

REZONING APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: MH Old Briarcliff LLC

Subject Property Address: 729 Old Briarcliff Road

City: Atlanta State: GA Zip: 30345

Parcel ID Number(s): 18 057 05 035

Acreage: 2.2 Commission District(s): 2 Super District: 6

Existing Zoning District(s): OI Proposed Zoning District(s): MR-1

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

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner Agent

Signature: [Handwritten Signature] Date: 6/8/2026

NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS IS A PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE.

Table with 2 columns: Zoning Districts and Fees. Includes rows for RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-2 (\$500.00) and HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-I, OD, OIT, NS, C-1, C-2, M, M-2 (\$750.00).

DeKalb County does not require payment by wire transfer. Be aware of scammers and fraudulent emails.



May 18, 2026

RE: Proposed Rezoning at 729 Old Briarcliff Road, Atlanta, GA 30306

Dear Property Owner:

We would like to invite you to join our Teams Video Meeting on Wednesday, June 3, 2026 from 6:00pm – 7:00pm to discuss a proposed rezoning for property located at 729 Old Briarcliff Road. Minerva is seeking to rezone the subject property from OI, Office Institutional to MR-1, Medium Density Residential to allow for the development of 14 townhouse units.

There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to participate, but would like to learn more, please contact me at the information found below my signature.

Register in advance for this meeting via the QR code or the Tinyurl link found below:



<https://tinyurl.com/OldBriarcliff>

After registering, you will receive a confirmation email containing information about joining the meeting. Be aware to check that the confirmation email has not been sent to your spam folder.

Please contact me if you have any questions regarding the meeting.

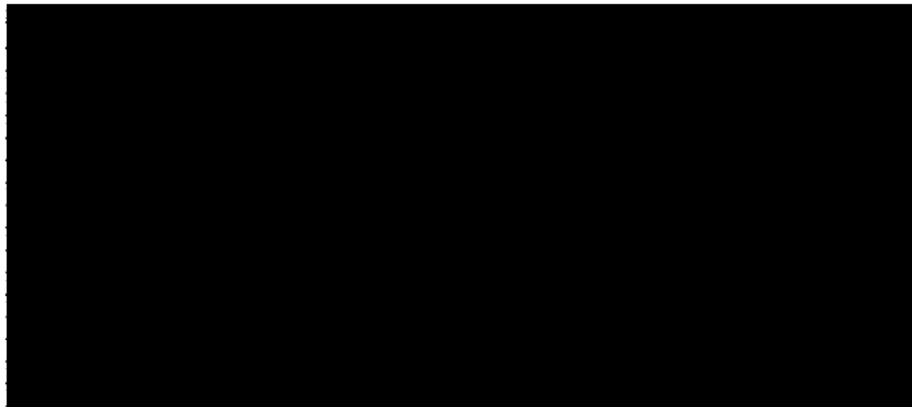
Sincerely,

A handwritten signature in blue ink, appearing to read "C. Jacobs".

Chad Jacobs
Director, Land Entitlements



From: Chad Jacobs
To:
Bcc:



Subject: Community Meeting for Proposed Rezoning at 729 Old Briarcliff Road, Atlanta, GA
Date: Tuesday, May 19, 2026 2:30:00 PM
Attachments: image001.png

Good afternoon!

I would like to invite you to join our Teams Video Meeting on Wednesday, June 3, 2026 from 6:00pm – 7:00pm to discuss a proposed rezoning for property located at 729 Old Briarcliff Road. Minerva is seeking to rezone the subject property from OI, Office Institutional to MR-1, Medium Density Residential to allow for the development of 14 townhouse units.

As part of the rezoning process, we must conduct a community meeting with surrounding property owners and neighborhood associations which will be conducted via Teams before submittal of our application to Dekalb County.

Register in advance for this meeting via the QR code or the Teams Registration link found below:



<https://events.teams.microsoft.com/event/723cb315-ec76-4337-bb79-d1a439b45b7b@768e11f9-a7f1-45a0-90ef-6c41f47695ff>

After registering, you will receive a confirmation email containing information about joining the meeting. Be aware to check that the confirmation email has not been sent to your spam folder.

There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to participate but would like to learn more or have any questions regarding the meeting, please contact me at the information found below my signature.

