Public Hearing: YES ☒ NO ☐ **Department:** Planning & Sustainability

SUBJECT:

Commission District(s): 4 and 6

Application of Jared Samples to amend the character area from CRC (Commercial Redevelopment Corridor) to the NC (Neighborhood Center) character area to allow residential development, at 5561-5567 Memorial Drive.

PETITION NO: D6-2026-1099 LP-26-1248188

PROPOSED USE: Residential development.

LOCATION: 5561-5567 Memorial Drive, Stone Mountain, GA 30083

PARCEL NO. : 18 070 03 008

INFO. CONTACT: Kidest Mulat, Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Jared Samples to amend the character area from CRC (Commercial Redevelopment Corridor) to the NC (Neighborhood Center) character area to allow residential development.

RECOMMENDATION:

COMMUNITY COUNCIL: (Oct. 2026) No Quorum. **(August 2026)** Approval.

PLANNING COMMISSION: (Nov. 5, 2026) Approval. **(Sept. 1, 2026)** Full-Cycle Deferral.

PLANNING STAFF: (November 2026) Approval. **(September 2026)** Full-Cycle Deferral.

STAFF ANALYSIS: The applicant is requesting a FLUM (future land use map amendment) from CRC (Commercial Revitalization Corridor) to NC (Neighborhood Center) to develop 340 units consisting of three and four-story multifamily units and 36-unit townhome community (13.1 acres). The applicant's intent is to transform these underutilized commercial structures into a high-density residential community to raise area values. To add, the development will include 4 Live-Work Units. The applicant presumes this development would reduce late-night commercial noise and create a community-oriented environment. The subject site contains a former shopping center, Village Square, from Staff research Village Square appears largely vacant since 2015. Prior to that, Village Square contained a variety of businesses including a learning center, small retail beauty shop, furniture store, and an event space. To add, this FLUM has a companion application case (Z-26-1248188) proposing rezone from C-1 to MR-2. Section 27-7.3.2 of the Code states any applicant seeking to rezone property to a classification that is inconsistent with the comprehensive plan, must first obtain approval of an amendment to the comprehensive plan maps from the Board of Commissioners. Staff contacted the Applicant on 8/4/26 with site orientation considerations to better achieve the overall NC vision. While the feedback is not intended to represent a required layout, but rather to demonstrate potential design opportunities that may be worth considering as the project evolves. The applicant revised and submitted an updated site plan on 8/11/26. Prepared 10/26/2026 by: Kidest Mulat Case # LP-26-1248188 However, that concept increases the proposed residential density, still containing a large amount of surface parking, and remains entirely residential. As of 10/12/26, the Applicant has revised their plans regarding number of units, addition of pedestrian connectivity, activation of the site and transition around surrounding properties and parking. The site plan has improved based on last staff report feedback. This report will give an overview of such changes. This report will outline whether this subject property land use change aligns with the DeKalb County 2050 Unified Plan, Comprehensive Land Use Plan. To add, there

is a Small Area Plan (SAP) that the subject property falls in. The subject property must adhere to the recommendations of both the comprehensive plan and Small Area Plan. While the following findings support redevelopment of the property, they also support Staff's recommendation of approval of the proposed land use amendment and rezoning applications (Z-26-1247190 & LP-26-1248188). Given the approximately 13-acre size of the property, its prominent location along Memorial Drive, and its specific identification as a redevelopment opportunity in the Memorial Drive Corridor SAP, Staff finds that additional consideration of the proposed site organization, mix of uses, and overall Neighborhood Center (NC) character is warranted. Therefore, based on review of the applicable criteria under Section 27-7.3.4 of the DeKalb County Zoning Ordinance, it is the recommendation of the Planning & Sustainability Department that this application be ***"Approved"***.

PLANNING COMMISSION VOTE: (November 5, 2026) Approval 6-0-0. Motion was made by Commissioner Costello, seconded by Commissioner Cooper for approval, per Staff recommendation.. **(September 1, 2026) Full-Cycle Deferral 7-0-1.** Commissioner Osler moved, Commissioner Cooper seconded for a full-cycle deferral to the November 2026 zoning cycle, per Staff recommendation. Commissioner Moore abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Oct. 2026) No Quorum-members present voted for Approval (6-0-0). **(August 2026)** Approval 7-1-0.

DeKalb County Government Services Center
178 Sams Street, Decatur, GA 30030
404-371-2155
Planning & Sustainability Public Hearings

Planning Commission Hearing Date: November 5, 2026
Board of Commissioners Hearing Date: November 19, 2026

STAFF ANALYSIS

CASE NO.:	LP-26-1248188	**File ID #: 2026-1099**
Address:	5561 Memorial Drive, Stone Mountain, GA 30083	Commission Districts: 4 & 6
Parcel ID(s):	18 070 03 008	
Request:	To amend the future land use map from CRC (Commercial Revitalization Corridor) to NC (Neighborhood Center) to build townhomes and apartments	
Property Owner(s):	Insignia At Village Square LLC	
Applicant/Agent:	Jared Samples, Chaz Lazarian, Eti Lazarian, Susan Shin	
Acreage:	13.1	
Existing Land Use:	CRC	
Surrounding Properties:	**North:** CRC, SUB **South:** CRC, SUB (Suburban), **East:** CRC, SUB, Pine Lake City Limits **West:** COS (Conservation)	
Adjacent Zoning:	North: C-1 South: MR-1 East: C-1 West: C-1	
Comprehensive Plan:	**Consistent** X **Inconsistent**	

STAFF RECOMMENDATION: APPROVAL

BACKGROUND

The applicant is requesting a FLUM (future land use map amendment) from CRC (Commercial Revitalization Corridor) to NC (Neighborhood Center) to develop 340 units consisting of three and four-story multifamily units and 36 unit townhome community (13.1 acres). The applicant's intent is to transform these underutilized commercial structures to a high-density residential community to raise area values. To add, the development will include 4 Live-Work Units. The applicant presumes this development would reduce late-night commercial noise and create a community-oriented environment. The subject site contains a former shopping center, Village Square, from Staff research Village Square appears largely vacant since 2015. Prior to that, Village Square contained a variety of businesses including a learning center, small retail beauty shop, furniture store, and an event space.

