



## **DeKalb County Department of Planning & Sustainability**

178 Sams Street, Decatur, GA 30030 - (404) 371-2155

[Planning and Sustainability | DeKalb County GA](#)

**Planning Commission Sketch Plat Hearing Date: May 22, 2024, 6:00 P.M**

### **Variance Application**

### **STAFF ANALYSIS**

**Case No.:** A-24-1247015 **Agenda #:** N2  
**Commission District:** 3 **Super District:** 6

**Location/Address:** 1881 2<sup>nd</sup> Avenue, Decatur, GA 30032

**Parcel ID(s):** 15-173-07-048

**Request:** Variance from Sec. 14-200 (5) to reduce the minimum number of access points from four (4) to three (3) for a mixed-use development containing over 300 units.

**Property Owner(s):** Tama Bag Factory Development, Llc

**Applicant/Agent:** Craig Wasilewsky (Perennial Properties)

**Acreage:** 13.72 acres

**Existing Land Use:** Under construction (to be mixed-use with multifamily dwellings and retail/restaurant use)

### **STAFF RECOMMENDATION: Withdrawal without prejudice**

The applicant has requested that this item be granted a withdrawal without prejudice. Discussions with other County agencies are ongoing that may affect the necessity for a variance request.



DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond
Chief Executive Officer

Andrew Baker, AICP,
Director

PLANNING COMMISSION VARIANCE APPLICATION FOR PUBLIC HEARING
(VARIANCES FROM CHAPTER 14: III Subdivisions)

Applicant and/or Authorized Representative: Craig Wasilewsky, Perennial Properties

Mailing Address: 1777 Peachtree St. NE Suite 200

City/State/Zip Code: Atlanta, GA 30328

Email: cwasilewsky@perennialproperties.net

Telephone Home: 678-478-9859 Business:

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: TAMA BAG FACTORY DEVELOPMENT LLC

Address (Mailing): 1777 Peachtree St. NE Suite 200 Atlanta, GA 30328

Email: cwasilewsky@perennialproperties.net

Telephone Home: 678-478-9859 Business:

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1881 2nd Avenue City: Decatur State: GA Zip: 30309

District(s): Land Lot(s): Block: Parcel:

Zoning Classification: MR-2 Commission District & Super District: 3/6

Variance Requested:

- Variance from Section 14-200.(5)-Access Management to Reduce the Minimum Number of Access Points to Three and Remove Vela Park's Northern Most Access onto 2nd Avenue to Improve Traffic Conditions and Safety of Pedestrians Crossing 2nd Avenue.

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT:

Date Received: Fee Paid:

## AUTHORIZATION OF THE PROPERTY OWNER

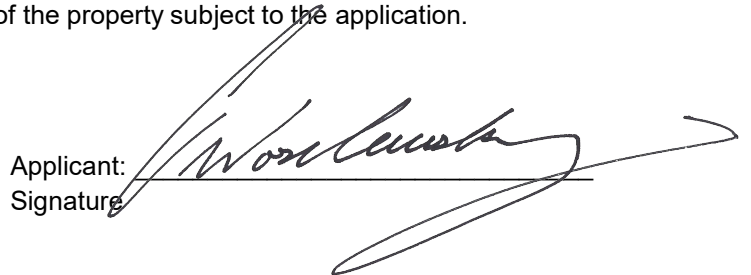
I hereby authorize DeKalb County staff and members of the Planning Commission to inspect the premises of the Subject Property

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

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

DATE: 4/30/2024

Applicant:  
Signature



A handwritten signature in black ink is written over a horizontal line. The signature is cursive and appears to read 'Wood County'.

DATE: \_\_\_\_\_

Applicant:  
Signature

\_\_\_\_\_




**AUTHORIZATION TO REPRESENT THE PROPERTY OWNER**

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

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Planning Commission for the requests as shown in this application.

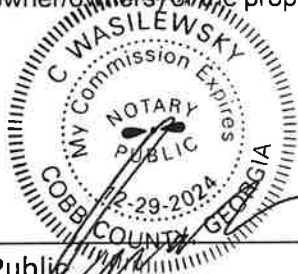
DATE: 4/30/2024

Applicant/Agent:   
Signature Craig Wasilewsky

TO WHOM IT MAY CONCERN:

(I)/ (WE) TAMA BAG FACTORY DEVELOPMENT LLC  
(Name of Owners)

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



  
\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner



1777 Peachtree Street NE | Suite 200 | Atlanta, GA 30309

April 25, 2024

VIA: EMAIL DELIVERY

Ms. Rachel Bragg, Zoning Administrator  
DeKalb County Dept. of Planning and Sustainability  
Current Zoning  
178 Sams Street  
Decatur, GA 30030

RE: Application by Perennial Properties, Inc. ("Perennial") for a Variance from Section 14-200.(5)-Access Management to **Reduce the Minimum Number of Access Points to Three and Remove Vela Park's Northern Most Access onto 2nd Avenue** to Improve Traffic Conditions and Safety of Pedestrians Crossing 2nd Avenue.

