

DEPARTMENT OF PLANNING & SUSTAINABILITY

**Rezoning Application to Amend the Official Zoning Map of DeKalb  
County, Georgia**

Date Received: \_\_\_\_\_ Application No: \_\_\_\_\_

Applicant Name: Clark Property R+D, LLC

Applicant E-Mail Address: jesse@clarkprd.com

Applicant Mailing Address: 437 Memorial Drive SE, Suite A-2, Atlanta GA 30312

Applicant Daytime Phone: 404-556-7544 Fax: \_\_\_\_\_

Owner Name: Stoney Creek Developments, LLC

If more than one owner, attach list of owners.

Owner Mailing Address: 2451 Cumberland Pkwy., #3454, Atlanta GA 30339

Owner Daytime Phone: 678-333-6380

Address of Subject Property: 1058 & 1078 Moreland Avenue, SE, Atlanta GA 30316

Parcel ID#: 15 145 15 099 (1058 Moreland) / 15 145 15 054 (1078 Moreland)

Acreage: 9.41 Commission District: 3

Present Zoning District(s): RSM (conditional)

Proposed Zoning District: MR-2

Present Land Use Designation: TN

Proposed Land Use Designation (if applicable): CRC (LP-22-1245473 / 2022-1179)

# Rezoning Application

1058 Moreland Avenue SE, Atlanta, GA 30316

1078 Moreland Avenue SE, Atlanta, GA 30316

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

### REZONING APPLICATION CHECKLIST

Submit **4 printed, collated sets** of the complete application (no staples, no binders) and a PDF version on a **flash drive**

\_\_\_\_\_ 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.

\_\_\_\_\_ 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.

\_\_\_\_\_ 3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)

\_\_\_\_\_ **A. Application form** with name and address of applicant and owner, and address of subject property;

\_\_\_\_\_ **B. Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;

\_\_\_\_\_ **C. Letter of application and impact analysis**

1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use ( e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.

2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.

\_\_\_\_\_ **D. Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.

\_\_\_\_\_ **E. Campaign disclosure statement** (required by State law).

\_\_\_\_\_ **F. Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*

\_\_\_\_\_ **G. Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:

\_\_\_\_\_ a. complete boundaries of subject property;

\_\_\_\_\_ b. dimensioned access points and vehicular circulation drives;

\_\_\_\_\_ c. location of all existing and proposed buildings, structures, setbacks and parking;

\_\_\_\_\_ d. location of 100 year floodplain and any streams;

\_\_\_\_\_ e. notation of the total acreage or square footage of the subject property;

\_\_\_\_\_ f. landscaping, tree removal and replacement, buffer(s); and

\_\_\_\_\_ g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.

\_\_\_\_\_ **H. Reduced Site Plan**, reduced to 8.5" x 11".

\_\_\_\_\_ **I. Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).

\_\_\_\_\_ **J. Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.

\_\_\_\_\_ **K. Completed, signed Pre-application Form** (Provided at pre-application meeting.)

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

## SKYHAVEN QUARRY (/)

[HOME \(/\)](#)

[SITE INFO \(/SITE-INFO\)](#)

[PICTURES \(/PICTURES\)](#)

[COMMUNITY ENGAGEMENT \(/MEETINGS\)](#)

[UPDATES \(/UPDATES\)](#)

[DEVELOPERS \(/DEVELOPERS\)](#)

[CONTACT \(/CONTACT\)](#)

# *Community Engagement*

## The Process

The Quarry is a complex project that requires a balance between land conservation, “gentle density” that scales down to the surrounding single family homes, the creation of public space the community can benefit from, mixed-use and mixed-income development, while still being economically viable to come to fruition. We believe the best way to reach a balanced solution for large projects that impact the community is to authentically engage residents and stakeholders in the design process.



The development team is taking a collaborative, community design approach to come up with a plan for the project. We will be utilizing a variety of outreach strategies to gather information, including online and in-person survey responses on major themes to create the initial designs and feedback to rate specific site plan options. After obtaining initial survey data, we will host community meetings to narrow down the design iterations and continue to shape the site plan through community feedback.



## Community Surveys

### INITIAL FEEDBACK SURVEY

Please review the **Site Info** (/site-info) page of this website and then take the **Initial Feedback Survey here** (<https://www.surveymonkey.com/r/79SNKZB>) to let us know what you think.

INITIAL FEEDBACK SURVEY ([HTTPS://WWW.SURVEYMONKEY.COM/R/79SNKZB](https://www.surveymonkey.com/r/79SNKZB))

Next, please review the **Community Updates** (<https://www.skyhavenquarry.com/updates/community-update-2>) for an overview of our first round of design concepts and **take the survey** (<https://www.surveymonkey.com/r/FKC9PV3>) to rate each option.

**DESIGN OPTIONS SURVEY ([HTTPS://WWW.SURVEYMONKEY.COM/R/FKC9PV3](https://www.surveymonkey.com/r/FKC9PV3))**

## Meeting Schedule

### MEETING #1

**SATURDAY, JULY 31ST; 11:00 AM – 1:00 PM**

Location: First Mount Pleasant Baptist Church, 816 Maynard Terrace SE, Atlanta, GA 30316

Virtual Meeting Link: [https://us02web.zoom.us/meeting/register/tZckdO-hqT4sHNSt\\_Jrl\\_Vq83AWB7o1KC6iR](https://us02web.zoom.us/meeting/register/tZckdO-hqT4sHNSt_Jrl_Vq83AWB7o1KC6iR)  
([https://us02web.zoom.us/meeting/register/tZckdO-hqT4sHNSt\\_Jrl\\_Vq83AWB7o1KC6iR](https://us02web.zoom.us/meeting/register/tZckdO-hqT4sHNSt_Jrl_Vq83AWB7o1KC6iR))

Agenda: Site background, survey of desired uses, site planning diagrams

Lunch will be provided

## MEETING #2

**SATURDAY, AUGUST 14TH; 11:00 AM – 1:00 PM**

Location: First Mount Pleasant Baptist Church, 816 Maynard Terrace SE, Atlanta, GA 30316

Virtual Meeting Link:

[https://us02web.zoom.us/meeting/register/tZMocOGqqzkuHNWeoYHAWZsTyRmU6xGLOH9R](https://us02web.zoom.us/join/zoom-join?from=addon&url=https://us02web.zoom.us/meeting/register/tZMocOGqqzkuHNWeoYHAWZsTyRmU6xGLOH9R)

(<https://us02web.zoom.us/meeting/register/tZMocOGqqzkuHNWeoYHAWZsTyRmU6xGLOH9R>)

Agenda: Proposed site planning and use options, design considerations

Lunch will be provided

## MEETING #3

**(CANCELLED) THURSDAY, AUGUST 26TH; 6:00 — 8:00 PM**

This meeting has been postponed to allow more time to work through the design, zoning, conservation and feasibility items and result in a more productive meeting. We will meet on our next scheduled date on September 11th and will likely schedule another meeting in the week of September 20th.

Please see below for information on our next scheduled meeting on September 11th.

## MEETING #4

SATURDAY, SEPTEMBER 11TH; 11:00 AM - 1:00 PM

Location: First Mount Pleasant Baptist Church, 816 Maynard Terrace SE, Atlanta, GA 30316

Virtual Meeting Link:

<https://us02web.zoom.us/j/84461212693>

(<https://us02web.zoom.us/j/84461212693>)

Agenda: Progression of site planning and use options, preferred option

Lunch will be provided

## SUBSCRIBE

Sign up with your email address to receive news and updates.



## MEETING #5

**TUESDAY, FEBRUARY 22ND, 2022; 6:00 PM - 8:00 PM**

Location: First Mount Pleasant Baptist Church, 816 Maynard Terrace SE, Atlanta, GA 30316

Virtual Meeting Link (Registration is required):

<https://us02web.zoom.us/meeting/register/tZUrc-ivqT8pGdTIHHQwLFBoeueH3bAVcsXD>

Agenda: Progression of site planning and use options, preferred option

Refreshments will be provided

---

## MEETING #6

**TUESDAY, APRIL 19TH, 2022; 6:00 PM - 8:00 PM**

Location: First Mount Pleasant Baptist Church, 816 Maynard Terrace SE, Atlanta, GA 30316

Virtual Meeting Link (Registration is required):

<https://us02web.zoom.us/meeting/register/tZIodO2rqjsiE9W0HmCcXknKTJcJaOxOl26x>

Agenda: Feedback on revised site plan to reach final plan for submittal

Refreshments will be provided

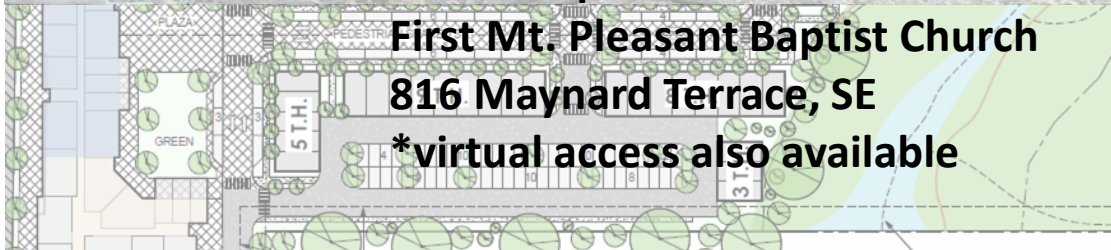
# **You're Invited: Skyhaven Quarry Community Meeting\***

**Tuesday, April 19, 2022**

**6:00-8:00pm**

**First Mt. Pleasant Baptist Church  
816 Maynard Terrace, SE**

**\*virtual access also available**



Dear Neighbor,

Please join us again on **Tuesday, April 19, 6-8pm in the Community Room at First Mt. Pleasant Baptist Church, 816 Maynard Terrace**, at this community meeting for another update on the Skyhaven Quarry redevelopment project. We'll have a more detailed site plan, conceptual building elevations and project views, a conceptual stormwater plan, zoning information, and we'll discuss development of the Moreland Avenue Family Dollar & cell tower parcels.

