



## **DeKalb County Department of Planning & Sustainability**

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

**Decatur, GA 30030**

**(404) 371-2155 / [plandev@dekalbcountyga.gov](mailto:plandev@dekalbcountyga.gov)**

**Planning Commission Hearing Date: July 10, 2018, 6:30 P.M.**

**Board of Commissioners Hearing Date: July 24, 2018, 6:30 P.M.**

### **STAFF ANALYSIS**

**Case No.:** 2018-2157/ Z-18-22285 **Agenda #:** N.7

**Location/Address:** The east side of Memorial Drive, approximately 207 feet south of Kensington Road at 4213 Memorial Drive, Decatur, Georgia. **Commission District:** 4 **Super District:** 6

**Parcel ID:** 15-230-01-005

**Request:** To rezone property from R-75 (Residential Medium Lot) District to HR-3 (High Density Residential-3) to build ground level retail in combination with 220 apartment units within two - 7 seven-story buildings.

**Property Owners:** John & Shirley Spinelli

**Applicant/Agent:** Sam Artopoulos & R. Kyle Williams

**Acreage:** 2.3 Acres

**Existing Land Use:** Undeveloped

**Surrounding Properties:** Oak Tree Villas Apartments; Kenridge Apartment Homes; Office uses Kensington MARTA Station; Kensington Office Plaza;

**Adjacent & Surrounding Zoning:** North & South: O-I (Office-Institutional) District  
East: MR-2 (Medium Density-Residential-2) District  
Northeast & West: R-75 (Residential Medium Lot) District`

**Comprehensive Plan:** Regional Center Consistent X

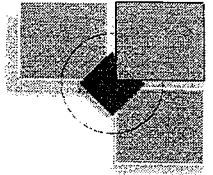
<b>Proposed Units:</b> 220	<b>Existing:</b> N/A
<b>Proposed Lot Coverage:</b> 81.60%	<b>Existing Lot Coverage:</b> N/A



# 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

APR 26 2018

Z/CZ No. 2-18-22285  
Filing Fee: 500.00

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

Applicant: Sam Artopoulos and R. Kyle Williams E-Mail: sartopoulos@williamsteusink.com

Applicant Mailing Address: 309 Sycamore Street, Decatur, Georgia 30030

Applicant Phone: 404-373-9590 Fax: 404-378-6049

Owner(s): See Exhibit A E-Mail: \_\_\_\_\_  
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 2010 Enrique Drive, The Villages, FL 32159

Owner(s) Phone: 352-259-4299 Fax: \_\_\_\_\_

Address/Location of Subject Property: 4213 Memorial Drive

District(s): 15 Land Lot(s): 230 Block: 01 Parcel(s): 005

Acreage: 2.3 Commission District(s): 4 and 6

Present Zoning Category: R-75 Proposed Zoning Category: HR-3

Present Land Use Category: RC

### 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? X Yes    No

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

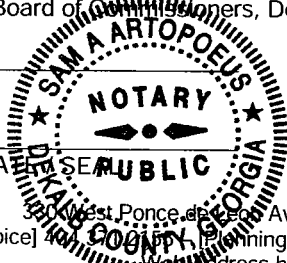
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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.

