



DeKalb County Department of Planning & Sustainability

178 Sams Street,
Decatur, GA 30030

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

Planning Commission Hearing Date: July 11, 2023
Board of Commissioners Hearing Date: July 27, 2023

STAFF ANALYSIS

Case No.:	SLUP-23-1246458	Agenda #: 2023-0586
Address:	2998, 3038, 2982, and 2974 Lavista Road and 1539 and 1529 Lavista Drive, Decatur, GA 30033	Commission District: 02 Super District: 06
Parcel ID(s):	18-148-01-005, 18-148-01-006, 18-148-01-022, 18-148-01-017, 18-148-01-064, 18-148-01-021	
Request:	A Special Land Use Permit (SLUP) to expand an existing, private school within the R-100 (Residential Medium Lot-100) Zoning District.	
Property Owner(s):	Arbor Montessori School Inc.	
Applicant/Agent:	Leslie Ellsworth	
Acreage:	7.49	
Existing Land Use:	Arbor Montessori School; Vacant Community Building	
Surrounding Properties:	North: R-100 East: R-100 South: Lavista Road West: R-100 and RSM (Residential Medium Lot)	
Comprehensive Plan:	Suburban (SUB) Consistent <input checked="" type="checkbox"/>	Inconsistent <input type="checkbox"/>

Staff Recommendation: Approval with conditions.

The applicant has requested a special land use permit (SLUP) to expand an existing, private school with an accessory child daycare. The existing school, Arbor Montessori, is based at 2998 Lavista Road and has operated at this location since 1987, serving early learning students through 8th grade. The school currently consists of three (3) buildings, two (2) playgrounds, a parking lot, and a garden with associated buildings. It has an occupancy of 192 people, including staff and students. Students range from 1 ½ to 15 years in age.

The SLUP application would allow for an expansion of the campus and the student body. The school has acquired an adjacent property (18 148 01 006) that was previously used as a private lodge. The applicants propose construction of a new facility that would host an early learning educational facility thus expanding their student population. After expansion, the school would be able to accommodate 386 staff members and students: an increase of almost 50%. The existing building would be converted into classrooms for elementary and middle school students and the new facility would host pre-kindergarten to kindergarten classes, in addition to administrative offices, tutor classrooms, and community gardens.

The new facility will consist of a series of interconnected classroom buildings with a central playground and covered patio. The school operates from 7:30am to 6pm. No change to these operating hours are proposed.

The new site plan has been configured to allow for a designated drop-off/drive aisle and a new parking area. The new 582-foot lane will accommodate 42 cars, a significant increase from the existing waiting area provided by the school. The applicants stated in their letter of intent: “Arbor Montessori will develop a staggered pickup/drop off plan for each student age level to minimize the amount of cars/traffic at any given time.”

Georgia Department of Transportation (GDOT) is currently constructing improvements along the Lavista Road Corridor (i.e., GDOT Project 0015629 SR 236 from Leafmore Place to Pangborn Road). The applicant has stated that they are in communication with GDOT to realign the offset drive(s) to improve safety, increase the internal queueing/drive aisle (as proposed), and to potentially install a new turn lane. The Transportation Department noted in their comments: “[s]idewalk width is to match the current GDOT project under construction. Left turn lane is required, as shown on zoning plan. Add right turn channelization island on the northern ingress/egress access point. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multi-use path. A variance is required to not install the bike facilities. Street Lighting required.”

Cursory site plan review shows compliance with required zoning setbacks, buffers adjacent to residential properties, and compliance with supplemental regulations (Section 27-4.2.43). However, there are numerous barriers to development on the property, including a detention pond, a state-regulated stream with required state and county buffers, and designated wetlands. The site plan shows no proposed disturbances to these areas, however, comments from the Land Development Division state that the submitted plan fails to show compliance with stormwater management requirements. These requirements must be met prior to any issuance of land disturbance permits.

The site appears adequately sized and buffered for the proposed use. The use is compatible with the adjacent properties and land uses and the existing public facilities and services are adequate to accommodate the increase in staff and students. The existing school has been operating for more than 40 years and Staff has received no opposition from the surrounding community regarding this expansion. The Community Council voted unanimously to approve this application and there was significant support from the community during the District 2 Community Council meeting.

This application supports the objectives of the *2050 DeKalb Unified Plan* for Suburban Character Areas to create community areas within walking distance of residences, promote the stabilization of established neighborhoods and preserve the environment. The applicant’s submittal states 20% of the families they serve are within their zip code and 85% live within DeKalb County. The proposed expansion is purposely constructed to maintain the existing stream and wetland. Their intent is to install native landscaping, permeable parking lots, and promote street connectivity with new sidewalks and street tree plantings.

Therefore, after a review of the criteria within Section 27-7.4.6, staff recommends approval with conditions.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
RACHEL BRAGG RLBRAGG@DEKALBCOUNTYGA.GOV OR
JOHN REID JREID@DEKALBCOUNTYGA.GOV

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: SLUP-23-1246458

Parcel I.D. #: 18 148 01 005

Address: 2998 Lavista Road

Decatur, GA 30316

WATER:

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

Distance from property to nearest main: Adjacent

Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: South Fork Peachtree Creek

Is sewer adjacent to property: Yes () No () If no, distance to nearest line: 700 ft

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

Sewage Capacity: 40 (MGPD) Current Flow: 36 (MGPD)

COMMENTS:

Sewer cap requirement depends on scope of work

Signature: Yola Lewis

6/16/2023

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

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

6/16/2023

N.1

Z-23-1246452

1481 LaVista Road

Amendment

- Review general comments.
- No record indicating septic.

N.2

SLUP-23-1246452

1890 Wee Kirk Road

Amendment

- Review general comments.
- Septic installed 8/28/59

N.3

Z-23-1246456 / 15 068 01 066

4750 Flat Shoals Parkway

Amendment

- Review general comments

N.4

SLUP-23-1246458

3038 LaVista Road nad 2998 LaVista Road

Amendment

- Review general comments

Zoning Comments June 2023

NOTE: County records indicate Shepherds Lane has an existing 60-foot ROW (not 40-feet) and LaVista Road has a 70-foot ROW (not 60 feet). Verify "ROW", as this will greatly impact lot yield.

N1. 1481 LaVista Road LaVista Rd is SR 236. GDOT review and approval required prior to permitting. (mwilson@dot.ga.gov). LaVista Road is classified as a minor arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multi-use path. A variance is required to not install the bike facilities. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

NOTE: County records indicate Shepherds Lane has an existing 60-foot ROW (not 40 feet) and LaVista Road has a 70-foot ROW (not 60 feet). Verify ROW as this will greatly impact lot yield.

Tract A: Driveway must be located on the southern property line, as shown on zoning plans.

Shepherds Lane is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

N2. 1890 Wee Kirk Road. No Comments.

N3. 4746 Flat Shoals Road. Property does not front public property- no comment. Interior roads private.

N4. 2998 LaVista Road. LaVista Rd is SR 236. GDOT review and approval required prior to permitting. (mwilson@dot.ga.gov). LaVista Road is classified as a minor arterial. If the owner is widening to the south, they are required to install curb and gutter and sidewalk on the southern right of way of LaVista Rd. Sidewalk width is to match the current GDOT project under construction. Left turn lane is required, as shown on zoning plan. Add right turn channelization island on the northern ingress/egress access point. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multi-use path. A variance is required to not install the bike facilities. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Eliminate parking spots on interior speed table.

N5. 3401 Rainbow Drive. Rainbow Drive and Columbia Drive are both classified as minor arterials. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multi-use path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Ensure there is pedestrian connectivity between the proposed development and the public sidewalk infrastructure. Ensure that the access points meet the minimum sight distance standards per AASHTO. Note required confirming sight distance on plans at Land Disturbance Permit phase.

N6. 928 Fairwind Court. No Comments.

N7. 3355, 3375, and 3395 Northeast Expressway. I-85 Frontage requires GDOT review and approval required prior to permitting. (mwilson@dot.ga.gov). Woodcock Blvd is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 6-foot sidewalk. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.). Provide necessary construction easements and right of way for the connection to the future Peachtree Creek Greenway.

N8. 3070 Clifton Springs Road. No Comments.

N9. 1193 Sherrington Drive. No Comments.

N10 & N11. 5646 Covington Highway. Covington Hwy is SR 12 and a major arterial. GDOT review and approval required prior to permitting. (mwilson@dot.ga.gov). Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 10-foot multi-use path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Young Rd is classified as a collector road. Requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever greater. Please note that the multiuse path on the plan is not entirely on right of way. Requires a 5-foot landscape strip with a 10-foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Ensure that the access points meet the minimum sight distance standards per AASHTO. Note required confirming sight distance on plans at Land Disturbance Permit phase.

N12. 3837 Redan Road. Must coordinate with the GDOT MMIP Express Lanes project prior to permitting. Project manager Tim Matthews TMatthews@dot.ga.gov. Redan Road is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 6-foot sidewalk. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.). Ensure that the access points meet the minimum sight distance standards per AASHTO. Note required confirming sight distance on plans at Land Disturbance Permit phase. Please provide a copy of the deed where the Old Redan Right of Way was abandoned to the property owner as County records show that this is right of way. This issue of ownership should be resolved prior to any zoning actions by the county.



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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:

- **Transportation/Access/Row**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**



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MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-23-1246458 Parcel I.D. #: 18-148-01-006
18-148-01-005
Address: 2998, 3038, 2982, 2974 18-148-01-022
Lavista Rd 18-148-01-017
Decatur, Ga. 30033 18-148-01-064
18-148-01-021

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) 6TH 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:

<u>Plans and field reviewed. NO problem that</u>
<u>would interfere with Traffic flow.</u>

Signature: Jerry White



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: _____ Application No: _____

APPLICANT NAME: Leslie Ellsworth

Daytime Phone: 404-512-6487 E-Mail: leslie@studiosogo.com

Mailing Address: 1631 S Gordon Street SW
Atlanta, GA 30310

Owner Name: Arbor Montessori School Inc. (Point of Contact: Heather Maccabe)
(If more than one owner, attach contact information for each owner)

Daytime Phone: 404-321-9304 E-Mail: heatherm@arbormontessori.org

Mailing Address: 2998 Lavista Road
Decatur, GA 30033

SUBJECT PROPERTY ADDRESS OR LOCATION: See attached list of subject properties

DeKalb County, GA

Parcel ID: _____ Acreage or Square Feet: _____ Commission Districts: _____

Existing Zoning: _____ Proposed Special Land Use (SLUP): _____

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: _____ Agent: X

Signature of Applicant:

[Handwritten signature]

Special Land Use Application for DeKalb County, Georgia



To: DeKalb County Department of Planning & Sustainability
 Attention: Rachel Bragg Date: 5/4/2023
 Project Name: Arbor Montessori Project Address: 3038 LaVista Road
 Owner: Arbor Montessori Decatur, GA 30033
 Applicant: Leslie Ellsworth - Owner Agent/Representative
 Relation to Owner: Architect

Subject Properties

Lot	Address	Owner	Acreage	Commission District	Existing Zoning	Current/Most Recent Land Use	Proposed Special Land Use
5	2998 Lavista Road	Arbor Montessori School Inc.	1.79	District 2	R-100	Private School SP	Private School SP
6	3038 Lavista Road		4.03	District 2	R-100	Club/Lodge** Not Permitted	Private School SP
22	2982 Lavista Road		0.4	District 2	R-100	Private School SP	Private School SP
17	2974 Lavista Road		0.52	District 2	R-100	Private School SP	Private School SP
64	1539 Lavista Drive		0.38	District 2	R-100	Single Family Residence	Private School SP
21	1529 Lavista Drive		0.37	District 2	R-100	Private School SP	Private School SP
Total Acreage:			7.49				

* It is the intent of the Owner to consolidate the lots pending approval of the Special Land Use Permit
 ** This use was by the previous owners of the lot and was existing non-compliant

Notice of Special Land Use Permit Application Community Meeting

Good Day,

I am Heather Maccabe, the Head of School at Arbor Montessori. This is my first year and I have been happy to start to meet some of the neighbors in our community and I look forward to meeting more of you as time goes by. I am writing to let you know that we are planning to apply for a Dekalb County Special Land Use Permit to build a new facility for our existing primary and toddler program. We invite you to meet with us to hear about where we are with the project, ask questions, and voice your opinion at the following community meeting.

