



March 21, 2019

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**VIA EMAIL: [meisenberg@dekalbcountyga.gov](mailto:meisenberg@dekalbcountyga.gov)**  
**VIA HAND DELIVERY**

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

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

Dear Marian:

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

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

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

Sincerely,

Corbin Armstrong

Marian Eisenberg  
March 21, 2019  
Page 2

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cc: Carl Westmoreland (via email: cwestmoreland@mmlaw.com)  
Jeff Rader (via email: jrader@dekalbcountyga.gov)  
Kathie Gannon (via email: kgannon@dekalbcountyga.gov)  
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Woody Galloway (via email: woody@glawgp.com)  
Stephen Bates (via email: sbates@tollbrothers.com)

**Rezoning**  
**Summary and Impact Analysis**

**I. Letter of Application**

This application requests a rezoning of a 3.38 acre assemblage of properties from the R-85 district to the HR-2 district. The proposed development is located north of Emory University and has frontage on Biltmore Drive, Clifton Road and Briarcliff Road. The rezoning would enable the redevelopment of the property with a multifamily student housing development containing approximately 202 units with a height of five stories. Parking will be provided in an interior deck and connections to Emory via the Emory Shuttle and to MARTA via the existing bus stop and future MARTA line are anticipated.

**II. Impact Analysis**

**A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.**

The Comprehensive Plan designates the site as Town Center. The proposed development is consistent with the policy and intent the Comprehensive Plan. The Comprehensive Plan explicitly states that HR-2 is an appropriate category within Town Center. Further, an intent of the Town Center character area is to promote the concentration of residential structures which reduce automobile travel and promote walkability and transit usage. The proposed multifamily student housing development would allow for a vibrant, pedestrian and transit friendly use to complement the adjacent Emory University campus and the Centers for Disease Control and Prevention (CDC).

**B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.**

Across Biltmore Drive to the east is Emory University. Across Clifton Road to the southwest are railroad tracks, a restaurant, and a shopping center. Across Briarcliff Road to the northwest is a gas station and commercial cooking oil recycling facility. Adjacent to the north are the Atlantic Briarcliff apartment homes. The proposed multifamily use is suitable in view of the surrounding higher intensity commercial and multifamily uses. Further, the proposed multifamily student housing use is appropriate given its proximity to Emory University and existing and future transit facilities in the area.

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

The lack of significant renovations to the property as well as the surrounding classifications of medium density residential, commercial, office institutional, and light industrial suggest that the current single-family residential classification no longer has a reasonable economic use.

**D. Whether the zoning proposal will adversely affect the existing use and usability of adjacent or nearby properties.**

The zoning proposal will not adversely affect the existing use and usability of adjacent or nearby properties. As mentioned above, the property is surrounded by uses that are compatible with the scale of the proposed development. The proposed development will add a vibrant multifamily student housing use to the mix of commercial, multifamily and university uses nearby.

**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 rezoning will bring the property in conformity with the surrounding properties of high and medium intensity uses and would eliminate what is currently an island of single-family use. Further, the proposed zoning is appropriate given that a MARTA rail line and station have been approved for construction in the nearby area. The MARTA station will likely catalyze further higher density development in the area. Finally, the property will serve the Emory University and CDC communities by providing a housing option within close proximity.

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

The proposal will not adversely affect historic buildings, sites, districts, or archaeological resources.

**G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**

The proposed use will not cause an excessive or burdensome use of streets, transportation facilities, utilities or schools. The proposed development is not anticipated to have any impact on schools because it will be marketed and designed for student housing use. The proposed development will have some impact on existing streets, transportation facilities and utilities. However, those impacts will be mitigated by the proximity to Emory University's campus and the existing and future MARTA facilities.



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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: Z-18-1235069

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

Applicant E-Mail Address: Sbates@tollbrothersinc.com

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

Applicant Daytime Phone: 404-419-2157 Fax: \_\_\_\_\_

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

Owner Mailing Address: \_\_\_\_\_

Owner Daytime Phone: \_\_\_\_\_

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

Parcel ID#: SEE ATTACHED

Acreage: 3.38 Commission District: 2

Present Zoning District(s): R-85

Proposed Zoning District: HR-2

Present Land Use Designation: Town Center

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