Dear Ms. Bragg:

Founded in 1988, Perennial Properties is an Atlanta-based developer that specializes in creating high-quality residential and mixed-use communities. As long-term holders of the communities we develop, our core mission is to provide exceptional housing and retail experiences with extraordinary services for our residents and commercial tenants and their customers. We have developed and operated more than 20 properties in and around Atlanta since our founding. One of our most recently built multi-family communities is the new ELLA Apartments at 2201 Glenwood Avenue, next door to the Publix and just around the corner from the Bag Factory site.

In January 2024, Perennial began construction on the 328-unit development at 1881 2<sup>nd</sup> Avenue, known as Vela Park (formally known as the Bag Factory development), which includes 43 townhomes and 285 apartments. The Vela Park site at 1881 2<sup>nd</sup> Avenue was rezoned in two separate cases: Case Z-22-1245577 on June 28, 2022 for the original 11.75-acre portion of the site, and Case Z-23-1246248 on March 30, 2023 for the two acre 710 Fayetteville Road portion of the site, which was originally landlocked and owned by the Atlanta Masjid of Al-Islam before being purchased and rezoned. Each site plan, upon which each rezoning approval was conditioned, showed a total of three access points on 2<sup>nd</sup> Avenue that aligned with Donald Trimble Mortuary and Huskey's Kitchen (the "Original Three Access Points"). These three access points are the same three that were analyzed in Perennial's updated traffic study by Kimley Horn (attached hereto)

For all the forthcoming reasons, Perennial requests a for a variance from Section 14-200.(5)-Access Management to **Reduce the Minimum Number of Access Points to Three and Remove Vela Park's Northern Most Access onto 2<sup>nd</sup> Avenue** to Improve Traffic Conditions and Safety of Pedestrians Crossing 2nd Avenue.

- A. The Latest Traffic Study by Kimley Horn for 328 units (updated December 2022) concluded that the Original Three Access Points on 2<sup>nd</sup> Avenue, as approved in the original Vela Park site plan and zoning (Z-22-1245577) are acceptable with the additional 47 units included. Furthermore, Kimley Horn

recommends against a fourth access point at the north side of the site for multiple reasons founded on best traffic engineering practices.

As part of the second rezoning that added the 47 units, Perennial updated its original traffic study by Kimley Horn (updated December 2022 and attached hereto) to include all 328 units using the same three access points as the original site plan. The traffic study concluded that “no further infrastructure improvements beyond those conditioned in [the original approved site plan] are required to serve the Phase 2 (additional 47 units) development traffic.”

Furthermore, Kimley Horn specifically recommends against a fourth access point for the following reasons:

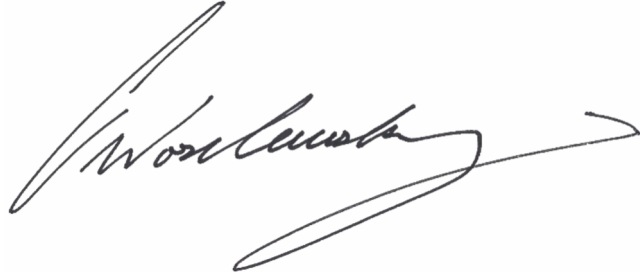
- *Access Management along 2nd Avenue: 2nd Avenue is a 35 MPH collector street. In the approximately 800’ of total frontage for Vela Park, there are 8 existing curb cuts across the street. Minimizing the number of curb cuts along your side of the street would reduce conflict points with driveways nearby.*
  - *New Crosswalk along 2nd Avenue: This new crosswalk with RRFB’s just north of Dancing Fox Road will improve pedestrian connectivity across 2nd Avenue, however, the new driveway located just 60’ south of the crosswalk may distract drivers from being aware of pedestrians – they may be more focused on a car slowing in front of them or looking for their turn rather than a pedestrian crossing the street.*
  - *Limited space to turnaround: Since this is a gated community, this access will be resident only. If someone who is not a resident turns into this driveway, there is not space for a turnaround, which means they would have to back-up into 2nd Avenue. This would create an unsafe condition for a gated driveway.*
- B. Vela Park will include a 10-foot-wide multi-use sidewalk along 2<sup>nd</sup> Avenue. Providing four driveways that cross the pedestrian/biker path of travel along 2<sup>nd</sup> Avenue will create more hazardous conditions for pedestrians and bikers that use the path as they cross even more driveway access points.
- C. The Atlanta Masjid of Al-Islam, which controls nearly eight acres of land at 2<sup>nd</sup> and Glenwood and is Vela Park’s immediate neighbor to the north, plans on redeveloping its holdings with a new mixed-use commercial development. The development will include new access points/curb cuts on 2<sup>nd</sup> Avenue, likely very close its shared property line with Vela Park and less than 100 ft from where the fourth access point for Vela Park was considered. Multiple access points in close proximity to one another on a collector street will create potential conflicts points, create additional distractions for drivers, and generally interfere with the smooth an efficient flow of traffic in front of the two developments.

