



Michael L. Thurmond
Chief Executive Officer

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street
Decatur, GA 30030

Wednesday, November 9, 2022, at 1:00 PM

Planning Department Staff Analysis



Andrew Baker, AICP
Director

D2. Case No: A-22-1245974 Parcel ID(s): 15-145-15-054, 15-145-15-099

Commission District 02 Super District 06

Applicant: Jesse Clark
Clark Property R+D
437 Memorial Drive SE, Suite A-2
Atlanta, GA 30312

Owner: Stoney Creek Developments, LLC
2451 Cumberland Pkwy., #3454
Atlanta, GA 30339

Project Name: Skyhaven Quarry

Location: 1078 & 1058 Moreland Avenue, SE

Request: Variances from:
A. Section 5.4.5 (D) to reduce a portion of the transitional buffer from 50 feet to 20 feet (along townhomes);
B. Section 5.7.5 (I)(2) to increase the maximum cottage home size from 1,200sf (gross floor area) to 1,600sf (gross floor area)
C. Section 5.7.5 (A)(2) to increase the maximum cottage home height from 1.5 stories to 2 stories

Staff Recommendations: **Deferral**

This application was deferred from the September 14, 2022 ZBA meeting to allow the applicant time to address staff and board comments. Staff recommends deferral as we have not yet received an updated site plan.

**ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING
(VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)**

BOA No. _____

Applicant and/or
Authorized Representative Jesse Clark, Clark Property R+D

Mailing Address: 437 Memorial Drive SE, Suite A-2

City/State/Zip Code: Atlanta, GA 30312

Email: jesse@clarkprd.com

Telephone Home: _____ Business: 404-556-7544

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Stoney Creek Developments, LLC

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

Email: ahmedhussain81@hotmail.com

Telephone Home: _____ Business: 678-333-6380

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1058 & 1078 Moreland Ave., SE City: Atlanta State: GA Zip: 30316

District(s): 15 Land Lot(s): 145 Block: D Parcel: 15 145 15 054 &
15 145 15 099

Zoning Classification: RSM (app. to rezone to MR-2) Commission District & Super District: D: 3 / SD: 6

CIRCLE TYPE OF HEARING REQUESTED:

- **VARIANCE** (From Development Standards causing undue hardship upon owners of property.)
- SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
- OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

*** PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS. ***

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT:

RECEIVED

By Rachel Bragg at 9:53 am, Jul 08, 2022

Date Received: _____

Fee Paid: _____

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

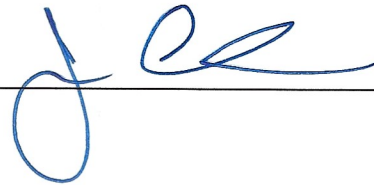
I hereby authorize the staff and members of the Zoning Board of Appeals
To inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 7/7/2022

Applicant: _____
Signature



DATE: _____

Applicant: _____
Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZBOA APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: 7/7/2022

CHECK TYPE OF APPLICATION:

() ADMINISTRATIVE APPEAL

(☒) VARIANCE

(☒) SPECIAL EXCEPTION

TO WHOM IT MAY CONCERN:

(I) / (WE), Stony Creek Developments, LLC
[Name of owner(s)]

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

Clark Property R+D, LLC

[Name of Applicant or Representative]

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

Owner

Notary Public

Owner

Notary Public

Owner

Application for Variance & Special Exception for the Properties at 1078 & 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), 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;

In addition to the overview provided above, please see the following information related to the previous rezoning request:

- 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 1,500 sf and (2) bedrooms, and a maximum height of (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	1200-1600 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	35' max. / (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.

Letter of Intent & Justification for Variance Request Based on Established Criteria

Variance request 1: to reduce the required setback for multi-family residential development when adjacent to a single-family residential zoned area from 50' to 20'.

Variance request 2: to increase the allowable square footage for 'cottage court' style homes from 1,200 gross square feet to 1,600 gross square feet, and to increase the allowable massing for cottage court style homes from (1-1/2) stories to (2) stories.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The extraordinary and exceptional conditions creating the necessity for this variance request are the unique geographic features of the site, its unique shape, and its dual municipal jurisdictions. The property has a former granite quarry with a 40' rock face and the adjacent Ripplewater Creek which 1) significantly reduce the developable area of the site, and 2) split the parcel into two distinct halves. Both of these factors create hardships for developing the parcels with a reasonable degree of use.

The parcels also combine into a long narrow rectangle of land completely closed off on the long north and south borders by the existing pattern of surrounding parcels and sharp grade conditions, limiting access to the site from the much shorter east and west sides, which in turn limit the site's development potential. The narrow width of the site relative to its length and size also create hardship when the required buffer is applied, which reduces the developable width by a full third.

Finally, the parcels straddle both unincorporated DeKalb County and City of Atlanta jurisdictions, which impose different land use and zoning regulations on the site. The portion of the site relevant to this variance is fully land-locked and isolated from Moreland Avenue access by City of Atlanta MRC-1-C commercial zoning, which creates additional hardship by limiting options for use of the isolated land.

The setback variance is requested because the project's design, in the interest of utilizing the available land *not* designated for conservation, proposes attached three-story townhomes at a distance of 20' (as opposed to the required 50') from the north and south property lines which are adjacent to R-75 single-family-zoned areas.

The variance to increase the maximum size of cottage-style homes is requested because of the intent to conserve as much land as possible for public space, while still allowing for residential development on the Shadowridge side of the property. As a negotiated condition with neighbors and community stakeholders, in lieu of full-size detached single-family homes, the master plan proposes modestly sized homes on small footprints in a compact arrangement in order to preserve more land for conservation. The homes are reduced in footprint and size, but require two (2) full stories of allowable space.

Both housing types enabled by the requested variances are part of a master plan anchored by the proposed conservation of approximately 4 acres of land in the center of the site, which will be donated to DeKalb County for a future park. The conservation strategy responds to community desires expressed during the course of a 9-month interactive community design engagement with the surrounding neighborhoods (Eastland/Skyhaven and East Atlanta, and additional neighborhoods on the west side of Moreland) to conserve as much of the current urban forest area on the site as possible. The land conservation results in a transfer-development-rights approach with slightly higher

intensity of development on the remaining portions of the site, and the resulting need for the requested variances. The different elements of the master plan are interconnected and allow each of the other elements to occur as a synergized whole.

2. *The requested variance(s) do not go beyond the minimum necessary to afford relief, and do not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.*

The requested setback variance provides just enough space to allow for the proposed townhomes to be built within the developable area, while still leaving a comfortable buffer and preserving the privacy of the neighboring single-family homes. There is a robust amount of existing mature indigenous tree growth on many of the adjacent properties along both the north and south property lines which adds to the visual and sound quality of the buffer. In addition, the proposed buffer will be further supported by a 6' minimum fence along the property line, an evergreen tree landscape screen between existing trees wherever possible for successful tree growth, and the fact that all of the neighboring parcels are 150' to 200' deep, with all of the homes on these parcels located at the far opposite end away from the subject property line.

The requested cottage-style home variance likewise proposes a modest but necessary adjustment to regulatory maximums, to enable a comprehensive solution to the development of this very unique and difficult site.

The site plan and proposed setbacks associated with this variance have been negotiated with and supported by community stakeholders and neighbors as an important component of the interconnected many-faceted master plan for the project, and therefore do not constitute the grant of an inconsistent or special privilege.

3. *The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.*

Contrary to being materially detrimental or injurious to the public welfare or to the property, the proposed variances create public benefit by allowing for the donation of a geographically distinct portion of land to DeKalb County for high-value park space, as the foundational component of the project's master plan. The variance will allow for the proposed development (including the conserved area and future park) to be implemented as designed in direct collaboration with the surrounding communities. The variances also retain sufficient (if not substantial) privacy and buffering protections for neighboring properties through conservation of land along adjacent property lines and retaining mature tree and understory growth both on and off-site.

4. *The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.*

The limiting geographic and varied jurisdictional regulatory conditions of the site described above cause unnecessary hardship for the development of the site to its reasonable potential. The proposed master plan, created in collaboration with surrounding neighbors and community stakeholders via a diligent and sustained community engagement process, proposes a series of solutions that respond to these hardships with creativity and high public benefit.

5. *The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.*

This variance request enables a development which is fundamentally consistent with numerous written policies in the Comprehensive Plan text.

- The development enabled by the proposed variance 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 a variety of new housing options
 - Multi-family and Mixed-Use – while the area of the property subject to this proposed variance would not have mixed-use development, it is part of a larger mixed-use project, enabled by this variance, 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, with protected buffers in place.
 - 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.

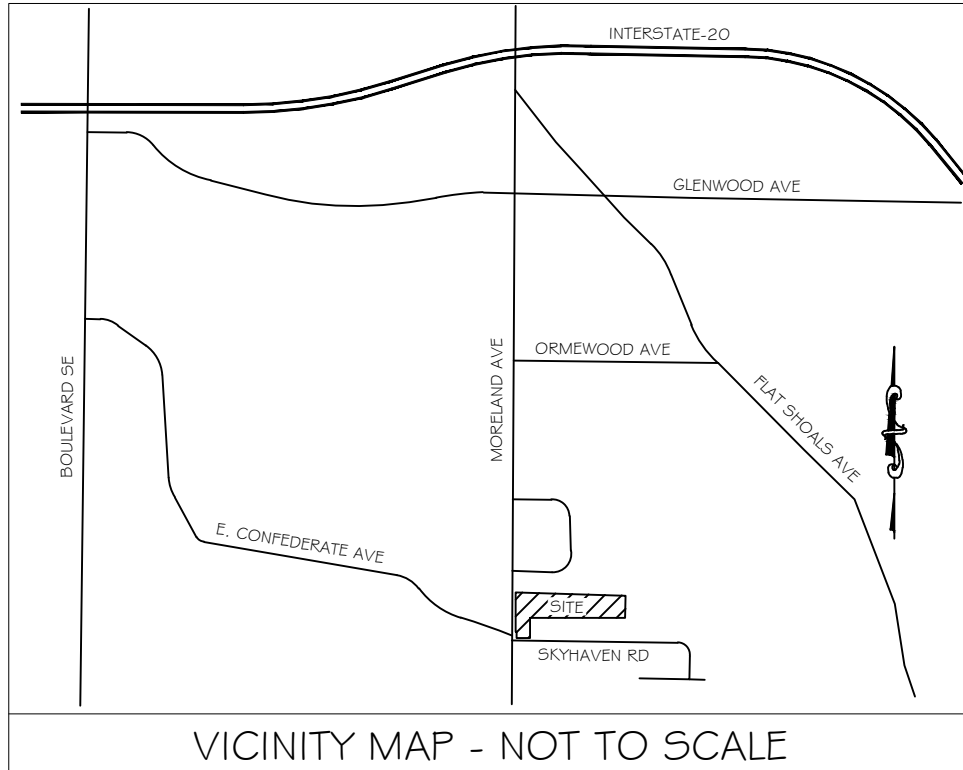
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LINE	BEARING	DISTANCE
L1	N 89°27'44" W	10.82'
L2	N 0°56'27" E	19.23'
L3	N 0°56'27" E	49.95'
L4	N 88°50'33" E	16.00'
L5	N 0°56'27" E	12.20'
L6	S 88°59'33" W	16.00'

SURVEY TRACT #	TITLE COMMITMENT #	TITLE TRACT #	PID #	OWNER	ADDRESS
TRACT 1	2022-TTG-26-3	PROPERTY 2	15 145 18 045	MELISSA H COX REVOCABLE TRUST	1120 MORELAND AVE
TRACT 2	2022-TTG-26-3	PROPERTY 1	15 145 18 044	LOUIS MICHAEL COX REVOCABLE TRUST	1108 MORELAND AVE
TRACT 3	2022-TTG-26-3	PROPERTY 3	15 145 18 043	SODHI PROPERTIES, LLC	1098 MORELAND AVE
TRACT 4	2021-TTG-3	PROPERTY 3	15 145 18 042	STONE CREEK DEVELOPMENTS, LLC	1094 MORELAND AVE
TRACT 5	2021-TTG-3	PROPERTY 2	15 145 18 046 & 15 145 15 099	STONE CREEK DEVELOPMENTS, LLC	1058 MORELAND AVE
TRACT 6	2021-TTG-3	PROPERTY 5	15 145 18 041 & 15 145 15 054	STONE CREEK DEVELOPMENTS, LLC	1078 MORELAND AVE

