



Michael Thurmond
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DeKalb County Department of Planning & Sustainability

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Planning Commission Hearing Date: July 12, 2022

Board of Commissioners Hearing Date: July 28, 2022

STAFF ANALYSIS

Case No.: Z-22-1245472 **Agenda #:** N1

Location/Address: 1058 & 1078 Moreland Avenue **Commission District:** 03 **Super District:** 06

Parcel ID: 15-145-15-054 & 15-145-15-099

Request: To rezone the subject property from the RSM (Small Lot Residential Mix) (conditional) Zoning District to the MR-2 (Medium Density Residential-2) Zoning District for construction of townhomes and cottage units.

Property Owner(s): Stoney Creek Developments, LLC

Applicant/Agent: Clark Property R+D, LLC

Acreage: 9.3 acres

Existing Land Use: Undeveloped

Surrounding Properties: To the north of the subject property are residential uses, to the south are residential uses, to the west are residential uses, and to the east is an undeveloped parcel.

Adjacent Zoning: **North:** R-75 **South:** R-75 & R-60 **East:** R-75 **West:** City of Atlanta

Comprehensive Plan: **Traditional Neighborhood (TN)** ☐ ☒
Consistent **Inconsistent**

Proposed Density: 8 DUs/AC	Existing Density: N/A
Proposed Square Ft.: 93,600 SF	Existing Units/Square Feet: 0 SF
Proposed Lot Coverage: To be determined	Existing Lot Coverage: Undetermined

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

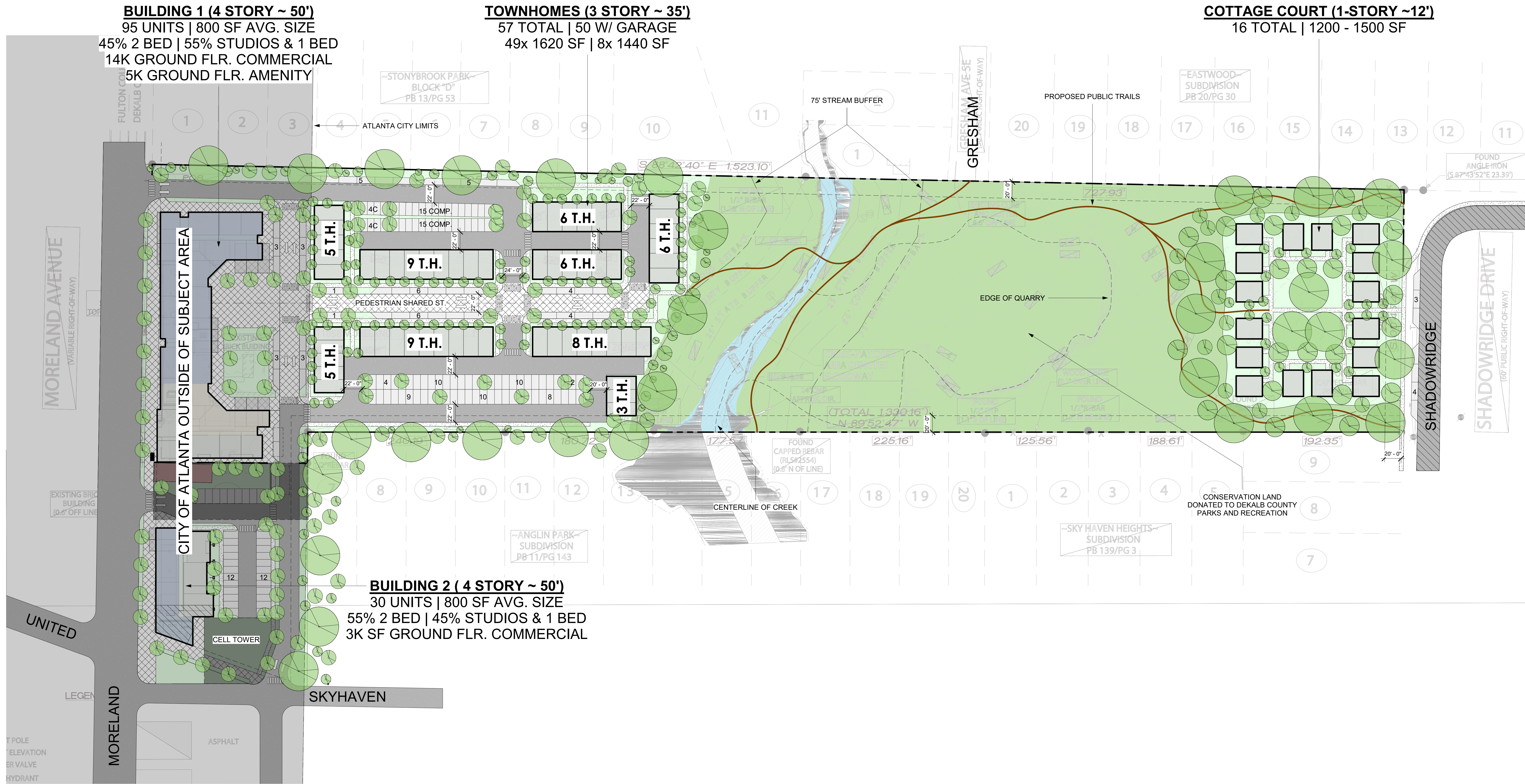
TOWNHOMES (SFA)
NUMBER OF UNITS: 57
MINIMUM LOT AREA: 1000 SF
MINIMUM LOT WIDTH: 20 FT
MAXIMUM LOT COVERAGE: 85%
FRONT SETBACK: 10 - 20 FT
FRONT SETBACK (ALLEY): 5 FT
SIDE SETBACK (INTERIOR): 3 FT
SIDE SETBACK (CORNER): 10 - 20 FT
REAR SETBACK: 15 FT
REAR SETBACK (ALLEY): 10 FT
MINIMUM FLOOR AREA: 1000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

