



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: March 2, 2021, 5:30 P.M.

Board of Commissioners Hearing Date: March 25, 2020, 5:30 P.M.

STAFF ANALYSIS

Case No.: Z-21-1244535 **Agenda #:** N. 9

Location/Address: 2490 North Druid Hills Road, and 1600 and 1613 mount Mariah Road, Atlanta **Commission District:** 2 **Super District:** 6

Parcel ID(s): 18-152-01-005, -006, & -054

Request: Rezone properties from “RSM (Small Lot Residential Mix) and R-85 (Residential-Medium Lot-85) to HR-2 (High Density Residential-2) to allow multifamily apartments.

Property Owner(s): CSS 18, LLC and Health Systems Real Estate, Inc.

Applicant/Agent: The Allen Morris Company

Acreage: 5.6 acres

Existing Land Use: Undeveloped land and the Mount Mariah Baptist Church

Surrounding Properties: North: Bristol at Briarcliff Townhomes (zoned MR-1); Northeast: Undeveloped, wooded (zoned R-85); East, Southeast: First Alliance Church (zoned R-85); South: Single-family residential (zoned R-85); Southwest: Open Space (zoned R-85); West and Northwest: A Firestone tire store and a Target retail store (zoned C-1)

Comprehensive Plan: SUB (Suburban) **Consistent** **Inconsistent***

*Consistency is proposed to be achieved through the update to the 2035 Comprehensive Plan

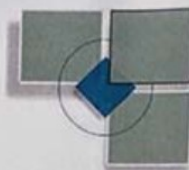
Proposed Density: 60.1 units per acre	Existing Density: not applicable
Proposed Units: 337	Existing Units: none
Proposed Lot Coverage: 79.4%	Existing Lot Coverage: (estimate) 10%



