



OFFICE OF ZONING AND DEVELOPMENT
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **SAP-23-026**

DATE ACCEPTED **02/17/2023**

NOTICE TO APPLICANT

Address of Property:

323 Moreland AVE NE

City Council District: **2** Neighborhood Planning Unit (NPU): **N**

Special Administrative Permit (SAP) Hearing Date:

04/12/2023 at 12:00 pm
or 04/26/2023

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

SAP-23-026



Please contact the Office of Zoning & Development staff at 404-330-6145 or dcpozd@atlantaga.gov with any questions.

NOTE: Special Administrative Permit applications are not required to be placed on NPU agendas. However, several zoning classifications require NPU notification via a certificate of mailing. For full requirements, and to see if such a notification is applicable, refer to the SAP application form.

Signed,

Kenneth Jordan
KJ, for Director, Office of Zoning and
Development

DWJ
Dan Ward



APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)

For SPI, Beltline Overlay, LW, MR, MRC, and NC Zoning Districts

City of Atlanta, Office of Planning (404/330-6145)

File No.: _____

APPLICANT (name) David Barrett

COMPANY Five Points District, LLC

ADDRESS 100 Mansell Court E Suite 101 Roswell, GA 30076

PHONE NO. (678) 571-3861 **EMAIL** David@abarrett.com

PROPERTY LANDOWNER 351 Group, LLC (Josh Sagarin)

ADDRESS 480 Sterling Ave NE Atlanta, GA 30307

PHONE NO. (404) 849-6417 **EMAIL** josh.FPN@gmail.com

ADDRESS OF PROPERTY 1323/327 1333/251/361 Moreland Avenue

Land District 209 **Land Lot** 15 **Council District** 2 **NPU** N

Is property within the BeltLine Overlay District? Yes No Zoning Classification NC-1

INSTRUCTIONS (approved SAP plans shall be included in Building Permit Application submittal to the Office of Buildings):

- **Demolition Permits:** Applications for demolition permits shall not be approved until the SAP is approved.
- **Signage:** SAP approval for free-standing/monument and/or projecting structures only. Signage approval issued by Office of Buildings.
- **Photographs (buildings/site):** For alterations to existing building facades and/or site modifications to document existing conditions.
- **Submittal Package Requirements (See detailed checklist):**
 - 1) **Project Summary:** Provide cover letter describing new construction, alterations, repairs or other changes to the exterior of existing structures or to the site. Requests for administrative variations must be accompanied by a written justification for each.
 - 2) **Property Survey:** Submit two (2) copies. Lot consolidation, replatting or subdivision may be required prior to approval of SAP.
 - 3) **Site Plan (released for construction and sealed) and Building Elevations:**
 - a. **Initial Plan Submission:** Two (2) copies for initial review (four (4) copies that require DRI & NPU review). Also, copies of applicable Rezoning Legislation, Special Use Permit, Variance or Special Exception letters from Board of Zoning Adjustment.
 - b. **Final Plan Submission (after staff review) incorporating staff comments:** 11 copies of site plan and 5 copies of elevations.
 - c. **Other information:** Additional plans or documents may be required at the discretion of the Office of Planning.
 - 4) **Property Owner Authorization:** Submit required notarized owner consent per attached form.
 - 5) **Notice to Applicant:** Submit attached form with signature and date.

• **Additional Submittal Requirements (as applicable):**

- 1) **BeltLine, NC-2, NC-10, NC-11, NC-12, NC-14 Districts:** Pre-application conference with Planning Staff is required prior to SAP submittal. **INCLUDE EXTRA COPY OF SUBMITTAL PACKAGE** for the required 21-day NPU review period as detailed below:
 - a. Mail a copy of the SAP application and plans which are stamped received by the Office of Planning to the NPU.
 - b. Submit a copy of U.S. Postal Service Certificate of Mailing within 5 business days of SAP application submittal.
 - c. Submit notarized Affidavit of NPU Notification within 5 business days of SAP application submittal.
- 2) **Development Review Committee (DRC):** Projects within SPIs 1, 9, 12, 15, 16, 17 districts may require review by DRC.
- 3) **Development of Regional Impact (DRI) Study:** Developments either; over 300,000 sf; or greater than 400 residential units; or a mixed-use development with more than 222 residential units require a DRI approval by GRTA and ARC.
 - a. **Initial submission:** DRI Form 1 with the SAP application. Planning staff will then submit information to GRTA and ARC.
 - b. **Final submission:** Copy of the DRI Notice of Decision letter shall be printed on the final site plan submission.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** consultation meeting with DWM is REQUIRED to determine applicable stormwater improvements. Call 404-330-6249 or visit www.atlantawatershed.org/greeninfrastructure
- **Fees (non-refundable):** Payable to the "City of Atlanta" in the form of cash, credit card, personal or cashier check, or money order.
 - Exterior demo, outdoor dining new/expansion, or non-expansion: \$250.
 - Developments < 50,000 sqft of floor area: \$500.
 - Developments 50,000 to 250,000 sqft of floor area: \$1,000.
 - Developments ≥ 250,000 sqft of floor area: \$1,500.

I HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE THAT ALL STATEMENTS HEREIN ATTACHED & SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date 2/13/23 Signature of Applicant David Barrett

The City Code provides that Planning Director shall review each request for an SAP within 30 days of a filing of a **completed*** application. (Atlanta Code Chapter 16, Section 16-25). * Note: NPU/DRC notification and review, as applicable, are required to complete the SAP application.

(FOR OFFICE OF PLANNING OFFICE USE ONLY)

The above request for a Special Administrative Permit (SAP) was **approved** or **denied** on _____

See attached **Special Administrative Permit Approval Form(s)** for detailed approval information.



CITY OF ATLANTA OFFICE OF ZONING & DEVELOPMENT
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications (Required)

File # _____

*Developmental Controls forms are required to be completed by the applicant, and all applicable specifications should be shown on the site plan in chart form. Items omitted will delay the plan review process. Refer to City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.

Definitions and Methods of Calculation

- Net Lot Area (NLA) = length of property line X width of property line
- GLA for corner lots = (NLA) + [(street "A" right-of-way width +2) X (street "A" length of property line)] + [(street "B" right-of-way width +2) X (street "B" length of property line)] + [(street "A" right-of-way width +2) X (street "B" right-of-way width +2)]
- GLA (with only one front yard adjacent to street) = (NLA) + [(street right-of-way width +2) X (length of front property line)]
- GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width.
- GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts.
- Building Lot Coverage provided = (net lot area minus area of building footprint) ÷ (net lot area)

Lot Size (in square footage)

Gross Land Area (GLA)	125,378 sf	2.8783 acres
Net Lot Area (NLA)	91,976 sf	2.295 acres

Floor Area Ratio (FAR) – as applicable. Check which used for residential: GLA, or NLA

	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage
Base Allowed	1.49		1.50	
Base Provided	1.17			
Bonus Allowed				
Bonus Provided				

Bonus FAR Program (check bonus utilized if applicable)

Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>
------------------------------------------	----------------------------------------------	-----------------------------------------------------	------------------------------------------------------	--------------------------------------------

Residential Units Total Provided: 200

Number of Units Provided (without bonus)	200
Number of Bonus Units Provided (without workforce housing)	
Number of Bonus Workforce Housing Units Provided (20% required)	
Total Number of Units per Acre	69.47

Building Coverage or Lot Coverage (check applicable as required per zoning district)

	Percentage (%)	Square Footage
Max. Permitted		
Provided		

Fenestration (% of each street-fronting facade calculated separately, per district regulations)

	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required						
Provided (specify for each street)						



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications (Required)

File # _____

Non-Residential Public Space Requirements (refer to Chapter 28 for clarification)

PSR: Public Space Requirements for Non-residential & Mixed-use Developments

(These are areas not counted towards UOSR)

Public Space provided = (square footage area of exterior space) + (square footage area of interior space)

	Percentage (%)	Total Square Footage
Minimum Required		
Provided		20,067

Square Footage Breakdown of PSR amounts provided by the following:

EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)	6,143
INTERIOR (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)	13,924

Parking and Loading Requirements (refer to district regulations and Chapter 28 for clarification)

Residential Unit Breakout				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
104	77	19	—	—
On-site Parking Spaces	Residential			Non-residential Uses
Minimum Required	0 (Project is within 2,640' of a high capacity transit station) (See 7.K.14)			
Provided	94			
Maximum Allowed	—			
Bicycle Parking Spaces	Residential			Non-residential Uses
Minimum Required	20			
Provided	41			
On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)				
Minimum Required (specify for each use)	Residential/Hotel		Non-residential Uses (break out by use)	
	2 for residential			
Provided (specify for each use)	2 provided			



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications

File # _____

Residential Open Space Requirements (refer to Chapter 28 for clarification)

Definitions and Methods of Calculation	
<ul style="list-style-type: none"> • LUI = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations) • TOSR are calculated only for residential developments. TOSR includes the total horizontal area of uncovered open space plus $\frac{1}{2}$ of the total horizontal area of covered open space subject to the limitations in Section 16-28.010 (4). Covered total open space is the open space closed to the sky but having two clear unobstructed open or partially open (50% or more) sides. <ul style="list-style-type: none"> ◦ TOSR required = (LUI table) X (GLA). ◦ TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces). • UOSR requirements are calculated using the residential FAR (of the corresponding net lot or GLA lot sized used to calculate FAR) for both residential and mixed-use developments. It does not include areas for vehicles. However, newly created on-street parking (outside of existing travel lanes) and new streets may be counted towards the UOSR calculations as specified in the district regulations. <ul style="list-style-type: none"> ◦ UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR). ◦ If GLA is used for USOR, than the amount provided shall be = (NLA) – (area of building footprint + surface area of parking lots, and driveways) + (balconies, rooftop terraces, and landscaped areas on sidewalks within the adjacent right-of-way). 	