As always, we want your feedback! Please come by and join the conversation, or attend virtually via the link on [www.skyhavenquarry.com/meetings](http://www.skyhavenquarry.com/meetings)

Jesse Clark, Clark Property R+D  
Andy Schneggenburger, Porch & Square

This meeting  
invitation  
postcard was  
mailed in  
advance to all  
addresses within  
500' of subject  
property

To: Representatives in DeKalb County and City of Atlanta  
Commissioner Larry Johnson  
Commissioner Ted Terry  
DeKalb County School Board Chair Deirdre Pierce  
DeKalb County Department of Planning and Sustainability Director Andrew Baker

CC: City Councilperson Natalyn Archibong  
City Councilperson Matt Westmoreland  
City of Atlanta Office of Zoning and Development Director Keyetta Holmes

**Re: Proposed development at 1078 Moreland Ave SE aka “The Quarry”**

**Subject: Letter of Support for Design Characteristics & Approach Proposed by Clark Property R+D and Porch & Square**

To whom it may concern,

The community surrounding this property has been actively engaged in development discussions with Clark Property R+D and Porch & Square for the last couple months. We would like to voice our support of their process, the iteration of ideas and design characteristics, and their attentiveness to hearing community ideas, and balancing a diverse range of views. This letter of support has signatures of 41 households from the local community, which emphasizes our shared enthusiasm.

We have found their process, thoughtfulness, and great level of organization to be outstanding, especially when compared to other developers that have approached our community. We are intent on having Clark Property R+D and Porch & Square secure the final development plan, as we fear that alternate developers (based on recent proposal patterns) would approach this process very differently and in a way that would be at odds with our values. Clark Property and Porch & Square are local developers who live in our community. They have a great reputation for other developments in the immediate area including the former Masonic Lodge at Glenwood and Moreland.

Clark Property and Porch & Square will need your support in expediting plans, as this particular development would require coordination with multiple local governments and a conservation partner. We appreciate your attention and interest in this development parcel thus far.

Most importantly, our community is largely in agreement for these key tenets to balance:

- Conserve as many natural features as possible (trees, streams, soil)
- We want to keep development characteristics within bounds that are satisfactory to abutting neighbors
- We want a balance of housing types (rental, for sale, apartments, homes) and prioritizing both affordable and market rate housing
- Convert the former Skyhaven Elementary School into a park, connected to the Skyhaven quarry space



- Prioritize connectivity to The Path Foundation Donzi trail and The BeltLine
- Create green space to connect to other green spaces throughout the area
- We are aware this requires rezoning of the parcel, and we are in support of Clark Property R+D and Porch & Square's design direction and approach

Though final details are in progress and subject to neighborhood approval, we are in support of a thoughtful and contextually-sensitive development on this property that incorporates the following characteristics.

- Moreland Side of the Creek:
  - Mixed-use
  - Mix of for-rent/for-sale
  - Low-medium density that scales down from Moreland to the surrounding Skyhaven and Beechview neighbors
- Shadowridge Side of the Creek:
  - Conservation with some small activation on the Shadowridge side
  - No change to land use and zoning on the Shadowridge side of the creek
- Both Sides of the Creek:
  - Public space and pedestrian connection through the site
  - Partnering with a conservation partner such as The Conservation Fund

Thank you for your support and expediency in helping Clark Property R+D to move forward with their plans.

In summary, we ask that our representatives:

- DeKalb County: Take actions to ensure Clark Property and Porch & Square's development project is successful
- DeKalb County: Coordinate with Clark Property/Porch & Square and The Conservation Fund to secure the conserved portion of the property
- DeKalb County: Convert Skyhaven Elementary to a park
- City of Atlanta: Support development on the Moreland side of this property

Sincerely,

Community members and constituents of the Skyhaven/South Moreland area

1. Name: Adrienne Zimmerman & Jeff Linn  
Address : 1361 Skyhaven rd SE  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

2. Name: Ryan & Janette McGinness  
Address : 1143 Powell ct se  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

3. Name: Jennifer Thompson  
Address : 805 Stokeswood Ave  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

4. Name: Allen Doyle  
Address : 377 EastSide Ave SE  
Within 1 mile of property? (Y/N): N  
Abutting property? (Y/N): N

---

5. Name: Paul and Kathleen Sanon  
Address : 1128 Powell Ct SE  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

6. Name: Jordi and Kristen Castells  
Address : 1005 Gresham Ave SE  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): Y

---

7. Name: Rebecca A. Stokes  
Address : 1222 Beechview Drive SE  
Within 1 mile of property? (Y/N):  
Abutting property? (Y/N): N

---

8. Name: Chase Allread  
Address : 1294 & 1300 Skyhaven Rd  
Within 1 mile of property? (Y/N): Yes  
Abutting property? (Y/N): Yes

---

9. Name: Rosemary Hicks  
Address : 1127 Powell Ct SE  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

10. Name: Jessica and Brett Blackburn  
Address : 1105 Oakfield Drive SE  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

11. Name: Tim and Kristen Eldredge  
Address : 1166 Powell Court SE  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

12. Name: Marilyn and Gene McGinnis  
Address : 1430 Skyhaven Road  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): Y (abutting  
Skyhaven school property)

---

13. Name: John and Alma Johnson  
Address : 1264 Skyhaven Road SE  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): Y

---

14. Name: Rigel Cable and Cameron Lee  
Address : 1274 Skyhaven Rd SE  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): Y

---

15. Name: Peter Clarke  
Address : 1219 Beechview Dr  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): Y

---

16. Name: Scott & Lisa Johnson  
Address : 1324 Skyhaven  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): Y

---

17. Name: Alex Levy  
Address : 779 Stokeswood Ave.  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

18. Name: Sarah Smith  
Address : 1165 Oakfield Dr. SE  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

19. Name: Margaret Spalding  
Address: 2053 Edgemore Dr SE  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

20. Name: Franklin Kesler & Lisa Fish  
Address : 1348 Skyhaven Rd SE  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

21. Name: Mikey & Julie Johnson  
Address : 1180 Powell Ct SE  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

22. Name: Cecil J. & Gayle W. Meadows  
Address :1193 Powell Ct.S.E.  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

23. Name: Andy Cleary  
Address : 1379 Metropolitan Ave SE  
Within 1 mile of property? (Y/N): N  
Abutting property? (Y/N): N

---

24. Name: Lee Thompson  
Address : 833 Gresham Ave.  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

25. Name: Michael Mosher  
Address: 1279 Skyhaven Rd SE  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

26. Name: Kris Johnson  
Address : 640 Flat Shoals Ave SE  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

27. Name: Bess Blyler  
Address : 769 Shadowridge Dr SE  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

28. Name: Stephen Tran and Christopher Brown  
Address : 855 Stokeswood Ave  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

29. Name: Britt Barrett  
Address : 497 Patterson Ave SE  
Within 1 mile of property? (Y/N): N  
Abutting property? (Y/N): N

---

30. Name: Leah and Alex Pao  
Address: 907 Gresham Ave SE  
Within 1 mile of property? (Y/N):Y  
Abutting property? (Y/N):N

---

31. Name: Peter McDougal & A. Henry  
Address : 839 Stokeswood Ave SE  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

32. Name: Abraham Leibovitch & Reut Levi  
Address : 2266 Edgemore Dr SE  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): Y

---

33. Name: Brian & Katie Wright  
Address :1215 Beechview Drive  
Within 1 mile of property? (Y/N):Y  
Abutting property? (Y/N): Y

---

34. Name:Candiss Howard  
Address :570 Brownwood Ave Ase  
Within 1 mile of property? (Y/N):Y  
Abutting property? (Y/N): N

---

35. Name: Emily Capps  
Address : 718 East Side Ave SE  
Within 1 mile of property? N  
Abutting property? N

---

36. Name: April Ledbetter  
Address : 812 Eastwood Ave SE  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

37. Name: Lorna Mauney-Brodek  
Address :2345 Ripplewater Drive SE  
Within 1 mile of property? (Y/N): Yes  
Abutting property? (Y/N): No

---

38. Name: Allison and Grant Weingarten  
Address : 767 Stokeswood Ave SE  
Within 1 mile of property? (Y/N): Yes  
Abutting property? (Y/N): No

---

39. Name:Melissa Sperbeck  
Address : 2239 Edgemore Dr SE  
Within 1 mile of property? (Y/N): Y  
Abutting property? (Y/N): N

---

40. Name: Scott Auerbach & Scott Ferguson  
Address :771 Stokeswood Ave SE  
Within 1 mile of property? (Y/N):Y  
Abutting property? (Y/N): N

---

41. Name:Karen Lamassonne  
Address :1090 Oakfield Dr  
Within 1 mile of property? (Y/N):Y  
Abutting property? (Y/N): N

---

9 November, 2021

Commissioner Andrew Baker, Director  
DeKalb County Planning & Sustainability  
Decatur, Georgia

Good morning Commissioner Baker,

I thank you in advance for your ear, time and assistance.