Date: April 24, 2023

Time: 7:00pm

Location: This meeting will be on zoom. You can access the meeting with this link.

<https://zoom.us/j/95710523280>

If you have any questions about the meeting, please call 404-321-9304 or e-mail me at heatherm@arbormontessori.org We look forward to seeing you there.

Sincerely,

Heather Maccabe
Head of School
Arbor Montessori School
2998 LaVista Rd
Decatur, GA 30033

Recorded zoom link:
https://zoom.us/rec/share/_QpK_ackRqDnxf8aeazRh07AgFFiwzUPC04TG_knv6um8CHOIZFVvmrhXbDkec1m.JoqH1S0GAwVv832U?startTime=1682377321000%20Passcode:%20Ng?%P1yQ

Special Land Use Application for DeKalb County, Georgia

To: DeKalb County Department of Planning & Sustainability
Attention: Rachel Bragg
Project Name: Arbor Montessori
Owner: Arbor Montessori Schools, Inc.
Applicant: Leslie Ellsworth - Owner Agent/Representative
Relation to Owner: Architect

Date: 5/4/2023
Project Address: 3038 LaVista Road
Decatur, GA 30033



Letter of Application

To Whom It May Concern:

We are submitting our application for a Special Land Use Permit for the properties 2998 Lavista Road, 3038 Lavista Road, 2982 Lavista Road, 2974 Lavista Road, 1539 Lavista Drive, and 1529 Lavista Drive - a composite of adjacent lots owned by our client Arbor Montessori School Inc.

a) we are not proposing a rezone for these lots.

b) we are applying for a special land use of 'private school' for the applicable R-100 lots for an existing Arbor Montessori School (first built in 1986) and in order to expand the school facilities onto 3038 Lavista Road for an accessory use of early childhood learning

c) the existing zoning for lots 5, 6, 22, 17, 21, 22, and 64 are R-100. Lots 5, 17, 21, and 22 uses are an existing private school for first through 8th grade with an accessory use of early childhood learning for ages 1 1/2 years to 6 years old. Lot 6 has, until recently, been used as a club/lodge by the previous owner and is now a vacant lot owned by Arbor Montessori School Inc. Lot 64 has, until recently, been used as a single family residence and is now a vacant lot owned by Arbor Montessori School Inc. We are applying for all of the listed properties to receive approval for a private school special land use. It is the Owner's intent to consolidate each of the lots into one, pending approval of this Special Land Use application.

d) The composite properties include 3 existing buildings, 2 playgrounds, a parking lot, a garden shed, a community garden and a chicken coop. The school structure itself was first built in 1987 with an addition in 1991. It currently serves children age 1 1/2 years through 15 years of age. The current occupancy count for students, teachers, and staff is 192. The existing 2 story school structure is 26,900 SF and approximately 35 feet tall. Hours of operation are 7:30am - 6pm, Monday through Friday. We are proposing the addition of a new facility in addition to the existing facility on lot 6 (3038 Lavista Road). This 2-phased project will, upon completion, be an early educational facility for the existing 1 1/2 year - 6 year old student population as well as an additional 93 students in that age group, expanding it from 59 to 152. This will allow for additional elementary and middle school classrooms in the existing structure, increasing that student population from 113 to 172. The total student population upon completion of the expansion will be 324. With staff and teachers, the total population will be 386. The new facility will total 27,208 SF and house a school assembly room, administrative offices, and tutor classrooms in addition to the classrooms for early education. This proposed structure is approximately 30.5 feet in height. It will also include a community garden, student gardens, a drop-off lane, and the required parking for the campus, per zoning regulations.

e) There were no conditions brought forth by the community in the community meeting or through separate correspondence.

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read "Leslie Ellsworth".

Leslie Ellsworth, Principal, AIA
Studio SOGO Architecture & Interiors
Owner Agent for Montessori Schools, Inc.
leslie@studiosogo.com
m: 404.512.6487

Special Land Use Application for DeKalb County, Georgia



To: DeKalb County Department of Planning & Sustainability
 Attention: Rachel Bragg Date: 5/4/2023
 Project Name: Arbor Montessori Project Address: 3038 LaVista Road
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21	1529 Lavista Drive	18-148-01-021	0.37	District 2	R-100	Private School SP	Private School SP	
Total Acreege:				7.49				

* It is the intent of the Owner to consolidate the lots pending approval of the Special Land Use Permit
 ** This use was by the previous owners of the lot and was existing non-compliant

Impact Analysis

A Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.

The occupants the Arbor campus serves require a minimum acreage of 7.45 acres (per Section 4.2.43 assigning min. acreage per 100 students at various grade levels). The Arbor Montessori lots combined are 7.49 acres, and it is the intent of the Owner to consolidate said lots pending approval of the SLUP.

The lot for the proposed expansion and new facility has several buffers and transitional zones around it. To the north is an intermittent stream and wetland, each having a 75 foot buffer where there can be no land disturbance of any kind. To the East and Northeast, the property line runs along single-family residential neighborhood which imposes a 20 foot no-build zone for structures and hardscape. To the South is a front setback of 40 feet. The proposed structure and associated parking/drive aisles/hardscape do not protrude into any of these setbacks, and there will be no land disturbance of any kind within the protected stream and wetland buffer.

The current school parking lot consists of 57 parking spots. The proposed new structure will require an additional 31 spots which will total 88 spots upon completion of phase II of the proposed school expansion

B Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

The site is located in the heart of District 2 and Super District 6: an area that is diverse in its offerings to the community. There are nearby parks, schools, retail, and religious facilities that serve a diverse community of single-family and multi-family residences.

Arbor's proposed expansion will extend its offerings to families with children of all ages from 3 months through middle school. The site plan for the lot takes into account the additional traffic resulting from additional students/staff by providing a 582 lineal foot drive aisle on the proposed campus. This proposed drive aisle will get an additional 42 cars off of La Vista during pickup/drop-off. In addition, Arbor Montessori will develop a staggered pickup/drop off plan for each student age level to minimize the amount of cars/traffic at any given time. The design team has also been working with the GA DOT to maximize vehicle and pedestrian safety by 1) limiting the amount of curb cuts 2) maximizing site lines 3) providing a left turn lane at the entrance 4) allowing only right turns out of the exit curb cut.

C Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.

The number of students per classroom is determined by GA Bright From the Start for students up to 6 years old (pre-K). This requirement is the most stringent of the governing codes including the zoning overlay, IBC, and Life Safety. The number of students in the proposed facility is within the maximum allowable of 164. The number of restrooms proposed were determined per IBC/IPC requirements as well as GA Bright From the Start requirements (which dictate layout and accessibility for small children). In March 2022, the design team received approval for an increase in sewer capacity via an SCER application to the county. The preliminary scope of work includes the installation of a new sewer pump to handle the loads of both the existing and proposed school facilities.

D Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

A traffic study will be pursued to provide an in-depth assessment of the existing Roadway and the proposed designs impacts to Lavista Road after GA DOT has completed their work along the Lavista Corridor. Based on site visits and observations, Lavista Road along the proposed site appears to have sufficient capacity for the school expansion. This portion of LaVista Road falls under GDOT Project 0015629 which is actively in construction and includes roadway and pedestrian improvements. Additionally, the Arbor Montessori project proposes the re-alignment of two driveways with Oakridge Circle and Richard Stokes Drive which is anticipated to further improve potential traffic impacts. This realignment reduces the number of offset drives to improve safety as well as increases the length of the site's internal queuing lane which will reduce opportunities for overflow into the right of way.

E Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

The proposed site plan provides student drop-off in front of the main entry of the proposed facility. In addition, it takes into account the additional traffic resulting from additional students/staff by providing a 582 lineal foot drive aisle on the proposed campus. This proposed drive aisle will get an additional 42 cars off of La Vista during pickup/drop-off. Arbor Montessori will also update its plan for staggered pickup/drop off for each student age level to minimize the amount of cars/traffic at any given time. The design team has also been working with the GA DOT to maximize vehicle and pedestrian safety by 1) limiting the amount of curb cuts to 2 or 3 (still being finalized with the DOT) 2) maximizing site lines 3) providing a left turn lane at the entrance 4) and only allowing right turns out of the exit curb cut.

The GA DOT is currently installing new sidewalks along the LaVista corridor on both the north and south sides of the road which will run continuously along the Arbor property. This installation is slated for completion in August of 2023. In coordination with this, the proposed site plan for the Arbor Montessori site includes sidewalks, stairs, and ADA accessible access and crosswalks connecting pedestrians from the Lavista corridor to the main entry of the existing and proposed buildings.

The proposed drive aisle is 20 feet wide as is required for fire trucks. It is also a continuous drive bookended by an entry and egress to LaVista, therefore no turnaround would be required for the fire trucks or other emergency vehicles.

- F Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.

The school building will have teachers and/or students occupying it M-F 7:30 am to 6pm. These are regular work hours that will not disturb the surrounding neighbors after hours.

- G Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The proposed use for the building will be a continuation and expansion of the Arbor Montessori School which has a 40+ year history on this site serving the community. As a school serving early learning through 8th grade, Arbor is considered an acceptable use as a *private school* per Section 4 of the DeKalb County Code of Ordinance.

- H Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.

The proposed use of *private school*, building and site designs are supportive of the overall goals of the drafted comprehensive plan released in 2021 in the following ways:

- per the **statement and intent** of the drafted comprehensive plan, Arbor aligns with the intent to assure uses within R-100 are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood. As a school-aged educational facility Arbor Montessori will provide a service that benefits the surrounding communities.