COMBINED AREA
529,337 Sq. Feet
12.152 Acres

GRID NORTH
GEORGIA WEST STATE PLANE
NAD 83 (2011)

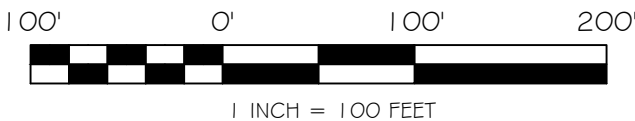


SURVEY NOTES

- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
- The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
- According to the Flood Insurance Rate Map (FIRM) for DeKalb County, Georgia, (Community-panel number: 13089CO126 J, dated May 16, 2013), a portion of the subject property lies within Zone "X", defined as "an area with a less than 1% annual chance of flooding".
- The locations of underground utilities shown hereon are based on visible structures and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. Alliance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction.
- North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 03/16/2022 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
- The field data upon which this plat is based has a closure precision of one foot in 29,799 feet and an angular error on 02 seconds per angle point and was adjusted using the compass rule method.
- This plat has been calculated for closure and is found to be accurate within one foot in 730,861 feet.
- Equipment used for measurement:
Angular: Leica TS16i Robotic Total Station
Linear: Leica TS16i Robotic Total Station
GPS: Leica GS16 GPS Receiver
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
- State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
- Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAVD 88), site benchmarks are shown hereon.
- This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
- There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field Survey.
- Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
- At the time of the field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes in right-of-way, or recent street and/or sidewalk repair.
- Topographic data for Tracts 1-4 is based on a field run topographic survey performed on 03/16/2022. Topographic data for Tracts 5 & 6 were provided to Alliance by Swampfox Aerial on November 05, 2020. Alliance does not warrant the accuracy of their data and certification only extends to the portion that was gathered by Alliance.
- Vacuous sewer and storm structures were located on site under kudzu and brush. Other structures and pipes may exist that are not shown hereon.

LEGEND

	SIGN		ASPHALT
	GROUND LIGHT		CONCRETE
	LIGHT POLE		GRAVEL
	SPOT ELEVATION		MEASURED DISTANCE
	WATER VALVE		CALCULATED DISTANCE
	FIRE HYDRANT		RECORD DISTANCE
	WATER METER		CRIMP TOP PIPE
	IRRIGATION CONTROL VALVE		OPEN TOP PIPE
	WATER MARKER/ MONUMENT		CORRUGATED METAL PIPE
	WATER VAULT		HIGH DENSITY POLYETHYLENE PIPE
	GRATE INLET		DUCTILE IRON PIPE
	STORM SEWER MANHOLE		POLYVINYL CHLORIDE PIPE
	SANITARY SEWER MANHOLE		REINFORCED CONCRETE PIPE
	CLEANOUT		OUTLET CONTROL STRUCTURE
	GREASE TRAP		HEADWALL
	UTILITY POLE		POINT OF COMMENCEMENT
	GUY WIRE		POINT OF BEGINNING
	ELECTRIC BOX		STORM SEWER LINE
	ELECTRIC MANHOLE		SANITARY SEWER
	ELECTRIC METER		WATER LINE
	GAS VALVE		OVERHEAD ELECTRIC
	GAS METER		UNDERGROUND ELECTRIC
	TELEPHONE MANHOLE		PROPERTY LINE
	TELEPHONE BOX		ADJACENT PROPERTY LINE
	TELEPHONE PEDESTAL		FENCE
	FIBER OPTIC MARKER		SINGLE WING CATCH BASIN
	FIBER OPTIC BOX		DOUBLE WING CATCH BASIN
	TRAFFIC SIGNAL POLE		LAND LOT
	PARKING COUNT		
	HANDICAP PARKING COUNT		
	HARDWOOD TREE		
	ORNAMENTAL TREE		
	MAILBOX		
	BENCHMARK		
	IRON PIN FOUND		
	IRON PIN SET		
	COMPUTED POINT		
	RAW MARKER		



SURVEYOR CERTIFICATION

TO: CLARK PROPERTY R+D, LLC # WFG NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF MARCH OF 2022.

Michael C. Bell, GA P.L.S. #3465

03/23/2022
Date

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Michael C. Bell, GA P.L.S. #3465

03/23/2022
Date

ALLIANCE
LAND SURVEYING
L.S.F. 1322
4525 SOUTH LEE STREET
BUFORD, GEORGIA 30518
678.828.9424 J WWW.AEPATL.COM

LOCATED IN:
LAND LOT 145
15TH DISTRICT
DEKALB COUNTY, GEORGIA

ALTA / NSPS LAND TITLE SURVEY
FOR
CLARK PROPERTY R+D, LLC # WFG
NATIONAL TITLE INSURANCE COMPANY

ISSUE:	DATE:	DESCRIPTION:
INITIAL:	03/23/2022	
REV. 1:		
REV. 2:		
REV. 3:		
REV. 4:		
REV. 5:		
REV. 6:		
REV. 7:		

DRAFTED BY: MAS

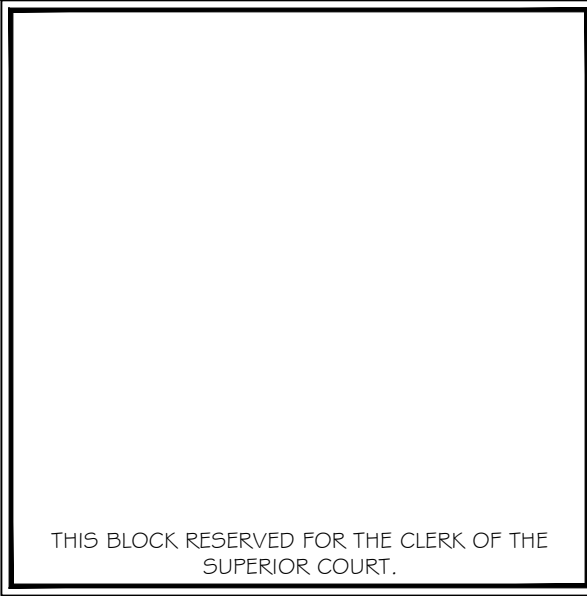
CHECKED BY: MCB

PROJECT #: 22132

811
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SHEET NO:
1 OF 6



LINE	BEARING	DISTANCE
L1	N 89°27'44" W	10.82'
L2	N 0°56'27" E	19.23'
L3	N 0°56'27" E	49.95'
L4	N 88°50'33" E	16.00'
L5	N 0°56'27" E	12.20'
L6	S 88°59'33" W	16.00'

LOCATED IN:
LAND LOT 145
15TH DISTRICT
DEKALB COUNTY, GEORGIA

LTA / NSPS LAND TITLE SURVEY
FOR
CLARK PROPERTY R+D, LLC & WFG
NATIONAL TITLE INSURANCE COMPANY

ISSUE:	DATE:	DESCRIPTION
INITIAL:	02/23/2022	
REV. 1:		
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CHECKED BY: MCB

PROJECT #: 22132



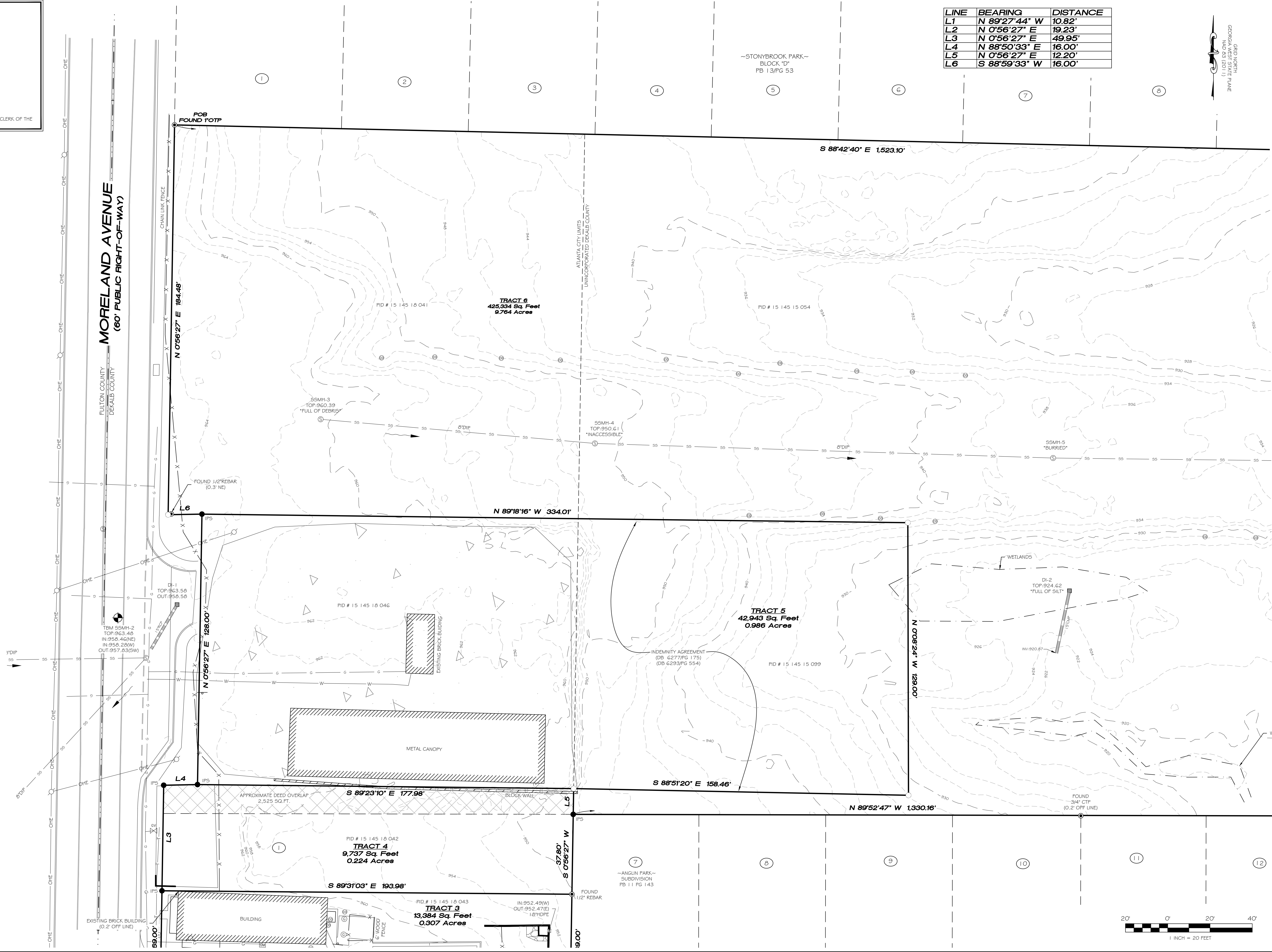
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2 OF 6

