



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: May 07, 2019, 6:30 P.M.

Board of Commissioners Hearing Date: May 28, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-18-1235071 **Agenda #:** N.1

Location/Address: The north and south side of Milledge Place; the east side of Briarcliff Road; the north side of Clairmont Road and the west side of Biltmore Drive at 957, 961, 953, 949, 946, 948, 952, 956 and 960 Milledge Place, Atlanta, Georgia. **Commission District: 2 Super District: 6**

Parcel ID: 18-106-10-033 thru 18-106-10-041

Request: To rezone property from R-85 (Residential Medium Lot) District to HR-2 (High Density Residential-2) District to develop a student housing development consisting of 202 apartment units on 3.38 acres at a density of 60 units per acre.

Property Owners: Perry Hamilton, Kimberly Perry Mergler & Eva Ann Perry Zwack; Karen G. Wise & Stuart L. Gottler; William W. Galloway & G. Douglas Dillard; David W. Amis & Jonathan T. DeLoach; Lynn E. & Edward J. Ryan; Bobby W. Goldberg; The Estate of Benjamin L. Wyckoff, Jr. & Estelle Wyckoff; Bottom Line Properties, LLC & The Estate of Grace J. Netland

Applicant/Agent: Toll Bros., Inc. c/o Morris, Manning and Martin, LLP

Acreage: 3.38 Acres

Existing Land Use: Nine (9) Single-Family Detached Residences

Surrounding Properties: QuikTrip; Pig-N-Chik BBQ; Atlantic Briarcliff Apartment Homes

Adjacent & Surrounding Zoning: North: MR-2 (Medium Density-Residential-2) District
West: M (Light-Industrial) District; East: O-I (Office-Institutional) District
South: C-1 (Local Commercial) District

Comprehensive Plan: Town Center (TC) Consistent X

Proposed Building Square Feet: 202 Apartment Units	Existing Units: 9 Single-Family Detached Residences
Proposed Lot Coverage: <80%	Existing Lot Coverage: <35% Per Lot



March 21, 2019

Corbin Armstrong, Esq.
404-495-8463
carmstrong@mmmlaw.com
www.mmmlaw.com

VIA EMAIL: meisenberg@dekalbcountyga.gov
VIA HAND DELIVERY

Marian Eisenberg
Zoning Administrator
DeKalb County
Planning & Sustainability
330 W. Ponce de Leon Avenue
Decatur, GA 30030

Re: Applications LP-18-1235069 and Z-18-1235069; Milledge Place

Dear Marian:

After discussion with the County and GDOT, the applicant proposes to reduce the requested density for the proposed project from 372 units to 202 units. The applicant therefore requests to change the rezoning category request from HR-3 to HR-2. In addition, the land use change application is no longer necessary and the applicant requests to withdraw the land use amendment request. Enclosed are the following items to facilitate the requested change:

1. A revised site plan;
2. A revised zoning letter of application and impact analysis; and
3. A revised page one of the application.

Please replace the previously submitted zoning letter of application and impact analysis, and site plan with those enclosed.

Sincerely,


Corbin Armstrong





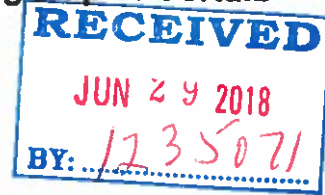
DeKalb County
G E O R G I A

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

Rezoning Application to Amend the Official Zoning Map of DeKalb
County, Georgia



Date Received: _____ Application No: _____

Applicant Name: Toll Bros., Inc. c/o Morris, Manning and Martin, LLP.

Applicant E-Mail Address: Sbates@tollbrothersinc.com

Applicant Mailing Address: 3500 Lenox Road, Suite 1500, Atlanta, GA 30326

Applicant Daytime Phone: 404-419-2157 Fax: _____

Owner Name: SEE ATTACHED

If more than one owner, attach list of owners.