To add, this FLUM has a companion application case (Z-26-1248188) proposing rezone from C-1 to MR-2. Section 27-7.3.2 of the Code states any applicant seeking to rezone property to a classification that is inconsistent with the comprehensive plan, must first obtain approval of an amendment to the comprehensive plan maps from the Board of Commissioners.

Staff contacted the Applicant on 8/4/26 with site orientation considerations to better achieve the overall NC vision. While the feedback is not intended to represent a required layout, but rather to demonstrate potential design opportunities that may be worth considering as the project evolves. The applicant revised and submitted an updated site plan on 8/11/26.

However, that concept increases the proposed residential density, still contained a large amount of surface parking, and remains entirely residential. As of 10/12/26, the Applicant has revised their plans regarding number of units, addition of pedestrian connectivity, activation of the site and transition around surrounding properties and parking. The site plan has improved based on last staff report feedback. This report will give an overview of such changes.

ANALYSIS

This report will outline whether this subject property land use change aligns with *the DeKalb County 2050 Unified Plan, Comprehensive Land Use Plan.* To add, there is a Small Area Plan (SAP) that the subject property falls in. The subject property must adhere to the recommendations of both the comprehensive plan and Small Area Plan.

While the following findings support redevelopment of the property, they also support Staff's recommendation of approval of the proposed land use amendment and rezoning applications (Z-26-1247190 & LP-26-1248188).

FINDINGS OF FACT

The following findings address each of the applicable standards and factors under Section 27-7.3.4 of the DeKalb County Zoning Ordinance governing review of proposed amendments to the Comprehensive Plan Future Land Use Map.

A. Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties.

The surrounding area contains a mix of commercial, institutional, residential, and undeveloped properties. To the north of the subject property are commercial uses, including a car wash, convenience store, fast-food restaurants, and auto-oriented stores. To the west are a medical clinic and the Eritrean Community Center. To the east is an abandoned or underutilized commercial property with an emissions station and tire shop. Properties to the south include wooded areas, a hospice facility, and condominiums. Within approximately one-half mile are additional Commercial Redevelopment Corridor (CRC) and Suburban (SUB) designated properties. Two Conservation-designated properties are located west of the subject property, and additional SUB and CRC properties are located to the south near the Pine Lake city limits.

The applicant has submitted a companion rezoning request from C-1 (Local Commercial) to MR-2 (Medium Density Residential). The applicable zoning requirements include a 10-foot-wide shared-use path with streetlights to accommodate pedestrians and bicyclists. The subject property is located along Memorial Drive, a major arterial roadway, and Georgia State Route. These conditions should be considered in evaluating the proposed development's relationship to surrounding properties and transportation infrastructure.

B. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property or properties.

The proposed land use change would facilitate redevelopment of currently underutilized commercial property. Potential impacts on adjacent and nearby properties should be evaluated through the companion rezoning and development review, including impacts related to development intensity, traffic, lighting, buffering, and site design.

C. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Transportation, utility, and school capacity should also be considered as part of the intergovernmental review.
There are 2 access points proposed – the Department of Public Works (Roads and Drainage) have stated the likelihood of ROW (right of way) improvement. Additional considerations from Interdepartmental Comments (enclosed) include a 10-foot multi-use path/pedestrian-scale lighting; MARTA Route 121 coordination; and school aged children generation in elementary, middle, and high schools (public and private).

D. Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small areas studies.

The subject property is currently designated as CRC, which the *2050 Unified Plan* intends for guiding redevelopment along commercial corridors, supported by more detailed Small Area Plans. However, the proposed redevelopment does not fully reflect CRC recommendations. The Memorial Drive Revitalization Plan SAP, which includes the subject property, recommends a Neighborhood Center (NC) designation instead, reflecting community preferences to maintain small-scale retail character while introducing community-oriented amenities such as senior housing, park space, a library, and a small theater. The *2050 Unified Plan'*s NC Character Area supports activating spaces with neighborhood commercial uses, offices, mid-density housing, and public open space in a walkable environment, with residential density not exceeding 40 units per acre. The proposed development aligns with these objectives by incorporating live-work units and achieving a density of 26 units per acre.

The proposed site plan provides appropriate transitions between building types, concentrating apartments at the activity center's core and limiting building height near surrounding lower-intensity areas, consistent with NC Character Area Connectivity to a nearby bus stop and a stronger relationship with Memorial Drive enhance multi-modal access, while live-work units support local activity and align with the Plan's mixed-use goals. Additional pedestrian improvements, particularly along Village Square Drive, remain encouraged. The applicant further advances NC objectives by reducing parking in line with staff recommendations and improving site activation within Hambrick Village—an area currently defined by underutilized parking and limited tree cover. The requested FLUM amendment from CRC to NC is consistent with the SAP, and overall, the redevelopment better aligns the site with the pedestrian-oriented and community-focused goals of the *2050 Unified Plan.*

E. Whether there are potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near county or municipal boundary line.

There are no potential impacts on property or properties in an adjoining governmental jurisdiction.

F. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.

There are no existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.

G. Whether there will be an impact on historic buildings, sites, districts, or archaeological resources resulting from the proposed change.

There are no impacts on historic buildings, sites, districts, or archaeological resources resulting from the proposed change.

RECOMMENDATION:

Given the approximately 13-acre size of the property, its prominent location along Memorial Drive, and its specific identification as a redevelopment opportunity in the Memorial Drive Corridor SAP, Staff finds that additional consideration of the proposed site organization, mix of uses, and overall Neighborhood Center (NC) character is warranted.

Therefore, based on review of the applicable criteria under Section 27-7.3.4 of the DeKalb County Zoning Ordinance, it is the recommendation of the Planning & Sustainability Department that Application Z-26-1248190 be ***"Approved"***.

