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

SUBJECT:

Commission District(s): 4 and 6

Application of Jared Samples to rezone property from C-1 (Local Commercial) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow residential development, at 5561-5567 Memorial Drive.

PETITION NO: D7-2026-1100 Z-26-1248190

PROPOSED USE: Residential development.

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

PARCEL NO. : 18 070 03 008

INFO. CONTACT: Andrea Folgherait, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Jared Samples to rezone property from C-1 (Local Commercial) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow residential development.

RECOMMENDATION:

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

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

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

STAFF ANALYSIS: The subject property represents a significant redevelopment opportunity within the Memorial Drive Corridor SAP. The subject site is specifically identified in the SAP within the "Hambrick Village Focus Area" for redevelopment. The following findings outline support for an approval of a new long-term land use and zoning framework to help shape redevelopment. 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 the revised site plan (*Village Square Site SK-3,* 10/12/26) has improved site organization, mix of uses, and overall reach NC vision and goals. Therefore, based on review of the applicable criteria under Section 27-7.3.5 of the DeKalb County Zoning Ordinance, it is the recommendation of the Planning & Sustainability Department that this application be ***"Approved with the attached conditions".***

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

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (October 2026) No Quorum. Members present voted for Approval (6-0-0) with the following conditions: 1) Access easement(s) shall remain in perpetuity and existing inter-parcel access shall remain uninterrupted; 2) A 10-foot multi-modal path is provided along all right-of-way frontages. **(August 2026)** Approval 7-1-0.

Z-26-1248190 (2026-1101) Recommended Conditions
5561-5567 Memorial Drive
November 2026

1. A minimum of four (4) live-work units will be provided.

2. A minimum of one (1) community center (best defined as "*indoor recreation*" in Section 9.1.3 *Defined Terms*), one (1) Active recreation court (as specified under Section 9.1.3 *Defined Terms*), and one (1) pocket park will be provided. The final site plan will show pedestrian pathways connecting each residential building, excluding townhomes, to the community center and pocket park.

3. Townhomes will include at least one (1) common open space or a park per twelve (12) units. Common spaces or pocket parks shall be at least 2,000 square feet, and townhomes shall be oriented to the common space or pocket park.

4. A parking deck with a minimum of two (2) parking levels will be provided. No parking infrastructure will be located along Memorial Drive frontage and shall be consistent with Section 6.1.9. (*Parking Structures*) of the zoning ordinance.

5. A minimum of one (1) bicycle rack will be provided near the entrance of each residential building and shall be consistent with Section 6.17.A (*Bike Racks*) of the zoning ordinance.

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 Commissioner Hearing Date: November 19, 2026

STAFF ANALYSIS

CASE NO.:	Z-26-1248190	**File ID #:** 2026-1101
Address:	5561 Memorial Drive, Stone Mountain, GA 30083	**Commission Districts:** 04 and 06
Parcel ID(s):	18 070 03 008	
Request:	Rezone property from C-1 (Local Commercial) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow for a residential development	
Property Owner(s):	Chaz Lazarian/Insignaia, LLC.	
Applicant/Agent:	Jared Samples	
Acreage:	13.1	
Existing Land Use:	CRC (Commercial Redevelopment Corridor)	
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 (Medium Density Residential-1) **East:** C-1 **West:** C-1	
Comprehensive Plan:	**Consistent** X **Inconsistent**	

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

BACKGROUND

The request to rezone the property from C-1 (Local commercial) to an MR-2 (Medium Density Residential-2) zoning district for a residential development requires a land use amendment (LP-26-1248188). The amendment proposes NC (Neighborhood Center) from CRC (commercial Redevelopment Corridor) as recommended by the Memorial Drive Small Area Plan (SAP). 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.

In August of 2026, Staff supplied site plan considerations including the site orientation, specifically the two (2) apartment buildings fronting Memorial Drive and the townhome(s) location. In addition to the orientation of the site, the building height surpassed the permitted four (4) stories, there was no non-residential use proposed, and high impervious surface from the parking layout. The revised site plan submitted on 10/12/2026 labeled *Village Square Site SK-3* appears to consider majority of Staff feedback as it relates to the SAP and site orientation. However, several items are not sufficiently identified or demonstrated on the revised conceptual site plan, including Section 5.4.5 (*Transitional Buffers)*, several applicable MR-2 development requirements, including open space and streetscape requirements.