For all the foregoing reasons, Perennial respectfully requests the approval of its variance application. Please do not hesitate to let me know if I may provide you with any additional information or clarify anything in this letter.

Perennial Properties, Inc.  
Variance from Section 14-200.(5)  
April 25, 2024  
Page 3

Sincerely,

PERENNIAL PROPERTIES, INC.

A handwritten signature in black ink, appearing to read "Craig J. Wasilewsky". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

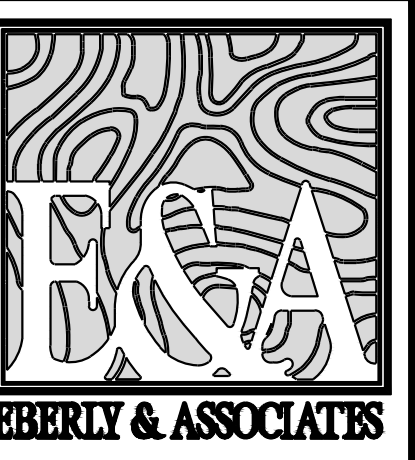
Craig J. Wasilewsky, SE  
Development Manager  
Perennial Properties, Inc.

Attachments.

cc: Mr. Lucas Carter, Dekalb County Dept. of Planning and Sustainability (via email)  
Mr. Adam Chappell, Dekalb County Dept. of Planning and Sustainability (via email)

UPDATED SITE PLAN WITHOUT  
FOURTH ACCESS POINT ON  
2ND AVENUE





TEL: 770.452.7849 FAX: 770.452.0086  
 2951 FLOWERS RD S, STE 119  
 ATLANTA, GEORGIA 30341  
 WWW.EBERLY.NET

LAND PLANNING  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE

**BAG FACTORY MIXED-USE**  
 DEKALB PERMIT NO. AP# 1246194  
 LAND LOTS 172 & 173; 04 DISTRICT  
 PARCEL ID: 15 173 07 048  
 ADDRESS: 1881 2ND AVE  
 DECATUR GA 30032

REVISIONS:

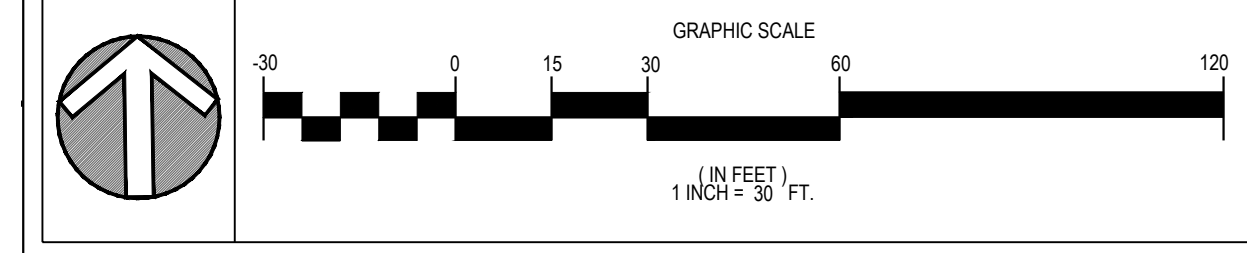
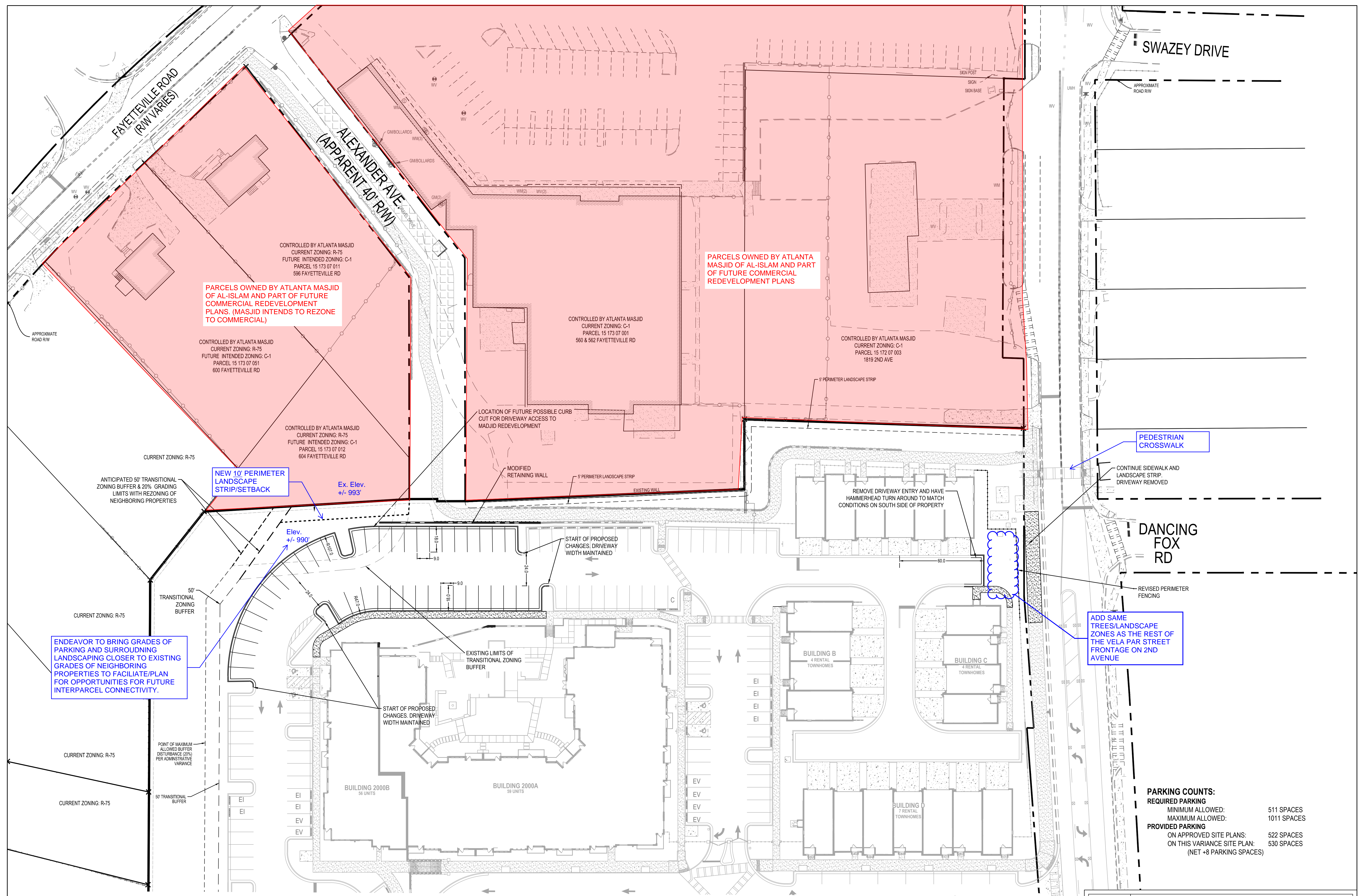
3/13/23	LDP RESUBMIT
5/26/23	GMP SET
06/16/23	LDP RESUBMIT
07/28/23	LDP RESUBMIT
08/17/23	LDP RESUBMIT
08/25/23	REVISION PRINT
09/12/23	LDP REVISION
11/10/23	LDP REVISION RESUBMIT
01/12/24	AS1 1
03/01/24	RFI 021
04/17/24	REPRINT SET

**ENLARGED VARIANCE PLAN**

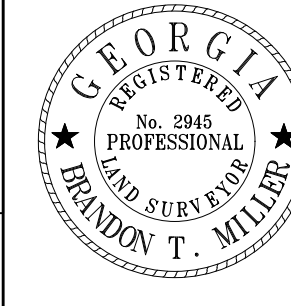
SCALE:	1" = 30'
DATE:	3/13/23
DRAWN BY:	ASHLEY SADOWSKI
PROJECT MANAGER:	LAUREN LEYRER, PE
QA/QC CHECK:	JEREMIAH PHILLIPS, PE

PROJECT NO.  
**21-149**  
**23-055**

SHEET NO.  
 NOT ISSUED FOR CONSTRUCTION



**SURVEYOR'S 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 herein. 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.



