



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: May 7, 2019, 6:30 P.M.
Board of Commissioners Hearing Date: May 28, 2019, 6:30 P.M.**

STAFF ANALYSIS

Case No.: Z-19-1243163 **Agenda #:** N. 6

Location/Address: 3398 Briarcliff Road **Commission District:** 2 **Super District:** 6

Parcel ID(s): 18-195-09-002

Request: To rezone property from R-100 (Residential-Medium Lot-100) to RSM (Small Lot Residential Mix) to develop 21 urban single-family detached dwelling units.

Property Owner(s): Walter, Jeff, and David Pendergrast

Applicant/Agent: Greg Ramsey

Acreage: 8.7 acres

Existing Land Use: A single-family residence.

Surrounding Properties: Single-Family Residential

Adjacent Zoning: **North:** R-100 **South:** R-100 **East:** R-100 **West:** R-100 **Northeast:** R-100
Northwest: R-100 **Southeast:** R-100 **Southwest:** R-100

Comprehensive Plan: Suburban **Consistent** **Inconsistent**

Proposed Density: 2.4 units/acre	Existing Density: .11 units/acre
Proposed Units: 21	Existing Units: One
Proposed Lot Coverage: 30%	Existing Lot Coverage: (Estimated) less than 5%

SITE AND PROJECT ANALYSIS

The subject property is a 8.7-acre tract of land that is developed with a single-family detached house. DeKalb County records indicate that the house was constructed in 1946. The application describes the property as a remnant of a farm that has been owned by three generations of the Pendergrast family. The property has approximately 668 feet of street frontage on Briarcliff Road, a two-lane minor arterial, and approximately 60 feet of frontage on Continental Drive, a dead-end local street. The center of the property has been cleared for lawns around the house, a swimming pool behind the house, and a tennis court to the southwest side of the house. The remainder of the property is wooded with mature trees. The topography of the property slopes in a northeast to southwest direction. A branch of North Fork Peachtree Creek crosses the southwest side of the property.

Vehicular access to the property is provided by a driveway from Briarcliff Road. Neither the Briarcliff Road frontage nor the Continental Drive frontage have sidewalks or other forms of streetscaping.

The proposal is to redevelop the property with a twenty-one unit “conservation community” that clusters the homes in the northern portion of the site, so that the majority of the property can be left substantially in its existing or natural state. The site plan shows large areas around the perimeter of the site that would remain wooded. Cleared areas in the center of the site would be used for gardens, a water feature, community gathering spaces, and amenities, including a “Green” (i.e., a common lawn), a plaza, a lap pool, and a club house.

While twenty of the units would be clustered at the northern end of the site, one unit would be located near Briarcliff Road. It is intended to provide a home for a gardener or caretaker. A driveway from Briarcliff Road would provide vehicular access to only this home.

Primary vehicular access to the site would be provided at the north end of the property, via Continental Drive. The twenty homes at the north end of the site would front on a private drive that would be designed to allow both pedestrian access to the homes as well vehicular access to ground floor garages and/or carports. The site plan includes an unpaved trail that would allow for pedestrian circulation throughout the project site.

LAND USE AND ZONING ANALYSIS

Section 27-832 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 zoning maps.

- A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:** The zoning proposal is consistent with housing policy No. 9 of the 2035 Comprehensive Plan to “. . . provide a variety of housing opportunities and choices to better accommodate the needs of residents.” It is consistent with the following natural resources policies: (No. 1) “Protect environmentally-sensitive areas including wetlands, floodplains, water supply watersheds, and stream corridors.” (No. 4) “Preserve trees and other natural resources to protect the environment and aesthetically enhance communities.” (No. 6) “Encourage the preservation of open space, farmland, and natural and critical environmental areas.”
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:** At 2.5 units per acre, the proposed density of the development is lower than that of the surrounding neighborhoods, which are developed at R-100 densities. The comparatively low density of the proposed development is suitable in the context of the use of adjoining and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:** The property to be affected by the zoning proposal has reasonable economic use as currently zoned for single-family detached homes at R-100 densities; however, this conclusion does not negate the reasonableness of the proposal to rezone the property.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:**
Because vehicular ingress and egress is proposed only from Continental Drive, the proposed development will result in an increase in vehicular trips on Continental Drive. However, impacts on individual properties may have to be weighed against the impacts to the larger community of developing the property with ingress and egress at Briarcliff Road, and the benefits to the larger community of developing the property at almost half the density that would be allowed under its current zoning classification.
- 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 zoning proposal is supported by a growing recognition that continued urbanization of the County underscores the need to restore large green spaces, such as that which would be provided in the proposed development, to the County’s natural resource inventory. At the same time, urbanization has led to traffic congestion and has deteriorated levels of service on arterials such as Briarcliff Road, which is documented in the 2014 Comprehensive Transportation Plan as having a PM peak-hour level of service “F” for most of its distance between North Druid Hills Road and Shallowford Road. The need to alleviate congestion on Briarcliff Road supports the proposal in that it lowers the allowed density of the property and proposes a way to distribute traffic onto the network of neighborhood streets that feed into Briarcliff Road.

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

There are no officially-registered historic buildings, sites, districts, or archaeological resources on or near the subject property.

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 Department of Public Works Traffic Engineering Division has commented that the proposed development would not impair traffic flow on surrounding streets. The Land Development Division has commented to the effect that the proposed development exceeds the minimum for recommended quantities of undisturbed area necessary to properly manage stormwater runoff and water quality. There has been no indication that the proposed development would overburden sewer and water facilities.

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

The 2035 Comprehensive Plan identifies shrinking green spaces due to development as a continuing trend. It asserts a goal to “Preserve trees and other natural resources to protect the environment.” (Natural Resource Policy No. 4) The proposal under consideration offers an opportunity to exceed levels of tree preservation and natural resource conservation that are typically proposed when a property is rezoned for a single-family subdivision.

Compliance with District Standards:

RSM STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. UNITS/ACRE	Base: 4; with bonuses up to 8 units/acre	2.5 units/acre	Yes
MIN. OPEN SPACE /ENHANCED OPEN SPACE (Applicable if project is > 5 ac. or ≥36 units)	20%/10%	70%/70%	Yes
MIN. LOT AREA	1,350 square feet	2,000 – 4,000 square feet	Yes
MIN. LOT WIDTH	25 feet	30 – 60 feet	Yes
MAX. LOT COVERAGE (of total parcel acreage)	70%	30%	Yes

RSM STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE	RSM STANDARD
BUILDING SETBACKS	FRONT W/O ALLEY (Suburban Char. Area) Units 15, 17, 18, 19, & 20	Min. 20 ft.	15 feet	ZBOA variances will be necessary.
	FRONT W/ALLEY	Min. 10 feet	10 feet	Yes
	INTERIOR SIDE	3 ft. w/min. 10 ft. between bldgs.	3 ft. w/min. 10 ft. between bldgs.	Yes
	REAR W/O ALLEY Units 15, 17, 18, 19, & 20	20 feet	12 feet	Yes
MINIMUM UNIT SIZE	1,100 square feet	1,600 – 3,000 square feet for all units except Gardener/Caretaker dwelling unit, which will be min. 1,100 square feet.	Yes	
MAX. BLDG. HEIGHT	3 stories or 45 feet, whichever is less when stories are measured in feet	35 – 45 feet	Yes	
PARKING	Min. 2 spaces per unit = min. 42 spaces total.	Min. 2 spaces per unit and 15 guest parking spaces	Yes	
MIN. STREETScape DIMENSIONS – OVERALL SITE (BRIARCLIFF RD FRONTAGE)	10-ft. landscape strip and 6-ft. sidewalk; street trees 50 feet on center.	None provided.	An administrative variance will be necessary.	
MIN. STREETScape DIMENSIONS - PRIVATE DRIVES	5-ft. landscape strip and 5-ft. sidewalk on each side; street trees 50 feet on center or for every unit, whichever distance is less.	Shared vehicular/pedestrian street with no landscape strip or street trees.	ZBOA variances will be necessary.	
TRANSITIONAL BUFFERS	20-ft. buffer & screening fence required along northeast and northwest property lines next to R-100 properties.	20-foot buffer & no screening fence at buffer line	ZBOA variance may be necessary.	
PARKING	Urban s-f detached – min. 2, max. 4 spaces per unit = min. 42, max. 84	57 spaces	Yes	

QUALITY OF LIFE METRICS

Open Space: 6.23 acres (71.6%)

Linear Feet of New Sidewalk or Trails: over 2,500 linear feet.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

