

DeKalb County Government

Manuel J. Maloof Center 1300 Commerce Drive Decatur, Georgia 30030

Agenda Item

File #: 2020-0313 6/2/2020

File Status: Preliminary Item

Public Hearing: YES ⊠ **NO** □ **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 4 & 6

Application of AHS Residential to rezone seven parcels from O-I (Office Institutional) District to HR-3 (High Density Residential - 3) District to allow for the development of 448 multi-family units at a proposed density of 40 units per acre, at 4213, 4203, 4195, 4187, 4179, 4183 & 4159 Memorial Drive.

PETITION NO: N4. Z-20-1243836 (2020-0313)

PROPOSED USE: Multi-family units.

LOCATION: 4213, 4203, 4195, 4187, 4179, 4183 & 4159 Memorial Drive.

PARCEL NO.: 15 230 01 005, 15 230 01 006, 15 230 01 007, 15 230 01 008, 15 230 01 034, 15 230 01 028,

15 230 01 010

INFO. CONTACT: Matthew Williams

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of AHS Residential to rezone seven parcels from O-I (Office Institutional) District to HR-3 (High Density Residential - 3) District to allow for the development of 448 multi-family units at a proposed density of 40 units per acre. The property is located on 4213, 4203, 4195, 4187, 4179, 4183, 4159 Memorial Drive, Decatur, GA. The property has 995 feet of frontage along Memorial Drive and contains 11 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Full cycle deferral.

STAFF ANALYSIS: Staff recommends "Full Cycle Deferral", per the applicant's request.

PLANNING COMMISSION VOTE: Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 9-0-0. The council supported the

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changes made to the original plan to increase the amount of open space.

DeKalb County

DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500 Decatur, GA 30030

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

Michael Thurmond Chief Executive Officer Planning Commission Hearing Date: May 05, 2020, 6:30 P.M Board of Commissioners Hearing Date: May 26, 2020, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-20-1243836 **Agenda #:** N.4

Location/Address: 4159, 4179, 4183, 4187, 4195, Commission District: 04 Super District: 06

4203, 4213 Memorial Drive

Parcel ID: 15-230-01-010, 15-230-01-028, 15-230-01-034, 15-230-01-008, 15-230-01-007, 15-

230-01-006, 15-230-01-005

Request: To rezone seven properties from O-I (Office Institutional) District and HR-3 (High

Density Residential – 3) District to HR-3 (High Density Residential -3) District to allow

476-unit multifamily development at a proposed density of 43 units per acre.

Property Owner(s): 4151 Memorial LLC, Michelle Robinson, William Ritchie, Kensington Station LLC

Applicant/Agent: AHS Residential

Acreage: 11 acres

Existing Land Use: Office buildings, wooded land

Surrounding Properties: To the north of the subject properties is wooded land, to the south is Avondale

Alliance Church, to the west across Memorial Drive is a parking lot and Shell gas

station and to the east is multifamily apartments.

Adjacent Zoning: North: O-I South: R-75 East: MR-2 West: C-1 and R-75

Comprehensive Plan: Regional Activity Center (RC)

Consistent Inconsistent

Proposed Density: 43 units/acre	Existing Density: N/A
Proposed Square Ft.: 650 SF per unit (minimum)	Existing Units/Square Feet: N/A
Proposed Lot Coverage: 65%	Existing Lot Coverage: N/A

Subject Properties

The applicant is requesting to rezone a total of seven parcels totaling 11 acres. The parcels included are:

- 15 230 01 010; 4.45 acres; zoned O-I (Office Institutional) District
- 15 230 01 028; .46 acres; zoned O-I (Office Institutional) District
- 15 230 01 034; .67 acres; zoned O-I (Office Institutional) District
- 15 230 01 008; 1.14 acres; zoned O-I (Office Institutional) District
- 15 230 01 007; 1.14 acres; zoned O-I (Office Institutional) District
- 15 230 01 006; 1.13 acres; zoned O-I (Office Institutional) District
- 15 230 01 005; 2.26 acres; zoned HR-3 (High Density Residential 3) District

The subject properties are located on the east side of Memorial Drive (a four-lane major arterial) south of Kensington Road (a minor arterial) at 4159, 4179, 4183, 4187, 4195, 4203 and 4213 Memorial Drive. The combined properties have 995 feet of frontage along Memorial Drive.