*Brandon T. Miller*  
 12-15-2023

SUPERIOR COURT RECORD INFORMATION

TO: TAMA BAG FACTORY DEVELOPMENT, LLC, PINNACLE BANK, AS AGENT, ITS SUCCESSORS AND ASSIGNS, ATMA AND CHICAGO TITLE INSURANCE COMPANY.

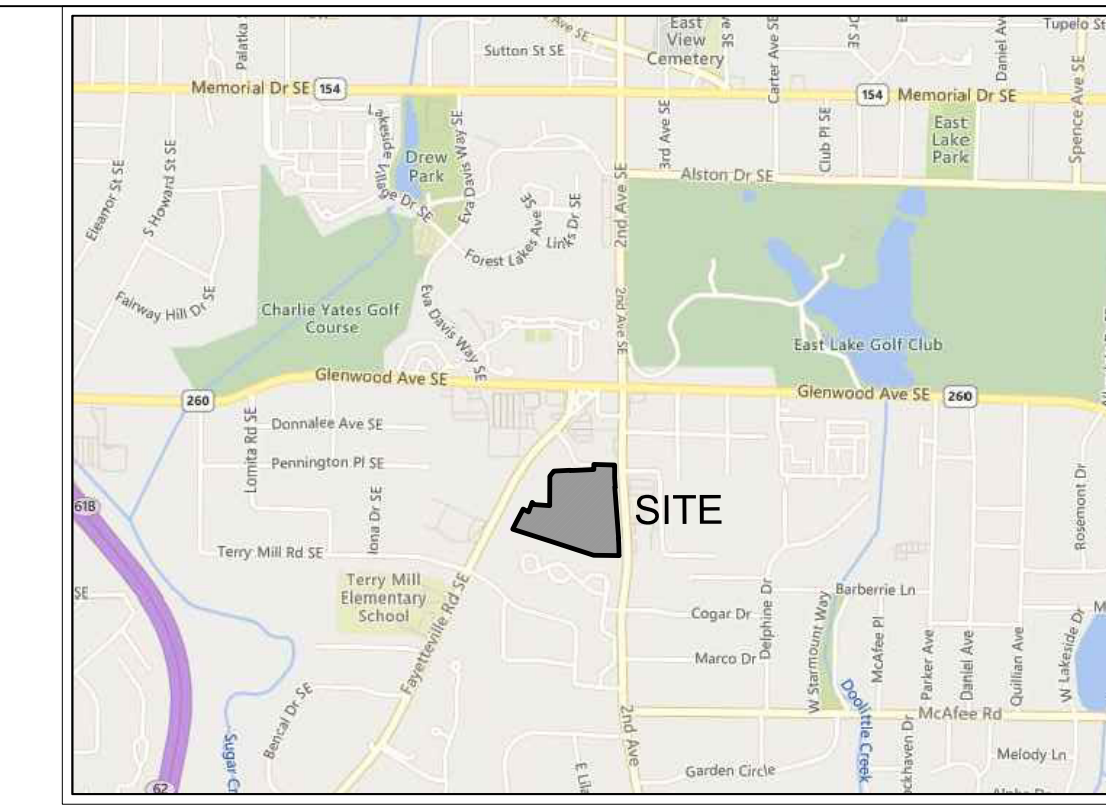
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 10, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 21, 2021.

**REFERENCES:**

- PLAT BOOK 9, PAGE 84.
- PLAT BOOK 12, PAGE 80.
- BOUNDARY, TOPOGRAPHIC, TREE LOCATION AND ABOVE GROUND AS-BUILT SURVEY FOR EAST LAKE INVESTMENTS, INC., DATED AUGUST 6, 1997, LAST REVISED AND UPDATED DECEMBER 13, 2006.
- BOUNDARY, TOPOGRAPHIC, TREE LOCATION AND ABOVE GROUND AS-BUILT SURVEY FOR EAST LAKE HOLDINGS, INC., DATED AUGUST 6, 1997,, REVISED JANUARY 30, 2007.
- DEED BOOK 7347 PAGE 796.
- DEED BOOK 15363 PAGE 84.
- SURVEY FOR WADE J. TURNIPSEED BY McCLUNG SURVEYING SERVICES, INC DATED 10-24-03.
- SURVEY FOR MEADOW NOOK PROPERTIES BY CHRISTOPHER E. MOORE & ASSOCIATES DATED MAY 23, 2007.
- PARCEL COMBINATION PLAT FOR TAMA BAG FACTORY DEVELOPMENT, LLC BY BOWMAN CONSULTING GROUP, RECORDED IN PLAT BOOK 319, PAGE 125.
- PLAT BOOK 309 PAGE 94.
- BOUNDARY SURVEY FOR MUHAMMAD AL-AMIN BY DEKALB SURVEYS, INC, JONATHAN M. COE REGISTERED LAND SURVEYOR #3354, DATED MAY 20, 2022, REVISED JANUARY 22, 2024 TO CORRECT SOUTHERN BOUNDARY LINE OF LOT 8. THIS PLAT SUPERCEDES PLAT BOOK 309 PAGE 94 IN REFERENCE #10 ABOVE.

