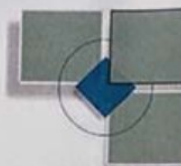




DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. _____

Filing Fee: _____

Date Received: _____ Application No.: _____

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

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

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

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

Owner's Mailing Address: _____

Owner(s) Phone: _____ Fax: _____

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

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

Acreage: 5.628 Commission District(s): 2

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

Present Land Use Category: SUBURBAN

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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

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

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

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

Edward Lamar Ansley
NOTARY

June 23, 2023
EXPIRATION DATE / SEAL



[Signature]
SIGNATURE OF APPLICANT / DATE

Check One: Owner Agent

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



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

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

Property Address: _2490 North Druid Hills Road_

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

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

Supplemental Regs: _NA_ Overlay District: _NA_ DRI: _NA_

Rezoning: Yes No

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

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

Land Use Plan Amendment: Yes No

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

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

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): _NA_

Condition(s) to be modified:



404.371.2155 (o) | Clark Harrison Building
404.371.4556 (f) | 330 W. Ponce de Leon Ave
DeKalbCountyGa.gov | Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

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

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

Review of Site Plan

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

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

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



404.371.2155 (o)
 404.371.4556 (f)
 DeKalbCountyGa.gov

Clark Harrison Building
 330 W. Ponce de Leon Ave
 Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Planner: John Reid Date 11/10/2020

Filing Fees

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



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

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

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

Meeting Called to Order: 7:02PM

Meeting Adjourned: 7:51PM

Total Attendees: 23

Presenters:

Nathan Hedges, Allen Morris

Jillian Japka, Allen Morris

Carl Westmoreland, Morris Manning and Martin

Erin Boseman, Kimley Horn

Jose Perez, Dwell Design Studio

Thomas Kurian, Dwell Design Studio

Antonio Sample, Eberly

Attendees:

(Stakeholders)

Martha Gross, NDHRA

Mary Hinkel, Ethics Committee, Mason Mill

Pat Killingsworth, Victoria Estates

Barbra Vargas, Briarcliff Woods

Joe Hirth, HOA President Bristol at Briarcliff

Justin Dyer, Sheffield Glen

Jamie Dutro, Traffic Engineer

Alan Pinsker, former zoning chair at NDHRA

Marc Hill, Druid Forest HOA President



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

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

Flo Wolf

Russ Gerber

Donny Bailey

Shane

Danny

Harold

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

Notes:

(Jillian Japka)

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



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

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



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is **not** the owner of the property.

DATE: 12/28/2020

CHECK TYPE OF APPLICATION:

- LAND USE PLAN
- REZONE
- MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

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

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

(Name of Applicant or Agent Representing Owner)

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

[Signature]
Notary Public

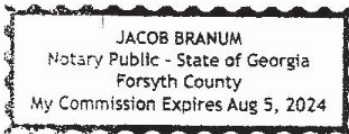
[Signature]
Owner

Notary Public

Owner

Notary Public

Owner





404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is **not** the owner of the property.

DATE: 12/30/2020

CHECK TYPE OF APPLICATION:

- LAND USE PLAN
- REZONE
- MINOR MODIFICATION

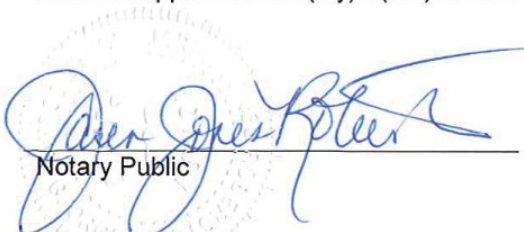
TO WHOM IT MAY CONCERN:

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

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

(Name of Applicant or Agent Representing Owner)

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



Notary Public



Owner

Notary Public

Owner

Notary Public

Owner



EXHIBIT A

To: Dekalb County Department of Planning & Sustainability

Application to Amend Comprehensive Land Use Plan

Re: 2490 North Druid Hills

Applicant: The Allen Morris Company

Owner(s)

Owner 1: 2490 North Druid Hills Road

Health Systems Real Estate, Inc.

