



DeKalb County Department of Planning & Sustainability

178 Sams Street, Suite 300

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: July 12, 2022, 5:30 P.M.

Board of Commissioners Hearing Date: July 28, 2022, 5:30 P.M.

STAFF ANALYSIS

Case No.: LP-22-1245473 **Agenda #:** D.5
Location/Address: 1058 & 1078 Moreland Avenue Atlanta, GA 30316 **Commission District:**3 **Super District:**6
Parcel IDs: 15 145 15 054, 15 145 15 099
Request: To amend the Future Land Plan Map from Traditional Neighborhood (TN) to Commercial Redevelopment Corridor (CRC)
Property Owner(s): Clark Property R+D 437 Memorial Drive SE, Suite A-2 Atlanta, GA 30312
Applicant/Agent:
Acreage: 9.3 acres
Existing Land Use: Traditional Neighborhood
Surrounding Properties: Traditional Neighborhood
Adjacent Zoning: **North: R-75(TN) South: R-75(TN) East: R-75(INS) West: City of Atlanta**

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

Proposed Density: 45 units

Existing Density: N/A

Proposed Units/Square Ft.: N/A

Existing Units/Square Feet: N/A

Proposed Lot Coverage: 56%

Existing Lot Coverage: N/A

Companion Application:

Applicant has a companion Rezoning Application (Z-22-1245472) to rezone the subject parcels from 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.

STAFF RECOMMENDATION: Approval

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. These areas mostly consist of strip -style shopping centers that are in need of aesthetic or functional improvements, are in economic decline or are vacant. They are often characterized by a high degree of vehicular traffic, on site parking, moderate floor to area ratio and large tracts of land. The proposed density for areas of this type is up 18 dwelling units per acre, with a maximum height of 3 stories.

Primary Uses

- Townhomes
- Condominiums
- Apartments
- Health Care Facilities
- Retail and Commercial
- Office
- Institutional Uses
- Entertainment and Cultural Facilities
- Park and Recreational Facilities
- Public and Civic Facilities

Major CRC Corridors

- Memorial Drive
- Lawrenceville Highway
- Covington Highway
- Panola Road
- Turner Hill Road
- Rock Chapel Road
- Hairston Road

Policies

- Cyclists and Pedestrians - Provide safe and attractive facilities for bicyclists and pedestrians.
- Transportation - Provide transportation alternatives to reduce automobile dependency.
- Mixed-Use Redevelopment - Redevelop older strip commercial centers into viable mixed -use developments.
Streetscape - Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscape improvements and people.
- Mixed Use Districts - Create compact mixed -use districts and reduce automobile dependency and travel to obtain basic services.
- Density - Cluster high density development at nodes & along major corridors outside of established residential areas. Landscaping - Use landscaping and other buffers to protect pedestrians from heavy traffic.
- Aesthetics - Create and implement performance and aesthetic standards to improve visual appearance.
- Signage - Implement signage and billboard controls.
- Parking - Require parking to the side or rear of buildings.
- Connectivity - Promote parcel interconnectivity.
- TOD - Promote transit -oriented development.
- Bike Parking - Provide safe and accessible areas for bicycle parking.
- Transit Incentives - Provide incentives to encourage transit compatible development.

- Transportation - Accommodate and encourage the development of multi-modal transportation centers, where appropriate.
- Access Management - Create and implement driveway controls and access management standards.
- Tree Preservation - Establish tree preservation and landscaping standards.
- Development - Focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor.
- Redevelopment Concept - In appropriate locations, build new commercial structures closer to street on existing under-utilized parking lots creating internal smaller or decked parking.
- Architectural Standards - Upgrade the appearance of existing older commercial buildings with façade improvements.

Permitted Zoning

- MU-5
- MU-4
- MU-3
- MU-2
- MR-1
- MR-2
- C-1
- OI
- HR-1
- HR-2
- RSM

Development Guidelines

Setbacks

Greater setbacks shall be required when adjacent to lower density residential uses and transitional buffers shall be required.

Buffers

Development shall incorporate enhanced buffers in an effort to protect single family neighborhoods.

Heights

Proposed development shall consider and implement staggered heights when adjacent to single family residential neighborhoods.

The development proposal includes a mix of uses on parcels in both the jurisdictions of City of Atlanta and Unincorporated DeKalb County. The two parcels in the City of Atlanta incorporate the greater height allowed by the City's Codes. These parcels have frontage on Moreland Avenue.

The subject parcels being considered for a Land Use Plan Map amendment are being reviewed based on a submitted site plan that indicates a walkable, grided, layout of attached single-family residential units (45 three-story, townhomes) and a cottage court. The attached Site Plan (dated 02-03-2022) incorporates the policies in the 2021 Comprehensive Plan 5 Year Update. For this reason, staff's recommendation for the proposed Land Use Amendment application is, 'Approval.'

Attachments:

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map
5. Land Use Plan Map
6. Aerial Map



**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.: LP-22-1245473

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

Address: 1078 MORELAND AVE

ATLANTA, GA 30316

WATER:

Size of existing water main: 6" CI (adequate/inadequate)

Distance from property to nearest main: ~250 ft.

Size of line required, if inadequate: 8"

SEWER:

Outfall Servicing Project: Intrenchment Creek

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

Water Treatment Facility: Atlanta IGA (x adequate () inadequate)

Sewage Capacity: 40 (MGPD) Current Flow: 36.3 (MGPD)

COMMENTS:

Sewer capacity approval required. May have available service from Atlanta as well as Dekalb.

Signature: _____



2/7/2022

To: Mr. Brandon White, Planning Manager
From: Ryan Cira, Environmental Health Director
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

2/7/2022



N.11

LP-22-1245473 2022-1179/15n-145-15-054,15-145-15-099

1078 Moreland Ave., Atlanta, GA 30316 and 1058 Moreland Ave.

Amendment

- Please review general comments.
- Indication of septic system installed on surrounding properties.

N.12

TA-22-1245470 2022-1182

N/A

Amendment

- Please review general comments.

