



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



Michael L. Thurmond
Chief Executive Officer

Wednesday, June 12th, 2024

Cedric Hudson
Interim Director

Planning Department Staff Analysis

N6. Case No: A-24-1247013

Parcel ID(s): 15 173 07 048

Commission District 03 Super District 06

Applicant: Craig Wasilewsky
Perennial Properties, Inc.
1777 Peachtree Street NE
Suite 200
Atlanta, GA 30309

Owner: Tama Bag Factory Development, LLC
1777 Peachtree Street NE
Suite 200
Atlanta, GA 30309

Project Name: Vela Park

Location: 1881 2nd Avenue
Decatur, GA 30032

Request: Variance from Section 27-5.4.5 (D) to reduce the minimum width of a required transitional buffer from 50 feet to zero (0) feet along the subject property's line adjacent to 604 Fayetteville Road (Parcel ID 15 173 07 012) within the MR-2 (Medium Density Residential-2) Zoning District.

Staff Determination:
Denial

STAFF ANALYSIS

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

There may be existing physical conditions limiting development that were not originally created by the applicant, such as steep slope along the subject property's boundary with 604 Fayetteville Road. However, the development as originally proposed per rezoning case Z-22-1245577 and approved per Land Development Permit (LDP) #1246194 accounted for this existing topography; retaining walls were proposed along a private street in the northwestern corner of the development site (circled in red in the site plans included with this analysis). Although granting this variance request would result in a more uniform and regular grid layout, better facilitate future inter-parcel connectivity, and allow for gentler grading that could potentially eliminate the need for any retaining walls, the existing topography does not appear to be the limiting factor; rather it is the placement of the street relative to the transitional buffer, as established by the current R-75 zoning of the adjacent 604 Fayetteville Road. Granting this variance may constitute a special privilege or convenience for the applicant, as other property owners would also be subject to meeting the transitional buffer requirement.

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

The variance request appears to go beyond the minimum necessary to avoid relief, as the originally approved site plan was in compliance with development standards of the *Zoning Ordinance*. An alternative design of the development site could account for the transitional buffer and still create a more regular street layout.

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

Granting this variance request may not be materially detrimental to the public welfare or injurious to adjacent properties or improvements. While the request to reduce the transitional buffer along the subject property's boundary with 604 Fayetteville Road to zero (0) feet would result in the decrease of vegetation between the two properties, a six (6)-foot fence is still proposed along the property boundary - as would be required with the preservation of a transitional buffer. The area behind this fence (internal to the subject property) is proposed to contain some vegetation; a ten (10)-foot landscape strip is proposed which would consist of trees and other plantings normally required for perimeter landscape strips. Per Section 27-5.4.4. (C), a five (5)-foot perimeter landscape strip is typically required along any property lines that are not subject to streetscape or transitional buffer requirements; the proposed 10-foot strip would exceed the minimum requirements of the *Zoning Ordinance* were the adjacent property not zoned single-family residential. The granting of this variance request would only affect the adjacent property owner of 604 Fayetteville Road, as the transitional buffer requirement along other residentially zoned properties would remain as originally proposed.

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

Development of the site would be able to proceed as originally approved per LDP #1246194 without the approval of this variance. Thus, the application of the *Zoning Ordinance* would not be deemed a hardship either undue or unnecessary. Any changes to the site plan as a part of this variance request, including the proposed grid layout and more easily allowing for future inter-parcel connections, could also be accomplished with revisions to the approved LDP with out this variance approval.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text

Inter-parcel connectivity is highlighted in the *DeKalb 2050 Unified Plan* as a method of providing successful access management, which can reduce traffic congestion and allow for easier means of access for fire/rescue and other County services. A more regular and connected street grid would also create a more aesthetically attractive and pedestrian-oriented environment. These in tandem would allow for a development that better promotes and improves the public health, safety, and general welfare of its residents and others. However, it does not appear that the variance request is necessary to accomplish these goals, as it appears that the variance request may be the result of a self-induced hardship and the same ends could be met without a variance approval.