110 Stone Brooke Drive Gray, Georgia 31032

Contact: Stelling Nelson

Email: SNelson@hsd-ga.org

Phone: (478) 986-7484

Owner 2: 1600 Mt. Moriah Road

CSS 18, LLC

Congregation Shaarei Shamayim

1600 Mount Mariah Road, NE Atlanta, GA 30329

Contact: Mark Kunnis

Email: mkunis@shaareishamayim.com

Phone: (404) 556-0393

Contact: Steve Brown

Email: brownsteve1@yahoo.com

Phone: (404) 348-3894

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

LETTER OF APPLICATION

(2490 North Druid Hills)

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

REZONING JUSTIFICATIONS

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

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

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

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

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

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

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

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

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

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

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

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

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

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

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

Parcel 1:

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

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

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

Parcel 2(A):

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

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

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

Parcel 2:

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

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

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

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

Parcel 3:

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

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

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

2490 NORTH DRUID HILLS MULTIFAMILY



LOCATION MAP
N.T.S.



TEL: 770.521.0899 FAX: 770.521.0895
2951 FLOWERS RD S, STE 119
ATLANTA, GEORGIA 30341
WWW.EBERLY.NET

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

PROJECT:
**2490 NORTH DRUID
MULTIFAMILY**

LAND LOT 62
18TH DISTRICT
ATLANTA, GEORGIA
DEKALB COUNTY
2490 NORTH DRUID HILLS RD

REVISIONS:

ZONING SITE
PLAN

SCALE	1" = 4'
DRAWN BY	ANTONIO BARRERA
PROJECT MANAGER	ANTONIO BARRERA
CHECKED BY	ANTONIO BARRERA

PROJECT NO.
20-090

SHEET NO.
Z1
NOT ISSUED FOR
CONSTRUCTION

C:\Users\jbarbera\AppData\Local\Temp\AutoCad\2020\20-090-2490.dwg, December 29, 2020

PROJECT INFORMATION

SITE DATA
EXISTING ZONING USE: RSM & R-85
PROPOSED ZONING USE: MFR-2
TOTAL ACREAGE: 5.628
DISTURBED ACREAGE: 4.89
DEKALB COUNTY, GA
LAND LOT 152, 18TH DISTRICT
PARCEL #: 18 152 01 006, 18 152 01 005, & 18 152 01 054

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

REQUIRED OPEN SPACE: 15%
PROVIDED OPEN SPACE: 18.9%
ALLOWABLE MAX LOT COVERAGE: 45%
PROVIDED LOT COVERAGE: 79.4%

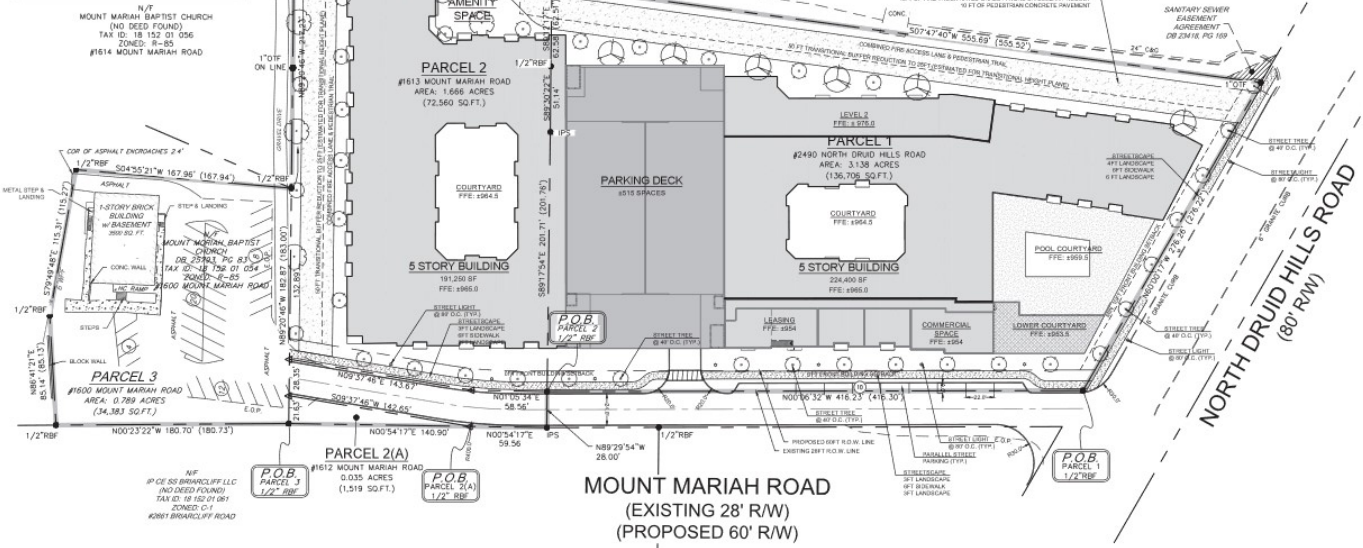
BUILDING DATA
DWELLING UNITS PER ACRE: 60 UNITS/AC (WITH BONUS MAX)
UNITS PROVIDED: 337 UNITS (28.98 UNITS/AC)