Zoning Comments – Feb. 2022

- N1. No comment
- N2. McAfee Road is classified as a collector road. Miter right of way at corner to allow for ADA ramps. Please note that DeKalb Transportation has recently acquired right of way and easements for the construction of sidewalks along McAfee. Make sure the survey is updated with the changes to ensure no impacts future setback requirements.
- N3. No comment
- N4. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Misty Valley Road is classified as a local road. Right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, 6-foot landscape strip, 5-foot sidewalk, pedestrian scale street lighting required. Miter right of way to allow for ADA ramps at the corner of Misty Valley at Glenwood. Glenwood is classified as a minor arterial. Right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike and OR a 10 for multiuse path (preferred), pedestrian scale street lighting required. No poles or utility obstructions (including guy wires) to remain within the pedestrian/bike facilities. Interior street must be private. Section 14-200(6)- watch required street spacing. Hard to tell if you have enough offset on the plans submitted but the offset may come up at the land development stage. Ensure intersection and stopping sight distance for the new road and Misty Valley during permitting.
- N5. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Old Rockbridge Road is classified as a local road. Right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, 6-foot landscape strip, 5-foot sidewalk, pedestrian scale street lighting required. Rockbridge Road is a minor arterial. Right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required. If installing a gate, there needs to be a queueing area for entry and a place to turn around if entry is not granted. We cannot have cars backing out onto Rockbridge Road.
- N6. No Comment
- N7. No Comment
- N8. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Panola Road is classified as a major arterial. Right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required.
- N9. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. LaVista Road is state route 236. GDOT review and approval required prior to land development permitting. Lavista Road is classified as minor arterial. Right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required. Only one access point will be allowed onto LaVista Road.
- N10. No Comment

- N11. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Unable to comment about specifics without site plan. Shadowridge Drive is classified as a local road. Right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, 6-foot landscape strip, 5-foot sidewalk, pedestrian scale street lighting required. Moreland Ave. is SR 42. GDOT review and permits required prior to land development permitting. Moreland Ave. is classified as minor arterial. Right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required.
- N12. No Comment



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, 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. Low Impact Development features/ Green Infrastructure shall be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was not** 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.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

V-11

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**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: LP-22-1245473 Parcel I.D. #: 15-145-15-054

Address: 1078
Maryland 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:

Field and plans reviewed. Found nothing that would disrupt traffic @ this time.

Signature: *David Miller*

Land Use Amendment Application

1058 Moreland Avenue SE, Atlanta, GA 30316

1078 Moreland Avenue SE, Atlanta, GA 30316

DEPARTMENT OF PLANNING & SUSTAINABILITY

APPLICATION TO AMEND COMPREHENSIVE LAND USE (FUTURE DEVELOPMENT) MAP
PLAN OF DEKALB COUNTY, GEORGIA

Application No _____ Date Received: _____

Applicant's Name Clark Property R+D, LLC E-Mail Jesse@clarkprd.com

Applicant's Mailing Address 437 Memorial Dr SE, Ste A-2, Atlanta, GA 30312

Applicant's Daytime Phone# 404-556-7544 Fax# _____

If more than one owner, attach information for each owner as Exhibit "A"

Owner's Name: Stoney Creek Developments, LLC E-Mail ahmed@asherbuilt.com

Owner's Mailing Address 2451 Cumberland Pkwy, # 3454, Atlanta, GA 30339

Owner's Daytime Phone # 678-333-6380 Fax # _____

Address/Location of Subject Property 1058 & 1078 Moreland Ave SE, Atlanta, GA 30316

Parcel ID# 15 145 15 054 (1078)
15 145 15 099 (1058) Acreage 4.16 acres

Commission District 3

Present Zoning District RSM Proposed Zoning District MR-2

Present Land Use Designation Traditional Neighborhood

Proposed Land Use Designation Commercial Redevelopment Corridor

Current Zoning Classification(s) _____

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/j/84411234567>

(<https://us02web.zoom.us/j/84411234567>)

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/meeting/register/tZEpdeugqjMqGNY6KGV99plxqrRj0HJaZh-w4>

(<https://us02web.zoom.us/meeting/register/tZEpdeugqjMqGNY6KGV99plxqrRj0HJaZh-w4>)

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.

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 reads "Karla Lightfoot Causey" in a cursive, flowing script.

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

Letter of Application and Impact Analysis

Application to Amend Land Use

Designation for a Portion of the Property at

1078 Moreland Ave., SE and 1058

Moreland Ave., SE

Project Overview

Parcel size and location - The subject parcel is a combination of (5) parcels hereby referred to as 1078 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, with the remainder of the parcel is in unincorporated DeKalb County.

Geographic Conditions – The subject parcel has 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 Intrenchment 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 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 no 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 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 is consistent with other Moreland corridor conditions nearby. The area of the subject property proposed for the land use amendment is completely land-locked behind City of Atlanta MRC-1 commercial zoning along Moreland, and the creek in the middle of the site. 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 makes extending the road financially infeasible. The only access to the subject area is through the City of Atlanta MRC-1 land on Moreland Ave. All of the adjacent R-75 parcels that back onto the subject area are very deep lots, with homes sited between 150-200' from the property line. In summary, the parcel is buffered from surrounding single-family homes by the generous depth of those R-75 lots and the substantial mature tree growth on each of them. The subject parcel is at a point on the Moreland Ave. corridor where use along the east side transitions from commercial uses on this City of Atlanta frontage 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 (5) 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, 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 *only* for the western part of the site between the creek and the Moreland-fronting City of Atlanta commercial zoned portion.
2. Donation of approx. 4 acres 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 large amounts of pervious pavement areas and above-grade retention to reduce sewer 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 land use is Commercial Redevelopment Corridor (CRC); the proposed zoning classification will be 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:* This land use amendment 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. The community advocated for preservation of additional forest area and minimal development on the eastern side of the property so as to 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 TN land use and RSM zoning.
- c) *Existing and proposed use of the property:* The subject area of the property, about 4.16 acres, is currently unimproved, having been left undisturbed since about 2006 when the previous development project was abandoned; the proposed use is attached zero-lot-line single-family residential (townhomes).
- 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):* The proposed townhomes will be relatively consistent in design, with a few of them smaller in size to accommodate siting conditions, but averaging 1,600 sf and (3) bedrooms. Please see the chart below for additional details. 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.

Max. units/acre CRC/MR-2	12-24 units
Proposed units/acre (4.16ac)	10.8
Proposed total units	45
Mix of unit types	1200-1800 sf / 2&3BR
Avg. unit size	1600 sf
Total floor area	72,000 sf
Proposed max. building height	45' max. / 3 stories

- d) *Statement of conditions discussed with the neighborhood or community:* Most of the 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 units on the subject area, no new through road from Moreland Ave. to Shadowridge Dr., maximum 4-story building heights throughout the project, and increased setbacks and landscape screening (where needed) adjacent to single-family back yards.

Impact Analysis

The following is a description of standards and factors to be considered for the proposed Comprehensive Plan land use map amendment at 1078 Moreland Avenue, SE, per Article 7.3.4 of the Zoning Ordinance of the Dekalb County.

- 1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby properties.*

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

- The existing land use is Traditional Neighborhood (TN) low density single-family, although along the immediate area of the Moreland Avenue corridor there are numerous instances of zoning classifications that misalign with TN and support low and medium density commercial uses, such as the Village Creek shopping center which houses the Kroger and multiple other retail businesses. This is indicative of an active corridor experiencing redevelopment due to the post-recession economic recovery of the past 10 years, and the rapid growth of the region's core. 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 land use is Commercial Redevelopment Corridor (CRC), which allows low and medium density residential and mixed use. The CRC designation will bring this portion of the parcel (which is accessible only from Moreland Avenue) into alignment with the commercial and mixed-use character of the Moreland Avenue corridor to the immediate south, including the adjacent properties and other CRC-designated areas already in place nearby on the corridor. The Village Creek shopping center currently designated as TN could also appropriately be given the CRC designation.
- The proposed CRC land use 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.
- The proposed CRC land use enables the development of this land in a manner which directly supports a number of Comprehensive Plan priorities, including corridor revitalization (Moreland Avenue) and new housing options near the Bouldercrest Logistics Cluster economic development priority area.

