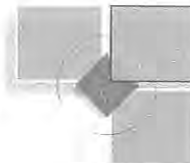




DeKalb County Department of Planning & Sustainability

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: Doug Linneman (KENCO Residential) E-Mail: doug@kencoapartments.com

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

Applicant Phone: 404-633-0401 Fax: _____

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: 2784 and 2790 N. Druid Hills Road, Atlanta, GA 30329

District(s): 18 Land Lot(s): 111 Block: 03 Parcel(s): 002, 003

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

Present Zoning Category: R-100 Proposed Zoning Category: MR-2

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 X 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.



SIGNATURE OF APPLICANT / DATE

Check One: Owner _____ Agent X

330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030
[voice] 404.371.2155 – [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov

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 X 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 X No _____

Existing Land Use: SUB Proposed Land Use: Town Center Consistent _____ Inconsistent _____

Special Land Use Permit: Yes _____ No X 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
	OL, OD, OIT, NS, C1, C2, M, M2	\$750.00

LAND USE MAP AMENDMENT \$500.00

SPECIAL LAND USE PERMIT \$400.00

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 FERRTY 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 TRUS
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 SUSA
1395 MERRY LN NE
ATLANTA GA 30329

MYATT HUNTER
1424 CHRISTMAS LN NE
ATLANTA GA 30329

Recording...

21049.00 - Community Meeting Presentation.pdf - Foxit Reader

FileHomeCommentFill & SignViewFormProtectShareConnectHelp

Tell me what you want to do..

Find

Participants (8)

Find a participant

PEC Hayle... (Host, me, participant ID: 311854)

CL Chad Lambeth

CE Clayton Edwards

FM Fred M Cohen

DL Doug Linneman

Ralph Oramas

RP Randy Pimsler

YM Yatin Manga

InviteMute All

LeftRight


TypewriterHighlight

LinkBookmark

File AttachmentImage AnnotationAudio & Video

CommentLinksInsert

N DRUID HILLS ...21108 - Kenco Lavista...



SEC+ Planners & Engineers Collaborative+

2784, 2790 NORTH DRUID HILLS ROAD

3 (3 / 8)

42.23%

Hayley Todd PEC+

Chad Lambeth

Clayton Edwards

Doug Linneman

Randy Pimsler



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

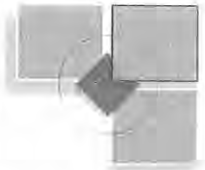
kjw/ht/dp



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



Section 27-832. Standards and factors governing review of proposed amendments to official zoning maps. 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 maps:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- F. Whether the zoning proposal will 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.

Section 27-833. Conditions. Conditions may be requested by an applicant, recommended by the Planning Department and Planning Commission, and imposed by the Board of County Commissioners, as a part of any proposed change to the official zoning map, in accordance with the following requirement:

- A. Conditions may be imposed so as to ameliorate the effect(s) of the proposed developmental change for the protection or benefit of neighboring persons or properties consistent with the purpose and intent of the district(s) involved, and the goals and objectives of the Comprehensive Plan and state law. No condition shall be imposed which reduces the requirements of the district(s) involved. All conditions shall be of sufficient specificity to allow lawful and consistent application and enforcement. All conditions shall be supported by a record that evidences the relationship between the condition in the form of a development exaction for other than a project improvement shall be imposed within the meaning of the Georgia Development Impact Fee Act, as amended.
- B. The Board of Commissioners shall not impose any condition on a proposed amendment to the official zoning map that was not previously reviewed by the Planning Commission unless said condition has been reviewed by the Law Department, Planning Department, and the Public Works Department for legality, enforceability, and recommendation. The Board of County Commissioners may defer final action on any such proposed amendment for up to 60 days to allow for this review and may take action without referral back to the Planning Commission.
- C. Once imposed, conditions shall become an integral part of the approved amendment and shall be enforced as such. Changes to approved conditions shall be authorized only pursuant to Section 27-845 of this chapter.