Thanks,

Chad Jacobs | Director, Land Entitlements

Minerva USA

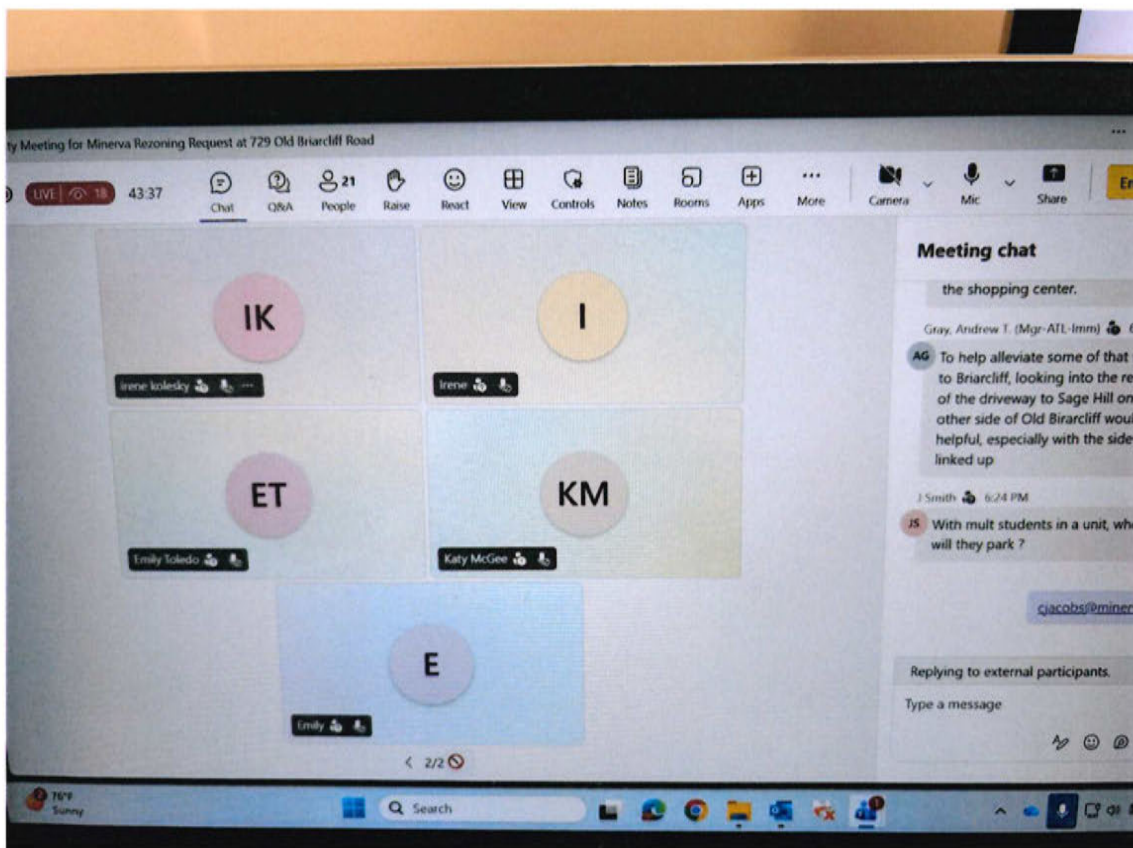
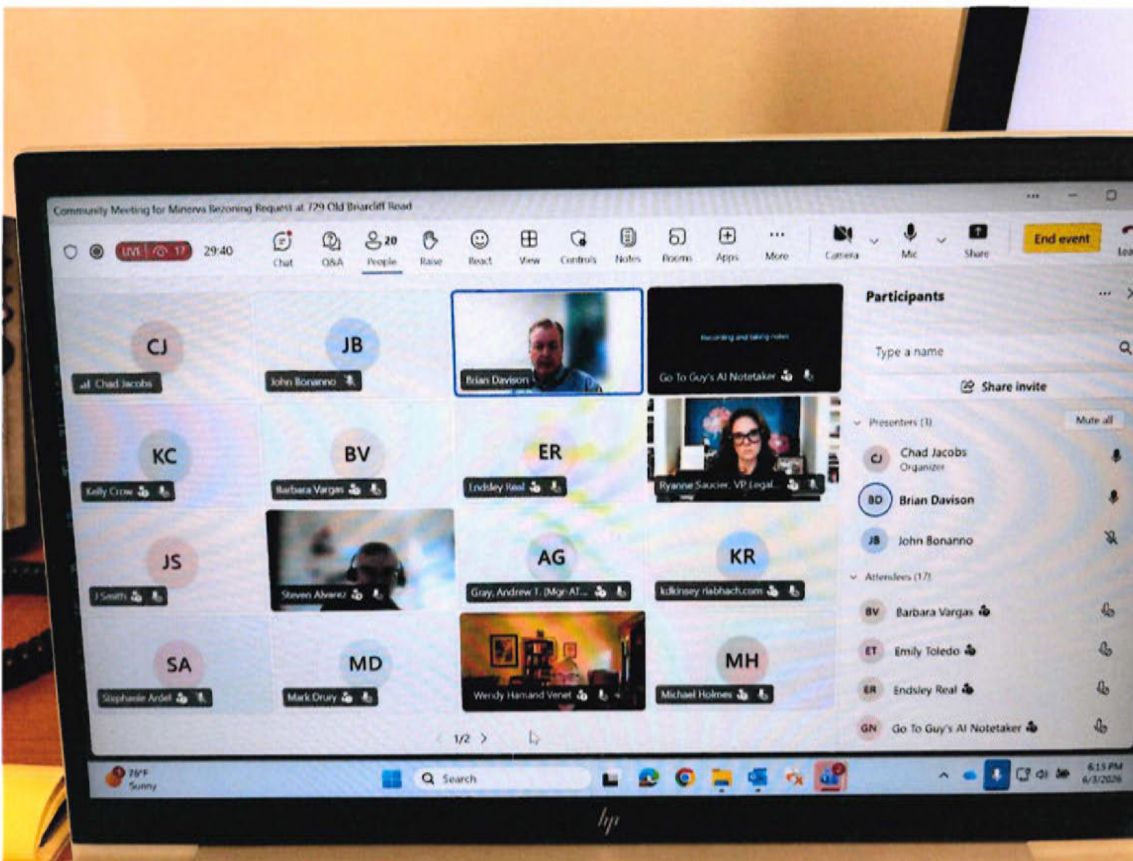
2292 Henderson Mill Road, Atlanta, GA 30345