- 2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property.*

The proposed land use change 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 undeveloped parcel will be developed in a way that tactfully address transitional development concerns of nearby neighbors with a compatible residential use.

- Other nearby properties to the south along Moreland Avenue have commercial uses which will be supported by the moderate residential density proposed.
- The proposed land use amendment will bring the parcel into compatible alignment with the City of Atlanta land use designation for the portion of the parcel fronting Moreland Avenue, by allowing for development that transitions 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.

3. *Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.*

The proposed land use change will not result in uses which would cause excessive or burdensome use of existing streets and infrastructure.

- The proposed land use amendment intentionally applies only to the land-locked portion of the subject parcel that can be accessed only from Moreland Avenue, so that the impact of the new development will not be experienced on the interior of the neighborhood.
- 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.

4. *Whether the amendment is consistent with the written policies in Comprehensive Plan text.*

The proposed land use change is consistent with many written policies in the Comprehensive Plan text.

- The development enabled by the proposed land use 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 land use amendment would not have mixed-use development, it is part of a larger mixed-use project 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.
- 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 – surrounding TN/R-75 neighborhoods would be ensured of a compatible, transitional residential development with this concept.
 - 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.
 - 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 standard streetscape amenities per City of Atlanta requirements.

5. Whether there are environmental impacts or consequences resulting from the proposed change.

The proposed land use change will have minimal environmental impact, and will help stabilize the buffer of Ripplewater Creek through the property.

- Tree removal – the subject area of the site had been cleared and graded 15 years ago in preparation for a previous development that was never completed.
- Project will utilize a variety of design and material-related stormwater management strategies to mitigate the impact of runoff on Ripplewater, and will further allow for stabilizing strategies on both sides of the creek.
- The change will also allow for the preservation of approximately (4) acres of 50-year old urban forest and the multiple environmental benefits these pocket urban forests provide.

6. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines.

- The proposed amendment brings the subject parcel into compatibility with the land use of the City of Atlanta portion of the parcel that fronts onto Moreland Avenue (Low Density Commercial), and will incorporate its development as part of the project. The mixed-use component of the project will be within the City of Atlanta, and the residential townhome portion of the project will be within the subject DeKalb County portion. Both parts will be visually and spatially connected together by an open plaza and linear shared street forming the spine of the townhomes’ configuration.

7. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.

- 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 presents a moderate approach to the development of this difficult parcel which has been generated in collaboration with the community.

▪

8. *Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.*

- The proposed amendment will allow for the development of the larger parcel in a manner which will conserve the existing historic granite quarry, the Ripplewater Creek bed, and a portion of 50-year old urban forest, preserving these geological and natural amenities for DeKalb County stewardship and public use as park space. There is also 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.

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)

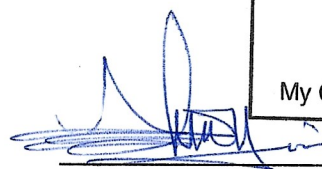
being (owner) (owners) of the subject property described below or attached hereby delegate authority to

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

J J OVIEDO
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires July 19, 2022

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"

- FLOOD ZONE "AE" REGULATORY FLOODWAY
- FLOOD ZONE "AE" 1% ANNUAL CHANCE
- FLOOD ZONE "X" 2% ANNUAL CHANCE

ZONING

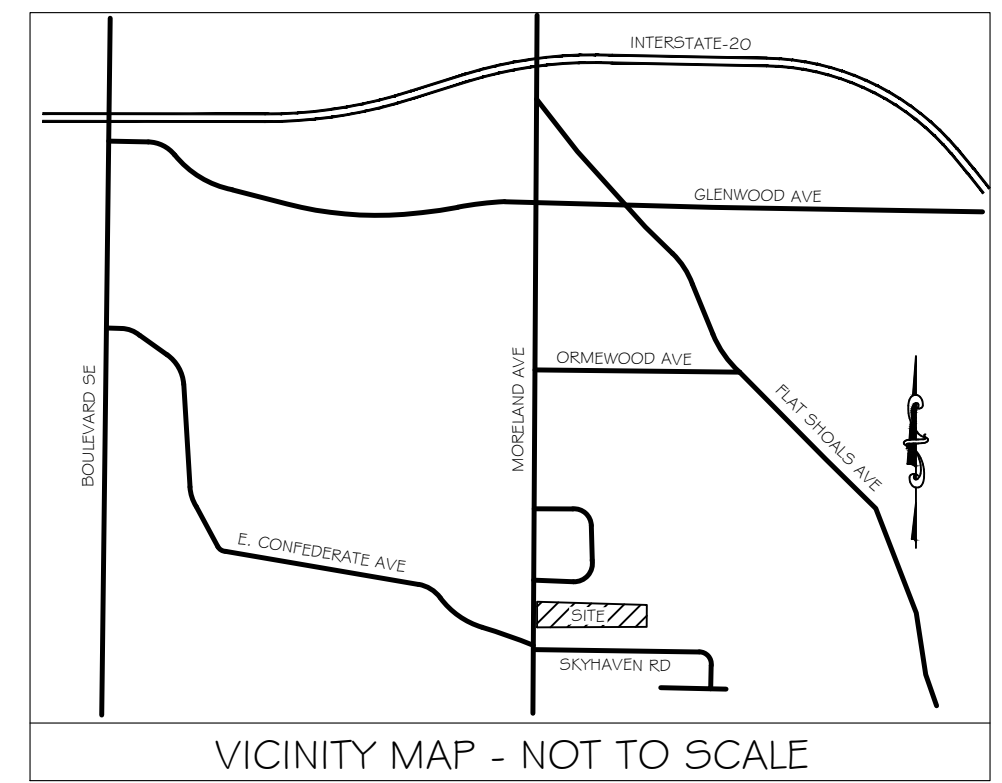
THE SUBJECT PROPERTY IS ZONED MRC-1-C PER CITY OF ATLANTA DEPARTMENT OF CITY PLANNING.

THE SETBACKS FOR THIS PROPERTY WERE NOT FOUND AND APPEARS TO BE BASED ON A PER DEVELOPMENT STANDARD. IT IS ADVISED THAT THE CLIENT SHOULD MEET WITH THE CITY OF ATLANTA DEPARTMENT OF CITY PLANNING BEFORE ANY SETBACKS ARE DETERMINED.

