



**DeKalb County Department of Planning & Sustainability**

178 Sams Street,  
Decatur, GA 30030

(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)

**Planning Commission Hearing Date: November 1, 2022**  
**Board of Commissioners Hearing Date: November 17, 2022**

**STAFF ANALYSIS**

<b>Case No.:</b>	Z-22-1246095	<b>Agenda #:</b> 2022-2264
<b>Location/Address:</b>	1602 Scott Boulevard & 2488 Blackmon Drive	<b>Commission District:</b> 02 <b>Super District:</b> 06
<b>Parcel ID(s):</b>	18-049-01-013, -012	
<b>Request:</b>	Rezone from the R-75 (Residential Medium Lot-75) Zoning District to MR-2 (Medium Density Residential-2) Zoning District to allow the construction of single-family, attached townhomes.	
<b>Property Owner(s):</b>	Alfred Sims Goldsmith	
<b>Applicant/Agent:</b>	Andrew Rutledge	
<b>Acreage:</b>	0.92 acres	
<b>Existing Land Use:</b>	Residential	
<b>Surrounding Properties:</b>	<b>North:</b> MR-1 <b>East:</b> C-2 & MU-5 <b>South:</b> MU-4 <b>West:</b> R-75	
<b>Comprehensive Plan:</b>	TC	<input checked="" type="checkbox"/> <b>Consistent</b> <input type="checkbox"/> <b>Inconsistent</b>

**Staff Recommendation:** Full cycle deferral.

The applicant is requesting a rezoning from the R-75 (Residential Medium Lot-75) Zoning District to MR-2 (Medium Density Residential-2) Zoning District for development of a 15-unit townhome community. The requested rezoning to MR-2 is consistent with the *Comprehensive Plan*. The subject property is located in the Town Center (TC) future land use character area, which includes MR-2 as a permissible zoning district (pg. 93). Also, the subject property is located in Tier II of the *Medline LCI Plan* study area. Recommendations for Tier II include medium density residential uses, 2-4 story buildings, and a density range of 15-20 dwelling units per acre (15-20DUs/acre). The proposal is consistent with the small area plan.

The proposed zoning appears to be suitable based on its surroundings. The proposal provides an appropriate land use transition from more intense uses/zoning across Scott Boulevard to nearby single-family, detached residential uses west of the subject property. Moreover, the subject property abuts a condominium development to its north.

Initial regulatory findings include lack of details regarding proposed underground stormwater management. School impacts, at all levels, are estimated to be minimal.

Cursory zoning review of the proposed site plan revealed the following:

- The applicant is requesting a density bonus of 6 dwelling units per acre (6 DUs/acre) for a maximum density of 18 dwelling units per acre (18 DUs/acre). In exchange for the density bonus, the applicant proffers the installation of a pocket park and a pedestrian path as enhanced open space.
- It is unclear if the townhomes will be fee simple lots or condominiums. This declaration will directly affect the application of the appropriate front and rear setbacks.
- A 50-foot, Type C vegetated buffer is required adjacent to MR-1 and R-75 zoned properties. Variances will be required, based on the present design.
- Proposed parking is adequate.

Based upon review of Section 7.3.5. (D & H) of the *Zoning Ordinance*, staff recommends a full-cycle deferral to the December/January zoning cycle to allow for further consideration and refinement of this proposal.



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MICHELLE ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL  
[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

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

Case No.: Z-22-1246095  
Parcel I.D. #: 18-049-01-012, 18-049-01-013  
Address: 1602 SCOTT BLVD  
DECATUR, GA 30033

**WATER:**

Size of existing water main: 6" CI (adequate/inadequate)  
Distance from property to nearest main: adjacent  
Size of line required, if inadequate: unknown

**SEWER:**

Outfall Servicing Project: South Fork Peachtree Creek  
Is sewer adjacent to property: Yes () No () If no, distance to nearest line: \_\_\_\_\_  
Water Treatment Facility: Atlanta ( ) adequate ( ) inadequate  
Sewage Capacity: 40 (MGPD) Current Flow: 36 (MGPD)

**COMMENTS:**


Signature: Yola Lewis

10/17/2022

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

General Comments:

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

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

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

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

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

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

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

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

## DeKalb County Board of Health

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)

10/17/2022

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N13 2022-2263

Z-22-1246093 18-267-01-004, 18-267-01-007, 18-267-01-008

3375 Northeast Expy, Chamblee, GA 30341

Amendment

- Please review general comments.
- Note: This property may be on septic. Based on our records several surrounding properties have septic system installed. Our office does not have records that indicates installation.