The zoning proposal is consistent with housing policy No. 9 of the 2035 Comprehensive Plan to “. . . provide a variety of housing opportunities and choices to better accommodate the needs of residents.” It is consistent with the following natural resources policies: “Protect environmentally-sensitive areas including wetlands, floodplains, water supply watersheds, and stream corridors.” (No. 1) “Preserve trees and other natural resources to protect the environment and aesthetically enhance communities.” (No. 4) “Encourage the preservation of open space, farmland, and natural and critical environmental areas.” (No. 6) At 2.5 units per acre, the proposed density of the development is lower than that of the surrounding neighborhoods, which are developed at R-100 densities. The comparatively low density of the proposed development is suitable in the context of the use of adjoining and nearby properties. The zoning proposal is supported by a growing recognition that continued urbanization of the County heightens the need to restore large green spaces, such as that which would be provided in the proposed development, to the County’s natural resource inventory. Moreover, urbanization has led to traffic congestion and has deteriorated levels of service on arterials such as Briarcliff Road, which is documented in the 2014 Comprehensive Transportation Plan as having a PM peak-hour level of service “F” for most of its distance between North Druid Hills Road and Shallowford Road. The need to alleviate congestion on Briarcliff Road supports the proposal in that it lowers the allowed density of the property and proposes a way to distribute traffic onto the network of neighborhood streets that feed into Briarcliff Road. There has been no indication from reviewing agencies and divisions that the proposed development would overburden the public transportation, school, or utility infrastructure. Therefore, the Department of Planning and Sustainability recommends “Approval” with the following conditions:

1. The subject property shall be developed in substantial conformity with the lot layout, allocation and distribution of open space, and location of amenities shown on the site plan titled, “Zoning Plan for the Pendergrast Historic Farm”, prepared by JVG Civil Engineering, dated 9/12/17, revised 2/27/19 and 3/7/19, and stamped as received by the Department of Planning and Sustainability on March 7, 2019.
2. A mandatory homeowners association will be established to manage the common open space.
3. A permanent conservation easement will be placed on the common open space which shall allow use of the open space only for gardening, recreation, woodland conservation, and similar and related uses of a non-commercial nature.
4. No vehicular through-circulation shall be allowed between Briarcliff Rd and Continental Drive.
5. The primary storm water detention facility shall be installed underground.
6. The primary means of ingress and egress by construction-related vehicles will be from Briarcliff Road.
7. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plan
6. Zoning Map
7. Land Use Plan Map
8. Aerial Photograph
9. Site Photographs

NEXT STEPS

Following an approval of this zoning action, one or several of the following may be required:

- ✔ • **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✔ • **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✔ • **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- ✔ • **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- ✔ • **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.

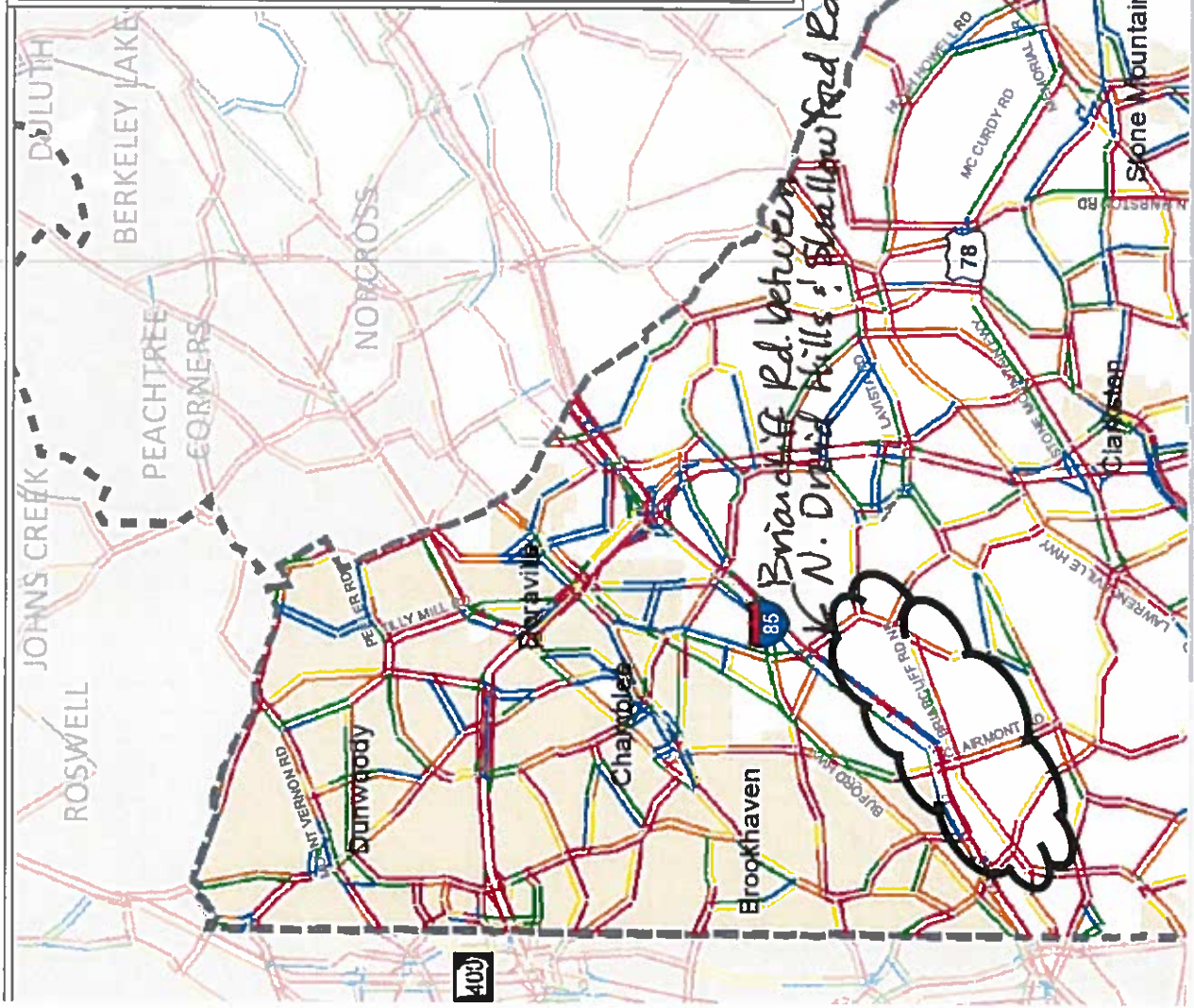


DEKALB COUNTY
 2014 TRANSPORTATION PLAN
 PROGRESS THROUGH UNITY

FIGURE 5-21

2040 PM NO-BUILD LEVEL OF SERVICE

- PM Vehicular LOS
- A/B (V/C < 0.50)
 - C (0.50 < V/C < 0.70)
 - D (0.70 < V/C < 0.84)
 - E (0.84 < V/C < 1.00)
 - F (V/C > 1.00)
- County Boundaries
- Cities
- Cities Around DeKalb



SNEELVILLE
GWINNETT

Furman, Melora L.

From: Herry, Gamaliel
Sent: Friday, April 26, 2019 1:32 PM
To: Furman, Melora L.
Subject: RE: Materials for Review of Zoning Application Z-19-1243163

Hello Melora,

These are the Storm Water Management suggestions for the 21 unit single family development at 3398 Briar Cliff Road. Zoned R-100 , Parcel ID# 18 195 09 002.

- (1) Maintain the 75 feet stream buffer throughout the development.
- (2) Minimize all impact on the stream buffer during and after completion of the Development.
- (3) Water quality pond is required .
- (4) Institute Bio –engineering design to reduce storm water runoff from the site and possible to reduce the size of the detention pond,while providing additional green space in the development.
- (5) 30% of the development area should be left undisturbed in its natural state.
- (6) Provide ground water recharge with pervious pavements and infiltration trenches as per 14-43 and 14-40(b)(16)E

N1. The access points shown represent the latest discussions that I have been involved with. Right in/Right out only onto Briarcliff. Would like to see that right out designed in such a way to better physically restrict the left movement. Left in/Right out only onto Biltmore. No restrictions at Clifton Road and Biltmore Road. Engineer is to ensure that all access point movements have the required intersection and stopping sight distances. Briarcliff is SR 42 and a minor arterial. Requires GDOT review and approval. Juhatch@dot.ga.gov. Clifton Road is also classified as a minor arterial. DeKalb Zoning Code and Land Development Code requires a right of way dedication of 40 feet from centerline (or all public infrastructure on right of way, whichever greater), bike lanes, 6 foot sidewalk, and 10 foot landscape strip. Biltmore Rd is classified as a local road. Local roads require a 27.5 right of way dedication from centerline, a 5 foot sidewalk and a 10 foot landscape strip. Pedestrian scale street lights are required on all frontages. It appears that some of the construction along the taper on Biltmore is not within current county right of way or on property that the owner controls.

N2. No comments.

N3. Limit access point on Flat Shoals Road to Right in/right out. Flat Shoals Road is classified as a minor arterial. Engineer is to ensure that all access point movements have the required intersection and stopping sight distances. DeKalb Zoning Code and Land Development Code requires a right of way dedication of 40 feet from centerline (or all public infrastructure on right of way, whichever greater), bike lanes, 6 foot sidewalk, and 10 foot landscape strip. Pedestrian scale street lights are required on all frontages. Keystone Dr is classified as a local road. Local roads require a minimum 27.5 right of way dedication from centerline, a 5 foot sidewalk and a 10 foot landscape strip. Pedestrian scale street lights are required on all frontages. Ensure that the developer has an access easement with the Brighten Village property owners to use their streets. Public sidewalks must be on right of way. Project signage is not allowed on right of way. Ensure that existing sidewalk meets current ADA standards and is in a state of good repair, otherwise replace.