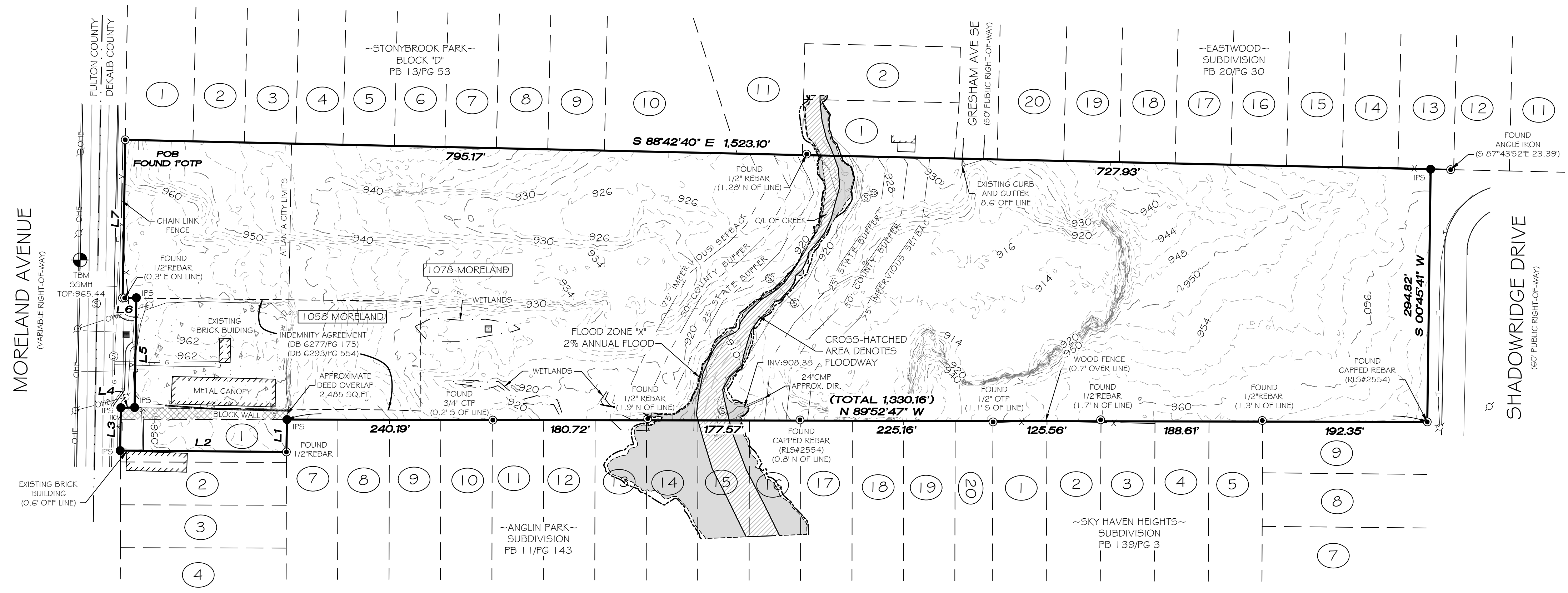
VEGETATION NOTE

Site covered in dense vegetation and Kudzu. Other structures may exist on site other than what is shown hereon.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



- 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 13089C0126), dated 05-16-2013, a portion of the subject property lies within Zone "AE", defined as "an area with a 1% annual chance of flooding".
 - The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by Subsurface Utility Investigations Inc. 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. SUIT's report can be provided upon request.
 - 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 09-21-2020 using the Leica Smartree System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
 - The field data upon which this plot 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 plot has been calculated for closure and is found to be accurate within one foot in 436,809 feet.
 - Equipment used for measurement:
Angular: Leica TS16 Robotic Total Station
Linear: Leica TS16 Robotic Total Station
GPS: Leica GS16 GPS Receiver
 - This plot was prepared for the exclusive use of the person, persons, or entity named hereon. This plot 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.
 - Alliance did not perform a field run Topographic Survey. Contours provided to us by Swampfox Aerial on November 08, 2020.



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

LINE	BEARING	DISTANCE
L1	S 00°56'27" W	37.80'
L2	N 89°31'03" W	193.98'
L3	N 00°56'27" E	49.95'
L4	N 88°50'33" E	16.00'
L5	N 00°56'27" E	128.00'
L6	S 88°59'33" W	16.00'
L7	N 00°56'27" E	184.48'

TRACT CONTAINS
478,015 SQ.FT.
10.974 ACRES

SURVEYOR CERTIFICATION

TO: RANGEWATER DEVELOPMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY & FIRST AMERICAN TITLE INSURANCE COMPANY.

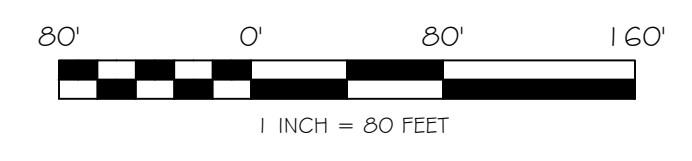
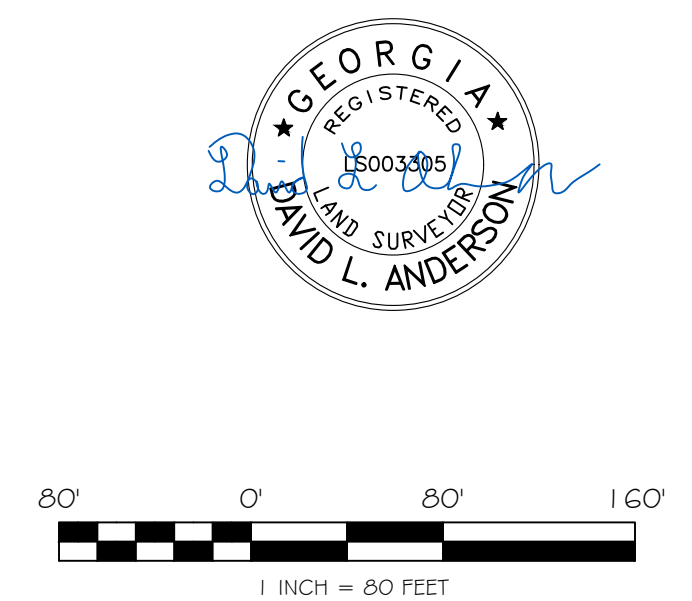
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11, 13, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF NOVEMBER OF 2020.

David L. Anderson 11/10/2020
David L. Anderson, GA P.L.S. #3305 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.