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N14 2022-2264

Z-22-1246095 18-049-01-012, 18-049-01-013

1620 Scott Blvd., Decatur, GA 30033

Amendment

- Please review general comments.
- Note: This property may be on septic. Based on our records several surrounding properties have septic system installed. Our office does not have records that indicates installation.

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N15 2022 2265

Z22-1246096 15-248-09-015

2739 Craigie Ave., Decatur, GA 30030

Amendment

- Please review general comments.

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N16 2022-2268

SLUP-22-1246099 15-224-09-062

1193 Sherrington Drive, Stone Mountain, GA 30083

Amendment

- Please review general comments.

## Zoning Comments – October 2022

- N1.** No package to review.
- N2. 1845 Lawrenceville Hwy.** Lawrenceville Hwy is a state route. GDOT review and approval required prior to permitting. Lawrenceville Hwy is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Add ADA Ramps and a pedestrian crossing across Jordan Lane. Requires a 5-foot landscape strip with a 10 foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Jordan Lane is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires 12-foot travel lane from centerline with curb and gutter. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. No poles may remain within the limits of the sidewalk. Driveway on Jordan Lane cannot be relocated without Transportation approval- proposed location acceptable.
- N3. 1251 Robinwood Rd.** Build 5 foot sidewalks in front of the subject property and extend to Lawrenceville Hwy within the current right of way. Robinwood Rd is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires 12 foot travel lane from centerline with curb and gutter. Requires a 5 foot landscape strip with a 5 foot sidewalk on right of way. Requires pedestrian scale streetlights. Street parking within the right of way must be approved by Roads & Drainage prior to permitting. No poles may remain within the limits of the sidewalk. Interior streets/alleys must be private.
- N4. 3458 Mountain Drive.** Mountain Drive is a state route and requires GDOT review and approval prior to permitting. Requires traffic study to determine required number of lanes and queue lengths at entrances. The study will also determine the need for left turn lanes into the development. Mountain Drive is classified as a collector road. Requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Speed Limit is 45 mph (per plans). Watch minimum driveway separation spacing in Sec 14-200(6). Speed Limits between 36 to 45mph requires 245 feet of separation between driveways. Developments with 151-300 residential units require 3 access points (Land development Code Sec 14-200(5).) Suggest that if you are seeking a variance that you do it within the zoning process. Interior street must be private.
- N5. 6168 Marbut Rd.** No parking allowed on Marbut Road.
- N6/N7. 2179 Bouldercrest Road.** Bouldercrest Road is classified as a major arterial. Requires a right of way dedication of 50 from centerline OR such that all public infrastructure is within right of way, whichever greater. Replace curbing along property frontage. Requires a 5 foot landscape strip with a 10 foot multituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. No Parking allowed within the right of way.
- N8. 3507 Memorial Drive.** Memorial Drive is a state route. GDOT review and approval required prior to permitting. No comment. Based on the plan, this site it interior to the property and not adjacent to a right of way.