- **servng the DeKalb population:** 62% of the population is younger than 24 years of age; of that, an estimated 19% are under the age of 14. Arbor Montessori schools would expand its offerings from early age through middle school serving this large percentage of DeKalb county residents and their families.

- the **desire to protect and enhance single family communities** by increasing offerings from which they can directly benefit; Arbor Montessori will offer an expanded education facility that offers a high level of schooling; schools like this can increase property value as well, making the neighborhood more desirable to both future and legacy members alike.

- **Environmental preservation:** the proposed site plan maintains the existing runoff path and helps preserve an existing stream and wetland. The intent is that, by keeping as much of the site's canopy and ecosystem intact will allow for a learning experience for the students and enhance the quality of place for students, families, and the surrounding community. The existing, deteriorating parking lot and vacant brick structure formerly used by a Masons Lodge will be removed and replaced with a new, (ideally LEED Certified) structure and native landscaping that provides street connectivity with new sidewalks from street to front entry; tree plantings; minimization of the heat island effect through permeable parking lots; and the general beautification along the Lavista corridor.

- **Enhancing the quality of the existing neighborhood** by installing a community garden open to any resident in the area wanting to grow their own fruits and vegetables.

- I Whether there is adequate provision of refuse and service areas.

Arbor Montessori has an existing dumpster enclosure on the far corner of the 2974 Lavista lot with a 6 yard and 4 yard dumpster. The enclosure and approach are in compliance with the DeKalb Commercial Dumpster Use Policies and Procedures. The school has an existing contract with DeKalb Public Works Sanitation Division.

- J Whether the length of time for which the special land use permit is granted should be limited in duration.

This special land use permit, if granted, should not be limited and we are requesting it stand for the life of the school on this property.

- K Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and whether the proposed use will create any shadow impact on any adjoining lot of building as a result of the proposed building height.

The form of the proposed elevations are residential in styling and scale such that it blends in with the surrounding context both in the campus and surrounding single and multi-family housing. Per the provided elevation, the height of the nearest adjacent building is comparable. The proposed building is far enough from abutting properties that there is no concern for shadow impact on adjacent structures or properties.

- L Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

There are no adjacent historic buildings, sites, or districts. There are also none of the aforementioned within a 3 mile radius of the site, therefore the proposed use and building will not affect them.

- M Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit

The proposed use is an extension of the existing private school and is considered an acceptable use.

N Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process

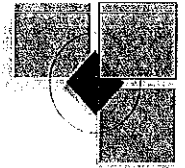
Arbor Montessori has served this community since 1987 on this site. 85% of its families served live in DeKalb County; 33% of those families live in Decatur; and 20% of those families live in the zip code 30033 (Arbor's zip code). Based on the feedback from the community over the years and at our community presentation on 4/24, the surrounding neighborhoods seem enthusiastic about the expansion, its design, and the extended classrooms and age groups it will serve. We have provided a link to the Community Zoom meeting for review of their responses.



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



SPECIAL LAND USE PERMIT APPLICATION 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: April 27, 2023

TO WHOM IT MAY CONCERN:

(I) (WE), Arbor Montessori School
Name of Owner(s)

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

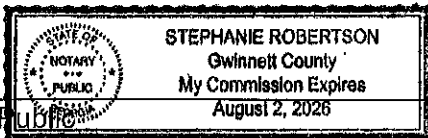
Leslie Elsworth

Name of Applicant or Agent

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

Stephanie Robertson
Notary Public

Heather Maccabe
Owner



Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes _____ No X *

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 to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

Heather Maccabe / 5.1.2023
Signature of Applicant /Date

Check one: Owner Agent _____

Expiration Date/ Seal

*Notary seal not needed if answer is "no".

LEGEND AND SYMBOLS USED

- IPF - Iron Pin Found
- IPS - Iron Pin Set (1/2" Capped Rebar)
- RPF - Rebar Found
- OTF - Open Top Pipe Found
- CTF - Crimped Top Pipe Found
- MON - Monument Found
- CMF - Concrete Monument Found
- CP - Calculated Point
- ⚡ PP - Power Pole
- ⚡ LP - Light Pole
- ⚡ PED - Utility Pedestal
- ⚡ FH - Fire Hydrant
- ⚡ WM - Water Meter
- ⚡ WV - Water Valve
- ⚡ GM - Gas Meter
- SMH - Sewer Manhole
- ⚡ CB - Catch Basin
- DI - Drop Inlet
- ⊖ CO - Cleanout
- ⊖ PBX - Power Box
- Deciduous Tree
- Coniferous Tree
- CMP - Corrugated Metal Pipe
- RCP - Reinforced Concrete Pipe
- R/W - Right of Way
- N-F - Now or Formerly
- DB, PG - Dead Book and Page
- PB, PG - Plat Book and Page
- POB - Point of Beginning

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1308920559K - EFFECTIVE DATE OF 08/15/2019, ZONE "X", AS DESCRIBED BY SAID MAP BEING "AREA OF MINIMAL FLOOD HAZARD".

STREAM BUFFERS MAY APPLY TO THE WET WEATHER DITCH OR STREAM SHOWN HEREON FROM THE TOP OF BANK / EDGE OF WRESTED VEGETATION. FOR EVALUATION OF THIS WET WEATHER DITCH OR STREAM AND DETERMINATION OF THE PRESENCE OF APPLICABLE STREAM BUFFERS, CONTACT GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, WATERSHED PROTECTION BRANCH, NONPOINT SOURCE PROGRAM, 2 MARTIN LUTHER KING, JR. DRIVE, SUITE 1462 EAST, ATLANTA, GEORGIA 30334. PHONE: 404-663-1511.

CURRENT ZONING: R-100, RESIDENTIAL MEDIUM LOT-100 DISTRICT

MINIMUM LOT SIZE	15,000 SQ. FT.
MINIMUM LOT WIDTH @ FRONT SETBACK LINE:	100 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.
MAXIMUM IMPERVIOUS SURFACE:	35 %
FRONT SETBACK:	40 FT.
SIDE SETBACK:	10 FT.
REAR SETBACK:	40 FT.

FOR FULL DISCLOSURE OF ZONING REQUIREMENTS, PLEASE SEE DEKALB COUNTY, GA CODE OF ORDINANCES.

SURVEYOR'S NOTES:

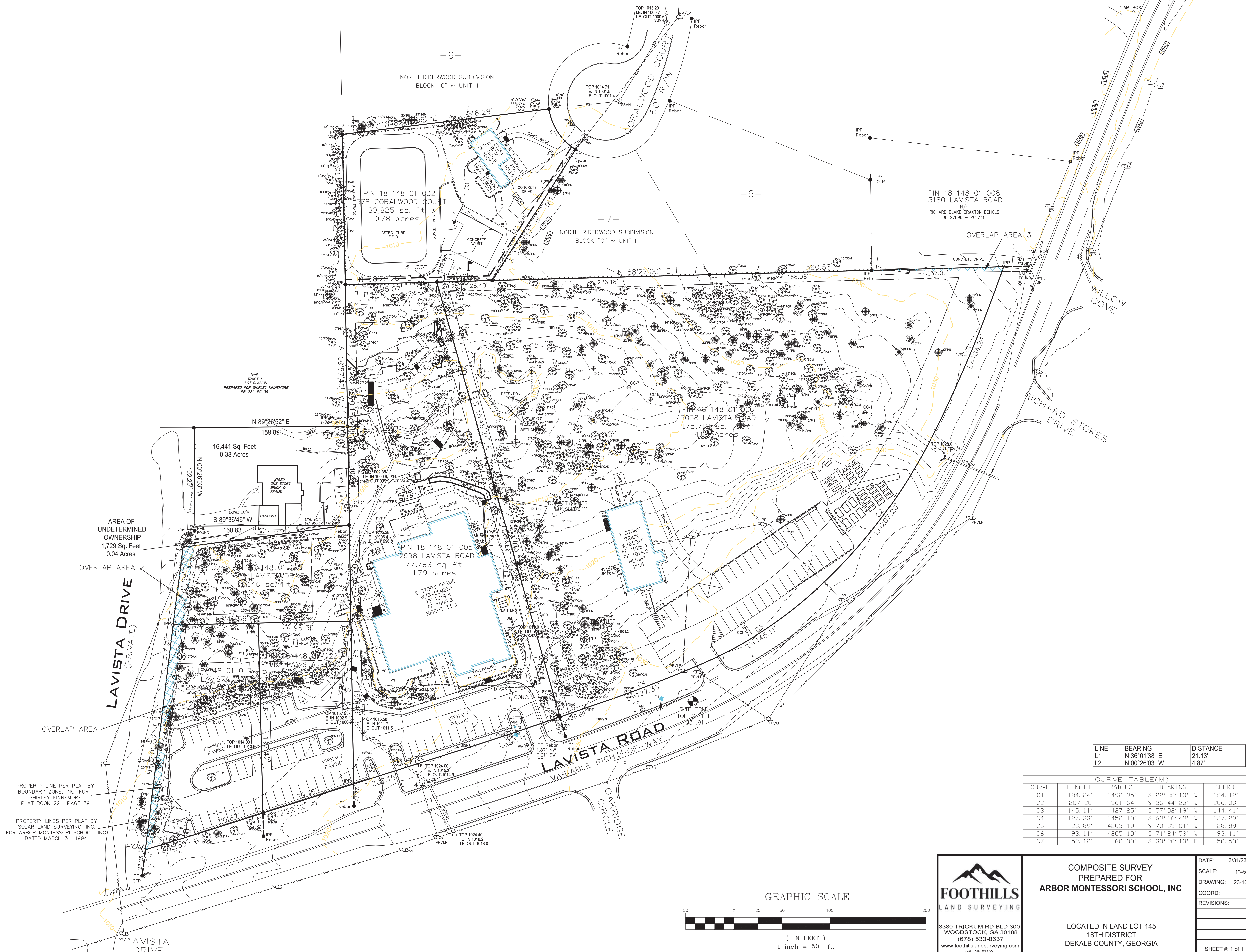
- The field data upon which this plat is based has a relative positional accuracy of 0.02 feet.
- This plat has been calculated for closure and has a mathematical error of 1: 300,000+.
- Field angles and measurements acquired for the production of this plat were obtained on 3/3/23 using a Leica TCPR 1203 Total Station.
- This plat was prepared without benefit of a current title examination. Easements or other encumbrances may exist which are not shown hereon. All matters pertaining to title are excepted.
- No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.
- Information regarding the reputed presence, size, character, and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants, his contractors and/or his agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information shown hereon as to such underground installations.
- The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief, and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.

SURVEYOR'S CERTIFICATION

This plat is a reticement 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.