FINAL STAFF ANALYSIS:

The application fails to meet the majority of the variance criteria. While the proposed site plan would result in a better design for future interparcel access, the nature of the request does not appear to be justified based on the specific conditions of the subject property. While topography may be a concern, there are alternative designs that do not require the approval of this variance. Development of the subject property in substantial accordance with the site plan as per the variance request could be accomplished by other means that may be more appropriate, such as property acquisition and/or the rezoning of the adjacent property. Alternatively, revisions could be made to the approved LDP that could still provide the end results desired by the applicant. Therefore, upon consideration of the criteria of Section 27-7.5.3. of the *Zoning Ordinance*, the Planning and Sustainability Department recommends *Denial* of this variance request.

STAFF DETERMINATION: Denial

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

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

Applicant and/or
Authorized Representative: _____

Mailing Address: _____

City/State/Zip Code: _____

Email: _____

Telephone Home: _____ Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: _____

Address (Mailing): _____

Email: _____ Telephone Home: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: _____ City: _____ State: _____ Zip: _____

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

Zoning Classification: _____ Commission District & Super District: _____

CHECK TYPE OF HEARING REQUESTED:

_____ VARIANCE (From Development Standards causing undue hardship upon owners of property.)

_____ SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)

_____ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

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

Email plansustain@dekalbcountyga.gov with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

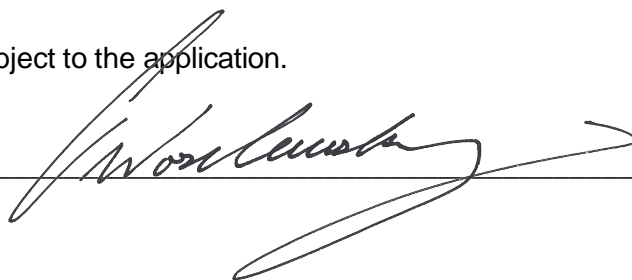
I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

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

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

DATE: _____

Applicant
Signature:



DATE: _____

Applicant
Signature:



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

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

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

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

DATE: 4/25/2024 Applicant/Agent Craig Wasilewsky
Signature: _____

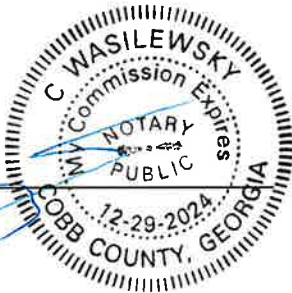
TO WHOM IT MAY CONCERN:

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

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.



Notary Public





Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature



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 5.4.5.D-Transitional Buffer Class by District (Table 5.2(a)) to **Reduce the Minimum Width of Required Transitional Buffer to Zero Feet** Along the Section of Vela Park's Property at 1881 2nd Avenue Adjacent to 604 Fayetteville Road (Parcel 15 173 07 012) to Facilitate Improved Opportunities for Interparcel Connectivity in the Future.

Dear Cedric:

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 2nd 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 2nd 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.

The Atlanta Masjid of Al-Islam (the "Masjid") owns (or has an interest in) and controls nearly eight acres of land between Vela Park and Glenwood Avenue and between Fayetteville Road and 2nd Avenue, including three parcels west of Alexander Avenue and north Vela Park: 596, 600, and 604 Fayetteville Road (the "Three Parcels East of Alexander"). We herein refer to all the Masjid's contiguous parcels and parcels divided by a right-of-way as the "Masjid Corner Holdings." Because that portion of the Masjid Corner Holdings north of Vela Park and east of Alexander Avenue is commercially zoned, there is no transitional buffer between Vela Park and that portion of its holdings; however, because the Masjid's Three Parcels East of Alexander are zoned R-75, Vela Park was originally permitted with a 50 ft transitional

buffer alongside 604 Fayetteville, and the project's parking trays circumvent around this buffer with a steep grade change between the neighboring parcels and Vela Park's improvements.

When Perennial designed and entitled Vela Park in 2022 and 2023, it worked very closely with the Masjid to program the project with the community's concerns and desires top of mind, and with special attention to how Vela Park would interact with its closest and very significant neighbor to the north. Since that time, the relationship has blossomed with further cooperation as the Masjid has begun early visioning exercises for the redevelopment of the entirety of its Corner Holdings into a new mixed-use commercial development. The Masjid's redevelopment concepts include incorporating the Three Parcels East of Alexander into the wider development by rezoning them into a commercial use.