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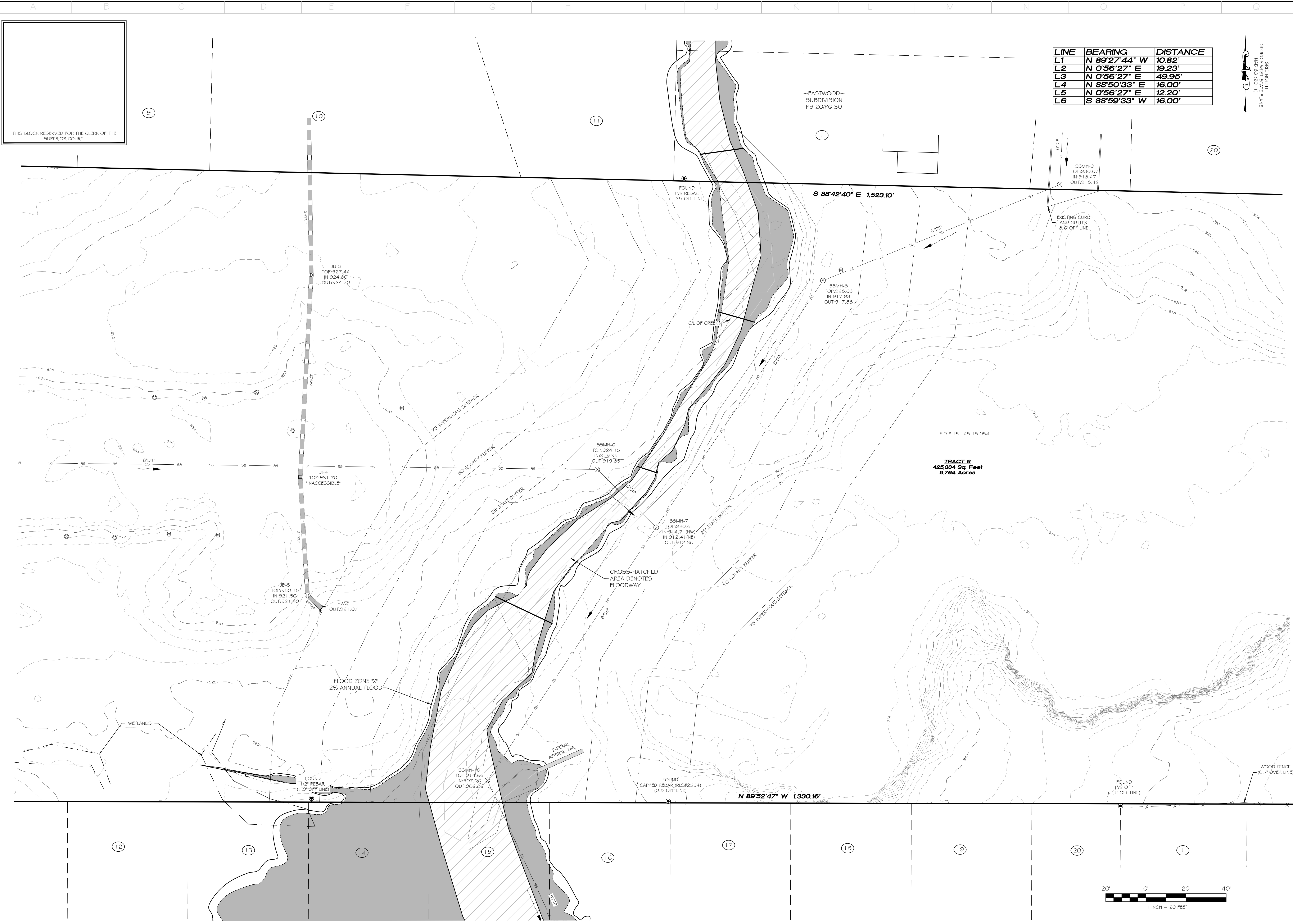
LOCATED IN:
LAND LOT 145
15TH DISTRICT
DEKALB COUNTY, GEORGIA

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FOR
CLARK PROPERTY R+D, LLC & WFG
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ISSUE:	DATE:	DESCRIPTION:
INITIAL:	03/20/2022	
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LINE	BEARING	DISTANCE
L1	N 89°27'44" W	10.82'
L2	N 0°56'27" E	19.23'
L3	N 0°56'27" E	49.95'
L4	N 88°50'33" E	16.00'
L5	N 0°56'27" E	12.20'
L6	S 88°59'33" W	16.00'

GEOD. NORTH
GEOGRAPHIC FRAME
NAD 83 (2011)

ALLS

LAND SURVEYING

L.S.F. 1322
4525 SOUTH LEE STREET
BUFORD, GEORGIA 30518
678.828.9424 J WWW.AEPATL.COM

LOCATED IN:
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FOR
CLARK PROPERTY R+D, LLC & WFG
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ISSUE:	DATE:	DESCRIPTION:
INITIAL:	03/20/2022	
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ALS ALLIANCE
LAND SURVEYING

L.S.F. 1322
4525 SOUTH LEE STREET
BUFORD, GEORGIA 30518
678.828.9424 J WWW.ASPATL.COM

LOCATED IN:
LAND LOT 145
15TH DISTRICT
DEKALB COUNTY, GEORGIA

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FOR
CLARK PROPERTY R+D, LLC & WFG
NATIONAL TITLE INSURANCE COMPANY

ISSUE:	DATE:	DESCRIPTION
	03/29/2022	INITIAL:
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	REV. 2:	
	REV. 3:	
	REV. 4:	
	REV. 5:	
	REV. 6:	
	REV. 7:	

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SHEET NO:

6 OF 6

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

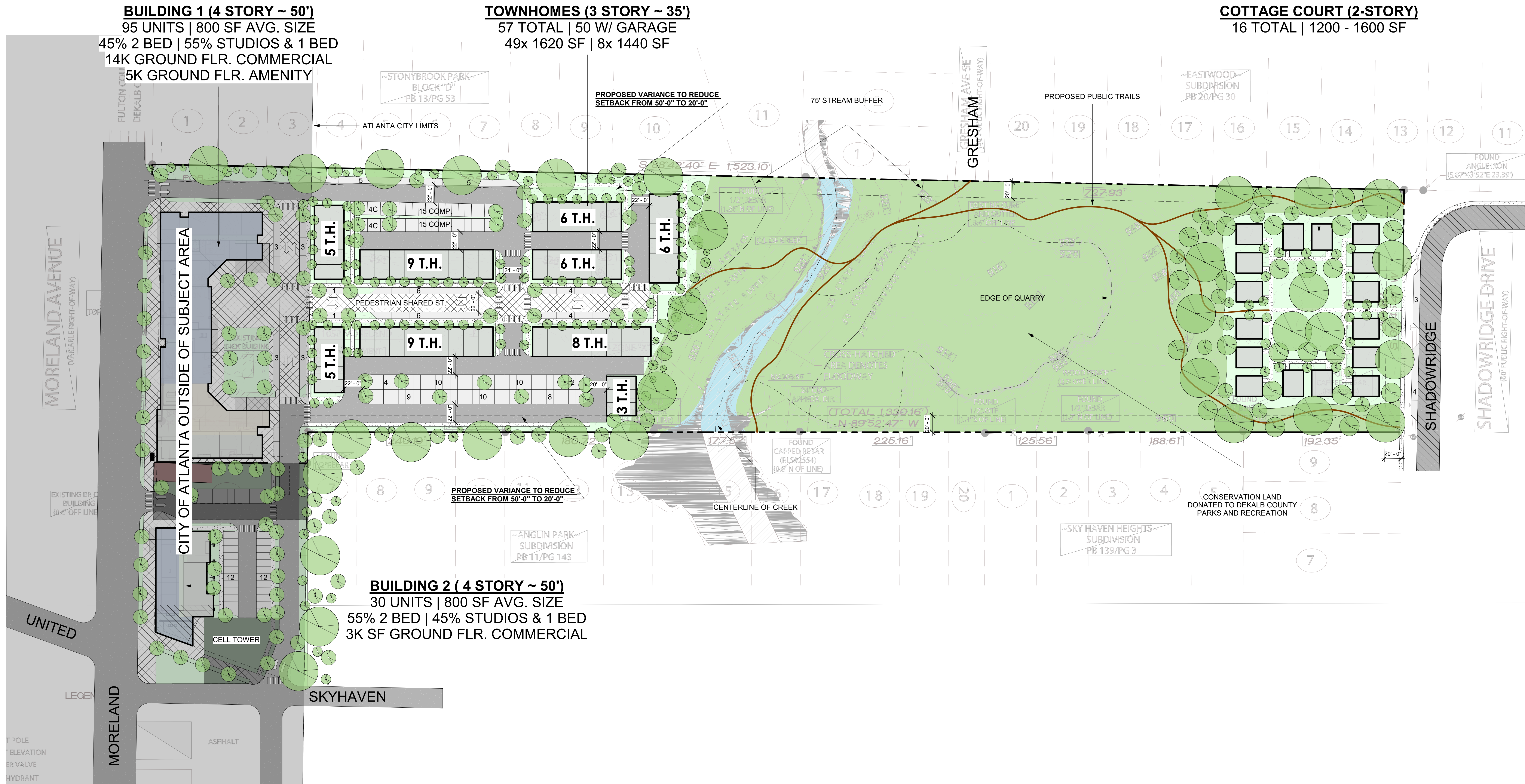
NET LOT AREA: 410,056 SF = 9.41 ACRES
MAXIMUM FLOOR AREA: N/A
PROVIDED FLOOR AREA: ~120,000 SF = 0.29
TOTAL IMPERVIOUS COVERAGE: ~110,000 SF = 27%
MINIMUM OPEN SPACE: 61,508 SF = 15%
PROVIDED OPEN SPACE: ~220,000 SF = 54%
TOTAL UNITS: 73
ALLOWABLE UNIT DENSITY: 12 / ACRE
PROVIDED UNIT DENSITY: 7.76 /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



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

SKYHAVEN QUARRY
1078 MORELAND AVENUE | ATLANTA | 30316

NOT RELEASED FOR
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No.	Description	Date
1	DEKALB LAND USE AMEND.	2022.02.03
2	DEKALB REZONING	2022.04.27
3	DEKALB VARIANCE	2022.07.07

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"

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

17/02/2023 1:27:30 PM

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.

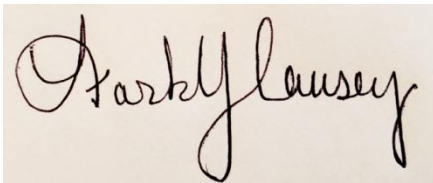
Commissioner Baker, the neighbors support this effort and seek your support beyond word but in deed. The community seeks your authentic review of the projects contribution to our community and greater county. More specifically:

- ☐ 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-colored 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



DeKalb County Department of Planning & Sustainability

178 Sams Street
Decatur, GA 30030

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

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, Atlanta, GA 30316 **Commission District:** 3 **Super District:** 6

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 (MRC-1-C (Mixed Residential Commercial Conditional))

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

Proposed Density: 8 DUs/AC (13DUs/AC post park donation)	Existing Density: None
Proposed Square Ft.: 93,600 SF	Existing Units/Square Feet: 0 SF
Proposed Lot Coverage: To be determined	Existing Lot Coverage: Undetermined

ZONING HISTORY

The subject property was rezoned from C-1 and R-75 to R-A8 (conditional) in 2001 for townhome development. All R-A8 zoning was converted to RSM (Small Lot Residential Mix) in 2015.

The applicant has a companion Future Land Use Amendment Application (LP-22-1245473) to change the subject parcels from the Traditional Neighborhood (TN) character area to the Commercial Redevelopment Corridor (CRC).

Additionally, the project is under concurrent review in the City of Atlanta. As of June 2, 2022, the applicable neighborhood planning unit, zoning staff, and the Zoning Review Board have all recommended approval of the rezoning request for the construction of 125 multi-family units along with approximately 20,000 square feet of ground level restaurant, retail, and office along the Moreland Avenue corridor.

SUBJECT PROPERTY AND VICINITY

The unincorporated subject properties comprise approximately nine (9) acres of undeveloped land. An Intrinchment Creek tributary (state waters and flood zone) traverses the center of the site. A granite quarry sits near the center of the site. The bulk of the development site is in unincorporated DeKalb County, runs parallel to Skyhaven Road, and terminates at Shadowridge Drive. Additionally, the first 193 feet of the site from Moreland Avenue is located within the City of Atlanta municipal boundaries. The subject properties are bounded on the west by Moreland Avenue. This portion of Moreland Avenue is a four-lane, major arterial road.