From our previous conversation and correspondence you are distinctly aware of the multi-jurisdictional and multi-zoned Quarry parcels at 1058 and 1078 Moreland Avenue. Just as the immediately impacted and extended community rallied against the subjective simultaneous upzoning and annexation of subject properties, for the entirety of the first two (2) quarters of 2021, the same now come before you, and the county, for support. The unified neighbors and supporting East Atlanta Community Association Land Use and Zoning Committee actively sought and attracted another developer to consider the complexities of the physical product, technical challenges, and to consider the future impact of this site in terms of long range growth and connectivity.

And they nailed it!

The development team led by Jesse Clark, of Clark Property R+D, and Andy Schneggenburger, of Porch and Square, continue to address several areas of concern and priority for the community, City of Atlanta, investors, and most importantly those areas cited as critical by DeKalb County. More specifically:

- ☐ Mixed-income housing with varied options townhomes, apartments, cottages (sfr);
- ☐ Multi-generational living with focus on legacy residents ;
- ☐ Increased density with low intensity impact to land,
- ☐ Integration of naturally occurring environmental element 60+ft of exposed igneous rock (granite) adjacent to nationally protected and in peril waterways (tributary Ripplewater Creek, Intrenchment Creek, Sugar Creek);
- ☐ Suring up conservancy partners from offset of project ready, willing, and able to partner with DeKalb County;
- ☐ Connectivity via trails to the Beltline, Covington, Conyers, and beyond;
- ☐ Creating a mixed Retail, Residential, and Entertainment destination for robust commerce and tax revenues;
- ☐ *Pedestrian*- centric design with masterful use of existing tree canopy as a filter, sustainable natural barrier and ambient decor;
- ☐ Mindfully, safe Ingress and Egress transition with nod to traffic best practices safety vehicular flow, an increased attention to a curb that sees no less than 100+ accidents per year with corresponding fatalities; and
- ☐ Attention to the character of a recognized National Registry Historic District and introduction of complimentary progressive development.

While definitely not imperfect, or I daresay the GOAT, it has been an enviable engagement worthy of replication for the entirety of the county, city, and country, as it relates to infill development. Developers can engage in financially, socially, and environmentally successful projects.

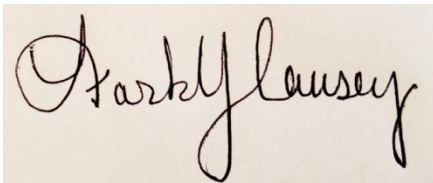
Commissioner Baker, the neighbors support this effort and seek your support beyond word but in deed. The community seeks your authentic review of the projects contribution to our community and greater county. More specifically:

- ☐ Engage in dialog with conservancy partners as it relates to valuation and critical transition of land to the county, upon improvement; and
- ☐ Work with designated representatives ensuring site plans alignment with parcel parameters and ways to address any variations thereof.

Commissioner Baker can we speak? What is the best time for me to connect directly with you? Please advise. I am flexible and will most assuredly make the time.

Again Commissioner Baker, I thank you in advance for your ear, time, and assistance.

Sincere regards,

A handwritten signature in black ink on a light beige background. The signature is written in a cursive, flowing style and reads "Karla Lightfoot Causey".

Karla Lightfoot Causey, Chair 2021  
East Atlanta Community Association || Land Use and Zoning  
landuse@eaca.net  
770-771-2417

## DEPARTMENT OF PLANNING & SUSTAINABILITY

---

### IMPACT ANALYSIS

**(Please respond to the following standards and factors on a separate sheet.)**

Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby 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 of the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

## **Application to Rezone the Properties at 1078 and 1058 Moreland Ave., SE**

### **Project Overview**

*Parcel size and location* - The subject parcel is a combination of (2) parcels hereby referred to as 1078 and 1058 Moreland Avenue SE, forming a long rectangle of approximately 11 total acres, with approximately 365' of frontage on the east side of Moreland Avenue just north of the intersection with Skyhaven Road / United Avenue. The parcel extends east approximately 1,524' to the Shadowridge Drive right of way, across which sits the former Skyhaven Elementary School site. The Moreland Avenue frontage to a depth of 196' lies within the City of Atlanta. The remainder of the parcel is in unincorporated DeKalb County.

*Geographic Conditions* – The subject parcels have a number of geographic features which present particular hardships for its development. Grade gradually drops more than 50' vertically from the Moreland frontage to the centerline of Ripplewater Creek, a tributary of Intramural Creek and the South River, which flows in a southerly direction through the parcel, bisecting it in two. A former working granite quarry lies just east of the creek, the face of which has a 40' rock cliff at its highest point. This unique geographic feature was formerly a city-owned quarry which utilized prison labor from the old prison farm site a few miles away, but has been left undisturbed since being abandoned some time around the 1960s. Since then (50+ years), urban forest has grown at the base and top of the quarry cliff and in the remaining area to the far eastern edge of the site, creating a beautiful combination of natural amenities (creek, quarry cliff, forest) ideal for preservation as public park space. The western half of the subject parcel (applicable to this proposed land use amendment) was cleared and graded about 15 years ago in preparation for a residential development that was never completed. There remains little substantial or mature tree growth in this western portion of the site other than along the immediate north and south property line boundaries.

*Zoning and Land Use Conditions:* The subject parcel is part of a larger area with a designated land use of Traditional Neighborhood (TN) and a zoning classification of RSM (CZ-00093 approved by DeKalb County BOC on 2/27/01 and modified on 5/15/03, with a conditional site plan). This parcel is the only one in the TN area with the current RSM zoning; the majority of the remaining TN area is zoned R-75 with small pockets of R-60, and an incongruent area of commercial zoning at the Village Creek Landing commercial shopping center to the south fronting on Moreland Avenue. Immediately south of the TN area are large portions of land with CRC land use designation, indicating that this request in combination with the associated land use plan amendment is consistent with other Moreland corridor conditions nearby. The area of the subject property proposed for this zoning change is land-locked behind City of Atlanta MRC-1 commercial zoning along Moreland. There is no access from the north or south sides of the site, which are adjacent to the backyards of homes on Beechview and Edgemore Drives to the north, and Skyhaven Rd. to the south. Gresham Ave. dead-ends on the north side, but at an area where the sharp difference in grade at the quarry and the location of Ripplewater Creek makes extending the road financially infeasible. The only logical access to the subject area is through the City of Atlanta MRC-1 land on Moreland Ave., and from the eastern frontage on Shadowridge Drive on the opposite side of the quarry. All of the adjacent R-75 parcels that back onto the subject area are very deep lots, with homes sited between 150' to 200' away from the property line. In summary, the parcel is buffered from surrounding single-family homes by the generous depth of those R-75 lots, the substantial mature tree growth on each of them, and the limited access to the site. The project is also seeking to change the zoning of the City of Atlanta MRC-1 (mixed residential commercial – low intensity) parcels to MRC-2 (moderate intensity).



The subject parcel is at a point on the Moreland Ave. corridor where zoning along the east side transitions from commercial uses on this property and to the south, and single-family uses to the immediate north. There are multiple large parcels immediately south of Skyhaven Road on the east edge of Moreland with the CRC land use designation.

*Community Engagement:* our development team has proactively engaged surrounding neighbors and the broader community over the last eight months in a series of (6) community design meetings to collaboratively generate a development concept for this complex site that most of the community can support. The process has involved in-person charettes to explore design options, electronic surveys to determine community priorities, and an iterative process to reach a mutually preferable development design that meets as many community concerns and desires as possible, while accommodating the financial and practical needs of the project. To be as inclusive as possible, communication channels have included maintaining a project website ([www.skyhavenquarry.com](http://www.skyhavenquarry.com)), dropping flyers at all homes on adjacent streets, postcard mailings to all homes within 500', and extensive use of social media and neighborhood digital communication networks. The current concept involves the following components, which are contingent upon each other as part of the development master plan, and which have been directly informed by community input:

1. Amending the land use and zoning to allow for necessary intensity of development on the western and eastern edges of the property, while conserving the center of the property for public greenspace.
2. Donation of approx. 4 acres at the center of the site (stream, quarry, a portion of urban forest) to DeKalb County for the creation of a unique new park in an area that currently has little park space;
3. Space for a cross-site trail running east-west from Shadowridge Dr. (and the potential future county park at the former Skyhaven Elementary property) to Moreland and United Avenues, opening eventual access to the Beltline further west;
4. Low-intensity mixed-use development with multi-family residential and community-serving retail/office on the commercial-zoned City of Atlanta portion on Moreland Ave., with a pedestrian-oriented design along Moreland;
5. Moderate-intensity low-height residential townhome development on the subject area of this application, behind the mixed-use development fronting Moreland;
6. Robust landscape buffers and screening along the backyards of adjacent properties, and side yards where applicable;
7. A small-footprint cottage court-style development at the east end of the site on Shadowridge Drive;
8. Incorporation of activated outdoor space including a plaza and generous internal pedestrian walkways;
9. Stormwater management utilizing a combination of large amounts of pervious pavement areas and above-grade retention to reduce the need for underground detention, and to reduce sewer and creek bed impact;

## Letter of Application

In addition to the overview provided above, please see the following information requested in the application.