And while Vela Park has already started construction, considering the Masjid's nascent and quickly developing plans, Perennial wishes to implement minor modifications to the north side of the Vela Park site to best to anticipate and respond to the needs of the Masjid's future development plans, and to ultimately facilitate opportunities for synchronous interactions between our two sites.

To better respond to the Masjid's evolving plans as it explores a future development and to facilitate interplay and connectivity between Vela Park and the Masjid development between the boundary lines, Perennial respectfully requests a **Variance from Section 5.4.5.D-Transitional Buffer Class by District (Table 5.2(a)) to reduce the minimum width of the required Transitional Buffer to zero feet along the section of Vela Park's property adjacent to 604 Fayetteville and replace it with a 10 ft landscape strip/setback.**

Perennial's variance request satisfies all the county's standards for such relief, as set forth in section 27-7.5.3(A) of the zoning ordinance, as follows:

I. VARIANCE APPROVAL STANDARDS

1. "There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property..."

As currently planned, the elevations of Vela Park's parking tray and other improvements just inside the existing buffer, adjacent to the 604 Fayetteville Road parcel, are substantially below the undisturbed elevation of said adjoining parcel. With the buffer in place, the steep grade change is needed to simultaneously preserve the buffer and accommodate the grades for storm drainage and pedestrian accessibility around the north side of the Vela Park site. In fact, the parking tray just outside the buffer sits approximately six to nine feet below the grades of 604 Fayetteville. Such dramatic elevation differentials between Vela Park and the Three Parcels East of Alexander, the property lines between which are already envisioned as points of future connectivity, make pedestrian and vehicular access, or even just the experience of cohesiveness by the developments' users, practically impossible.

However, by removing the transitional buffer adjacent to 604 Fayetteville while maintaining a ten-foot landscaped setback, Perennial can design the Vela Park improvements adjacent to the Masjid Corner Holdings and its future commercial development as follows:

- Perennial can better configure the parking trays and other improvements on the north side of the property to align with the property lines for the Three Parcels East of Alexander to future proof Vela Park to eventually take advantage of opportunities for interparcel connectivity with more pedestrian interactions and possible vehicular access from Vela Park to the Masjid's new commercial development and, ultimately, out to Fayetteville Road.
- By positioning Vela Park's parking tray slightly closer to 604 Fayetteville the elevations of the parking tray and associated improvements can rise about three feet to be substantially more closely aligned with the grades of the adjoining parcels. With substantially smaller elevation changes, the transition between Vela Park and the adjacent Three Parcels East of Alexander through the 10 ft landscaped setback can be more subtly sloped to promote integration of the two sites in the interim and future proof for physical connectivity between the developments in the future.

2. The requested variance does not go beyond the minimum necessary to afford relief...

As evidenced by the Variance Site Plan, attached hereto, the requested variance to remove the buffer but maintain a 10 ft setback will allow Perennial to locate the Vela Park parking trays and landscaping improvements in such a way as to grade the site and align the improvements in such a way that allows for future connections and cohesive interactions between Vela Park the Masjid's future development. The realigned parking tray maintains a straight driveway through Vela Park and aligns with the adjoining property lines; it doesn't extend closer to 604 Fayetteville than necessary to align the parking and establish grades that more closely match those of the adjoining parcels. Furthermore, the revised plan seeks to maintain a 10 ft landscaped setback even though the minimum for two commercial properties is 5 ft.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property...

The variance only requests removal of the buffer between Vela Park and the neighboring property at 604 Fayetteville Road, a property that is controlled by the Masjid and that will be rezoned soon to commercial to facilitate a commercial mixed-use development. Furthermore, 604 Fayetteville is an unimproved parcel of land with now house and no one occupying the property. Perennial has the full support of the Masjid to remove the buffer and to construct the parking tray and other improvements adjacent to their properties in a manner substantially similar to that represented in the attached Variance Site Plan.

Finally, the Variance Site Plan preserves the required transitional buffers with all other adjacent properties, such as 610 Fayetteville Road.

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

The literal interpretation and strict application of the applicable provisions or requirements of the chapter will cause Perennial to have to construct a large wall and maintain a very steep grade change between the properties, thereby preventing opportunities for future interparcel connectivity, especially once the adjacent Masjid Corner Holdings are developed.