STAFF ANALYSIS

The subject property represents a significant redevelopment opportunity within the Memorial Drive Corridor SAP. The subject site is specifically identified in the SAP within the "Hambrick Village Focus Area" for redevelopment. The following findings outline support for an approval of a new long-term land use and zoning framework to help shape redevelopment.

FINDINGS OF FACT
The following findings address each of the applicable standards and factors under Section 27-7.3.5 of the DeKalb County Zoning Ordinance governing review of proposed rezoning applications.

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

The companion land use map amendment (LP-26-1248188) is pending before the Board of Commissioners. Under Article 1 of Chapter 27 of the DeKalb County Zoning Ordinance, an amendment to the land use map must be approved by the Board of Commissioners before the property may be rezoned to a classification that is inconsistent with the adopted land use map. Accordingly, the requested MR-2 rezoning is contingent upon approval of the companion map amendment.

MR-2 zoning is a permitted district within the NC Character Area. The vision for a NC emphasizes incremental density and a mix of complementary uses, rather than increased height and intensity alone. The revised site plan better supports this vision by increasing townhomes from twenty-two (22) to thirty-six (36) and introducing four (4) live-work units, broadening housing choices and creating opportunities for small businesses and/or practicing artists. A community center and pocket park appear accessible from different residential areas, furthering the neighborhood-serving vision by providing shared gathering spaces. The revised concept proposes a residential development of 340 units (26 units per acre), which is below the permitted fifty (50) units per acre in NC with an approved SAP (subject site is within the *Memorial Drive Corridor SAP).*

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

The proposed residential use is generally suitable given the mix of commercial and multifamily development surrounding the site. Properties to the east, west, and across Memorial Drive to the north are predominantly zoned C-1 and developed with low-rise, automobile-oriented commercial uses, while properties to the south are zoned MR-1 and developed with multifamily residential communities.

Compatibility does not necessarily require continuation of the existing commercial development pattern, particularly given the site's identification for redevelopment in the Memorial Drive Corridor SAP. Rather, the site should provide an appropriate transition in building scale, intensity, and placement. The revised site plan shows higher-intensity multifamily development appropriately located along Memorial Drive with live-work units grouped together at a pedestrian entrance point to the site, the tallest building (4-stories) is situated centrally to minimize shadow cast, and lower-scale residential forms (townhomes) along the rear property line, providing a transition toward residential development to the south.

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

The property is currently zoned C-1 and contains a largely vacant shopping center on an approximately 13-acre site. While the existing zoning permits a range of commercial uses, the continued vacancy and physical condition of the shopping center suggest challenges associated with maintaining the property in its existing form. The surrounding Memorial Drive Corridor contains a substantial amount of low-density, automobile-oriented commercial development. Recent rezoning activity in the surrounding area has also primarily involved automobile-oriented commercial uses, including gas stations and convenience stores. The proposed redevelopment represents an opportunity to move an underutilized commercial property toward a development pattern that may advance adopted County and regional objectives for corridor reinvestment, housing diversity, economic activity, and more efficient use of land.

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

Revisions submitted on 10/12/2026 have addressed the scale and transition of development in relation to adjacent properties. However, the site is subject to a fifty-foot (50-foot) transitional buffer along the eastern property line (not provided in *Village Square Site SK-3*) pursuant to Section 5.4.5 (*Transitional Buffers*), which would provide physical separation between the proposed multifamily development and adjoining properties.

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.**

The SAP identifies the *Hambrick Village Focus Area*, which includes the proposed Village Square development, as an opportunity to rethink the site's purpose and layout through redevelopment that balances residential development with smaller-scale commercial uses. This distinguishes the focus area from portions of the corridor where preservation of the existing commercial pattern was generally preferred. The revised site plan appears to better support this vision by including primarily residential units with the opportunity for small scale non-residential uses (by residents through live-work units) and small gathering spaces throughout the site.

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

To staff's knowledge, no historic buildings, sites, districts, or resources are impacted.

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.**

Interdepartmental comments have not yet been supplied for the revised site plan. However, there remains two (2) access points proposed – the Department of Public Works (Roads and Drainage) have stated the likelihood of ROW improvement. Applicable considerations from the previous 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).

H. **Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

Interdepartmental comments have not yet been supplied for the revised site plan. However, there the Land Development Analysis (enclosed) had stated existing high impervious coverage creates concern of run off and if the proposed stormwater management system will fit where proposed. The proposed site design, while largely improved, continues to include a substantial amount of surface parking and other impervious areas. There may be opportunities to consider the amount and distribution of impervious surfaces by incorporate additional

landscaped or pervious areas and ensure adequate space for a stormwater management system that meets applicable requirements.