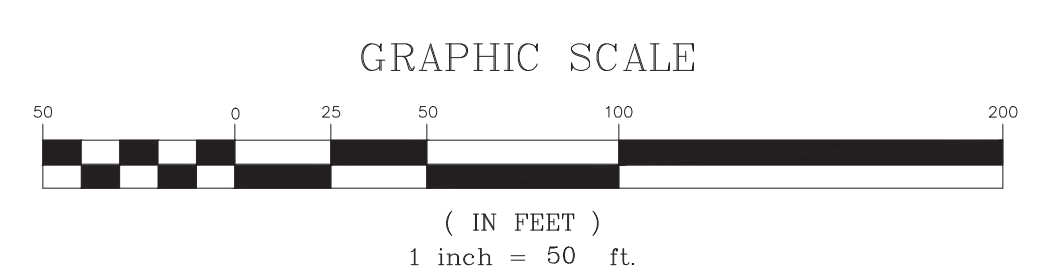


John C Groves, Jr., RLS 3237



LINE	BEARING	DISTANCE
L1	N 36°01'38" E	21.13'
L2	N 00°26'03" W	4.87'

CURVE TABLE (M)				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	184.24'	1492.95'	S 22°38'10" W	184.12'
C2	207.20'	561.64'	S 36°44'25" W	205.03'
C3	145.11'	427.25'	S 57°02'19" W	144.41'
C4	127.33'	1452.10'	S 69°16'49" W	127.29'
C5	28.89'	4205.10'	S 70°35'01" W	28.89'
C6	93.11'	4205.10'	S 71°24'53" W	93.11'
C7	52.12'	60.00'	S 33°20'13" E	50.50'



FOOTHILLS
LAND SURVEYING

3380 TRICKUM RD BLD 300
WOODSTOCK, GA 30188
(678) 533-9637
www.foothillslandsurveying.com
GA LSP #1152

COMPOSITE SURVEY
PREPARED FOR
ARBOR MONTESSORI SCHOOL, INC

LOCATED IN LAND LOT 145
18TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE: 3/31/23
SCALE: 1"=50'
DRAWING: 23-106
COORD:
REVISIONS:
SHEET # 1 of 1

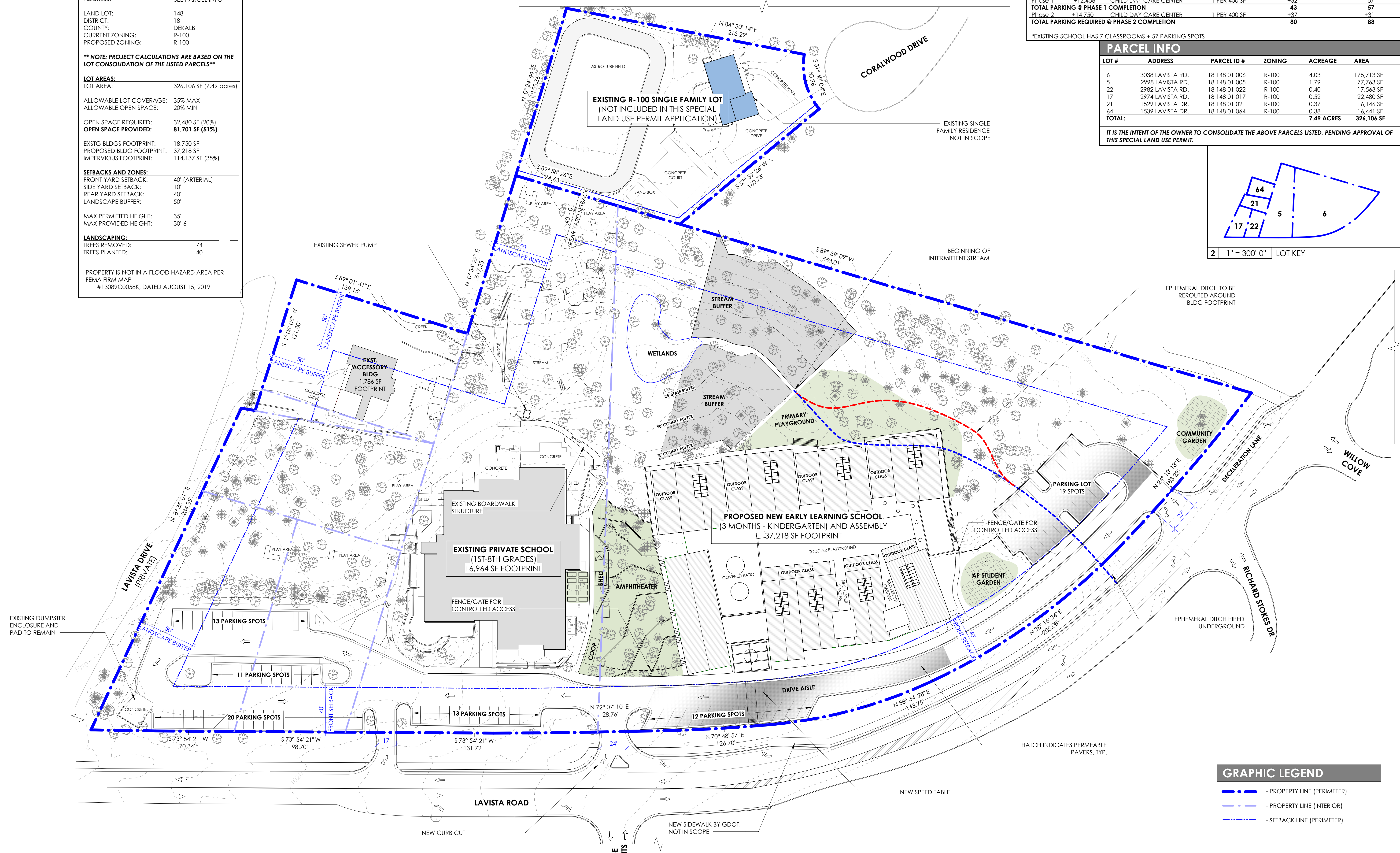
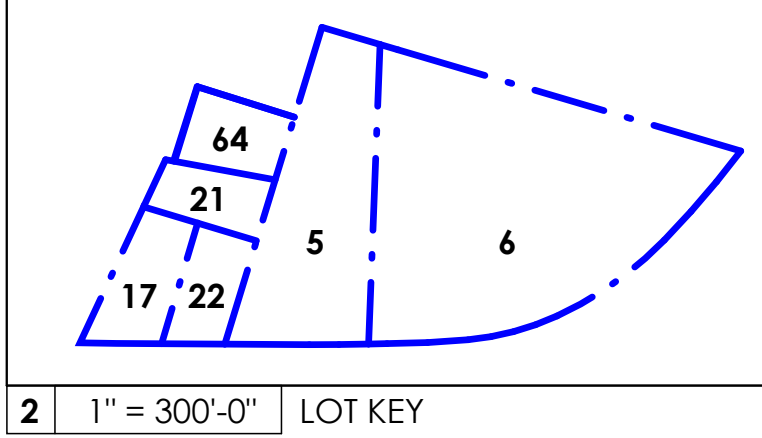
PROJECT INFO	
LOCATION:	
ADDRESS:	SEE PARCEL INFO
LAND LOT:	148
DISTRICT:	18
COUNTY:	DEKALB
CURRENT ZONING:	R-100
PROPOSED ZONING:	R-100
** NOTE: PROJECT CALCULATIONS ARE BASED ON THE LOT CONSOLIDATION OF THE LISTED PARCELS**	
LOT AREAS:	
LOT AREA:	326,106 SF (7.49 acres)
ALLOWABLE LOT COVERAGE:	35% MAX
ALLOWABLE OPEN SPACE:	20% MIN
OPEN SPACE REQUIRED:	32,480 SF (20%)
OPEN SPACE PROVIDED:	81,701 SF (51%)
EXISTG BLDGS FOOTPRINT:	18,750 SF
PROPOSED BLDG FOOTPRINT:	37,218 SF
IMPERVIOUS FOOTPRINT:	114,137 SF (35%)
SETBACKS AND ZONES:	
FRONT YARD SETBACK:	40' (ARTERIAL)
SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	40'
LANDSCAPE BUFFER:	50'
MAX PERMITTED HEIGHT:	35'
MAX PROVIDED HEIGHT:	30'-6"
LANDSCAPING:	
TREES REMOVED:	74
TREES PLANTED:	40
PROPERTY IS NOT IN A FLOOD HAZARD AREA PER FEMA FIRM MAP #13089C0058K, DATED AUGUST 15, 2019	

PARKING DATA						
BLDG	AREA	BLDG USE	PARKING SPOT RATIO	REQUIRED # OF SPOTS	ACTUAL # OF SPOTS	
Existing	26,900	PRIVATE ELEM/MIDDLE SCHOOL	1.5 PER CLASSROOM	10.5*	57*	
Phase 1	+12,458	CHILD DAY CARE CENTER	1 PER 400 SF	+32	57	
TOTAL PARKING @ PHASE 1 COMPLETION				43	57	
Phase 2	+14,750	CHILD DAY CARE CENTER	1 PER 400 SF	+37	+31	
TOTAL PARKING REQUIRED @ PHASE 2 COMPLETION				80	88	

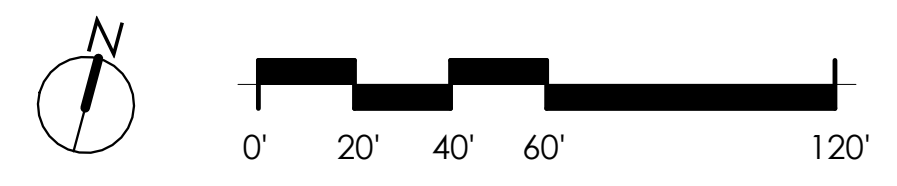
*EXISTING SCHOOL HAS 7 CLASSROOMS + 57 PARKING SPOTS

PARCEL INFO						
LOT #	ADDRESS	PARCEL ID #	ZONING	ACREAGE	AREA	
6	3038 LAVISTA RD.	18 148 01 006	R-100	4.03	175,713 SF	
5	2998 LAVISTA RD.	18 148 01 005	R-100	1.79	77,763 SF	
22	2982 LAVISTA RD.	18 148 01 022	R-100	0.40	17,563 SF	
17	2974 LAVISTA RD.	18 148 01 017	R-100	0.52	22,480 SF	
21	1529 LAVISTA DR.	18 148 01 021	R-100	0.37	16,146 SF	
64	1539 LAVISTA DR.	18 148 01 064	R-100	0.38	16,441 SF	
TOTAL:				7.49 ACRES	326,106 SF	

IT IS THE INTENT OF THE OWNER TO CONSOLIDATE THE ABOVE PARCELS LISTED, PENDING APPROVAL OF THIS SPECIAL LAND USE PERMIT.