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

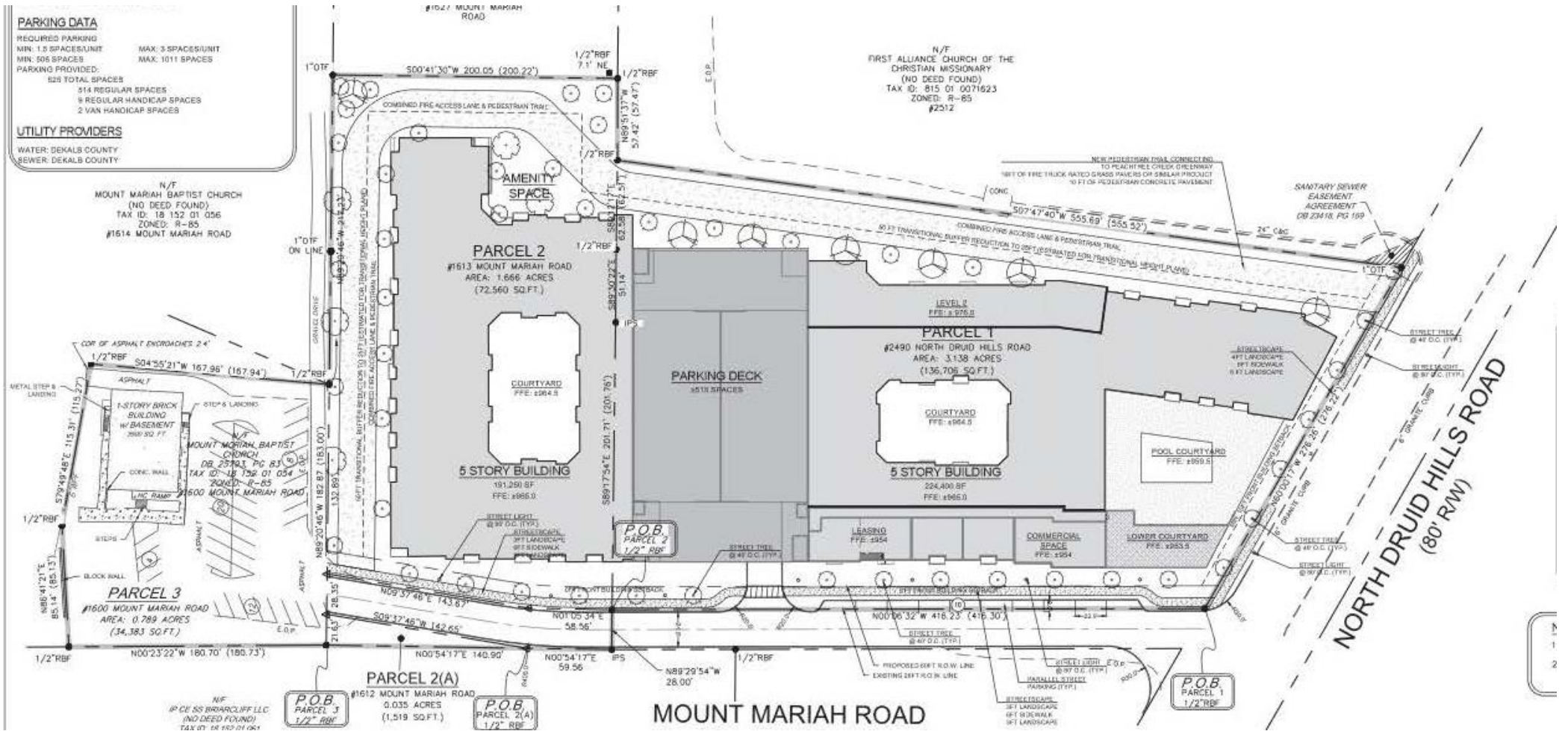


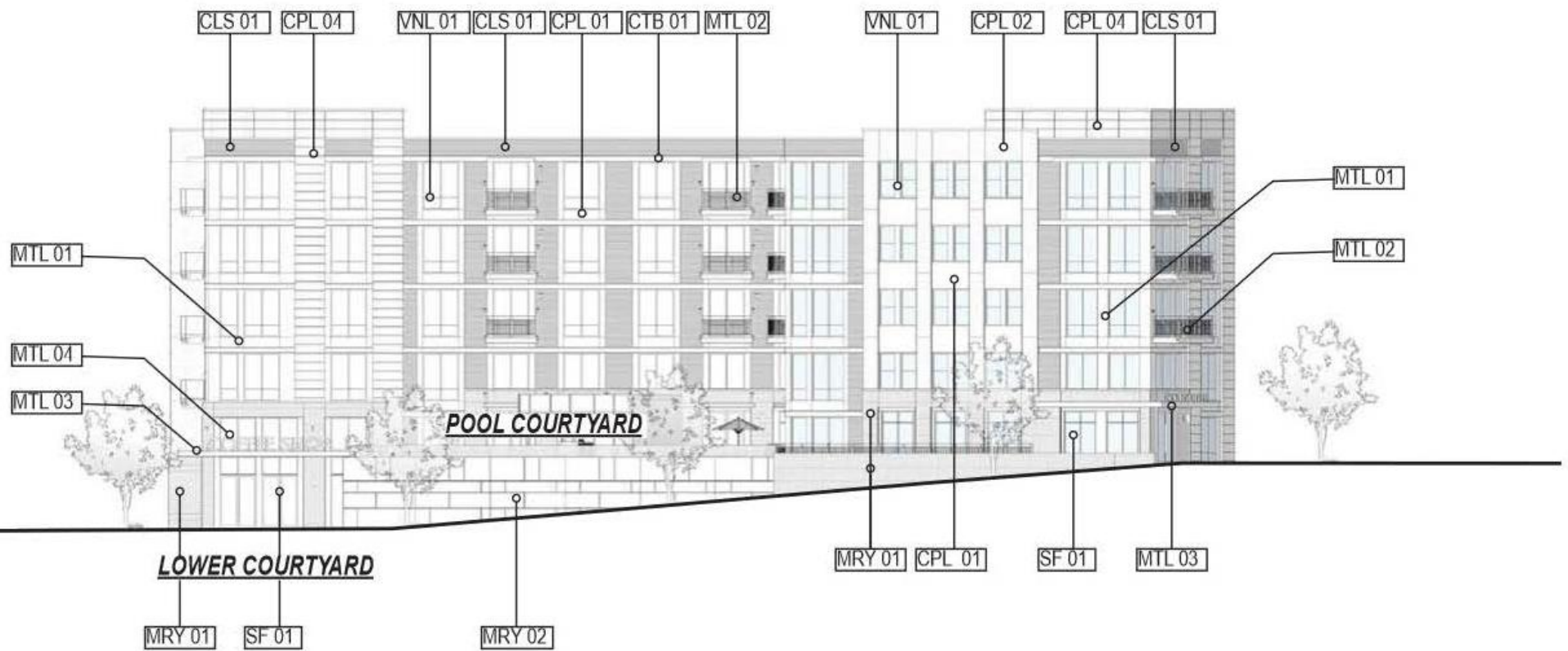
June 23, 2023
EXPIRATION DATE / SEAL

[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





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