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

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

PARKING DATA
REQUIRED PARKING: MIN. 1.5 SPACES/UNIT
MAX. 3 SPACES/UNIT
MIN. 508 SPACES
MAX. 1011 SPACES
PARKING PROVIDED:
529 TOTAL SPACES
614 REGULAR SPACES
9 REGULAR HANDICAP SPACES
2 VAN HANDICAP SPACES

UTILITY PROVIDERS
WATER: DEKALB COUNTY
SEWER: DEKALB COUNTY



PAVING LEGEND

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

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

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

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

NOTES

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

GRAPHIC SCALE

1" = 4'

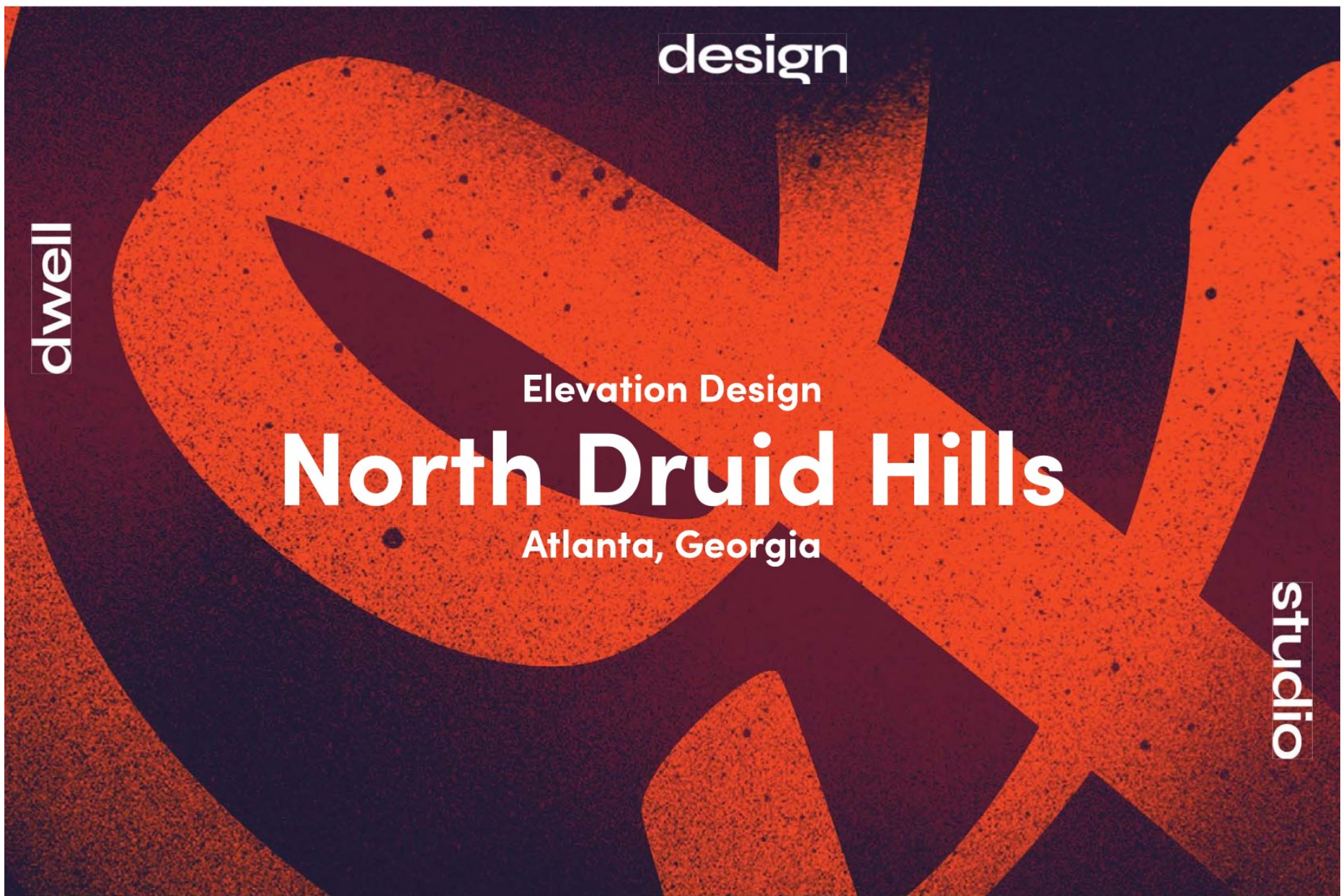
CALL 811
FREE THROUGHOUT THE U.S.A.
THREE WORKING DAYS BEFORE YOU DIG.