N4. No comments.

N5. The interior street is required to be private. Site plan is unreadable. Where are the five (5) townhomes in the rear going to park? Glenwood Ave is a minor arterial. DeKalb Zoning Code and Land Development Code requires a right of way dedication of 40 feet from centerline (or all public infrastructure on right of way, whichever greater), bike lanes, 6 foot sidewalk, and 10 foot landscape strip. Pedestrian scale street lights are required on frontage.

→ N6. Briarcliff Road is classified as a minor arterial. DeKalb Zoning Code and Land Development Code requires a right of way dedication of 40 feet from centerline (or all public infrastructure on right of way, whichever greater), bike lanes, 6 foot sidewalk, and 10 foot landscape strip. Continental Drive is classified as a local road. Local roads require a 27.5 right of way dedication from centerline, a 5 foot sidewalk and a 10 foot landscape strip. Pedestrian scale street lights are required on all frontages. The connection to Continental Drive will need to be shifted so that the back of curb is not on the property line. There needs to be room for utilities. At a minimum, there should be at least a 10 foot shoulder between the back of curb and the property line.

NA



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: 2-19-1243163 Parcel I.D. #: 18-195-09-002

Address: 3398

BRIARCLIFF RD
ATL GA. 30345

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, NO PROBLEM THAT WOULD INTERFERE WITH TRAFFIC FLOW.

Signature: Jerry White



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID jreid@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-19-1243163

Parcel I.D. #: 18-195-09-002

Address: 3398 Briarcliff Road

Atlanta, Georgia

WATER:

Size of existing water main: 12" DI Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to/ on Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: North Fork Peachtree Creek Basin

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

Water Treatment Facility: R. M. Clayton WTF () adequate () inadequate

Sewage Capacity; * (MGPD)

Current Flow: 127 (MGPD)

COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

Signature: [Handwritten Signature]

**DeKalb County School District
Development Review Comments**

Analysis Date: 4/15/2019

Submitted to: DeKalb County **Case #:** Z-19-1243163
Parcel #: 18-195-09-002

Name of Development: Briarcliff Road Development
Location: 3398 Briarcliff Rd, Atlanta, GA 30345

Description: Proposed 21 single-family detached development replacing on e single family residence.

Impact of Development: When fully constructed, this development would be expected to house 11 students: 5 at Sagamore Hills ES, 2 at Henderson MS, 1 at Lakeside HS, 3 at other DCSD schools, and 0 in private school. All three neighborhood schools have capacity for additional students.

Current Condition of Schools	Sagamore Hills ES	Henderson MS	Lakeside HS	Other DCSD Schools	Private Schools	Total
Capacity	443	1,572	1,796			
Portables	5	0	11			
Enrollment (Fcst. Oct. 2019)	431	1,473	2,083			
Seats Available	12	99	-287			
Utilization (%)	97.3%	93.7%	116.0%			
New students from development	3	1	2	2	6	14

New Enrollment	434	1,474	2,085
New Seats Available	9	98	-289
New Utilization	98.0%	93.8%	116.1%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.124518	0.045800	0.099658	0.269977
Middle	0.039560	0.018100	0.053852	0.111512
High	0.100787	0.045128	0.120504	0.266419
Total	0.2649	0.1090	0.2740	0.6479
Student Calculations				
Proposed Units	21			
Unit Type	SF			
Cluster	Lakeside HS			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	2.61	0.96	2.09	5.66
Middle	0.83	0.38	1.13	2.34
High	2.12	0.95	2.53	5.60
Total	5.56	2.29	5.75	13.60
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Sagamore Hills ES	3	1	2	6
Henderson MS	1	0	1	2
Lakeside HS	2	1	3	6
Total	6	2	6	14

April 9, 2019

Dear Council Members:

The property owners neighboring the proposed Pendergrast Farm development would like to convey that, as a whole, they support the conservation aspirations in the proposed Rezoning Application. However, they do not support the proposal in its current form and have several concerns related to ingress/egress, emergency response time, and parking.

First, the proposed rezoning may not provide adequate access for emergency vehicles via the Continental Drive ingress/egress. The Applicant has indicated that the proposed units are being marketed to aging residents as an option for downsizing their current housing needs. The drive time from Briarcliff Road to the proposed ingress/egress, through the convoluted streets, is considerably longer.

Second, the proposed ingress/egress will most certainly create additional traffic via Fischer Trail and Chrysler Drive that would produce unsafe road conditions for pedestrians in the immediate area, including walkers, babies in strollers, and joggers.

Third, the proposed ingress/egress could lead to overflow vehicle parking along Continental Drive. The number of parking spaces proposed for the 1600 to 3000 square foot units may be insufficient. Overflow parking will certainly cause further congestion and impede emergency service access.

We believe that alternative plans could be developed with an entry from Briarcliff Road, that enables the developer to maintain the desired conservation characteristics, including the preservation of pervious surfaces. In conclusion, the undersigned neighboring property owners believe the safest and best access to the proposed development would be an ingress and egress via Briarcliff Road. We respectfully ask you to consider these issues in your deliberations.

Signed: Bob Hunter Signed: _____

Printed Name: Bob Hunter Printed Name: _____

Address: [REDACTED] Address: [REDACTED]

Open Discussion

Signed: _____ Signed: _____

Printed Name: _____ Printed Name: _____

Address: _____ Address: _____

April 9, 2019

Dear Council Members:

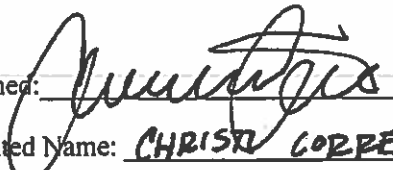

The property owners neighboring the proposed Pendergrast Farm development would like to convey that, as a whole, they support the conservation aspirations in the proposed Rezoning Application. However, they do not support the proposal in its current form and have several concerns related to ingress/egress, emergency response time, and parking.

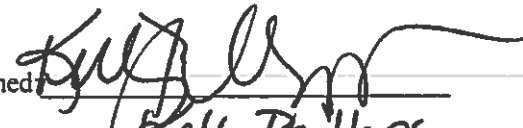

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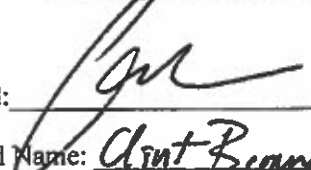

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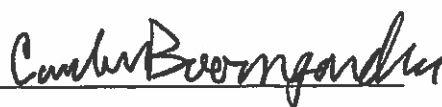

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Signed: 
Printed Name: CHRISTI CORPEN
Address: 

Signed: 
Printed Name: Kelly Phillips
Address: 

Signed: 
Printed Name: Clint Boongardner
Address: 

Signed: 
Printed Name: CARLA BOONGARDNER
Address: 

April 9, 2019

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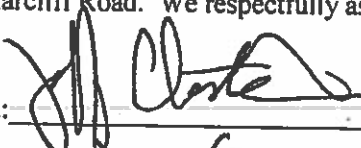
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Second, the proposed ingress/egress will most certainly create additional traffic via Fischer Trail and Chrysler Drive that would produce unsafe road conditions for pedestrians in the immediate area, including walkers, babies in strollers, and joggers.

Third, the proposed ingress/egress could lead to overflow vehicle parking along Continental Drive. The number of parking spaces proposed for the 1600 to 3000 square foot units may be insufficient. Overflow parking will certainly cause further congestion and impede emergency service access.

We believe that alternative plans could be developed with an entry from Briarcliff Road, that enables the developer to maintain the desired conservation characteristics, including the preservation of pervious surfaces. In conclusion, the undersigned neighboring property owners believe the safest and best access to the proposed development would be an ingress and egress via Briarcliff Road. We respectfully ask you to consider these issues in your deliberations.

Signed:



Printed Name:

JEFF CHESTER

Address:



Signed:



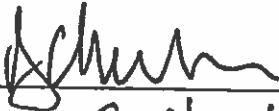
Printed Name:

PATRICK LESTER

Address:



Signed:



Printed Name:

Sarah Chester

Address:



Signed:



Printed Name:

Katherine Duggan

Address:



April 9, 2019

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Signed: Lawrence C Adams

Signed: Susan Anne Bennett

Printed Name: Lawrence C Adams

Printed Name: Susan Anne Bennett

Address: [REDACTED]

Address: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Signed: _____

Signed: _____

Printed Name: _____

Printed Name: _____

Address: _____

Address: _____

April 9, 2019

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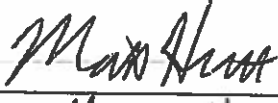


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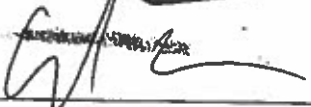

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Signed:  Signed: 
Printed Name: Kimberly Nachon Printed Name: Matt Hutt
Address:  Address: 

Signed:  Signed: _____
Printed Name: Et. Nachon Printed Name: _____
Address:  Address: _____

April 9, 2019

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Signed: Bob Hunter Signed: _____

Printed Name: Bob Hunter Printed Name: _____

Address: [REDACTED] Address: [REDACTED]

Open Discussion

Signed: _____ Signed: _____

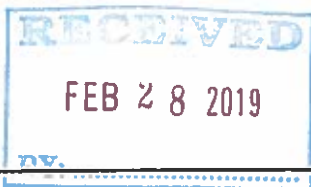
Printed Name: _____ Printed Name: _____

Address: _____ Address: _____



DEPARTMENT OF PLANNING & SUSTAINABILITY

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



Date Received: _____ Application No: 1243163

Applicant Name: GREG RAMSEY

Applicant E-Mail Address: gramsey@usa.net

Applicant Mailing Address: 137 PONCE DE LEON COURT

DECATUR GA, 30030

Applicant Daytime Phone: 404-992-4399 Fax: _____

Owner Name: SEE EXHIBIT ATTACHED

If more than one owner, attach list of owners.