TOSR: Total Open Space Requirements for Residential Only Projects

(Not required in SPI-9, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, MRC, MR, or LW districts, or in mixed-use developments.)

		Ratio	Total Square Footage
Minimum Required		68%	74,924
Provided		73%	80,594

Square Footage breakout of UNCOVERED TOSR amount provided by the following:

GLA minus building square footage	
Open exterior balconies (per Section 16-28 or district regs)	3,572
Roof area improved as recreation space	15,662

Square Footage breakout of COVERED TOSR amount provided by the following:

Areas closed to the sky (roof) but having two sides with a minimum of 50% open	
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UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments

(These are areas not counted towards Public Space Requirements)

		Ratio	Total Square Footage
Minimum Required		43%	47,378
Provided		45%	50,214

Square Footage Breakdown of UOSR amounts provided by the following:

Balconies	3,572
Rooftop Terraces	15,662
Landscaped Areas and Plazas	15,825
Portions of Sidewalks on Private Property	2,995
Portions of Landscaped Areas in Right-of-way adjacent to Property	8,985



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Submittal Checklist

The following checklist is designed to assist petitioners in preparing required materials for SPI, Beltline Overlay, NC, LW, MRC, and MR districts. **Items omitted will delay applicant's review process.** The following items are required as part of a complete application for a Special Administrative Permit. **NPU Notification and DRC review, as applicable, are required as a part of a completed SAP application.** **Please note: * FINAL APPROVED SAP PLANS ARE REQUIRED WITH THE PERMIT APPLICATION SUBMITTAL TO THE OFFICE OF BUILDINGS.**

- 1. SAP Application Form and Property Landowner Authorization Form:** completed with notarized signatures.
- 2. Notice to Applicant Form:** with signature and date.
- 3. Project Summary:** Provide cover letter clearly describing all new construction, alterations, repairs or other changes to the exterior appearance of existing structures or site. **Any administrative variations ARE REQUIRED to be accompanied by a written justification for each variation requested.**
- 4. Property Survey:** Two (2) copies of survey (for new single-family and duplex construction, show existing footprints of principal structures on adjoining lots fronting the same street).
- 5. Site Plan** (drawn to scale, released and sealed for construction) of proposed improvements showing items listed below*. **Initial Submission:** two copies (three if DRI approval required) for staff review. **Final Submission (after staff review):** 11 copies.
 - a) Date, north arrow, and graphic scale.
 - b) Adjacent streets, with street names, property lines and dimensions, and easements.
 - c) **Existing conditions to remain:** identify all overhead utility poles, transformers, above ground stormwater detention areas and inlets.
 - d) **Proposed new installations:** Identify the number, type and location of new street lights, transformers, AC units and other similar mechanical/accessory equipment at or above grade. Identify such items in the public right-of-way which final approval by Department of Public Works or GDOT is required.
 - e) Specify location and widths for all Sidewalks (street furniture and clear zones) and Supplemental Zones.
 - f) Ground floor layout plan with building and tenant entrances also shown
 - g) Street-front ground floor façade fenestration – vertical/horizontal window dimensions and % of façade length
 - h) Outdoor dining – seating plan, dimensions, and % of business establishment floor area
 - i) Height of structures (including fences/walls)
 - j) Parking, driveway and curb cut layout and dimensions (auto, truck loading, & bicycle/moped)
 - k) Location of parking deck light fixtures. Also indicate amount of foot-candles, and type of light fixture
 - l) **Landscape plan:** Planting locations including street trees (with tree species and calipers indicated), parking lot and other on-site landscaped areas (with the dimensions and percentage of lot calculated).
 - m) **Site Plan Specifications Table*** (show specifications in table form on site plan):
 - Zoning Classification, Net Lot Area & Gross Land Area, Floor Area Ratio (FAR), square footage of structures & individual uses
 - Number of minimum and maximum required parking spaces (auto & bicycle/moped), & loading spaces**
 - For commercial** uses:
 - Maximum building coverage
 - Public space area (PSR)
 - For residential** uses:
 - Number of total dwelling units and bedroom count per unit.
 - Total open space (TOSR) as applicable
 - Total useable space (UOSR) – amount specified for balconies, rooftop terraces, plazas/parks, etc.
- * As applicable per scope of work on project
- ** Show required and proposed (where applicable measure in square footage)
- 6. Rooftop plan** when counted towards open space requirements.
- 7. Elevation drawings of all building facades** (5 copies)
- 8. Section drawing(s)** as needed showing required sidewalks, supplemental zones (with retaining walls), and building façade & finished floor-level dimensioned within 5 feet above the adjacent sidewalk-level
- 9. DRI conditions of approval, rezoning legislation, variance or special exception letters** printed on site plan.
- 10. Beltline Overlay District, NC-2, NC-10, NC-11, and NC-12 properties:**
 - Notarized Affidavit of NPU Notification, and Copy of U.S. Postal Service Certificate of Mailing.
- 11. Zoning Conditions/Approvals:** provide copies of applicable Rezoning Legislation, Special Use Permit, Variance or Special Exception letters from Board of Zoning Adjustment.
- 12. Other information** necessary for the SAP as requested by staff.
- 13. Watershed Management (DWM) Requirements (Section 74-504(a)):** consultation meeting with DWM is REQUIRED to determine applicable stormwater improvements. Call 404-330-6249 or visit www.atlantawatershed.org/greeninfrastructure



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notarized authorization by Property Landowner

File # _____

(Required only if applicant is not the owner of the property subject to the application)

TYPE OF APPLICATION: **Special Administrative Permit**

I, Cameli's Property, Inc (George Cameli) SWEAR THAT I AM THE LANDOWNER
owner(s) name

OF THE PROPERTY LOCATED AT: 337 Maldan Ave
Atlanta

AS SHOWN IN THE RECORDS OF Dekalb COUNTY, GEORGIA

WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

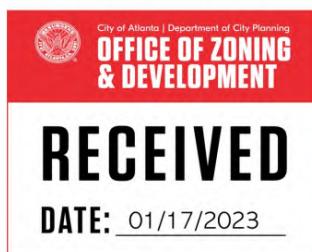
Five Points District, LLC

David Barrett

ADDRESS: 100 Mansell Court E Suite 101
Roswell, GA 30076

TELEPHONE: 678-571-3861 EMAIL: david@babarrett.com

SAP-23-026



Personally Appeared
Before Me

Dante Ward

Who Swears That The Information Contained In this Authorization Is True and Correct To The Best of His or Her Knowledge and Belief.

T. W.

Signature of Notary Public

2/1/23

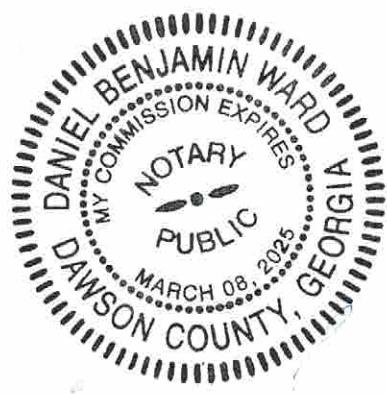
Date

George Cameli

Signature of Property Landowner

George Cameli

Print Name of Property Landowner





City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notarized authorization by Property Landowner

File # _____

(Required only if applicant is not the owner of the property subject to the application)

TYPE OF APPLICATION: Special Administrative Permit

I, 351 Group, LLC (Joshua Sagarin) SWEAR THAT I AM THE LANDOWNER
owner(s) name

OF THE PROPERTY LOCATED AT: 320 | 323 | 327 | 333 | 351 | 361
Moreland Avenue

AS SHOWN IN THE RECORDS OF Dekalb COUNTY, GEORGIA

WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Five Points District, LLC

David Barrett

ADDRESS: 100 Mansell Court E Suite 101
Roswell, GA 30076

TELEPHONE: 678-571-3861 EMAIL: david@ba-barrett.com

SAP-23-026



Personally Appeared
Before Me

Daniel Ward

Who Swears That The Information Contained In this Authorization Is True and Correct To The Best of His or Her Knowledge and Belief.

D. Ward
Signature of Notary Public

2/7/23
Date


Signature of Property Landowner

Joshua Sagarin 351 Group, LLC
Print Name of Property Landowner





RECEIVED

DATE: 01/17/2023

File # _____

The applicant hereby acknowledges notification that in the process of design review in connection with the issuance of a **Special Administrative Permit (SAP)**, the City of Atlanta Office of Planning (OOP) will only review such documents as are deemed necessary for the approval of a project concept in compliance with the district regulations set forth in the City of Atlanta Zoning Code. Such documents may include, without limitation, the elevations of the structures proposed and site plans specifying the arrangement of such structures and other features of the project, but generally will not include a full set of construction drawings. This level of review is for the purpose of determining compliance with those sections of the Zoning Code applying to the district where the project is located or to be located and to allow the applicant the flexibility to receive approval for a project concept without the requirement that a full set of construction drawings, that would otherwise be necessary to obtain a building permit, be prepared, presented and reviewed.

It is the applicant's duty to ensure that all drawings or plans, that may be required for further permitting of the actual construction of the project, will result in a finished project that complies with the elevations, site plan and other plans on which the SAP was granted. The applicant is further notified that neither the Office of Buildings nor any of the other City of Atlanta agencies that review any other part of the overall project plans for compliance to building codes, zoning codes, the tree preservation, the riparian buffers ordinance, land disturbance regulations, drainage and sewer capacity or any other regulations in effect at the time of plan review have the authority to approve any changes to the exterior appearance of structures or site plans in a SAP.