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: 06-28th 2021

CHECK TYPE OF APPLICATION:

() LAND USE PLAN

(X) REZONE

() MINOR MODIFICATION

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

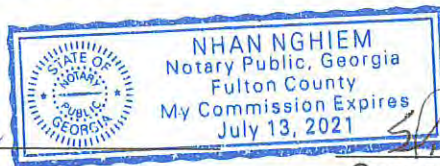
(Name of Applicant or Agent Representing Owner)

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

6.28.2021

Nhan Nghiem

Notary Public



Shun Kuen Loui
Owner

Notary Public

Owner

Notary Public

Owner

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: 06-28-2021

CHECK TYPE OF APPLICATION:

() LAND USE PLAN

(☒) REZONE

() MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(I) (WE), Harry Loui, owner 2790 N. Druid Hills Road NE

(Name of owner(s))

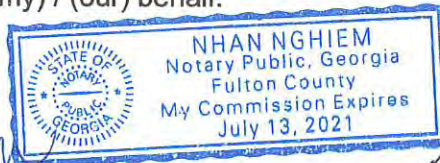
being (owner)/(owners) of the property described below or attached hereby delegate authority to
Doug Linneman - KENCO RESIDENTIAL

(Name of Applicant or Agent Representing Owner)

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

6.28.2021

Nhan Nghiem



Notary Public

[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

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 an 1/2" rebar found; running thence North 00 degrees 00 minutes 00 seconds East 25.00 feet to an 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.

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.

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;

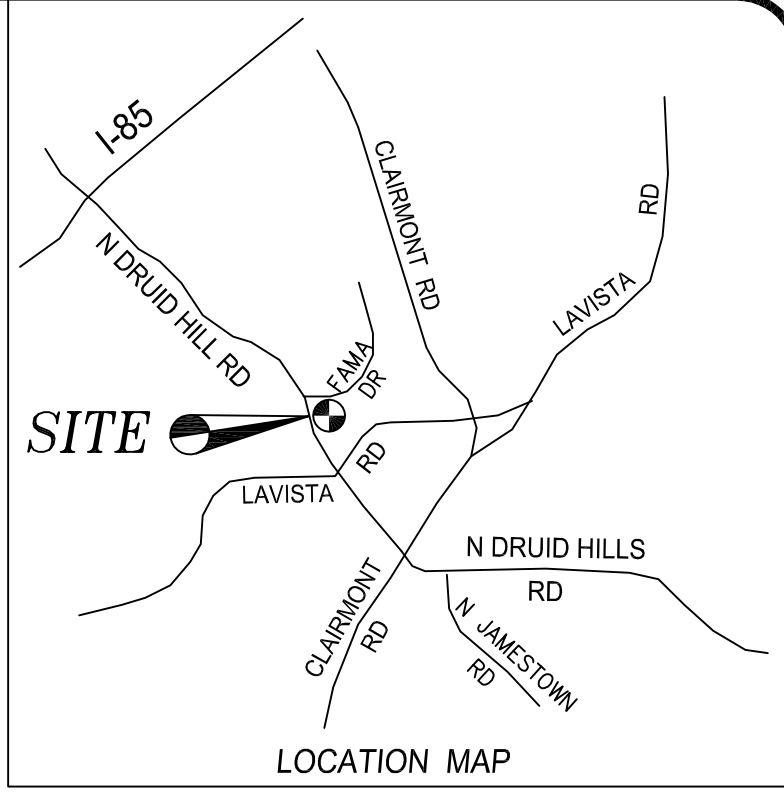
thence, South 89°21'51" West a distance of 230.90 feet to a 1/4" rebar found on the variable right-of-way of North Druid Hills Road; thence along said right of way North 88°55'35" West a distance of 5.36 feet to a 1/2" rebar found; thence, North 18°42'50" West a distance of 96.22 feet to a 1/2" open 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.