Main 678.808.8000

Direct 678.808.8002



729 Old Briarcliff Road Zoning – Community Meeting via Teams





June 12, 2026

Dekalb County Planning & Sustainability
Director of Planning & Sustainability
C/O Juliana Njoku
178 Sams Street
Decatur, GA 30030

RE: Proposal to Rezone 2.2± Acres at 729 Old Briarcliff Road

Dear Ms. Njoku,

We appreciate the County's consideration of our proposal to rezone 2.2± acres on Old Briarcliff Road from OI (Office-Institutional) to MR-1 (Medium Density Residential) for the development of 14 townhome units.

Under the current OI zoning, the subject property was approved for the development of two structures consisting of 24 condominium units and associated parking. While the approved condominium project would be a great addition to the area, we feel that the 14 townhomes will be a much better fit for the property. The homes will be three stories in height with ground level private garages accessed internally while along Old Briarcliff Road, the units will present as two stories. Successful rezoning of the property for townhomes will reduce the overall density and impact to sensitive steep slopes while also leaving approximately 1.3 acres undeveloped and permanently preserved.

We believe that our proposal to rezone to MR-1 for townhomes is consistent with the Dekalb County 2050 Unified Comprehensive Plan for Traditional Neighborhoods and with the design concepts of the Druid Hills Historic District.

We look forward to working with the County and the surrounding community to create a high-quality development that will complement the existing neighborhoods and further Dekalb County's housing goals.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chad Jacobs".

Chad Jacobs
Director, Land Entitlements

Impact Analysis

A. Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan?

Yes. The subject property is located within the Traditional Neighborhood Character Area. Traditional Neighborhood lists townhomes as a preferred use with a recommended density up to 12 dwelling units per acre. Our proposal for 14 townhomes on 2.2 acres provides a density of 6.4 units per acre, well below the recommended density maximum. Traditional Neighborhood also lists MR-1 (our proposed zoning category) as a permitted zoning district.

B. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?

Yes. Adjacent and east of the subject property is Fox News television broadcasting studio. South of the property is Sophia, a multi-story stacked flats and townhome community. Also nearby are single family residential subdivisions, 2 story condominiums, an apartment complex, the Center for Disease Control, and Emory University.