It is the responsibility of the applicant to ensure that any changes required, requested, or allowed by any other City agency or any other agency reviewing the plans during any part of the building permit process will not alter the exterior appearance of any structure or cause the relocation, rearrangement and/or reorientation of any feature of the site plan. Therefore, it is important for the applicant to be aware that even changes which may be in compliance with other codes, including without limitation, an increase to the height of the structure, whether resulting from changes to the foundation plan or the grading plan of the site, alterations to the interior layout of the structure that affect the location or size of exterior doors or windows, or changes to the method of construction for any floor of a structure or the roof of any structure, may affect the exterior appearance in a manner which could cause the finished structure to be out of compliance with the elevations approved by the OOP.

The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OOP. This includes, without limitation, any such changes that might affect the setbacks of any structure, the orientation of structures or features on the lot, including, without limitation, accessory buildings, the location and size of driveways, walkways, fences, parking pads, parking spaces, loading zones and service areas. It shall be the responsibility of the applicant to ensure that any changes required by any agency reviewing plans for the project remain consistent with the site plan and elevations approved by the OOP. It shall be the responsibility of the applicant, not the OOP, to monitor any plan changes during the permitting of the project to be sure that such changes do not affect the elevations and site plan approved by the OOP at the time of issuance of the SAP.

It is also the responsibility of the applicant to ensure that any changes made on site during the construction of the project, regardless of whether such changes are approved by a City building inspector, or representative of another City agency as being in compliance with the building codes or other applicable codes, do not result in a change to the exterior appearance of a structure or in a change to the site plan. The City of Atlanta Zoning Ordinance provides a process under which changes to the elevations and site plan in a SAP may be approved, however such approval is not guaranteed and the applicant is hereby notified that such changes are based on the application of the district regulations and not on the fact that a hardship, financial or otherwise may result if such permission is not given. The duty to adequately monitor the construction of the project to ensure compliance to the approved SAP and or any other City permit shall at all times be on the applicant, who assumes all risk of loss, financial or otherwise, from enforcement actions that result from the failure to comply with the SAP or any other City permit.

The applicant acknowledges that relief from any stop work order or other enforcement action, whether resulting from action taken by the OOP staff, the Office of Buildings staff or by the staff of any other City agency, must be appealed within the time and in the manner provided by the City Code. The applicant further acknowledges that the decision to apply to the OOP for permission to alter the approved plans is not an appeal of a stop work order or other enforcement action. The applicant acknowledges that it is solely within their own discretion to choose a process to resolve any dispute arising from the interpretation of any ordinance, the issuance of a stop work order or any other enforcement action and that the resolution of any such matter shall be made in compliance with the City Code and other applicable laws. The applicant further acknowledges that no written or oral representation of any City officer, employee, agent or elected official can waive or modify the City Code.

David Barrett
Applicant Printed Name

Dan J Bennett
Applicant Signature

2/13/23
Date

Project Summary

Five Points District, LLC Mixed Use Development

337 Moreland Avenue

This project will be a mixed-use development constructed in the Little Five Points neighborhood. The property is a consolidation of three separate parcels having a main address of 377 Moreland Avenue. (The current property addresses are 323, 327, 333, 337, 351 and 361 Moreland Avenue.) The total site 2.88 acre. The current use is a 2-story brick building which will remain as-is that is currently the Hudson Grill; a 2-story brick building that is currently Cameli's Pizza which will demolished; and the remainder is a gravel/concrete surface parking lot that continues to the Hattie B's property line to the south.

The project is being developed within the guidelines suggested by the City of Atlanta Comprehensive Development Plan for Transit Oriented Development Initiative. Based on the fact that more than 51% of the project will be residential, we are using the residential requirements for development.

The project will be approximately 175,000sf of conditioned space; 5 stories of wood framed construction over 2 floors of concrete construction. The height of the building will be 81'. The exterior of the building will be a combination of brick, EIFS and cementitious paneling.

The development will have 14,275sf of non-residential use on the ground floor level. We anticipate having approximately 8,767sf of restaurants and 5,488sf of mercantile retail. There will be 200 apartments (a mix of 104 micro units; 77 one-bedroom and 19 two-bedroom units). The three-level parking deck will have parking spaces with 53 on-grade spaces and 94 spaces in two upper levels of the parking deck.

The project site is within 2,640' of a high-capacity transit station (Candler Park MARTA station) and will not be required to have any minimum parking requirement.

The project is being developed by Five Points District, LLC, which is partnership of Harmonia Development (Thad Sheely), Dion Meltzer and David Barrett. The design is being done by the Atlanta based team of TVS Design and the civil engineering firm of AEC Associates. The general contractor will be Choate Construction.

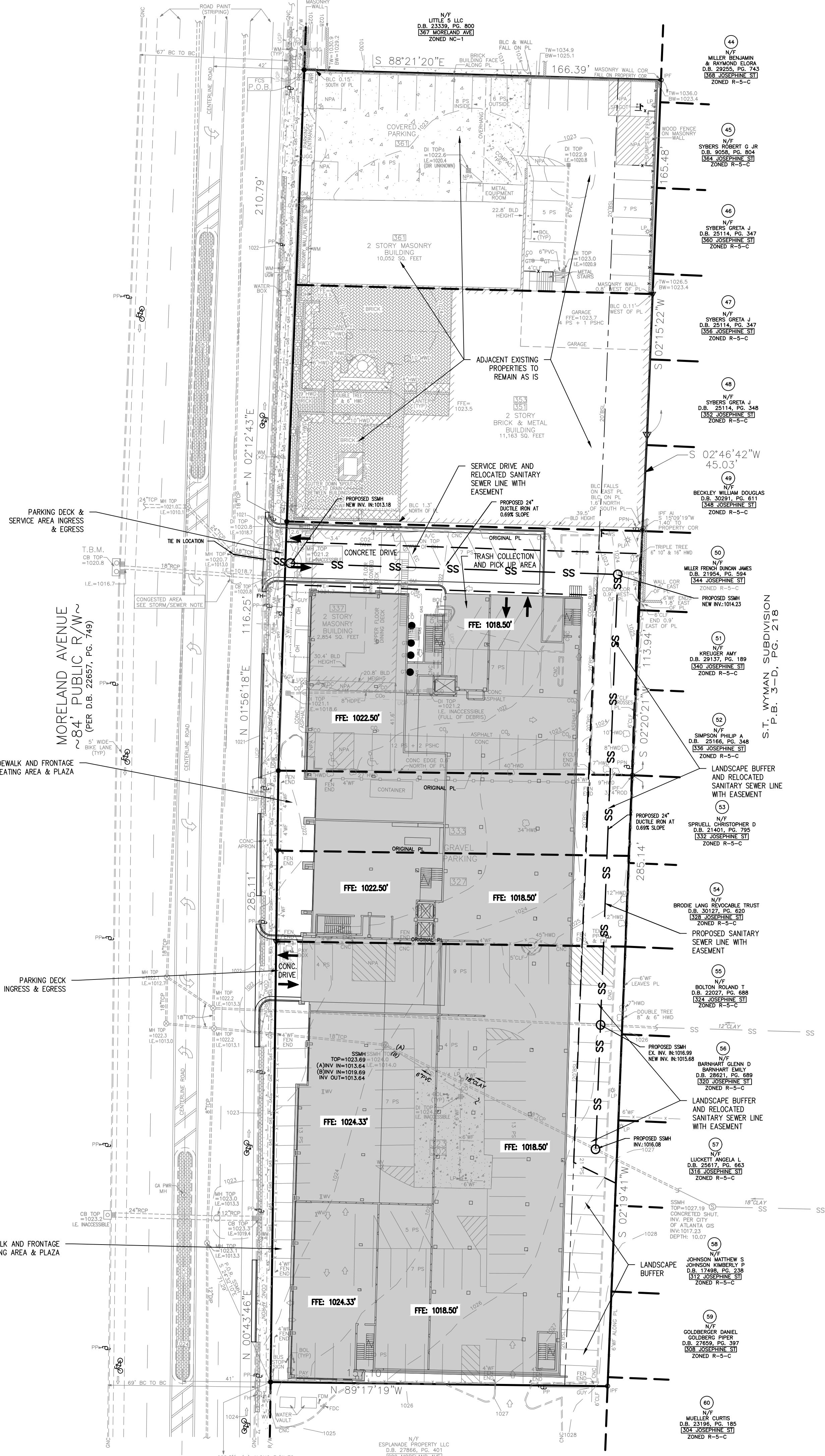
We are not requesting any variances from the current zoning NC-1 requirements.

If you have any questions, please contact David Barrett at 678-571-3861 or david@babarrett.com.