DATE: 12-15-2023

BRANDON T. MILLER  
 REGISTRATION NUMBER: 2845



LOCATION MAP  
 N.T.S.

**LEGEND**

	UTILITY POLE (PP)
	GUY WIRE
	LIGHT POLE (LP)
	FLAG POLE (FP)
	FIRE HYDRANT (FH)
	SIGN
	JUNCTION BOX (JB)
	DROP INLET (DI)
	WATER VALVE (WV)
	ROOF DRAIN (RD)
	CLEAN OUT (CO)
	WATER METER (WM)
	SANITARY MANHOLE
	IRON PIN FOUND
	CONCRETE
	WALL
	HEAD WALL (HW)
	FENCE LINE
	TREE LINE
	HANDICAP RAMP
	CURB AND GUTTER

**ABBREVIATIONS**

INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FFE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
GM	GAS METER
GV	GAS VALVE
UGCM	UNDERGROUND CABLE MARKER
GLM	GAS LINE MARKER
WLM	WATER LINE MARKER
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
SSMH	SANITARY SEWER MANHOLE
DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN
FES	FLARED END SECTION
CONC	CONCRETE
OHP	OVERHEAD POWER
P.O.B.	POINT OF BEGINNING
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
BSMH	BELL SOUTH MANHOLE
CB	COMMUNICATIONS BOX

**NOTES:**

- THERE ARE NO STRIPED PARKING SPACES ON SUBJECT PROPERTY.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE IS NO EVIDENCE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ALTANSPS LAND TITLE SURVEY FOR:  
 TAMA BAG FACTORY DEVELOPMENT LLC, PINNACLE BANK,  
 AS AGENT, ITS SUCCESSORS AND ASSIGNS, ATMA  
 AND CHICAGO TITLE INSURANCE COMPANY  
 (1881 SECOND AVENUE & 710 FAYETTEVILLE ROAD)

LOCATED IN:  
 LAND LOT 172 & 173 - 15TH DISTRICT  
 DEKALB COUNTY, GEORGIA

SCALE: 1" = 50'

DATE: DECEMBER 15, 2023

REVISION	
01-23-24	REVISED THE NORTHERN BOUNDARY LINE TO REMOVE AN APPARENT OVERLAP (SEE REF. #1)

**Bowman**  
 Bowman Consulting Group, Ltd.  
 4724 Shreve Parkway  
 Suwanee, GA 30024  
 Phone (770) 922-6550  
 Fax (770) 932-6500  
 www.bowmanconsulting.com