C. Does the subject property have a reasonable economic use as currently zoned?

Yes, but the request to downzone the property to a less intense use will create less development impact to the property (less units, lower buildings, and less traffic) and will permanently preserve more undeveloped land.

D. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby properties?

No. This is the last undeveloped tract along Old Briarcliff Road which is surrounded by residential uses and the Fox 5 Television Station.

E. Are there 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 site is currently approved to develop a 24-unit four-story condominium project consisting of two buildings and associated parking. The proposed downzoning and reduction of units to 14 townhomes will help to reduce building footprint and permanently preserve more open space, with less traffic generated.

F. Will the zoning proposal adversely affect historic building, sites, districts, or archaeological resources?

No. The development will complement existing historic buildings and districts. An archaeological study has been performed on the site and did not note any resources eligible for the National Register of Historic Places.

G. Will the zoning proposal result in a use which would or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No. Decreasing the development from 24 to 14 units will help lessen impacts to traffic, schools, and utilities.

H. Will the zoning proposal adversely impact the environment or surrounding natural resources?

No. Successful rezoning will reduce impact to the environment from the currently approved plan by decreasing the building footprint and impacts to sensitive slopes. The updated plan will also provide a greater tree save area, and permanently preserve more open space.

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 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 _____*

*Notary seal not needed if answer is "No".

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

Handwritten signature and date 6/8/2026

Signature of Applicant /Date

Notary

Check one: Owner [checked] Agent []

Expiration Date/ Seal





DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application. Signed copy of this form must be submitted at filing.)

Applicant(s) Name: Chad Jacobs Phone: [REDACTED]

Email: [REDACTED] Commission District(s): 2 & 6

Property Address: 729 Old Briarcliff Road, Atlanta 30306

Tax Parcel ID: 18 057 05 035 Acreage: 2.13

Existing Use: Vacant Land Proposed Use: single - family development.

Supplemental Regs: N/A Overlay District: Druid Hills Historic District

Rezoning: Existing Zoning: O-I Proposed Zoning: MR-1

DRI: N/A Square Footage/Number of Units: Approx 14

Rezoning Request: Develop 14 townhomes

Land Use Plan Amendment - Existing Land Use: TN Proposed Land Use: _____ Consistent Inconsistent

Land Use Amendment Request: N/A

Special Land Use Permit Article Number(s) 27- N/A

Special Land Use Request(s): N/A

Major Modification - Existing Zoning Conditions: None

Major Modification Request: n/a

Condition(s) to be modified: n/a

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 06.08.2026 w/15-day notice Calendar Dates: CC: 08.11.2026 (Zoom)

PC: 09.01.2026 (Zoom) BOC: 09.24.2026 (In-Person)

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Public Notice, Signs: X Tree Survey, Conservation (if applicable): X

Submittal Format:

ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

- * Density * Density Bonuses * Mix of Uses * Open Space * Enhanced Open Space * Pedestrian Plan * Lot Size * Setbacks: front, sides, side corner, rear * Frontage * Street Width * Landscape Strips * Parking - Auto * Parking - Bicycle * Screening * Perimeter Landscapes * Bldg Materials: Roof, Fenestration, Façade Design * Sidewalks * Fencing/Walls * Building Height * Building Separation * Building Orientation * Streetscapes * Garages

Possible Variances: Variances may be sought. The site plan appeared in conceptual phases that may be altered.

Comments: The site is uniquely situated in that there is no existing development pattern on either side of the subject site.

Units may mesh in with the existing neighborhood across Old Briarcliff; proposed units are brick.

Applicant should be aware of Historic District Design and Architectural Standards in order to receive a COA.

Units along Briarcliff should face Old Briarcliff Road and have rear loading garages. Not all units shall face interior to site in

order to engage the street. There is no existing sidewalk, Applicant should review Streetscaping standards in Section 5.4.3., Parking

and landscaping in Section 5.4.4 and 5.4.5. Applicant was encouraged to have facades facing the street even with no adjacent development

to avoid continued suburban development in a traditional neighborhood where most residences face the street.

Furthermore, Staff and the Applicant discussed addressing "stub streets" and further instead further connectivity.

Planner: Andrea Folgherait, Sr. Planner

Date: April 13, 2026