GEORGIA 811
www.georgia811.com
Know what's below. Call before you dig.

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

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

© 2020, EBERLY & ASSOCIATES, INC.



dwell

design

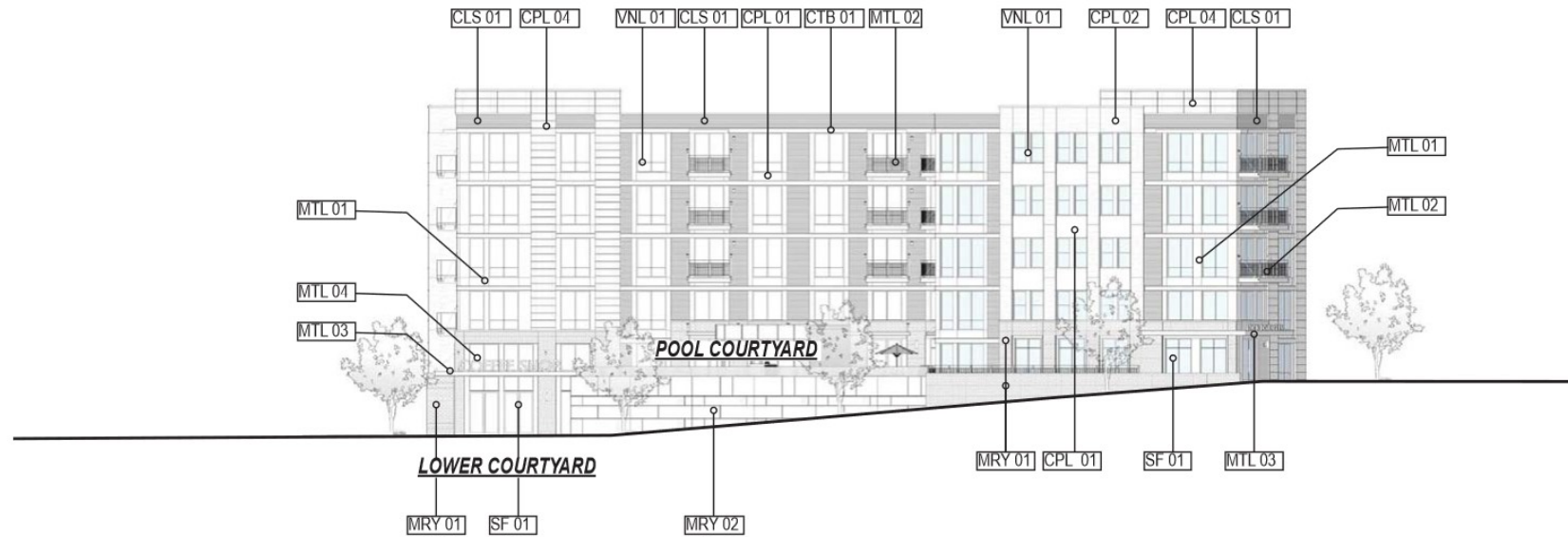
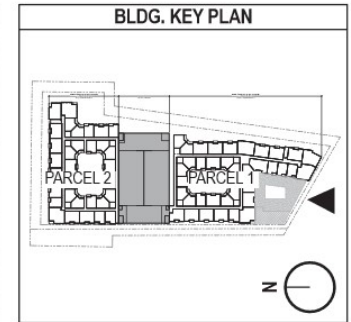
Elevation Design