GRAPHIC LEGEND	
	PROPERTY LINE (PERIMETER)
	PROPERTY LINE (INTERIOR)
	SETBACK LINE (PERIMETER)



ARCHITECTURE & INTERIORS
ATLANTA, GA TEL 678.271.8054 STUDIO.SOGO.COM



ARBOR MONTESSORI
2998 LAVISTA RD
DECATUR, GA 30033

ISSUANCE SCHEDULE
2023.05.04 - SLUP APPLICATION

REVISION SCHEDULE		
MARK	DATE	DESCRIPTION

Project ID: 2229
Drawn By: GB
Checked By: LGE
Sheet Title

CAMPUS SITE PLAN

Drawing No. **SD-1.0**
Paper Size: 24" x 36"

NOT ISSUED FOR CONSTRUCTION

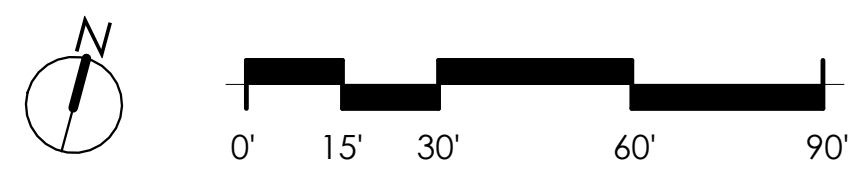
PROJECT INFO	
LOCATION:	
ADDRESS:	SEE PARCEL INFO
LAND LOT:	148
DISTRICT:	18
COUNTY:	DEKALB
CURRENT ZONING:	R-100
PROPOSED ZONING:	R-100
** NOTE: PROJECT CALCULATIONS ARE BASED ON THE LOT CONSOLIDATION OF THE LISTED PARCELS**	
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REAR YARD SETBACK:	40'
LANDSCAPE BUFFER:	50'
MAX PERMITTED HEIGHT:	35'
MAX PROVIDED HEIGHT:	30'-6"
LANDSCAPING:	
TREES REMOVED:	74
TREES PLANTED:	40
PROPERTY IS NOT IN A FLOOD HAZARD AREA PER FEMA FIRM MAP #13089C0058K, DATED AUGUST 15, 2019	



1 1" = 30'-0" LANDSCAPE PLAN AROUND PROPOSED NEW CONSTRUCTION

OAKRIDGE APARTMENTS

GRAPHIC LEGEND	
	- NEW TREE PLANTING
	- EXISTING TREE REMOVED
	- LANDSCAPING + RAIN GARDEN
	- NATURAL LANDSCAPE TO REMAIN UNDISTURBED



ARCHITECTURE & INTERIORS
ATLANTA, GA TEL 478.271.8054 STUDIO.SOGO.COM



ARBOR MONTESSORI
2998 LAVISTA RD
DECATUR, GA 30033

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ISSUANCE SCHEDULE
2023.05.04 - SLUP APPLICATION

REVISION SCHEDULE		
MARK	DATE	DESCRIPTION

Project ID	2229
Drawn By	GB
Checked By	LGE
Sheet Title	

LANDSCAPE PLAN AROUND PROPOSED NEW CONSTRUCTION

Drawing No.	SD-1.1
Paper Size:	24" x 36"

NOT ISSUED FOR CONSTRUCTION

(Above Space for Recorder's Use)

After recording, please return to:

Troutman Pepper Hamilton Sanders LLP
600 Peachtree Street NE, Suite 3000
Atlanta, Georgia 30308
Attention: Larry E. Gramlich, Esq.

STATE OF GEORGIA

COUNTY OF DEKALB

LIMITED WARRANTY DEED

TAX PARCEL ID# 18-148-01-064

THIS INDENTURE ("Deed") is made as of the 24 day of February, 2023, between **ANTHONY DANIEL DACOSTA**, individually (hereinafter referred to as "Grantor"), and **ARBOR MONTESSORI SCHOOL, INC.**, a Georgia nonprofit corporation (hereinafter referred to as "Grantee"), whose mailing address is: 2998 LaVista Road, Decatur, GA 30033; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, the following described real property, to wit:

All of that tract or parcel of land lying and being in Land Lot 148 of the 18th District, of DeKalb County, Georgia, being more particularly described in **Exhibit "A"** attached hereto and made a part hereof by this reference (the "Land"), together with all plants, trees, shrubbery and improvements thereon, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (hereinafter collectively referred to as the "Property").

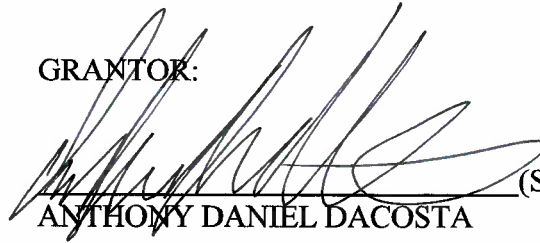
TO HAVE AND TO HOLD the Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.



This conveyance and foregoing warranty of title are expressly subject to those matters more particularly set forth on **Exhibit "B"** attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day, month and year first above written.

GRANTOR:

 (SEAL)
ANTHONY DANIEL DACOSTA

Signed, sealed and delivered
in the presence of:


Witness

Notary Public

My Commission

Expires: 8/2/2026

(NOTARY SEAL)

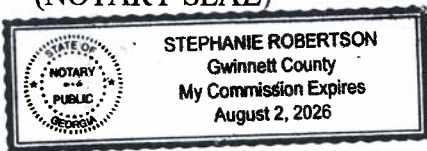


EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 148 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½ INCH REBAR SET ON THE EASTERN RIGHT OF WAY LINE OF LAVISTA DRIVE (60 FOOT PRIVATE DRIVE) 363.57 FEET NORTH OF THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF LAVISTA DRIVE AND THE NORTHERN RIGHT OF WAY OF LAVISTA ROAD (RIGHT OF WAY VARIES); RUNNING THENCE NORTH 00 DEGREES 49 MINUTES 28 SECONDS WEST 106.66 FEET TO A ½ INCH REBAR; RUNNING THENCE NORTH 89 DEGREES 26 MINUTES 52 SECONDS EAST 159.89 FEET TO A ½ INCH REBAR; RUNNING THENCE SOUTH 01 DEGREES 12 MINUTES 38 SECONDS EAST 103.00 FEET TO A POINT; RUNNING THENCE SOUTH 89 DEGREES 26 MINUTES 45 SECONDS WEST 160.59 FEET TO A ½ INCH REBAR ON THE EASTERN RIGHT OF WAY OF LAVISTA DRIVE AND THE POINT OF BEGINNING.

SUBJECT TO ANY RIGHT OF WAY DEEDS OR EASEMENTS OF RECORD.

EXHIBIT "A"

PARCEL ONE: TAX PARCEL ID: 18-148-01-017

All that tract or parcel of land lying and being in Land Lot 148 of the 18th District of DeKalb County, Georgia, and being more particularly described as follows:

Beginning at the northeast intersection of LaVista Road and LaVista Drive and running thence northeasterly along the northerly side of LaVista Road 131.7 feet to a point; thence North 0 degrees 40 minutes East 221 feet to a point; thence West 88 feet to the east side of LaVista Drive; thence South along the east side of LaVista Drive 265 feet to the northeast intersection of LaVista Road and LaVista Drive and the Point of Beginning.

PARCEL TWO: TAX PARCEL ID: 18-148-01-021

All that tract or parcel of land lying and being in Land Lot 148 of the 18th District of DeKalb County, Georgia, and being more particularly described as follows:

Beginning at a point on the east line of the George R. Kinnemore property 190 feet North of the north side of LaVista Road which LaVista Road point is 231.7 feet East from the northeast corner of LaVista Road and LaVista Drive; thence north along the east line of said George R. Kinnemore property 100 feet; thence West 188 feet to the east side of LaVista Drive; thence South along the east side of LaVista Drive 100 feet; thence east 226 feet to the east line of George R. Kinnemore property and the Point of Beginning.

800-8136 PAGE 547

EXHIBIT "A"

(D-2)

TAX PARCEL ID: 18-148-01-022

BEGINNING on the Northerly side of LaVista Road, 131.7 feet Easterly from the Northeast corner of LaVista Road and LaVista Drive Extension; running thence Easterly along the Northerly side of LaVista Road 100 feet to the East line of the George R. Kinmore Property and the West line of the Stokes Property; thence running Northerly along the East line of the said George R. Kinmore property and the West line of the Stokes property 220 feet; running Westerly 100 feet; running thence Southerly 228.8 feet.

This being the said property which was deeded to the Grantor herein by Lillie Pearl Rowe on June 2, 1965, as recorded in Deed Book 1999, Page 439, DeKalb County Records.

EXHIBIT "A"

ALL that tract or parcel of land lying and being in Land Lot 148 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the northwesterly side of LaVista Road, a forty-foot (40') right of way at this point, 231.7 feet northeasterly as measured along the northwesterly side of the forty-foot (40') right of way of LaVista Road; running thence N 00 degrees 54 minutes 44 seconds W, 541.70 feet to a point at the southwest corner of Lot 8, Block G, North Riderwood Subdivision, Unit Two, as shown on plat recorded in Plat Book 36, Page 36, DeKalb County, Georgia Records; running thence N 88 degrees 27 minutes 00 seconds E, along the south side of said Lot 8 of said block, subdivision, unit and plat, 95.00 feet to a point at the northwest corner of property now or formerly owned by Morningside Masonic Temple Corporation (as per Warranty Deed recorded in Deed Book 2994 Page 323, DeKalb County, Georgia Records); running thence S 15 degrees 52 minutes 00 seconds E, along the southwesterly line of said Morningside Masonic Temple Corporation property, as extended, 490.82 feet to a point on the northwesterly side of LaVista Road, a forty-foot (40') right of way at this point; running thence S 71 degrees 54 minutes 00 seconds W, along the northwesterly side of LaVista Road, 232.01 feet to the point of beginning.