DeKalb County
GEORGIA

404-371-2155 (o)
www.dekalbcountyga.gov/planning

Government Services Center
178 Sams Street
Decatur, GA
www.dekalbcountyga.gov

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments September 2026

N1. SLUP-26-1248084 (2026-0707) 5395 Covington Highway:
Covington Highway is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N2&N3. LP-26-1248188 (2026-1099) & Z-26-1248190 (2026-1100) 5561 – 5567 Memorial Drive:
Memorial Drive is classified as a Major Arterial, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights.

N4. SLUP-26-1248176 (2026-1101) 4850 Redan Road:
Redan Road is classified as a Minor Arterial. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N5. Z-26-1248179 (2026-1102) 3970 Norman Road:
Norman Road is classified as a collector road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane or a 10-foot multi-use path. It requires pedestrian scale streetlights.

N6. SLUP-26-1248182 (2026-1103) 4717 East Anderson Road:
East Anderson is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N7. Z-26-1248177 (2026-1106) 729 Old Briarcliff Road:
Old Briarcliff Road is classified as local road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N8. SLUP-26-1248186 (2026-1107) 3887 Kirksford Road:
Kingsford Drive is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N9. SLUP-26-1248172 (2026-1108) 4110 Glenwood Road, Ste. A:
Glenwood Road is classified as a Minor Arterial. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

7/30/2026

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
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.

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

7/30/2026

N1-2026-1098 TA-26-1248180

Amendment

- Text amendment. See general comments

N2-2026-1099 LP-26-1248188

5561-5567 Memorial Drive, Stone Mountain, GA 30083

- See general comments

N3-2026-1100 Z-26-1248190

5561-5567 Memorial Drive, Stone Mountain, GA 30083

- See general comments.

N4-2026-1101 SLUP-26-1248176

4850 Redan Road, Stone Mountain, GA 30088

- SLUP. See general comments.

N5-2026-1102 Z-26-1248179

3970 Norman Road, Stone Mountain, GA 30083

- Child daycare center. DeKalb County Health Regulations prohibits use of on-site sewage disposal systems for child or adult day care facilities with more than six (6) clients.

N6-2026-1103 SLUP-26-1248182

4717 East Anderson Road, Stone Mountain, GA 30083

- SLUP. See general comments.

N7-2026-1104 SLUP-26-1248184

6252 Memorial Drive, Stone Mountain, GA 30083

- SLUP. See general comments.

N8-2026-1105 SLUP-26-1248185

6252 Memorial Drive, Stone Mountain, GA 30083

- SLUP. See general comments.

N9-2026-1106 Z-26-1248177

729 Old Briarcliff Road, Atlanta, GA 30306

- See general comments.

N10-2026-1107 SLUP-26-1248186

3887 Kirksford Drive, Decatur, Ga 30035

- SLUP. Child daycare facility. See general comments.

N11-2026-1108 SLUP-26-1248172

4110 Glenwood Road, Suite A, Decatur, GA 30032

- SLUP. See general comments.

DeKalb County School District **Analysis Date:** 7/24/2026

Development Review Comments

Submitted to: DeKalb County **Case #:** Z-26-1248190
Parcel #: 18 070 03 008

Name of Development: Insignia LLC
Location: 5561-5567 Memorial Drive, Stone Mountain GA 30088

Description: Proposed development with 250 multifamily units including flats and townhomes.

Impact of Development: When fully constructed, this development would be expected to generate 52 students: 11 at Rockbridge Elementary, 5 at Stone Mountain Middle School, 6 at Stone Mountain High School, 17 at other DCSD schools, and 13 at private school. Enrollment at the high school is at capacity, but the impact of new development is expected to be minimal.

Current Condition of Schools	Rockbridge Elementary	Mountain Middle School	Stone Mountain High School	Other DCSD Schools	Private Schools	Total
Capacity	984	1,410	1,209			
Portables	0	0	0			
Enrollment (Oct 2025)	790	961	1,213			
Seats Available	194	449	-4			
Utilization (%)	80.3%	68.2%	100.3%			
New students from development	**11**	**5**	**6**	**17**	**13**	**52**
New Enrollment	801	966	1,219			
New Seats Available	183	444	-10			
New Utilization	81.4%	68.5%	100.8%			

Calculation Details

Inputs

Unit Type	Mixed	**Proposed Units**	250

		Attend Home School	Attend other DCSD School	Private School	Total
Yield Rates (students per unit based on comparable developments)	Elementary	0.0443	0.0411	0.0124	0.1100
	Middle	0.0218	0.0218	0.0159	0.0379
	High	0.0235	0.0063	0.0226	0.0367
	Total	**0.0896**	**0.0692**	**0.0509**	**0.1846**
Units x Yield Rates	Elementary	11.08	10.28	3.10	24.46
	Middle	5.45	5.45	3.98	14.88
	High	5.88	1.58	5.65	13.11
	Total	**22.41**	**17.31**	**12.73**	**52.45**
New Students from Development (rounded result)	Elementary	11	10	3	24
	Middle	5	5	4	14
	High	6	2	6	14
	Total	**22**	**17**	**13**	**52**

DeKalb County School District

DEPARTMENT OF PLANNING &SUSTAINABILITY

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov **AND/OR LASONDRA HILL** lahill@dekalbcountyga.gov

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.

CASE #: LP-1248188 (2026-1099) & Z-1248190 (2026-1100)

ADDRESS/PARCEL ID: 5561 - 5567 Memorial Drive; 18 070 03 008

- **Transportation/Access/Row:** Right of way improvements will be needed. Minimum will be curb, gutter, landscape strip and sidewalks but if there are any isseues with the exisiting catch basins and pipes they will need to be improved as needed.

- **Stormwater Management:** Have concerns about if the site will be able to fit the required stormwatermanagement system. Run off reduction will be required for water quality. Runoff reduction has to be seperate from the detention system. For this site there are numerous options for detention but wet pool ponds will will not be an option due to the size of the lot. CN of 55 has to be used for predevelopment, take that into consideration when designing stormwater management system.