North Druid Hills

Atlanta, Georgia

studio

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



Overall South Elevation

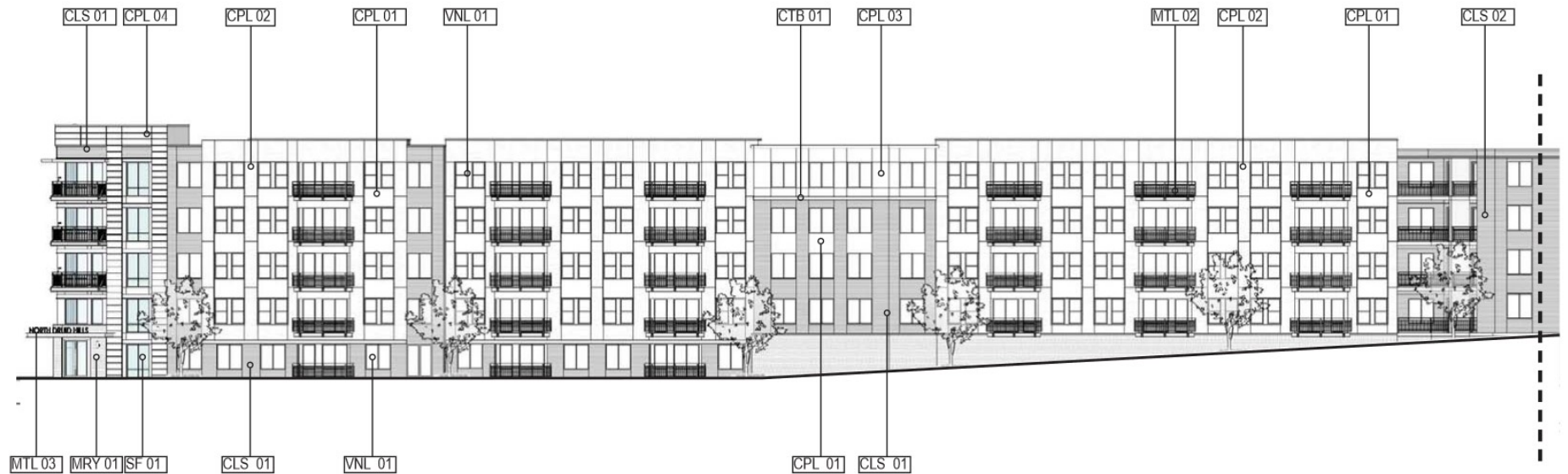
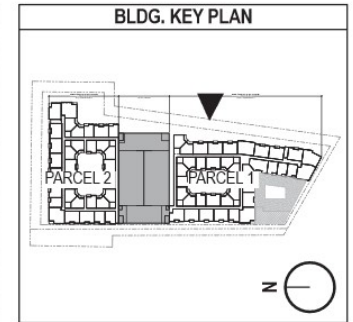