- N9. 311 South Howard St.** (They have the wrong address on the application. It is 211 South Howard Street.) Memorial Drive is a state route within the City of Atlanta. Both agencies will have to review and approve the requirements prior to permitting. For DeKalb: Memorial Drive requires a right of way dedication of 50 foot from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. DeKalb Transportation will defer to the City of Atlanta comments for right of way improvements. South Howard St is classified as a collector street. South Howard Street requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Access point must remain at the southern property line on South Howard St. Interior private alley (instead of a shared drive for permitting) must be private. Shared drives not allowed for 6 lots, private alley in this case is allowed.
- N10. 1347 Bermuda Road.** By Code- shared driveways can only be for 2 lots. A variance will be necessary to have 6 lots on a shared driveway. Suggestion: widen to 24 feet and make it a private road. Bermuda Road is classified as a collector road. requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Watch minimum separation of drives/roads in section 14-200(6) based on the speed limit of the road.
- N11. 8067 Rockbridge Road.** No Access on The Trace. Rockbridge Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. The Trace is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 5 foot sidewalk path. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights. This property is within the interior of a curve. Intersection sight distance exiting the property (based on AASHTO guidance and sealed by a professional engineer) must be met prior to permitting. Guardrail resign must also take place by a professional engineer along the Rockbridge frontage.
- N12. 1065 Fayetteville Rd.** Fayetteville Road is classified as a collector road. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Graham Circle is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 12 foot travel lane from centerline of road. Requires a 5 foot landscape strip with a 5 foot sidewalk path. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights. Interior streets are shown on site plan as private. If they become public: Requires a right of way dedication of 55 feet. Requires a 5 foot landscape strip with a 6 foot sidewalk. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights.
- N13. 2255, 3375, 3395 Northeast Expressway.** All access is from GDOT right of way. GDOT review and permits required. Further discussions required around the Peachtree Greenway Trail connection. All public infrastructure must be on right of way.
- N14. 1602 Scott Blvd.** Scott Blvd is a state route. GDOT review and approval required prior to permitting. Scott Blvd is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. Extend Path to and along Blackmon Drive frontage. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. All interior streets to be private. No access allowed on Blackmon Drive Right in right out only allowed on Scott Blvd- with proper design to prohibit restricted movements.
- N15. 2739 Craigie Ave.** No comment.
- N16. 1259 Sheppard Ct.** No comment.

**N17/N18.** Not in package to review.

**N19.** No comment.



**DeKalb County School District  
Development Review Comments**

**Analysis Date:** 10/14/2022

**Submitted to:** DeKalb County

**Case #:** Z-22-1246095

**Parcel #:** 18-049-01-012/-013

**Name of Development:** Scott Townhomes

**Location:** NW corner of Scott Blvd and Blackmon Dr

**Description:** Proposed 15 townhomes to replace 2 single family homes.

**Impact of Development:** When fully constructed, this development would be expected to generate 2 students: 0 at Fernbank Elementary School, 0 at Druid Hills Middle School, 0 at Druid Hills High School, 1 at other DCSD schools, and 1 at private school. All three neighborhood schools have capacity for additional students.

<b>Current Condition of Schools</b>	<b>Fernbank Elementary School</b>	<b>Druid Hills Middle School</b>	<b>Druid Hills High School</b>	<b>Other DCSD Schools</b>	<b>Private Schools</b>	<b>Total</b>
Capacity	984	1,170	1,395			
Portables	0	0	0			
Enrollment (Oct. 2022)	741	938	1,352			
Seats Available	243	232	43			
Utilization (%)	75.3%	80.2%	96.9%			
<b>New students from development</b>	0	0	0	1	1	2

New Enrollment	741	938	1,352
New Seats Available	243	232	43
New Utilization	75.3%	80.2%	96.9%

<b>Yield Rates</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Elementary	0.0156	0.0060	0.0311	0.0528
Middle	0.0143	0.0048	0.0013	0.0204
High	0.0145	0.0229	0.0013	0.0387
<b>Total</b>	<b>0.0445</b>	<b>0.0337</b>	<b>0.0337</b>	<b>0.1119</b>

<b>Student Calculations</b>		<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
<b>Proposed Units</b>	15				
	<b>Unit Type</b>				
	TH				
<b>Cluster</b>	Druid Hills High School				
<b>Units x Yield</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>	
Elementary	0.23	0.09	0.47	0.79	
Middle	0.21	0.07	0.02	0.30	
High	0.22	0.34	0.02	0.58	
<b>Total</b>	<b>0.66</b>	<b>0.50</b>	<b>0.51</b>	<b>1.67</b>	

<b>Anticipated Students</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Fernbank Elementary School	0	0	1	1
Druid Hills Middle School	0	0	0	0
Druid Hills High School	0	1	0	1
<b>Total</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>2</b>



## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

### DEVELOPMENT ANALYSIS:

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(sections have been amended recently; please request the amended chapter)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

**Conceptual plan doesn't indicate the location of the stormwater management facility. Location of stormwater management shall be shown or compliance with the County stormwater management regulations shall be explained.**

**Additional consideration must be given to the 10% downstream analysis.**

**Runoff Reduction Volume shall be provided unless technical justification is provided regarding the unfeasibility. Strongly recommend investigating the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.**

**Per the County codes, the hydrology analysis must consider the site as wooded for the pre-development conditions**

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

N-14

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MADOLYN SPANN [MSPANN@DEKALBCOUNTYGA.GOV](mailto:MSPANN@DEKALBCOUNTYGA.GOV) OR JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)**

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-22-1246095 Parcel I.D. #: 18-049-01-012, 18-049-01-013

Address: 1602 Scott Boulevard  
2488 Blackmon Dr  
Decatur, GA 30030

Adjacent Roadway (s):

(classification)	(classification)
Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Plans and Field reviewed, No problem That
would interfere with Traffic Flow.

Signature: Jerry White

DEPARTMENT OF PLANNING & SUSTAINABILITY

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**Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia**

Date Received: \_\_\_\_\_ Application No: \_\_\_\_\_

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Applicant Name: ANDREW RUTLEDGE, OFFICE OF DESIGN ARCHITECTS

Applicant E-Mail Address: andrew@officeofdesignarch.com

Applicant Mailing Address: 619 EAST COLLEGE AVENUE, SUITE D1  
DECATUR, GA 30030

Applicant Daytime Phone: 678.428.4426 Fax: \_\_\_\_\_

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Owner Name: \_\_\_\_\_  
If more than one owner, attach list of owners.

Owner Mailing Address: \_\_\_\_\_

Owner Daytime Phone: \_\_\_\_\_

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Address of Subject Property: 1602 SCOTT BLVD & 2488 BLACKMON DRIVE  
DECATUR, GA 30033

Parcel ID#: 18-049-01-013 & 18-049-01-012

Acreage: .921 ACRES Commission District: 2 & 6

Present Zoning District(s): R-75

Proposed Zoning District: MR-2

Present Land Use Designation: TC [TOWN CENTER]

Proposed Land Use Designation (if applicable): TC [TOWN CENTER]

### REZONING APPLICATION CHECKLIST

Submit **4 printed, collated sets** of the complete application (no staples, no binders) and a PDF version on a **flash drive**

1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.
2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.
3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)
- A. Application form** with name and address of applicant and owner, and address of subject property;
- B. Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
- C. Letter of application and impact analysis**
- 1. Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use ( e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
  - 2. Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
- D. Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
- E. Campaign disclosure statement** (required by State law).
- F. Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*
- G. Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:
- complete boundaries of subject property;
  - dimensioned access points and vehicular circulation drives;
  - location of all existing and proposed buildings, structures, setbacks and parking;
  - location of 100 year floodplain and any streams;
  - notation of the total acreage or square footage of the subject property;
  - landscaping, tree removal and replacement, buffer(s); and
  - site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
- H. Reduced Site Plan**, reduced to 8.5" x 11".
- I. Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
- J. Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
- K. Completed, signed Pre-application Form** (Provided at pre-application meeting.)

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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### IMPACT ANALYSIS

**(Please respond to the following standards and factors on a separate sheet.)**

Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.



## IMPACT ANALYSIS

1602 SCOTT BLVD & 2488 BLACKMON DRIVE, DECATUR, GA 30033

*(Please respond to the following standards and factors on a separate sheet.)*  
*Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:*

- A. *Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.*

The proposed rezoning of this property from R-75 Single-family to MR-2 Single-family attached is in conformity to the intent of the Comprehensive Plan. The property is located in the "Town Center" which encourages Tier III density [3-4 story density] along the Scott Corridor.

- B. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.*

The proposed rezoning of this property will encourage similar development along the Scott Corridor which is in keeping with the desire of the Comprehensive plan.

- C. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*

The current property is be under-utilized by 2 existing single-family homes which have become undesirable along the arterial 6-lane corridor of Scott Boulevard. The best economic use of the property is Multi-family and/or Commercial which is verified by the Comprehensive Plan and planning studies conducted by the County.