- 4159 Memorial Drive is the Kensington Office Park
- 4179 Memorial Drive is My Father's Children Early Learning Center
- 4183 Memorial Drive is vacant with one story structure
- 4187 Memorial Drive is vacant with one story structure
- 4195 Memorial Drive is vacant with one story structure
- 4203 Memorial Drive is ABC Chiropractor's office
- 4213 Memorial Drive is vacant wooded lot with mature trees

The Kensington MARTA Station is located northwest of the subject properties. Bordering the eastern property lines of the subject properties is The Village at Kensington apartment complex. The Crossroads Bible Church borders the southern property line of the subject properties and a wooded lot with dense and mature trees borders the northern property line of the subject properties. Across Memorial Drive from the subject properties is a MARTA parking lot, the Department of Juvenile Justice and a Shell gas station.

Zoning History & Analysis

Dekalb County records indicate the following zoning for the subject properties

- 4159 Memorial Drive is zoned O-I (Office Institutional) District
- 4179 Memorial Drive is zoned O-I (Office Institutional) District
- 4183 Memorial Drive is zoned O-I (Office Institutional) District
- 4187 Memorial Drive is zoned O-I (Office Institutional) District
- 4195 Memorial Drive is zoned O-I (Office Institutional) District
- 4203 Memorial Drive is zoned O-I (Office Institutional) District
- 4213 Memorial Drive is zoned HR-3 (High Density Residential 3) District

In 2018, 4213 Memorial Drive was rezoned from R-75 (Residential Lot 75) District to HR-3 (High Density Residential 3) District to build ground level retail in combination with 220 market rate apartment units within two 7 seven story buildings and parking garage.

The DeKalb County 2035 Comprehensive Plan designates the subject property's future land use as Regional Activity Center (RC). The intent of the Regional Activity Center is to promote the concentration of regional serving activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increase transit usage. The proposed rezoning to HR-3 (High Density Residential-3) is a permitted zoning for the future land use as well as the proposed 476-unit multifamily development as a primary land use in the Regional Activity Center character area. The Kensington LCI policies encourage multi-use development for the subject properties. The proposed rezoning would not meet the intent of the policies of the Regional Center and LCI. By only proposing one use, the proposed project limits the future land use for mixed use development.

Project Analysis

Per the submitted application, the applicant is requesting to rezone seven properties from O-I and HR-3 to HR-3 to develop 476 multifamily units at a proposed density of 42.76 units per acre. The multi-family units will be developed within five seven story buildings spread out across the 11-acre site with a club house and amenities in the center. The site plan depicts two seven story buildings facing Memorial Drive consisting of 112 units each, three seven story buildings containing 84 units each and amenities areas including a club house, playground, parks and open space. The site will hold 574 parking spaces including eight handicap and four EV. Sidewalks will connect the buildings for pedestrian access and throughout the parks and green space on site. A five-foot landscape strip and ten-foot sidewalk will lead pedestrians into the entrance of the proposed development.

Impact Analysis

Section 27-7.3.4 of the DeKalb County Code states that the following standards and factors 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 2035 Comprehensive Plan designates the subject properties within a Regional Activity Center and adopted Kensington LCI 2012 (Livable Centers Initiative) study area. The LCI is a Small Area Plan that develops comprehensive recommendations for future land use patterns, transportation and circulation options, zoning improvements and implementation strategies for a defined area. The proposed residential only use is inconsistent with the policy and intent of the Regional Activity Center and Kensington LCI. The intent of the Regional Activity Center is to promote the concentration of regional serving activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increase transit usage. This development proposes large areas of parking increasing automobile traffic decreasing transit usage.

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 proposed rezoning to the HR-3 (High Density Residential-3) District for multifamily units will permit a suitable use.

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

The property as a reasonable economic use as currently zoned O-I and HR-3 however the proposed rezoning to the HR-3 District allows more options for greater economic value.

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

The rezoning request to the HR-3 (High Density Residential-3) District should not adversely affect the use or usability of adjacent and nearby office, commercial and apartment properties along Memorial Drive and Kensington Road.

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 Kensington Livable Centers Initiative (LCI) Study Area includes the following goals: encourage diversity of mixed income neighborhoods, employment and recreational choices; and provide access to a wide range of travel modes, including transit, walking and biking. The single proposed use of only multi-family units does accomplish the goals of the LCI study or of the Regional Center Character Area.

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

There are no known historic buildings, sites, districts or archeological resources that would be adversely affected by the rezoning request to the HR-3 District.

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:

Although Memorial Drive is a four-lane major arterial with a middle turn-lane, the request for 476 multifamily units would have an impact on vehicle and pedestrian traffic in the area. Access points and road improvements are critical to development. A traffic study is necessary to determine required improvements to mitigate impacts. The proposed development may generate new school students. When fully constructed, this development would be expected to house 30 students: 11 at Peachcrest ES, 6 at Bethune MS, 13 at Towers HS, and 19 at other DCSD and private schools. All three neighborhood schools have capacity for additional students.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The request for HR-3 zoning on the site should not adversely impact the environment or surrounding natural resources. However, the Land Disturbance Permit (LDP) process would require approval to establish tree preservation standards, storm water management and emergency vehicle access.

