File #: 2020-0313
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: Full Cycle Deferral.

PLANNING STAFF: Full cycle deferral.

STAFF ANALYSIS: Staff recommends “Full Cycle Deferral”, per the applicant’s request.

PLANNING COMMISSION VOTE: Full Cycle Deferral 7-0-0. L. Osler moved, P. Womack, Jr. seconded for a Full Cycle Deferral. V. Moore was not present for this vote.
COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 9-0-0. The council supported the changes made to the original plan to increase the amount of open space.
DeKalb County Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov

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, 4203, 4213 Memorial Drive
Commission District: 04  Super District: 06


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.


Comprehensive Plan: Regional Activity Center (RC)  
Consistent  X Inconsistent

<table>
<thead>
<tr>
<th>Proposed Density: 43 units/acre</th>
<th>Existing Density: N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Square Ft.: 650 SF per unit (minimum)</td>
<td>Existing Units/Square Feet: N/A</td>
</tr>
<tr>
<td>Proposed Lot Coverage: 65%</td>
<td>Existing Lot Coverage: N/A</td>
</tr>
</tbody>
</table>
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

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

<table>
<thead>
<tr>
<th>STANDARD</th>
<th>REQUIREMENT</th>
<th>PROPOSED</th>
<th>COMPLIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>DWELLING UNITS PER ACRE</td>
<td>60-120 Units Per Acre</td>
<td>42.76 Units Per Acre</td>
<td>Yes</td>
</tr>
<tr>
<td>STREET FRONTAGE</td>
<td>100 Feet</td>
<td>995 Feet</td>
<td>Yes</td>
</tr>
<tr>
<td>FRONT SETBACKS</td>
<td>Min. 10 Feet</td>
<td>73 Feet</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Max. 20 Feet</td>
<td>102 Feet</td>
<td>No</td>
</tr>
<tr>
<td>REAR SETBACKS</td>
<td>Min. 15 Feet</td>
<td>30 Feet</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Prepared 5/22/2020 by: MCW
<table>
<thead>
<tr>
<th>TRANSITIONAL BUFFER Table 5.2(a)</th>
<th>30 Feet adjacent to MR-2 zoned District</th>
<th>30-Foot undisturbed buffer</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>50 Feet adjacent to R-75 zoned District</td>
<td>50-Foot undisturbed buffer</td>
<td>No</td>
</tr>
<tr>
<td>HEIGHT-Table 2.15 HR-3 60 to 20 Units Per Acre With Accessory Non-Res Uses</td>
<td>Max: 10 Stories</td>
<td>7-Stories</td>
<td>Yes</td>
</tr>
<tr>
<td>LOT COVERAGE</td>
<td>Max. 85%</td>
<td>65.5%</td>
<td>Yes</td>
</tr>
<tr>
<td>OPEN SPACE</td>
<td>Min. 15%</td>
<td>34.5%</td>
<td>Yes</td>
</tr>
<tr>
<td>PARKING – ARTICLE 6 Min. (1.5) space per dwelling unit</td>
<td>1.5 x 476 UNITS = 714 spaces.</td>
<td>574 Parking Spaces</td>
<td>No</td>
</tr>
</tbody>
</table>

**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 MSAN@DEKALBCOUNTYGAGOV OR JOHN REID JREID@DEKALBCOUNTYGAGOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.:
Parcel I.D. #:
Address:

Decatur, Ga. 30032

Adjacent Roadway(s):

(classification)

(classification)

Capacity (TPD)
Latest Count (TPD)
Hourly Capacity (VPH)
Peak Hour Volumes (VPH)
Existing number of traffic lanes
Existing right of way width
Proposed number of traffic lanes
Proposed right of way width

Capacity (TPD)
Latest Count (TPD)
Hourly Capacity (VPH)
Peak Hour Volume (VPH)
Existing number of traffic lanes
Existing right of way width
Proposed number of traffic lanes
Proposed right of way width

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the ______square foot place of worship building would generate ______ vehicle trip ends, with approximately ___ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of ______ units per acres, and the given fact that the project site is approximately ______ acres in land area, ______ daily vehicle trip end, and ____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Did not see any traffic engineering concerns at this time.

Signature: [Signature]

[Note: The signature is visible in the document.]