- D. *Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby properties.*





LISTEN. THINK. DESIGN.

The proposed rezoning will not adversely affect the existing use of either of the adjacent properties. The closest corner of our proposed development to the existing corner of Tuxworth Condominiums is 92' and located on obtuse angles from one another.

- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

The proposal follows all property use and development recommendations of the Comprehensive Plan created by Dekalb County which gives supporting grounds for the approval of this zoning proposal.

- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.*

There are no know historic building, sites, districts, or archaeological resources on the site or adjacent to the property and this proposal will not adversely affect any if they exist.

- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*

The proposal is for 15 attached single-family townhomes and will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.*

This development will reduce the water runoff, which occurs on the surrounding properties, through the new construction of a underground storm sewer retention system. Our landscape buffers and new tree planting will aid in screening and preserving the surrounding wooded habitats and should have no adverse impact on the environment or natural resources.



404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

178 Sams Street  
Floor Three  
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

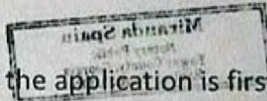
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes \_\_\_\_\_ No X \*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.



Miranda Spain  
Notary

[Signature]  
Signature of Applicant /Date

Check one: Owner  Agent



June 20, 2026  
Expiration Date/ Seal

[Signature]

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



404.371.2155 (e)  
404.371.4556 (f)  
DeKalbCountyGa.gov

178 Sams Street  
Floor Three  
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 9-1-2022

TO WHOM IT MAY CONCERN:

(I) (WE) Alfred Goldsmith  
Name of owner(s)

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

ANDREW RUTLEDGE, OFFICE OF DESIGN ARCHITECTS  
Name of Agent or Representative

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



Miranda Spain  
Notary Public

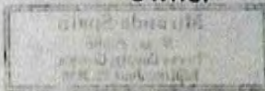
Paul S. Gabriel  
Owner

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

\_\_\_\_\_  
Owner

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

\_\_\_\_\_  
Owner



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

\_\_\_\_\_  
Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 9-1-2022

TO WHOM IT MAY CONCERN:

(I) (WE) Alfred Goldsmith  
Name of owner(s)

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

ANDREW RUTLEDGE, OFFICE OF DESIGN ARCHITECTS

Name of Agent or Representative

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

Miranda Spain  
Notary Public



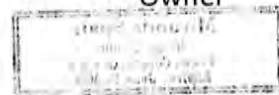
Paul S. G... ..  
Owner

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

\_\_\_\_\_  
Owner

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

\_\_\_\_\_  
Owner



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

\_\_\_\_\_  
Owner

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**AUTHORIZATION**

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: Aug 31, 2022

TO WHOM IT MAY CONCERN:

(I) (WE) JAMES W Goldsmith Jr  
Name of owner(s)

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

ANDREW RUTLEDGE, OFFICE OF DESIGN ARCHITECTS

Name of Agent or Representative

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



Notary Public

[Signature]  
ETU/2/2023

[Signature]  
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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### FILING FEES

At the time of submittal, a filing fee shall accompany each application as follows:

<b><u>Rezoning</u></b>	<b><u>FEE</u></b>
RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-2	\$500.00
HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-I, OD, OIT, NS, C-1, C-2, M. M-2	\$750.00

If the application is a request to rezone to more than one zoning district, the higher fee will apply.

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. Applications deferred “full cycle” do not require additional fees. An application that is withdrawn and later re- filed will be treated as a new case and will require a new fee.

SULEMAN S JIWANI  
SALIMA S JIWANI  
419 COMMONS PARK LN  
TUCKER GA 30084-8926

1066

8/30/22

64-5/610 GA  
282

Pay to the Order of DEKALB COUNTY  
FIVE HUNDREN & 00/100

Date

\$ 500-

Dollars

 Security Features Details on Back

**Bank of America** 

ACH R/T 061000052

For REZONING FEES



MP

⑆061000052⑆ 334032066417⑈1066

Harland Clarke

GUARDIAN SAFETY® BLUE

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

PRE-APPLICATION FORM  
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Required prior to filing application: signed copy of this form must be submitted at filing)

Kyle Anderson  
Sulman Tivani

Applicant Name(s): Andrew Rutledge

Phone: 678-428-4426 Email: andrew@officeofdesignarch.com

Property Address: 11602 Scott Blvd. & 2488 Blackmon Dr., Decatur 30033

Tax Parcel ID: 18-049-01-013 & 18-049-01-012 Comm. District(s): 2 & 6 Acreage: 9.77 .921 ac.

