



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: September 1, 2020
 Board of Commissioners Hearing Date: September 24, 2020**

STAFF ANALYSIS

Case No.: Z-20-1244120 **Agenda #:** N. 8

Location/Address: 3229 Memorial Drive, Decatur, GA **Commission District:** 3 **Super District:** 7

Parcel ID(s): 15-201-07-001, -003, -004, 005 & -007

Request: Rezone properties from the O-1 (Office Institutional) to the MR2 (Medium Density Residential-2) district, to allow the construction of 13 single-family attached townhomes.

Property Owner(s): Safari Enterprises, Leathers Realty Corp; Leathers, Robert Thomas & James Harrison Jr., James H. Leathers, H, Love Divine, Inc.

Applicant/Agent: APC Contractors, Inc.

Acreage: 2.84 acres

Existing Land Use: Vacated, boarded-up houses and cleared, wooded residential lots

Surrounding Properties: Single-family homes zoned MR-2, R-75 (Residential Medium Lot-75) and O-1.

Comprehensive Plan: CRC (Commercial Redevelopment Corridor) Consistent Inconsistent

Proposed Density: 4.57 units/acre	Existing Density: 1.40 units/acre
Proposed Units: 13	Existing Units: 4
Proposed Lot Coverage: 58%	Existing Lot Coverage: (estimate) 20%

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: APC Contractors Inc.

Applicant E-Mail Address: ppedreira@apccontractors.us

Applicant Mailing Address: 6060 Dawson Blvd. Suite J
Norcross, GA 30093

Applicant Daytime Phone: 678)407-0601 Fax: 678)407-0677

Owner Name: PLEASE SEE ATTACHED LIST
If more than one owner, attach list of owners.

Owner Mailing Address: PLEASE SEE ATTACHED LIST

Owner Daytime Phone: PLEASE SEE ATTACHED LIST

Address of Subject Property: ¹ 3229 , ² 3237 , ³ 3245, ⁴ 3251, ⁵ 3265 Memorial Dr.
Decatur, GA 30032

Parcel ID#: ¹ 15 201 07 007, ² 15 201 07 005, ³ 15 201 07 004, ⁴ 15 201 07 003, ⁵ 15 201 07 001