- a) *Proposed zoning classification:* The proposed zoning classification is MR-2 (standard 12 units/acre up to 24 units/acre with bonuses), to support the proposed townhomes.
- b) *Reason for the rezoning or special use or modification request:* As with the proposal to amend the land use plan, this rezoning request is the result of a rigorous community design process which has created a development concept with numerous positive impacts for this very complex site. It is driven by the proposed donation of a large portion of the property with unique and desirable geographic features to DeKalb County for park space including a portion of the existing urban forest on the eastern half of the site. The community advocated for preservation of additional forest area and minimal development on the eastern side of the property so as to retain urban forest area and limit impact on neighborhood streets, in return for accommodating higher-intensity development on the western side accessed from Moreland Avenue. Meeting these goals results in a 'Transfer Development Rights' approach requiring a higher unit/acre permission than provided for in the current RSM zoning. Separately, there is an existing conditional site plan associated with the parcel(s), case # CZ-000093, that was adopted in 2001 and modified in 2003. This rezoning will replace that site plan with the site plan proposed here.
- c) *Existing and proposed use of the property:* The property is currently unimproved. The western portion has been left undisturbed since about 2006 when the previous development project was abandoned after initial site preparations including clear-cutting, initial grading, and some new sewer infrastructure. The proposed use for this western portion is attached zero-lot-line single-family residential townhomes. The eastern portion of the property is also unimproved, occupied by the former granite quarry and 50+ year old urban forest. The proposed use for this part of the property is cottage-court-style detached single-family residential.
- d) *Detailed characteristics of the proposed use ( e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation):*

In addition to the narrative, please see the chart below for specific data and details.

Attached Single Family Townhouses: the proposed townhomes will be consistent in design, with a few of them smaller in size to accommodate siting conditions, but averaging 1,600 sf and (3) bedrooms. The consistent change in grade conditions across the site also provides opportunity for variations in unit configuration and size, depending on specific location on site. Most units will have drive-under garages, with a few limited to designated surface parking based on grade and layout conditions, while the street-front facades will be designed to coordinate with the shared-street pedestrian-oriented design that is proposed. The townhomes are intended to have small rooftop terraces as well.

Detached Single Family Cottages: the proposed cottages will be designed as a community, oriented around a central community space, with a slight variation in floor plan sizes averaging about 1,350 sf and (2) bedrooms, and a maximum height of 1-1/2 stories. Individual homes will have very small yards, for the purpose of maximizing conservation and trail access space around the community, but will have shared outdoor space in the center of the community, surrounded by the adjacent cottages.

|  |                          |
|--|--------------------------|
| Max. units/acre CRC/MR-2   | 12-24 units              |
| Net lot area (acres)   | 9.41                     |
| Proposed units/acre  | 7.76                     |
| Proposed attached single family units                            | 57                       |
| Proposed detached single family units                            | 16                       |
| Total proposed units   | 73                       |
| Mix of unit types – attached SF                                  | 1200-1800 sf / 2&3BR     |
| Avg. unit size – attached SF                                     | 1600 sf                  |
| Total floor area – attached SF                                   | 72,000 sf                |
| Mix of unit types – detached SF                                  | 1200-1500 sf / 2BR       |
| Avg. unit size – detached SF                                     | 1350 sf                  |
| Total floor area – detached SF                                   | 21,600 sf                |
| Combined total floor area proposed (SF)                          | 93,600                   |
| Proposed max. building height – attached SF, including stairwell | 45' max. / 3 stories     |
| Proposed max. building height – detached SF                      | 25' max. / 1-1/2 stories |

- d) *Statement of conditions discussed with the neighborhood or community:* Conditions negotiated with the surrounding neighborhood and community are reflected on the site plan, such as the area to be donated to DeKalb County for future park space, the inclusion of townhome and cottage-style units on the subject area as opposed to grouped apartment buildings, no new through road from Moreland Ave. to Shadowridge Dr., maximum 4-story building heights for the mixed-use building in the City of Atlanta, 3-story building heights for the townhomes, minimizing the number of buildings adjacent to single-family neighboring parcels, landscape screening (where needed) adjacent to single-family back yards, use of pervious surface materials to reduce stormwater runoff, and accommodation of future public-use trails.

**Impact analysis of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached.**

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

This zoning proposal is fundamentally consistent with numerous written policies in the Comprehensive Plan text.

- The development enabled by the proposed zoning change contributes directly to successful outcomes identified in Chapter 6 Community Goals, including:
  - Natural & Historic Resources
    - Preservation – approximately (4) acres of unique land will be donated to DeKalb County for new park space, supporting additional goals of Open Space Acquisition and creation of new Neighborhood Parks. This is of particular value at this location since there are no other DeKalb County parks within a one mile walking distance (Glen Emerald Park is the closest, a little more than a mile away).
    - Trail Network – the development concept incorporates trail access across the site from Moreland Avenue to the former Skyhaven Elementary site, which is also a prime opportunity for conversion to new park space. There is also an opportunity to include a north-south trail connection along the creek in support of a future Gresham Avenue Neighborhood Greenway or Ripplewater Stream Trail, both of which are proposed in the South Moreland LCI Master Plan.
  - Housing
    - Infill – this proposal will develop a large infill site with new housing options
    - Multi-family and Mixed-Use – while the area of the property subject to this proposed zoning change would not have mixed-use development, it is part of a larger mixed-use project, enabled by this zoning change, that will provide a variety of new multi-family and single-family housing options.
  - Economic Development
    - Revitalize Corridors – the proposed project will develop a long-unimproved and challenging parcel, contributing directly to the revitalization of the Moreland Avenue corridor, and improving access to commercial and public amenities for the nearby neighborhoods.
    - Public/Private Partnerships – the donation of park space to DeKalb County is part of a public-private partnership to develop this challenging parcel and increase DeKalb County's neighborhood park inventory.
  - Land Use
    - Protection of Single Family Residential – with this concept, surrounding TN/R-75 neighborhoods would be ensured of a compatible, transitional residential development.
    - Mixed Use Development – see other comments regarding the mixed-use nature of the proposed project.
    - Enhanced Buffers – through the community engagement process, enhanced buffers utilizing fencing and landscaping will be utilized to soften the visual impact to adjacent single-family parcels, even though ample mature tree buffers on many adjacent parcels already provide effective buffer.

- Streetscaping – the proposed project is ordered around a central east-west ‘shared street’ which employs traffic-calming design elements to create a comfortable pedestrian environment. Along the Moreland frontage, the project also provides an upgrade to the quality and safety of the Moreland Avenue streetscape in this location by integrating wide sidewalks and streetscape amenities.

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

The proposed zoning change will permit uses that are suitable in relation to the existing uses and development of nearby properties.

- The most significant feature of this project proposal is the donation of high-quality land to DeKalb County for new park space in a community otherwise lacking it. With a ‘transfer development rights’ strategy, this donation drives the request for a zoning change for slightly higher development intensity which enables the rest of the project to come to fruition. The proposed development will add moderate residential density to the area without disrupting neighborhood quality of life in the surrounding single-family area.
- The new housing will support the commercial component proposed for the Moreland Avenue frontage, but also is within a one-block walkable distance to the Kroger and other businesses and services in the Village Creek shopping center.
- The proposed zoning will also formalize an orderly transition from commercial use to low-density single-family use at this point on Moreland Avenue. Currently the transition is abrupt, with single-family uses backing directly onto commercial zoned property. This proposal assigns moderate-intensity residential development to a commercially-land-locked parcel, allowing for a gradual transition in use that buffers the adjacent single-family homes.

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

The subject properties’ current RSM zoning is insufficient to allow reasonable economic use when factoring in the hardships created by the natural features occupying a large portion of the site, the unique size and configuration of the site, and its limited access. Conservation and donation of approximately a third of the site further limits economic use. This proposal allows for an adjustment of development rights that accommodates these hardships and enables the activation of the site for economic use for the first time since the quarry halted operations years ago. The proposal also responds to the vision for future uses, including public park space, expressed by community consensus during the extensive community engagement process.

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

The zoning proposal will not adversely affect the existing uses or usability of nearby properties.

- Other immediately adjacent properties are part of an established single-family area and are unlikely to change. The proposed use and development concept will ensure that this challenging and

undeveloped parcel will be developed in a way that discreetly address transitional development concerns of nearby neighbors with a compatible residential use.

- Properties directly to the south along Moreland Avenue have commercial uses which will be supported by the moderate residential density proposed, as well as the adjacent commercial components on the City of Atlanta (in DeKalb) properties which are also part of this project.
- The zoning proposal will allow for development that transitions in scale and intensity down from the Moreland corridor frontage into the heart of the residential neighborhood to the east, and creates a dramatic new park space for the neighborhood.
- The proposed amendment will positively affect adjacent and nearby properties by allowing for the development of this long-unimproved parcel in a manner that provides new commercial amenities and a reasonable degree of residential intensity. The new quarry park will also provide a beneficial and unique greenspace amenity for nearby neighbors to enjoy within easy walking distance of their homes. This project will also create new complete-street design streetscaping along Moreland Avenue, in alignment with the corridor-revitalization priorities in the South Moreland LCI Master Plan and the DeKalb Comprehensive Plan.

*E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

There are both existing and changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

- Existing conditions on the site present a number of hardships which justify approval of the zoning proposal. These hardships include the natural geographic features of the stream and quarry, the unique depth and configuration of the parcels which extend the site deep into the neighborhood from its Moreland Avenue frontage, and the split-zoned and dual-jurisdictional characteristics. The zoning proposal presents an opportunity to navigate these hardships with a development that responds to community vision and goals, creates new public park space while bringing the parcels into community-oriented economic use.
- The Moreland Avenue corridor is beginning to show a substantial growth trend as development interest has begun to focus on the un- and under-developed portions of the corridor, including this site. Recent activity includes the pending redevelopment of the large Valu Village shopping center and the new office complex on the west side of Moreland Avenue across from Village Creek shopping center. This proposal contains tangible community benefits including new park space and improved walkable streetscape, and presents a moderate approach to the development of this difficult parcel which has been generated in direct collaboration with the community.