David L. Anderson 11/10/2020
David L. Anderson, GA P.L.S. #3305 Date



ALLIANCE LAND SURVEYING
L.S.F. 1322
6095 ATLANTA HWY. STE. 100
FLOWERY BRANCH, GA. 30542
770.226-4730 J WWW.AEFATL.COM

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

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

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

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

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS 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 CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SHEET NO:
1 OF 2

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SCHEDULE B, PART II

- (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.
- 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.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 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.
- Any minerals or mineral rights leased, granted or retained by current or prior owners.
- 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 \$299.51. (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 \$127.45. (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.
- 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.
- 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.
- No insurance is afforded as to the amount of acreage or square footage contained in the Land.
- 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.
- Rights of tenants in possession, as tenants only, under unrecorded occupancy agreements.
- 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. 1930S RIGHT-OF-WAY PLANS WERE NOT PROVIDED OR FOUND DURING THE COURSE OF OUR RESEARCH.
- 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 G277, Page 175, aforesaid records. (Affects Parcel 2) LEGAL DESCRIPTION INCLUDES A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.
- 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 G293, Page 554, aforesaid records. (Affects Parcel 2) LEGAL DESCRIPTION INCLUDES A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.
- 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 G295, Page 89, aforesaid records. (Affects Parcel 2). DOES NOT INCLUDE SUBJECT PROPERTY. RIGHT-OF-WAY IS SHOWN HEREON.
- Easement from Charles C. Ozburn to Georgia Power Company, dated March 7, 1989, filed for record April 7, 1989, and recorded in Deed Book G402, Page 562, aforesaid records. (Affects Parcel 2). LEGAL DESCRIPTION IS BLANKET IN NATURE AND INCLUDES THE PORTION OF THE SUBJECT PROPERTY KNOWN AS 105B MORELAND AVENUE.
- Matters as shown on that certain plat recorded in Plat Book 11, Page 143, aforesaid records. (Affects Parcel 3)
- Matters as shown on that certain plat recorded in Plat Book 146, Page 19, aforesaid records. (Affects Parcel 1)
- Matters as shown on that certain plat recorded in Plat Book 146, Page 21, aforesaid records. (Affects Parcel 1)
- Matters as shown on that certain plat recorded in Plat Book 146, Page 23, aforesaid records. (Affects Parcels 1 & 2)
- 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.
- 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. STANZILIS, 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 G247, 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:

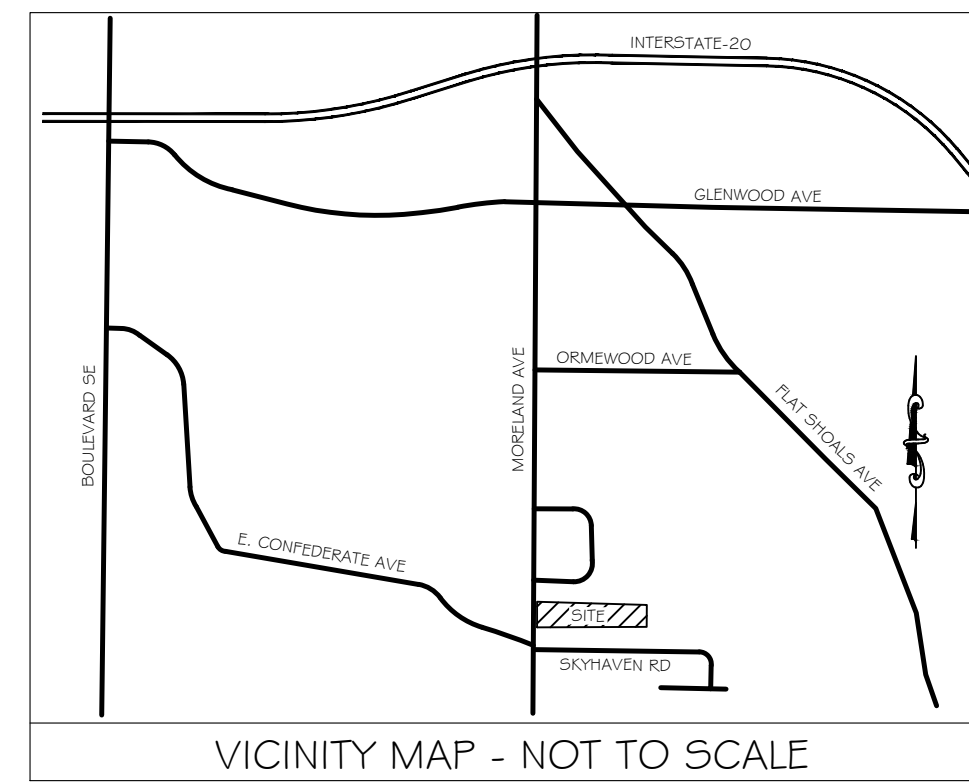
PARCEL 2:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING PARTIALLY WITHIN THE CORPORATE LIMITS OF ATLANTA, CONTAINING 1.028 ACRES, PURSUANT TO SURVEY PREPARED BY DAVID W. LYNIAH, GEORGIA REGISTERED LAND SURVEYOR NO. 1845, DATED JULY 28, 1988, RECORDED IN DEED BOOK G247, 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 105A AND 105B 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.



VICINITY MAP - NOT TO SCALE

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 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 Shadonsage 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 193.96 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.

ALLIANCE LAND SURVEYING
L.S.F. 1322
6095 ATLANTA HWY. STE. 100
FLOWERY BRANCH, GA. 30542
770.226-4730 J WWW.AEFATL.COM

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

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

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

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

811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER 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 CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

File Location: c:\user\mcb\proj\04-survey\project\03-progress\20134 - moreland avenue\dwg\20134 - moreland.dwg topso

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 - ATLANTA
adjacent property City of Atlanta zoning

CURRENT: MRC-1-C
PROPOSED: MRC-2

ZONING - DEKALB
subject property DeKalb County zoning

CURRENT: RSM
PROPOSED: MR-2
proposed zoning amendment from Atlanta city limits to centerline of creek.

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

NET LOT AREA: 181,405 SF = 4.16 ACRES
MAXIMUM FLOOR AREA: N/A
PROVIDED FLOOR AREA: 72,000 SF = 0.40
MAXIMUM LOT COVERAGE: 154,194 SF = 85%
PROVIDED LOT COVERAGE: 102,463 SF = 56%
MINIMUM OPEN SPACE: 27,211 SF = 15%
PROVIDED OPEN SPACE: 80,701 SF = 44%