The subject properties are surrounded by a moderately dense single-family, detached residential community to the north, east, and south. Directly adjacent to the east is the 14-acre, vacant, former Skyhaven Elementary School site.

PROJECT DESCRIPTION

The applicant is proposing a mixed-use development including 125 multi-family units (City of Atlanta); 20,000 square feet of ground level restaurant, retail, and office along the Moreland Avenue corridor (City of Atlanta); 57 townhome units (DeKalb County) west of the creek; and 16 cottage court units (DeKalb County) near Shadowridge Drive. The two mixed-use buildings in the City of Atlanta will be four (4) stories high. As the development transitions east into unincorporated DeKalb County, the proposed townhome buildings will be three (3) stories high. The applicant has also initiated discussions with the County Department of Recreation, Parks and Cultural Affairs to donate the 4-acre core of the site (containing the creek, undisturbed creek buffer areas, quarry, and surrounding open space) for preservation, passive recreation, and a neighborhood park. A network of public walking trails will connect the eastern and western sides of the development and provide pedestrian access to/from Moreland Avenue for surrounding residents.

COMPLIANCE WITH DISTRICT STANDARDS:

MR-2 STANDARDS	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MIN. OPEN SPACE	15% (≈ 61,000sf)	54% (≈ 221,000sf)	Yes
MIN. TRANSITIONAL BUFFER	50ft (Type C) adjacent to residential zoning districts	20ft	No; variance will be required in townhome area
MIN. LOT AREA	1,000sf (THs)	1,000sf	Yes
	2,000sf (cottages)	2,000sf	Yes
MIN. LOT WIDTH	20 feet (THs)	20 feet	Yes

		20 feet (cottages)	20 feet	Yes
MAX. LOT COVERAGE		85% (THs)	85% (THs)	Yes
		65% (cottages)	65% (cottages)	Yes
BUILDING SETBACKS	FRONT (arterial road)	Min. 0 ft.	10-20 ft. (THs)	Yes
	INTERIOR SIDE	Min. N/A (THs) Min. 3 ft. w/ 10ft. bldg. separation (cottages)	3 ft. (10-15ft. side corner) 3 ft. (10-15ft. side corner)	Yes
	REAR	Min. 15ft. (THs) Min. 20ft. (cottages)	15 ft. 20 ft.	Yes
MAX. BLDG. HEIGHT		45 feet/3 stories (THs) 1.5 stories/35ft. (cottages)	45 feet/3 stories (THs) 1 story/35ft. (cottages)	Yes
UNIT SIZE		Min. 1,000sf (THs) Min. 800 (max footprint)- 1,200sf (gross) (cottages)	1,620sf/1,440sf (THs) 1,200-1,500 sf (cottages)	Yes No. 801-1200sf must be on second level. Variances will be required.
PARKING		Min: 2 spaces/DU (cottages) – 114; Max: 4 spaces/DU (cottages) – 228 Min: 1.75 spaces/DU (THs) – 28; Max: 3.25 spaces/DU (THs) – 52 Overall Min: 142/Max: 280	170 spaces (including 50 townhome garages) + 7 on-street spaces	Yes

LAND USE AND ZONING ANALYSIS

Section 7.3.5. of the *Zoning Ordinance* (Standards and factors governing review of proposed amendments to the official zoning map) states that the following standards and factors...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:

There is a companion Future Land Use Amendment Application (LP-22-1245473) to change the subject parcels from the Traditional Neighborhood (TN) character area to the Commercial Redevelopment Corridor (CRC). The modification to CRC will accommodate a greater density range (up to 12DUs/AC base maximum and up to 18 DUs/AC bonus maximum) than currently permitted in TN (12 DUs/AC bonus maximum). CRC also permits a maximum height of 3 stories.

If the future land use amendment is approved, the MR-2 (Medium Density Residential-2) Zoning District request and the proposed use would be consistent with the *Comprehensive Plan*. The intent of the Commercial

Redevelopment Corridor Character Area “is to promote the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors” (pg. 104). The parcels along the Moreland Avenue corridor appear to be in a declining state.

Moreover, the *Comprehensive Plan* recommends townhomes as a preferred housing type in the CRC character area. Additionally, the rezoning contributes to mixed-use redevelopment, housing diversity, housing affordability, and revitalization of this segment of the Moreland Avenue corridor and surrounding areas. This proposal also supplies much needed recreational opportunities while also preserving a sensitive environmental area in the center of the subject property. The proposal has also been carefully designed to provide compatible height and use transitions from the commercial corridor through the subject property while not negatively impacting the established community around it.

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 zoning proposal includes multiple aspects that are suitable and harmonious with the surrounding traditional neighborhoods. The current proposal provides a gradual land use transition from multi-family and commercial along a major commercial corridor to a lower and less dense townhome area, followed by four acres of park land and conserved open space, then terminates with 1-story, detached, cottage homes designed to blend with existing single-family, detached homes nearby.

Additionally, the proposed townhomes are clustered closer to the center of the parcel and away from the north and south perimeter to preserve privacy for existing, single-family, detached lots.

Also, the proposed public park will provide much needed recreational opportunities for the neighborhood while enhancing pedestrian connectivity.

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

There may be some economic value with the current zoning. However, considering that the conditional zoning plan is twenty-one years old, a major tributary and quarry restrict use of the central part of the subject property, and the site has been marked by illegal dumping and vandalism over the years, this rezoning presents a viable opportunity to revitalize the community.

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

With adequate development controls in place, the zoning proposal should not adversely affect adjacent properties. The proposed townhomes are clustered closer to the center of the parcel and away from the north and south perimeter to preserve privacy for existing, single-family, detached lots. Commercial uses will be located along Moreland Avenue. Retail, restaurant, and other commercial uses are not permissible in the MR-2 Zoning District, thus any commercial migration would be subject to public oversight.

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:

The project is under concurrent review in the City of Atlanta. As of June 2, 2022, the applicable neighborhood planning unit, zoning staff, and the Zoning Review Board have all recommended approval of the rezoning request to MRC-2 (Mixed Residential Commercial-2) for the construction of 125 multi-family units along with approximately 20,000 square feet of ground level restaurant, retail, and office along the Moreland Avenue corridor. MRC-2 permits “medium density residential and commercial uses along corridors and [is] intended to serve a group of adjacent neighborhoods. Additionally, the City of Atlanta is requiring a future land use amendment from Mixed-Use Low Density (MULD) to Mixed-Use Medium Density (MUMD) for the municipal parcels along Moreland Avenue.

The County's Commercial Redevelopment Corridor (CRC) was proposed to accommodate this request because it is the second most prevalent and most flexible land use designation in the subject area. Many of the nearby unincorporated commercial parcels to the south are designated CRC. However, the Village Creek Shopping Plaza was overlooked during previous land use efforts. This correction brings the CRC designation up to Skyhaven Road near the subject property. The combination of CRC and Atlanta's MULD indicate a community desire to revitalize the corridor. In order to accomplish that, it requires using CRC as an extension of the MULD or MUMD. Use of any of the county's activity center designations would promote intensities and densities far greater than this site can handle, and they would directly conflict with the established subdivisions that TN is designed to protect.

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

The subject property is not located in an historic or archaeological overlay district.

According to the applicants' project overview (pg. 20) the site contains a "former working granite quarry.... 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 [sometime] around the 1960s."

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 DeKalb County Watershed Department sewer service is available, however, sewer capacity approval will be required. No significant impacts to traffic or schools are expected. The applicant must coordinate with the Georgia Department of Transportation (GDOT) and the City of Atlanta on improvements to Moreland Avenue and DeKalb County for improvements along Shadowridge Drive.

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

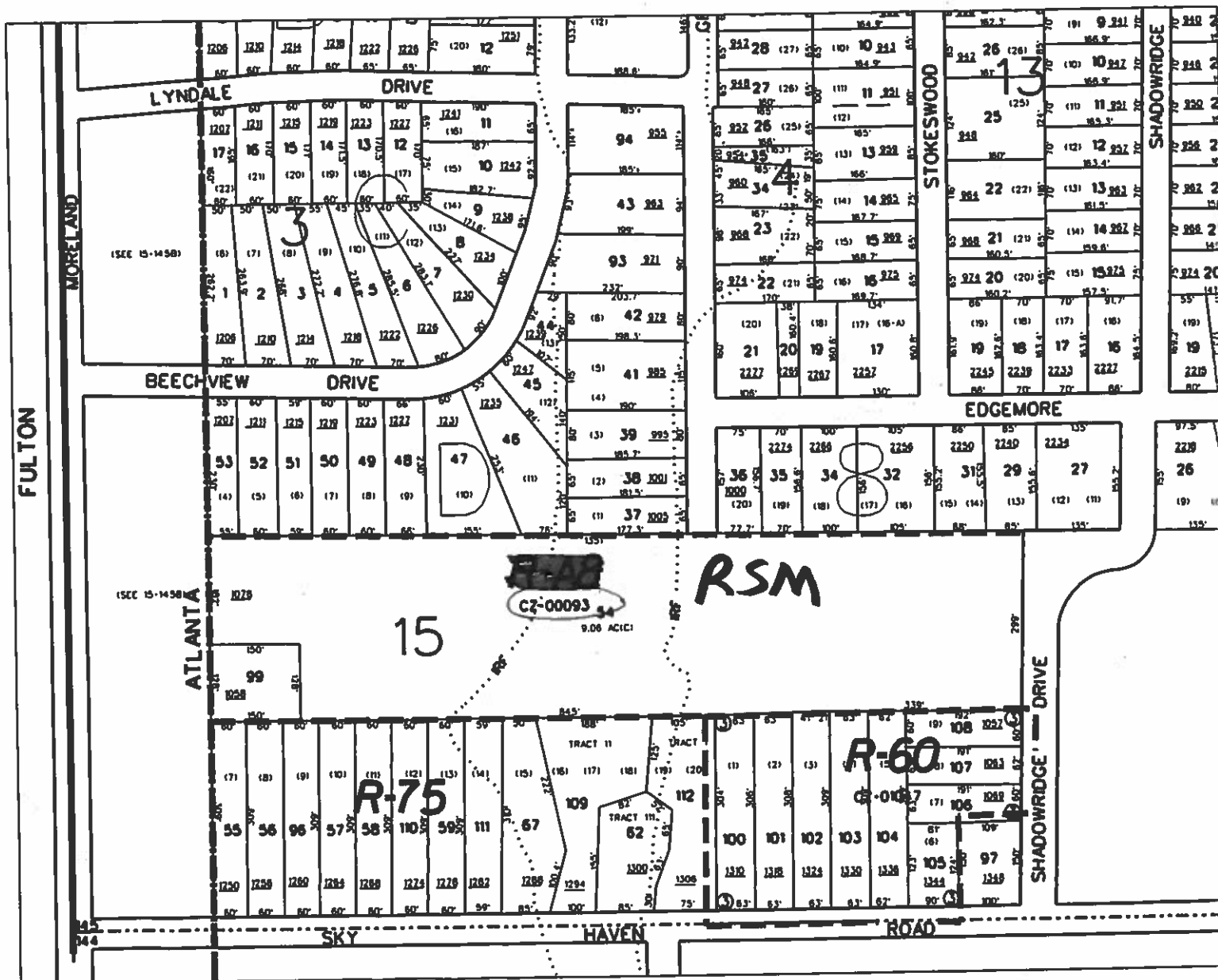
The zoning proposal does not appear to negatively impact the environment or surrounding natural resources. Adequate creek buffers are delineated on the site plan and must remain undisturbed. However, the proposed site plan does not indicate how stormwater management will be handled. Details will be required during future development process stages.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

The MR-2 (Medium Density Residential-2) Zoning District request would be consistent with the *Comprehensive Plan*. The intent of the Commercial Redevelopment Corridor Character Area "is to promote the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors" (pg. 104). The propose housing types provide a reasonable transition from Moreland Avenue into the established community. Additionally, the rezoning contributes to mixed-use redevelopment, housing diversity, housing affordability, and revitalization of this segment of the Moreland Avenue corridor and surrounding areas. Therefore, the Department of Planning and Sustainability recommends approval with the following conditions:

1. The applicant shall make good faith efforts and execute the donation of at least three acres of the subject property to DeKalb County for use as a public park prior to issuance of land development permit approval.
2. The subject property shall be rezoned to the MR-2 (Medium Density Residential-2) Zoning District for development of no more than fifty-seven (57) townhome units and sixteen (16) cottage court units. The development must be constructed in substantial compliance with the site plan entitled, "Skyhaven Quarry," dated, 2022.04.27.