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

There are no historic buildings or features on site, other than the former City of Atlanta-owned granite quarry, which will be within the land donated to DeKalb County for public park use. The known history of the operation of the quarry during its use presents a valuable opportunity for DeKalb County to acknowledge the history of the granite quarry with an interpretive installation, which used prison labor from the nearby prison farm to quarry the stone for local use.

*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.*

The zoning proposal will not result in uses causing excessive or burdensome use of existing streets and infrastructure.

- The development enabled by this zoning proposal intentionally placed the medium intensity development along the higher-capacity state highway of Moreland Avenue, and located low-intensity development in the area directly connected to interior neighborhood streets so that the impact of the new development will be minimal on the interior of the neighborhood. The lack of a through-road connecting Moreland Ave. to Shadowridge likewise delivers this community goal to minimize automobile traffic on interior streets.
- Moderate intensity residential use is proposed for the subject parcel, which is not impactful enough to cause excessive or burdensome results. The addition of the proposed residential use on the property will support increased ridership of the MARTA bus lines on Moreland Avenue.
- The scale of the proposed project is not large enough to have substantial impact on DeKalb's other public infrastructure or public school systems.

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

The zoning proposal will not adversely impact the environment and surrounding natural resources. Beneficial details include:

- Preservation of approximately (4) acres of 50-year old urban forest and the multiple environmental benefits these pocket urban forests provide.
- Stabilization of the buffer and stream bed of Ripplewater Creek through the property.
- Conservation of the existing historic granite quarry and the Ripplewater Creek bed.
- Tree removal – the subject area of the site had been cleared and graded 15 years ago in preparation, leaving few trees in need of removal. A substantial number of new trees will also be planted throughout the project.
- A variety of design and material-related stormwater management strategies, including use of pervious paving materials and above-grade stormwater retention features, to mitigate the impact of runoff on Ripplewater Creek.

DEPARTMENT OF PLANNING & SUSTAINABILITY

**AUTHORIZATION**

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 2-2-2022

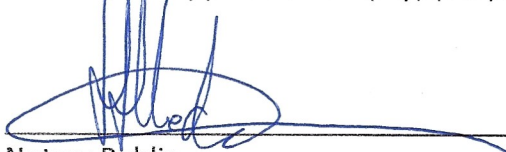
TO WHOM IT MAY CONCERN:

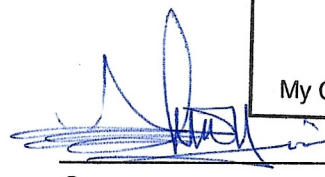
(I) (WE) Stoney Creek Developments, LLC, by Ahmed Hussain, Managing Member  
Name of owner(s)

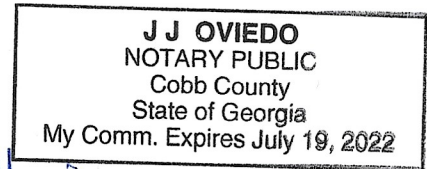
being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Clark Property R+D, LLC, by Jesse Clark, Managing Member  
Name of Agent or Representative

to file an application on (my) (our) behalf.

  
Notary Public

  
Owner



\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner



DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

PLEASE READ THE FOLLOWING BEFORE SIGNING

- I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.
- II. Disclosure of Campaign Contributions in accordance with the Conflict of interest in Zoning Act, O.C.G. A Chapter 36-67A, the following questions must be answered. Have you, the applicant made \$250.00 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? \_\_\_\_\_ Yes ☒ 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 the Board of Commissions, DeKalb County, 1300 Commerce Drive, Decatur, Ga 30030.



Signature of Applicant

Check one: Owner \_\_\_\_\_ Agent ☒ Date 2/4/2022

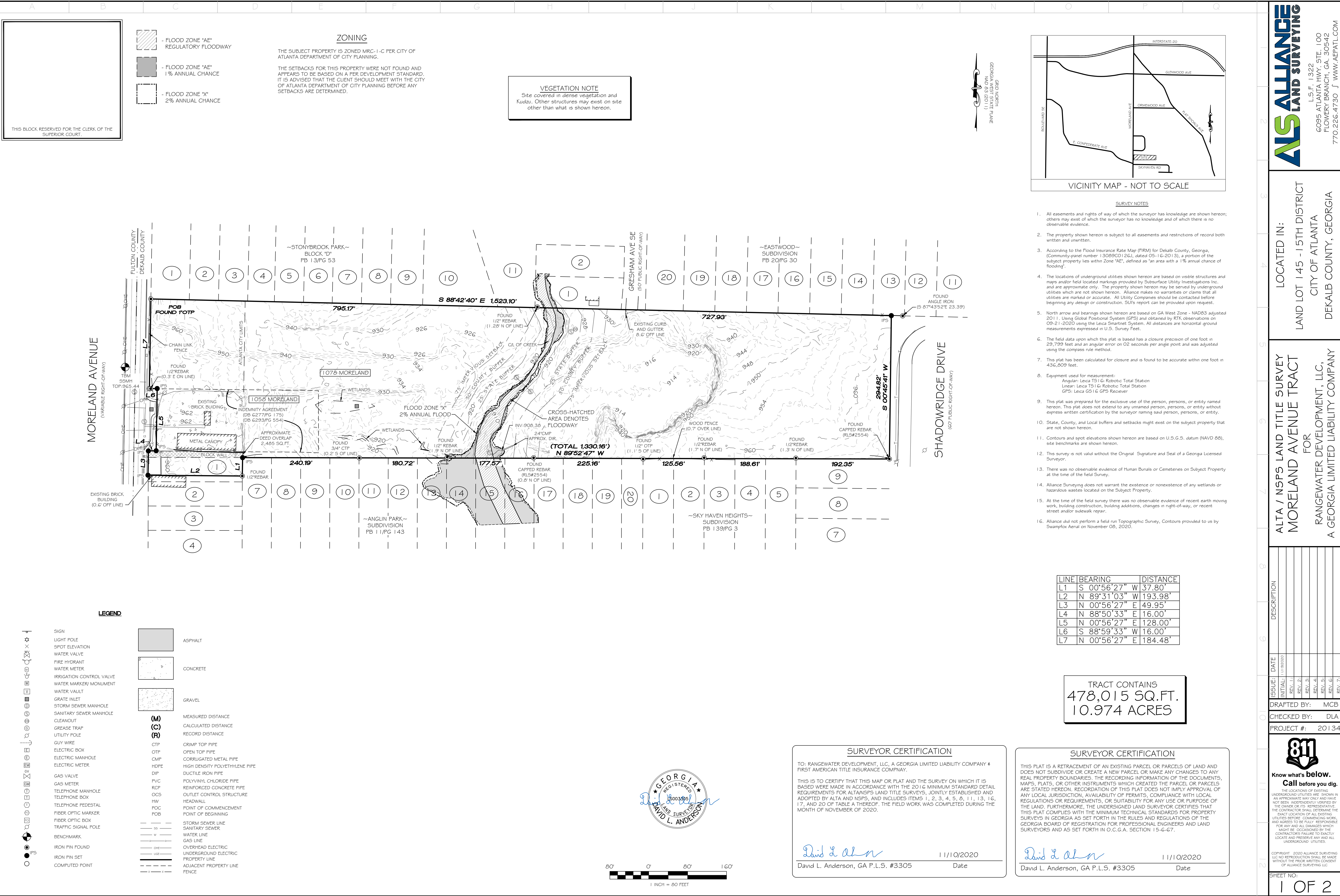
Notary:

Expiration Date/Seal

\*Notary not needed if answer is "No"



F:\Location\workspace\alliance\survey\project\20134 - morland avenue\20134 - morland avenue.dwg 12/20/20



**ALLIANCE LAND SURVEYING**  
L.S.F. 1322  
6095 ATLANTA HWY. STE. 100  
FLOWERY BRANCH, GA. 30542  
770.226.4730 J WWW.AEFATL.COM

LOCATED IN:  
LAND LOT 145 - 15TH DISTRICT  
CITY OF ATLANTA  
DEKALB COUNTY, GEORGIA

ALTA / NSPS LAND TITLE SURVEY  
MORELAND AVENUE TRACT  
FOR  
RANGEWATER DEVELOPMENT, LLC,  
A GEORGIA LIMITED LIABILITY COMPANY

ISSUE: 11/10/2020  
DATE: 11/10/2020  
INITIAL: LCB  
REV. 1: LCB  
REV. 2: LCB  
REV. 3: LCB  
REV. 4: LCB  
REV. 5: LCB  
REV. 6: LCB  
REV. 7: LCB

DRAFTED BY: MCB  
CHECKED BY: DLA  
PROJECT #: 20134

**811**  
Know what's below.  
Call before you dig.  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

COPYRIGHT 2020 ALLIANCE SURVEYING LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ALLIANCE SURVEYING LLC

SHEET NO:  
1 OF 2



File Location: c:\survey\projects\03-projects\20134 - morland avenue.dwg(20134 - morland avenue.dwg)20134 - morland avenue.dwg

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SCHEDULE B, PART II

1.

(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2.

Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3.

Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4.

Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.
5.

Any minerals or mineral rights leased, granted or retained by current or prior owners.
6.