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

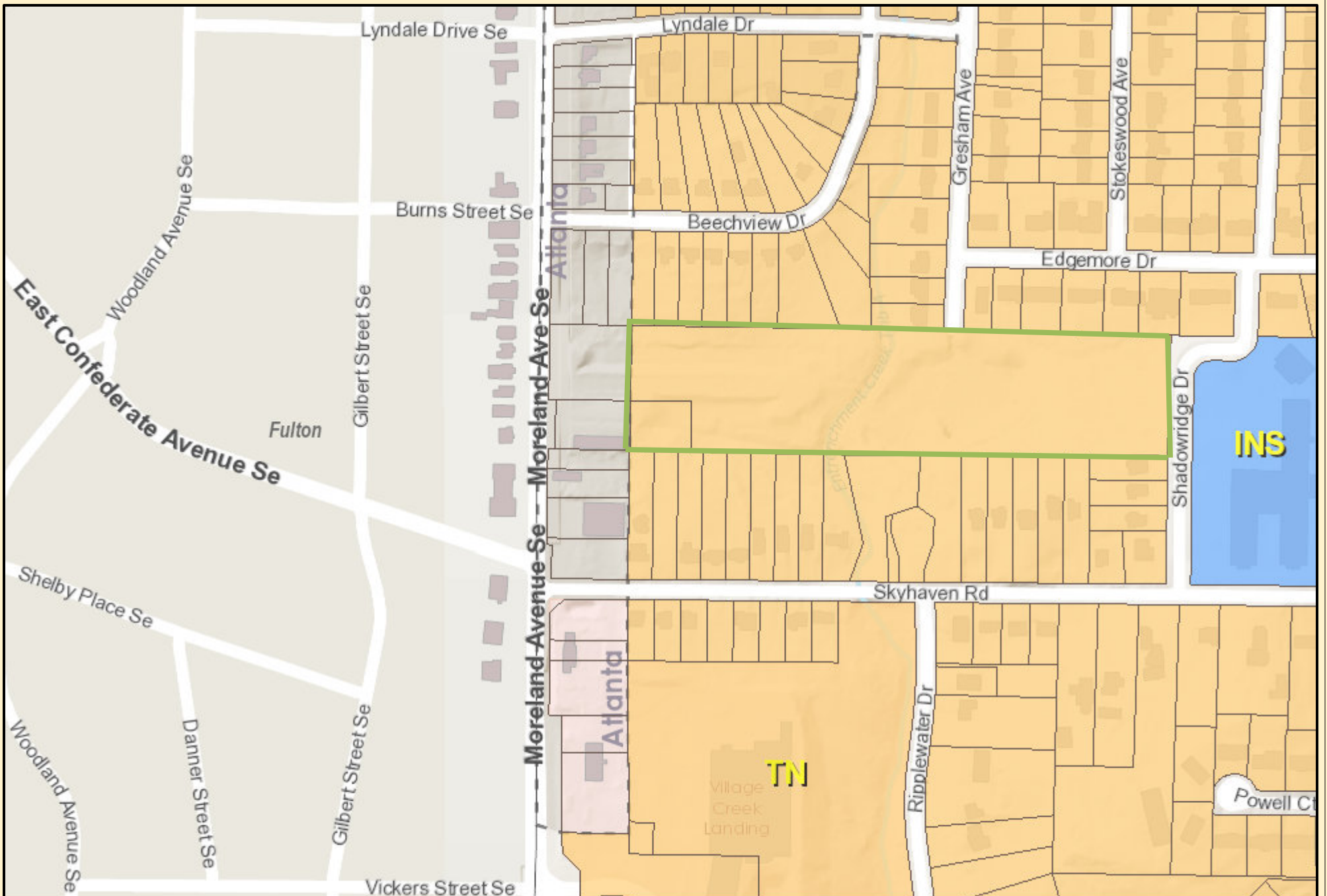
CLARK PROPERTY
R+D
Skyhaven Quarry
DEKALB SITE
PLAN