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LAND LOT 148 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

TO ARRIVE AT THE TRUE POINT OF BEGINNING, BEGIN AT THE NORTHEAST CORNER OF LAND LOT 148 OF THE 18TH DISTRICT; RUNNING THENCE SOUTH ALONG THE EAST LAND LOT LINE OF LAND LOT 148 A DISTANCE OF 730 FEET TO A POINT; RUNNING THENCE WESTERLY A DISTANCE OF 746 FEET TO A POINT LOCATED IN THE CENTER LINE OF LA VISTA ROAD; CONTINUING WESTERLY A DISTANCE OF 29.10 FEET TO A POINT; RUN THENCE ALONG THE ORIGINAL NORTHWEST 50 FOOT RIGHT OF WAY OF LAVISTA ROAD, ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 6.06 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1517.95' SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 51 MINUTES 35 SECONDS WEST 6.06 FEET; RUN THENCE NORTH 89 DEGREES 32 MINUTES 11 SECONDS WEST A DISTANCE OF 26.39 FEET TO A POINT LOCATED ON THE NORTHWESTERN VARIED RIGHT OF WAY OF LAVISTA ROAD AND THIS BEING THE TRUE POINT OF BEGINNING. THE TRUE POINT OF BEGINNING THUS ESTABLISHED, RUN THENCE ALONG THE NORTHWESTERN VARIED RIGHT OF WAY OF LAVISTA ROAD THE FOLLOWING CALLS AND DISTANCES, ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 179.16 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1492.95 FEET SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22 DEGREES 44 MINUTES 01 SECONDS WEST 179.05 FEET; RUN THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 207.20 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 561.64 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36 DEGREES 44 MINUTES 25 SECONDS WEST 206.03 FEET; RUN THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 145.11 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 427.25 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57 DEGREES 02 MINUTES 19 SECONDS WEST 144.41 FEET; RUN THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 127.33 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1452.10 FEET SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69 DEGREES 16 MINUTES 49 SECONDS WEST 127.29 FEET; RUN THENCE LEAVING SAID RIGHT OF WAY NORTH 15 DEGREES 52 MINUTES 00 SECONDS WEST A DISTANCE OF 461.05 FEET TO A POINT; RUN THENCE NORTH 88 DEGREES 27 MINUTES 00 SECONDS EAST A DISTANCE OF 423.59 FEET TO AN IRON PIN FOUND; RUN THENCE SOUTH 89 DEGREES 32 MINUTES 11 SECONDS EAST A DISTANCE OF 135.28 FEET TO A POINT LOCATED ON THE NORTHWESTERN RIGHT OF WAY OF LAVISTA ROAD AND THIS BEING THE POINT OF BEGINNING. DESCRIBED TRACT OR PARCEL CONTAINS 162,077 SQUARE FEET OR 3.72 ACRES AND IS KNOWN AS NUMBER 3038 LAVISTA ROAD, DECATUR GEORGIA, 30033, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTIES IN DEKALB COUNTY, GEORGIA.

DESCRIBED TRACT OR PARCEL BEING THE SAME PROPERTY AS SHOWN AND RECORDED IN PLAT BOOK 45, PAGE 142, DEKALB COUNTY, GEORGIA RECORDS, LESS AND EXCEPT FROM THE ABOVE DESCRIBED TRACT OR PARCEL THAT PORTION OF THE PROPERTY CONVEYED BY THAT CERTAIN RIGHT OF WAY DEED FROM MORNINGSIDE MASONIC TEMPLE CORPORATION TO DEKALB COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED MAY 23, 1974, FILED FOR RECORD SEPTEMBER 13, 1974 AT 1:43 P.M., RECORDED IN DEED BOOK 3238, PAGE 421, RECORDS

OF DEKALB COUNTY, GEORGIA, LESS AND EXCEPT A 326 SQUARE FOOT OF OVERLAP OF TITLE CAUSED BY THAT DESCRIBED TRACT OR PARCEL RECORDED IN DEED BOOK 27896, PAGE 340, DEKALB COUNTY, GEORGIA, RECORDS.

TOGETHER WITH any gaps or gores lying between the above described property and the adjacent property of Grantee acquired by Grantee pursuant to Deed FROM Carrie Hester Butler to Montessori Child Development Centers (AMI,) Inc., dated October 12, 1983, recorded November 18, 1983, at Deed Book 4873, Page 211, DeKalb County Deed Records, including, without limitation the following:

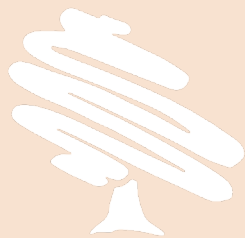
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LAND LOT 148 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

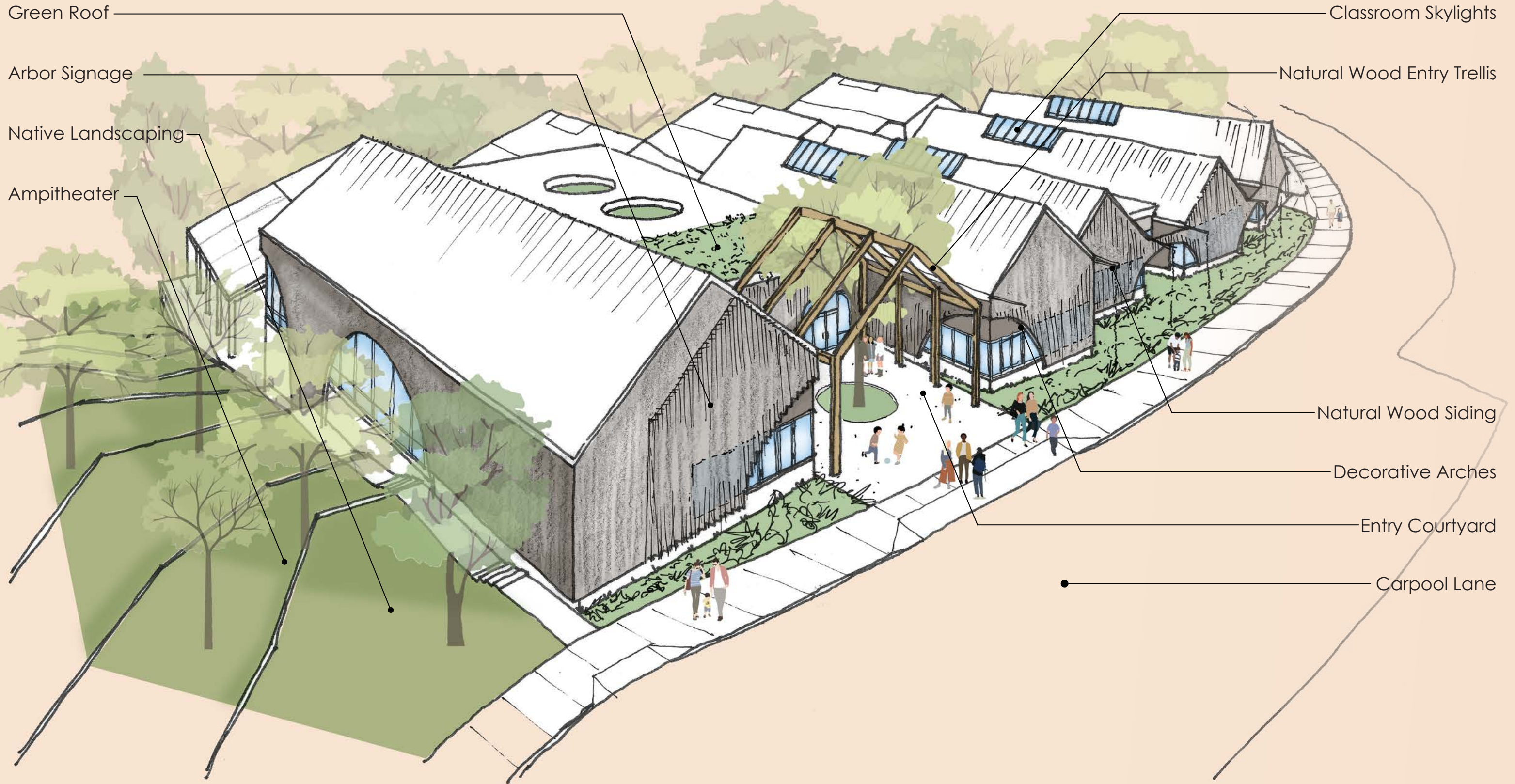
TO ARRIVE AT THE TRUE POINT OF BEGINNING, BEGIN AT THE NORTHEAST CORNER OF LAND LOT 148 OF THE 18TH DISTRICT; RUNNING THENCE SOUTH ALONG THE EAST LAND LOT LINE OF LAND LOT 148 A DISTANCE OF 730 FEET TO A POINT; RUNNING THENCE WESTERLY A DISTANCE OF 746 FEET TO A POINT LOCATED IN THE CENTER LINE OF LA VISTA ROAD; CONTINUING WESTERLY A DISTANCE OF 29.10 FEET TO A POINT; RUN THENCE ALONG THE ORIGINAL NORTHWEST 50 FOOT RIGHT OF WAY OF LAVISTA ROAD, ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 6.06 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1517.95' SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 51 MINUTES 35 SECONDS WEST 6.06 FEET; RUN THENCE NORTH 89 DEGREES 32 MINUTES 11 SECONDS WEST A DISTANCE OF 26.39 FEET TO A POINT LOCATED ON THE NORTHWESTERN VARIED RIGHT OF WAY OF LAVISTA ROAD, RUN THENCE ALONG THE NORTHWESTERN VARIED RIGHT OF WAY OF LAVISTA ROAD THE FOLLOWING CALLS AND DISTANCES, ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 179.16 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1492.95 FEET SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22 DEGREES 44 MINUTES 01 SECONDS WEST 179.05 FEET; RUN THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 207.20 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 561.64 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36 DEGREES 44 MINUTES 25 SECONDS WEST 206.03 FEET; RUN THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 145.11 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 427.25 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57 DEGREES 02 MINUTES 19 SECONDS WEST 144.41 FEET; RUN THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 127.33 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1452.10 FEET SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69 DEGREES 16 MINUTES 49 SECONDS WEST 127.29 FEET; AND THIS BEING THE TRUE POINT OF BEGINNING. THE TRUE POINT OF BEGINNING THUS ESTABLISHED LEAVING SAID RIGHT OF WAY RUN THENCE NORTH 15 DEGREES 52 MINUTES 00 SECONDS WEST A DISTANCE OF 461.05 FEET TO A POINT, THENCE SOUTH 88 DEGREES 27 MINUTES 00 SECONDS WEST A DISTANCE OF 29.31 FEET TO A POINT; THENCE RUNNING SOUTH 15 DEGREES 52 MINUTES 00 SECONDS EAST TO A POINT LOCATED ON THE NORTHWESTERN VARIED RIGHT OF WAY OF LAVISTA ROAD, THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID VARIED RIGHT OF WAY OF LAVISTA ROAD TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.