[Signature]
DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

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

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-20-1243836


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

Decatur, Georgia

WATER:
Size of existing water main: 6" DI & 8" DI, Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:
Outfall Servicing Project: Indian Creek Basin

Is sewer adjacent to property: Yes (X) No ( ) If no, distance to nearest line:

Water Treatment Facility: Snapfinger WTF ( ) adequate ( ) inadequate


COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

(see attachment)

Signature: [Signature]
DeKalb County School District
Development Review Comments
Analysis Date: 4/10/2020

Submitted to: DeKalb County
Case #: Z-20-124836
Parcel #: 15-230-01-010/-028/-034/-008/-007/-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/commercial 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.

<table>
<thead>
<tr>
<th>Current Condition of Schools</th>
<th>Peachcrest ES</th>
<th>Bethune, Mary McLeod MS</th>
<th>Towers HS</th>
<th>Other DCSD Schools</th>
<th>Private Schools</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity</td>
<td>950</td>
<td>1,350</td>
<td>1,299</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Portables</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Enrollment (Oct. 2019)</td>
<td>818</td>
<td>773</td>
<td>792</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Seats Available</td>
<td>132</td>
<td>577</td>
<td>507</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utilization (%)</td>
<td>86.1%</td>
<td>57.3%</td>
<td>61.0%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

New students from development

New Enrolment                  | 829           | 779                     | 805      |                   |                |       |
New Seats Available            | 121           | 571                     | 494      |                   |                |       |
New Utilization                | 87.3%         | 57.7%                   | 62.0%    |                   |                |       |


<table>
<thead>
<tr>
<th>Yield Rates</th>
<th>Attend Home School</th>
<th>Attend other DCSD School</th>
<th>Private School</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>0.024050</td>
<td>0.018904</td>
<td>0.002222</td>
<td>0.045177</td>
</tr>
<tr>
<td>Middle</td>
<td>0.014218</td>
<td>0.006459</td>
<td>0.001111</td>
<td>0.021788</td>
</tr>
<tr>
<td>High</td>
<td>0.029552</td>
<td>0.012391</td>
<td>0.000000</td>
<td>0.041944</td>
</tr>
</tbody>
</table>

Total | 0.0678 | 0.0378 | 0.0033 | 0.1089 |

Student Calculations

<table>
<thead>
<tr>
<th>Proposed Units</th>
<th>448</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Type</td>
<td>Apt</td>
</tr>
<tr>
<td>Cluster</td>
<td>Towers HS</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Units x Yield</th>
<th>Attend Home School</th>
<th>Attend other DCSD School</th>
<th>Private School</th>
<th>Total</th>
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<tbody>
<tr>
<td>Elementary</td>
<td>10.77</td>
<td>8.47</td>
<td>1.00</td>
<td>20.24</td>
</tr>
<tr>
<td>Middle</td>
<td>6.37</td>
<td>2.89</td>
<td>0.50</td>
<td>9.76</td>
</tr>
<tr>
<td>High</td>
<td>13.24</td>
<td>5.55</td>
<td>0.00</td>
<td>18.79</td>
</tr>
</tbody>
</table>

Total | 30.38 | 16.91 | 1.50 | 48.79 |

<table>
<thead>
<tr>
<th>Anticipated Students</th>
<th>Attend Home School</th>
<th>Attend other DCSD School</th>
<th>Private School</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td>Peachcrest ES</td>
<td>11</td>
<td>8</td>
<td>1</td>
<td>20</td>
</tr>
<tr>
<td>Bethune, Mary McLeod MS</td>
<td>6</td>
<td>3</td>
<td>1</td>
<td>10</td>
</tr>
<tr>
<td>Towers HS</td>
<td>13</td>
<td>6</td>
<td>0</td>
<td>19</td>
</tr>
</tbody>
</table>

Total | 30 | 17 | 2 | 49 |
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**

  Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.
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
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.
N.1  Z-20-1243789 2020-0310 / 15-023-01-008  
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

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
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 Pre-Application Conference with Planning & Sustainability staff by appointment. Obtain Pre-Application form (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.

2. Hold a Pre-Submittal Community Meeting 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 larger 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 with Article 5 of the Zoning Ordinance.
   K. Completed, signed Pre-application Form (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED
Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia

Date Received: ______________________ Application No: ______________________

Applicant Name: AHS Residential (Contact: Juan G. Fernandez / Engineer Contact: Kimley Horn - Alex 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: See Exhibit A Attached
If more than one owner, attach list of owners.