Compliance with HR-3 District

<u>COMPLIANCE WITH HR-3 (HIGH DENSITY RESIDENTIAL-3) DISTRICT STANDARDS PER TABLE 2.4</u>: Medium and High Density-Residential Zoning Districts

9	STANDARD	REQUIREMENT	PROPOSED	COMPLIANCE
	OWELLING UNITS PER ACRE	60-120 Units Per Acre	42.76 Units Per Acre	Yes
S	TREET FRONTAGE	100 Feet	995 Feet	Yes
	FRONT SETBACKS	Min. 10 Feet	73 Feet	Yes
		Max. 20 Feet	102 Feet	No
	REAR SETBACKS	Min. 15 Feet	30 Feet	Yes

TRANSITIONAL BUFFER Table 5.2(a)	, , , , , , , , , , , , , , , , , , , ,		Yes
	50 Feet adjacent to R- 75 zoned District	50-Foot undisturbed buffer	No
HEIGHT-Table 2.15 HR-3 60 to 20 Units Per Acre With Accessory Non-Res Uses	Max: 10 Stories	7-Stories	Yes
LOT COVERAGE	Max. 85%	65.5%	Yes
OPEN SPACE	Min. 15%	34.5%	Yes
PARKING – ARTICLE 6 Min. (1.5) space per dwelling unit	1.5 x 476 UNITS = 714 spaces.	574 Parking Spaces	No

Recommendation: Deferral per applicant.

The applicant has requested to defer this request to the next zoning cycle.





DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:

PU.	BLIC WORKS TRA	AFFIC ENGI	NEERING	01 008	01-007
Case No.: Z-20- 1/59,4179,4183,41876	1243836 Pare 9195 3 4213 Memorial A 6a. 30082	el I.D.#: <u>15-6</u> twe	01-010 01-006 230,01-005	01-028 01-034 <u>01-</u> 008	8
		Adjacent Roadwa	v (s):		
	(classification)		(classif	ication)	
	Capacity (TPD) Latest Count (TPD) Hourly Capacity (VPH) Peak Hour. Volume (VPH) Existing number of traffic Existing right of way width Proposed number of traffic Proposed right of way widt	lanes	Capacity (TPD) Latest Count (TPD) Hourly Capacity (VPI Peak Hour. Volume (V Existing number of traces Existing right of way Proposed number of traces Proposed right of way	l) VPH) affic lanes width raffic lanes	_
According to studies con generate an average of factor. Based on the abovious with approximately	nal information relating to the enducted by the Institute of T fifteen (15) vehicle trip end (' pove formula, the squ _ peak hour vehicle trip ends. e, on the other hand, would g ed on the above referenced for ts per acres, and the given fac _ peak hour vehicle trip end	raffic Engineers (IT VTE) per 1, 000 squ lare foot place of wo enerate ten (10) VTI rmula, the (Si ct that the project si	E) <u>6/7TH</u> Edition (which are feet of floor area, w rship building would g C's per day per dwellin ngle Family Residentia te is approximately	ith an eight (8%) penerate vehing unit, with a ten (1) District designation acres in land area	ercent peak hour cle trip ends, 10%) percent on which allows b, daily
Vid not time.	ose any t	Taffir eng	neering Cond	rems at	this

Signature: Jakhu Rusel



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID IREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

Case No.: <u>Z-20-1243836</u>	
Parcel I.D. #: <u>15-230-01-010, 15-230-01-028, 15-230-01-005</u>	034, 15-230-01-008, 15-230-01-007, 15-230-01-006, 15-230-01
Address: 4159, 4179, 4183, 4187, 4195,4203, 4213 Memor	rial Drive
Decatur, Georgia	
	
WATER:	
Size of existing water main: <u>6" DI & 8" DI, Water Main</u>	(adequate/inadequate)
Distance from property to nearest main: <u>Adjacent to Pro</u>	perty
Size of line required, if inadequate: N/A	
SEWER:	
Outfall Servicing Project: <u>Indian Creek Basin</u>	
Is sewer adjacent to property: Yes (X) No () If no, dis	tance to nearest line:
Water Treatment Facility: Snapfinger WTF	_ () adequate () inadequate
Sewage Capacity; <u>*</u> (MGPD)	Current Flow: 21.77 (MGPD)
COMMENTS:	
* Please note that the sewer capacity has not been reviewed or a must be completed and submitted for review. This can be a leng	pproved for this project. A Sewer Capacity Request (SCR) gthy process and should be addressed early in the process.
(See attach	nent)
·	
	Signature:

DeKalb County School District Development Review Comments

Submitted to: DeKalb County Case #: Z-20-124836

Parcel #: 15-230-01-010/-028/-034/-008/-007/-

Analysis Date:

4/10/2020

006/-005

Name of Development: Memorial Drive Apartments

Location: 4159, 4179, 4183, 4187, 4195, 4203, 4213 Memorial Drive

Description: Proposed development with 448 apartment units on currently undeveloped/comercial property

Impact of Development: When fully constructed, this development would be expected to generate 49 students: 11 at

Peachcrest ES, 6 at Bethune, Mary McLeod MS, 13 at Towers HS, 17 at other DCSD schools, and 2 at private schools. The development is not expected to generate significant enrollment at the

three neighborhood schools.

		Bethune,		Other		
	Peachcrest	Mary McLeod		DCSD	Private	
Current Condition of Schools	ES	MS	Towers HS	Schools	Schools	Total
Capacity	950	1,350	1,299			
Portables	2	0	0			
Enrollment (Oct. 2019)	818	773	792			
Seats Available	132	577	507			
Utilization (%)	86.1%	57.3%	61.0%			
New students from development	11	6	13	17	2	49
New Enrollment	829	779	805			
New Seats Available	121	571	494			
New Utilization	87.3%	57.7%	62.0%			

	Attend	Home Attend otl	ner Private	
Yield Rates	Sch			Total
Elementary	0.02	4050 0.01890	4 0.002222	0.045177
Middle	0.01	4218 0.00645	9 0.001111	0.021788
High	0.029	9552 0.01239	1 0.000000	0.041944
Total	0.0	678 0.0378	0.0033	0.1089
Student Calculations				
Proposed Units	448	$\overline{}$		
Unit Type	Apt			
Cluster	Towers HS			
	Attend	Home Attend otl	ner Private	
Units x Yield	Sch	ool DCSD Sch	ool School	Total
Elementary	10	.77 8.47	1.00	20.24
Middle	6.5	37 2.89	0.50	9.76
High	13	.24 5.55	0.00	18.79
Total	30	.38 16.91	1.50	48.79
	Attend	Home Attend otl	her Private	
Anticipated Stude	nts Sch	ool DCSD Sch	ool School	Total
Peachcrest ES	1	1 8	1	20
Bethune, Mary McLeo	od MS 6	3	1	10
Towers HS	1	3 6	0	19
		0 17	2	



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

Transportation/Access/Row

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

• Storm Water Management

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site.. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

• Flood Hazard Area/Wetlands

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

• Landscaping/Tree Preservation

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

• Tributary Buffer

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

• Fire Safety

<u>Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.</u>

From: Keeter, Patrece
To: Hill, LaSondra

Subject: Zoning Comments April 2020

Date: Monday, April 13, 2020 5:48:42 PM

Attachments: image006.png

image008.png image010.png image003.emz image005.png image007.jpg image009.png image011.png image017.png

N1 & N2- Panthersville Road is classified as a minor arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 40 foot right of way dedication from centerline required (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N3. Memorial Drive is a state route. GDOT review and approval required prior to permitting. Memorial Drive is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Midway Road is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N4. See chapter 5 of the zoning code- traffic study required. 448 units requires more access points. See section 14-200 of the land development code. Memorial Drive is a state route. GDOT review and approval. required prior to permitting. Memorial is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N5. Lawrenceville Hwy is a state route classified as a major arterial. GDOT review and approval. required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Haralson Rd is classified as a local road. 5 foot sidewalks, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 27.5 feet right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance

based on AASHTO standards- provide sign and sealed engineer's study of sight distance. N6. East Conley Rd is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N7. East Conley Rd is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N8. North Druid Hills Road is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. Ensure that the driveway either lines up with the Knob Hill or is at the appropriate offset in section 14-200 of the land development code. Interior road to be privately maintained.

N9. Stephenson Road is classified as a collector road. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. For more that 150 units, the code requires two access points. I would like more details on the proposed super entrance, but would generally support a variance for the extra 10 lots with the addition of sidewalk along the entire frontage and along the frontage of the Calvary Church within the existing ROW.

N10. Sherrydale Ln is classified as a local road. 5 foot sidewalks, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 27.5 feet right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Interior streets to remain private.