L5P - MIXED USE BUILDING

SITE DATA

Existing Zoning: NC-1 Neighborhood Commercial
 Total Area (Net Lot Area NLA): 2.295 Acres or 99,976 SF
 Proposed Use: Mixed Use (Retail & Residential)
 Total Acreage: 2.295 AC. or 99,976 SF (Per Survey)
 Total Impervious Area: 0.25 AC. or 10,995 SF
 Front Building Setback: None
 Side Building Setback: None
 Rear Building Setback: 20'
 LA Strip: NA



SAP DATA

Zoning Classification: NC-1 Neighborhood Commercial
 Net Lot Area (NLA): 2.295 acres or 99,976 SF
 Gross Land Area (GLA): 2.8783 acres or 125,378.15 SF
 Residential Land Area (RLA): 2.8783 acres ($\frac{1}{2}$ R-0-W area: 0.5832 ac + Net Lot Area: 2.295 ac. - non-residential land area: 15,195 SF) or 110,183.15 SF
 Residential Floor Area Ratio (FAR) Base Allowed: 1.49
 Non-Residential Floor Area Ratio (FAR) Base Allowed: 1.50
 Mixed-Use Floor Area Ratio (FAR) Base Allowed: 2.99
 Parking Area: (Covered Parking Deck)
 Landscape Parking Area: 0.0 SF or 0% (Parking Deck)
 Total Open Space Required = 68% or 74,924 SF
 Total Open Space Provided = 73% or 80,594 SF
 Usable Open Space Required = 43% or 47,378 SF
 Usable Open Space Provided = 45% or 50,214 SF

PARCEL ID & ADDRESSES

15 209 04 275
 323 & 302 Moreland Ave.
 15 209 04 274
 327 Moreland Ave.
 15 209 04 273
 333 Moreland Ave.
 15 209 04 272
 337 Moreland Ave.
 15 209 04 270
 351 & 353 Moreland Ave.
 15 209 04 269
 361 Moreland Ave.

BUILDING DATA

Mixed Use Building
 7 Stories
 Residential Units = 200 Units
 Retail Area = 12,721 SF
 Building Footprint Area = 44,628 SF
 Total Bldg. Conditioned Area = 169,015 SF
 Proposed Residential Floor Area: 146,816 SF
 Proposed Non-Residential Floor Area: 22,279 SF
 Total (Entire Parcel):
 Overall Residential Floor Area: 146,816 SF (77.7%)
 Overall Non-Residential Floor Area: 42,236 SF (22.3%)
 Overall Total Floor Area: 189,052 SF
 Max. Building Height Allowed: 85'
 Proposed Building Height: 81'-8 3/8"
 Resid. Density Units Per Acre = 87.146
 Retail Density SF/Acre = 6,176.47 SF/Ac

PARKING DATA

Required Parking
 Residential = 0
 Retail = 0 spaces
 (Project is within 2,640 feet of high capacity transit station, Sec. 7.k.14)
 ADA = 5 spaces (1 van, 4 regular)
 Bike = 20 spaces

Provided Parking

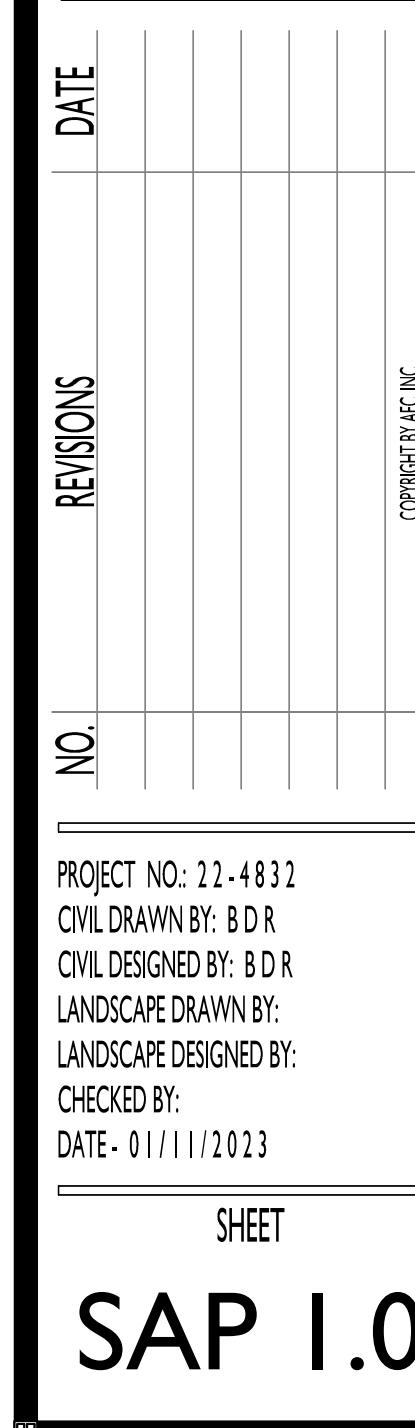
Residential = 94 spaces
 Retail = 53 spaces
 ADA = 5 spaces (1 van, 4 regular)
 Bike = 41 spaces
 Total Spaces = 147 spaces
 EV current spaces = 3 spaces
 EV future ready = 30 spaces

SAP-23-026



SPECIAL ADMINISTRATIVE PERMIT (SAP) SITE PLAN

L5P MIXED USE RETAIL, RESTAURANT AND RESIDENTIAL 333 MORELAND AVENUE ATLANTA, GA 30307



AREA TOTAL
2.295 ACRES
99,976 SQ. FEET

SCALE : 1" = 20'