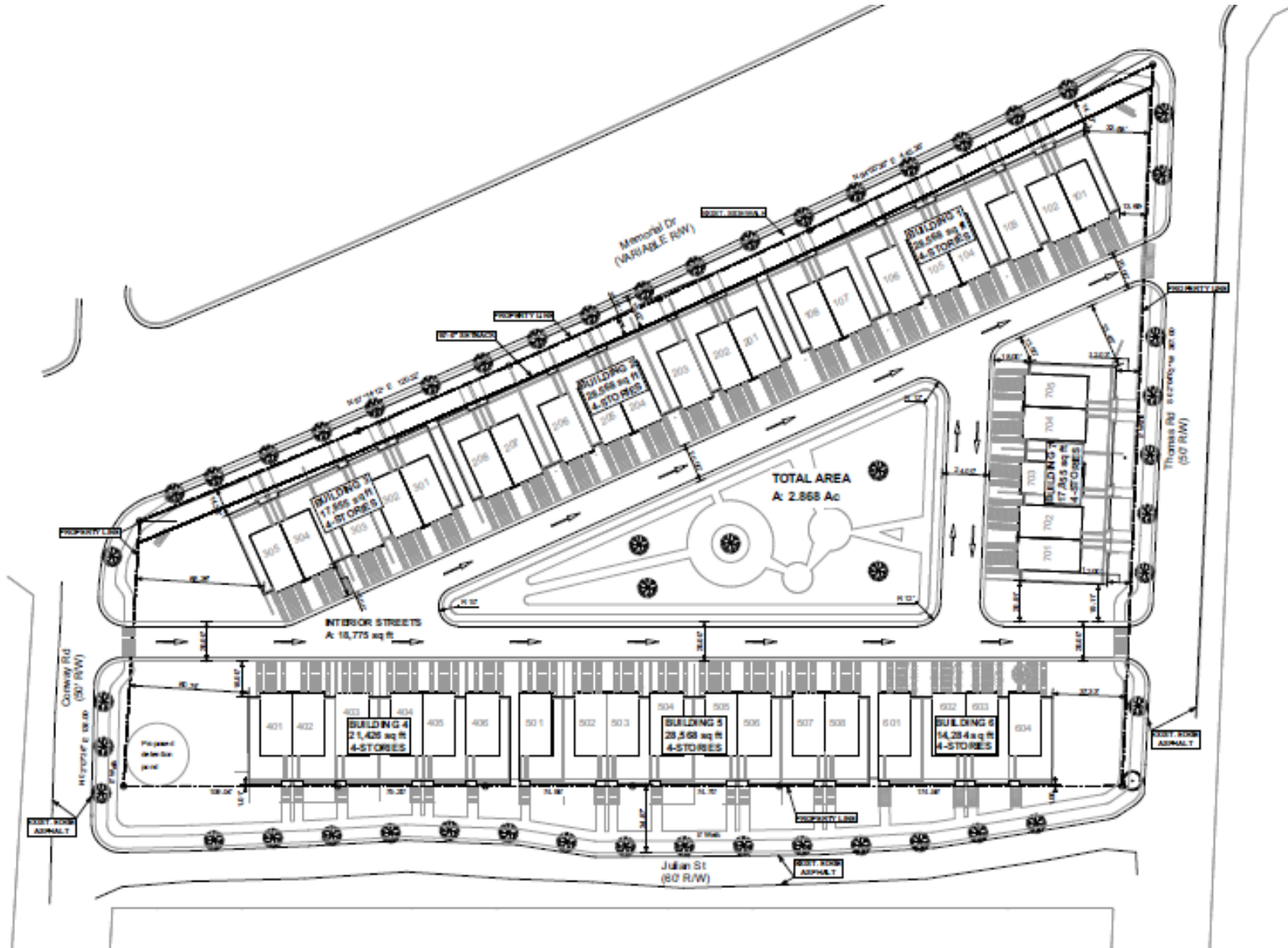
Acreage: 2.843 Commission District: 3 SD- 7

Present Zoning District(s): O-I Office Institutional

Proposed Zoning District: MR-2 Medium Density Residential - 2

Present Land Use Designation: CRC

Proposed Land Use Designation (if applicable): N/A



1 PROPOSED SITE PLAN
C-11
1" = 30'



1 Building 200 - Front Elevations
1/8" = 1'-0"



2 Building 200 - Back Elevations
1/8" = 1'-0"

GENERAL NOTES - ELEVATIONS

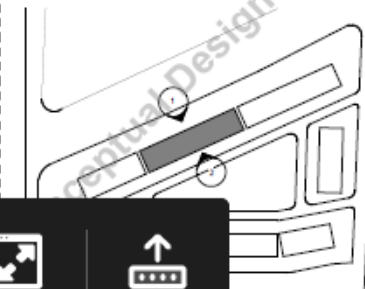
1. Exterior color and/or material changes shall occur at interior corner transitions unless noted otherwise.
2. All light fixtures installed at exterior walls - seal at perimeter of light fixture coverslate/flange to prevent water filtration.
3. Select site and landscape information is shown for illustrative purposes only. Refer to landscape and civil drawings for site information.



GRAN TERRAZA At Memorial Drive.
3265 Memorial Dr
Owner: Value Tower Inc.

PRELIMINARY
Not for construction
Not for permitting
For preview **ONLY!**

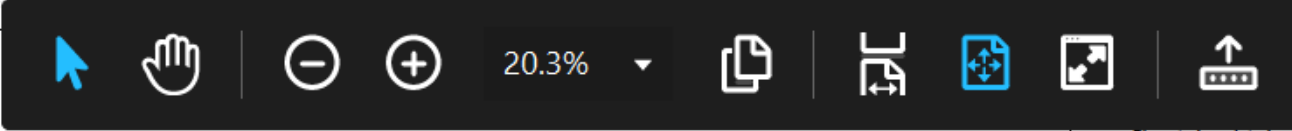
KEY PLAN



REVISION		
No.	Description	Date

Exterior
Elevation -
Building 200

A203





Building 500 - Front Elevation
1/8" = 1'-0"



Building 500 - Back Elevation
1/8" = 1'-0"

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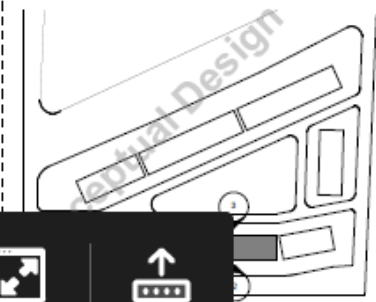


GRAN TERRAZA At Memorial Drive.
3285 Memorial Dr
Owner: Value Tower Inc.