Taxes and assessments for the year 2020, which are liens, due and payable; taxes and assessments for the year 2021 and subsequent years, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes.
- As to Tax Identification Number 15-145-18-041: the 2020 DeKalb County, Georgia taxes are delinquent in the amount of \$424.84. (Base amount due was \$414.48) Amount due is good through October 31, 2020. (Affects Parcel 1)
- As to Tax Identification Number 15-145-18-041: the 2020 City of Atlanta taxes are due in the amount of \$6,190.60. Amount due is good through December 15, 2020. (Affects Parcel 1)
- As to Tax Identification Number 15-145-15-054: the 2020 DeKalb County taxes are delinquent in the amount of \$5,195.46. (Base amount due was \$5,068.74) Amount due is good through October 31, 2020. (Affects Parcel 1)
- As to Tax Identification Number 15-145-18-046: the 2020 DeKalb County taxes are delinquent in the amount of \$289.51. (Base amount due was \$292.20) Amount due is good through October 31, 2020. (Affects Parcel 2)
- As to Tax Identification Number 15-145-18-046: the 2020 City of Atlanta taxes are due in the amount of \$3,309.00. Amount due is good through December 15, 2020. (Affects Parcel 2)
- As to Tax Identification Number 15-145-15-099: the 2020 DeKalb County taxes are delinquent in the amount of \$959.13. (Base amount due was \$935.74) Amount due is good through October 31, 2020. (Affects Parcel 2)
- As to Tax Identification Number 15-145-18-042: the 2020 DeKalb County taxes are delinquent in the amount of \$1,27.45. (Base amount due was \$124.34) Amount due is good through October 31, 2020. (Affects Parcel 3)
- As to Tax Identification Number 15-145-18-042: the 2020 City of Atlanta taxes are due in the amount of \$1,785.08. Amount due is good through December 15, 2020. (Affects Parcel 3)
- NOTE: DeKalb County Ordinances provide for the priority of unpaid water and sanitation bills as liens over security encumbrances. Current water bills and sanitation bills for subject property are not available in the public records. Please inquire.
7.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest covered by this Commitment.
8.

Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
9.

No insurance is afforded as to the amount of acreage or square footage contained in the Land.
10.

Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.
11.

Rights of tenants in possession, as tenants only, under unrecorded occupancy agreements.
12.

Easements as conveyed in Right-of-Way Deed from Ruby W. Clark to City of Atlanta, dated October 11, 1939, filed for record November 20, 1939 and recorded in Deed Book 507, Page 42, DeKalb County, Georgia records. (Affects Parcels 1 & 2) LEGAL DESCRIPTION IS VAGUE IN NATURE AND MAY OR MAY NOT AFFECT SUBJECT PROPERTY. 1930'S RIGHT-OF-WAY PLANS WERE NOT PROVIDED OR FOUND DURING THE COURSE OF OUR RESEARCH.
13.

Terms and Conditions of that Indemnity Agreement from DeKalb Car Wash # 4 to City of Atlanta, dated October 20, 1988, filed for record October 27, 1988, and recorded in Deed Book 6277, Page 175, aforesaid records. (Affects Parcel 2) LEGAL DESCRIPTION INCLUDES A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.
14.

Terms and Conditions of that Indemnity Agreement from DeKalb Car Wash # 4 to City of Atlanta, dated November 21, 1988, filed for record November 21, 1988, and recorded in Deed Book 6293, Page 554, aforesaid records. (Affects Parcel 2) LEGAL DESCRIPTION INCLUDES A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.
15.

Conveyance of access rights as contained in that certain Right of Way Deed from Charles C. & Emory D. Ozburn to Department of Transportation, dated November 22, 1988, filed for record November 22, 1988, and recorded in Deed Book 6295, Page 89, aforesaid records. (Affects Parcel 2). DOES NOT INCLUDE SUBJECT PROPERTY. RIGHT-OF-WAY IS SHOWN HEREON.
16.

Easement from Charles C. Ozburn to Georgia Power Company, dated March 7, 1989, filed for record April 7, 1989, and recorded in Deed Book 6402, Page 562, aforesaid records. (Affects Parcel 2). LEGAL DESCRIPTION IS BLANKET IN NATURE AND INCLUDES THE PORTION OF THE SUBJECT PROPERTY KNOWN AS 1058 MORELAND AVENUE.
17.

Matters as shown on that certain plat recorded in Plat Book 11, Page 143, aforesaid records. (Affects Parcel 3)
18.

Matters as shown on that certain plat recorded in Plat Book 146, Page 19, aforesaid records. (Affects Parcel 1)
19.

Matters as shown on that certain plat recorded in Plat Book 146, Page 21, aforesaid records. (Affects Parcel 1)
20.

Matters as shown on that certain plat recorded in Plat Book 146, Page 23, aforesaid records. (Affects Parcels 1 & 2)
21.

Exception is taken to liens (if any) found filed against Roswell Holdings, LLC, which are erroneously indexed by DeKalb County under a tax parcel that is not reflected within this tax report.
22.

Matters as would be disclosed by a current and accurate survey and inspection of the Land.

TITLE LEGAL DESCRIPTION

PARCEL 1:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A HALF INCH REBAR FOUND LOCATED AT THE SOUTHEASTERN INTERSECTION OF BEECHWOOD DRIVE AND MORELAND AVENUE (MORELAND AVENUE HAVING A 60 FOOT RW); THENCE FROM SAID POINT OF BEGINNING RUN SOUTH ALONG THE EASTERN EDGE OF MORELAND AVENUE 05 DEGREES 26 MINUTES 25 SECONDS WEST, A DISTANCE OF 233.09 FEET TO A HALF INCH OPEN TOP PIN FOUND AT THE TRUE POINT OF BEGINNING. THENCE FROM SAID TRUE POINT OF BEGINNING, LEAVING THE EASTERN RIGHT OF WAY OF MORELAND AVENUE AND RUNNING SOUTH 83 DEGREES 48 MINUTES 28 SECONDS EAST, A DISTANCE OF 1,523.00 FEET TO AN IRON PIN SET; RUNNING THENCE SOUTH 05 DEGREES 36 MINUTES 45 SECONDS WEST, A DISTANCE OF 296.00 FEET TO AN IRON PIN SET; THENCE RUNNING NORTH 84 DEGREES 55 MINUTES 55 SECONDS WEST, A DISTANCE OF 1,524.66 FEET TO AN IRON PIN SET THAT THE EAST SIDE OF MORELAND AVENUE (60 FOOT RW); THENCE RUNNING NORTH 05 DEGREES 53 MINUTES 19 SECONDS EAST, A DISTANCE OF 325.90 FEET TO A HALF INCH OPEN TOP PIN FOUND AND THE TRUE POINT OF BEGINNING. PURSUANT TO SURVEY DATED OCTOBER 28, 1997 FOR THE BENEFIT OF INMAN PARK PROPERTIES BY JOHN W. STANZILUS, RLS NO. 2108, SOLAR LAND SURVEYING COMPANY WHICH SURVEY IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF FOR A MORE ACCURATE DESCRIPTION OF THIS PROPERTY.

LESS AND EXCEPT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN A PORTION OF LAND LOT 145 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING PARTIALLY WITHIN THE CORPORATE LIMITS OF THE CITY OF ATLANTA, CONTAINING 1.028 ACRES, AND MORE FULLY DESCRIBED IN A CERTAIN SURVEY PREPARED BY DAVID W. LYNIAH, GEORGIA REGISTERED LAND SURVEYOR NO. 1845, DATED JULY 28, 1988, RECORDED IN DEED BOOK 6247, PAGE 1, DEKALB COUNTY, GEORGIA, RECORDS, AND RE-RECORDED IN DEED BOOK 9844, PAGE 233, SAID RECORDS, WHICH SURVEY BY REFERENCE THERETO IS INCORPORATED HEREIN AND MADE A PART HEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING PARTIALLY WITHIN THE CORPORATE LIMITS OF ATLANTA, CONTAINING 1.028 ACRES, PURSUANT TO SURVEY PREPARED BY DAVID W. LYNIAH, GEORGIA REGISTERED LAND SURVEYOR NO. 1845, DATED JULY 28, 1988, RECORDED IN DEED BOOK 6247, PAGE 1, DEKALB COUNTY, GEORGIA, RECORDS, AND RE-RECORDED IN DEED BOOK 9844, PAGE 233, SAID RECORDS, WHICH SURVEY BY REFERENCE THERETO IS INCORPORATED HEREIN AND MADE A PART HEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ALONG THE EASTERN RIGHT OF WAY OF MORELAND AVENUE 415.30 FEET SOUTH FROM THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF BEECHVIEW DRIVE AND THE EASTERN RIGHT OF WAY OF MORELAND AVENUE; THENCE FROM SAID POINT OF BEGINNING CONTINUE TRAVELING ALONG THE EASTERN RIGHT OF WAY OF MORELAND AVENUE SOUTH 01 DEGREE 21 MINUTES 40 SECONDS EAST 128.00 FEET; THENCE LEAVING THE EASTERN RIGHT OF WAY OF MORELAND AVENUE AND RUNNING NORTH 89 DEGREES 15 MINUTES 10 SECONDS EAST 316.60 FEET TO A POINT; CONTINUING THENCE SOUTH 89 DEGREES 10 MINUTES 24 SECONDS EAST 33.40 FEET TO A POINT; RUNNING THENCE NORTH 01 DEGREE 21 MINUTES 18 SECONDS WEST 128 FEET TO A POINT; THENCE RUNNING SOUTH 89 DEGREES 24 MINUTES 10 SECONDS WEST 350.00 FEET TO A POINT LOCATED AT THE POINT OF BEGINNING, SAID PROPERTY BEING KNOWN AS 1058 AND 1058R MORELAND AVENUE, ATLANTA, GEORGIA 30316.

LESS & EXCEPT ALL THAT LAND LYING AND BEING RIGHT OF WAY DEED @ 6295-89, DEKALB COUNTY, GEORGIA RECORDS.