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

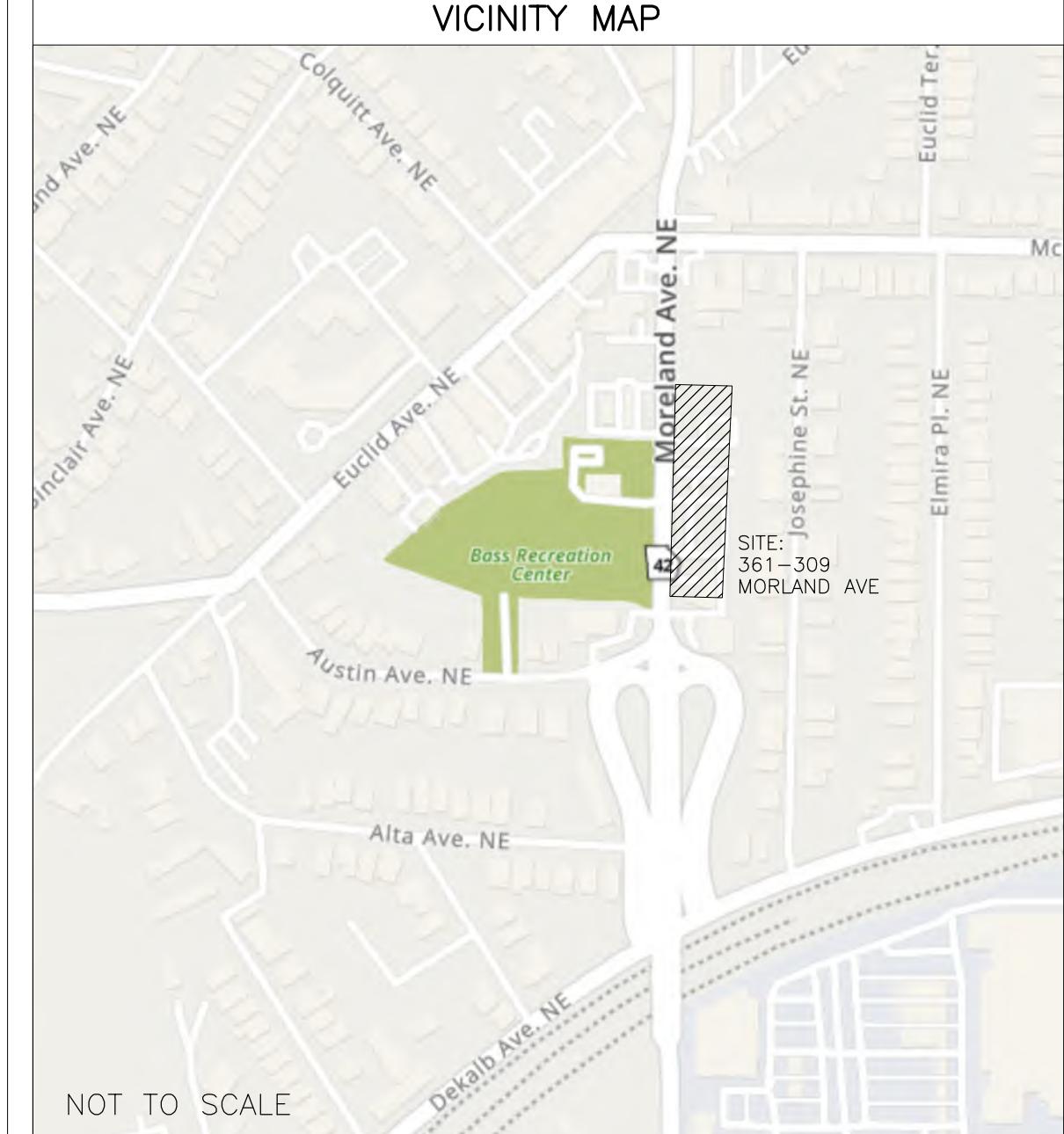
LEGEND

A/C AIR CONDITIONING
R/W RIGHT-OF-WAY
N/F ADJUDGED OWNERSHIP
S/W SIDE WALL
BC BACK OF CURB
BLD BUILDING CORNER
BSL BUILDING SETBACK LINE
CB CATCH BASIN
CLF CHAIN LINK FENCE
CMF CONCRETE MONUMENT FOUND
CMP CORRODED METAL PIPE
CONC CONCRETE
CO CLEAN-OUT
COM TELECOMMUNICATIONS SERVICE
CONC CONCRETE
COR CONCRETE CORNER
C&G CURB & GUTTER
CP CALCULATED POINT
DI DRAIN INLET
DIP DUTCH IRON PIPE
DIR DIRECTION
EM ELECTRICITY METER
EP EDGE OF PAVEMENT
FDM FIRE DEPARTMENT METER
FDC FIRE DEPARTMENT CONNECTION
FEN FENCE
FH FIRE HYDRANT
GM GAS METER
GV GAS VALVE
HDPE HIGH-DENSITY POLYETHYLENE
ICV IRRIGATION CONTROL VALVE
IPFD IRON PIN FOUND DISTURBED
IPF 1/2" REBAR
IPFC 1/2" REBAR W/ CAP
IPS 1/2" REBAR W/ CAP
JUNCTION BOX
JB JUNCTION BOX
LP LIGHT POLE
NPA PARKING AREA
PP POWER LINE
PP POWER POLE
D.B. DEED BOOK
P.B. PLAT BOOK
P.G. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.O.R. POINT OF REFERENCE
PWR POWER TRANSFORMER
PS PARKING SPACE
PSHC PARKING SPACE HANDICAP
RCP RENOVATED CONCRETE PIPE
RB REBAR
SSMH SANITARY SEWER MANHOLE
TBM TEMPORARY BENCH MARK
TSB TRAFFIC SIGNAL BOX
TYP TYPICAL
UTB UTILITY BOX
WF WOOD FENCE
WI WATER INLET
WM WATER METER
WV WATER VALVE
— OVERHEAD UTILITY LINES
EX. EXISTING
PROP. PROPOSED
UGG UNDER GROUND GAS
UGP UNDER GROUND POWER
UGW UNDER GROUND WATER
TCP TERRA COTTA PIPE
FCS FUTURE CORNER SET

PURPOSE AND INTENT
COMBINE ALL TRACTS INTO
ONE SINGLE TRACT.

VERTICAL DATUM
BASED ON EGPS VRS NETWORK

FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE
1% ANNUAL FLOOD (100-YEAR FLOOD)
FEDERAL FLOOD HAZARD AREA AS
PER PANEL NO. 13089C 0063K
DATE: AUGUST 15, 2019



NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS
OBTAINED WITH A 5 SECOND THEODOLITE
AND AN ELECTRONIC DISTANCE METER.
THE FIELD DATA UPON WHICH THIS MAP
OR PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 94,167 FEET
AND AN ANGULAR ERROR OF 0.3 SECOND
PER ANGLE POINT AND WAS ADJUSTED BY
LEAST SQUARES.
THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURES AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 1,699,998 FEET.
ALL IRON PINS SET ARE 1/2" REBAR WITH
CAP AND 1/2" RODS AS NOTED.
INFORMATION REGARDING THE EXISTED PRESENCE, SIZE,
CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES
AND STRUCTURES IS SHOWN HERON. 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 HERON MAY BE INACCURATE AND
UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED.
THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS
CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE
SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR
SUFFICIENCY OF THIS INFORMATION SHOWN HERON.

SAP-23-026

City of Atlanta | Department of City Planning
OFFICE OF ZONING
& DEVELOPMENT

RECEIVED
DATE: 01/17/2023

CURRENT ZONING:
ZONING PER CITY OF ATLANTA, GA
ZONED NC-1 – LITTLE FIVE POINTS
NEIGHBORHOOD COMMERCIAL
BUILDING SETBACK REQUIREMENTS:
FRONT - 20'
SIDE - 10'
REAR - 20'
NOTE:
ZONING INFORMATION SHOWN HERON
TAKEN FROM ZONING MAPS AND
MUNICODE.COM ONLINE LIBRARY.
NO ZONING REPORT PROVIDED FOR
THIS SURVEY.

NOTES:
UNLESS STATED OTHERWISE HERON, ONLY EVIDENCE OF EASEMENTS OR
STRUCTURES THEREO WHICH ARE READILY APPARENT FROM A CASUAL
ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED
BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY
EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF
THE PREMISES.

UNLESS STATED OTHERWISE HERON, THIS SURVEY WAS PREPARED WITHOUT
BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE
UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE
DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE
EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE
SEARCH WAS PERFORMED TO DISCOVERED THE EXISTENCE OF ANY
EASEMENTS.

ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL
INSPECTION OF THE PROPERTY ARE SHOWN HERON. NO WARRANTY OR
GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION
BY THE ADJOINERS TO THE LANDS SHOWN AND DISCLOSED HERON.
UNLESS STATED OTHERWISE, THE GOVERNMENTAL JURISDICTIONAL AREAS OR
NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE
PREMISES NOT LOCATED NO LIABILITY IS ASSUMED BY THE
UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY
GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED,
AND SEALED WITH A SURVEYOR'S SEAL.

STORM/SEWER NOTE:
INVERT ELEVATION REFLECT LINES
LOCATED AT LOWEST ELEVATIONS.
THERE ARE OTHER LINES LOCATED
AT HIGHER ELEVATIONS THAN THE
ONES ILLUSTRATED HERON.

NOTES:
THIS DRAWING AND ANY COPIES THEREOF ARE
THE PROPERTY OF COOPER VENTURES INC
AND SHALL NOT BE REPRODUCED OR COPIED,
IN WHOLE OR IN PART, OR OTHERWISE USED
WITHOUT WRITTEN PERMISSION OF THE OWNER
AND SHALL BE RETURNED TO THE OWNER UPON
REQUEST. THIS PLAT WAS PREPARED AS PER THE
INSTRUCTIONS AND FOR THE BENEFIT AND EXCLUSIVE
USE OF THE PERSON, PERSONS OR ENTITY NAMED
HEREON. NO WARRANTY, EXPRESSED OR IMPLIED
IS EXTENDED TO ANY UNNAMED THIRD PARTY.

NOTES:
IN MY OPINION THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED
AND HAS BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF THE LAW.

THIS SURVEY HAS BEEN PREPARED FOR THE
EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED
HEREON. NO EXPRESSED OR IMPLIED WARRANTIES
WITH RESPECT TO THE INFORMATION SHOWN
HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA
AS SET FORTH IN CHAPTER 180-7 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.

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM
VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND
ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE
NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE,
LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON
EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES,
THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

IF YOU DIG GEORGIA...
CALL US FIRST!

UTILITIES PROTECTION CENTER
811
IT'S THE LAW!

ADAM & LEE LAND SURVEYING
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995
www.adamandlee.com FAX:(770)554-8134

REVISIONS

PROJECT DESCRIPTION: LOT CONSOLIDATION PLAT WITH TOPOGRAPHY FOR:
FIVE POINTS DISTRICT, LLC

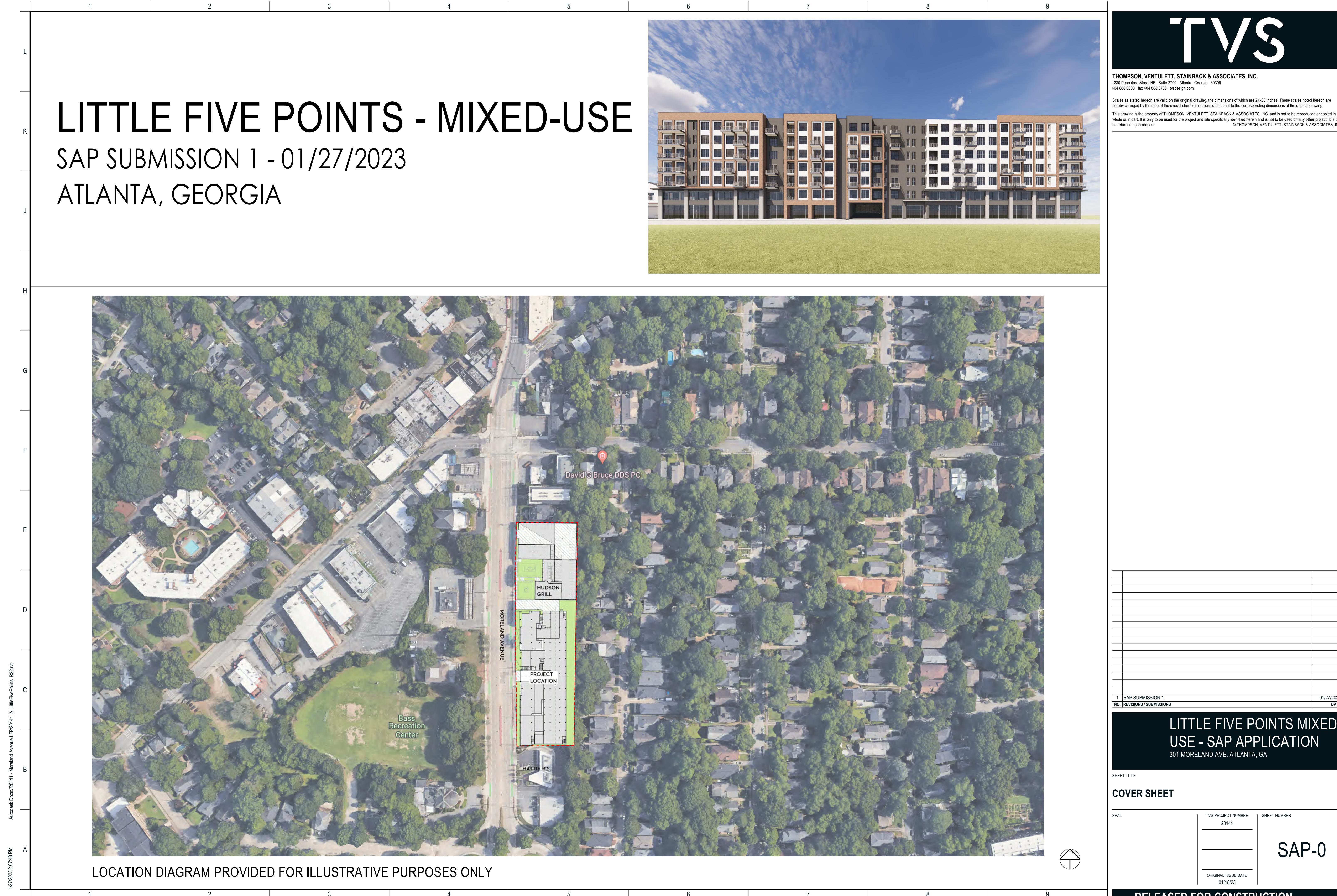
309, 327, 333, 351, 353 & 361 MORELAND AVENUE, ATLANTA, GEORGIA 30307
DISTRICT: 15TH
SECTION: LAND LOT: 209

2" x 3" FOR OFFICIAL USE ONLY
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67,
THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED
BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED
BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON.
SUCH APPROVALS, SIGNATURES, STAMPS, OR STATEMENTS ARE NOT A SUBSTITUTE FOR THE
APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER
OF THIS PLAT AS INTENDED USE OF ANY PARCEL 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.