Owner Mailing Address: _____

Owner Daytime Phone: _____

Address of Subject Property: 961, 957, 953, 949, 946, 948, 952, 956, and 960 Milledge Place Atlanta, GA 30329

Parcel ID#: SEE ATTACHED

Acreage: 3.38 Commission District: 2

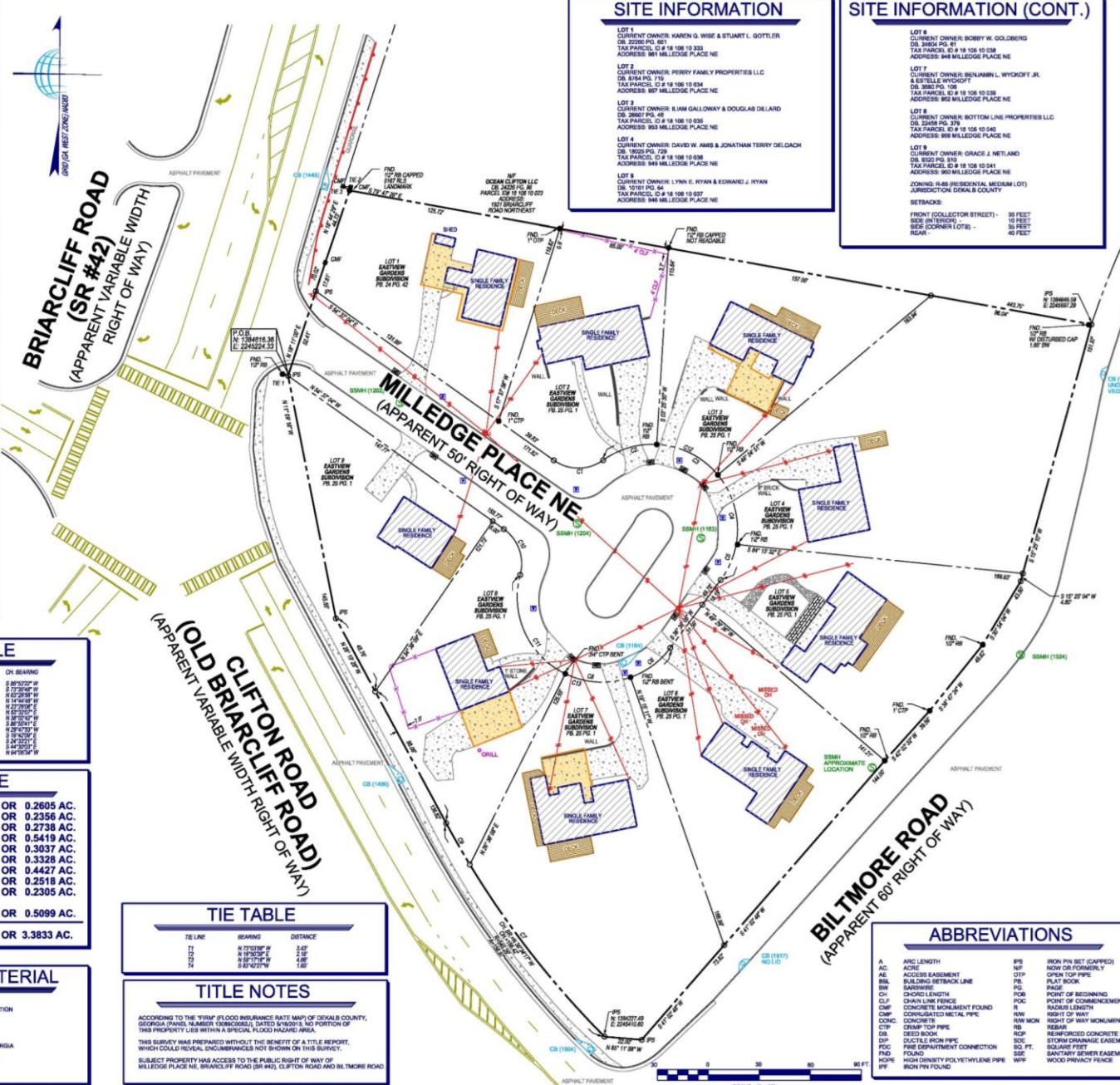
Present Zoning District(s): R-85

Proposed Zoning District: HR-3

Present Land Use Designation: Town Center

Proposed Land Use Designation (if applicable): Regional Center

LEGEND



SITE INFORMATION

LOT 1
CURRENT OWNER: KATHA G. WISE & STUART L. GOTTLER
DB. 2226 P.O. 851
TAX PARCEL ID # 18 106 19 333
ADDRESS: 941 MILLEDGE PLACE NE