Owner Mailing Address: _____

Owner Daytime Phone: _____

Address of Subject Property: 3398 BRIARCLIFF RD

ATLANTA GA 30345

Parcel ID#: 18-195-09-002

Acreage: 8.7 Commission District: 2

Present Zoning District(s): R100

Proposed Zoning District: RSM-USF

Present Land Use Designation: SUBURBAN

Proposed Land Use Designation (if applicable): _____

Rezoning Application - Owner Exhibit

Walter Pendergrast

- Address: 2806 Park Ave, Wilmington NC 28403
- Phone number: (910)762-3036
- email address: *WaltPender@aol.com*

Jeff Pendergrast

- Address: 2505 Flair Knoll Ct, NE Atlanta Ga, 30345
- Phone number: (404) 636-2332
- email address: *wjp333@gmail.com*

David Pendergrast

- Address: 1706 Governors Lane, Griffin, Ga, 30223
 - Phone number: (678)588-3807
 - email address: *Dpp53@bellsouth.net*
-

Pendergrast Property Rezoning Community meeting

Sent electronically to Briarcliff Woods neighborhood



Details

30345, United States

- Passing this along from Greg Ramsey. He has completed purchase of the Pendergrast Property on Briarcliff Road and is ready to hold a community meeting prior to his rezoning Application.

The meeting will be held at the Risley residence 2107 Imperial Drive on Feb. 27 - 7 PM.

Please attend if you have an interest in this development.

👤 **Randy Roosa**

Briarcliff Woods

1m ago to 1 neighborhood



MEETING SIGN-IN SHEET

Project: ~~REDEVELOPMENT~~ HISTORIC FARM

Meeting Date: 2/27/19

Facilitator: GREG RAMSEY

Location: KIRK RISTLEY HOME
2107 IMPERIAL DR

Name	Address	Phone	E-Mail
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Susan Robinsm	2020 Renault Lane	404 667 6150	susanrobinsm@gmail.com
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Cindy Wilsky / Kristan Argus	1945 N. Ridgeway Rd NE		K-argus@hotmail.com CWilsky@comcast.net
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Tom + Judy Collins	1915 Branch Bend	404-633-5004	thomasacollinsjr@comcast.net
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Pam + Oscar Diaz	1920 Branch Bend	404-325-5444	atldiazmom@gmail.com
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Bob + Margie Hunter	1969 Continental Dr. 4	909-3574	margiehunter1969@gmail.com
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Carry Adams + Susan Bennett	1979 Continental Dr.	404-634-9837	susanadr@att.net
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Matt Hutt	1961 Continental Dr.		
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Randy Roosa	2093 Imperial Dr.		
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Luz Fortes	2098 Imperial Dr		
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Ken HWA, AIA	2079 CONTINENTAL DR	404-634-9837	KenHWA@att.net
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Stephanie Hart	2096 Chrysler Dr.		StephanieHart@gmail.com
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Anne and Ken Powell	1976 Continental Dr		kacle.mindspring.com
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Ricky Warren	2112 Fisher Rd	Atl. Ga 30345	Ricky@agathas.com
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J. K. AND BOB ROGERS	2243 CHRYSLER COURT	ATL. 30345	BOBROGERS1@BILLSOUTH.NET
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Tom Knechtel	2079 CONTINENTAL DR, NE	30345	KNX@bellsouth.net
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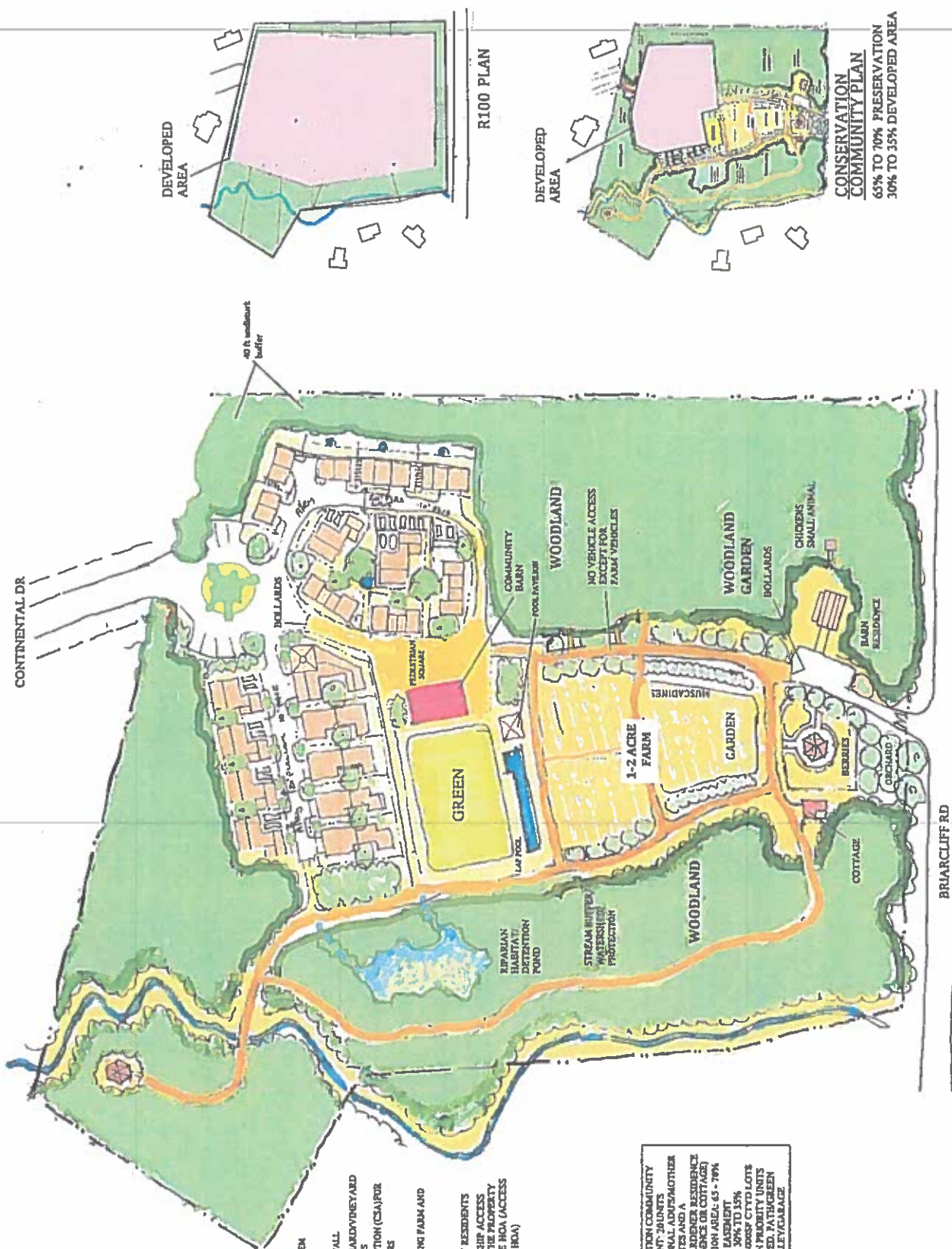
Kirk + Amie Ristley	2107 Imperial Dr.	678-790-0821	kirkristley@gmail.com
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Jim Ciordano	2073 Renault Ln NE	678-300-2454	GREG-SULLS@gmail.com
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Greg Griswood	2073 Renault Ln. NE	404 245 4675	
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Barbara McBride	2010 Eldorado Dr.	404-325-8670	
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Hub Suzit	1961 N. Ridgeway Dr.	404-636-9874	
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HOMES AND AMENITIES