GARY L. COOPER
SIGNATURE
GARY L. COOPER
PRINTED NAME
12/22/2022
DATE

OFFICE: 12/22/2022
FILED: 11/10/2022
BY: WHJ
SCALE: 1"=20'
SHEET # 1 OF 1
22306

GEORGIA
REGISTERED
LAND SURVEYOR
NO. 2067
GARY L. COOPER
ADAM & LEE LAND SURVEYING



TVS

THOMPSON, VENTULETT, STAINBACK & ASSOCIATES, INC.
1230 Peachtree Street NE, Suite 2700, Atlanta, Georgia 30309
404 888 6500 fax 404 888 6700 tvsdesign.com

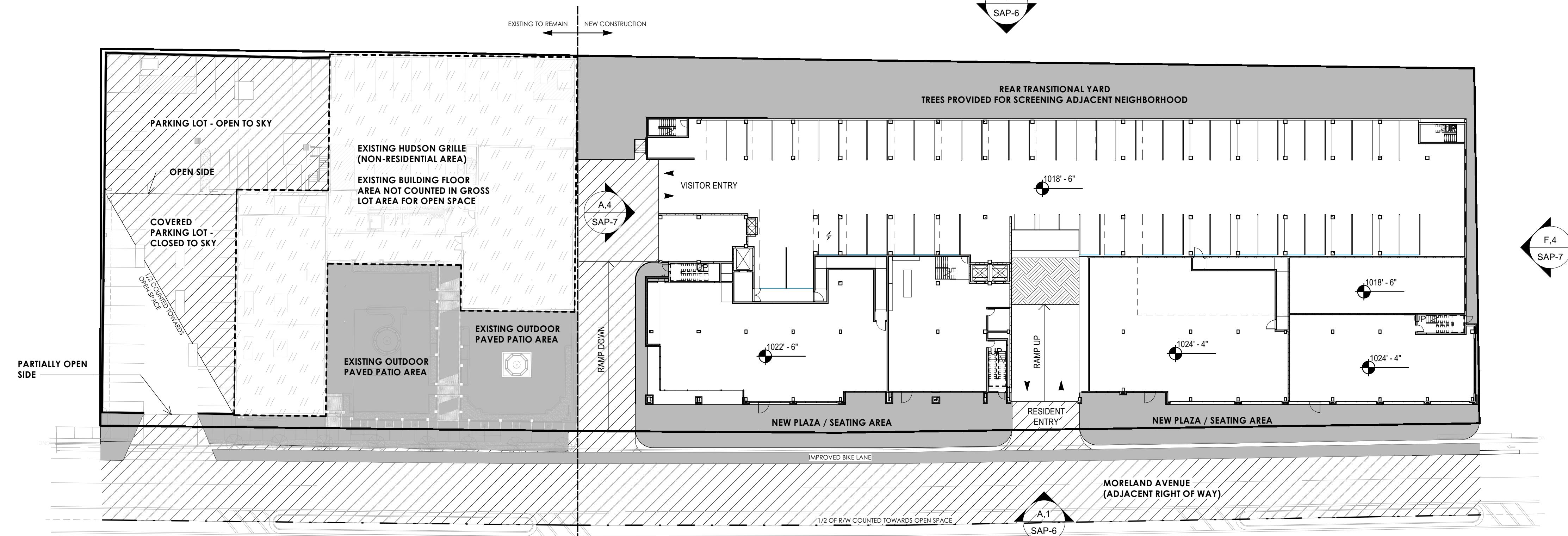
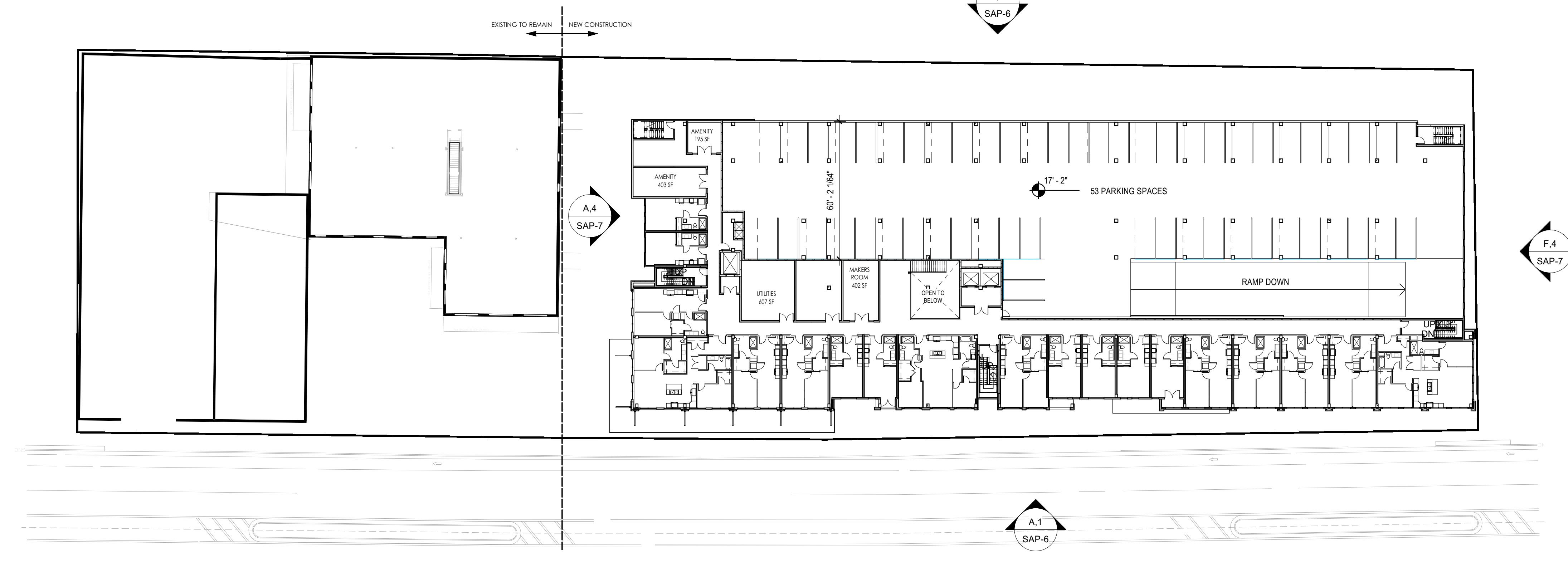
Scales as stated herein are valid on the original drawing, the dimensions of which are 24x36 inches. These scales noted herein are hereby changed by the ratio of the overall sheet dimensions of the print to the corresponding dimensions of the original drawing.
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OPEN SPACE LEGEND

FLOOR PLANS PROVIDED FOR OPEN SPACE CONFIRMATION ONLY

 AREA INCLUDED IN USABLE OPEN SPACE (UOS) CALCULATIONS
(ALL USEABLE AREA INCLUDED WITHIN TOTAL OPEN SPACE)