BIRDSEYE VIEW AT SCHOOL ENTRY
ARBOR MONTESSORI

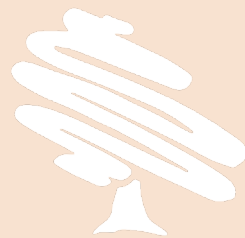
MAY 4, 2023





BIRDSEYE VIEW AT SCHOOL ENTRY ARBOR MONTESSORI

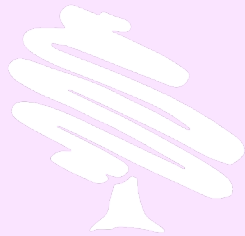
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PERSPECTIVE VIEW AT SCHOOL ENTRY
ARBOR MONTESSORI

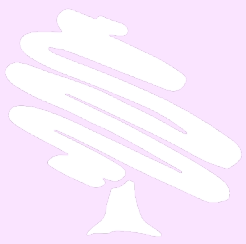
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PERSPECTIVE VIEW AT SCHOOL ENTRY ARBOR MONTESSORI

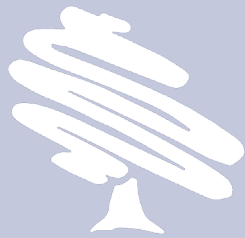
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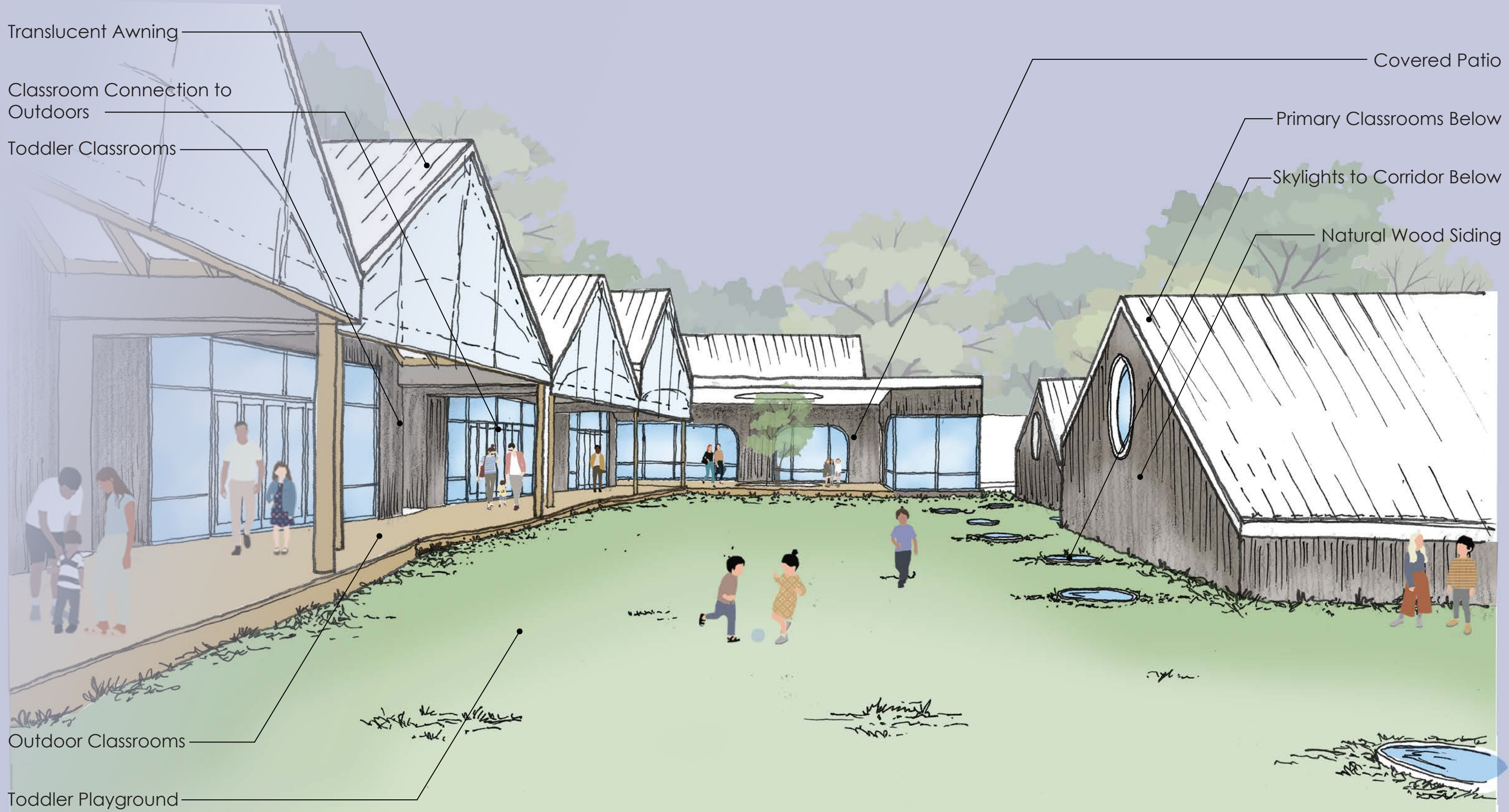