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

As stated in the zoning code, the purpose of the transitional buffer is to create a visual screen in order to diminish the potential negative impacts of non-residential and mixed land uses on adjacent residential land uses. However, the Masjid intends to rezone of the Three Parcels East of Alexander, including 604 Fayetteville Road, to commercial zoning and to redevelopment the parcels with mixed and commercial uses. Accordingly, Vela Park and the Three Parcels East of Alexander will share compatible zonings that do not require any transitional buffer for either property per Section 5.4.2.5. Furthermore, privacy and visual screening between Vela Park's improvements and 604 Fayetteville Road will be maintained because the elevation of Vela Park's parking tray is still set down about three feet below the adjoining parcels, and Perennial intends to plant the 10' perimeter setback/landscape strip with new plantings and materials consistent with those in Section 5.4.5.C.

Perennial respectfully seeks relief from the strict application of the Section 5.4.5.D zoning ordinance.

II. CONSTITUTIONAL OBJECTIONS AND CONCLUSION

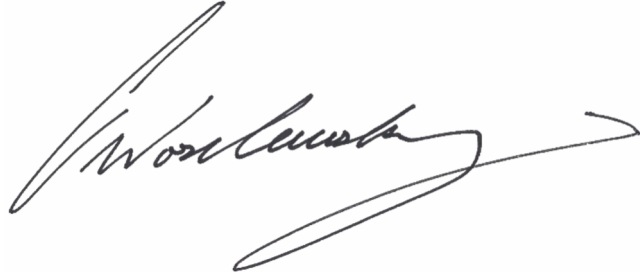
Georgia courts have long held that an aggrieved party must present any potential constitutional objections to the local government during the zoning review process, which includes administrative zoning appeals. Applicants who fail to do so substantially deprive themselves of a legal basis to appeal adverse zoning decisions. Therefore, solely to satisfy mandatory requirements of Georgia law, Perennial respectfully advises Dekalb County of its constitutional objections. Perennial has demonstrated that its rezoning request fully satisfies all applicable standards for the approval of such applications. Therefore, any action by the Board of Commissioners to deny Perennial's requested rezoning or to grant some lesser form of relief would violate Perennial's rights to due process of law and equal protection under the laws.

For all the foregoing reasons, Perennial respectfully requests the approval of its rezoning 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 5.4.5.D
April 25, 2024
Page 5

Sincerely,

PERENNIAL PROPERTIES, INC.

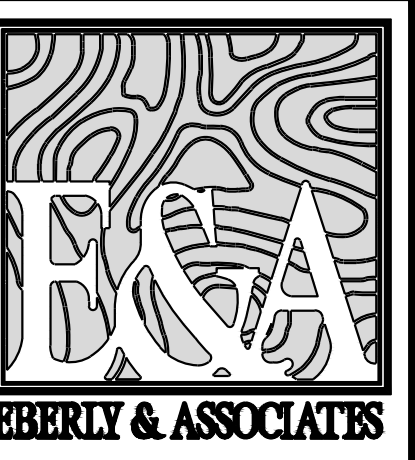
A handwritten signature in black ink, appearing to read "Craig J. Wasilewsky". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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)

VARIANCE SITE PLAN WITHOUT
TRANSITIONAL BUFFER ADJACENT
TO 604 FAYETTEVILLE ROAD



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:

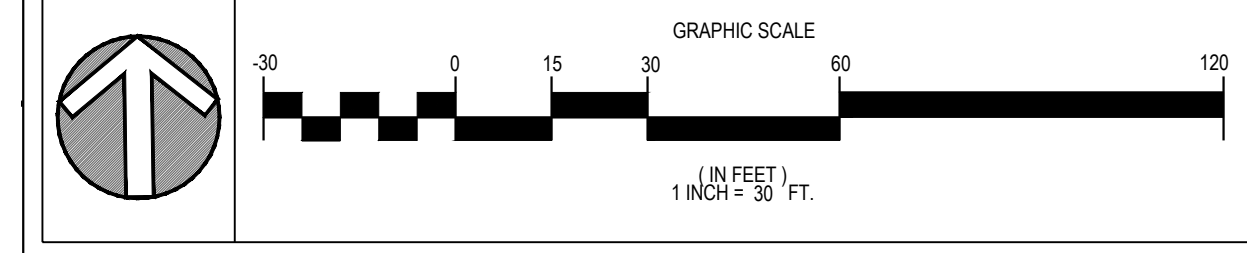
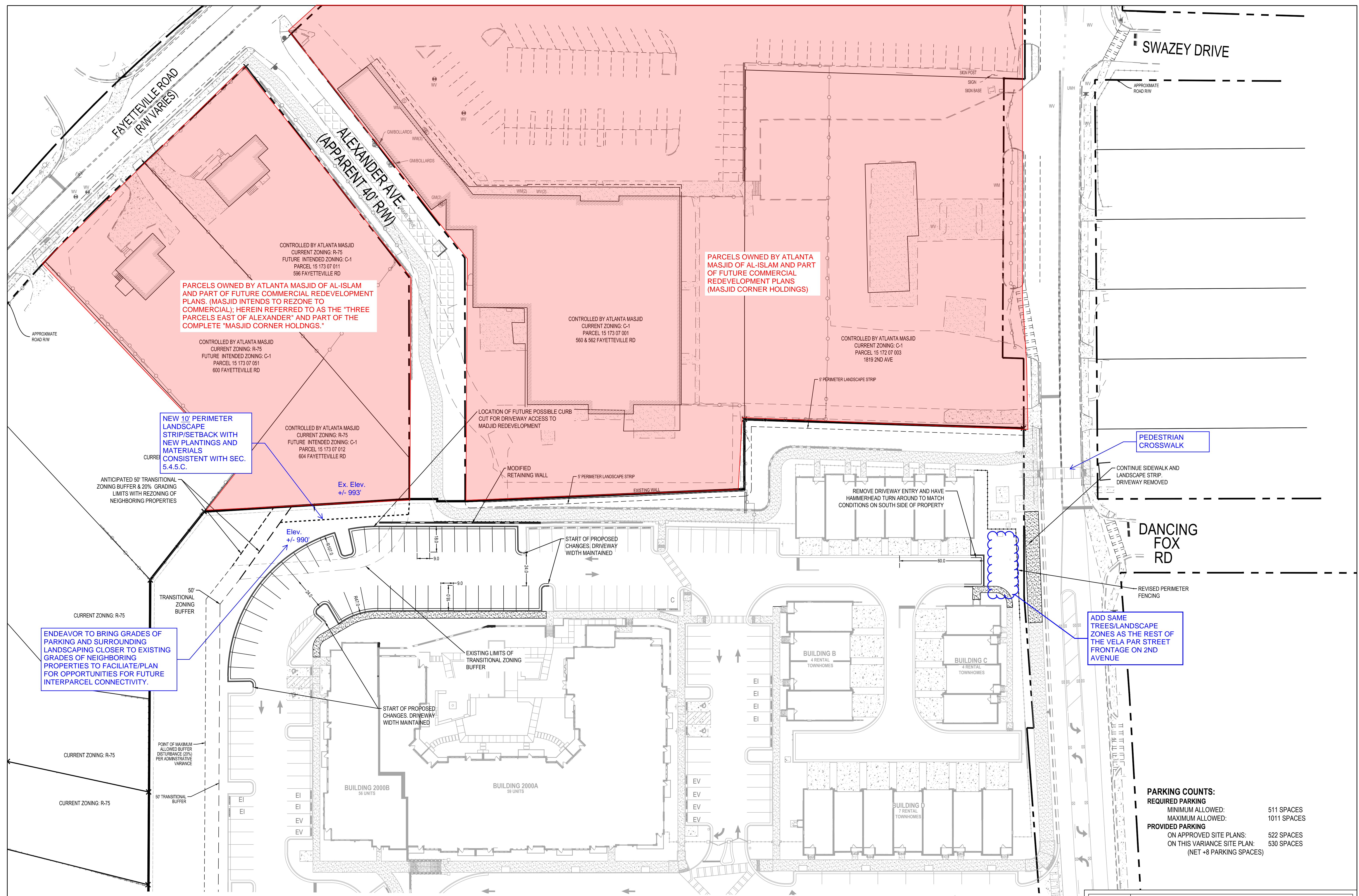
3/13/23	LDP RESUBMIT
5/26/23	GMP SET
06/16/23	LDP RESUBMIT
07/28/23	LDP RESUBMIT
08/17/23	LDP RESUBMIT
08/25/23	REVISION PRINT
09/12/23	LDP REVISION
11/10/23	LDP REVISION RESUBMIT
01/12/24	AS1 1
03/01/24	RFI 021
04/17/24	REPRINT SET