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



Z-22-1245472 Future Land Use

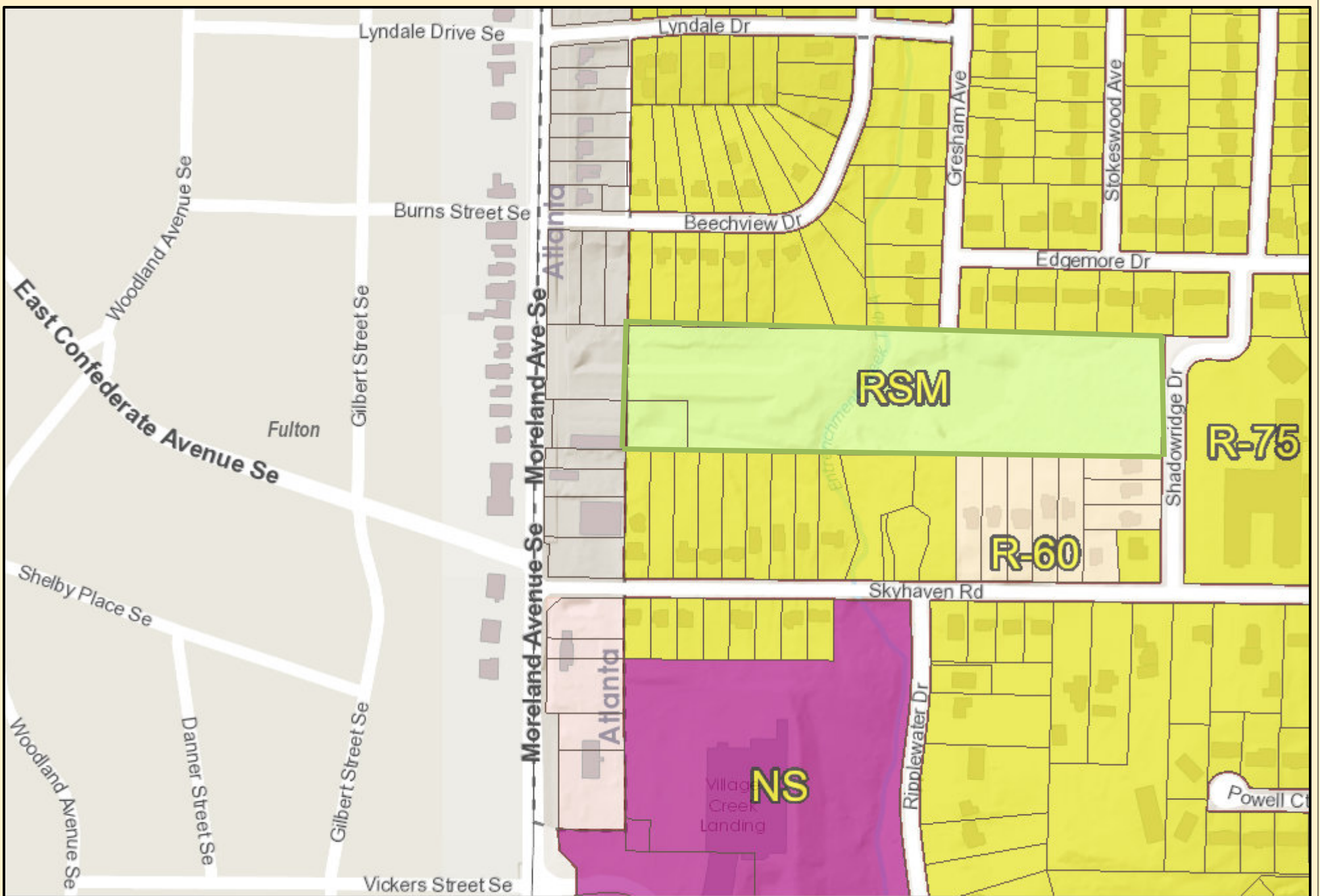
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Z-22-1245472 Zoning