Existing Use: single family homes Proposed Use: Townhomes - 15 units  
(using bonuses)

Supplemental Regs: NO Overlay District: NO DRI: NO

Rezoning: Yes  No

Existing Zoning: R-75 Proposed Zoning: MR-2 Square Footage/Number of Units: \_\_\_\_\_

Rezoning Request: Rezone from R-75 to MR-2 to develop townhomes.  
Density 16.28

Land Use Plan Amendment: Yes  No

Existing Land Use: TC Proposed Land Use: \_\_\_\_\_ Consistent  Inconsistent   
(Town Center)

Special Land Use Permit: Yes  No

Special Land Use Request(s) \_\_\_\_\_

Major Modification: Yes  No

Existing Case Number(s): \_\_\_\_\_

Condition(s) to be modified:  
\_\_\_\_\_  
\_\_\_\_\_



**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

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

**Review of Site Plan**

Density:  Density Bonuses:  Mix of Uses: NA Open Space:  Enhanced  
 Open Space:  Setbacks: front  sides  side corner  rear  Lot Size:   
 Frontage: Private Drive Street Widths:  Bicycle Lanes:  Landscape Strips:  Buffers:   
 Parking Lot Landscaping: NA Parking - Auto:  Parking - Bicycle:  Screening:  
 Streetscapes:  Sidewalks:  Fencing/Walls:  Bldg. Height:  Bldg.  
 Orientation:  Bldg. Separation:  Bldg. Materials:  Roofs:  Fenestration:   
 Façade Design:  Garages:  Pedestrian Plan:  Perimeter Landscape Strip: NA  
 Possible Variances: Transitional buffer reduction against adjoining MR-7 and R-75 sf on NE & W sides

Comments: Transitional buffer can be used as open space, as per Sec 27-5.5.2(B)(1).

Planner: Melora Furnian Date 6/28/22

**Filing Fees**

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



9th August 2022

RE: Proposal to Rezone the properties at 1602 Scott Blvd & 2488 Blackmon Dr Decatur GA 30033

Dear Property Owner,

We would like for you to join our pre-submittal presentation to your community about our proposal to rezone the properties at 1602 Scott Blvd & 2488 Blackmon Dr Decatur GA 30033. We are seeking to rezone the property from R75 [Single-family Residential] to MR-2 [Multifamily Residential] to allow for a 15-unit townhome development.

The meeting will be held at North Decatur Presbyterian Church, 611 Medlock Rd, Decatur, GA 30033, in the Fellowship Hall [white building next to the parking lot] at 7pm on August 29th, 2022.

The meeting will also be available via GoTo for those who are unable to attend: Please join my meeting from your computer, tablet, or smartphone.

<https://meet.goto.com/839521941>

You can also dial in using your phone.

United States: +1 (872) 240-3212

Access Code: 839-521-941

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

Sincerely,

*Suleman Jiwani*

Suleman Jiwani (Sunny)

8/2 - NONE -

Name	Email	Neighborhood
SAM & RITU	stan.200@hotmail.com	2482 Blackmon
DON DINKEL	[ DONDIOFBKLYNE@gmail.com 2452 BLACKMON DRIVE	
Kate Russell	2420 Blackmon Kate.R.Russell@gmail.com	
Mike & Ruby	2461 Blackmon Dr. Decatur GA	
Jo Ann + Charlie Young	681 Medlock Rd Decatur	
Chris Stim	2470 Blackmon Dr	
Bonnie Bentley	2448 Blackmon Dr	
T.J. Edmond	2453 Blackmon Dr.	
CM CREIGHTON	210 TUXDORTH CIRCLE	
SLOBODAN MITIC	2434 BLACKMON DR	