N11. No comment

N12. No comment

N13. This appears to be a DRI. As I recall, the county can not take any zoning actions until the traffic study is submitted and reviewed by the regional partners, including ARC, GDOT and GRTA. Taking action on this item can put our federal transportation funding at risk. If this is not considered to be a DRI, I would still need a traffic study completed to make appropriate zoning comments to identify necessary improvements. Transportation has currently applied for federal funding to complete road diets on Mountain Drive (state route) and Kensington Road. In addition, we have applied for federal

funding to wrap this development area in a multiuse path to promote development and multi-modal connectivity. Memorial Drive and Covington Hwy are state routes classified as major arterials. GDOT review and approval. required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Mountain Drive is a state route classified as a collector. GDOT review and approval required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Kensington Road is classified as a minor arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 40 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. Watch driveway offsets required in Section 14-200 of the land development code (existing and already permitted driveways). This will be more units than the code allows. Intersection improvements and upgrades to protect capacity (median islands) will most likely be required. At a minimum: analyze roundabouts as design solutions for driveway access on Mountain and Kensington, provide enhanced pedestrian crossings on Kensington and Mountain, provide direct pedestrian accommodations from the sidewalks on public right of way to the entrances of the development. N14 & N15- This should all be packaged with the DRI in N13. See comments on N13.

Patrece G. Keeter, P.E.

Engineering Manager, Department of Public Works Transportation Division

1950 West Exchange Place, 4th FL Tucker, Georgia 30084 pgkeeter@dekalbcountyga.gov 770-492-5281 678-758-3860 DeKalbCountyGA.gov



Board of Health

04/08/2020

To: Mr. John Reid, Senior Planner

From: Ryan Cira, Environmental Health Manager Cc: Alan Gaines, Technical Services Manager

Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- · food service establishments
- hotels and motels
- · commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

Board of Health

N.1	7 20 12	12700 202	0 0210 /	15-023-01-008
IN. I	Z-ZU-1Z4	もろしろり といと	U-U.5 IU /	15-025-01-008

4201 PANTHERSVILLE RD, ELLENWOOD, GA 30294

- Septic system installed on 09/07/1962

N.2 **SLUP-20-1243788 2020-0311 / 15-023-01-008**

4201 PANTHERSVILLE RD, ELLENWOOD, GA 30294

- Septic System installed on 06/07/1962

N.3 **N3 SLUP-20-1243831 2020-0312 /15-217-12-003**

3585 MEMORIAL DR, DECATUR, GA 30032

- Please review general comments

N.4 **Z-20-1243836 2020-0313 / 15-230-01-010**

4213, 4203, 4195, 4187, 4179, 4183, & 4159 MEMORIAL DR, DECATUR, GA 30032

- Please review general comments

N.5 **Z-20-1243837 2020-0314 / 18-146-02-081**

2550 LAWRENCEVILLE HWY, DECATUR, GA 30033

- Septic system installed on 10/18/1989

N.6 **Z-20-1243838 2020-0315 / 15-013-01-017; 15-013-01-018**

4321 & 4341 E CONLEY RD, CONLEY, GA 30288

- Please review general comments

N.7 **Z-20-1243839 2020-0316 / 15-013-02-017**

4388 E CONLEY RD, CONLEY, GA 30288

- Please review general comments

N.8 **Z-20-1243840 2020-0317 / 18-152-03-006**

2573 N DRUID HILLS RD, ATLANTA, GA 30329

- Septic system installed on 05/02/1963

N.9 **Z-20-1243841 2020-0318/ 16-159-01-003; 16-162-05-002**

1467 & 1503 STEPHENSON RD, LITHONIA, GA 30058

- Please review general comments

N.10 **Z-20-1243847 2020-0319 / 15-197-01-001**

3559 SHERRYDALE LN, DECATUR, GA 30032

- Please review general comments

N.11 **CZ-20-1243853 2020-0320/ 15-251-01-028**

3458, 3468 & 3478 MOUNTAIN DR, DECATUR, GA 30032

DeKalb County Board of Health

445 Winn Way – Box 987

Decatur, GA 30031

404.294.3700 • www.dekalbhealth.net



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

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Michael Thurmond Andrew A. Baker, AICP