RETRACEMENT SURVEY OF:

0.485 Acres (21,120 S.F.)
Land Lot: 111 District: 18
City of Atlanta, DeKalb County, Georgia

Current Owner(s)
(as per Dekalb County records)
SHUN KUEN LOUI
TAX ID# 18 111 05 002
DB 6611 PG 253



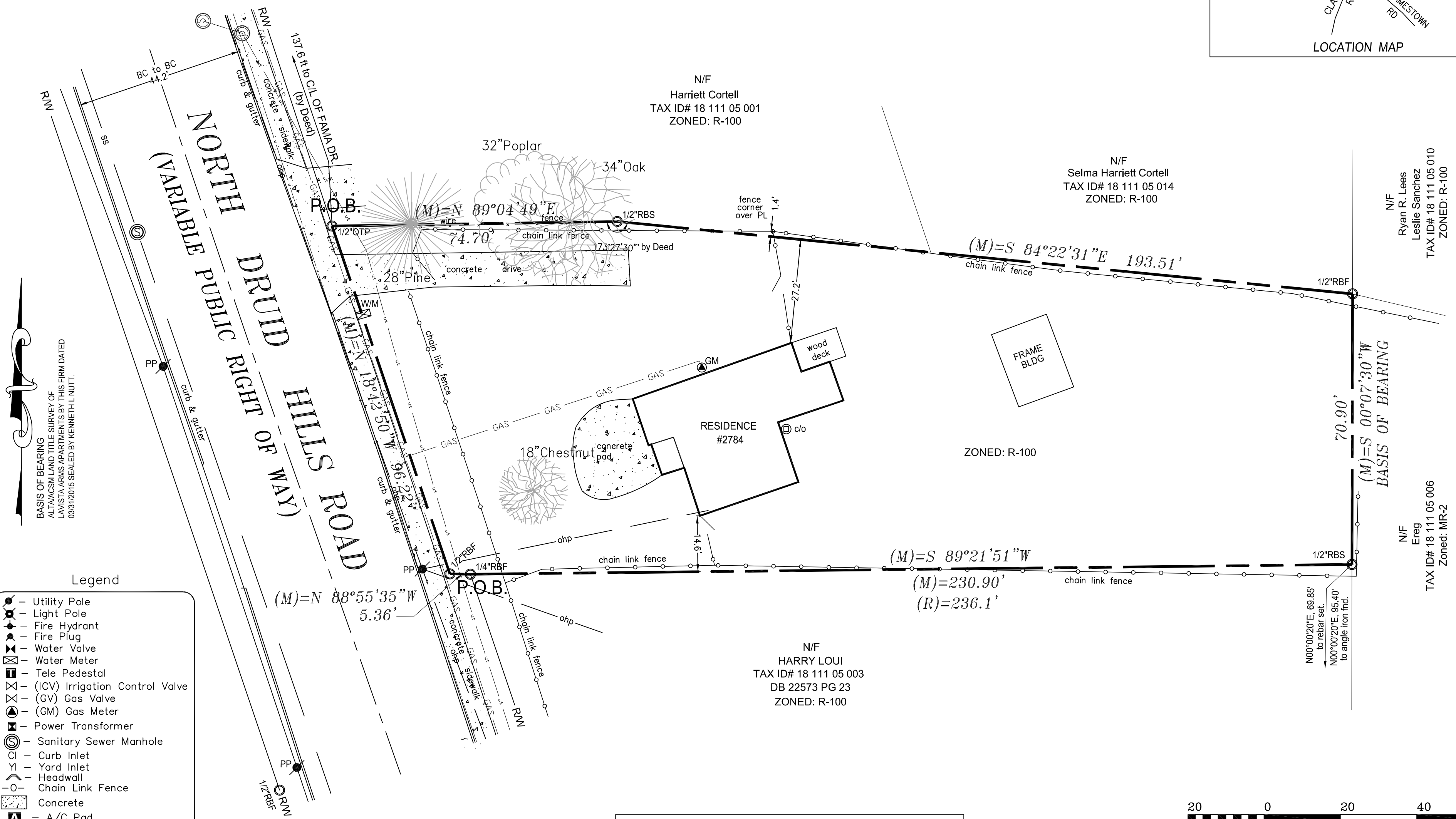
Prepared by:
Perimeter Surveying Co., Inc
1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768
email: kencoper@aol.com

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 on 15, 2021.