North Druid Hills - Atlanta, GA

December 30, 2020

© dwell design studio, llc - ALL RIGHTS RESERVED

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



Overall East Elevation - Parcel 1

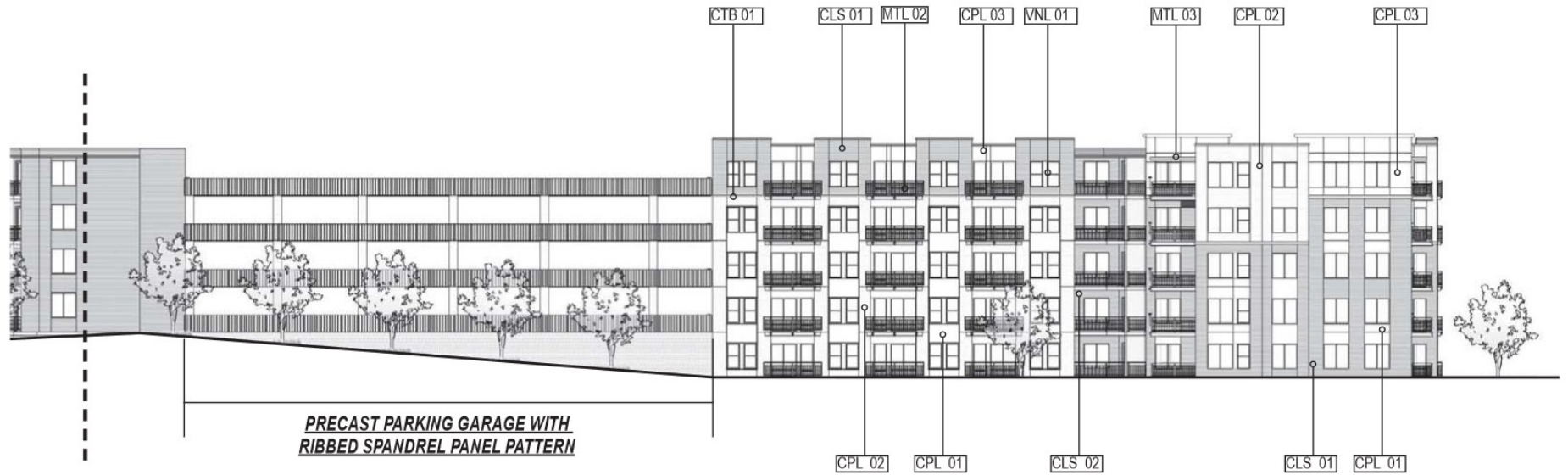
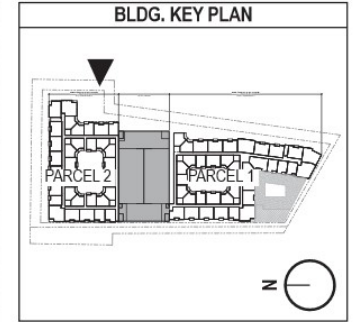


