

July 3, 2017

City of Brookhaven
4362 Peachtree Road
Brookhaven, GA 30319

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Re: Rezoning Application Letter of Intent for 1330 North Druid Hills Road
Ashton Atlanta Residential, LLC

To Whom It May Concern:

This firm represents Ashton Atlanta Residential, LLC (“Ashton”), the applicant in the rezoning application that includes this letter of intent. Ashton proposes to rezone the property located at 1330 North Druid Hills Road from the R-75 zoning district to the RM-100 zoning district for the purpose of redeveloping the property with 74 attached for sale townhomes. The property is currently owned by the Boys & Girls Club of Atlanta and operated as a recreational facility. The Boys & Girls Club is discontinuing the recreational use on the property and is selling the property for redevelopment. Vehicular access to the new development on the property will be provided from Sylvan Circle through a gated entry. Each of the townhomes is proposed to contain approximately 3,000 square feet and will have a maximum height of four stories.

Best regards,

Carl E. Westmoreland, Jr.



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REZONING REVIEW CRITERIA

1. Is the zoning proposal in conformity with the policy and intent of the comprehensive plan?

The comprehensive plan identifies the property as being located in the Brookhaven Heights – Brookhaven Fields character area. The Brookhaven Heights – Brookhaven Fields character area identifies townhomes as an appropriate land use. The 2016 character area study update specifically provides for residential infill development in this character area if it maintains the current residential form. The subject property is currently utilized as a sports and recreation facility for the Boys and Girls Club of Atlanta so it does not have a residential form. The Brookhaven Chase townhome development is located one block north of the subject property on North Druid Hills Road. Immediately north and south of the subject property are the Brookhaven Baptist Church and the Brookhaven United Methodist Church respectively. Infilling of a townhome development in this location, given the current use, the proximity to similar townhome use and the bookending of church uses on either side of the property is consistent with the policy and intent of the comprehensive plan.

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

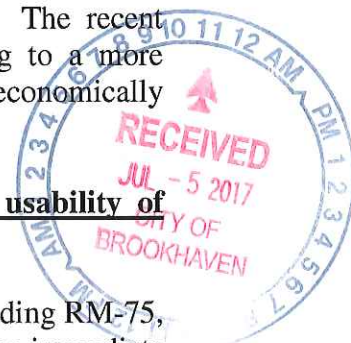
Adjacent and nearby properties are developed with single family homes, townhomes, a library and churches. There are commercial uses nearby that front on Peachtree Road. Currently the subject property is utilized as a sports and recreation facility for the Boys and Girls Club of Atlanta. The proposed use is consistent with the existing uses in the immediate area. Further, the development of townhomes in this location will provide an appropriate residential transition from the North Druid Hills corridor to the single family homes to the east.

3. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned?

Unlike the majority of the other R-75 zoned properties in the immediate area, the subject property is not currently utilized for a residential use. The property is developed with a sports and recreation facility for a nonprofit organization which makes determining whether the current zoning has a reasonable economic use challenging. The recent development along the North Druid Hills corridor has involved rezoning to a more intense classification than R-75 which suggests that the R-75 zoning is not economically feasible.

4. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

The North Druid Hills Road corridor includes a mix of zoning districts including RM-75, R-A8, R-A5 and R-75. There are also several townhome developments in the immediate



area including Brookhaven Chase, Fernwood Park and Arrington Place. The proposal to rezone to permit townhomes will not adversely impact the existing use or usability of the adjacent or nearby property.

5. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

The property is being sold by the Boys and Girls Club of Atlanta so the sports and recreational use of the property will not continue. The location of the subject property along the busy North Druid Hills Road corridor near the Brookhaven-Oglethorpe MARTA station and Peachtree Road makes it more suitable for townhome development than a new single family community.

6. Will the zoning proposal adversely affect historic buildings sites districts, or archaeological resources?

There are no historic buildings or sites, nor are there archeological resources impacted by redevelopment of the property as proposed by this application.

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

The change in zoning will not result in a use which will or could cause an excessive or burdensome use of existing streets or transportation facilities. Vehicular access to the property will be provided from Sylvan Circle to help mitigate any impact on North Druid Hills Road. All necessary utilities are available to the site and the applicant is working with DeKalb County to confirm sewer capacity. Schools will be impacted by the change in zoning but the impact is not anticipated to be excessive or burdensome.