LOT 2
CURRENT OWNER: PERRY FAMILY PROPERTIES LLC
DB. 874 P.O. 710
TAX PARCEL ID # 18 106 19 934
ADDRESS: 897 MILLEDGE PLACE NE

LOT 3
CURRENT OWNER: LIAM GALLOWAY & DOUGLAS DELARD
DB. 2867 P.O. 48
TAX PARCEL ID # 18 106 19 936
ADDRESS: 893 MILLEDGE PLACE NE

LOT 4
CURRENT OWNER: DAVID W. AMBS & JONATHAN TERRY DELCASH
DB. 1928 P.O. 729
TAX PARCEL ID # 18 106 19 936
ADDRESS: 891 MILLEDGE PLACE NE

LOT 5
CURRENT OWNER: LYNN E. RYAN & EDWARD J. RYAN
DB. 1021 P.O. 64
TAX PARCEL ID # 18 106 19 037
ADDRESS: 946 MILLEDGE PLACE NE

SITE INFORMATION (CONT.)

LOT 6
CURRENT OWNER: BOBBY W. GOLDBERG
DB. 3304 P.O. 81
TAX PARCEL ID # 18 106 19 038
ADDRESS: 946 MILLEDGE PLACE NE

LOT 7
CURRENT OWNER: BENJAMIN L. WYCKOFF JR. & ESTELLE WYCKOFF
DB. 382 P.O. 128
TAX PARCEL ID # 18 106 19 038
ADDRESS: 946 MILLEDGE PLACE NE

LOT 8
CURRENT OWNER: BOTTOM LINE PROPERTIES LLC
DB. 2248 P.O. 379
TAX PARCEL ID # 18 106 19 041
ADDRESS: 946 MILLEDGE PLACE NE

LOT 9
CURRENT OWNER: GRACE J. NETLAND
DB. 832 P.O. 511
TAX PARCEL ID # 18 106 19 041
ADDRESS: 946 MILLEDGE PLACE NE

ZONING: RESIDENTIAL MEDIUM LOT
JURISDICTION: DICKENS COUNTY

SETBACKS:
FRONT (COLLECTOR STREET) - 30 FEET
SIDE (ON LOT) - 10 FEET
SIDE (OFFER LOT) - 30 FEET
REAR - 40 FEET



SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE R10 DUAL FREQUENCY GPS UNIT WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.
A TRIMBLE R10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE OF ONE FOOT IN 107,234 FEET AND AN AVERAGE OF 80\"/>

CURVE TABLE

CURVE	ARC	ANGLE	CHORD	CH. BEARING
CD1	20.97'	25.00'	28.22'	S 89°02'22\"/>

AREA TABLE

PARCEL	SQ. FT.	AC.
PARCEL 1	11,349	0.2605
PARCEL 2	10,262	0.2356
PARCEL 3	11,926	0.2738
PARCEL 4	23,604	0.5419
PARCEL 5	13,230	0.3037
PARCEL 6	14,496	0.3328
PARCEL 7	19,284	0.4427
PARCEL 8	10,970	0.2518
PARCEL 9	10,041	0.2305
MILLEDGE PL. RIGHT OF WAY	22,213	0.5099
TOTAL AREA	147,375	3.3833

TIE TABLE

TO LINE	BEARING	DISTANCE
T1	N 72°02'00\"/>	

TITLE NOTES

ACCORDING TO THE "FIRM FLOOD INSURANCE RATE MAP" OF DEKALB COUNTY, GEORGIA (PAVING NUMBER 57830325), DATED 5/16/2013, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

- ### REFERENCE MATERIAL
- SURVEY FOR D AND G INVESTMENTS, LLC PREPARED BY LANDMARK ENGINEERING CORPORATION DATED 04/10/2017.
 - PLAT ENTITLED EASTVIEW GARDENS SUBDIVISION PREPARED BY LANDMARK ENGINEERING CORPORATION RECORDED IN PLAT BOOK 26 PAGE 42 IN THE PUBLIC RECORDS OF DEKALB COUNTY, GEORGIA.
 - PLAT ENTITLED EASTVIEW GARDENS SUBDIVISION PREPARED BY JACOBSON & CO. ENGINEERS RECORDED IN PLAT BOOK 20 PAGE 1 AFORESAID RECORDS.