ENLARGED VARIANCE PLAN

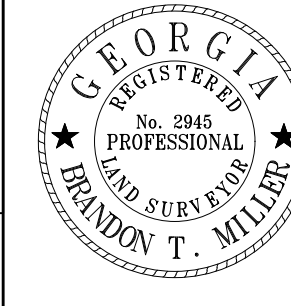
SCALE:	1" = 30'
DATE:	3/13/23
DRAWN BY:	ASHLEY SADOWSKI
PROJECT MANAGER:	LAUREN LEYRER, PE
QA/QC CHECK:	JEREMIAH PHILLIPS, PE

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.

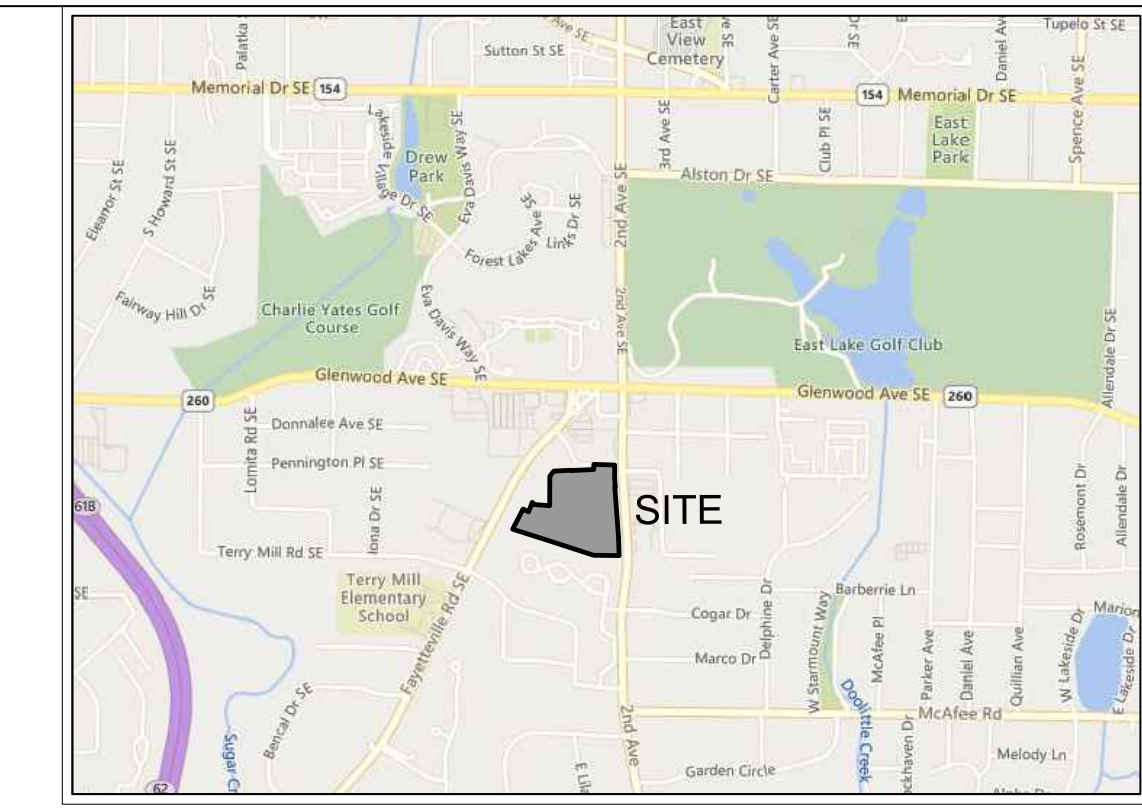
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(b), 8, 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.