REZONING APPLICATION CHECKLIST
Submit 4 printed, collated sets of the complete application (no staples, no binders) and a PDF version on a flash drive
1. Schedule a mandatory <u>Pre-Application Conference</u> with Planning & Sustainability staff by appointment. Obtain <u>Pre-Application form</u> (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.
2. Hold a <u>Pre-Submittal Community Meeting</u> with surrounding neighborhood associations and residents. Provide documentation of the meeting (meeting notice and sign in sheets). Letter(s) from homeowners association(s) may also be provided.
3. Submit Application (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)
A. Application form with name and address of applicant and owner, and address of subject property;
B. Pre-submittal community meeting notice and sign-in sheet and other documentation of meeting, if any;
 C. Letter of application and impact analysis 1. Letter of application identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
2. Impact analysis of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
D. Authorization Form, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years. E. Campaign disclosure statement (required by State law).
F. Legal boundary survey of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. (If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)
G. Site Plan, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects arger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following: a. complete boundaries of subject property; b. dimensioned access points and vehicular circulation drives; c. location of all existing and proposed buildings, structures, setbacks and parking; d. location of 100 year floodplain and any streams; e. notation of the total acreage or square footage of the subject property; f. landscaping, tree removal and replacement, buffer(s); and g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
H. Reduced Site Plan, reduced to 8.5" x 11".
I. Written Legal Description of metes and bounds of the subject property (can be printed on site plan or survey).
J. Building Form Information. Elevation (line drawing or rendering), or details of proposed materials, in compliance

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

K. Completed, signed Pre-application Form (Provided at pre-application meeting.)

with Article 5 of the Zoning Ordinance.



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: AHS Resident	dential (Contact: Juan G. Fernandez / Engineer Contact: Kimley Horn - Alex I	Hensley, PE)
Applicant E-Mail Address: _	jgf@ahsresidential.com (Engineer E-Mail: alex.hensley@kimley-horn.com)	
Applicant Mailing Address:	12895 SW 132nd Street, Suite 202	
	Miami, FL 33186	
Applicant Daytime Phone: _	786-701-8729 Fax: 305-255-5589 (Engineer Phone: 770-545-6107)	
Owner Name:	A Attached If more than one owner, attach list of owners.	
Owner Mailing Address:	ee Exhibit A Attached ee Exhibit A Attached	
Address of Subject Property	7: 4159, 4179, 4183, 4187, 4195, 4203 & 4213 Memorial Drive Decatur, GA 30032	
Parcel ID#:15 230 01 010	o, 15 230 01 028, 15 230 01 034, 15 230 01 008, 15 230 01 007, 15 230 01 006 & 15	230 01 005
Acreage:11.25 (all sev	/en parcels) Commission District: 4 & 6	
Present Zoning District(s):	OI & HR3 (Zoning Condition CZ-18-22285)	
Proposed Zoning District:	HR3	
Present Land Use Designati	ion: RC (Regional Center)	
Proposed Land Use Designa	AL/A	

AHS Residential

Rezoning Application

LIST OF OWNERS AND PROPERTY INFORMATION

Owner: 4151 Memorial, LLC, Yossi Kagen

Owner Mailing Address: 550 Pharr Rd Ste 220 Atlanta, Georgia 30305

Property Address: 4159 Memorial Drive Decatur, GA 30032

Parcel: 15 230 01 010

Zoned: OI

Owner: 4151 Memorial, LLC, Yossi Kagan

Owner Mailing Address: 550 Pharr Rd Ste 220 Atlanta, Georgia 30305

Property Address: 4183 Memorial Drive Decatur, Georgia 30032

Parcel: 15 230 01 034

Zoned: OI

Owner: Michelle I. Robinson

Owner Mailing Address: 4179 Memorial Drive Decatur, Georgia 30032

Property Address: 4179 Memorial Drive Decatur, Georgia 30032

Parcel: 15 230 01 028

Zoned: OI

Owner: William C. Ritchie

Owner Mailing Address: PO Box 489 Hull, Georgia 30646

Property Address: 4187 Memorial Drive Decatur, Georgia 30032

Parcel: 15 230 01 008

Zoned: OI

Exhibit A

Owner: William C. Ritchie

Owner Mailing Address: PO Box 489 Hull, Georgia 30646

Property Address: 4195 Memorial Drive Decatur, Georgia 30032

Parcel: 15 230 01 007

Zoned: OI

Owner: William C. Ritchie

Owner Mailing Address: PO Box 489 Hull, Georgia 30646

Property Address: 4203 Memorial Drive Decatur, Georgia 30032

Parcel: 15 230 01 006

Zoned: OI

Owner: Kensington Station, LLC, Agustin Abalo

Owner Mailing Address: 160 Clairemont Ave. Ste. 200 Decatur, Georgia 30030

Property Address: 4213 Memorial Drive Decatur, Georgia 30032

Parcel: 15 230 01 005

Zoned: HR3 (Zoning Condition CZ-18-22285)

Notice Date: 2/11/2020

PUBLIC NOTICE

To

Request for Rezoning

Filed by: AHS Residential

Located at: 4159, 4183, 4179, 4187, 4195, 4203 & 4213 Memorial Drive

Current Zoning: OI & HR-3 (CZ-18-22285)