Owner Mailing Address: See Exhibit A Attached
Owner Daytime Phone: See Exhibit A Attached

Address of Subject Property: 4159, 4179, 4183, 4187, 4195, 4203 & 4213 Memorial Drive
Decatur, GA 30032

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

Acreage: 11.25 (all seven parcels) Commission District: 4 & 6

Present Zoning District(s): OI & HR3 (Zoning Condition CZ-18-22285)

Proposed Zoning District: HR3

Present Land Use Designation: RC (Regional Center)

Proposed Land Use Designation (if applicable): N/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)
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: HR-3

Pre-submittal Community Meeting to take place at: Meeting Room of the Covington Library

Location: 3500 Covington Highway, Decatur, GA 30032

Date & Time: Wednesday, February 26th, 2020 at 7:00 PM
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alex Housley</td>
<td>7975 Wallace Humb Road</td>
<td>478-290-3438</td>
<td><a href="mailto:alex.housley@kimley-horn.com">alex.housley@kimley-horn.com</a></td>
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<tr>
<td>Emily Flood</td>
<td>4500 Abercom Ave.</td>
<td>404-661-1521</td>
<td><a href="mailto:emily.flood@kimley-horn.com">emily.flood@kimley-horn.com</a></td>
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<tr>
<td>Troy Landry</td>
<td>110 Farewell Lane</td>
<td>618-591-4571</td>
<td><a href="mailto:troy.landry@kimley-horn.com">troy.landry@kimley-horn.com</a></td>
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<tr>
<td>Rob Kest</td>
<td>Home Good 2</td>
<td>561-704-8489</td>
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<tr>
<td>Michelle Johnson</td>
<td>4443 Newcastle Cir</td>
<td>414-9480</td>
<td><a href="mailto:mbod@comcast.net">mbod@comcast.net</a></td>
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<tr>
<td>Lawson Tandy</td>
<td>1740 Amber Park Dr.</td>
<td>619-333-3387</td>
<td><a href="mailto:lawson.tandy@kimley-horn.com">lawson.tandy@kimley-horn.com</a></td>
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<td>Smith Wood</td>
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<tr>
<td>Jon Fernandez</td>
<td></td>
<td>(305) 972-0418</td>
<td><a href="mailto:jgf@ahsresidential.com">jgf@ahsresidential.com</a></td>
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<td>Name</td>
<td>Address</td>
<td>City, State, Zip</td>
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<td>Ed Ricker</td>
<td>21 N Avondale Plaza</td>
<td>Avondale Estates, GA 30002</td>
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<td>3418 Kensington Road</td>
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<td>Decatur, GA 30032</td>
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<td>4144 Memorial Drive</td>
<td>Decatur, GA 30032</td>
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<td>P Kensington Village Llc</td>
<td>S 4110 Property Llc</td>
<td>Decatur, GA 30032</td>
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<td>Mcdonalds Real Estate Co.</td>
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<td>Paragon Inc</td>
<td>Kensington Station Llc</td>
<td>Decatur, GA 30032</td>
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<td>Ritchie William C</td>
<td>Ritchie William C</td>
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<td>Ritchie William C</td>
<td>4187 Memorial Drive</td>
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<td>Robinson I Michelle</td>
<td>4179 Memorial Drive</td>
<td>Decatur, GA 30032</td>
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4151 Memorial Llc
4159 Memorial Drive
Decatur, GA 30032

Avondale Alliance Church
3466 Covington Highway
Decatur, GA 30032

Nmk Enterprises Llc
3486 Covington Highway
Decatur, GA 30032

Covington Library
3500 Covington Highway
Decatur, GA 30032

Alexander James W Md
3546 Covington Highway
Decatur, GA 30032

Communications Workers Of Amer
3516 Covington Highway
Decatur, GA 30032

First Spanish Baptist Church
3532 Covington Highway
Decatur, GA 30032
Kimley-Horn
11720 Amber Park Drive
Suite 600
Alpharetta, GA 30009

To:
First Spanish Baptist Church
3532 Covington Highway
Decatur, GA 30032

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

Kimley-Horn
11720 Amber Park Drive
Suite 600
Alpharetta, GA 30009

To:
NmK-Enterprises LLC
3486 Covington Highway
Decatur, GA 30032

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

Kimley-Horn
11720 Amber Park Drive
Suite 600
Alpharetta, GA 30009

To:
Communications Workers
Of Amer
3516 Covington Highway
Decatur, GA 30032

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

Kimley-Horn
11720 Amber Park Drive
Suite 600
Alpharetta, GA 30009

To:
Covington Library
3500 Covington Highway
Decatur, GA 30032

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

Kimley-Horn
11720 Amber Park Drive
Suite 600
Alpharetta, GA 30009

To:
Alexander James W Md
3546 Covington Highway
Decatur, GA 30032

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

Kimley-Horn
11720 Amber Park Drive
Suite 600
Alpharetta, GA 30009

To:
Avondale Alliance Church
3466 Covington Highway
Decatur, GA 30032

PS Form 3817, April 2007 PSN 7530-02-000-9065
Kimley-Horn
11720 Amber Park Drive
Suite 600
Alpharetta, GA, 30009