ALTA/NSPS 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

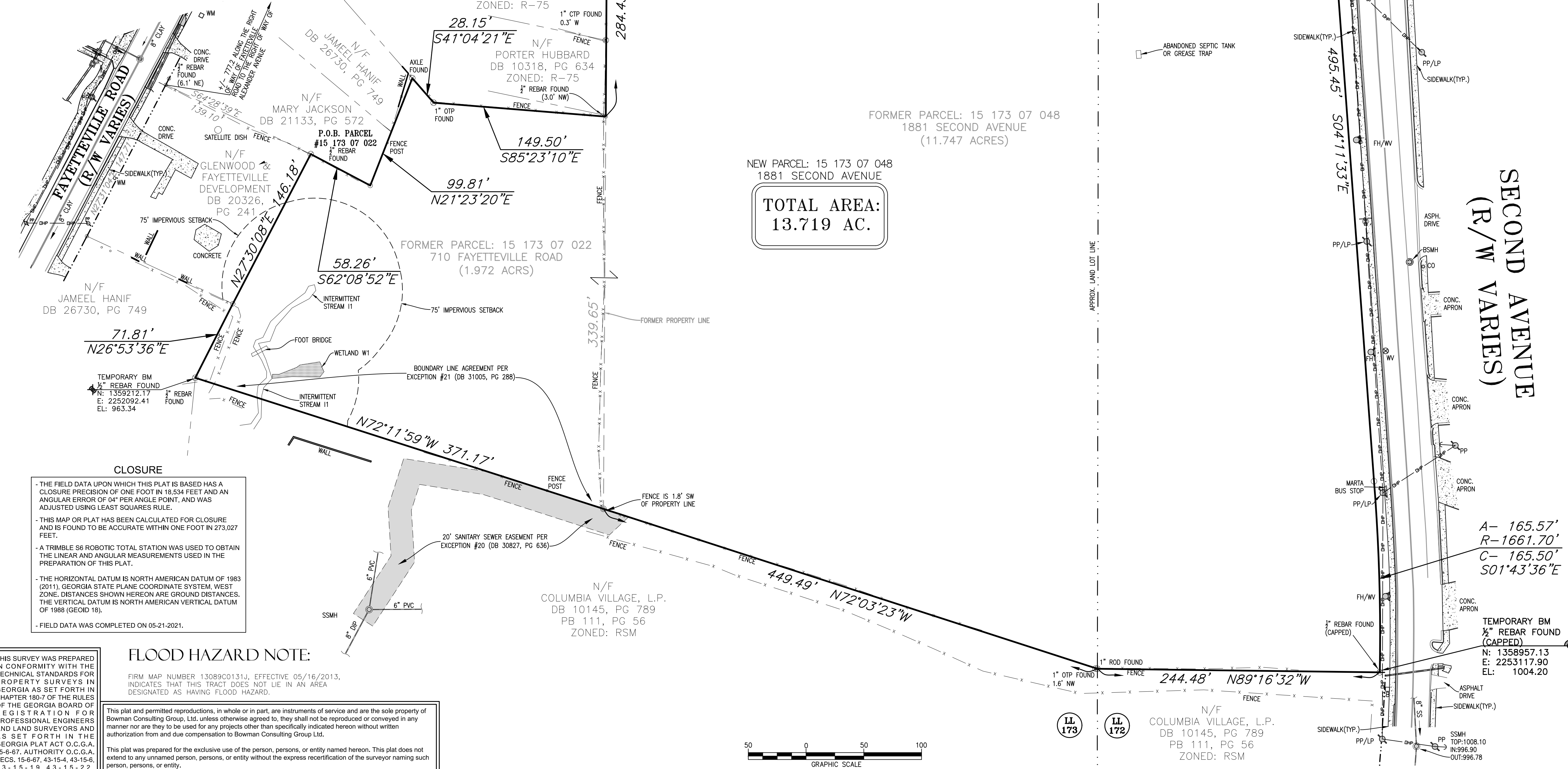
SCALE: 1" = 50'

DATE: DECEMBER 15, 2023

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

Bowman
 Bowman Consulting Group, Ltd.
 4724 Shiloh Park Parkway
 Suwanee, GA 30024
 Phone: (770) 932-6550
 Fax: (770) 932-6550
 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.

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

On Thu, Apr 25, 2024 at 11:07 PM Craig Wasilewsky <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 2nd 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 2nd 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



APPROXIMATE AREA OF EX. BUFFER. REMOVAL OF BUFFER WILL ALONG FOR GRADING AND PARKING LOT IMPROVEMENTS THAT FACILITATE FUTURE INTERPARCEL CONNECTIVITY.