- **Flood Hazard Area/Wetlands:** N/A

- **Landscaping/Tree Preservation:** There will be tree requirements for preservation and for zoning. Trees planted in stormwater magaement system can count towards this depending on the species used.

- **Tributary Buffer:** N/A

- **Fire Safety:**

Lia C Fabian

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov **AND/OR LASONDRA HILL** lahill@dekalbcountyga.gov

PUBLIC WORKS – ROADS & DRAINAGE - ZONING COMMENTS FORM

CASE #: LP-1248188 (2026-1099) & Z-1248190 (2026-1100)

ADDRESS/PARCEL: 5561-5567 Memorial Drive; 18 070 03 008

Drainage Basin: Snapfinger Creek Square

Upstream Drainage Area: N/A

Percentage of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: Impact of flood, erosion and sedimentation is minimal under existing zoning. The site is built-up with a high impervious area coverage.

Required detention facility(s): Yes

COMMENTS: Both applications for rezoning and character area amendment would require different roads and drainage infrastructures from the existing zoning and character area of the site to support the proposed residential development. Compliance with Chapters 14 and 22.5 of the DeKalb County codes of Ordinance will be required on stormwater management and street design.

Akin Akinsola

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov **AND/OR LASONDRA HILL** lahill@dekalbcountyga.gov

PUBLIC WORKS – WATER & SEWER - ZONING COMMENTS FORM

CASE #: LP-1248188 (2026-1099) & Z-1248190 (2026-1100)

ADDRESS: 5561-5567 Memorial Drive; 18 070 03 008

WATER

Size of existing water main: 8"CI,10" **adequate:** ☐ **inadequate:** ☐

Distance of property to nearest main: _____ **Size of line required, if inadequate:** _____

SEWER

Outfall Servicing Project: _____

Is sewer adjacent to property? Yes ☐ **No** ☐ **If no, distance to the nearest line:** _____

Water Treatment Facility: _____

Sewage Capacity: _____ **(MGPD) Current Flow:** _____ **(MGPD)**

COMMENTS: Both applications for rezoning and character area amendment would require different roads and

_____

_____

_____

_____

_____

_____

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov **AND/OR LASONDRA HILL** lahill@dekalbcountyga.gov

PUBLIC WORKS – TRAFFIC ENGINEERING - ZONING COMMENTS FORM

CASE #: LP-1248188 (2026-1099) & Z-1248190 (2026-1100)

ADDRESS/PARCEL: 5561 - 5567 Memorial Drive; 18 070 03 008

ADJACENT ROADWAY(S): _____

CLASSIFICATION:

Capacity (TPD): _____

Latest Count (TPD): _____

Hourly Capacity (VPH): _____

Peak Hour Volume (VPH): _____

Existing number of traffic lanes: _____

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: _____

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 (latest edition 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.

Jerry White

Signature

MARTA September 2026
Case Comments

N3. Z-26-1248190 – 5561-5567 Memorial Drive:

- Developer to coordinate with MARTA due to presence along MARTA bus route 121.

N4. SLUP-26-1248176 – 4850 Redan Road:

- Developer to coordinate with MARTA due to presence along MARTA bus route 116. Request a concrete pad to be poured adjacent to the sidewalk along the parcel facing Redan Road to accommodate an ADA compliant bus stop amenity. If accommodated, the developer will need to reach out to MARTA's Bus Stop Planning Team for site selection and concrete pad specifications.

N9. SLUP-26-1248172 – 4110 Glenwood Road, Ste. A:

- Developer to coordinate with MARTA during design and any construction due to presence along MARTA bus route 22. Request for one of the two driveways along Glenwood for this parcel to be closed as the property currently has 3 driveway access points, exceeding the two maximum outlined in Sec. 14-202.3 (d).

INSIGNIA LLC

8/3/26

Dear Staff,

Thank you for your email and for your guidance regarding our applications.

Please accept this email as our formal request to amend the pending applications as follows:

- **Land Use Application:** We request that the Land Use application be amended to Neighborhood Center (NC) rather than withdrawn, as discussed. We understand that the Neighborhood Center designation allows up to 50 units, subject to an approved development plan.

- **Rezoning Application:** We request that the Rezoning application be amended to MR-2.

We appreciate your assistance throughout this process and look forward to reviewing the staff's design recommendations. We will keep an eye out for your follow-up email and are happy to work collaboratively to address any comments or recommendations.

Please let us know if any additional information or documentation is needed to process these amendments.

Thank you for your time and assistance.

Sincerely,

Eti Lazarian
Insignia LLC

7130 Buford Hwy NE, Ste A200, Atlanta, GA 30340

REZONING APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: JARED SAMPLES

Subject Property Address: 5561 MEMORIAL DRIVE

City: ATLANTA State: GEORGIA Zip: 30318

Parcel ID Number(s): 18-070-03-008

Acreage: 13.8 Commission District(s): 4 Super District: 6

Existing Zoning District(s): C-1 Proposed Zoning District(s): HR-1

Existing Land Use Designation(s): CRC Proposed Land Use Designation(s): TOWN CENTER (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: _____ Date: 6/15/2026

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

REZONE APPLICATION FEES:	
RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-2	$500.00
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.

Insignia LLC

June 4, 2026

RE: A Proposed Major Modification at 5561-5567 Memorial Drive, Stone Mountain, Georgia 30083

Dear Property Owner:

We would like for you to join our meeting on Monday, June 8, 2026 from 6:00pm – 7:00pm to discuss a proposed Major Modification for properties located at 5561-5567 Memorial Drive, Stone Mountain, Georgia 30083. Our client, Insignia LLC, is seeking to redevelop the area, which previously operated as a vacant retail center. The proposed development will consist of three-story apartments and approximately forty townhomes. This replaces the prior approvals for the site and is intended to bring new residential opportunities to the community.

Below are the meeting details. The meeting will be held via Microsoft Teams. If you are unable to make it, but would like to learn more, please contact our office at (404) 587-3723 or email us and we will send you a summary of the meeting.

You are invited to our Community Meeting.