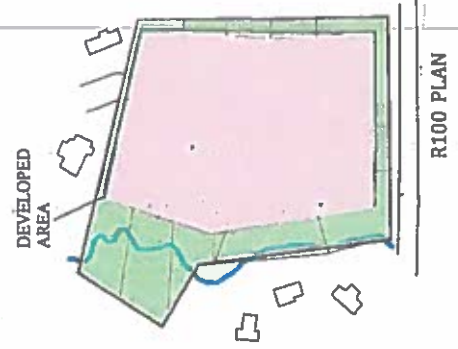
- 1800 SF - 2800 SF HOMES WITH GARAGE OPTION AND PRIVATE COURTYARD WITH A COMMON BACK YARD CONSISTING OF APPROX 6 ACRES OF WOODLANDS AND FARM AND A STREAM AND WITHIN BEING DISTANCE OF COMMERCIAL SERVICES
- AMENITIES
 - 1/4 TO 1/2 MILE NATURAL TRAIL SYSTEM
 - COMMUNITY BARN & LAP POOL
 - STREAM SIDE GAZEBO, SMALL WATERFALL
 - 1 TO 1.5 ACRE FARM-GARDENS/ORCHARDS/VINEYARD & WOODLAND GARDEN/SMALL ANIMALS
 - FARM OUTLETS WITH FARM SUBSCRIPTION (CSA) FOR HOUSEHOLDS AND CLOSE BY NEIGHBORS
 - 5 ACRE WOODLAND
 - CONSERVATION RESERVE/PROTECTING FARM AND WOODLANDS IN PERPETUITY
- AMENITY ACCESS
 - PRIMARY ACCESS TO AMENITIES BY RESIDENTS
 - COMPLEMENTARY GUEST MEMBERSHIP ACCESS OFFERED TO NEIGHBORS OUTSIDE THE PROPERTY WITHIN WALKING DISTANCE BY THE HOA (ACCESS LIMITATIONS DETERMINED BY THE HOA)

LEGEND

- PEDESTRIAN PATH
- PRIVATE DRIVEWAY/ALLEY TO GARAGES

GENERAL SCOPE

- 3398 BRIARCLIFF RD DEKALB COUNTY GA
- 8.3 ACRES
- CHARACTER AREA
- EXIST ZONING R100
- EXIST ZONING CONC 25M
- SITE PLAN SPECIFIC
 - CONSERVATION COMMUNITY DEVELOPMENT: 20 UNITS WITH OPTIONAL ADU'S/MOTHER IN LAW SUITES AND A FARMER/GARDENER RESIDENCE (BARN RESIDENCE OR COTTAGE) WITH CORP. EASEMENT
 - DESIGN TO ADAPT TO CITY LOTS
 - PEDESTRIAN PRIORITY UNITS FRONT TO PED. PATH/GREEN REAR TO ALLEY/GARAGE



PENDERGRAST HISTORIC FARM
A CONSERVATION COMMUNITY DEVELOPMENT

SITE PLAN CONCEPT - 9/22/18



Attendees: ~~FROM~~ CONTINENTAL OR $\frac{1}{2}$ IMPERIAL OR

Jim and Pat Durrett

Kirk and Amie Risley

Randy Roosa

Steve and Judy Henson

Joe Smith

Monica Ellington

Jimmy Janarious

Mark and Susie Parker

Barb and Margie Hunter

Luz Thacker

Dave and Sue Amsden

Ken and Ann Powell

ADDENDUM - LETTER OF SUPPORT
1ST COMMUNITY MTG - CLOSE BY NEIGHBORS

May 23, 2018

Greg Ramsey
Village Habitat Design
483 Moreland Avenue, NE, Suite #4
Atlanta, GA 30307

Dear Greg,

I write to thank you for meeting with my neighbors and me last evening to describe the conservation community approach being considered for the Pendergrast property at the end of Continental Drive. I wanted you to know that there were nineteen of us present, representing twelve households on Continental and Imperial, and that at the end of our time together we came to consensus that the conservation approach would be vastly superior to the conventional R-100 subdivision approach to redevelopment of that property. We support what you and your clients are working to achieve and would be supportive of redevelopment that follows the plan that you shared with us.

Sincerely,



Jim Durrett
2028 Continental Drive

Furman, Melora L.

From: Greg Ramsey <gramsey@usa.net>
Sent: Thursday, February 21, 2019 11:05 AM
To: bbelton@mindspring.com; betty_blondeau@bellsouth.net; ian@bogost.com; tedaniel@mindspring.com; me9461@bellsouth.net; sandersmomma@gmail.com; artghansen@gmail.com; crmaise@mindspring.com; Heather@RenewalDesignBuild.com; patathomas@patathomas.com; jturner@turnerresearch.com
Cc: Eisenberg, Marian; Furman, Melora L.
Subject: District 2 Rezoning - Pendergrast Farm - Community Meeting

District 2 Community Council Members,
Pendergrast Farm LLC is rezoning the 8.7 acre property at 3398 Briarcliff Rd. NE Atlanta, GA 30345 from R100 to RSM - site plan specific/conservation community. The intent of the RSM - site plan specific conservation community rezoning is to preserve the majority of the buildable area as green space for gardens and woodlands by substituting smaller lots for the R100 lots.

A preliminary community meeting was held in 2018 with the close by neighbors and at that meeting the neighbors supported the rezoning and were excited about the conservation effort.

A follow up community meeting will be held on Feb 27, 2019 at 2107 Imperial Dr. NE, Atlanta, Ga 30345 at 7PM.

Pendergrast Farm LLC sent out a notice to the neighborhood 15 days prior to Feb 27 date and recently met for the pre-application zoning meeting with Dekalb County and they suggested we send an invitation to you all as well.

Please let me know if you have any questions, thank you,

Greg Ramsey
Director - Village Habitat Design

CONSERVATION
PLANNING

483 Moreland Ave. NE Suite #4
Atlanta, Georgia 30307
404-992-4399

www.VillageHabitat.com

PENDERGRATS HISTORIC FARM - REZONING APPLICATION INTENT SUBMITTAL - 3.7.19

LETTER OF APPLICATION

Pendergrast Farm LLC is requesting that the subject 8.7 acre property be rezoned from R100 to RSM - USF/ site plan specific in order to allow a 21-unit development of single-family detached and 0 lot homes with a base density of 2.5 units per acre. The intent of the rezoning is to develop a conservation community, clustering 20 of the 21 dwelling units onto a maximum of 40% of the buildable area of the site (2.47 acres) preserving a total of 6.23 acres of the overall site.

Existing Property Use

The 8.7 acre property currently is zoned R100 and is occupied by a single family residence. The property is a remnant of the historic Pendergrast Farm of which 3 generations of Pendergrasts are living today. Two of those generations worked on the historic farm and their desire is to leave a legacy of the original farm - to preserve the majority of the buildable area of the site protecting woodlands and maintaining a substantial garden.

Proposed Property Use

The proposed use is to remove the single family residence and build 20 market rate DU's and 1 affordable DU for the resident gardener.

The 8.7 acre parcel is comprised of 2.23 acres of non-buildable area (stream buffer and flood plain) and 6.23 acres of buildable area. The 20 market rate DU's will be developed as a conservation cluster on a maximum of 2.47 acres (40% of the buildable area) preserving the remainder of the buildable area (4 acres) as open space for woodlands, gardens and expanded stream protection. Combined with the 2.23 acres of non buildable flood plain and stream buffer area, a total of 6.23 acres will be preserved as open space.

The 20 DU conservation cluster will be used for residential purposes for residents and their guests and includes 20 DU's, a clubhouse and an activity green. The market for these units is initially oriented to senior residents living in the surrounding neighborhoods that are interested in downsizing their homes and yards and in having shared activities around the woodlands and gardens. A resident gardener and caretaker will manage the gardens and grounds.

Detailed Characteristics

The 20 DU conservation cluster is comprised of 1600 sf to 3000 sf 2 – 4 bedroom homes built on 2000 to 4000 sf lots with accessory dwelling units. Homes on the periphery will have a maximum height of 35ft with the ability and the other homes will have a maximum building height of 45ft. Parking will accommodate 2 cars at each house and .75 separate parking spaces per unit in clustered parking for guests. The commons areas (clubhouse, activity green, gardens and natural woodland trails are for residents and their guests.

In addition to the 20 DU cluster, the 6.23 acre preserved area will contain a 1/2 to 1 acre garden area and accessory structures (greenhouse, shed for equipment and garden storage, etc.), one affordable DU for the resident gardener family (no minimum size) and woodland natural trails.

The HOA in conjunction with a conservation entity will be responsible for the ongoing maintenance of the commons and open space. A perpetual conservation easement will be placed on the open space.

PROJECT ANALYSIS

The subject property is an 8.7-acre site located on the north side of Briarcliff Road approximately 450 feet east of Branch Bend Road at 3398 Briarcliff Road in Atlanta Georgia, in Commission District 2 and Super District: 6. The land use is Suburban and the Parcel ID is 18-195-09-002

The Topography of the property gently slopes downward from the eastern edge of the property to the stream at the western edge of the property with a moderate slope from the northeast corner of the property to the north west corner of the property. The property is predominantly wooded with a mixed age forest and a large meadow at the center of the property.

The character of the area that surrounds the subject property is residential zoned R100 To the north, east,, west and south. The property is approximately .75 miles to the closest commercial area at the intersection of Briarcliff Road and Claremont Avenue.

The applicant proposes to demolish the single-family residence on the project site and construct 21 single-family detached and o lot homes.

Access and Transportation Considerations:

The southern edge of the property is bound by Briarcliff Road and the northern edge of the property connects to Continental Drive.