 AREA INCLUDED IN TOTAL OPEN SPACE (TOS) CALCULATIONS



1 SAP SUBMISSION 1
NO. REVISIONS / SUBMISSIONS
01/27/2023
DATE

LITTLE FIVE POINTS MIXED USE - SAP APPLICATION
301 MORELAND AVE. ATLANTA, GA

SHEET TITLE

FLOOR PLAN - LEVELS 1 - 2

SEAL

TVS PROJECT NUMBER
20141

SHEET NUMBER

ORIGINAL ISSUE DATE
01/12/23

SAP-2

TVS

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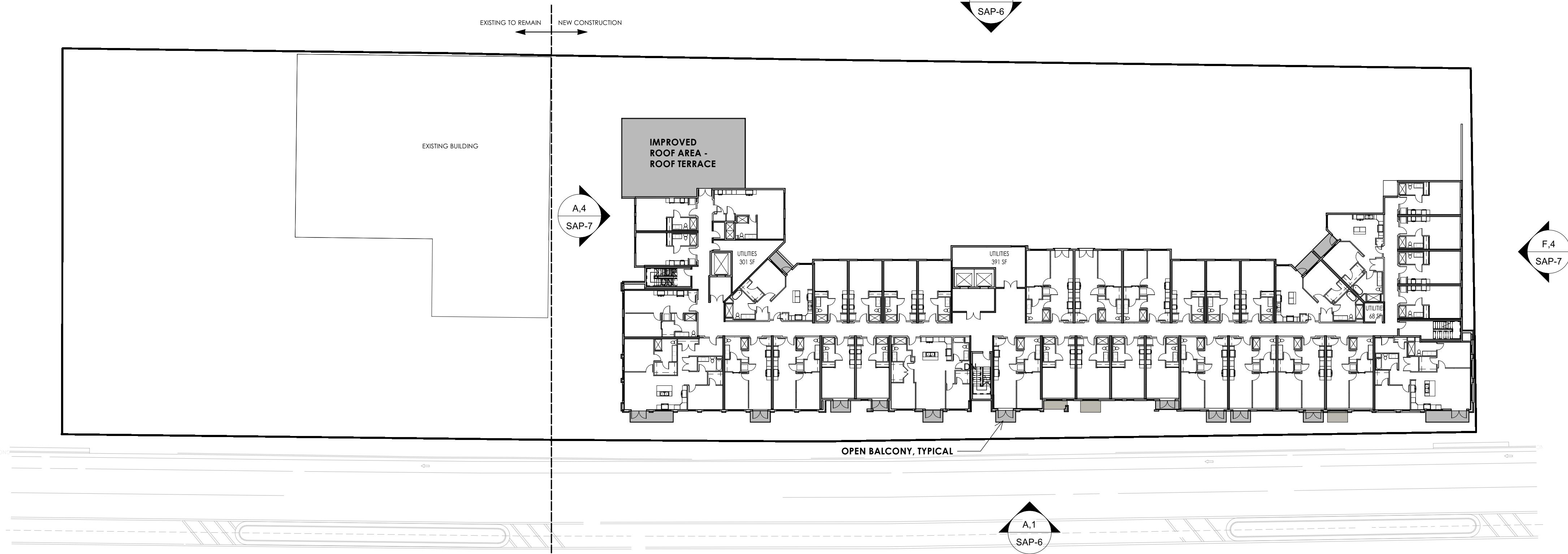
Scales as stated herein are valid on the original drawing, the dimensions of which are 24x36 inches. These scales noted herein are hereby changed by the ratio of the overall sheet dimensions of the print to the corresponding dimensions of the original drawing.
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OPEN SPACE LEGEND

FLOOR PLANS PROVIDED FOR OPEN SPACE CONFIRMATION ONLY

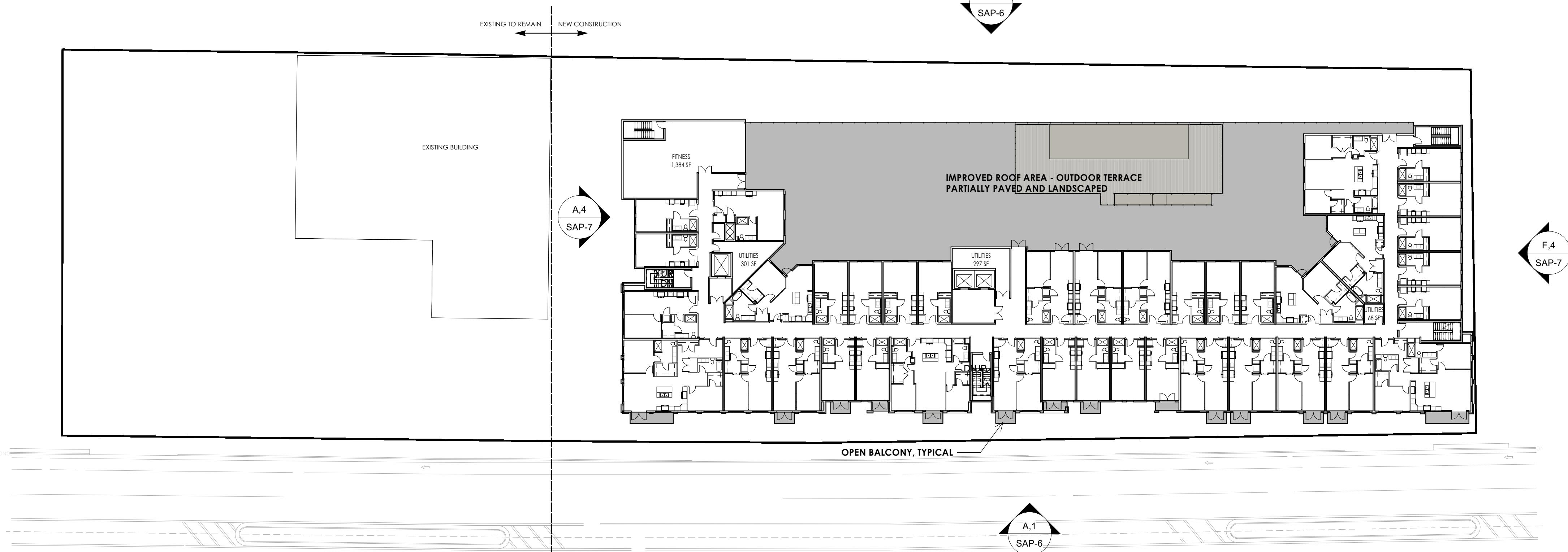
 AREA INCLUDED IN USABLE OPEN SPACE (UOS) CALCULATIONS
(ALL USEABLE AREA INCLUDED WITHIN TOTAL OPEN SPACE)

 AREA INCLUDED IN TOTAL OPEN SPACE (TOS) CALCULATIONS



F,1 PLAN - LEVEL 4

1" = 30'-0"



A,1 PLAN - LEVEL 3

1" = 30'-0"

LITTLE FIVE POINTS MIXED
USE - SAP APPLICATION
301 MORELAND AVE. ATLANTA, GA

SHEET TITLE

FLOOR PLAN - LEVELS 3 - 4

SEAL

TVS PROJECT NUMBER

20141

SHEET NUMBER

ORIGINAL ISSUE DATE
01/12/23

SAP-3

RELEASER FOR CONSTRUCTION

TVS

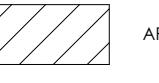
THOMPSON, VENTULETT, STAINBACK & ASSOCIATES, INC.
1230 Peachtree Street NE, Suite 2700, Atlanta, Georgia 30309
404 888 6500 fax 404 888 6750 tvsdesign.com

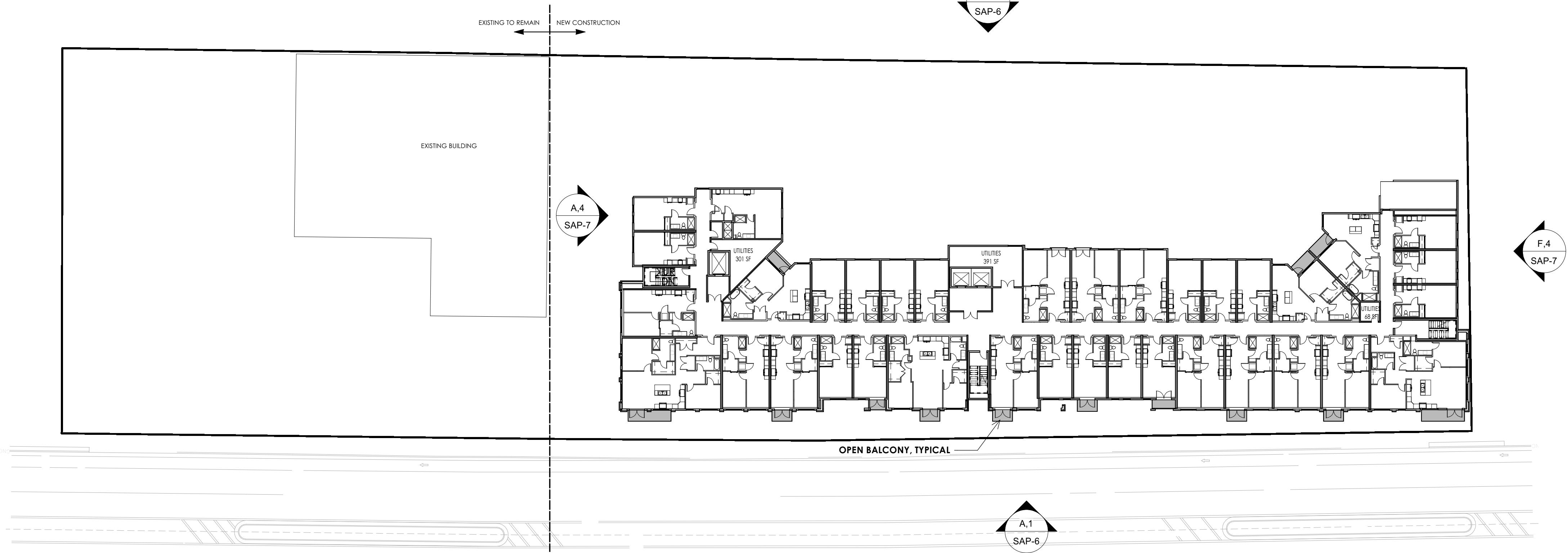
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OPEN SPACE LEGEND