PRELIMINARY

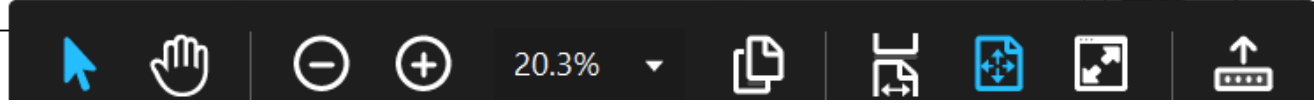
**Not for construction
Not for permitting
For preview ONLY!**

KEY PLAN



REVISION		
No.	Description	Date

Exterior Elevation - Building 500





Building 700 - Front Elevation
1/8" = 1'-0"



Building 700 - Back Elevation
1/8" = 1'-0"

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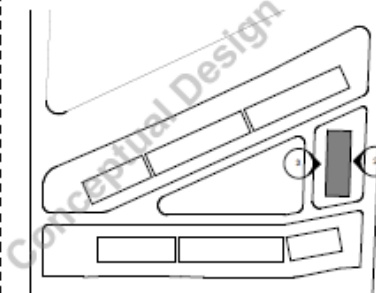
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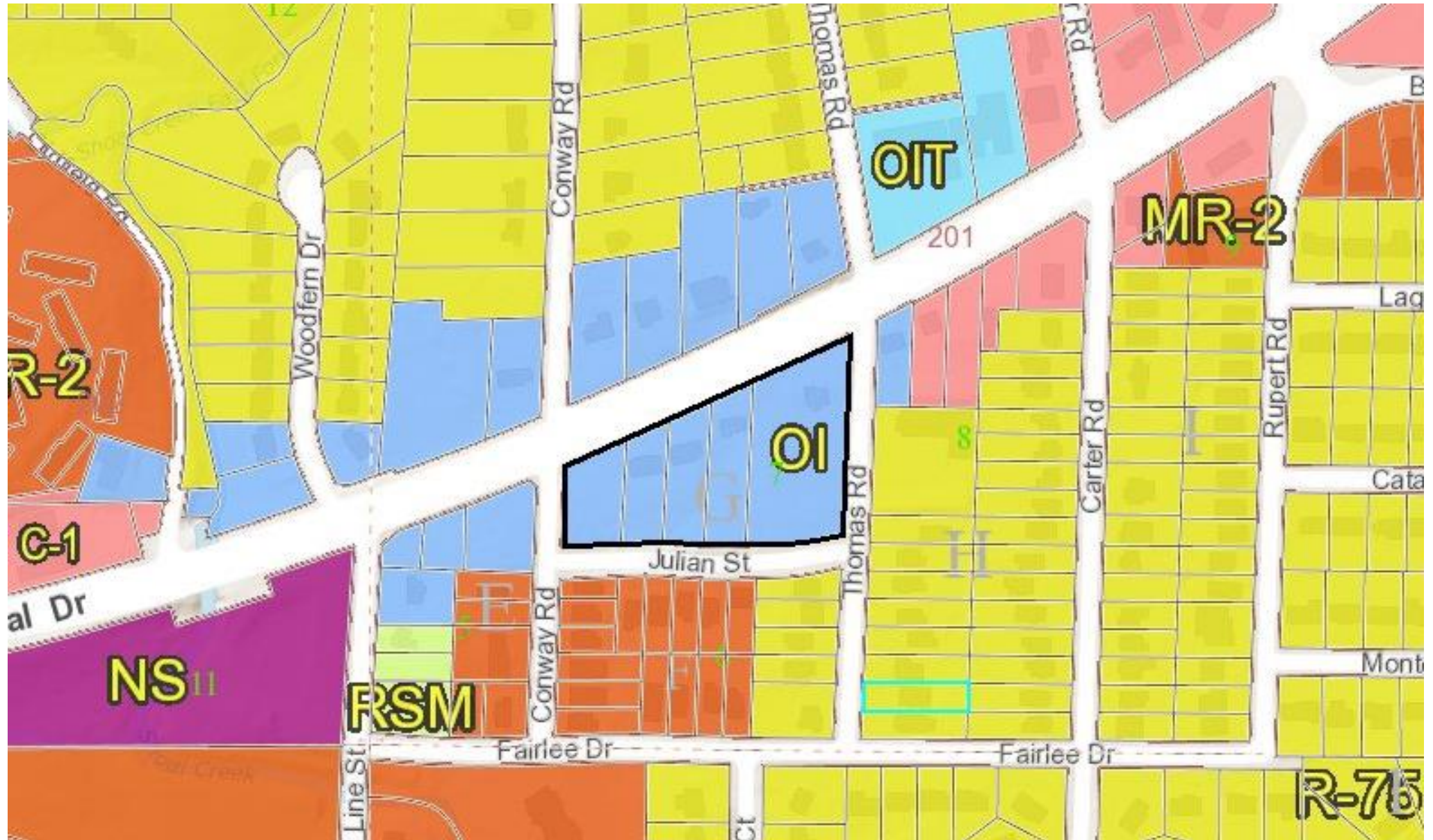
REVISION		
No.	Description	Date