3. Building materials and design shall comply with Article 5 of the *Zoning Ordinance*.
4. Wayfinding and placemaking signage shall be of a consistent style and compatible with the character of the surrounding area. Signs within the unincorporated area shall comply with the County *Sign Ordinance (Chapter 21)*.
5. Pedestrian access shall remain open and accessible between Moreland Avenue and Shadowridge Drive.
6. The developer shall list and incorporate sustainable, green infrastructure throughout the development. Details must be provided and approved on the preliminary “sketch” plat.



DEKALB COUNTY

BOARD OF COMMISSIONERS

ZONING - AGENDA / MINUTES

MEETING DATE: February 27, 2001

ITEM No.

PRELIMINARY ☐
 ACTION ☐
 PUB. HRG. ☒

RESOLUTION ☐
 ORDINANCE ☒
 PROCLAMATION ☐

SUBJECT: Rezoning - DeGage Properties, Inc.**COMMISSION DISTRICTS:** 3 & 7**DEPARTMENT:** PLANNING**INFORMATION CONTACT:** RAY WHITE

BOB MAXEY

PHONE NUMBER (404) 371 - 2155**ATTACHMENT** ☒ **Pages:** 16

Deferred from the 11/28/00 and 1/23/01 BOC public hearings for public hearing.

PURPOSE:

CZ-00093

Application of DeGage Properties to rezone property located on the west side of Shadowridge Drive, 332 feet north of Sky Haven Road, from C-1 and R-75 to R-A8 (conditional). The property has frontage of 300 feet on Shadowridge Drive and contains 9.06 acres. The application is conditioned on development of townhomes based on a site plan. The road frontage on Moreland Avenue is not in unincorporated DeKalb County.

SUBJECT PROPERTY Parcel-ID #: 15-145-15-pt.54**RECOMMENDATION(S):****PLANNING DEPARTMENT**


(Revised 2/26/01) Approval with conditions. This application has now been amended to include the entire property in unincorporated DeKalb for rezoning. The proposed use is considered appropriate with some modifications. The entrance to the property for Moreland Avenue is in the City of Atlanta and the six units in the city can not be considered for approval by DeKalb County nor can the Moreland entrance in the City. County maps also indicate that part of this property lies in a flood plain. The second entrance shown on the application lies across from a school and is not considered appropriate for townhomes in a single family neighborhood. Staff recommendation is for single family attached on the western portion of the property with access from Moreland Avenue and Gresham Avenue and for single family detached on the eastern portion of the property with access from Shadowridge Drive. Staff recommendation includes the following:

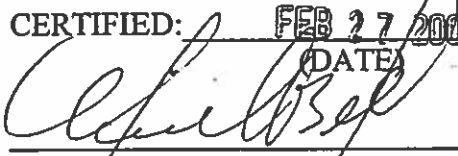
1. Site plan included as part of the application with modification noted in #4.
2. Single family attached on the western portion of the property with access from Moreland Avenue and Gresham Avenue and units in the City of Atlanta to be approved by the City.
3. Single family detached units for the eastern portion of the property with access from Shadowridge Drive.
4. Access and road improvements for Shadowridge Drive and Gresham Avenue entrances as required by Public Works. New street on Shadowridge Drive to be moved farther south away from 90 degree curve of Shadowridge.
5. Sodded front lawns.
6. Street lights to be provided.
7. Sidewalks to be provided.
8. No exposed concrete block.
9. Exterior finishes to be constructed with three sides brick and with stacked stone and masonry stucco accents.
10. 75' undisturbed stream buffer along the creek as shown on site plan.
11. Developer will pay for speed humps on Shadowridge Drive.
12. All interior streets to be in compliance with county standards.
13. 6 foot coated black chain link fencing around property and at the end of cul-de-sac.
14. Adhere to the tree ordinance.

FOR USE BY COMMISSION OFFICE/CLERK ONLY

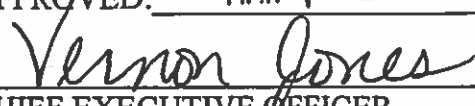
ACTION:

MOTION was made by Commissioner Scott, seconded by Commissioner Walker, and passed 7-0-0-0, to approve with conditions the rezoning application of DeGage Properties, Inc. Commissioner Scott amended the Planning Department's recommendation to remove the sentence "Staff recommendation is for single family attached on the western portion of the property with access from Shadowridge Drive", and added Condition #15 to the Planning Department's recommendation and it is as follows: Undisturbed 50' buffer parallel to the north and south property lines, undisturbed except for clearance for fence in condition #13 and for street access into the development.

ADOPTED: FEB 27 2001
 (DATE)

 PRESIDING OFFICER
 DEKALB COUNTY BOARD OF COMMISSIONERS

CERTIFIED: FEB 27 2001
 (DATE)

 CLERK,
 DEKALB COUNTY BOARD
 OF COMMISSIONERS

FOR USE BY CHIEF EXECUTIVE OFFICER ONLY

APPROVED: MAR 14 2001

 CHIEF EXECUTIVE OFFICER
 DEKALB COUNTY

VETOED: _____

 CHIEF EXECUTIVE OFFICER
 DEKALB COUNTY

VETO STATEMENT ATTACHED: _____

MINUTES:

Mark Forsling, 127 Peachtree Street, Atlanta, GA, 30030, spoke in support of the application.

No one spoke in opposition to the application.

Attachment

	FOR	AGAINST	ABSTAIN	ABSENT
DISTRICT 1 - ELAINE BOYER	✓			
DISTRICT 2 - GALE WALLDORFF	✓			
DISTRICT 3 - JACQUELINE SCOTT	✓			
DISTRICT 4 - BURRELL ELLIS	✓			
DISTRICT 5 - HANK JOHNSON	✓			
DISTRICT 6 - JUDY YATES	✓			
DISTRICT 7 - LOU WALKER	✓			

15. Undisturbed 50' buffer parallel to the north and south property lines, undisturbed except for clearance for fence in condition #13 and for street access into the development.

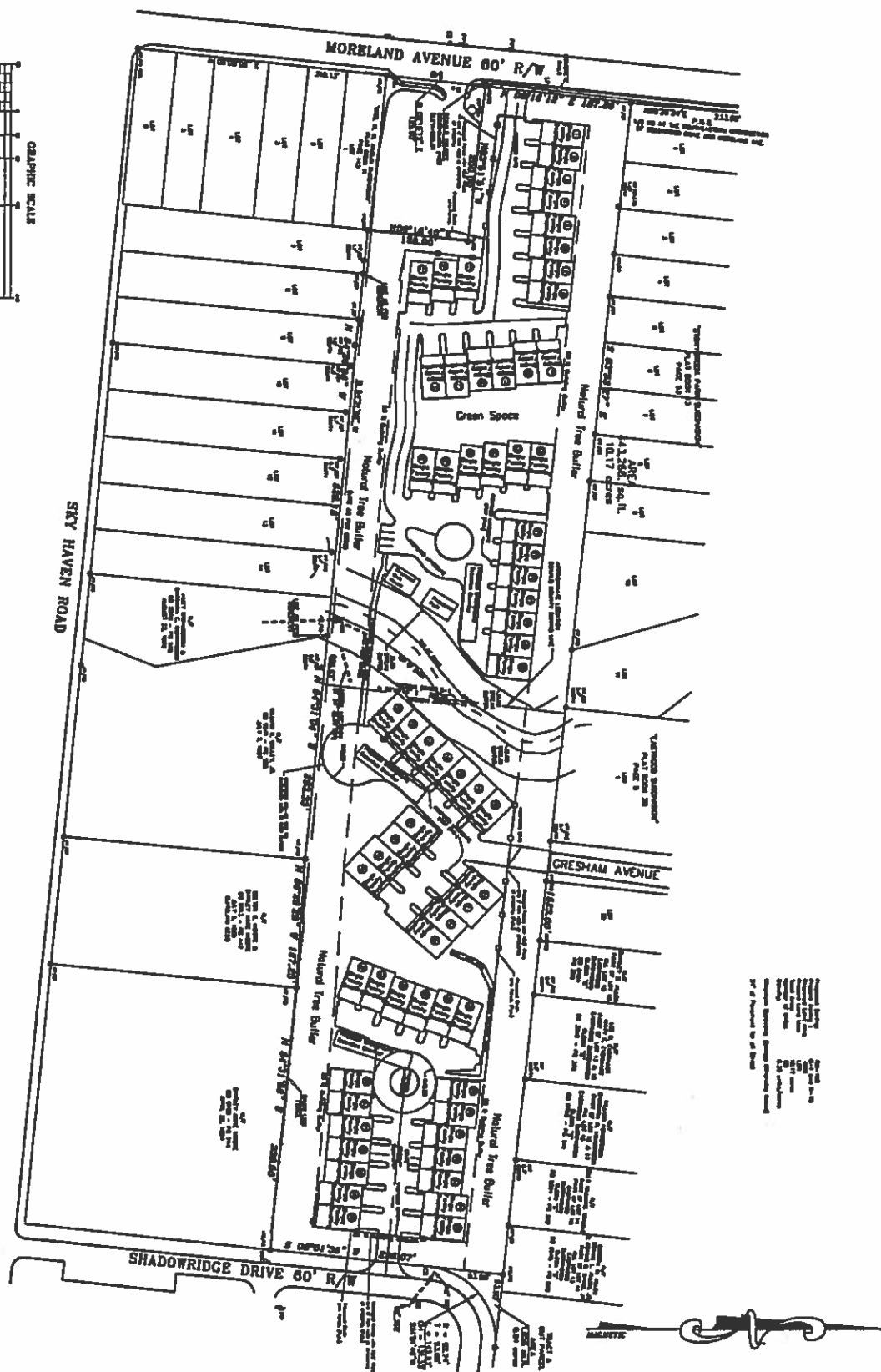
PLANNING COMMISSION:

Approval with conditions.

1. Recreation area to be provided as indicated on site plan.
2. Exterior finishes to be all brick.

COMMUNITY COUNCIL

Denial.

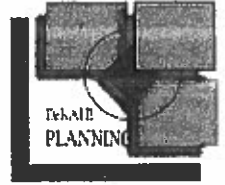


NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
3. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
4. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.