BCG PROJECT NO: 202253-01-001 TASK: SX003 SURVEY DATE: MAY 21, 2021 SHEET 1 OF 2

NEW PARCEL: 15 173 07 048  
 1881 SECOND AVENUE  
**TOTAL AREA:  
 13.719 AC.**

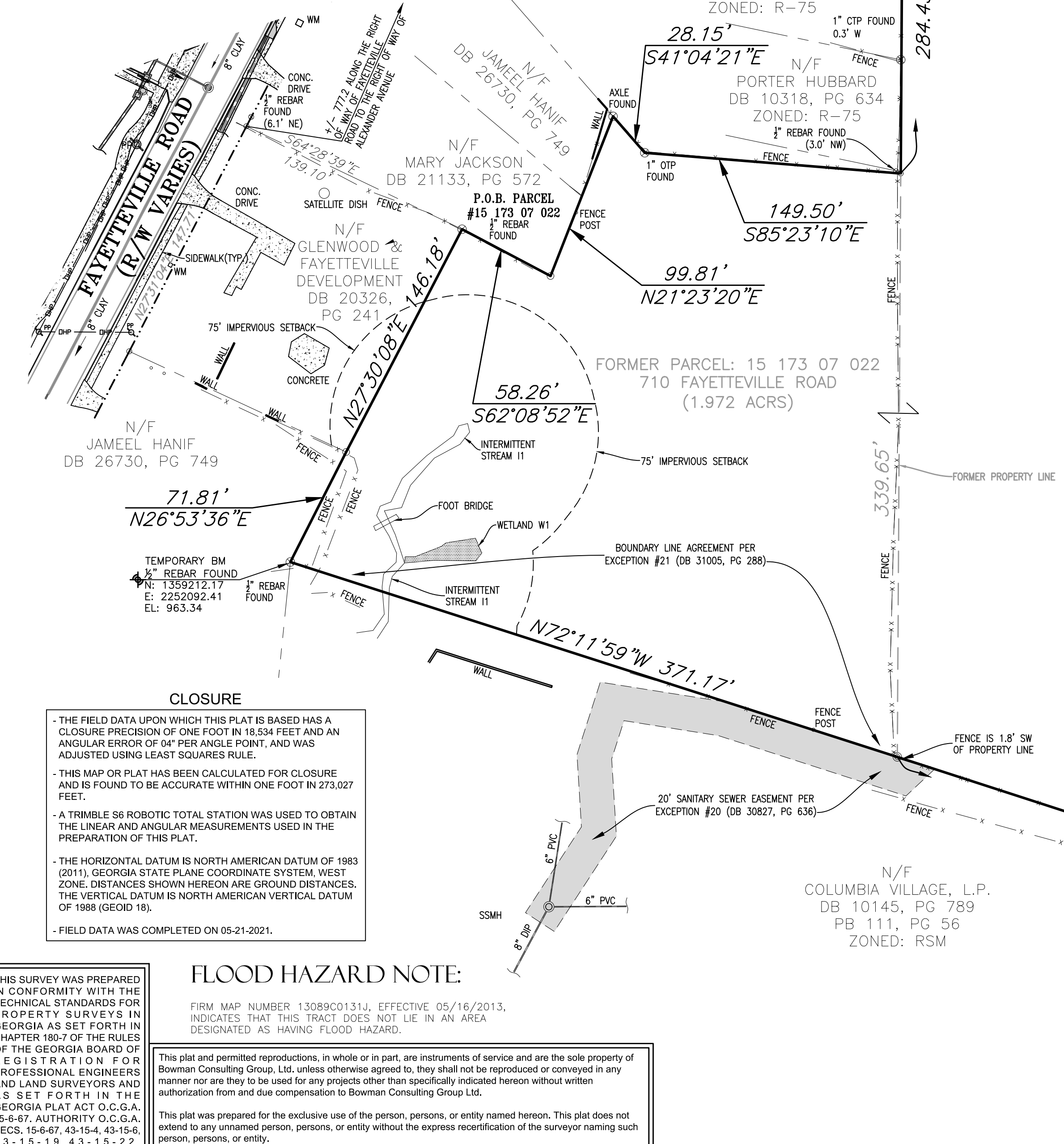


**CLOSURE**  
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,534 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE.  
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 273,027 FEET.  
 - A TRIMBLE S6 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.  
 - THE HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 (2011), GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 18).  
 - FIELD DATA WAS COMPLETED ON 05-21-2021.

**FLOOD HAZARD NOTE:**

FIRM MAP NUMBER 13089C0131J, EFFECTIVE 05/16/2013, INDICATES THAT THIS TRACT DOES NOT LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD.  
 This plat and permitted reproductions, in whole or in part, are instruments of service and are the sole property of Bowman Consulting Group, Ltd. unless otherwise agreed to, they shall not be reproduced or conveyed in any manner nor are they to be used for any projects other than specifically indicated herein without written authorization from and due compensation to Bowman Consulting Group Ltd.  
 This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



N/F ATLANTA MASJID OF AL-ISLAM, LTD  
 DB 6797, PG 490  
 ZONED: C-1

N/F ATLANTA MASJID OF AL-ISLAM, LTD  
 PB 239, PG 11  
 ZONED: C-1

N/F TAMRAT SELASSIE  
 DB 7410, PG 512  
 PB 12, PG 80  
 ZONED: R-75

N/F MUHAMMAD JIHAD  
 DB 30589, PG 9  
 ZONED: R-75

N/F KATIE M. ADDISON  
 DB 15211, PG 74  
 ZONED: R-75

N/F FELICIA A. MCLEOD & JOHN LEE MCLEOD  
 DB 11234, PG 80  
 ZONED: R-75

N/F GLENWOOD AND 2ND, LLC & E LAKE REINVEST FUND, LLC  
 DB 30390, PG 309  
 ZONED: R-75

N/F PORTER HUBBARD  
 DB 10318, PG 634  
 ZONED: R-75

N/F MARY JACKSON  
 DB 21133, PG 572  
 P.O.B. PARCEL #15 173 07 022

N/F JAMEEL HANIF  
 DB 26730, PG 749

N/F COLUMBIA VILLAGE, L.P.  
 DB 10145, PG 789  
 PB 111, PG 56  
 ZONED: RSM

FORMER PARCEL: 15 173 07 048  
 1881 SECOND AVENUE  
 (11.747 ACRES)