OFFICIAL USE



BASIS OF BEARING
ALTAACSM LAND TITLE SURVEY OF
LAVISTA ARMS APARTMENTS BY THIS FIRM DATED
03/31/2015 SEALED BY KENNETH L. NUTT.

- 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

(R) = RECORD
(M) = MEASURED

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.

SURVEYORS CERTIFICATION
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, 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 land 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 Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.
KENNETH L. NUTT, R.L.S. SEAL #2104
June 25, 2021

DATE OF PLAT 06/25/2021

20 0 20 40 60
GRAPHIC SCALE - FEET

REVISIONS		
1	CHANGED BASIS OF BEARING AND ROTATION TO MATCH APARTMENTS	06/25/21
PROJECT: 2784 N DRUID HILLS RD.		
SCALE: 1"=20"		
Job # 005615-2016-21		

Retracement Survey of
0.485 Acres (21,120 S.F.)
Tax I.D.# 18 111 05 0002
Located in
Land Lot: 111 District: 18
City of Atlanta, DeKalb County, Georgia
2784 N. Druid Hills Rd.
Job # 005615-21
Date Surveyed: 06-12-2021
Party Chief: GW
Computed by: RW
Checked by: KLN

Prepared for:
KENCO LAVISTA APARTMENTS
2284 LAVISTA ROAD
DEKALB COUNTY, GEORGIA

SHEET
1 of 1

OFFICIAL USE

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 on June 15, 2021.

RETRACEMENT SURVEY OF:

0.424 Acres (18,493 S.F.)

Land Lot: 111 District: 18

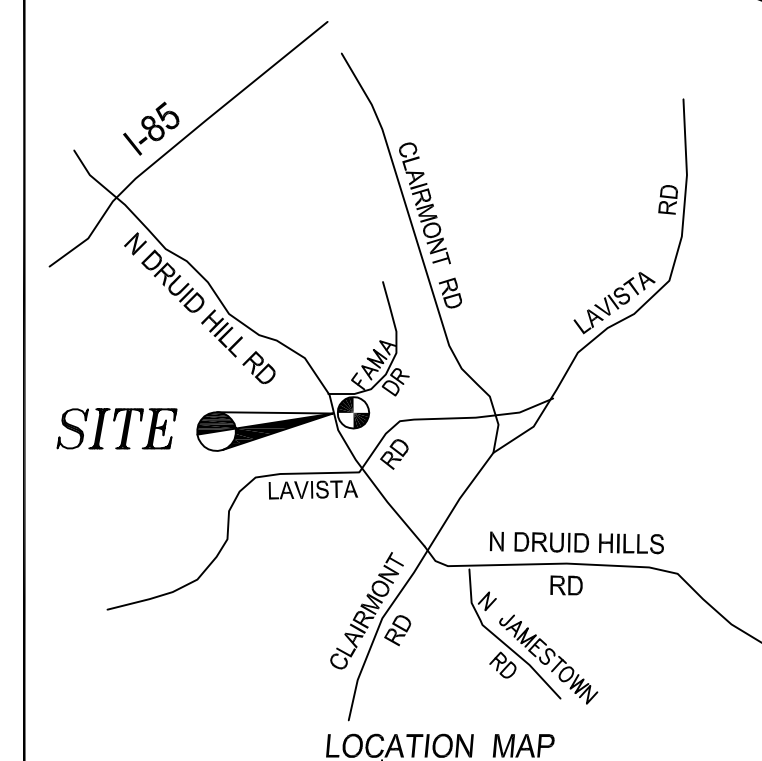
City of Atlanta, DeKalb County, Georgia

Current Owner(s)
(as per Dekalb County records)

HARRY LOUI

TAX ID# 18 111 05 003

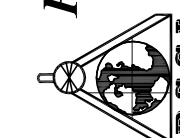
DB 22573 PG 23



Prepared by:

Perimeter Surveying Co., Inc

1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768
email: kencoper@aol.com
COA# LSF001223



Prepared for:

KENCO LAVISTA APARTMENTS
2284 LAVISTA ROAD
DEKALB COUNTY, GEORGIA

Retracement Survey of

0.424 Acres (18,493 S.F.)

Located in

Located in
Land Lot: 111 District: 18

Land Lot: 111 District: 18
City of Atlanta, DeKalb County, Georgia

Computed by: RW	2790 N. Druid Hills Rd.	Date Surveyed: 06-12-2021
Checked by: KLN	Job # 005615-2016-21	Party Chief: GW























Computed by: RW
Checked by: KLN

SHEET
1 of 1


 BASIS OF READING

BASIS OF BEARING
 ALTA/ACSM LAND TITLE SURVEY OF
 LAVISTA ARMS APARTMENTS BY THIS FIRM DATED
 03/31/2015 SEALED BY KENNETH L. NUTT.

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

(R) = RECORD
(M) = MEASURED

This survey was performed without the benefit of a complete and thorough Title Abstract.

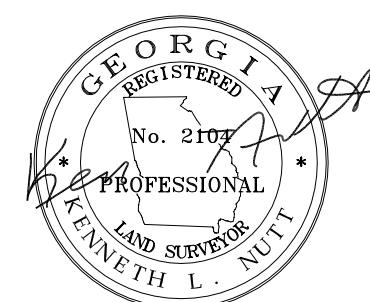
No portion of the subject property is located in a special flood hazard area as per F.I.R.M. Community No. 130065, Panel 0054K, Map 13089C0054K, dated Aug. 15, 2019.

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.

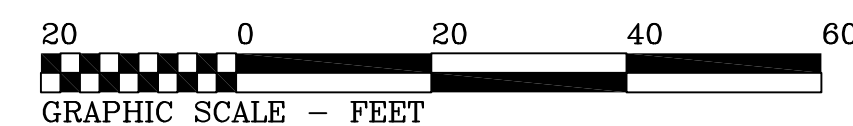
SURVEYORS CERTIFICATION

This plat is a reticement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL, COUNTY, STATE, OR FEDERAL LAWS, ORDINANCES, RULES, OR LOCAL REGULATIONS OR REQUIREMENTS. NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land 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 Survey and Mapping Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