When: Mon June 8, 2026 | 6:00 PM

Location: Microsoft Teams Meeting

Please contact our offices if you have any questions regarding the meeting.

Sincerely,

Insignia LLC

June 15, 2026

DeKalb County Department of Planning & Sustainability
Zoning & Land Use Division
330 W. Ponce de Leon Avenue
Decatur, GA 30030

RE: Application for a Land Use Map Amendment (CRC to Town Center) and a Rezoning Application (C-1 to HR-1) for 5561 Memorial Drive, Stone Mountain, GA 30083

To the DeKalb County Planning Commission and Board of Commissioners,

This Letter of Intent is submitted to request a Comprehensive Land Use Map Amendment and a Rezoning for the property located at 5561 Memorial Drive. The subject property consists of approximately 12.8 acres. It is currently developed as an underutilized commercial space.

As the applicant, I request to amend the Land Use Map designation from Commercial Redevelopment Corridor (CRC) to Town Center. I also request to rezone the property from Local Commercial District (C-1) to High-Density Residential-1 District (HR-1).

The intent of this application is to clear the outdated commercial structures. In their place, I plan to construct a vibrant, high-density residential community. The project will bring needed housing options to the Stone Mountain area. The proposed development includes 210 multifamily apartment units and 40 town house units, for a total of 250 residential units across the site. The site layout will provide modern architecture, pedestrian walkways, integrated green space, and dedicated parking. This design will create a safe, upscale, and highly functional neighborhood node.

The requested amendments comply perfectly with DeKalb County's standards for responsible urban growth under Article 7.3.4:

- **Suitability and Character:** The shift to an HR-1 residential district serves as an excellent buffer zone. It sits perfectly between the high-traffic Memorial Drive commercial strip and nearby single-family residential properties.
- **Impact on Nearby Properties:** Replacing the underused C-1 commercial layout with premium town houses and apartments will raise area values. It will also reduce late-night commercial noise and create a community-oriented environment.
- **Infrastructure Capabilities:** The site is positioned perfectly along a primary transit corridor. A full traffic and utility study will be coordinated with county departments to ensure local infrastructure seamlessly absorbs the new residential density.

- **Comprehensive Plan Alignment:** The DeKalb County Comprehensive Plan specifically targets arterial corridors for dense, walkable, "Town Center" style master developments. This project directly carries out that exact vision.

The proposed redevelopment at 5561 Memorial Drive breathes new life into an underperforming commercial asset. It fulfills a critical regional demand for diverse housing. I kindly request the support and approval of the DeKalb County Planning Commission and Board of Commissioners for this application.

Sincerely,



Jared Samples
Applicant

IMPACT ANALYSIS

Land Use Map Amendment Application — Article 7.3.4

1. Will the proposed land use change permit use(s) that are suitable in view of the use and development of adjacent and nearby properties?

- **Yes.** The proposed redevelopment transforms a mixed-use commercial space into a vibrant, high-density residential node. The combination of town houses and apartments aligns with the county's goal of creating walkable "Town Center" environments. It acts as a complementary transition between commercial corridors and nearby residential neighborhoods.

2. Will the proposed land use change adversely affect the existing use or usability of adjacent or nearby property?

- **No.** The redevelopment will not adversely affect neighbors. The addition of modern, well-managed residential units will enhance the area's aesthetic. It will improve local property values and generate less traffic and noise than a high-traffic commercial C-1 use.

3. Will the proposed land use change result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

- **No.** The proposed land use change is consistent with the infrastructure goals of the area. While adding 250 housing units introduces new residents, the site is positioned directly along a primary transportation corridor equipped for multi-modal transit. The applicant will coordinate a full traffic and utility study with county departments to ensure local infrastructure seamlessly absorbs the new residential density without over-burdening local services.

4. Is the amendment consistent with the written policies in the Comprehensive Plan text?

- **Yes.** Amending the land use designation from CRC to Town Center actively supports the DeKalb County Comprehensive Plan text. The plan explicitly encourages mixed-use, transit-oriented development, and sustainable growth along major arterial corridors.

5. Are there environmental impacts or consequences resulting from the proposed change?

- **No.** No significant environmental consequences are anticipated. The developer will comply with all county environmental and erosion control regulations. The project will properly manage stormwater runoff and protect existing green spaces.

6. Are there impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines?

- **No.** The subject property is located well within DeKalb County boundaries. It is not situated near any county or city lines, resulting in zero impact on adjoining jurisdictions.

7. Are there other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change?

- **Yes.** Current market and development trends heavily support this amendment. The shift from heavy, auto-oriented commercial spaces to modern multi-family residential units addresses the urgent regional demand for diverse housing options.

8. Are there impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change?

- **No.** There are no known historic buildings, sites, districts, or archaeological resources located on or adjacent to the 5561 Memorial Drive property that would be impacted by the redevelopment.

Applicant Signature: _____

Date: 9/15/2024

Printed Name: Jared Samples

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.

Notary

Signature of Applicant /Date 6/15/2026

Check one: Owner ☐ Agent ☑

Expiration Date/ Seal

AUTHORIZATION

The property owner(s) should complete this form or a similar signed and notarized form if the individual filing the application with the County is not the property owner.

Date: 6/15/2026

TO WHOM IT MAY CONCERN:

I/WE: CHAZ LAZARIAN/INSIGNIA,LLC
Name of Owner(s)

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

JARED SAMPLES
Name of Agent or Representative

to file an application on my/our behalf.

VICKIE T SIMS NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 09, 2029

Notary Public

Owner

Date: 6/15/2026

DeKalb County
GEORGIA

(404) 371-2155 (o)
www.dekalbcountyga.gov

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning

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: Jared Samples Phone: [redacted]

Email: [redacted] Commission District(s): 4 & 6

Property Address: 5561 Memorial Drive, Stone Mountain 30083

Tax Parcel ID: 18 070 03 008 Acreage: 13.08

Existing Use: SHOPPING CENTER. Proposed Use: Multi-family development.