NEW PARCEL: 15 173 07 048  
 1881 SECOND AVENUE

SECOND AVENUE  
 (R/W VARIES)

A- 165.57'  
 R- 1661.70'  
 C- 165.50'  
 S01°43'36"E

TEMPORARY BM 1/2" REBAR FOUND (CAPPED)  
 N: 1358957.13  
 E: 2253117.90  
 EL: 1004.20

TEMPORARY BM 1/2" REBAR FOUND (CAPPED)  
 N: 1008.10  
 IN: 996.90  
 OUT: 996.78

EMAIL OF SUPPORT FROM  
ATLANTA MASJID OF AL-ISLAM

## Craig Wasilewsky

---

**From:** Ihsan Saleem <ihsansaleem@gmail.com>  
**Sent:** Friday, April 26, 2024 10:57 AM  
**To:** Craig Wasilewsky  
**Cc:** Bragg, Rachel L.; Chappell, Adam W; Keeter, Patrece  
**Subject:** Re: Bag Factory Discussion

Rachel, Patrice, and Adam,

I just wanted to chime in and affirm that the Masjid is fully supportive of this proposal.

Please let me know if a formal letter of support would be helpful.

Ihsan

-

Ihsan Saleem  
Chair | Board of Trustees

Atlanta Masjid Community Foundation  
560 Fayetteville Rd  
Atlanta GA 30316  
M: 404.210.5129  
[Ihsan@atlantamasjidcf.org](mailto:Ihsan@atlantamasjidcf.org)

On Thu, Apr 25, 2024 at 11:07 PM Craig Wasilewsky <[cwasilewsky@perennialproperties.net](mailto:cwasilewsky@perennialproperties.net)> wrote:

Rachel, Patrece, and Adam,

I can't thank you all enough for hopping on this call on such short notice. Since I have everyone's attention and it's top of mind, I wanted to follow-up with some meeting minutes to memorialize the conversation and verify the required follow-up. I'm also including Ihsan, a leader at the Masjid and the one overseeing their redevelopment efforts.

Attached is the plan with the proposed revisions and below is a summary of what was discussed:

- Removal of Fourth Access at North Side of the Site:
  - We understand that Traffic (Patrece) and Planning are supportive of removing the fourth access point onto 2<sup>nd</sup> Avenue at the north in accordance with the attached site plan, contingent upon approval by Fire and Sanitation. I will get with Fire and Sanitation to confirm their acceptance of the change before ultimately submitting the LDP revision.
  - The area where the access is removed will be planted with trees and landscaping in accordance with the same plans shown throughout the rest of 2<sup>nd</sup> Avenue.
- Reduction of the buffer along the property line with 604 Fayetteville Road to realign the parking at Vela as shown in the site plan:
  - 596, 600, and [604 Fayetteville Road](#) are either owned outright or controlled by the Masjid of Al-Islam and will be rezoned to commercial and consolidated into a larger redevelopment project of the corner.

- By reducing the buffer to accommodate realignment of the parking lot:
  - We better align our parking aisles with the neighboring properties to future proof our project to take advantage of opportunities for interparcel connectivity with more pedestrian interactions and possible vehicular access from Vela to the Masjid commercial campus and, ultimately, out to Fayetteville Rd.
  - Currently, Vela Park's parking tray sits about six feet below the average grade of the Masjid's adjoining parcels, which makes future interparcel connectivity with vehicular and pedestrian routes impractical. By reducing the buffer as shown, the grade of Vela's parking will rise about three feet and be much more closely aligned with the grades of the Masjid's parcels. A more closely aligned grade will promote better integration and connectivity of the sites.
- The Atlanta Masjid of Al-Islam, which controls and has an interest in 596, 600, and [604 Fayetteville Road](#), is supportive of reducing this buffer in anticipation of rezoning their sites to commercial and ultimately redeveloping them with a cohesive mixed-used project. If requested, we can secure a letter from the Masjid representing their position and support.

Again, thank you for getting together and responding to this request so quickly. We are over three months into construction and things are moving quickly. The attached drone image was a taken six weeks ago and since then there's been a lot more mass grading completed, underground utilities installed, and foundation walls constructed. The below photo was taken yesterday from our construction camera.



Craig Wasilewsky, SE

Development Manager

Perennial Properties

Cell: 678-478-9859

[cwasilewsky@perennialproperties.net](mailto:cwasilewsky@perennialproperties.net)