KENNETH L. NUTT R.I.S. SEAL #2104



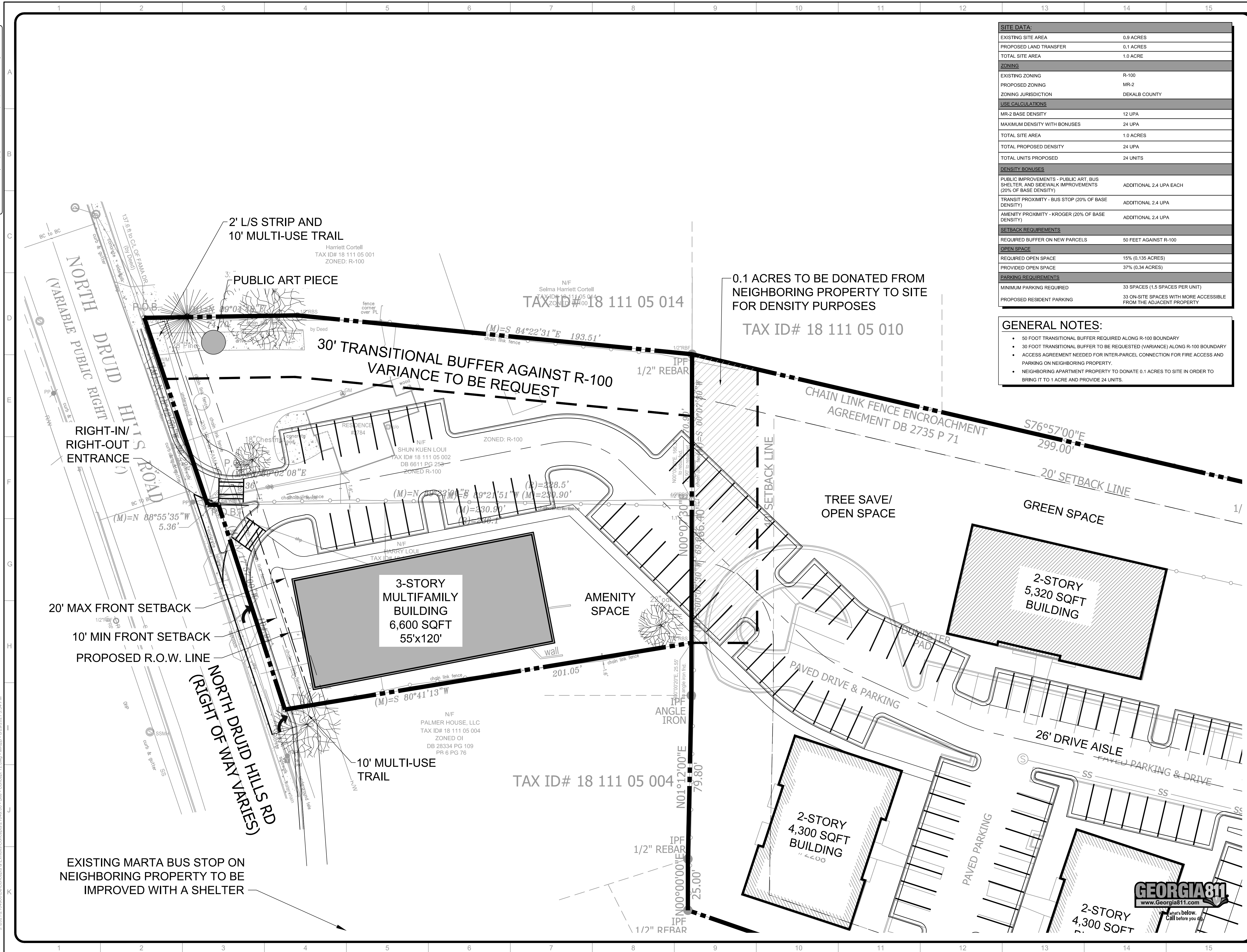
DATE OF PLAT 06/25/2021

[illegible]

PROJECT: 2790 N DRUID HILLS RD.

SCALE: 1"=20"

Job # 005615-2016-21



GENERAL NOTES:

- 50 FOOT TRANSITIONAL BUFFER REQUIRED ALONG R-100 BOUNDARY
- 30 FOOT TRANSITIONAL BUFFER TO BE REQUESTED (VARIANCE) ALONG R-100 BOUNDARY
- ACCESS AGREEMENT NEEDED FOR INTER-PARCEL CONNECTION FOR FIRE ACCESS AND PARKING ON NEIGHBORING PROPERTY.
- NEIGHBORING APARTMENT PROPERTY TO DONATE 0.1 ACRES TO SITE IN ORDER TO BRING IT TO 1 ACRE AND PROVIDE 24 UNITS.

C12

SHEET



PITTOSPORUM



DWARF INDIAN HAWTHORN



EASTERN REDBUD

LANDSCAPE DESIGN AROUND THE PUBLIC ART



AMERICAN HOLLY



CHINESE JUNIPER (Juniperus x pfizeriana "Sea Green")