Access to the development would be provided by a private drive extended from Continental Drive. The single residence access from Briarcliff Road would be maintained to only access the gardener/caretaker residence at the south end of the property.

The driveway access from Briarcliff will be maintained as is to access a single family dwelling for the gardener/caretaker on the south end of the property. The portion of the existing driveway extending to the north side of the property beyond the proposed gardener residence will be removed. Only the gardener and pedestrian access will be permitted between the 20 DU conservation Cluster and the south side of the property.

LAND USE AND ZONING ANALYSIS

Section 27-832 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 zoning maps.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

The zoning proposal is consistent with the following policies and strategies of the 2025 Comprehensive Plan: "Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density." (SCAP1), "Ensure that new development and redevelopment is compatible with existing residential areas." (LUP6)

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

Adjacent and nearby properties will benefit from this conservation community development. The residential character will be enhanced by the preservation of the woodlands and meadow and substantially increased stream buffer. The vast majority of the peripheral properties will have a much larger green space buffer than if the property were developed as an R100 development and the minimum peripheral buffer will be equal to the back yard buffer requirement for R100 (40ft).

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

As currently zoned the entirety of the property can be subdivided with minimum conservation of green space. This would not be an optimal economic use as the proposed conservation community will increase the economic value of the neighborhood due to its majority preservation of green space and equivalent economic revenue from development of homes.

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. Preserving approximately 60% of the buildable area of the property and 71% of the overall property will protect the long term quality of life for nearby residents as well as enhance the value of the 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:

There are no other existing or changing conditions affecting the use and development of the property, The surrounding neighborhood is stable with good schools. The development of a conservation community in one of the last remaining larger undeveloped sites in the neighborhood will help further stabilize the residential character of the surrounding area by preserve wildlife habitats, water quality and scenic views.

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

The zoning proposal will not adversely affect historic buildings, sites, districts, or archaeological resources.

The proposed zoning will leave the majority of the site open so that in the future there will be greater possibility for researching and commemorating the history of the site.

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 a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The impact of the development on infrastructure will be reduced and the majority of the potential buyers are seniors from the surrounding neighborhoods looking to downsize. This will reduce stress on traffic as well as schools.

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

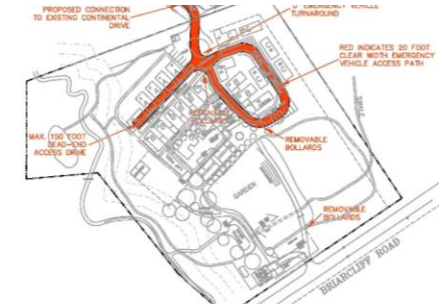
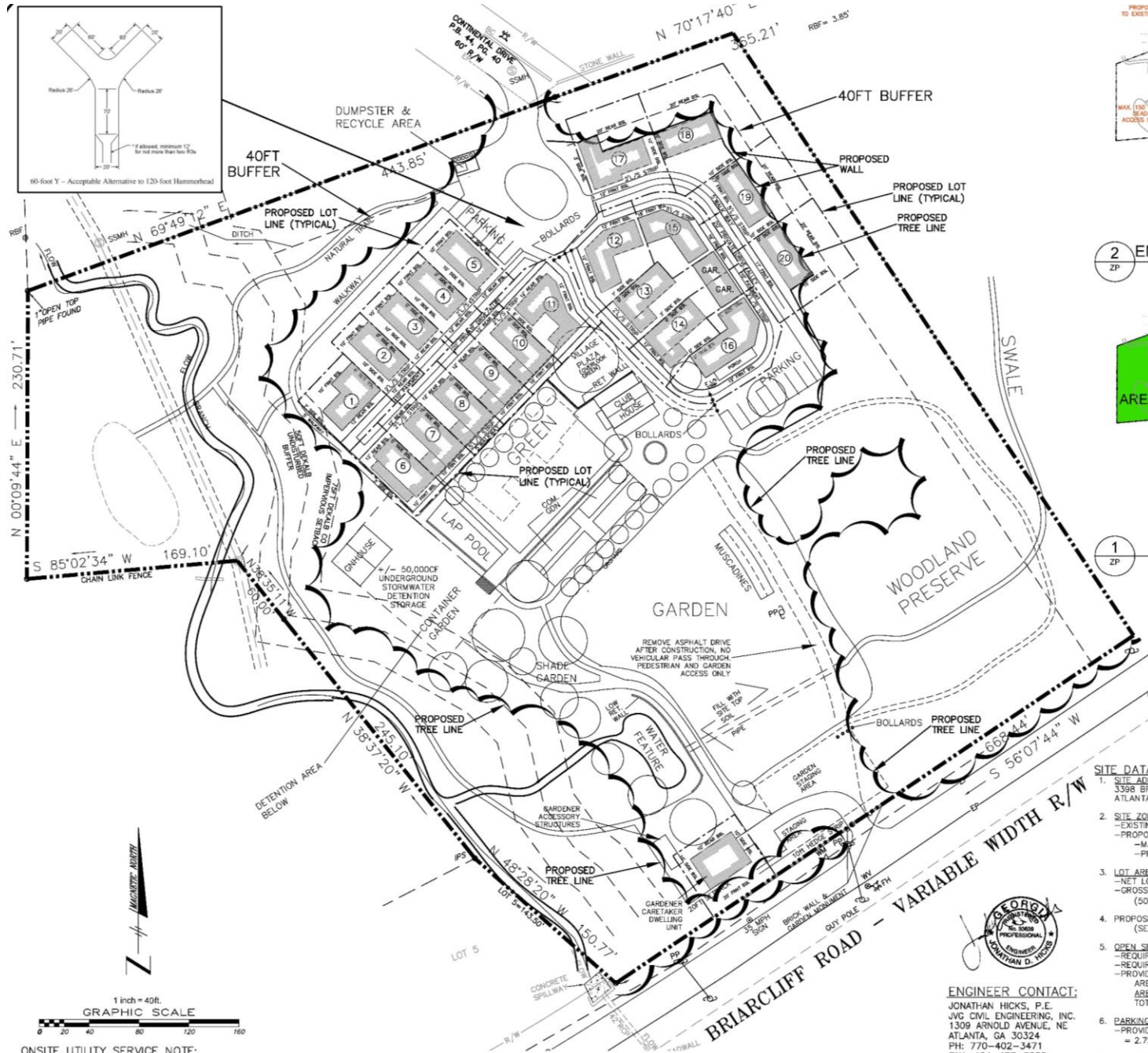
The proposed conservation community is designed to substantively protect the surrounding natural resources - protecting 60% of the buildable area of the site and 71% of the overall site that would otherwise be substantially graded under the present R-100 district - increasing the woodland protection, expanding the stream buffers and bringing urban agricultural gardens to the neighborhood.

Compliance with District Standards:

Note: The development is subject to sketch plat subdivision requirements.

RSM - USF	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. D.U.s/ACRE	Base: 4	2.5 d.u.s/acre	Yes
MIN. OPEN SPACE	20%	75%	Yes
MIN. LOT AREA	1,350 sq. ft.	2000 sq.ft. to 4000 sq. ft.	Yes
MIN. LOT WIDTH	25 ft.	30 – 60 ft.	Yes
MAX. LOT COVERAGE (of total parcel acreage)	70%	30%	Yes

BUILDING SETBACKS	FRONT W/O ALLEY Units 15, 17, 18, 19 &20	Min. 20 ft.	15 feet	No - Variance RQD
	FRONT W/ALLEY	Min. 10ft	10 feet	Yes
	INTERIOR SIDE	0 or 3 feet	0 or 3 feet	Yes
	REAR W/O ALLEY Units 15, 17, 18, 19 &20	20 feet	20 feet	Yes
	REAR W/ALLEY	10 feet	12 feet	Yes
BUILDING SPACING	per ICC Code			Yes
MINIMUM UNIT SIZE	1,100 s.f		1100 s.f.	Yes
MINIMUM UNIT SIZE Gardener/Caretaker DU			No Min. for Gardener Residence	No - Variance RQD
MAX. BLDG. HEIGHT	3 stories or 45 ft.		35 ft for peripheral DU's 45 ft for all other units	Yes Yes
MIN. STREETScape DIMENSIONS - PROPERTY FRONTAGE				
MIN. STREETScape DIMENSIONS - PRIVATE DRIVES	5-ft. landscape strip and 5-ft. sidewalk on each side; street trees for every unit		5ft landscape strip with Sidewalk one side of street with no trees on private drive	No - Variance RQD
MIN. STREETScape DIMENSIONS - ALLEY	5-ft. landscape strip and 5-ft. sidewalk on each side; street trees for every unit		2 ft landscape strip	No - Variance RQD
TRANSITIONAL BUFFERS	20-ft. buffer & screening fence required		40-foot buffers & no screening fence	No - Variance RQD
PARKING	Urban s-f detached – min. 2 per dwelling unit, min. 42 spaces total		Min. 2 per unit at house and .75 spaces per unit clustered for guests - total of 2.75 pkg spaces per unit	Yes