RECOMMENDATIONS

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 the revised site plan (*Village Square Site SK-3,* 10/12/26) has improved site organization, mix of uses, and overall reach NC vision and goals. Therefore, based on review of the applicable criteria under Section 27-7.3.5 of the DeKalb County Zoning Ordinance, it is the recommendation of the Planning & Sustainability Department that Application Z-26-1248190 be **approved with conditions.**

1. A minimum of four (4) live-work units will be provided.

2. A minimum of one (1) community center (best defined as "*indoor recreation*" in Section 9.1.3 *Defined Terms*), one (1) Active recreation court (as specified under Section 9.1.3 *Defined Terms*), and one (1) pocket park will be provided. The final site plan will show pedestrian pathways connecting each residential building, excluding townhomes, to the community center and pocket park.

3. Townhomes will include at least one (1) common open space or a park per twelve (12) units. Common spaces or pocket parks shall be at least 2,000 square feet, and townhomes shall be oriented to the common space or pocket park.

4. A parking deck with a minimum of two (2) parking levels will be provided. No parking infrastructure will be located along Memorial Drive frontage and shall be consistent with Section 6.1.9. (*Parking Structures*) of the zoning ordinance.

5. A minimum of one (1) bicycle rack will be provided near the entrance of each residential building and shall be consistent with Section 6.17.A (*Bike Racks*) of the zoning ordinance.

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 — **Director**
Lorraine Cochran-Johnson — **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, 2030

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.

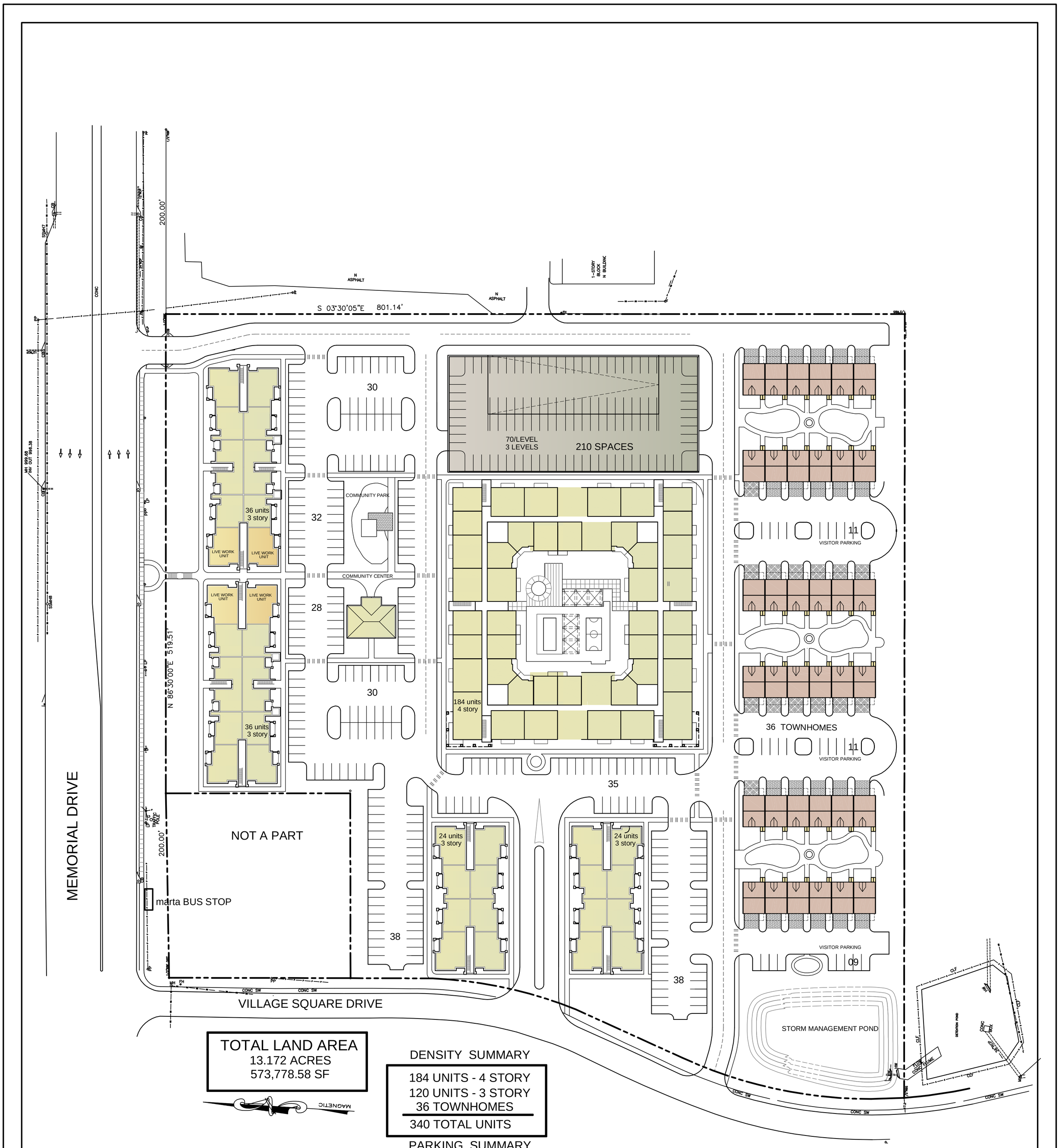
Site Plan Checklist, if applicable:

* 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

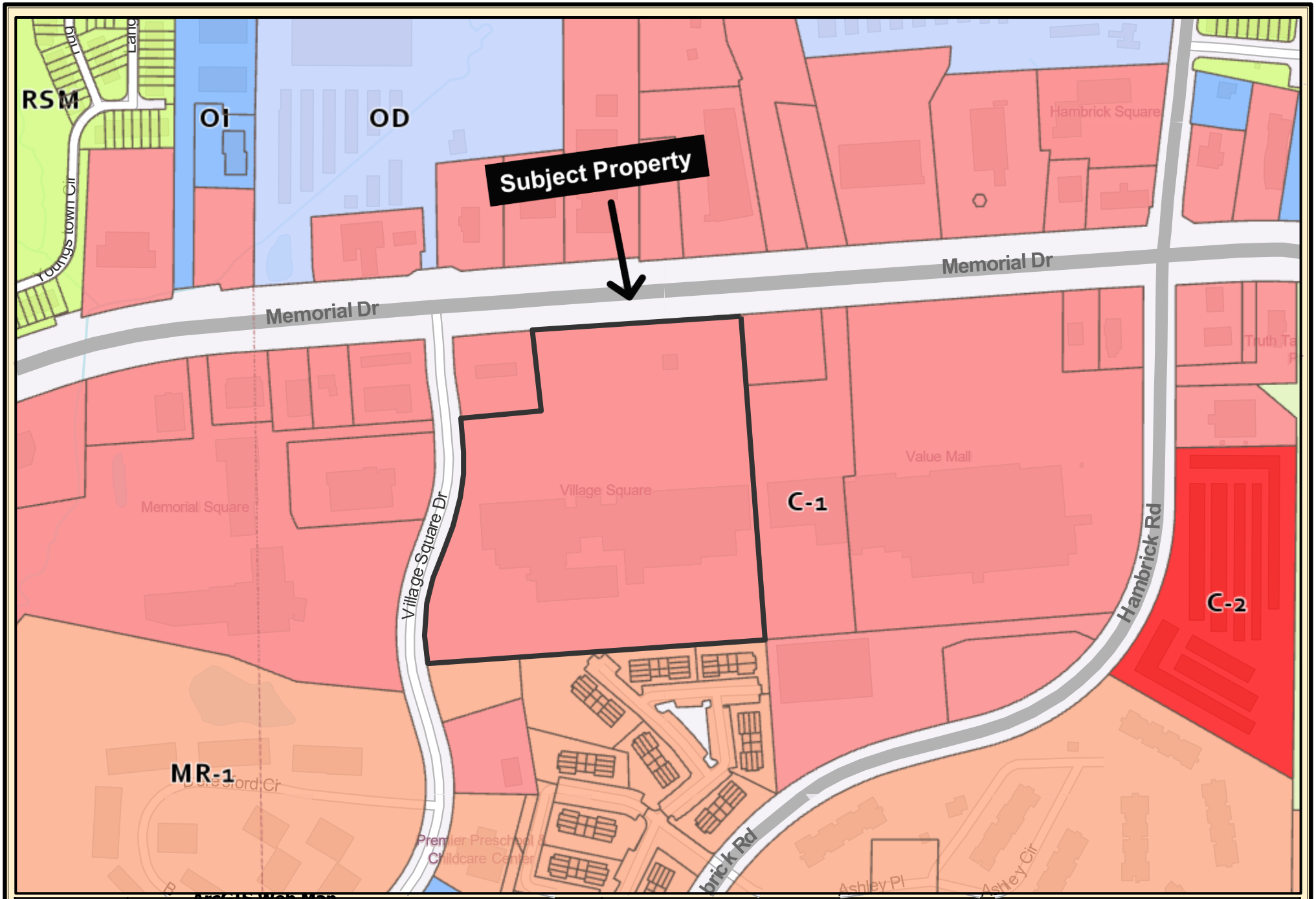
DENSITY SUMMARY

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



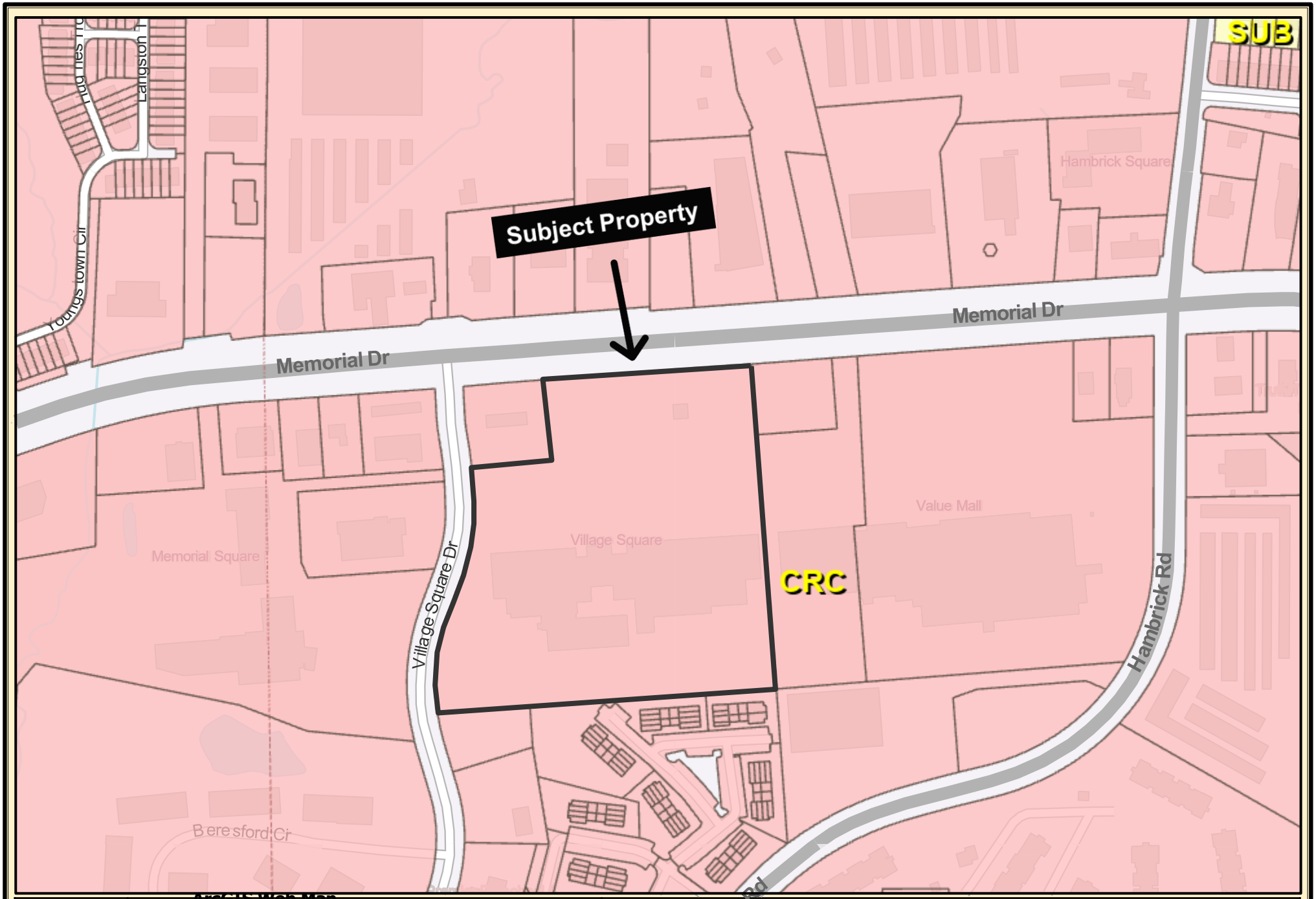
ArcGIS Web Map

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 7/1/2026

DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



ArcGIS Web Map

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 7/1/2026

DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.