C-1 SHEET	RECORDING PLAN / LAND USE PLAN	OWNER/DEVELOPER	ATLANTA ENGINEERING SERVICES, INC.	REVISION	
	Ashton Cliff Townhouses Land Lot 146, 18th District DEKALB COUNTY, GEORGIA	DeGage Properties, Inc. P.O. Box 64167 Atlanta, Georgia 30309 Phone: (770) 483-1437		3060 ROYAL BOULEVARD SOUTH, SUITE 170 ALPHARETTA, GEORGIA 30008 (878)297-2885, (878)297-2886 FAX e-mail: atlantaeng@msnpring.com	REVISION INFORMATION



THE DeKALB COUNTY PLANNING DEPARTMENT



The Honorable Vernon Jones
Chief Executive Officer

Raymond R. White, Sr., AICP
Director

May 15, 2003

Mr. Mark W. Forsling
Schreeder Wheeler and Flint, LLP
Candler Building 16th Floor
127 Peachtree Street, N.E.
Atlanta, GA 30303-1845

Re: Request for Administrative Modification of Zoning Condition of Zoning Case CZ-00093

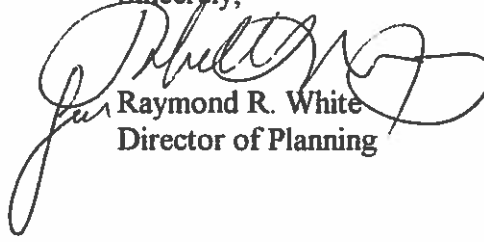
Dear Mr. Forsling:

In response to your recent request for administrative modification by the planning department of a condition of zoning on zoning case CZ-00093, pertaining to property located on the east side of Moreland Avenue, 309 feet north of Sky Haven Road, the planning department has no objection to the request for the proposed modification requested since there is a conflict between adopted conditions. The rezoning was originally approved by the Board of Commissioners February 27, 2001. The proposed modification relates to a change in number 14 of the written conditions of zoning by deleting it since it conflicts with the site plan approved by the Board as part of the conditions approved on that same occasion. Condition number 14 states that the development must adhere to the tree ordinance. However, the site plan indicates a natural tree buffer of 50 feet provided along the northern and southern boundaries of the property. The issue of which prevails, the plan or the written condition, is important because Code Section 27-845 prohibits the Planning Director from administratively making certain modifications in the zoning conditions. However, Code Section 27-845 allows the Director of Planning to make minor modifications to zoning conditions, provided those modifications are made necessary by actual field conditions, do not alter the impact of the development on nearby properties, and do not change the intent or the integrity of the conditions as originally imposed. A modification can be approved as long as any building or structure is not moved closer to a property line, increase the height of any building, change any buffer requirements, or change any proportion of floor space devoted to a different use. It has been the position of the planning staff that where a conflict arises between an approved site plan and written conditions, the site plan generally prevails. A review of Code Section 27-845, paragraphs (a) through (f) provides no indication that the proposed modification is prohibited. This proposed modification will make for a better development with more housing ownership opportunities available and will grant the developer the number of units approved by the rezoning.

By this letter it is confirmed that this rezoning case will be administratively modified on May 15, 2003, as you requested to make the change in the conditions of zoning originally approved by the Board of Commissioners on February 27, 2001, by deleting the condition number 14 since it is in conflict with the adopted site plan. All other conditions of zoning of February 27, 2001, not related to this modification are still in effect.

I hope that this approval will assist you in your proposed development.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'R. White'.

Raymond R. White
Director of Planning

zoning administrator

Attachments

CZ-000093

15-145-15-54

DeGage Properties

C-10 R-75 to RML-100 (cont.)

P.D.

P.C. 11/6/00 No recommendation
1/2/01 Approved w/conditions

B.O.C

11/28 Deferred to 1/23/01
1/23/01 Deferred to 2/27/01 10 AM ph
2/27/01 Approved R-A8 w/conditions

Admin. Modification 5/15/03 - Removed conflicting
condition #14



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-22-1245472

Parcel I.D. #: 15-145-15-054 & 15-145-15-099

Address: 1058 & 1078 Moreland Avenue

WATER:

Size of existing water main: 8" CI (adequate/inadequate)

Distance from property to nearest main: adjacent

Size of line required, if inadequate: unknown

SEWER:

Outfall Servicing Project: Intrenchment Creek (Atlanta)

Is sewer adjacent to property: Yes (x) No () If no, distance to nearest line: _____

Water Treatment Facility: City of Atlanta (x) adequate () inadequate

Sewage Capacity: 40 (MGPD)

Current Flow: 36.3 (MGPD)

COMMENTS:

Sewer capacity approval required.

Signature: Della Taylor

6/13/2022

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
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.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

6/13/2022

N.1

Z-22-1245472 2022-1731 15-145-15-054,15-145-15-099

1058 & 1078 Moreland Ave., Atlanta, GA 30316

☐ Amendment

- Please review general comments.
- Note this several properties in this location are have septic installed.

N.2

Z-22-1245700 2022-1732 15-123-02-066

3401 Rainbow Drive, Decatur, GA 30034

☐ Amendment

- Please review general comments.

N.3

SLUP-22-1245771 2022-1733 15-157-16-132

2167 Newgate Drive, Decatur, GA 30035

☐ Amendment

- Please review general comments.

N.4

Z-22-1245772 2022-1734 16-167-02-012

7276 Union Grove Road, Lithonia , GA 30058

☐ Amendment

- Septic sysytem installed 12/03/1969.
- Please review general comments.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

6/13/2022

N.5

TA-22-1245814

Application of the Director of Planning & Sustainability

☒ Amendment

- Application of the Director of Planning & Sustainability for a text amendment for an update to the zoning cycle calendar to change the Planning Commission meeting start time from 5:30 to 6:00 pm.

ZONING COMMENTS – JUNE 2022:

N1. Z-22-1245472:

No comment.

N2. Z-22-1245770:

Both Rainbow and Columbia are minor arterials. Requires a donation of right of way of 40 from centerline OR such that all public infrastructure is within ROW, whichever greater. Requires a 6 foot sidewalk (zoning code) and a 4 foot bike lane (land development code) OR PREFERRED 10 foot multiuse path along frontage. Pedestrian scale street lighting required. Five foot offset required from back of curb to multiuse path. Complete the multiuse path improvements along the intersection radius.

N3. SLUP-22-1245771:

No comment.

N4. Z-22-1245772:

Consolidate to one driveway on Union Grove Road. Union Grove Road is classified as a minor arterial. Requires a donation of right of way of 40 from centerline OR such that all public infrastructure is within ROW, whichever greater. Requires a 6 foot sidewalk (zoning code) and a 4 foot bike lane (land development code) OR PREFERRED 10 foot multiuse path along frontage. Pedestrian scale street lighting required. Five foot offset required from back of curb to multiuse path. Complete the multiuse path improvements, including curb and gutter, along frontage to connect with the existing sidewalks at 7266 Union Grove Road, within the right of way.

**DeKalb County School District
Development Review Comments**

Analysis Date: 6/13/2022

Submitted to: DeKalb County

Case #: Z-22-1245472

Parcel #: 15-145-15-054/-099

Name of Development: Skyhaven Quarry
Location: 1058 and 1078 Moreland Ave

Description: Rezoning request to allow for development of 57 townhomes and 16 single-family detached.

Impact of Development: When fully constructed, this development would be expected to generate 13 students: 3 at McNair Discovery Learning Acad, 1 at McNair Middle School, 2 at McNair High School, 6 at other DCSD schools, and 1 at private school. All three neighborhood schools have capacity for additional students.

Current Condition of Schools	McNair Discovery Learning Acad	McNair Middle School	McNair High School	Other DCSD Schools	Private Schools	Total
Capacity	888	1,200	1,674			
Portables	0	0	0			
Enrollment (Oct. 2021)	586	884	775			
Seats Available	302	316	899			
Utilization (%)	66.0%	73.7%	46.3%			
New students from development	3	1	2	6	1	13

New Enrollment	589	885	777
New Seats Available	299	315	897
New Utilization	66.3%	73.8%	46.4%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.0421	0.0346	0.0203	0.0970
Middle	0.0173	0.0140	0.0052	0.0365
High	0.0212	0.0261	0.0022	0.0495
Total	0.0806	0.0748	0.0276	0.1830
Student Calculations				
Proposed Units	73			
Unit Type	Mixed			
Cluster	McNair High School			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	3.07	2.53	1.48	7.08
Middle	1.26	1.02	0.38	2.66
High	1.55	1.91	0.16	3.62
Total	5.88	5.46	2.02	13.36
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
McNair Discovery Learning Acad	3	3	1	7
McNair Middle School	1	1	0	2
McNair High School	2	2	0	4
Total	6	6	1	13



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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.

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(sections have been amended recently; please request the amended chapter)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

Conceptual plan doesn't indicate the location of the stormwater management facility. Concerns are related to the discharge point of the facility. Consideration must be given as to where the discharge pipe from the facility is directed as to not create adverse effects.

Additional consideration must be given to the 10% downstream analysis.

Runoff Reduction Volume shall be provided, unless technical justification is provided as to the unfeasibility. Strongly recommend to investigate the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer **was** reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

Other notes:

The conceptual drawing doesn't show or indicate the parking spaces/areas to serve the cottage part of the development.



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

(N-1)

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-22-1245472 Parcel I.D. #: 15-145-15-054

Address: 1056 1/2 1078
Moreland Ave.
Atlanta, Ga

Adjacent Roadway (s):

(classification)

(classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

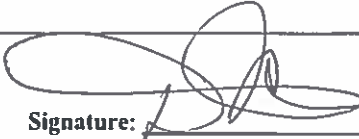
Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is 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:

Plans and field reviewed. Found nothing that would affect change in traffic flow.

Signature:  David M. Bos

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)

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/join/9876543210?pwd=OWRlTGZkdjVldzNlcUo0YkxwZWdScEJn>

(<https://us02web.zoom.us/join/9tZMocOGqzkuHNWZoYHAWZsTyRmU6xGLOH9R>)

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*

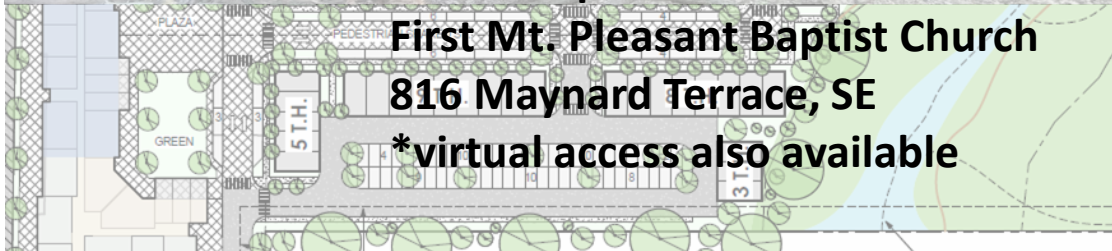
Tuesday, April 19, 2022

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

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.

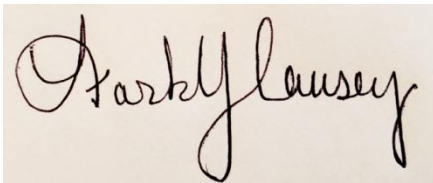
Commissioner Baker, the neighbors support this effort and seek your support beyond word but in deed. The community seeks your authentic review of the projects contribution to our community and greater county. More specifically:

- ☐ 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-colored 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 charrettes 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), 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:

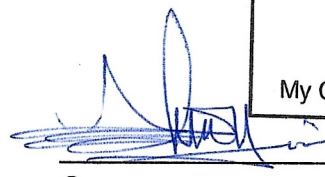
(I) (WE) Stoney Creek Developments, LLC, by Ahmed Hussain, Managing Member
Name of owner(s)

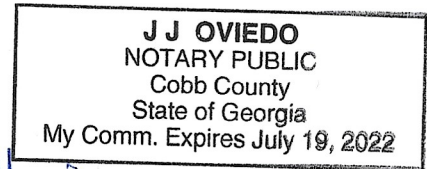
being (owner) (owners) of the subject property described below or attached hereby delegate authority to