NOTARY

1/26/19

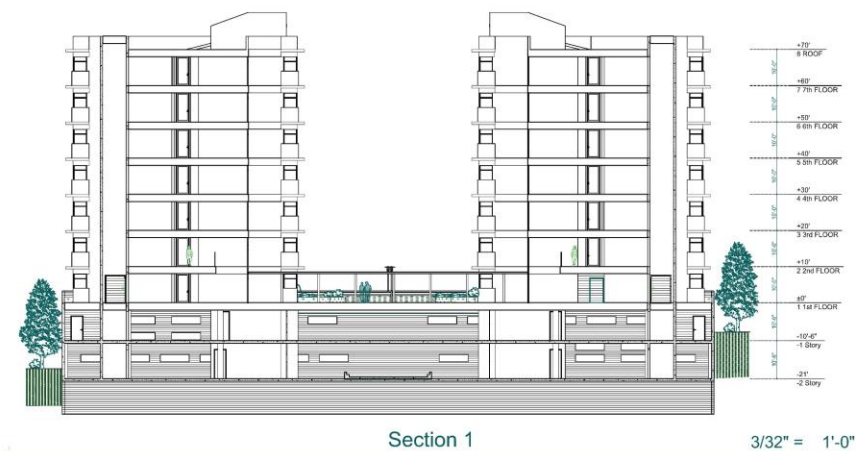
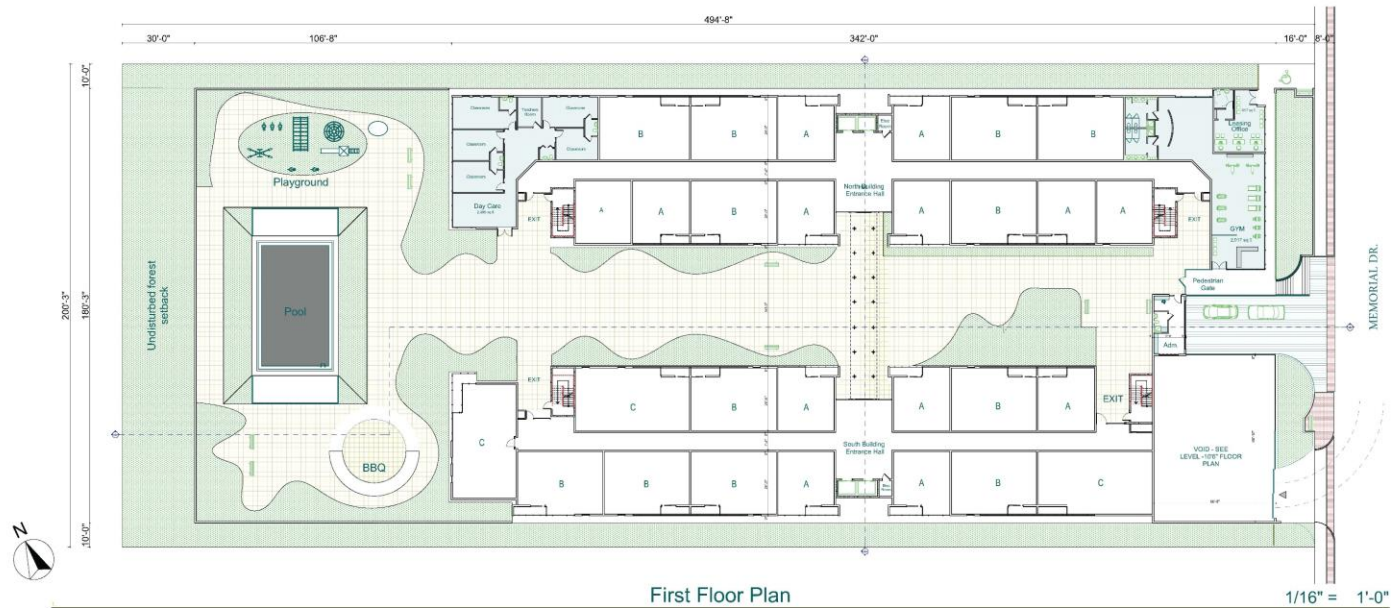
EXPIRATION DATE



SIGNATURE OF APPLICANT / DATE

Check One: Owner    Agent ✓

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



**REMOS**  
architects

Alpharetta, Georgia 30118  
1800 Peachtree Road, Suite 100  
Atlanta, Georgia 30329  
Tel: 404.486.7100  
Fax: 404.486.7101  
www.remosarchitects.com

**Memorial Drive -  
Apartments**  
4213 Memorial Dr.  
Decatur, GA 30032

CONSULTANTS:  
ALBERTO CHINCHILLA  
ARCHITECTS

JANNETH ARDILA  
ARCHITECT

1800 Peachtree Road, Suite 100  
Atlanta, Georgia 30329

STRUCTURAL ENG.

M.E.P. ENG.

CIVIL ENG.

LANDSCAPE ARCH.

SEAL:

A.R. 0011720

REVISIONS:

Project No.: AT 010

Model File:

Drawn by: J.A.C.

Approved by: A.R.

Date: 4/18/2018

Scale:

Copyright:

Content:

First Floor Plan,

Section 1

Sheet Title:

A-102

Sheet Number:

2

N.7

Z-18-22285

Zoning Map