2 EMERGENCY VEHICLE ACCESS EXHIBIT
SCALE: 1" = 150'

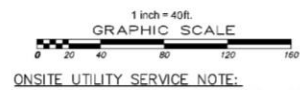


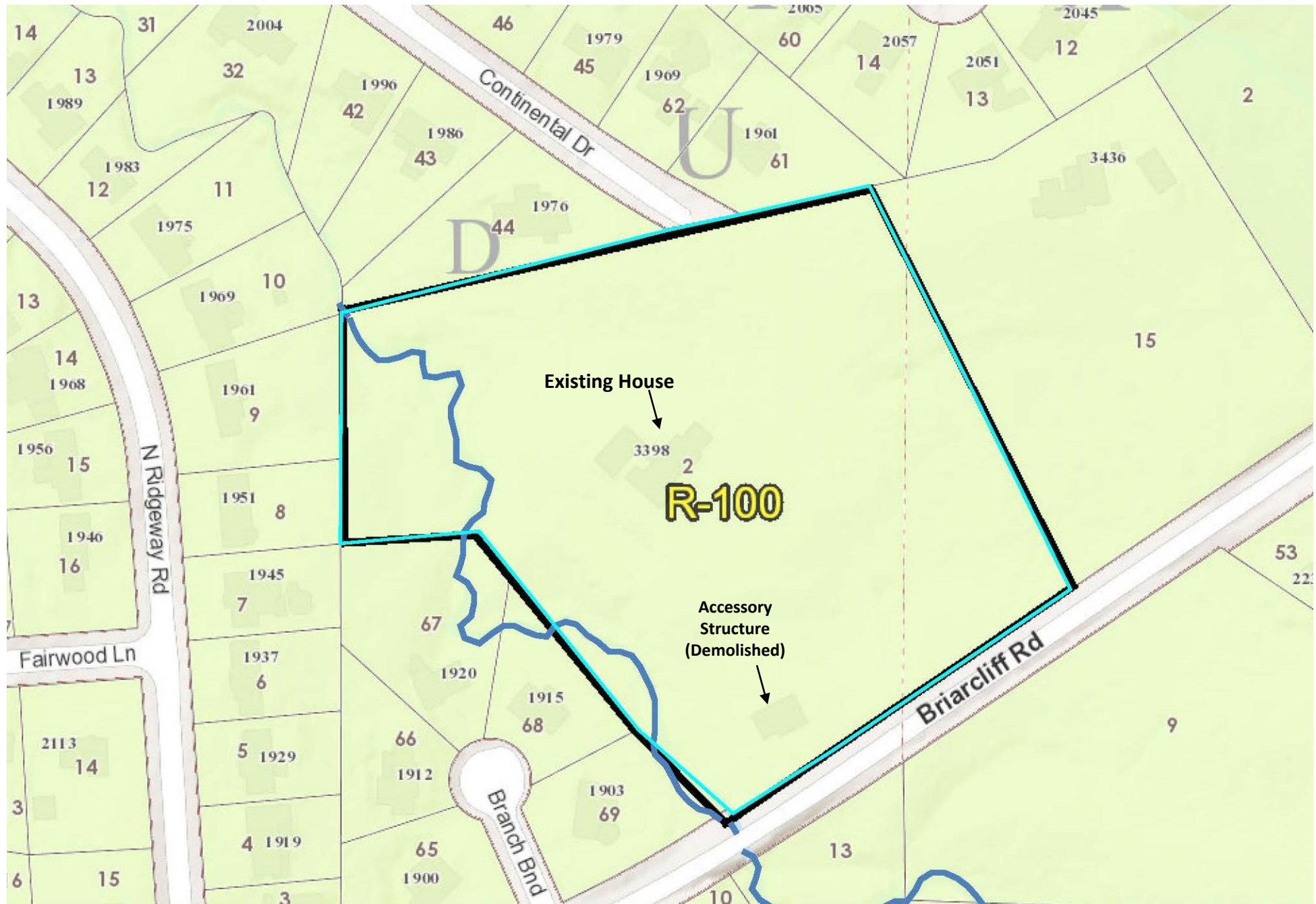
1 PROJECT OPEN SPACE EXHIBIT
SCALE: 1" = 150'

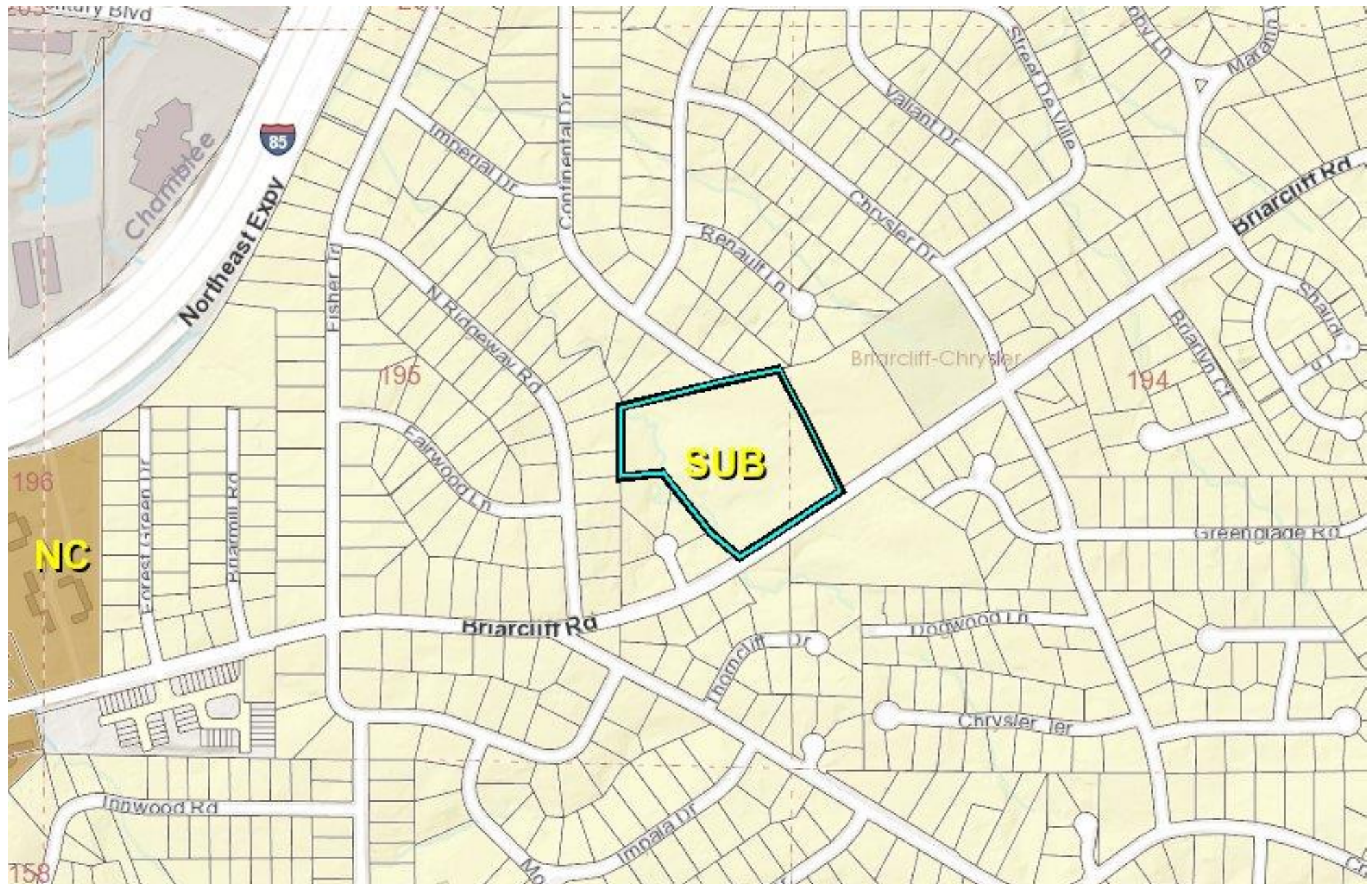
- SITE DATA:**
- SITE ADDRESS:** 3398 BRIARCLIFF ROAD, ATLANTA, GA 30345
 - SITE ZONING:** R-100
 -EXISTING ZONING: RSM-USF (SITE SPECIFIC PLAN)
 -MAXIMUM DENSITY: 4 UNITS ACRE = 34.8 = 34 UNITS
 -PROPOSED DENSITY: 21 UNITS / 8.7 ACRES = 2.4 UNITS/AC
 - LOT AREAS:**
 -NET LOT AREA: 8.7 ACRES
 -GROSS LOT AREA: 8.7AC + 0.34AC = 9.04 ACRES
 (500LF * 1/2*60FT ROW = 15,000SF = 0.34 ACRES)
 - PROPOSED DEVELOPMENT AREA: 2.47 ACRES**
(SEE AREA 'A' ON EXHIBIT '1/ZP')
 - OPEN SPACE SUMMARY:**
 -REQUIRED OPEN SPACE: 20% OF SITE AREA
 -REQUIRED OPEN SPACE: 20% * 8.7AC = 1.74 ACRES
 -PROVIDED OPEN SPACE: 6.23 ACRES = 71.6%
 AREA 'B1' (BUILDABLE PRESERVED AREA): 4.00 ACRES
 AREA 'B2' (NON-BUILDABLE OPEN SPACE): 2.23 ACRES
 TOTAL OPEN SPACE: 6.23 ACRES
 - PARKING SUMMARY:**
 -PROVIDED PARKING: (2 PARKING SPACES / UNIT) + (0.75 / UNIT GUEST)
 = 2.75 PARKING STALLS / UNIT
 - BUILDING SQUARE FOOTAGES:**

