property at Front Entrance Gate



Subject Property – View from N. Druid Hills Road