To: P Kensington Village Llc
3429 Memorial Drive
Decatur, GA, 30032

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

Kimley-Horn
11720 Amber Park Drive
Suite 600
Alpharetta, GA, 30009

To: Ldg Land Holdings Llc
3375 Kensington Road
Decatur, GA, 30032

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

Kimley-Horn
11720 Amber Park Drive
Suite 600
Alpharetta, GA, 30009

To: MARTA
3487 Kensington Road
Decatur, GA, 30032

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

Kimley-Horn
11720 Amber Park Drive
Suite 600
Alpharetta, GA, 30009

To: MARTA
4254 Memorial Drive
Decatur, GA, 30032

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

Kimley-Horn
11720 Amber Park Drive
Suite 600
Alpharetta, GA, 30009

To: Sadiya Investments Inc
3394 Kensington Road
Decatur, GA, 30032

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

From: Kimley-Horn
11720 Amber Park Drive
Suite 500
Alpharetta, GA. 30009

To: DeKalb County
3430 Kensington Road
Decatur, GA 30032

PS Form 3817, April 2007  PSN 7530-02-000-9065
February 20, 2020

Marian Eisenberg
Zoning Administrator
DeKalb County Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030

Dear Ms. Eisenberg,

AHS Residential is pleased to submit this rezoning application for our Mid-rise Multifamily project to be located at 4159-4213 Memorial Drive, Decatur, GA. This 11.13 acre parcel is located within 1,000 feet of Marta’s Kensington Station. We are excited to be a part of this project and community.

Having worked closely with municipalities around South Florida, Atlanta and Dallas, AHS understands the value of leadership in driving the smart growth of urban and suburban centers, and in partnering with the right groups to bring about positive development for our communities.

AHS was founded in 2012 with the goal of delivering exceptional multi-family rental communities to the South Florida workforce. Also, we have recently expanded into the Atlanta and Dallas markets. As the attached package will demonstrate, AHS is uniquely qualified to execute on this vision, through a vertically-integrated organization of real estate development, construction, and property management professionals.

AHS is a developer of market-rate housing products. Our projects do not rely on tax credits, government subsidies or other “affordable housing” programs. We believe so strongly in the demand presented by the middle-income market that we invest our own capital and underwrite our projects using strictly market assumptions, in creating the best and newest multi-family product of its kind in the region.

Backed by the financial strength of one of the hemisphere’s most prolific housing developers, and guided by a simple, humble investment approach, AHS drives value creation and quality control at every step of the development process, leading to patient returns for our shareholders and an outstanding living experience for our residents.

Above all, our company is successful when our residents are happy with the product and services we provide. This commitment extends to our neighbors and the greater community wherever we conduct business. As an investor for the long haul, we build each project with the intent to hold, becoming along the way a part of the communities we help build.

On behalf of AHS Residential, thank you for the opportunity to participate in the development of this site.

Sincerely,

Ernesto P. Lopes, President
AHS Residential
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.

Date: 2/20/2020

TO WHOM IT MAY CONCERN:

(I) (WE) ____________________________

4151 Memorial, LLC

Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

AHS Residential (Contact: Juan G. Fernandez / Engineer Contact: Kimley Horn - Alex Hensley, PE)

Name of Agent or Representative

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

Notary Public

[Stamp]

Notary Public

[Stamp]

Notary Public

[Stamp]

Notary Public

[Stamp]

Owner

[Signature]

Owner

[Signature]

Owner

[Signature]

Owner
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.

Date: 2-21-2020

TO WHOM IT MAY CONCERN:

[I] (WE) __________________________________________ William C. Ritchie

Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

AHS Residential (Contact: Juan G. Fernandez / Engineer Contact: Kimley Horn - Alex Hensley, PE)

Name of Agent or Representative

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

Notary Public

[Signature]

Owner

Notary Public

[Signature]

Owner

Notary Public

[Signature]

Owner

Notary Public

[Signature]
DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZED

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.