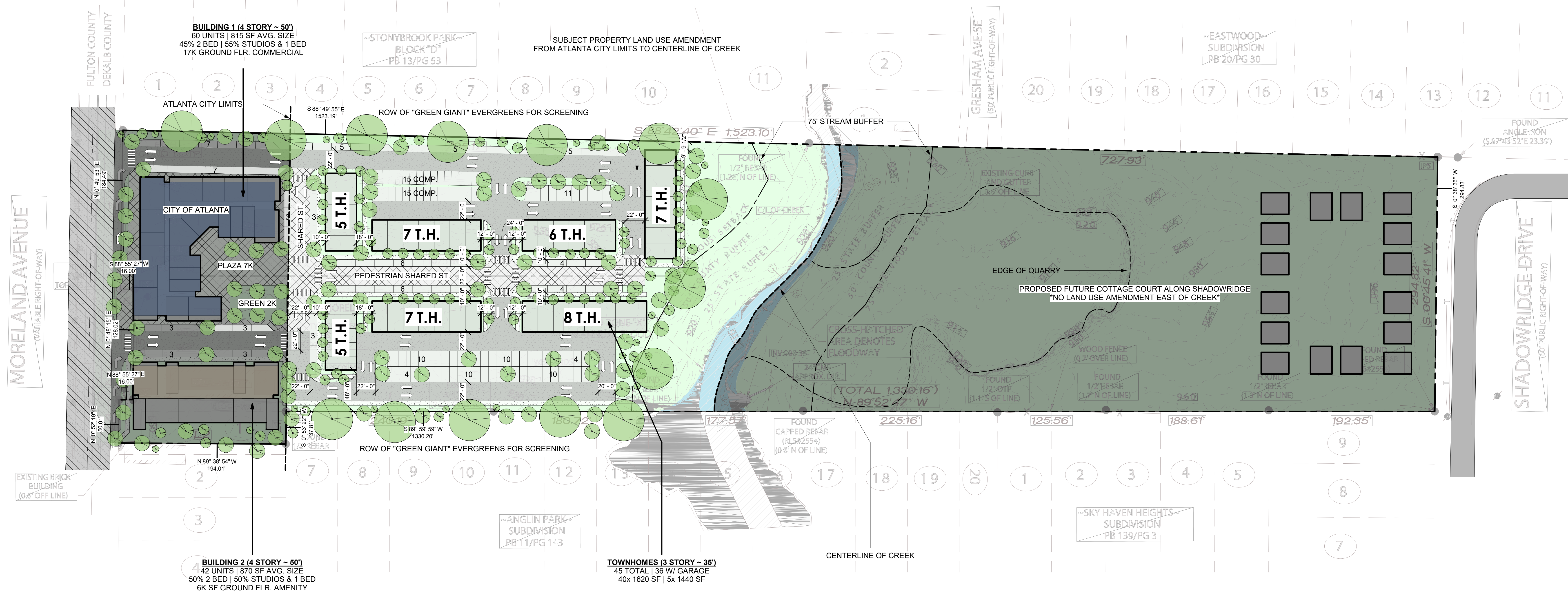
TOWNHOMES (SFA)
NUMBER OF UNITS: 45
MINIMUM LOT AREA: 1000 SF
MINIMUM LOT WIDTH: 20 FT
ALLOWABLE UNIT DENSITY: 12 / ACRE
PROVIDED UNIT DENSITY: 10.8 / ACRE
FRONT SETBACK: 3 FT
SIDE SETBACK (INTERIOR): 10 - 20 FT
SIDE SETBACK (CORNER): 10 - 20 FT
REAR SETBACK: 15 FT
REAR SETBACK (ALLEY): 10 FT
MINIMUM FLOOR AREA: 1000 SF
MAXIMUM HEIGHT: 3 STORIES / 45 FT*
*lessor of

PARKING
based on overall site west of creek

ATLANTA RATIOS:
DEKALB SFA RATIO: 1.75 / UNIT = 79
159*

PROVIDED SURFACE:
*59 standard, 30 compact,
70 parallel
72*

PROVIDED GARAGE:
*Townhome garages
231



NOT RELEASED FOR CONSTRUCTION



SKYHAVEN QUARRY
1078 MORELAND AVENUE | ATLANTA | 30316

xMETRICAL, LLC | Modern Design Studio | 834 Inman Village Pkwy Suite 140 | Atlanta, GA 30307 | 404-474-2204 | office@xmetrical.com

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No.	Description	Date
1	LAND USE AMENDMENT	2022.02.03

CLARK PROPERTY
R+D

SITE PLAN

Project number: 1078
Date: 2022.02.03
Drawn by: J.WHYTE
Checked by: J.K.AVERY

A00

Scale: 1" = 50'-0"

2/3/2022 1:42:46 PM

SITE INFORMATION

LOCATION

ADDRESS
1078 & 1098 MORELAND AVE SE
ATLANTA, GEORGIA 30316

PARCEL IDs
15 145 15 054 (1078)
15 145 15 099 (1098)

LAND LOT:
DISTRICT: 145

ZONING - ATLANTA
"subject property City of Atlanta zoning"

CURRENT:
PROPOSED: MRC-1-C
MRC-2

ZONING - DEKALB
"subject property DeKalb County zoning"

CURRENT:
PROPOSED: RSM
MR-2
"proposed zoning amendment from Atlanta city limits to continue of creek"

LOT AREAS - DEKALB COUNTY LAND USE AMENDMENT
"from Atlanta city limits to continue of creek"

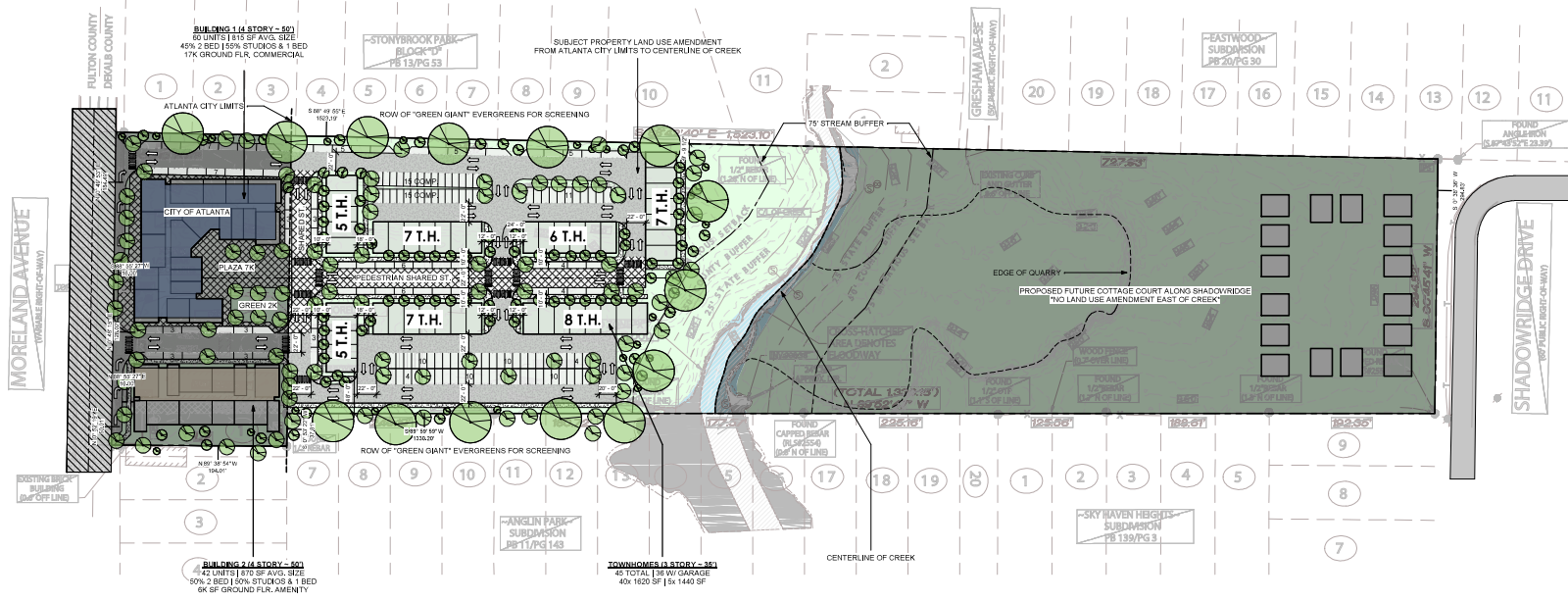
NET LOT AREA: 181,405 SF = 4.16 ACRES
MAXIMUM FLOOR AREA: N/A
PROVIDED FLOOR AREA: 72,000 SF = 0.40
MAXIMUM LOT COVERAGE: 154,194 SF = 82%
PROVIDED LOT COVERAGE: 102,463 SF = 56%
MINIMUM OPEN SPACE: 27,211 SF = 15%
PROVIDED OPEN SPACE: 80,701 SF = 44%