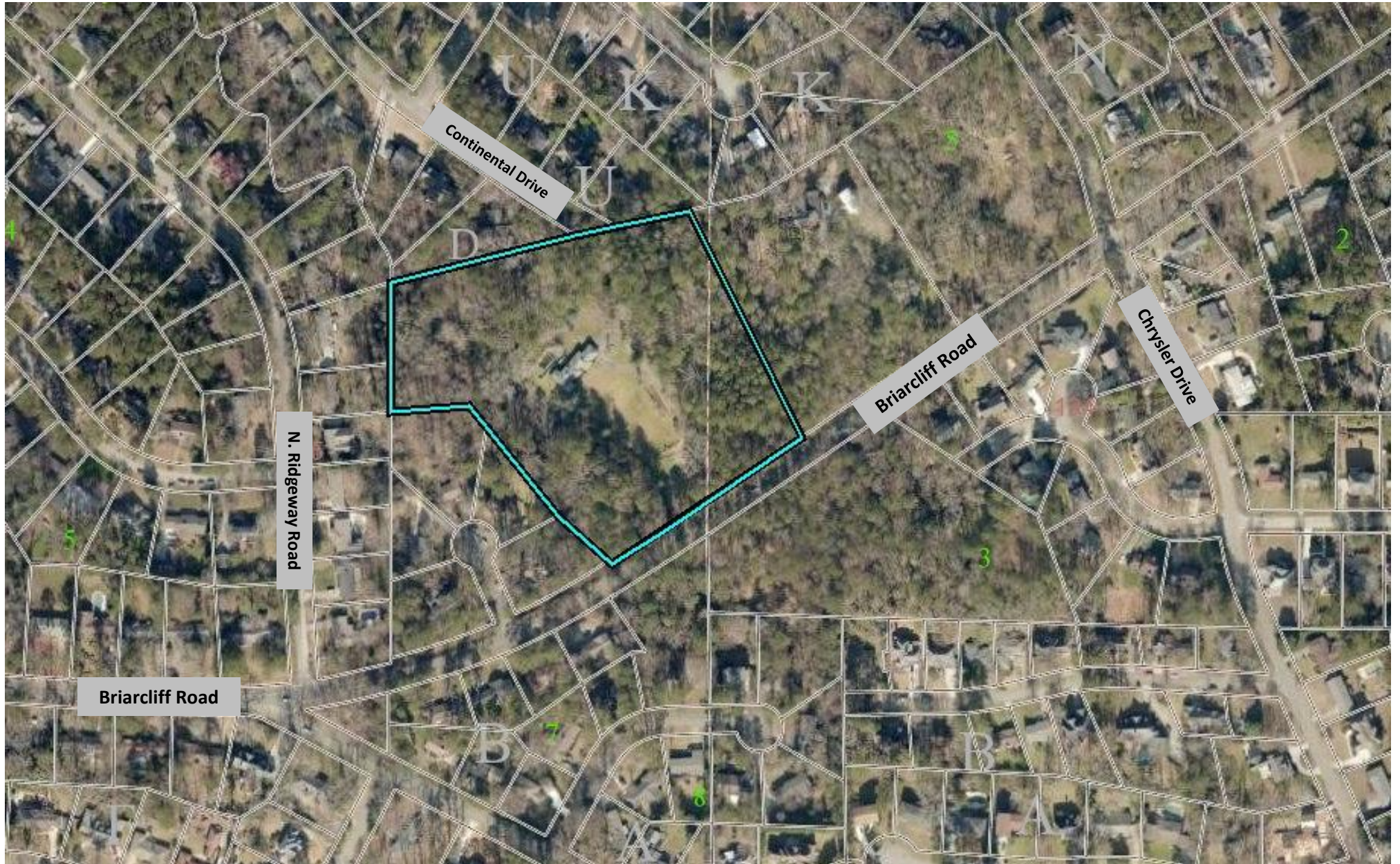


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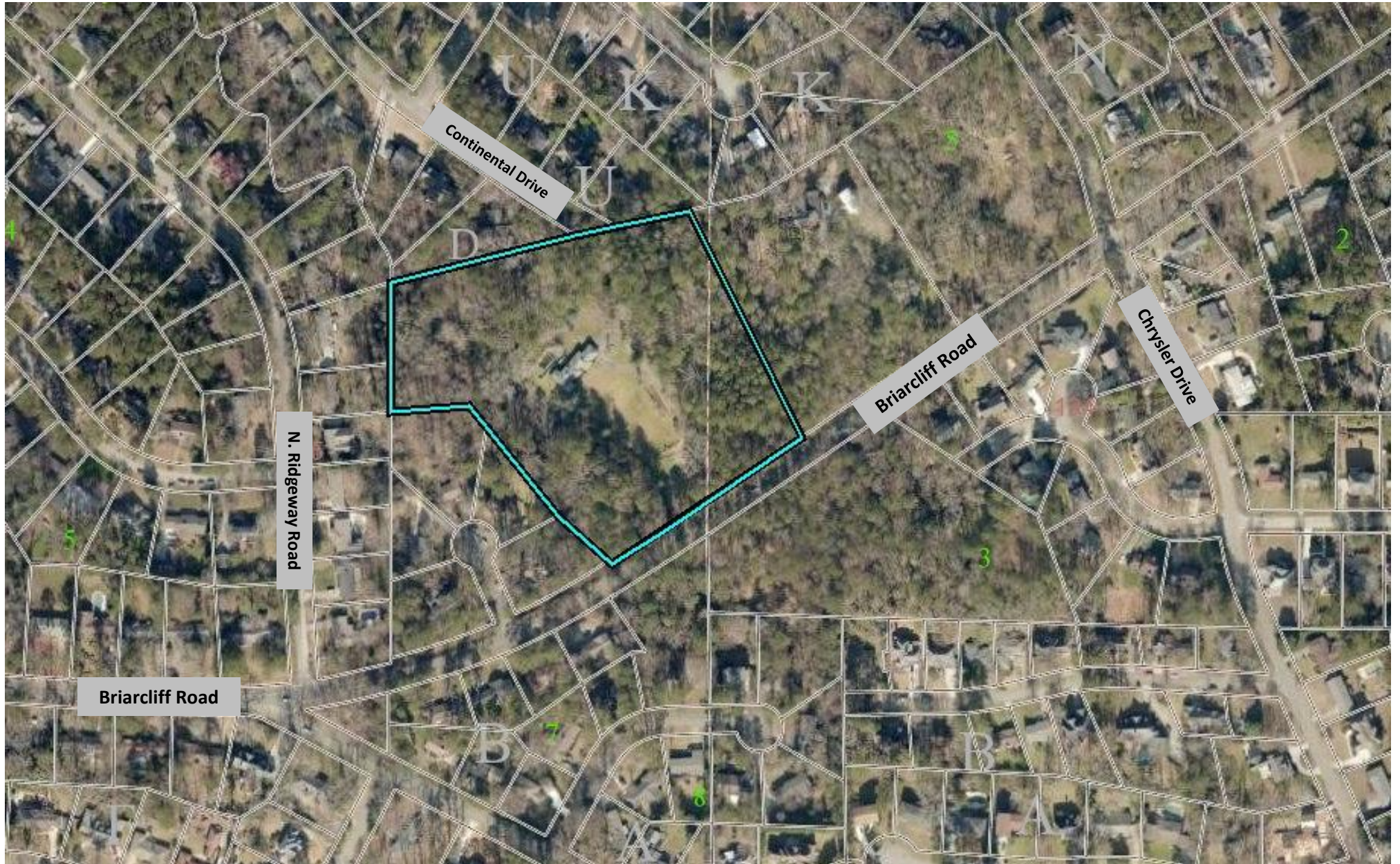




(left) Subject property, viewed from Briarcliff Road.



(right) Subject property, viewed from Continental Drive.





VILLAGE HABITAT DESIGN BUILD gramsey@villagehabitatdesign.com 2/27/2019 2:11:31 PM	PENDERGRASS UNIT A CONCEPT PLANS	North West Perspective	
		Project no.	Project Number
		Date	Issue Date
		Drawn by	Author
		Checked by	Checker
			Scale

A.1



Southwest Perspective	
Project no.	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
	Scale

A.2

PENDERGRAST UNIT B
CONCEPT PLANS

VILLAGE HABITAT
DESIGN BUILD

gramsey@villagehabitatdesign.com

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South West Perspective	
Project no.	Project Number
Date	Issue Date
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Scale	

**PENDERGRASS
UNIT C**

CONCEPT PLANS

**VILLAGE HABITAT
DESIGN**

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