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

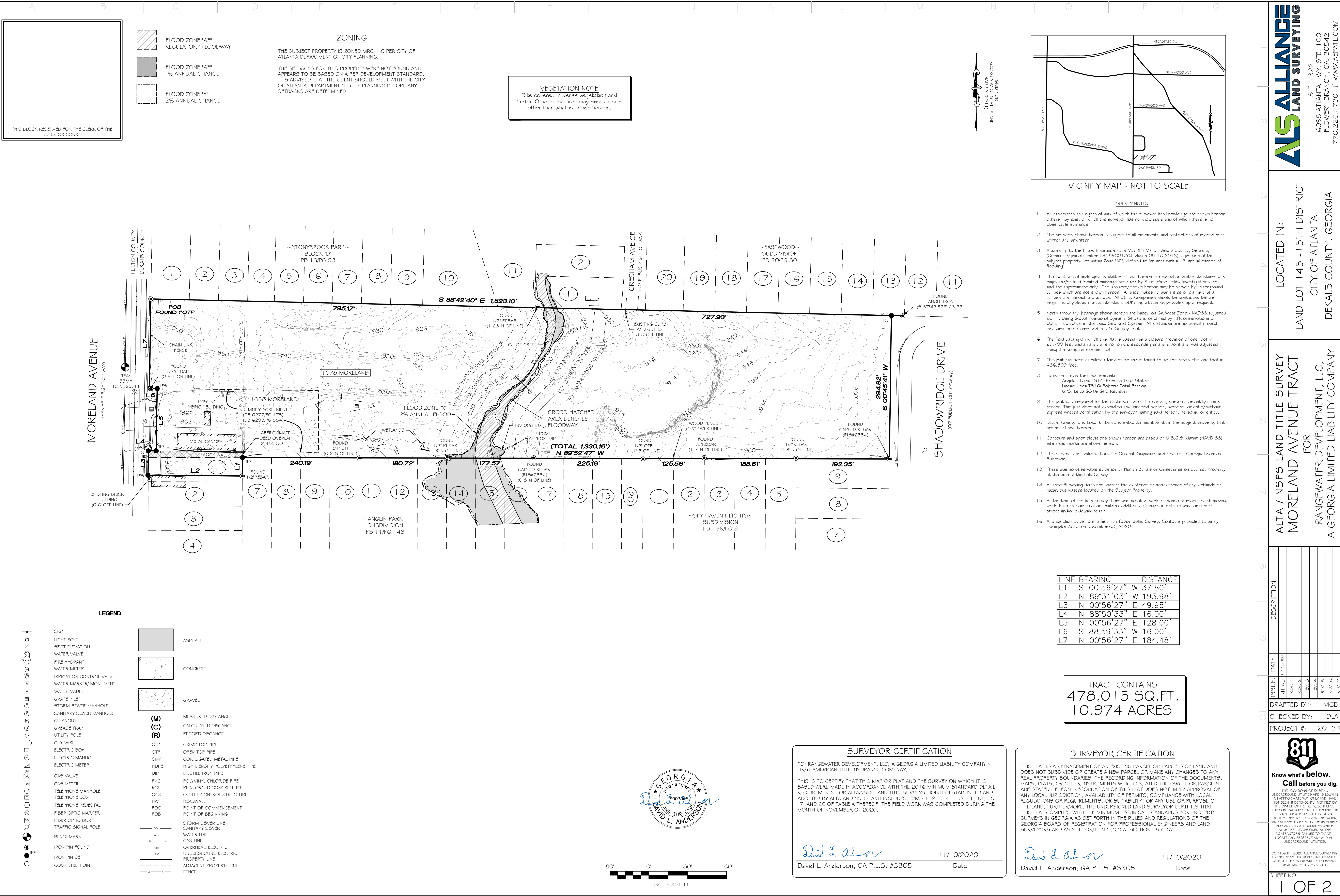
Check one: Owner _____ Agent ☒ Date 2/4/2022

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



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 354, 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 15th 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

DESCRIPTION	
ISSUE:	DATE:
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.

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SHEET NO:
2 OF 2

ALLIANCE LAND SURVEYING
L.S.F. 1322
6095 ATLANTA HWY. STE. 100
FLOWERY BRANCH, GA. 30542
770.926.4730 J WWW.AEFATL.COM

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

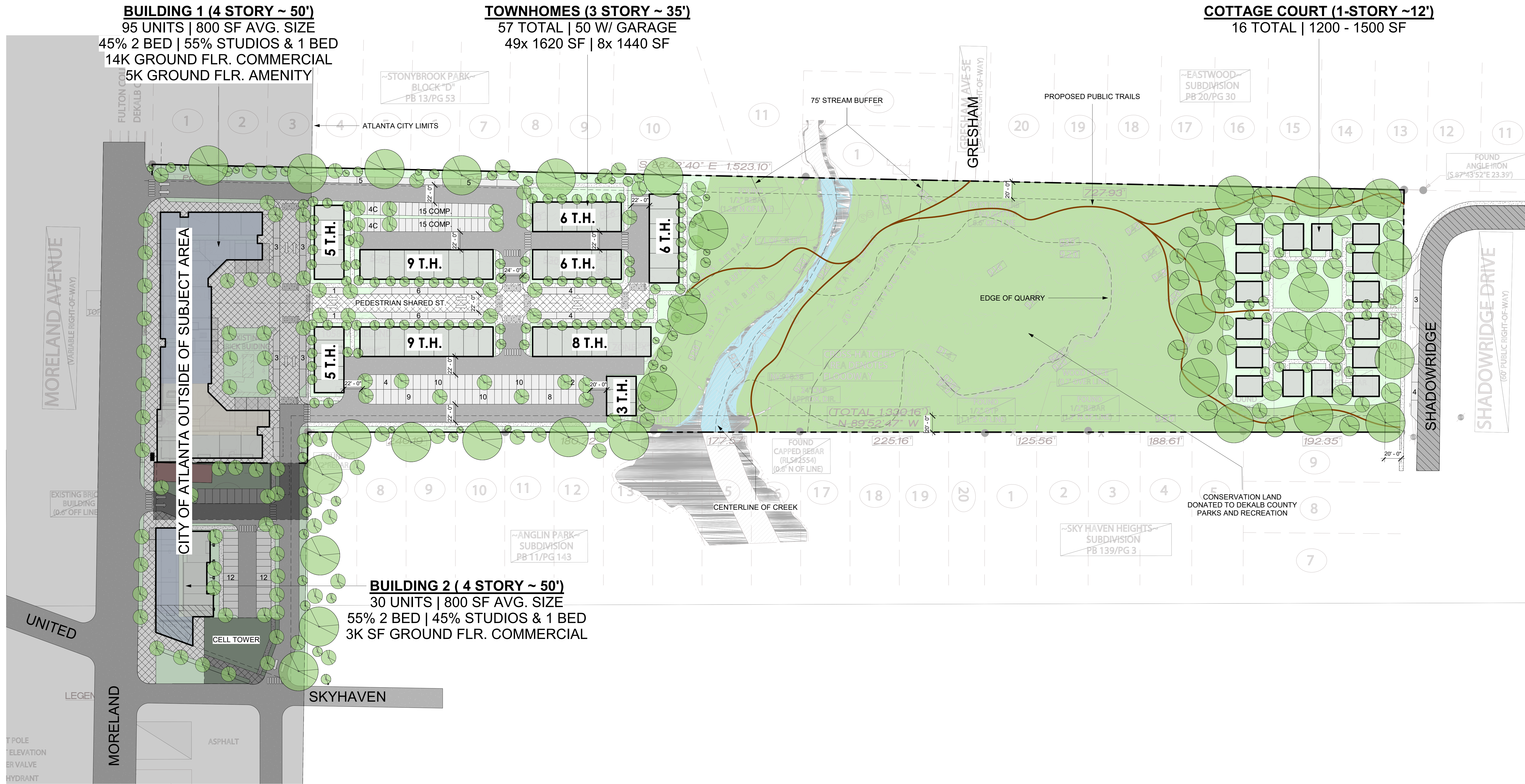
TOWNHOMES (SFA)
NUMBER OF UNITS: 57
MINIMUM LOT AREA: 1000 SF
MINIMUM LOT WIDTH: 20 FT
MAXIMUM LOT COVERAGE: 85%
FRONT SETBACK: 10 - 20 FT
FRONT SETBACK (ALLEY): 5 FT
SIDE SETBACK (INTERIOR): 3 FT
SIDE SETBACK (CORNER): 10 - 20 FT
REAR SETBACK: 15 FT
REAR SETBACK (ALLEY): 10 FT
MINIMUM FLOOR AREA: 1000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

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:

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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:

<u>Rezoning</u>	<u>FEE</u>
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

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.

SITE INFORMATION

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

PARCEL IDs:
15 145 15 054 (1078)
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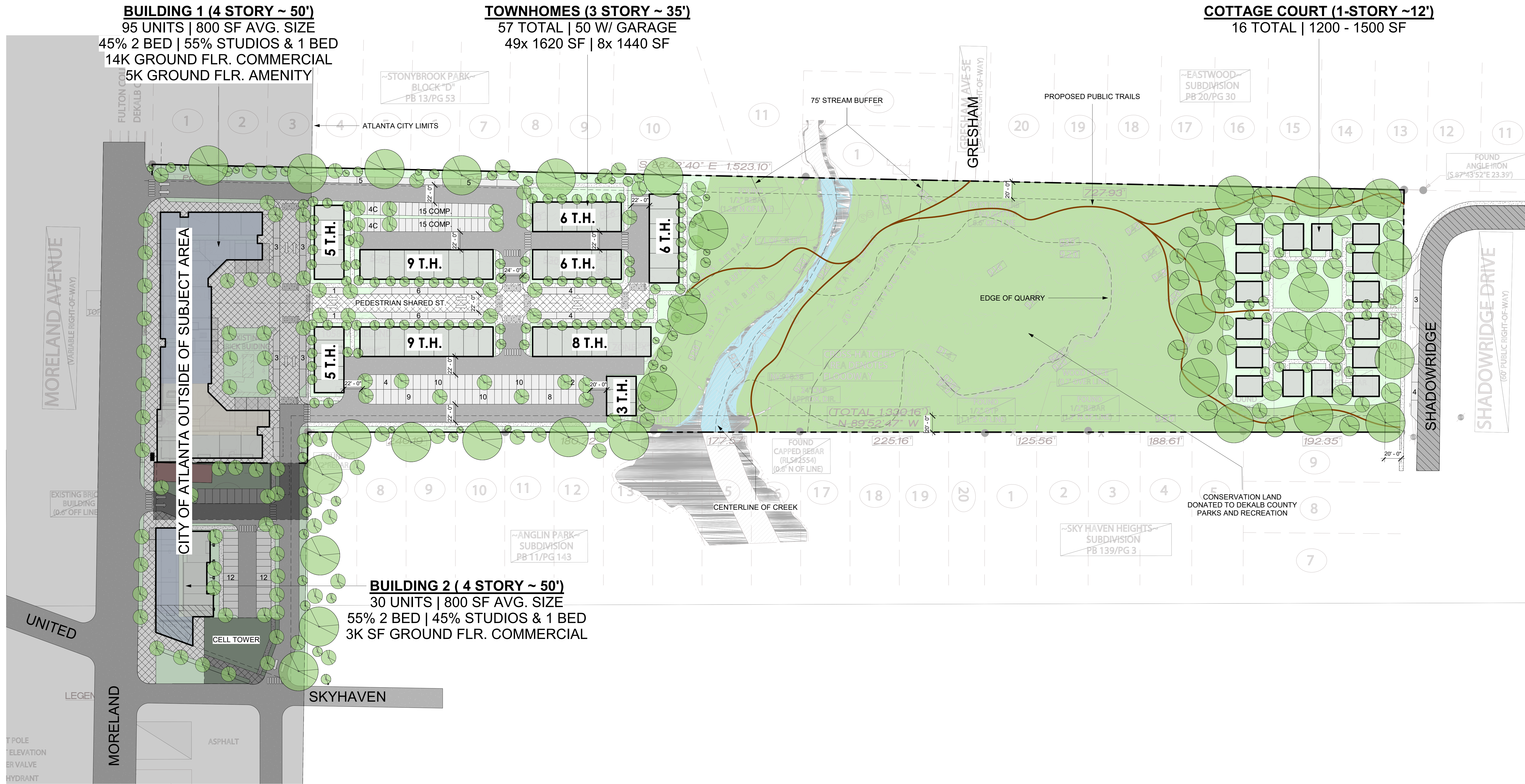
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MAXIMUM HEIGHT: 3 STORIES / 45 FT*
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NUMBER OF UNITS: 16
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SIDE SETBACK (CORNER): 10 - 20 FT
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REAR 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