TOWNHOMES (SFA)
NUMBER OF UNITS: 45
MINIMUM LOT AREA: 1000 SF
MINIMUM LOT WIDTH: 20 FT
ALLOWABLE UNIT DENSITY: 12 / ACRE
PROVIDED UNIT DENSITY: 10.3 / ACRE
FRONT SETBACK: 15-20 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: 2 STORES / 45 FT*
*lessor of

PARKING
based on overall site west of creek

ATLANTA RATIOS:
DEKALB SFA RATIO: 1.75 / UNIT = 79
150%
PROVIDED SURFACE: 70 parallel
72'

PROVIDED GARAGE: 72'
Townhome garages
231



SKYHAVEN QUARRY
1078 MORELAND AVENUE | ATLANTA | 30316

No.	Description	Date
1	LAND USE AMENDMENT	10/22/2021

CLARK PROPERTY
R+D

SITE PLAN

Project number: 1078
Date: 2022.02.03
Drawn by: JWW/HTE
Checked by: JZJ/ALBERTY

A00

Scale: 1" = 50'-0"

xMETRICAL, LLC | Modern Design Studio | 1345 Inman Village Pkwy Suite 140 | Atlanta, 30307 | 404.742.2204 | info@xmetrical.com

2/20/22 10:46 AM

Written Legal Description

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

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

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

TOGETHER WITH:

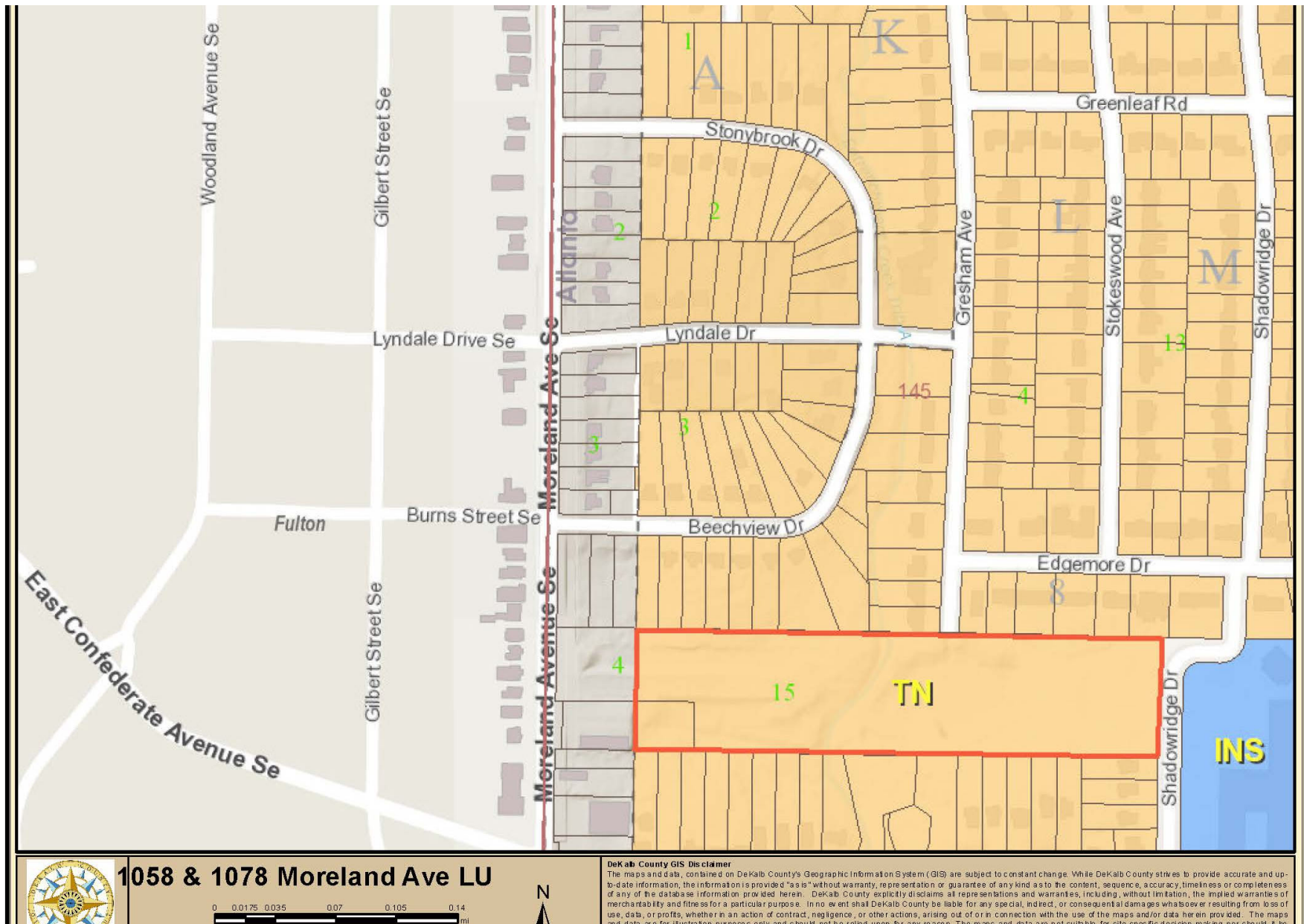
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING LOT 1 OF MRS. M.M. ANGLIN PROPERTY AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 143 OF THE DEKALB COUNTY, GEORGIA RECORDS WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND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