Proposed Zoning: <u>HR-3</u>

Pre-submittal Community Meeting to take place at: <u>Meeting Room of the Covington Library</u>

Location: 3500 Covington Highway, Decatur, GA 30032

Date & Time: Wednesday, February 26th, 2020 at 7:00 PM

VIEETING SIGN-IN	SHEET		
Project:		Meeting Date	: 2/26/20
acilitator: AHS		Location: (ovington Library
lame	Address	Phone	Email
Alex Housle		1	138 alex. hensley Kimlex
Emily Floo	11 /1-	404-661-159	
TROY LAND	A STATE OF THE STA	618-591-4571	
RoB KKE		561-704-8	Froy, CANBRY CKIMLEY
My cholos	RODINSON 4543 LOWEASTLE CIV	111 =	1 1 1 0
AWBON FAMILE	y 1740 AMER PARK DR.	le 333-33387	
Minax	alloac	121210	lawson tame & Kimley-
Jun Fernand	2000	(305) 972-041	8 1000 1011
July for large		(305) 772-091	8 jgf@ahsresidential
		-	

Ed Ricker	MARTA	MARTA
21 N Avondale Plaza	3418 Kensington Road	4254 Memorial Drive
Avondale Estates, Ga 30002	Decatur, GA 30032	Decatur, GA 30032
MARTA	P Kensington Village Llc	Ldg Land Holdings Llc
3481 Kensington Road	3650 Clubhouse Circle E	3375 Kensington Road
Decatur, GA 30032	Decatur, GA 30032	Decatur, GA 30032
DeKalb County	MARTA	MARTA
3430 Kensington Road	3404 Kensington Road	3394 Kensington Road
Decatur, GA 30032	Decatur, GA 30032	Decatur, GA 30032
MARTA	MARTA	MARTA
3382 Kensington Road	3383 Kensington Road	4200 Memorial Drive
Decatur, GA 30032	Decatur, GA 30032	Decatur, GA 30032
MARTA	MARTA	MARTA
3573 Kensington Road	3495 Kensington Road	3487 Kensington Road
Decatur, GA 30032	Decatur, GA 30032	Decatur, GA 30032
MARTA 3503 Kensington Road Decatur, GA 30032	Downtown Dev Auth Or Avond Est 3408 Covington Highway Decatur, GA 30032	Ceed Properties, LLC 3429 Covington Highway Decatur, GA 30032
Sadiya Investments Inc	Sadiya Investments Inc	P Kensington Village Llc
3416 Covington Highway	4144 Memorial Drive	3465 Kensington Road
Decatur, GA 30032	Decatur, GA 30032	Decatur, GA 30032
P Kensington Village Llc	S 4110 Property Llc	Mcdonalds Real Estate Co.
3429 Memorial Drive	4110 Memorial Drive	4075 Memorial Drive
Decatur, GA 30032	Decatur, GA 30032	Decatur, GA 30032
Paragon Inc	Kensington Station Llc	Ritchie William C
4101 Memorial Drive	4213 Memorial Drive	4203 Memorial Drive
Decatur, GA 30032	Decatur, GA 30032	Decatur, GA 30032

Ritchie William C

Decatur, GA 30032

4187 Memorial Drive

Robinson I Michelle

Decatur, GA 30032

4179 Memorial Drive

Ritchie William C

Decatur, GA 30032

4195 Memorial Drive

4151 Memorial Llc 4159 Memorial Drive Decatur, GA 30032

Covington Library 3500 Covington Highway Decatur, GA 30032

First Spanish Baptist Church 3532 Covington Highway Decatur, GA 30032 Avondale Alliance Church 3466 Covington Highway Decatur, GA 30032

Alexander James W Md 3546 Covington Highway Decatur, GA 30032 Nmk Enterprises Llc 3486 Covington Highway Decatur, GA 30032

Communications Workers Of Amer 3516 Covington Highway Decatur, GA 30032





PS Form 3817, April 2007 PSN 7530-02-000-9065







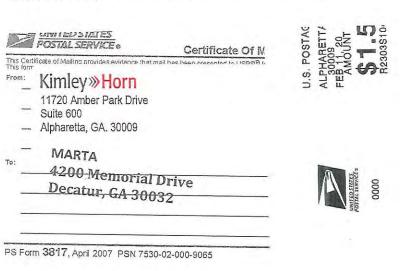
PS Form 3817, April 2007 PSN 7530-02-000-9065







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- Alpharetta, GA. 30009
- Mcdonalds Real Estate Co. 4075 Memorial Drive Decatur, GA 30032



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P.Kensington Village Llc 3465 Kensington Road