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CLARK PROPERTY
R+D
Skyhaven Quarry
DEKALB SITE
PLAN

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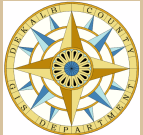
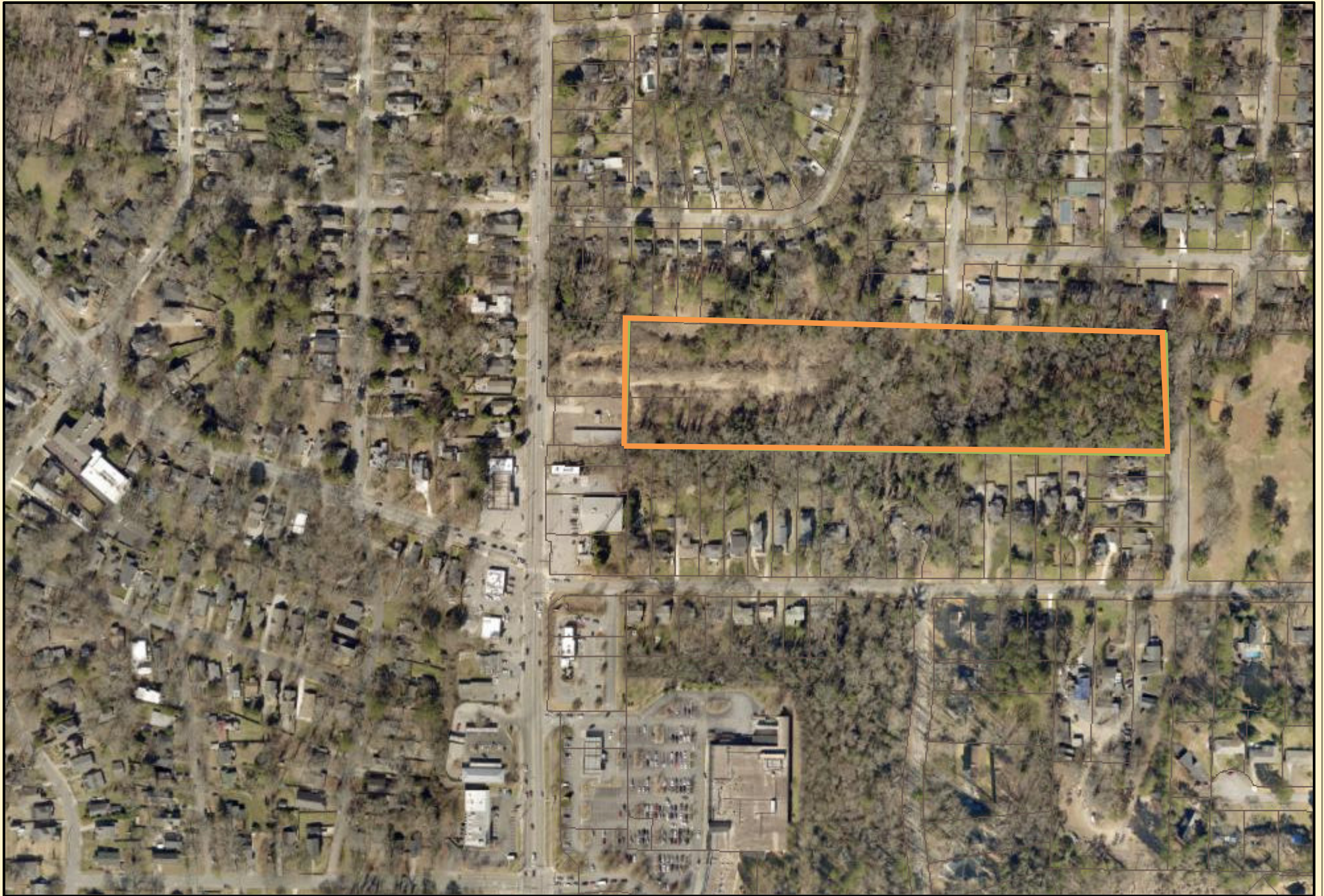
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Z-22-1245472 Aerial

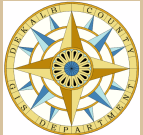
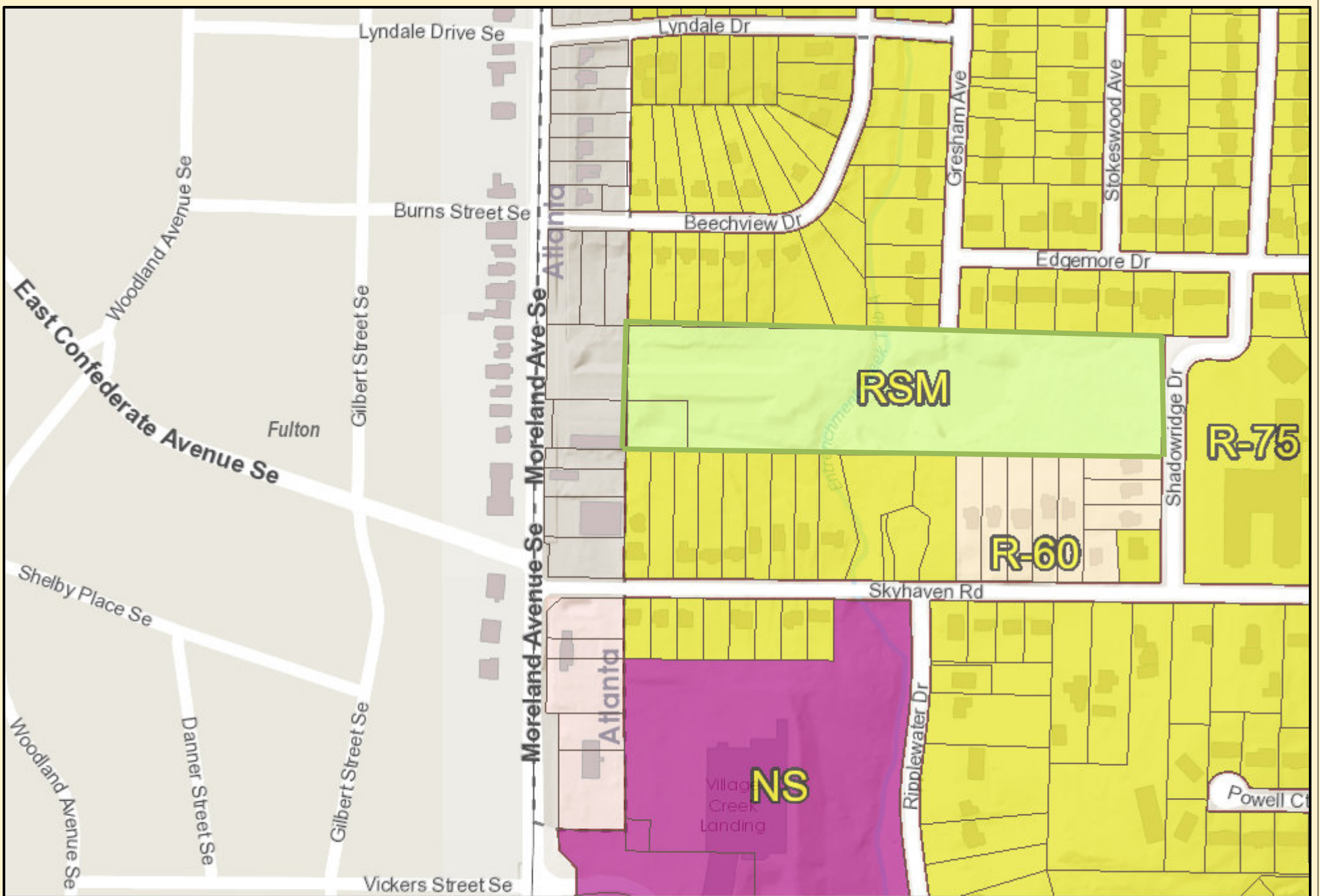
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Date Printed: 6/1/2022



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Z-22-1245472 Zoning

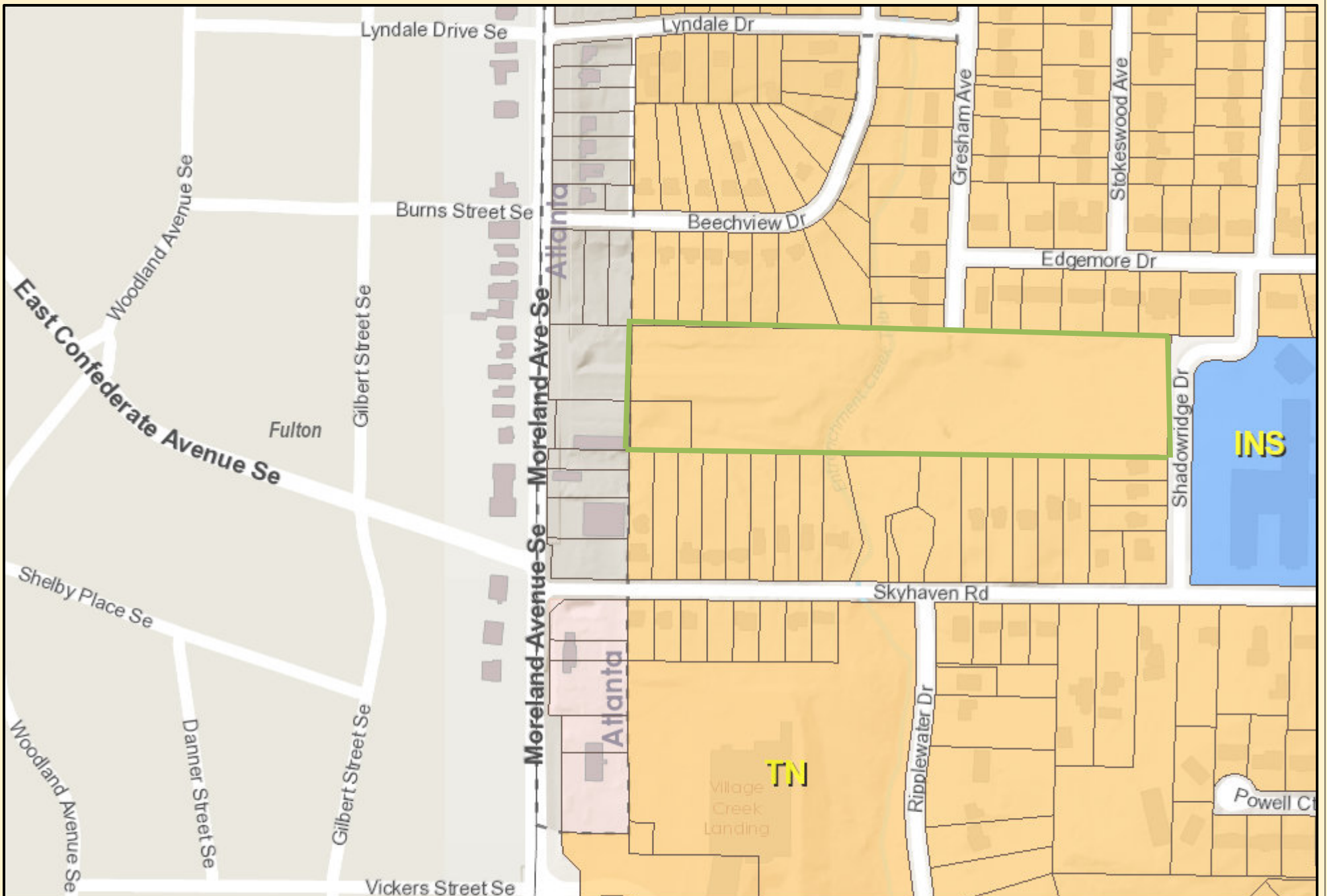
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Z-22-1245472 Future Land Use

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