Date: 2-19-2020

TO WHOM IT MAY CONCERN:

(I) [WE] _______ Kensington Station, LLC and/or John S. & Shirley M. Spinelli

Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

AHS Residential (Contact: Juan G. Fernandez / Engineer Contact: Kimley Horn - Alex Hensley, PE)

Name of Agent or Representative

to file an application on (my) [our] behalf.

[Signature]
Notary Public

[Signature]
Owner

[Signature]
Notary Public

[Signature]
Owner

[Signature]
Notary Public

[Signature]
Owner

[Signature]
Owner

[Signature]
Owner

[Signature]
Owner
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.

Date: 2-24-2020

TO WHOM IT MAY CONCERN:

(1) (WE) ____________________________ Michelle I. Robinson
Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

AHS Residential (Contact: Juan G. Fernandez / Engineer Contact: Kimley Horn - Alex Hensley, PE)
Name of Agent or Representative

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

A Notary Public

[Signature]

Owner

2/24/2020

[Signature]

Owner

[Signature]

Owner

[Signature]

Owner
DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must 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  *

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.F.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

[Signature of Applicant/Date]

Check one: Owner  x  Agent  

[Notary]

Expiration Date/ Seal

*Notary seal not needed if answer is "no".
Parcels 1 & 2

All that tract or parcel of land lying and being in Land Lot 230 of the 15th District, Dekalb County, Georgia, and being more particularly described as follows:

Commencing at a concrete monument found at the intersection of the Easterly right-of-way line of Covington Highway (variable right-of-way) and the Southeasterly right-of-way line of Memorial Drive, a.k.a. Georgia Highway 154 (variable right-of-way); Thence along the Southeasterly right-of-way line of Memorial Drive following along a curve to the right having an arc length of 48.75 feet, with a radius of 342.06 feet, being subtended by a chord bearing of North 23 degrees 23 minutes 30 seconds East, for a distance of 48.71 feet to a point; Thence North 27 degrees 28 minutes 29 seconds East, a distance of 95.54 feet to a point; Thence South 63 degrees 13 minutes 52 seconds East, a distance of 5.69 feet to a 5/8"-inch rebar set, said point being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way line along a curve to the left having an arc length of 63.22 feet, with a radius of 3059.99 feet, being subtended by a chord bearing of North 27 degrees 21 minutes 02 seconds East, for a distance of 63.22 feet to a 5/8"-inch rebar set; Thence North 26 degrees 45 minutes 32 seconds East, a distance of 279.52 feet to a 5/8"-inch rebar set; Thence North 04 degrees 54 minutes 56 seconds West, a distance of 11.75 feet to a 5/8"-inch rebar set; Thence North 26 degrees 47 minutes 13 seconds East, a distance of 47.26 feet to a 5/8"-inch rebar set; Thence departing said right-of-way line South 63 degrees 08 minutes 35 seconds East, a distance of 201.00 feet to a rebar with cap found; Thence North 26 degrees 49 minutes 05 seconds East, a distance of 100.04 feet to a 5/8"-inch rebar set; Thence South 63 degrees 11 minutes 31 seconds East, a distance of 293.25 feet to a 1/2-inch rebar found; Thence South 26 degrees 38 minutes 32 seconds West, a distance of 99.95 feet to a 5/8-inch rebar found; Thence South 26 degrees 40 minutes 47 seconds West, a distance of 399.58 feet to a rebar with cap found; Thence North 63 degrees 13 minutes 52 seconds West, a distance of 489.62 feet to a 5/8"-inch rebar set, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 5.166 Acres.
Parcel 3

All that tract or parcel of land lying and being in Land Lot 230 of the 15th District, Dekalb County, Georgia, and being more particularly described as follows:

Commencing at a concrete monument found at the intersection of the Easterly right-of-way line of Covington Highway (variable right-of-way) and the Southeasterly right-of-way line of Memorial Drive, a.k.a. Georgia Highway 154 (variable right-of-way); Thence along the Southeasterly right-of-way line of Memorial Drive following along a curve to the right having an arc length of 48.75 feet, with a radius of 342.06 feet, being subtended by a chord bearing of North 23 degrees 23 minutes 30 seconds East, for a distance of 48.71 feet to a point; Thence North 27 degrees 28 minutes 29 seconds East, a distance of 95.54 feet to a point; Thence South 63 degrees 13 minutes 52 seconds East, a distance of 5.69 feet to a 5/8"-inch rebar set; Thence continue along said right-of-way line along a curve to the left having an arc length of 63.22 feet, with a radius of 3059.99 feet, being subtended by a chord bearing of North 27 degrees 21 minutes 02 seconds East, for a distance of 63.22 feet to a 5/8"-inch rebar set; Thence North 26 degrees 45 minutes 32 seconds East, a distance of 279.52 feet to a 5/8"-inch rebar set; Thence North 04 degrees 54 minutes 56 seconds West, a distance of 11.75 feet to a 5/8"-inch rebar set; Thence North 26 degrees 47 minutes 13 seconds East, a distance of 47.26 feet to a 5/8"-inch rebar set, said point being the TRUE POINT OF BEGINNING; Thence continue North 26 degrees 51 minutes 25 seconds East, a distance of 99.87 feet to a 5/8-inch rebar set; Thence South 63 degrees 11 minutes 31 seconds East, a distance of 19.75 feet to a concrete monument found; Thence departing said right-of-way line South 63 degrees 11 minutes 31 seconds East, a distance of 181.18 feet to a point; Thence South 26 degrees 49 minutes 05 seconds West, a distance of 100.04 feet to a rebar with cap found; Thence North 63 degrees 08 minutes 35 seconds West, a distance of 201.00 feet to a 5/8-inch rebar found, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.461 Acres.
Parcels 4, 5, 6 & 7

All that tract or parcel of land lying and being in Land Lots 230 and 251 of the 15th District, Dekalb County, Georgia, and being more particularly described as follows:

Commencing at a concrete monument found at the intersection of the Easterly right-of-way line of Covington Highway (variable right-of-way) and the Southeasterly right-of-way line of Memorial Drive, a.k.a. Georgia Highway 154 (variable right-of-way); Thence along the Southeasterly right-of-way line of Memorial Drive following along a curve to the right having an arc length of 48.75 feet, with a radius of 342.06 feet, being subtended by a chord bearing of North 23 degrees 23 minutes 30 seconds East, for a distance of 48.71 feet to a point; Thence North 27 degrees 28 minutes 29 seconds East, a distance of 95.54 feet to a point; Thence South 63 degrees 13 minutes 52 seconds East, a distance of 5.69 feet to a 5/8"-inch rebar set; Thence continue along said right-of-way line along a curve to the left having an arc length of 63.22 feet, with a radius of 3059.99 feet, being subtended by a chord bearing of North 27 degrees 21 minutes 02 seconds East, for a distance of 63.22 feet to a 5/8"-inch rebar set; Thence North 26 degrees 45 minutes 32 seconds East, a distance of 279.52 feet to a 5/8"-inch rebar set; Thence North 04 degrees 54 minutes 56 seconds West, a distance of 11.75 feet to a 5/8"-inch rebar set; Thence North 26 degrees 47 minutes 13 seconds East, a distance of 47.26 feet to a 5/8"-inch rebar set; Thence continue North 26 degrees 51 minutes 25 seconds East, a distance of 99.87 feet to a 5/8"-inch rebar set; Thence South 63 degrees 11 minutes 31 seconds East, a distance of 19.75 feet to a concrete monument found, said point being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way line North 26 degrees 45 minutes 25 seconds East, a distance of 100.00 feet to a 5/8"-inch rebar set; Thence North 26 degrees 45 minutes 25 seconds East, a distance of 100.00 feet to a 5/8"-inch rebar set; Thence North 26 degrees 45 minutes 25 seconds East, a distance of 99.98 feet to a 5/8"-inch rebar set; Thence North 63 degrees 09 minutes 02 seconds West, a distance of 13.89 feet to a 5/8"-inch rebar set; Thence North 26 degrees 45 minutes 25 seconds East, a distance of 200.00 feet to a 5/8"-inch rebar set; Thence departing the Southeasterly right-of-way line of Memorial Drive South 63 degrees 10 minutes 26 seconds East, a distance of 487.47 feet to a 1/2-inch rebar found; Thence South 26 degrees 41 minutes 29 seconds West, a distance of 200.20 feet to a 1/2-inch rebar found; Thence South 26 degrees 22 minutes 28 seconds West, a distance of 99.59 feet to a 1/2-inch rebar found; Thence South 26 degrees 35 minutes 38 seconds West, a distance of 100.33 feet to a 2-inch open top pipe found; Thence South 26 degrees 56 minutes 29 seconds West, a distance of 99.73 feet to a 1/2-inch rebar found; Thence North 63 degrees 11 minutes 31 seconds West, a distance of 293.25 feet to a point; Thence North 63 degrees 11 minutes 31 seconds West, a distance of 181.18 feet to a 5/8"-inch rebar set, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 5.505 Acres.