Decatur, GA 30032

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Kimley»Horn

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- Alpharetta, GA. 30009

Ritchie William C 4195 Memorial Drive Decatur, GA 30032

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Paragon Inc 4101 Memorial Drive Decatur, GA 30032

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Downtown Dev Auth Or

-Avond-Est-

3408 Covington Highway

Decatur, GA 30032

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Alpharetta, GA. 30009

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3495 Kensington Road

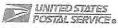
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-3383 Kensington-Road

Decatur, GA 30032



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Decatur, GA 30032

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Suite 600

Alpharetta, GA. 30009

P Kensington Village Llc 3650 Clubhouse Circle E

Decatur, GA 30032

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PS Form 3817, April 2007 PSN 7530-02-000-9065

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Certificate Of M

Kimley » Horn

11720 Amber Park Drive Suite 600 Alpharetta, GA. 30009

MARTA

3418 Kensington Road Decatur, GA 30032

PS Form 3817, April 2007 PSN 7530-02-000-9065

PS Form 3817, April 2007 PSN 7530-02-000-9065

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Decatur, GA 30032



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Alpharetta, GA. 30009

DeKalb County

3430 Kensington Road Decatur, GA 30032

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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

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

	4454 84
(I) (WE)	4151 Memorial, LLC Name of owner(s)
being (owner) (owners) of the authority to	e subject property described below or attached hereby delegate
AHS Residential (Contact: Ju	uan G. Fernandez / Engineer Contact: Kimley Horn - Alex Hensley, Pl
	Name of Agent or Representative
to file an application on (my)	(our) behalf.
Levi Polt	a J. H
-1911111111	Owner /
Notary Public	Owner



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

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

	tion with the County is not the property owner.
Date: 2-21-202	
TO WHOM IT MAY CON	CERN:
(I) (WE)	William C. Ritchie
	Name of owner(s)
being (owner) (owners) authority to	of the subject property described below or attached hereby delegate
AHS Residential (Cont	act: Juan G. Fernandez / Engineer Contact: Kimley Horn - Alex Hensley, Pl
	Name of Agent or Representative
to file an application on	
to file an application on	
MM	(my) (our) behalf.
MM	
MM	(my) (our) behalf.
to file an application on Notary Public Notary Public	(my) (our) behalf.

Owner

Notary Public



404.374.2155 (o) 404.371.4556 (f) 16 leath of maybe 6 s

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

who will file the application with the Coun	form or a similar signed and notarized form if the individual
Date: 2-19-2020	The state of the s
TO WHOM IT MAY CONCERN:	
(I) (WE) Kensington Station, I	LLC and/or John S. & Shirley M. Spinelli
	Name of owner(s)
being (owner) (owners) of the subject prop authority to	erty described below or attached hereby delegate
AHS Residential (Contact: Juan G. Ferr	nandez / Engineer Contact: Kimley Horn - Alex Hensley, PE)
Name	e of Agent or Representative
to file an application on (my) (our) behalf.	
Notary Public 4	Owner AWSTIN ABALO MAR MBR
PUBLIC & B Notary Public & B ROUNT Notary Public	Owner Mar MBR
Notary Public	Owner
Notary Public	Owner



404.371.2155 (o) 404.371.4556 (f) DeKalbCountyGa.gov

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner. 2-24-2020 TO WHOM IT MAY CONCERN:

AUTHORIZATION

(I) (WE)	Michelle I. Robinson	
	Name of owner(s)	
being (owner) (owners) of th	e subject property described below or attached i	nereby delegate

(I) (WE)	Michelle I. Robinson
	Name of owner(s)
being (owner) (owners) of authority to	he subject property described below or attached hereby delegate
AHS Residential (Contact	: Juan G. Fernandez / Engineer Contact: Kimley Horn - Alex Hensley, PE)
	Name of Agent or Representative
to file an application on (m. A Faye Negron NOTARY PUBLIC DEKALB COUNTY, GEORGIA X No My Commission Expires A 68/10/2023 Notary Public	tonzed for Robert Armster July 2/24/2020 Owner
Notary Public	Owner
Notary Public	Owner
Notary Public	Dylmar
, roter y number	Ov/ner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions <u>must</u> be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes	No X	*
1 10 07	110	

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

- The name and official position of the local government official to whom the campaign contribution was made.
- 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. <u>and</u> to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

Signature of Applicant /Date

Check one: Owner____ Age

Evniration Data/Seal

Expiration Date/ Seal

MY CO

DOMINGA RIVERA
MY COMMISSION # GG 096391
EXPIRES: April 20, 2021
Bonded Thru Budget Notery Services

^{*}Notary seal not needed if answer is "no".