Supplemental Regs: TBD. DEPENDING ON FINAL PROPOSAL. Overlay District: No

☑ Rezoning: Existing Zoning: C-1 Proposed Zoning: MR-2

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: Rezone to MR-2 to develop 310 residential units.

☐ Land Use Plan Amendment - Existing Land Use: CRC Proposed Land Use: _____ Consistent ☐ Inconsistent ☐

Land Use Amendment Request: LP amendment for greater density for subject site within a mile of a Town Center. Adjacent properties are CRC.

☐ Special Land Use Permit Article Number(s) 27- n/a

Special Land Use Request(s): _____

☐ 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: 08.18.2026 (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): N/A

Submittal Format:

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

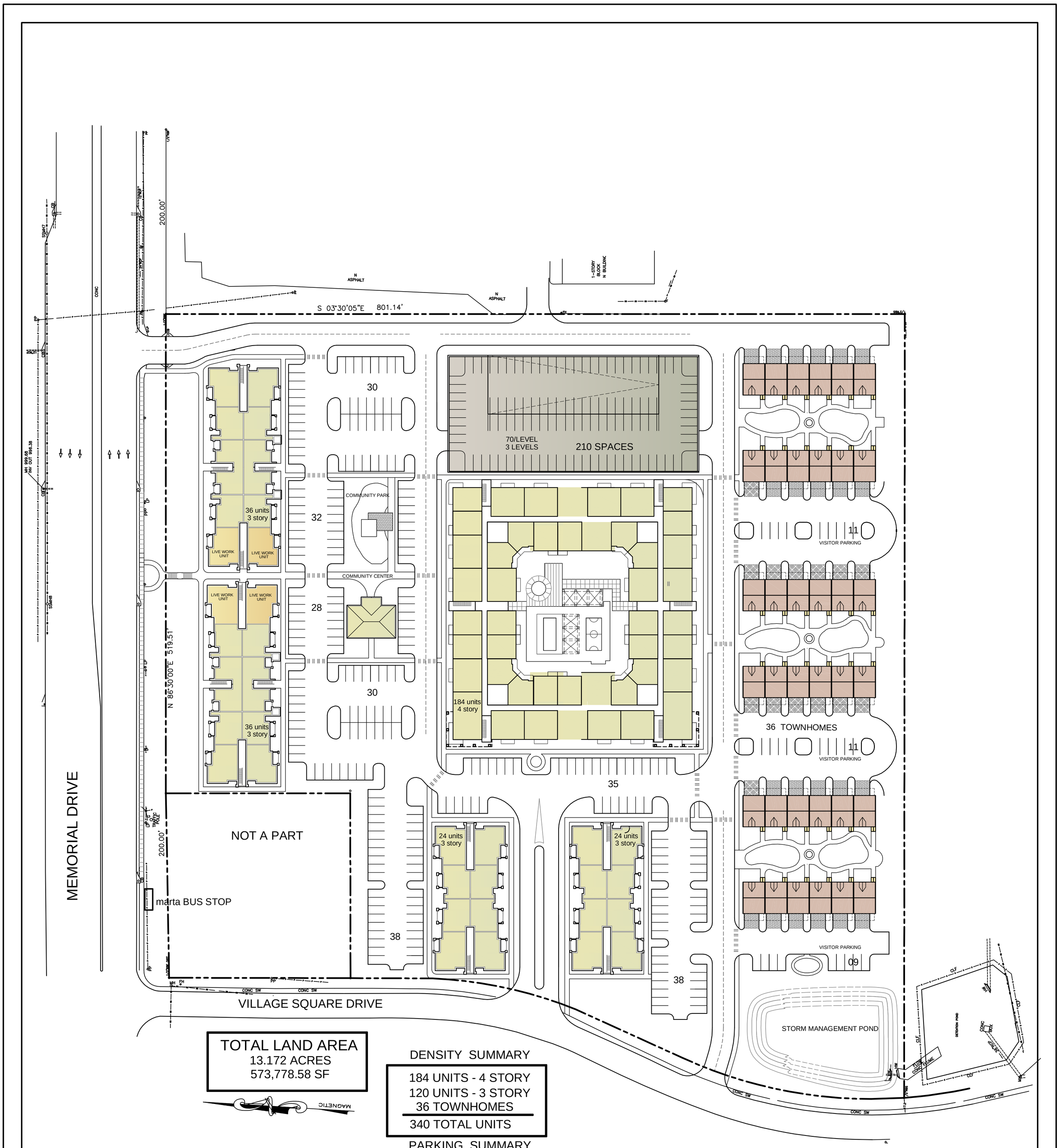
Site Plan Checklist, if applicable:

* 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. Site plan appears to be in conceptual phases.

Comments: Applicant proposes to rezone to MR-1 for a multi-family development. MR-1 base density is 8 and with bonus densities up to 12. Please review bonus density opportunities in Section 2.12.5, Table 2:6. While CRC allows up to 30 U/Acre, MR-1 permits 8-12 U/ACRE (maximum base density and maximum possible with bonuses). Any proposed HR zoning districts require a Land Use Map Amendment. It was discussed with the Applicant to consider MU zoning districts. (MU-3 permits 12-24 U/acre with bonuses). The subject site is located with a SAP (Small Area Plan) Memorial Drive Corridor. Proposals should align with the mission and goals of the SAP. Please find the SAP on our website. The Applicant should consider Section 5.4.3 (Streetscaping & Landscaping) and new street standards (Parking & Landscaping) 5.4.5 (Transitional buffers), 5.4.6 (Screening). Site plan appears conceptual. However, improvements to the surface parking pond, unit orientation, green space & amenities, enhanced space surrounding detention pond should all be considered.