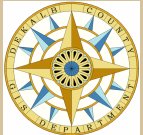
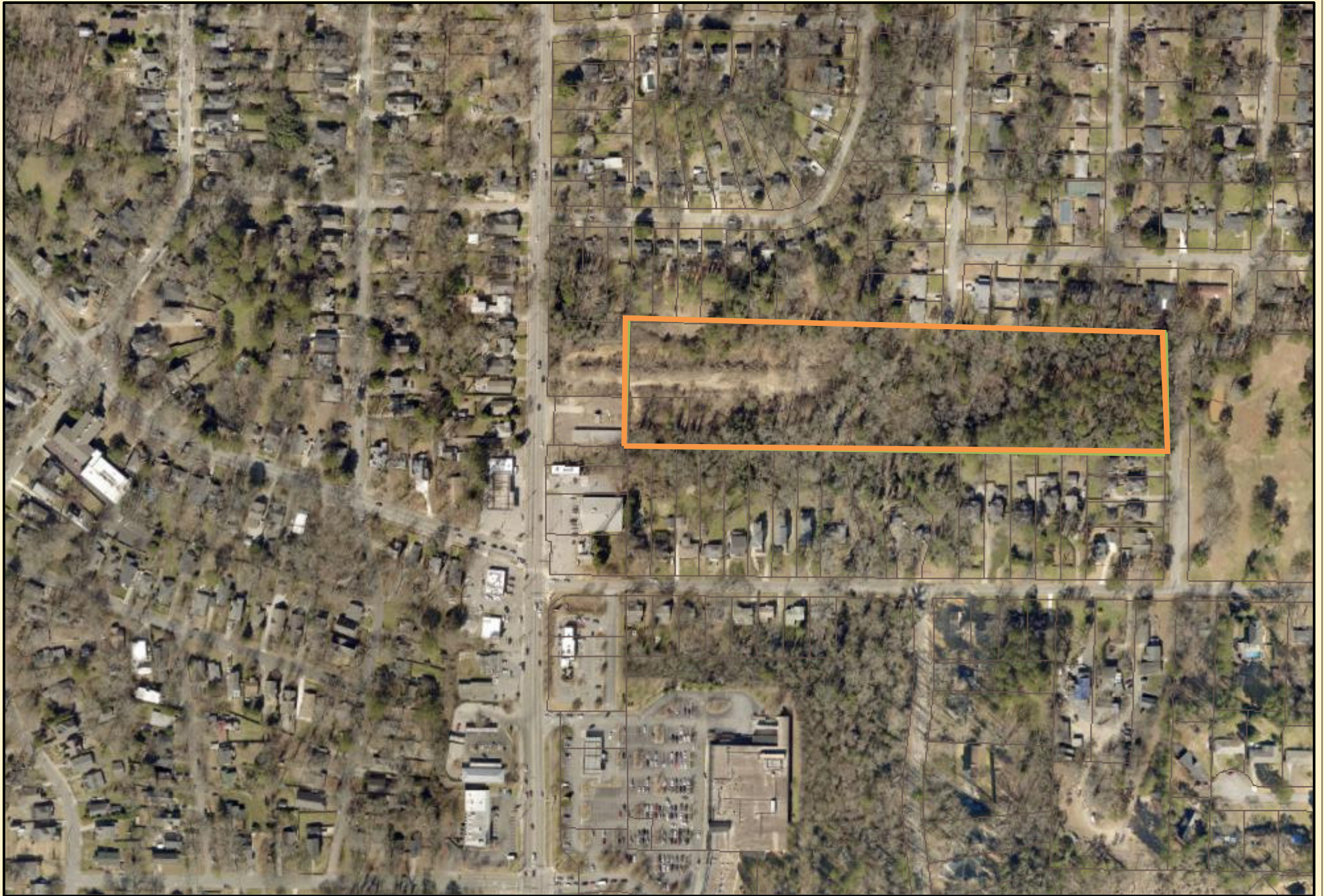
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Z-22-1245472 Aerial

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