Author: [Name] Date: 2020-02

Exterior
Elevation -
Building 700

KEY PLAN











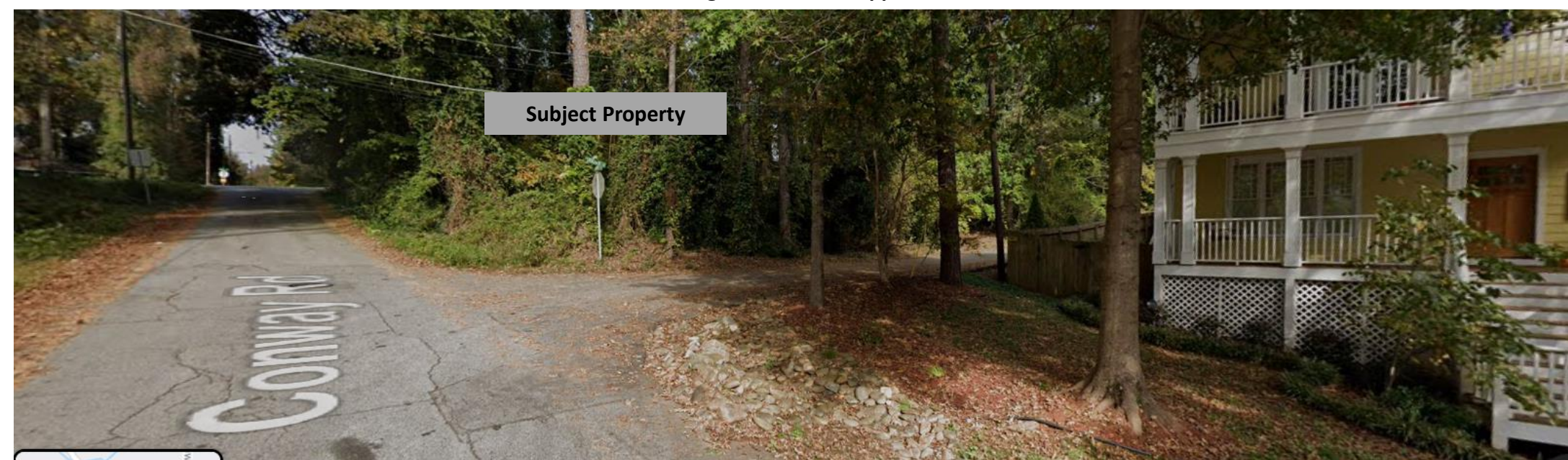
Memorial Drive frontage of parcel.



Thomas Road frontage.



Julian Street frontage & homes on opposite side of street.



Northeast corner of Conway Road and Julian Street.