GREEN GIANT ARBORVITAE

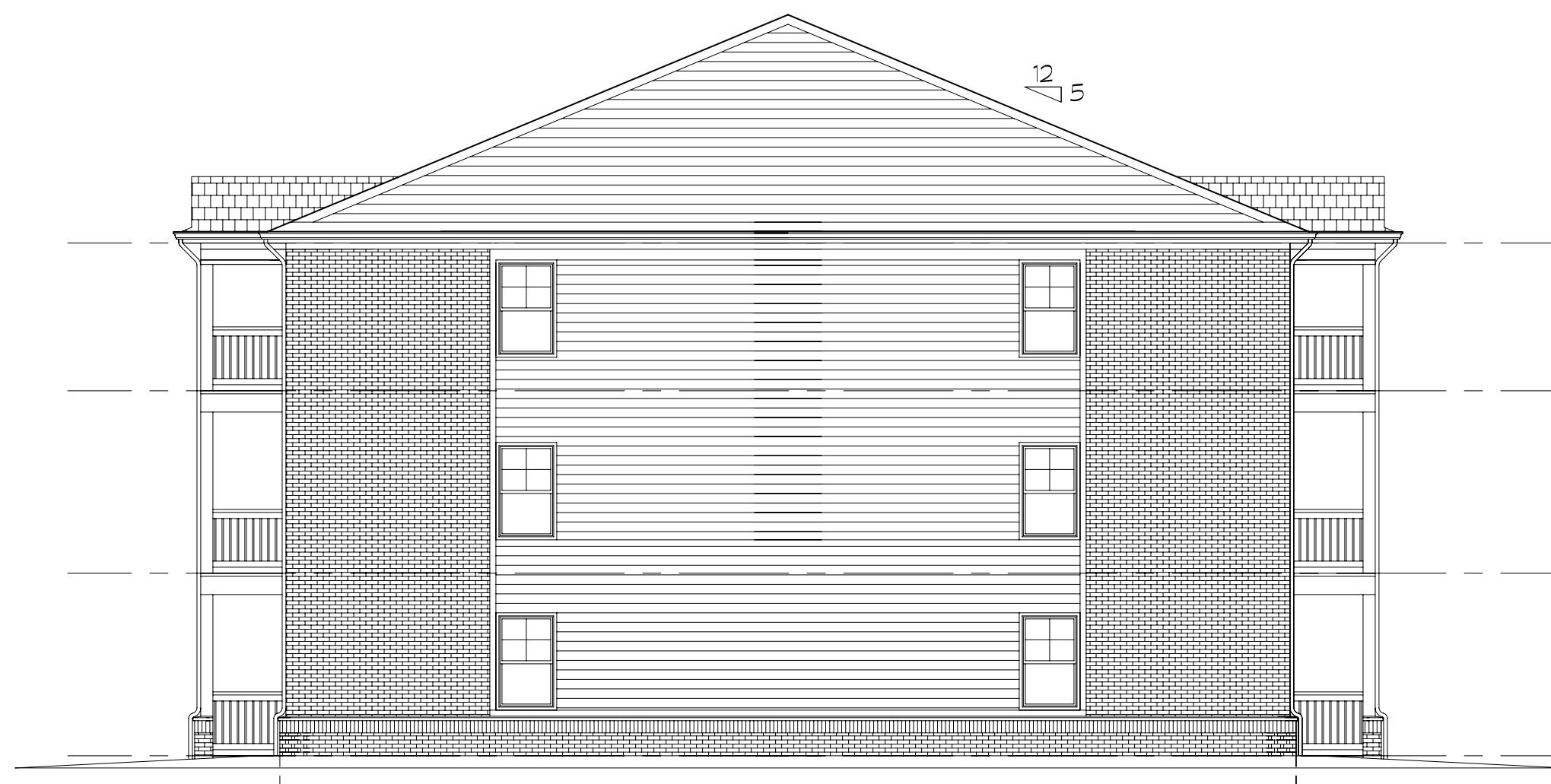


6' PRIVACY FENCE

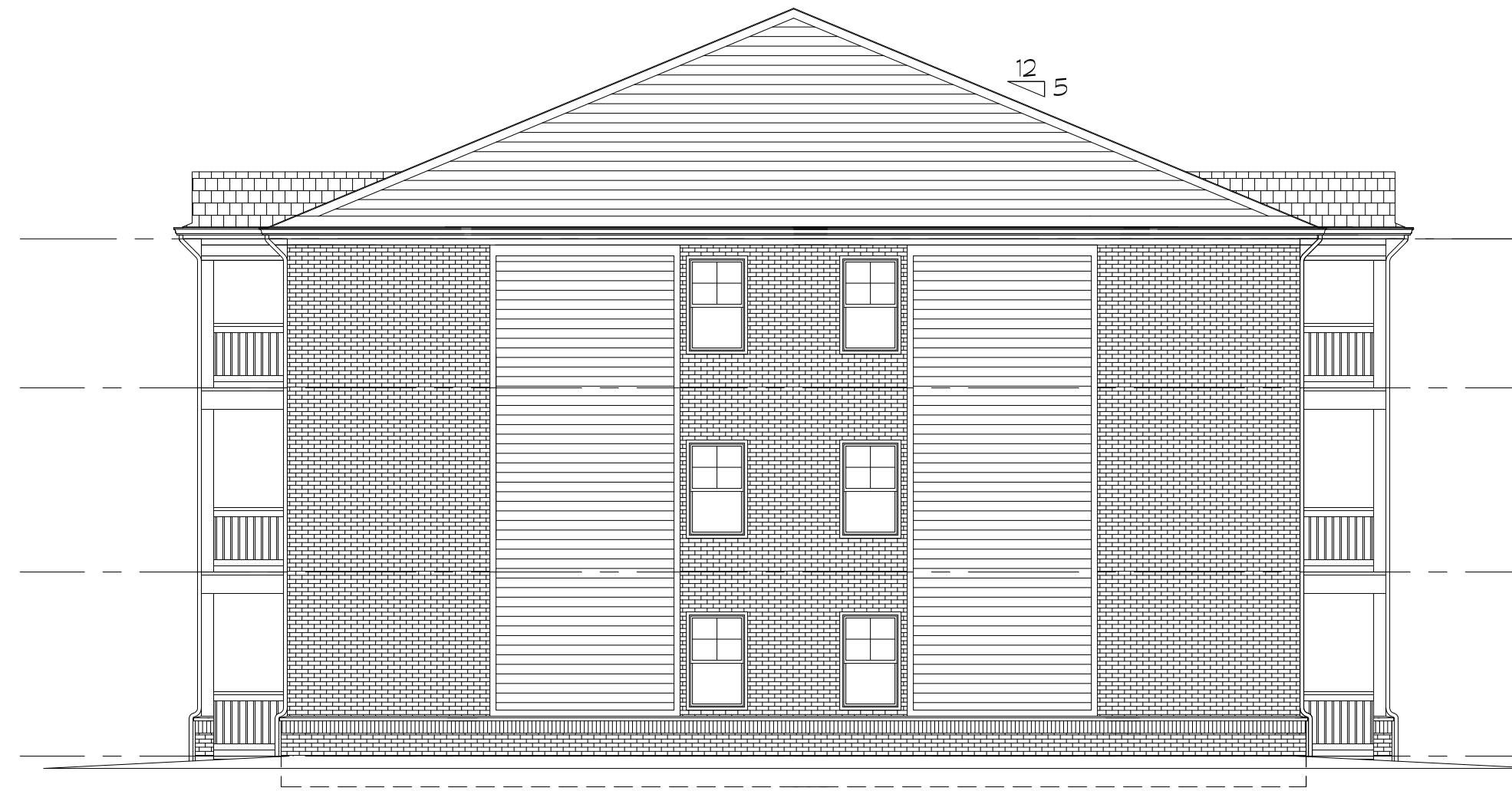




1
A3.0
PROPOSED FRONT ELEVATION BUILDING 1
1/8" = 1'-0"



2
A3.0
PROPOSED RIGHT SIDE ELEVATION BUILDING 1
1/8" = 1'-0"



3
A3.0
PROPOSED LEFT SIDE ELEVATION BUILDING 1
1/8" = 1'-0"



4
A3.0
PROPOSED REAR ELEVATION BUILDING 1
1/8" = 1'-0"

PHA
PIMSLER - HOSS
ARCHITECTS INC.

Randy E. Pimler, AIA, LEED®

T (404) 875 1517
F (404) 875 2475

455 GLEN IRIS DRIVE, NE
SUITE C
ATLANTA, GEORGIA 30308
www.pimslermoos.com

**KENCO LAVISTA
APARTMENTS**
2282 LAVISTA ROAD
ATLANTA, GA 30329

PROJECT NO.: 21108

SCALE: 1/8" = 1'-0"

REV.	DATE	DESCRIPTION

DRAWN BY:

CHECKED BY:

**PROPOSED
ELEVATIONS
BUILDING 1**

A3.0

06.22.21
NOT RELEASED
FOR CONSTRUCTION

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 24-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 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 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 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 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 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/dp

6/30/2021

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 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.

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. There should be no ill effects on any nearby or adjacent properties as a result of the proposal.

6/29/2021

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. 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