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACCESS EASEMENT	NSP	NON OR FORMERLY OPEN TOP PIPE
AE	ACCESS EASEMENT	OTF	OPEN TOP PIPE
B	BUILDING BENCHMARK	PL	PLAT BOOK
BL	BENCHMARK	PLG	PLAT
BS	BENCHMARK	PO	POINT OF BEGINNING
CB	CHAIN LINK FENCE	PCC	POINT OF COMMENCEMENT
CF	CONCRETE FOUNDATION FOUND	R	RIGHT OF WAY
CM	CONGULATED METAL PIPE	NW	HEIGHT OF WAY
CP	CONCRETE	NS	NIGHT OF WAY MONUMENT
CR	CRAMP TOP PIPE	NSM	NEAR
CS	CONCRETE	NSP	NEWCASTLE CONCRETE PIPE
DC	DUCTILE IRON PIPE	SDC	STORM DRAINAGE EASEMENT
DP	DUCTILE IRON PIPE	SQ	SQUARE FEET
FD	FIELD DEPARTMENT CONNECTION	SSE	SANITARY SEWER EASEMENT
FP	FOUND	WFE	WOOD PAVEMENT FENCE
HP	HOLE		
IP	IRON PIN FOUND		

SURVEYOR'S CERTIFICATE

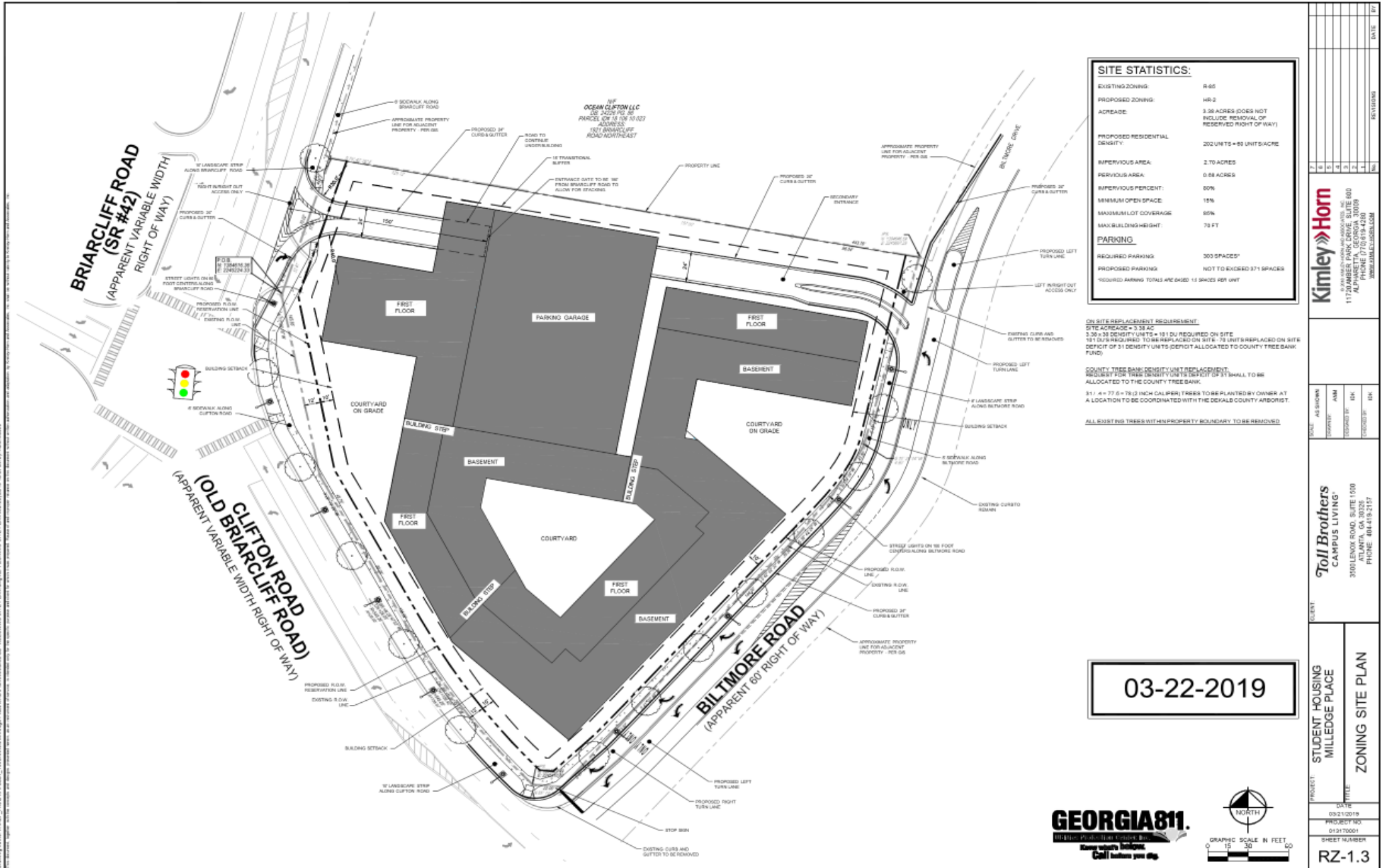
THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 180-2 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA SURVEYORS ACT O.C.G.A. § 43-44-44 AUTHORITY O.C.G.A. SECS. 18-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