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

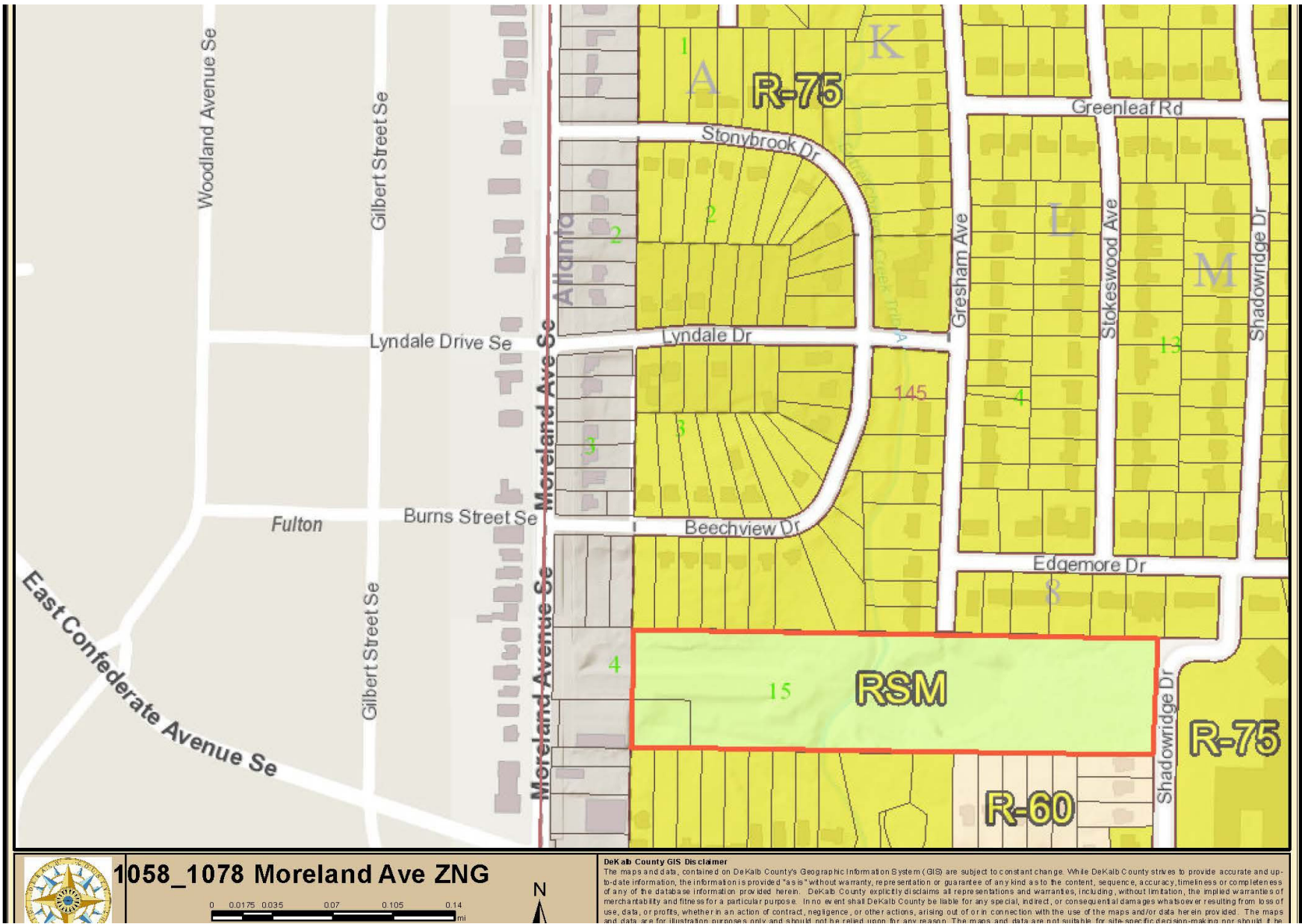
Building Form Information

Building materials will include brick, stone and cementitious siding (Hardie). Commercial storefronts will have aluminum frames. For the residential pitched roofs, architectural shingles will cover the roof and for the flat roof buildings, TPO rubber membrane will be used.

Additional elevations will be forthcoming.

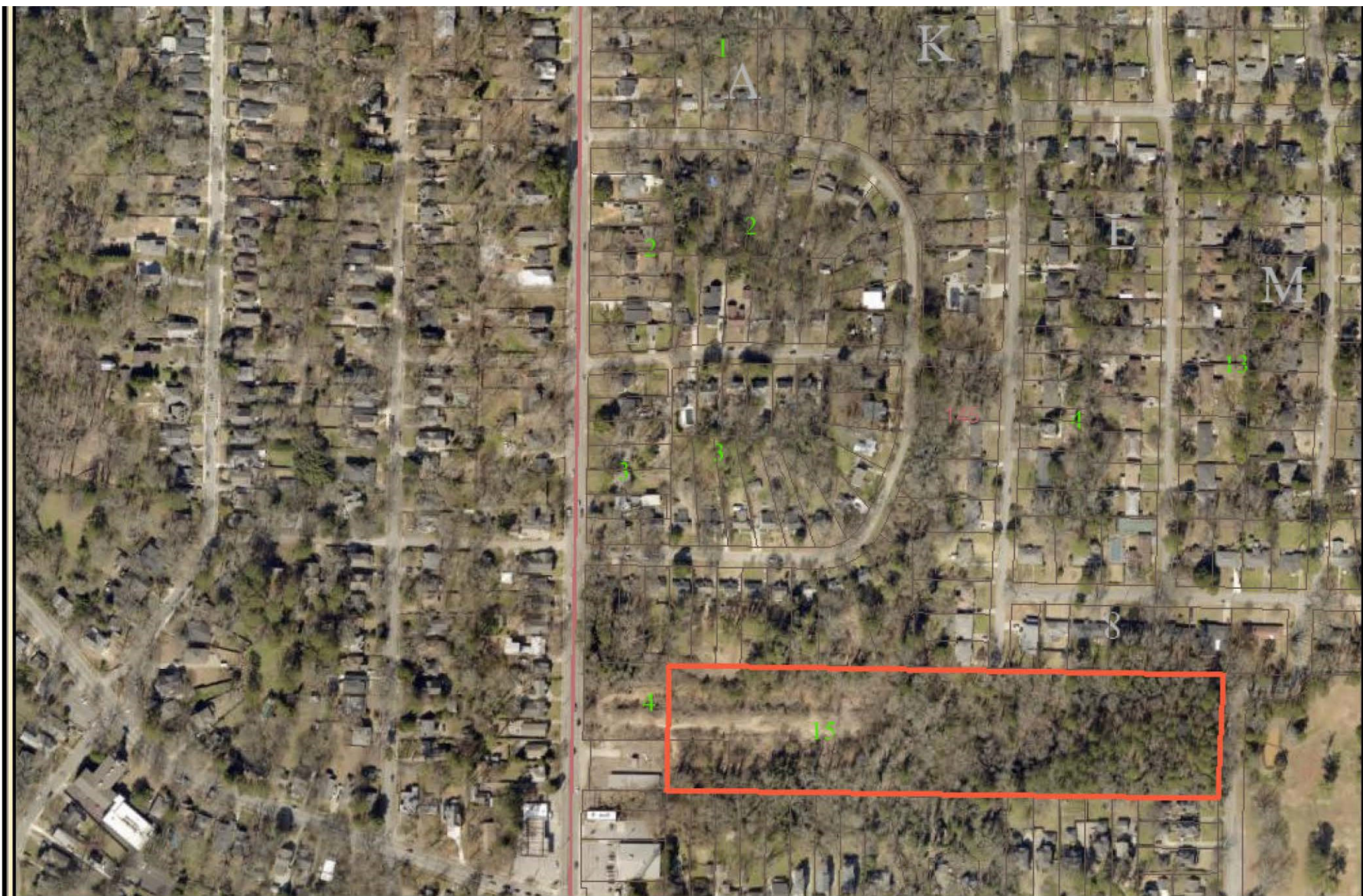


N.12 LP-22-1245473



1058_1078 Moreland Ave ZNG

N.12 LP-22-1245473



1058_1078 Moreland Ave IMG



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