PARCEL 3:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING LOT 1 OF MRS. M.M. ANGLIN PROPERTY AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 143 OF THE DEKALB COUNTY, GEORGIA RECORDS WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE PART HEREOF FOR A MORE ACCURATE DESCRIPTION OF THIS PROPERTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST SIDE OF MORELAND AVENUE TWO HUNDRED AND SIXTY NINE (269.00) FEET NORTH OF THE NORTHEAST CORNER OF MORELAND AVENUE AND CONFEDERATE AVENUE SAID POINT OF BEGINNING BEING AT THE NORTHWEST CORNER OF LOT 2 OF SAID PROPERTY, AND RUNNING THENCE NORTH ALONG THE EAST SIDE OF MORELAND AVENUE FIFTY (50) FEET; THENCE EAST ONE HUNDRED NINETY SIX AND SEVEN TENTHS FEET; THENCE SOUTH ALONG THE WEST LINE OF LOT 7 OF SAID PROPERTY FIFTY (50) FEET; RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 ONE HUNDRED AND NINETY SIX AND SEVEN-TENTHS (196.70) FEET TO THE EAST LINE OF MORELAND AVENUE AND THE POINT OF BEGINNING.

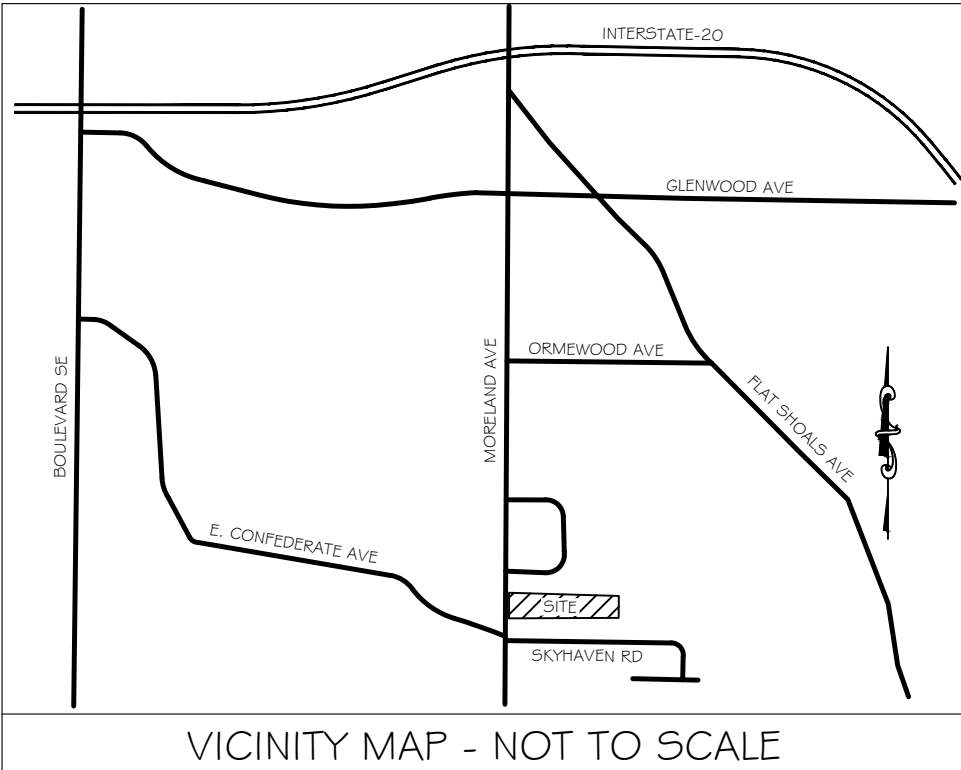
AS-SURVEYED DESCRIPTION

A parcel of land lying in Land Lot 145 of the 15<sup>th</sup> district of DeKalb County and being more particularly described as follows:

Beginning at a 1" open top pipe lying on the the easterly right-of-way of Moreland Avenue (variable right-of-way) and being the southwest corner of Stonybrook Park (as recorded in Plat Book 13, Page 53 of the DeKalb County Clerk of Courts Office), thence leaving said right-of-way run South 88 Degrees 42 Minutes 40 Seconds East for a distance of 1,523.10 feet to set 5/8" capped rebar (L.S.F. 1322) lying on the westerly right-of-way of Shadowidge Drive (60' public right-of-way), said point also lying on the southerly line of Lot 13 of Eastwood Subdivision (as recorded in Plat Book 20, Page 30 of the DeKalb County Clerk of Courts Office); thence run South 00 Degrees 45 minutes 41 Seconds West along said right-of-way for a distance of 294.82 feet to a found capped rebar (RLS #2554) being the northeast corner of Sky Haven Heights Subdivision (as recorded in Plat Book 139, Page 3 of the DeKalb County Clerk of Courts Office); thence run North 89 Degrees 52 Minutes 47 Seconds West for a distance of 1,330.16 feet to a set 5/8" capped rebar (L.S.F. 1322) said point being the northerly corner common to lots 1 and 7 of Anglin Park Subdivision (as recorded in Plat Book 11, Page 143 of the DeKalb County Clerk of Courts Office); thence run South 00 Degrees 56 Minutes 27 Seconds West along said common line for a distance of 37.80 feet to a found 1/2" rebar being the easterly corner common to lots 1 and 2 of the aforementioned subdivision; thence run North 89 Degrees 31 Minutes 03 Seconds West along said common line for a distance of 193.98 feet to a set 5/8" capped rebar (L.S.F. 1322) being the westerly corner common to lots 1 and 2 of the aforementioned subdivision and lying on the easterly right-of-way of Moreland Avenue; thence run North 00 Degrees 56 Minutes 27 Seconds East along said right-of-way for a distance of 49.95 feet to a set 5/8" capped rebar (L.S.F. 1322); thence run North 88 Degrees 50 Minutes 33 Seconds East along said right-of-way for a distance of 16.00 feet to a set 5/8" capped rebar (L.S.F. 1322); thence run North 00 Degrees 56 Minutes 27 Seconds East along said right-of-way for a distance of 128.00 feet to a set 5/8" capped rebar (L.S.F. 1322); thence run South 88 Degrees 59 Minutes 33 Seconds West along said right-of-way for a distance of 16.00 feet to a set 5/8" capped rebar (L.S.F. 1322), said point being witnessed by a found 1/2" rebar being 0.30 feet on line along the previously mentioned call; thence run North 00 Degrees 56 Minutes 27 Seconds East along said right-of-way for a distance of 184.48 feet to the POINT OF BEGINNING.

Said parcel being 478,015 square feet, or 10.974 acres.

GRID NORTH  
GEORGIA STATE PLANE  
NAD 83 (2011)



LOCATED IN:  
LAND LOT 145 - 15TH DISTRICT  
CITY OF ATLANTA  
DEKALB COUNTY, GEORGIA

ALTA / NSPS LAND TITLE SURVEY  
MORELAND AVENUE TRACT  
FOR  
RANGEWATER DEVELOPMENT, LLC,  
A GEORGIA LIMITED LIABILITY COMPANY

| ISSUE:   | DATE:     | DESCRIPTION: |
|----------|-----------|--------------|
| INITIAL: | 1/17/2020 |              |
| REV. 1:  |           |              |
| REV. 2:  |           |              |
| REV. 3:  |           |              |
| REV. 4:  |           |              |
| REV. 5:  |           |              |
| REV. 6:  |           |              |
| REV. 7:  |           |              |

DRAFTED BY: MCB

CHECKED BY: DLA

PROJECT #: 20134

**Know what's below.**  
**Call before you dig.**

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

COPYRIGHT 2020 ALLIANCE SURVEYING LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ALLIANCE SURVEYING LLC



SITE INFORMATION

LOCATION

ADDRESS:  
1078 & 1058 MORELAND AVE SE  
ATLANTA, GEORGIA 30316

PARCEL IDs:  
15 145 15 054 (1078)  
15 145 15 099 (1058)

LAND LOT: 145  
DISTRICT: 15

ZONING - DEKALB  
\*subject property DeKalb County zoning\*

CURRENT: RSM  
PROPOSED: MR-2

LOT AREAS - DEKALB COUNTY LAND USE AMENDMENT  
\*from Atlanta city limits to centerline of creek\*

NET LOT AREA: 410,056 SF = 9.41 ACRES  
MAXIMUM FLOOR AREA: N/A  
PROVIDED FLOOR AREA: ~120,000 SF = 0.29  
TOTAL IMPERVIOUS COVERAGE: ~110,000 SF = 27%  
MINIMUM OPEN SPACE: 61,508 SF = 15%  
PROVIDED OPEN SPACE: ~220,000 SF = 54%  
TOTAL UNITS: 73  
ALLOWABLE UNIT DENSITY: 12 / ACRE  
PROVIDED UNIT DENSITY: 7.76 / ACRE