Planner: Andrea Folgherait, Sr. Planner Date: May 19, 2026



TOTAL LAND AREA
13.172 ACRES
573,778.58 SF

MAGNETIC

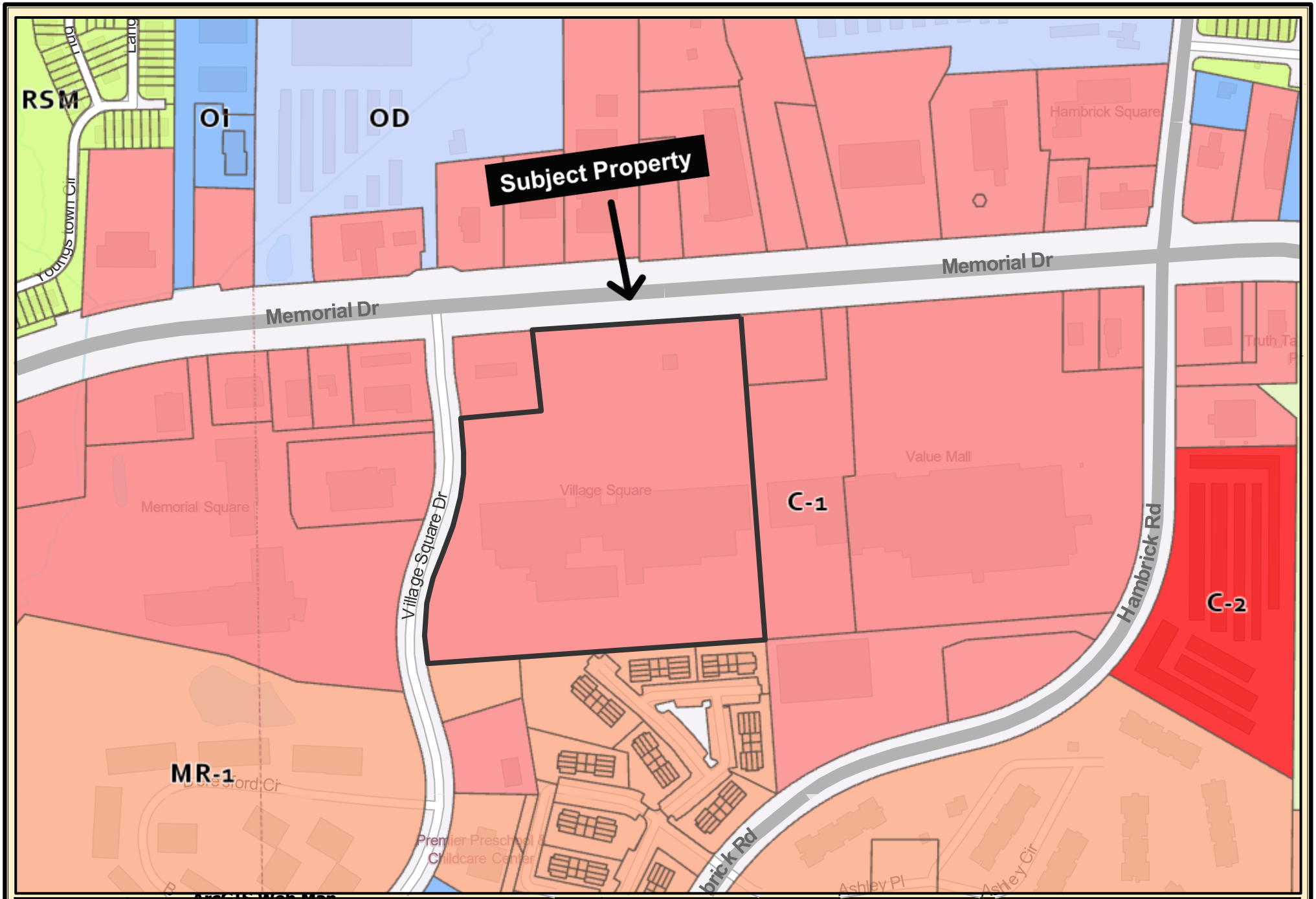
DENSITY SUMMARY

184 UNITS - 4 STORY
120 UNITS - 3 STORY
36 TOWNHOMES
340 TOTAL UNITS

PARKING SUMMARY

APARTMENTS:
231 PARKING ON GRADE
210 PARKING ON DECK
RATIO: 1.4 SPACES/UNIT

TOWNHOMES:
31 VISITOR SPACES



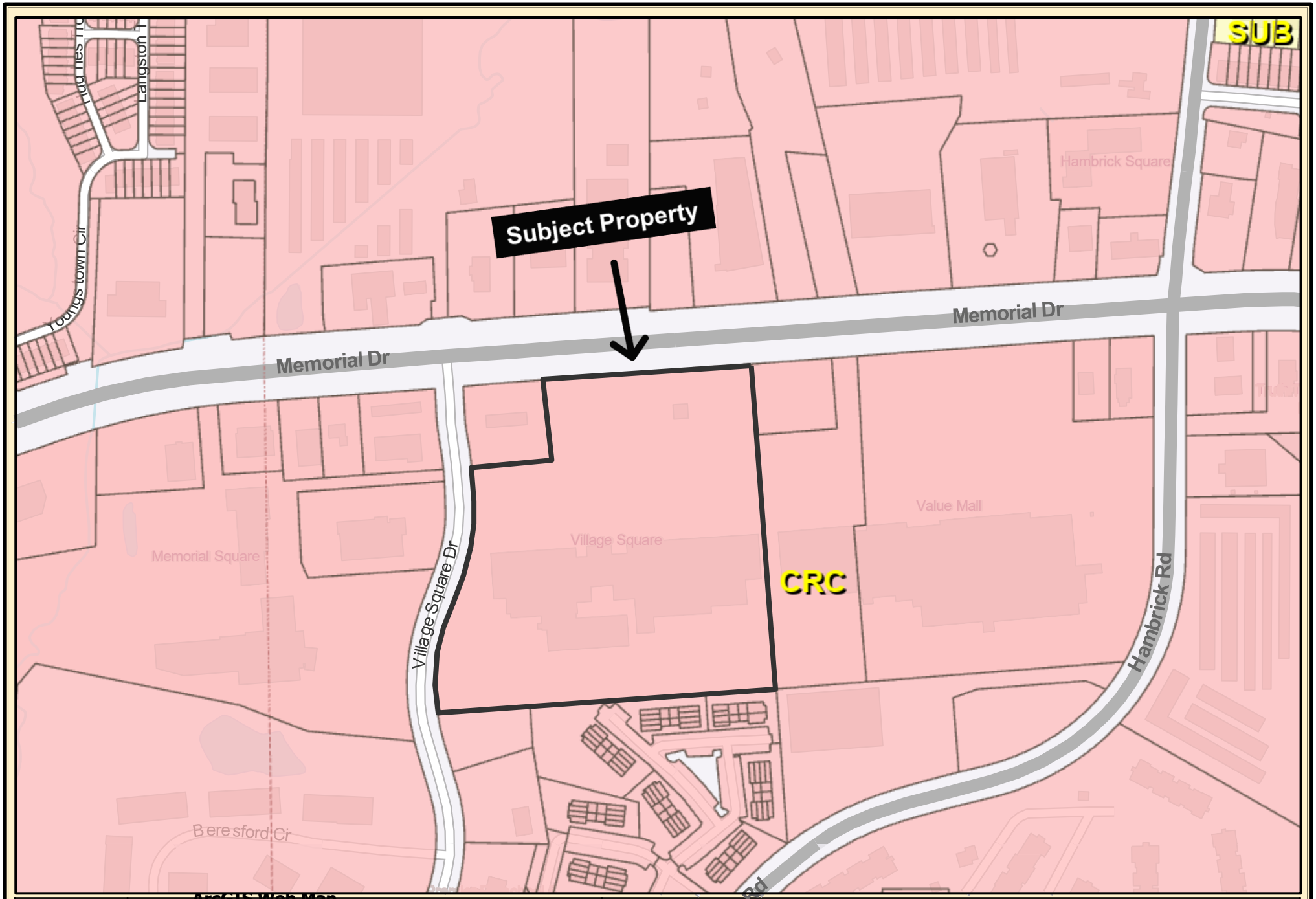
ArcGIS Web Map