North Druid Hills - Atlanta, GA

December 30, 2020

© dwell design studio, llc - ALL RIGHTS RESERVED

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



Overall East Elevation - Parcel 2

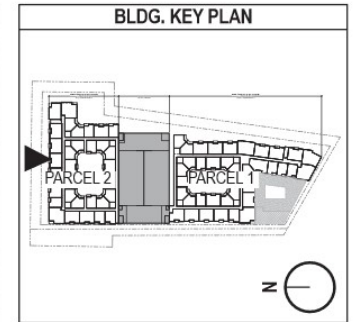


North Druid Hills - Atlanta, GA

December 30, 2020

© dwell design studio, llc - ALL RIGHTS RESERVED

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



Overall North Elevation

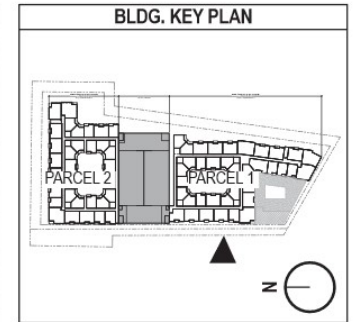


North Druid Hills - Atlanta, GA

December 30, 2020

© dwell design studio, llc - ALL RIGHTS RESERVED

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



Overall West Elevation - Parcel 1

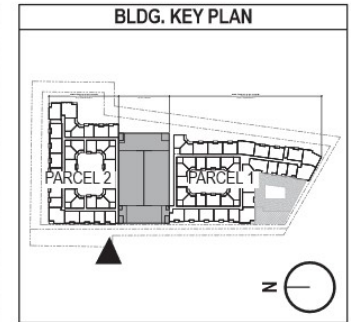


North Druid Hills - Atlanta, GA

December 30, 2020

© dwell design studio, llc - ALL RIGHTS RESERVED

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



Overall East Elevation - Parcel 2



North Druid Hills - Atlanta, GA

December 30, 2020

© dwell design studio, llc - ALL RIGHTS RESERVED

Allen Morris Residential, Ltd.

DCGE00

Dekalb County, Georgia

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT
12-23-20	105-122301	2490 N druid Rezone-	750.00
12-23-20	105-122302	2490 N Druid Land Us	500.00
CHECK DATE	12-24-20	CHECK NUMBER	4425
TOTAL >			1250.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THIS CHECK IS VOID WITHOUT A RED & BLUE BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK. MICR LINE: ⑈000004425⑈ ⑆063102152⑆ ⑆000107957564⑈

Allen Morris Residential, Ltd.
121 Alhambra Plaza, Suite 1600
Coral Gables Florida 33134
(305) 443-1000

SunTrust Bank, N.A.
Miami, Florida

63-643/670

4425

DATE 12/24/2020

Pay:*****One thousand two hundred fifty dollars and no cents

\$ ****1,250.00

Void after 60 days

TO THE ORDER OF
Dekalb County, Georgia
Treasury & Acctg Services
P.O. Box 1027
Decatur, GA 30031-1027

[Signature]

[Signature]
TWO SIGNATURES REQUIRED

⑈000004425⑈ ⑆063102152⑆ ⑆000107957564⑈

12/28/2020

FedEx Ship Manager - Print Your Label(s)

ORIGIN ID:JDMA (305) 476-2551
ALLEN MORRIS
THE ALLEN MORRIS COMPANY
121 ALHAMBRA PLAZA SUITE 1600

SHIP DATE: 28DEC20
ACTWGT: 1.00 LB
CAD: 4552860/INET4280

CORAL GABLES, FL 33134
UNITED STATES US

BILL SENDER

TO HENRY A. BAILEY
MORRIS MANNING & MARTIN, LLP
1600 ATLANTA FINANCIAL CENTER

ATLANTA GA 30326

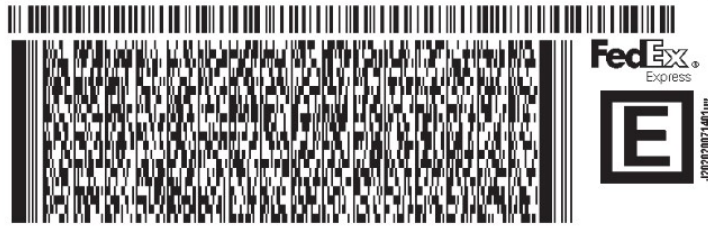
(404) 504-5446

REF: AMRES

INV.
PO

DEPT:

56B,12/21/96/ET/66

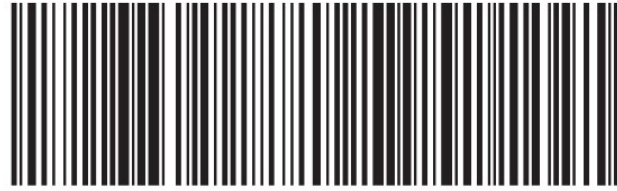


TUE - 29 DEC 10:30A
PRIORITY OVERNIGHT

TRK# 7724 8429 1252
0201

XH TMAA

30326
GA-US ATL



After printing this label:

1. Use the Print button on this page to print your label to your laser or inkjet printer.
2. Use the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, or delivery, in addition to the cost of the package, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover under FedEx for any loss, including loss of the package, loss of sales, income, interest, profit, attorney's fees, costs and other items, is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual declared loss. Maximum limit for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our ServiceGuide. Written claims must be filed within strict time limits, see current FedEx Service Guide.