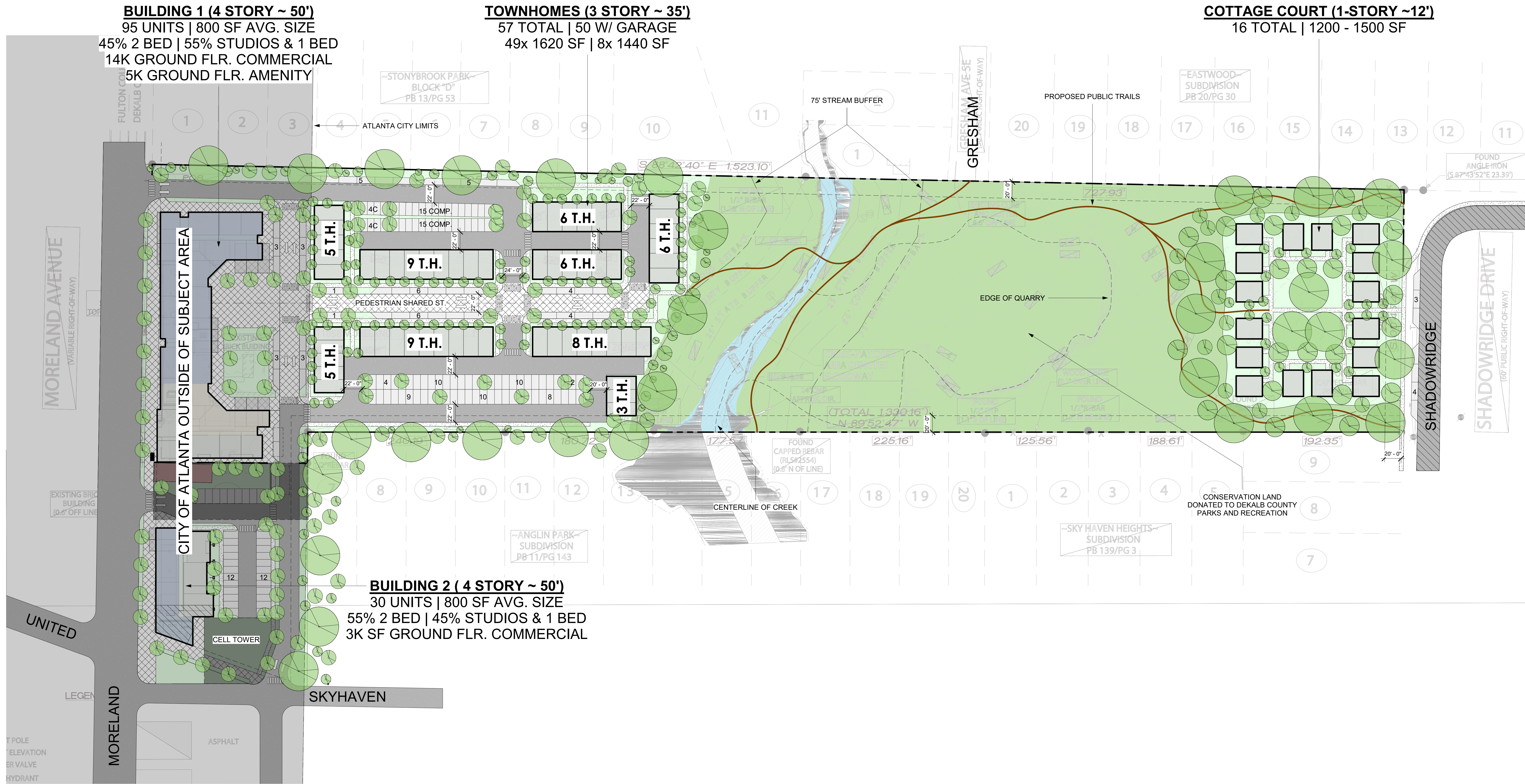
TOWNHOMES (SFA)  
NUMBER OF UNITS: 57  
MINIMUM LOT AREA: 1000 SF  
MINIMUM LOT WIDTH: 20 FT  
MAXIMUM LOT COVERAGE: 85%  
FRONT SETBACK: 10 - 20 FT  
FRONT SETBACK (ALLEY): 5 FT  
SIDE SETBACK (INTERIOR): 3 FT  
SIDE SETBACK (CORNER): 10 - 20 FT  
REAR SETBACK: 15 FT  
REAR SETBACK (ALLEY): 10 FT  
MINIMUM FLOOR AREA: 1000 SF  
MAXIMUM HEIGHT: 3 STORIES / 45 FT\*  
\*lesser of

COTTAGES (SFD)  
NUMBER OF UNITS: 16  
MINIMUM LOT AREA: 2000 SF  
MINIMUM LOT WIDTH: 20 FT  
MAXIMUM LOT COVERAGE: 65%  
FRONT SETBACK: 10 - 20 FT  
FRONT SETBACK (ALLEY): 10 FT  
SIDE SETBACK (INTERIOR): 3 FT  
SIDE SETBACK (CORNER): 10 - 20 FT  
REAR SETBACK: 20 FT  
REAR SETBACK (ALLEY): 10 FT  
MINIMUM FLOOR AREA: 800 SF  
MAXIMUM HEIGHT: 35 FT

PARKING  
\*based on DeKalb portion of site west of creek\*

DEKALB SFA RATIO: 1.75 / UNIT = 100  
PROVIDED SURFACE: 120  
PROVIDED GARAGE: 50\*  
PROVIDED TOTAL: \*townhome garages 170

NOTE: UNSHADED area indicates unincorporated DeKalb County area of subject parcels for rezoning



1 Dekalb Site Plan  
1" = 50'-0"

SKYHAVEN QUARRY  
1078 MORELAND AVENUE | ATLANTA | 30316

XMETRICAL, LLC | Modern Design Studio | 834 Inman Village Pkwy Suite 140 | Atlanta 30307 | 404.474.2204 | office@xmetrical.com

THIS DRAWING, ITS CONTENTS AND ALL PORTIONS OF IT ARE THE PROPERTY OF XMETRICAL, LLC. ANY USE OF THIS DOCUMENT FOR PURPOSES OTHER THAN THOSE ASSOCIATED WITH THIS SPECIFIC PROJECT OR ANY REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF XMETRICAL, LLC IS STRICTLY PROHIBITED.

| No. | Description            | Date       |
|-----|------------------------|------------|
| 1   | DEKALB LAND USE AMEND. | 2022.02.03 |
| 2   | DEKALB REZONING        | 2022.04.27 |
|     |                        |            |
|     |                        |            |
|     |                        |            |
|     |                        |            |
|     |                        |            |
|     |                        |            |

|   |             |
|---|-------------|
| CLARK PROPERTY<br>R+D<br>Skyhaven Quarry<br>DEKALB SITE<br>PLAN |             |
| Project number  | 1078        |
| Date  | 2022.04.27  |
| Drawn by  | J.WHITE     |
| Checked by  | J.K.AVERY   |
| A00   |             |
| Scale   | 1" = 50'-0" |

4/27/2022 3:35:23 PM



# Written Legal Description

All that tract or parcel of land lying and being in Land Lot 145 of the 15th District of DeKalb County, Georgia, being partially within the corporate limits of Atlanta, containing 1.028 acres, pursuant to survey prepared by David W. Linah, Georgia Registered Land Surveyor No. 1845, dated July 28, 1988, recorded in Deed Book 8247, page 1, DeKalb County, Georgia, records, and re-recorded in Deed Book 9844, page 234, said records, which survey by reference thereto is incorporated herein and made a part hereof, being more particularly described as follows:

Beginning at a point located along the eastern right of way of Moreland Avenue 415.30 feet south from the intersection of the southern right of way of Beechview Drive and the eastern right of way of Moreland Avenue; thence from said point of beginning continue traveling along the eastern right of way of Moreland Avenue south 01 degree 21 minutes 40 seconds east 128.00 feet; thence leaving the eastern right of way of Moreland Avenue and running north 89 degrees 15 minutes 10 seconds east 316.60 feet to a point; continuing thence south 89 degrees 10 minutes 24 seconds east 33.40 feet to a point; running thence north 01 degree 21 minutes 18 seconds west 129.00 feet to a point; thence running South 99 degrees 24 minutes 10 seconds west 350.00 feet to a point located at the point of beginning, said property being known as 1058 and 1058R Moreland Avenue, Atlanta, Georgia 30316.

LESS & EXCEPT All that land lying and being RIGHT OF WAY DEED @ 6295-89, Dekalb County, Georgia records.

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING LOT 1 OF MRS. M.M. ANGLIN PROPERTY AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 143 OF THE DEKALB COUNTY, GEORGIA RECORDS WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE PART HEREOF FOR A MORE ACCURATE DESCRIPTION OF THIS PROPERTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST SIDE OF MORELAND AVENUE TWO HUNDRED AND SIXTY NINE (269.00) FEET NORTH OF THE NORTHEAST CORNER OF MORELAND AVENUE AND CONFEDERATE AVENUE SAID POINT OF BEGINNING BEING AT THE NORTHWEST CORNER OF LOT 2 OF SAID PROPERTY, AND RUNNING THENCE NORTH ALONG THE EAST SIDE OF MORELAND AVENUE FIFTY (50) FEET; THENCE EAST ONE HUNDRED NINETY SIX AND SEVEN TENTHS FEET; THENCE SOUTH ALONG THE WEST LINE OF LOT 7 OF SAID PROPERTY FIFTY (50) FEET; RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 ONE HUNDRED AND NINETY SIX AND SEVEN-TENTHS (196.70) FEET TO THE EAST LINE OF MORELAND AVENUE AND THE POINT OF BEGINNING.





**xmetrical**  
modern | architecture | studio

View: Central shared street looking west





View: Attached single family townhomes

## DEPARTMENT OF PLANNING & SUSTAINABILITY

---

### FILING FEES

At the time of submittal, a filing fee shall accompany each application as follows:

| <b><u>Rezoning</u></b>   | <b><u>FEE</u></b> |
|--|-------------------|
| RE, RLG, R-100, R-85, R-75, R-60<br>MHP, RNC, RSM, MR-1, MR-2                          | \$500.00          |
| HR-1, HR-2, HR-3<br>MU-1, MU-2, MU-3, MU-4, MU-5<br>O-I, OD, OIT, NS, C-1, C-2, M. M-2 | \$750.00          |

If the application is a request to rezone to more than one zoning district, the higher fee will apply.

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. Applications deferred “full cycle” do not require additional fees. An application that is withdrawn and later re- filed will be treated as a new case and will require a new fee.