[Signature]
NAIL B. JOHNSON, RLS
REGISTERED NUMBER: 2009

BOUNDARY SURVEY
TOLL BRIDGE PLACE
(MILLEDGE PLACE)
LOCATED IN
LAND LOT 106, 18th DISTRICT
DEKALB COUNTY, GEORGIA

TerraMark
 Professional Land Surveying & Mapping
 1306 South Perry Road
 Marietta, GA 30067
 Phone No. (770) 421-1007
 Fax No. (770) 421-1007
 www.terra-mark.com
 License No. 12188

SHEET NO.
1
 DRAWING TAG 18-100



SITE STATISTICS:

EXISTING ZONING:	R-65
PROPOSED ZONING:	HR-2
ACREAGE:	3.38 ACRES (DOES NOT INCLUDE REMOVAL OF RESERVED RIGHT OF WAY)
PROPOSED RESIDENTIAL DENSITY:	202 UNITS = 60 UNITS/ACRE
IMPERVIOUS AREA:	2.70 ACRES
PERVIOUS AREA:	0.68 ACRES
IMPERVIOUS PERCENT:	60%
MINIMUM OPEN SPACE:	15%
MAXIMUM LOT COVERAGE:	65%
MAX BUILDING HEIGHT:	70 FT
PARKING	
REQUIRED PARKING:	303 SPACES*
PROPOSED PARKING:	NOT TO EXCEED 371 SPACES
*REQUIRED PARKING TOTALS ARE BASED 1.5 SPACES PER UNIT	

ON SITE REPLACEMENT REQUIREMENT:
 SITE ACREAGE = 3.38 AC
 2,200-31 DENSITY UNITS = 181 DU REQUIRED ON SITE
 181 DUS REQUIRED TO BE REPLACED ON SITE = 78 UNITS REPLACED ON SITE DEFICIT OF 103 DENSITY UNITS (DEFICIT ALLOCATED TO COUNTY TREE BANK FUND)

COUNTY TREE BANK DENSITY UNIT REPLACEMENT:
 REQUEST FOR TREE DENSITY UNITS DEFICIT OF 103 SHALL BE ALLOCATED TO THE COUNTY TREE BANK.

3 1/4" x 77.6" x 76.2" (2 INCH CALIPER) TREES TO BE PLANTED BY OWNER AT A LOCATION TO BE COORDINATED WITH THE DEKALB COUNTY ARBORIST.