FLOOR PLANS PROVIDED FOR OPEN SPACE CONFIRMATION ONLY

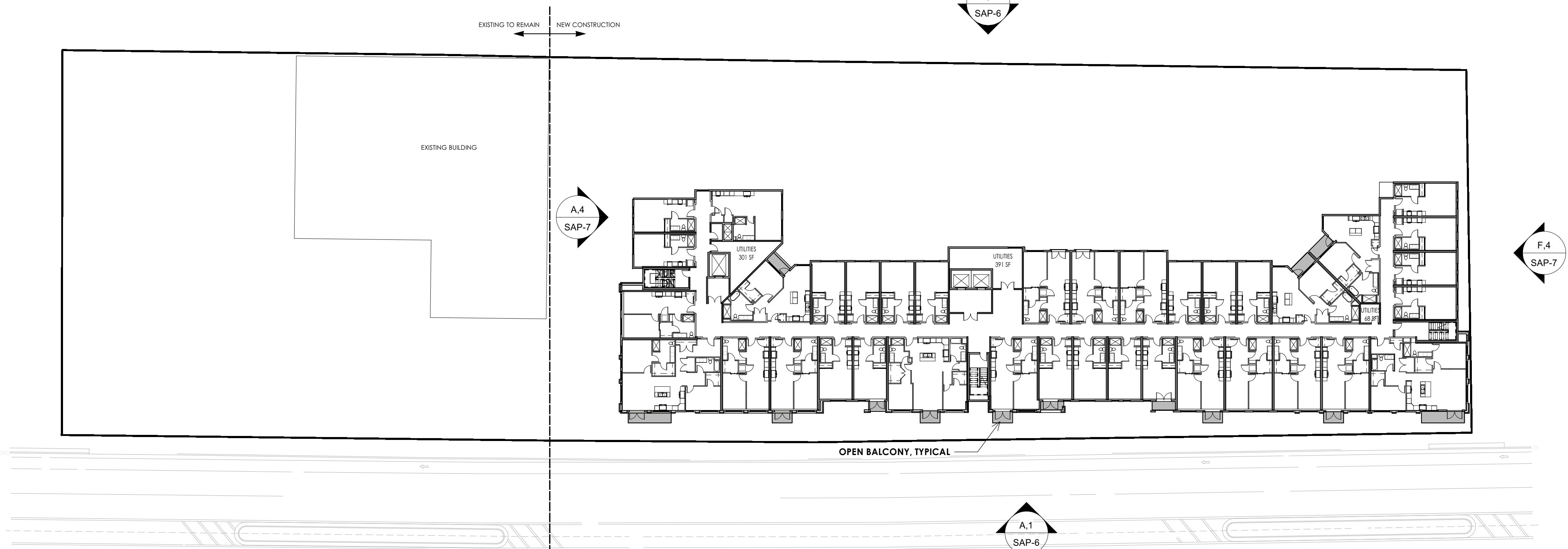
 AREA INCLUDED IN USABLE OPEN SPACE (UOS) CALCULATIONS
(ALL USEABLE AREA INCLUDED WITHIN TOTAL OPEN SPACE)

 AREA INCLUDED IN TOTAL OPEN SPACE (TOS) CALCULATIONS



F,1 PLAN - LEVEL 6

1" = 30'-0"



A,1 PLAN - LEVEL 5

1" = 30'-0"

1 SAP SUBMISSION 1
NO. REVISIONS / SUBMISSIONS
01/27/2023
DATE

LITTLE FIVE POINTS MIXED
USE - SAP APPLICATION

301 MORELAND AVE. ATLANTA, GA

SHEET TITLE

FLOOR PLAN - LEVELS 5 - 6

SEAL

TVS PROJECT NUMBER
20141

SHEET NUMBER

ORIGINAL ISSUE DATE
01/12/23

SAP-4

ELEASED FOR CONSTRUCTION

TVS

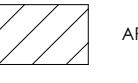
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1230 Peachtree Street NE, Suite 2700, Atlanta, Georgia 30309
404 888 6800 fax 404 888 6700 tvsdesign.com

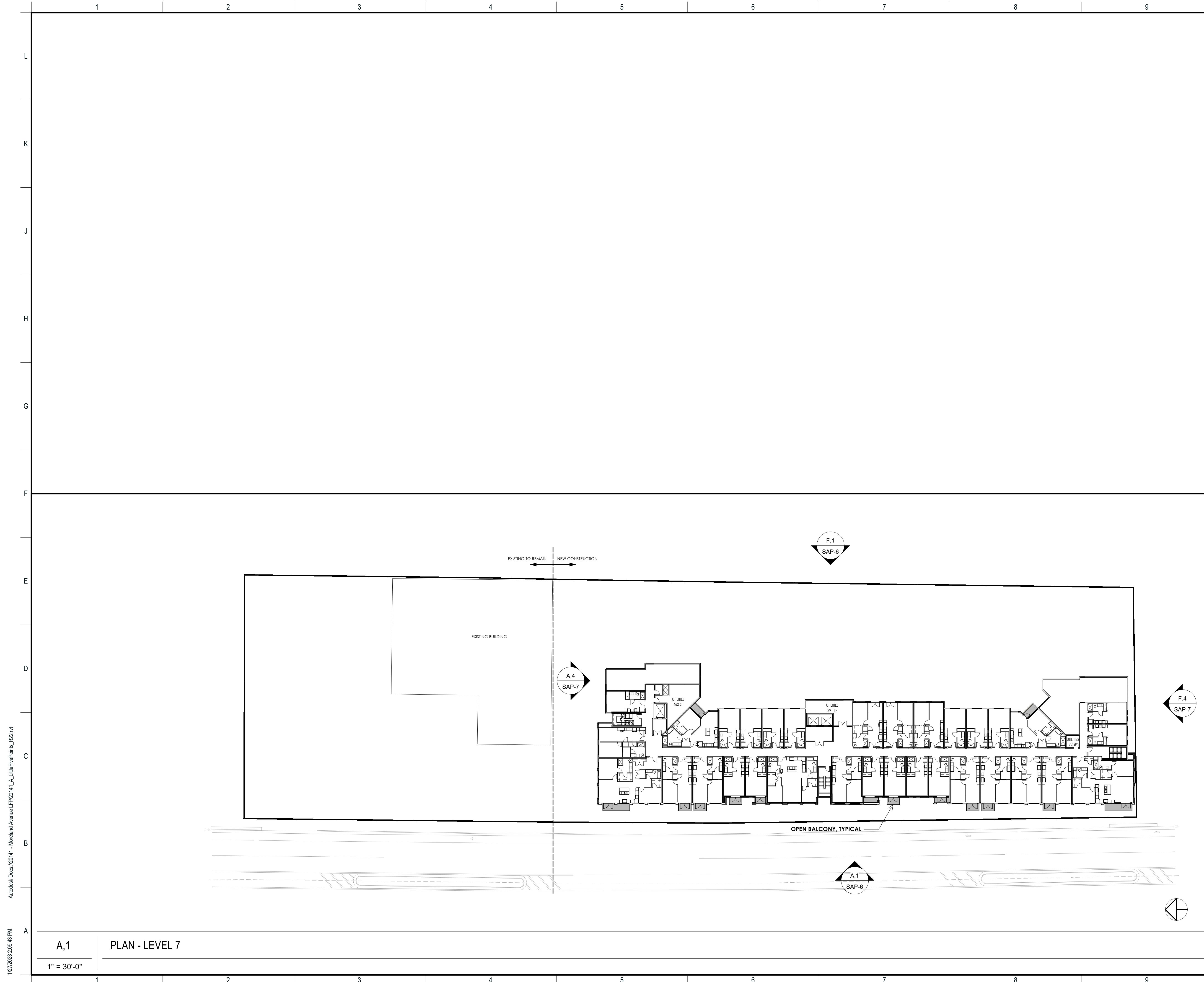
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OPEN SPACE LEGEND

FLOOR PLANS PROVIDED FOR OPEN SPACE CONFIRMATION ONLY

 AREA INCLUDED IN USABLE OPEN SPACE (UOS) CALCULATIONS
(ALL USEABLE AREA INCLUDED WITHIN TOTAL OPEN SPACE)

 AREA INCLUDED IN TOTAL OPEN SPACE (TOS) CALCULATIONS



LITTLE FIVE POINTS MIXED
USE - SAP APPLICATION
301 MORELAND AVE. ATLANTA, GA

SHEET TITLE

FLOOR PLAN - LEVEL 7

SEAL

TVS PROJECT NUMBER
20141

SHEET NUMBER

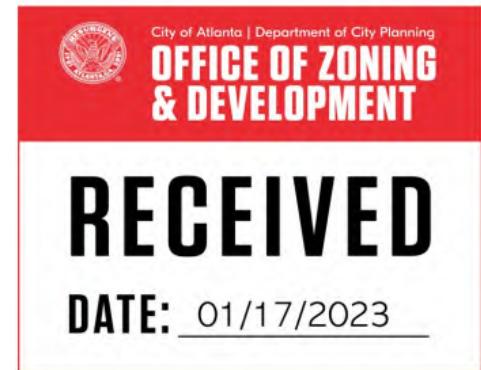
ORIGINAL ISSUE DATE
01/12/23

SAP-5

RECEIPT

CITY OF ATLANTA
 DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 55 TRINITY AVE SW, ATLANTA GA 30303
 404-330-6070

Application: SAP-23-026
Application Type: Planning/SAP/Other/NA
Address: 323 MORELAND AVE NE, ATLANTA, GA 00000
Owner Name: 309 MORELAND AVENUE LLC
Owner Address: P O BOX 11987 . ATLANTA, GA 30355-1987
Application Name:



Receipt No.	855402	Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Credit Card				\$500.00	02/17/2023	PUBLICUSER290357		

Owner Info.: 309 MORELAND AVENUE LLC
 P O BOX 11987 .
 ATLANTA, GA 30355-1987

Work Description: This project will be a mixed-use development constructed in the Little Five Points neighborhood. The project will be approximately 175,000sf of conditioned space; 5 stories of wood framed construction over 2 floors of concrete construction. The development will have 14,275sf of non-residential use on the ground floor level. We anticipate having approximately 8,767sf of restaurants and 5,488sf of mercantile retail. There will be 200 apartments.