PERSPECTIVE VIEW AT TODDLER PLAYGROUND
ARBOR MONTESSORI

MAY 4, 2023





Translucent Awning

Classroom Connection to Outdoors

Toddler Classrooms

Covered Patio

Primary Classrooms Below

Skylights to Corridor Below

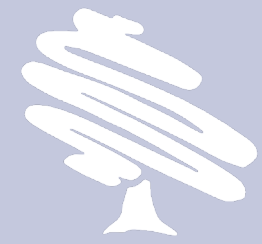
Natural Wood Siding

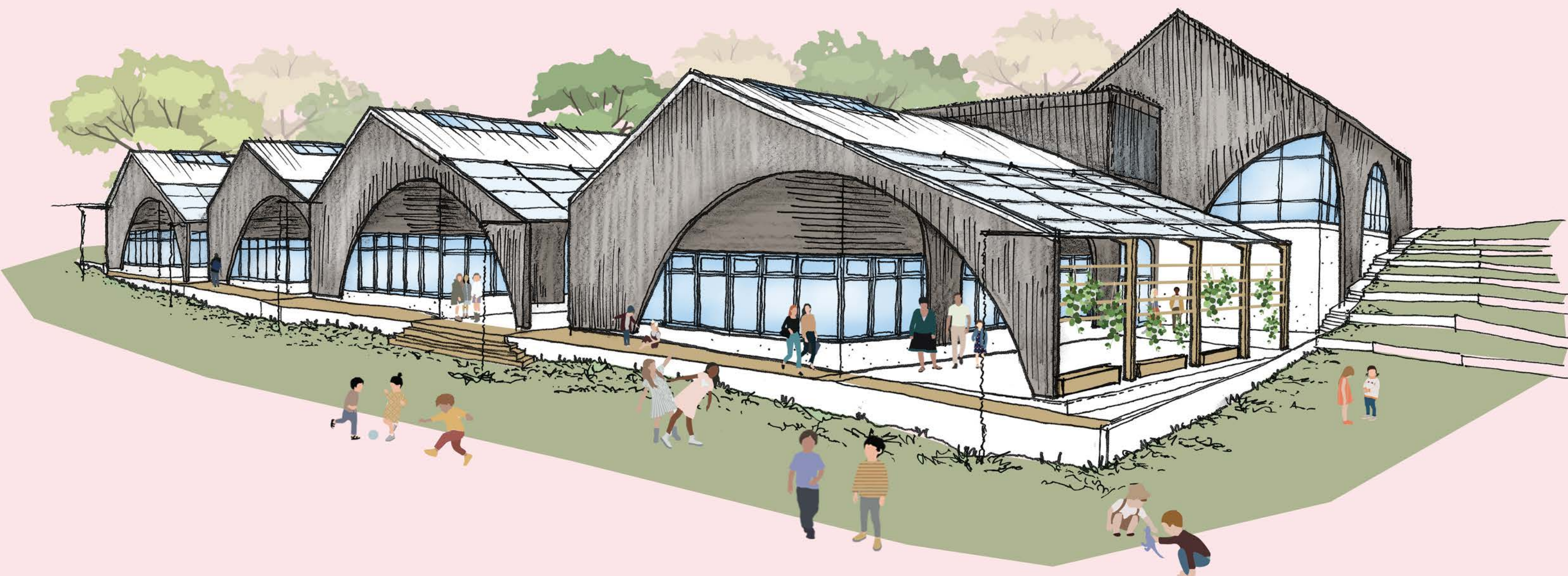
Outdoor Classrooms

Toddler Playground

PERSPECTIVE VIEW AT TODDLER PLAYGROUND ARBOR MONTESSORI

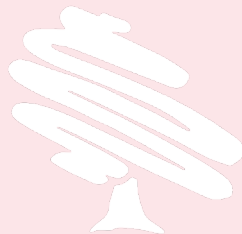
MAY 4, 2023

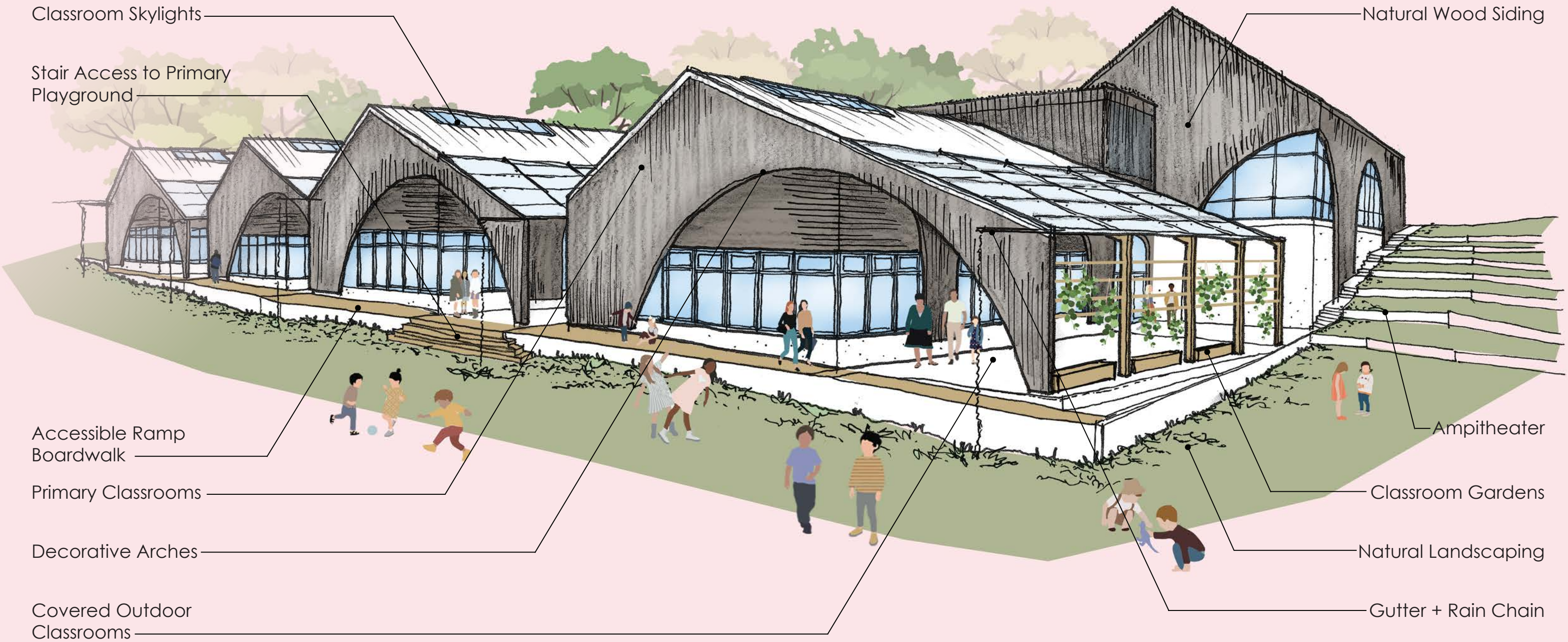




PERSPECTIVE VIEW AT REAR PRIMARY CLASSROOMS
ARBOR MONTESSORI

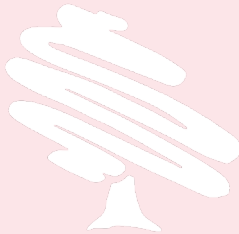
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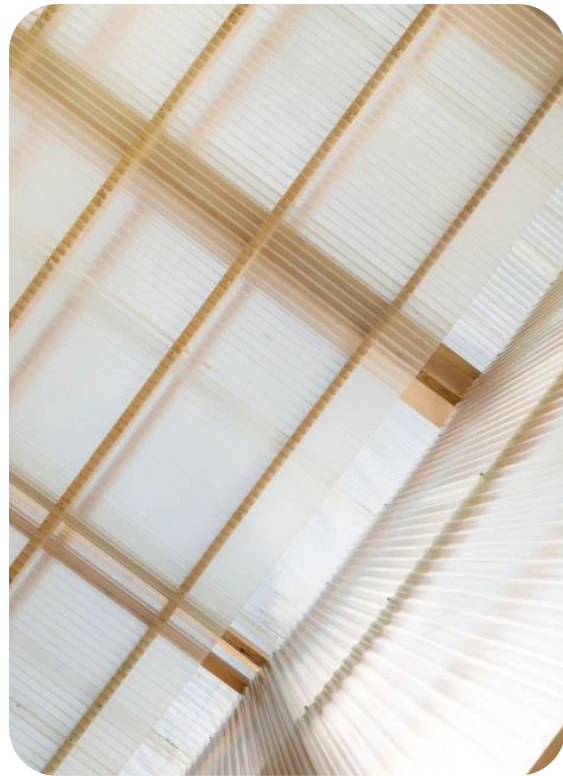




PERSPECTIVE VIEW AT REAR PRIMARY CLASSROOMS ARBOR MONTESSORI

MAY 4, 2023

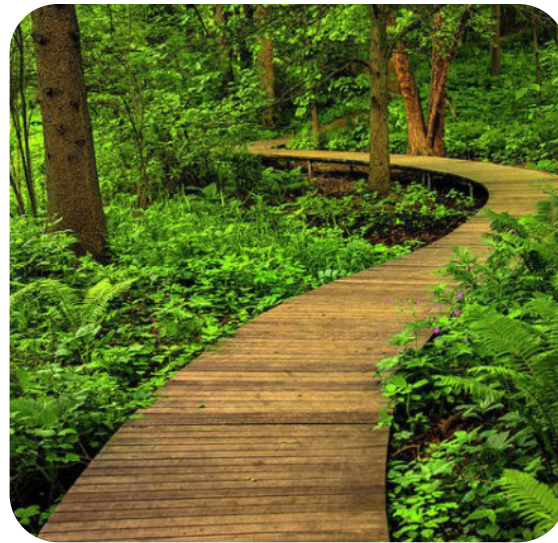




TRANSLUCENT AWNING
Outdoor Classrooms



SKYLIGHTS
Toddler Playground



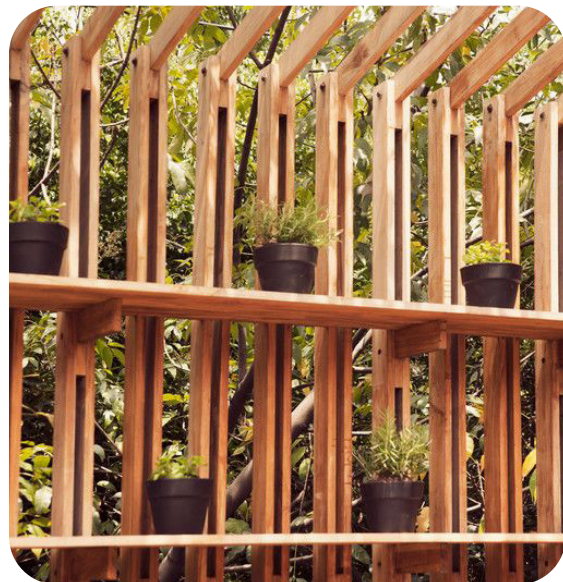
NATURAL WOOD BOARDWALK
Primary Walkways + Playground



NATURAL WOOD SIDING
Exterior Wall Finish



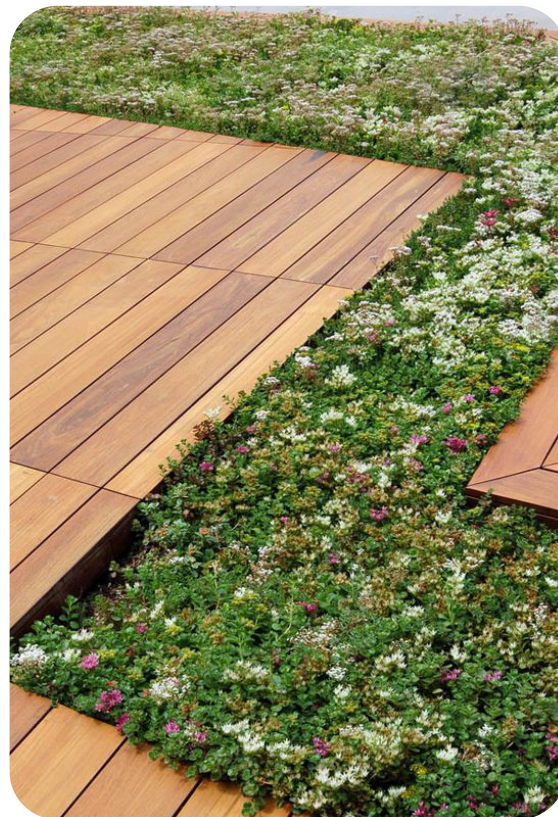
WARM NATURAL WOOD
Entry Trellis



DECORATIVE WOOD SCREEN WALL
Outdoor Classrooms



PERMEABLE PAVERS
Parking Areas



NATURAL WOOD BOARDWALK
Toddler Walkways + Playground



BOARD-FORM CONCRETE
Exposed Foundation



LANDSCAPED TERRACES
Ampitheater



GRASS
Toddler Playground



WOOD PLANTERS
Student + Community Gardens



NATIVE LANDSCAPING
Campus Landscaping



MATERIAL PALETTE ARBOR MONTESSORI

MAY 4, 2023



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: _____ Phone: _____ Email: _____

Property Address: _____

Tax Parcel ID: _____ Comm. District(s): _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes ____ No ____

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes ____ No ____

Existing Land Use: _____ Proposed Land Use: _____ Consistent ____ Inconsistent ____

Special Land Use Permit: Yes ____ No ____ Article Number(s) 27- _____

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____
 Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
 Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
 Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
 Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
 Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

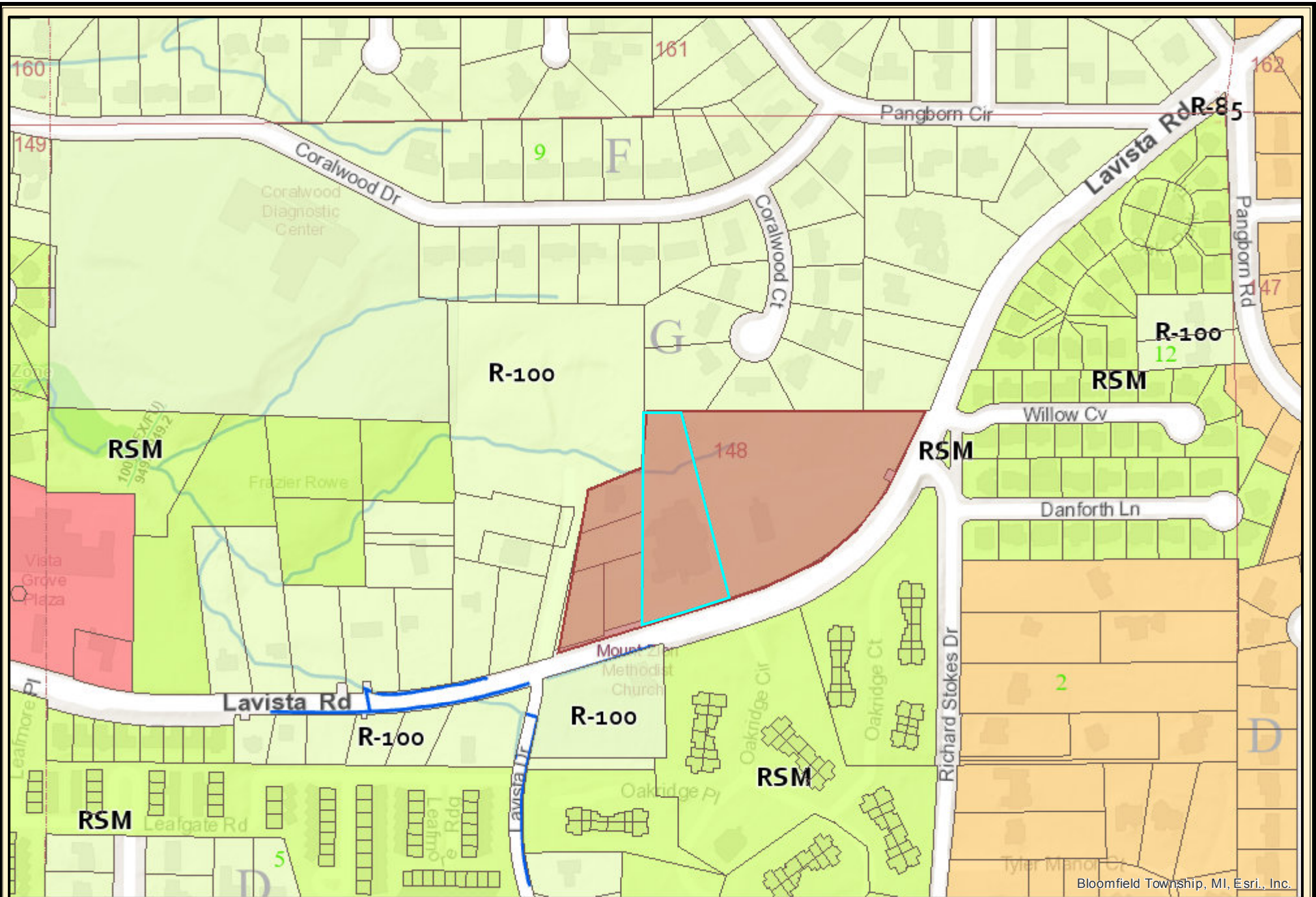
Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
 Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
 Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
 Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
 Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
 Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____
 Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
 Perimeter Landscape Strip: _____
 Possible Variances: _____

Comments: _____

Planner: Rachel Bragg Date: _____

FILING FEES

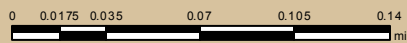
REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00



Bloomfield Township, MI, Esri., Inc.



DeKalb County Parcel Map



Date Printed: 6/30/2023



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.