ALL EXISTING TREES WITHIN PROPERTY BOUNDARY TO BE REMOVED

03-22-2019

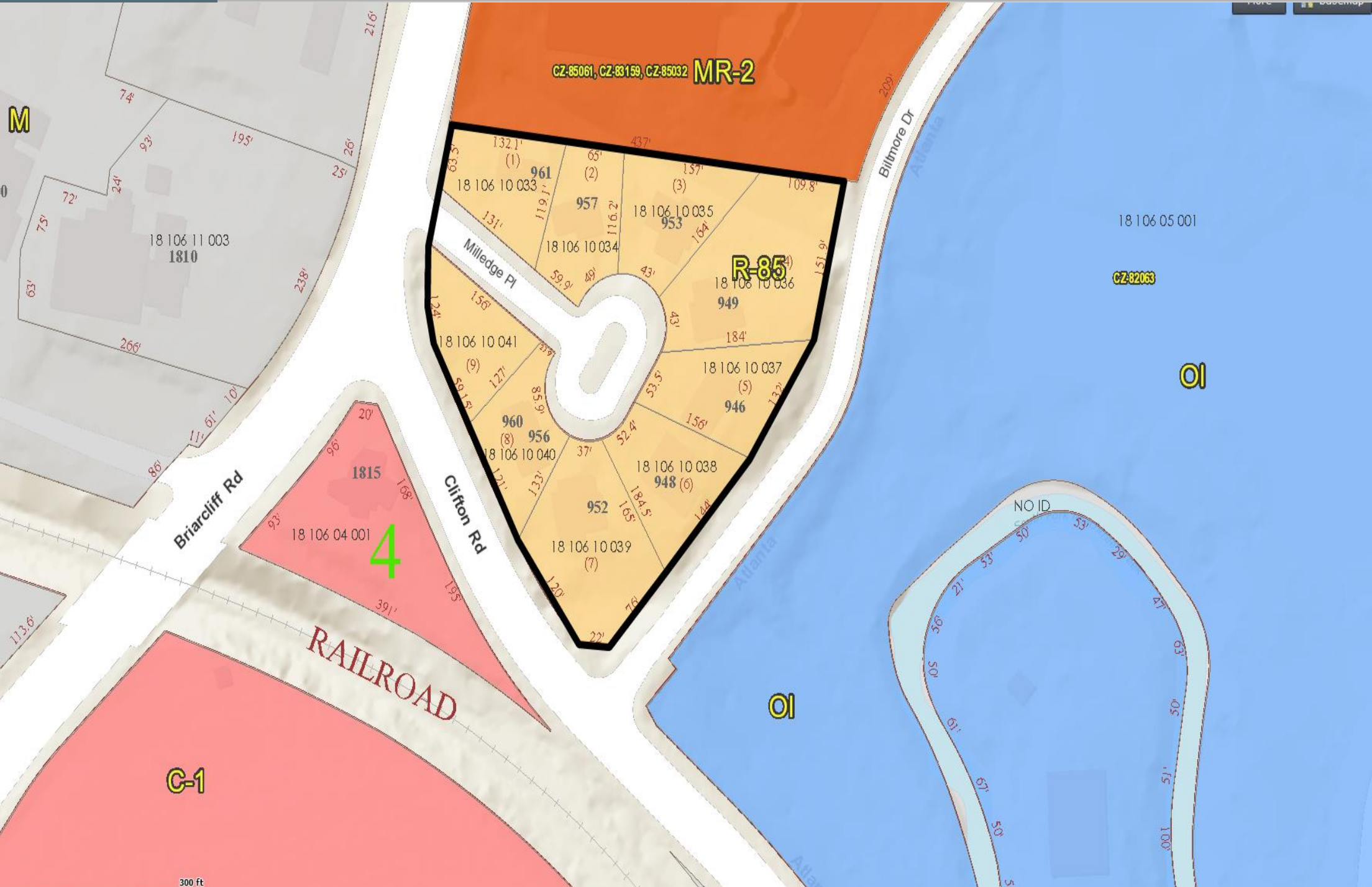
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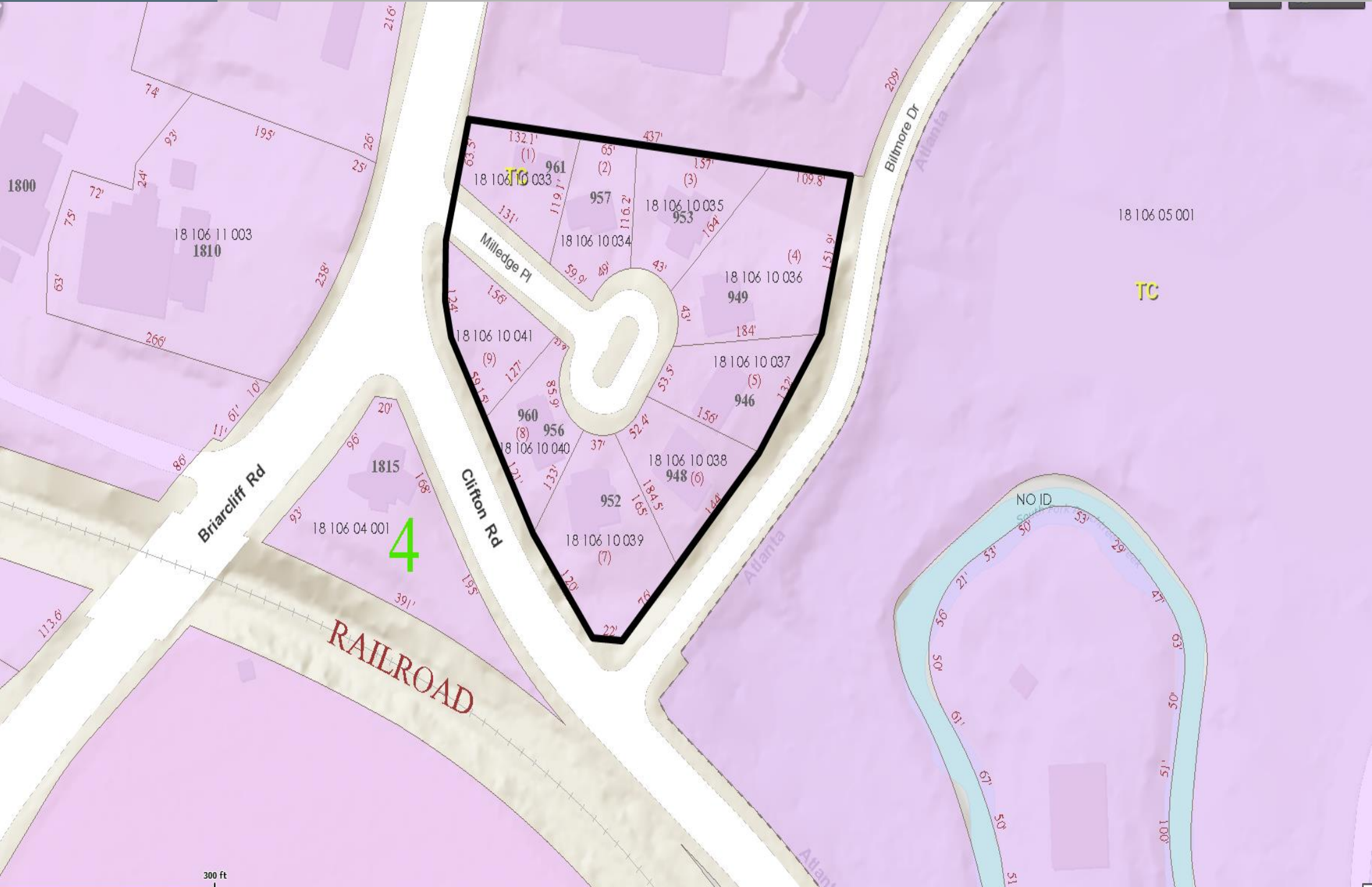
TOll Brothers
 CAMPUS LIVING
 300 LENOX ROAD, SUITE 1500
 ATLANTA, GA 30328
 PHONE: 404-619-2157

Kimley-Horn
 1120 AMBER PARK DRIVE, SUITE 600
 ATLANTA, GA 30328
 PHONE: 770-619-4280
 WWW.KIMLEY-HORN.COM

PROJECT: STUDENT HOUSING MILLEDGE PLACE
TITLE: ZONING SITE PLAN
DATE: 03/21/2019
PROJECT NO: 012170001
SHEET NUMBER: RZ-1.3

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		







QuikTrip

Atlantic Briarcliff Apartments

Undeveloped

Pig-N-Chik BBQ

Briarcliff Road

Clifton Road

Biltmore Drive

RAILROAD



Residential Properties along Milledge Place