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 7/1/2026

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ArcGIS Web Map

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 7/1/2026

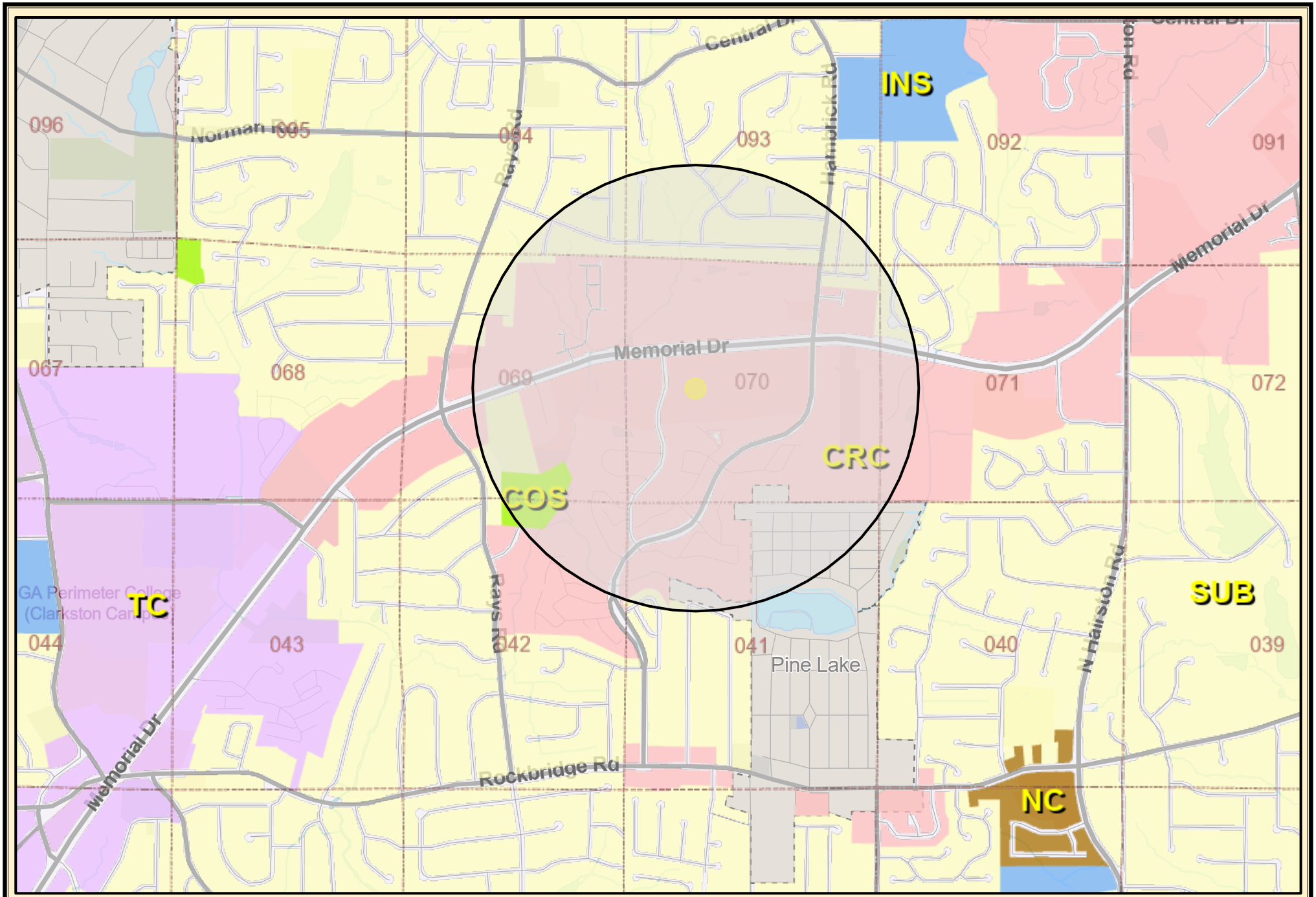
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ArcGIS Web Map

0 0.075 0.15 0.3 0.45 0.6 mi

Date Printed: 8/12/2026

N

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