NORTH DECATUR PRESBYTERIAN CHURCH / 7PM-8:45PM

**PARTICIPANTS:**

ANDREW RUTLEDGE / OFFICE OF DESIGN

KYLE ANDERSON / OFFICE OF DESIGN

SULEMAN JIWANI

GENE LOGAN / TUXWORTH

THERESA SAME / MANA

KIM KRITCH / TUXWORTH

SEE SIGN IN SHEET FOR OTHERS

**GENERAL NOTES:**

- RESIDENTS NOTED THAT MEDLOCK AREA COMPREHENSIVE PLAN SUGGESTS (2)-STORY DEVELOPMENT IN AREA
- MANY RESIDENTS CONCERNED THAT 1602 SCOTT WOULD BE USED TO CUT THROUGH ONTO BLACKMON DR AND CAUSE TRAFFIC ISSUES
  - o RESIDENTS SUGGEST REMOVING SECOND EXIT FROM PROPERTY
  - o *OWNER AGREES TO REMOVE SECOND EXIT FROM PROPOSAL*
- ROOF DECKS:
  - o CONCERNS ABOUT VIEW FROM UPPER FLOORS OF TOWNHOMES INTO NEIGHBORING PROPERTY
  - o CONCERNS ABOUT NOISE/FIREWORKS FROM ROOF DECKS.
- HOA:
  - o MANY RESIDENTS EXPRESSED DESIRE THAT THE NEW HOA LIMIT OR PREVENT RENTALS
  - o TUXWORTH CONDO ASSOCIATION LEADERS SUGGEST THAT THERE BE 6 MONTH MINIMUM RENTAL PERIODS
    - ALSO SUGGEST SOUND REGULATION FOR HOURS OF CONSTRUCTION/MAINTENANCE AS WELL AS FOR LOUD MUSIC, ETC.
  - o DISCUSSED LIMITING PERCENTAGE OF TOWNHOMES AVAILABLE FOR RENT
  - o OWNER EXPRESSED WILLINGNESS TO LIMIT RENTALS IN NEW HOA
- CONSTRUCTION SCHEDULE AND EXECUTION:
  - o RESIDENTS EXPRESSED CONCERN ABOUT CONSTRUCTION WORKERS PARKING ON BLACKMON DRIVE
  - o RESIDENTS EXPRESSED CONCERN ABOUT CONSTRUCTION NOISE AND DUST DURING PROCESS
- SITE SECURITY:
  - o RESIDENTS ASK FOR SECURITY FENCE ALONG PROPERTY LINES

- RESIDENTS EXPRESS CONCERN ABOUT PUBLIC ACCESS TO POCKET PARK/PATH
- THERESA RECOMMENDS INCLUDING RESIDENTIAL ELEVATORS AS AN OPTION TO CREATE UNITS THAT ARE ACCESSIBLE FOR POTENTIAL OLDER HOMEBUYERS
- RESIDENTS EXPRESS CONCERN ABOUT TREE REMOVAL ON SITE
  - NOTED THAT DEAD OR DYING TREES ON PROPERTY LINE NEED REMOVAL/MAINTENANCE, ASKED FOR ARBORIST INPUT
  - OTHERS EXPRESSED DESIRE TO SEE TREES REMAIN IF POSSIBLE
    - TUXWORTH EXPRESSES DESIRE TO BECOME BIRD SANCTUARY IN FUTURE

**KEY NEIGHBOR CONCERNS:**

- TRAFFIC CUT THROUGH ONTO BLACKMON NEEDS TO BE PREVENTED
- RENTALS NEED TO BE LIMITED OR PROHIBITED
- NOISE FROM PROPERTY NEEDS TO BE REGULATED
- SITE FENCING NEEDS TO BE PROVIDED TO PREVENT ACCESS TO OTHER PROPERTIES FROM 1602 SCOTT
- CONSTRUCTION WORKER PARKING ALONG BLACKMON NEEDS TO BE PREVENTED
- VIEWS FROM UPPER LEVELS – CONCERNS ABOUT PRIVACY FOR SURROUNDING NEIGHBORS
  - MITIGATED THROUGH LANDSCAPE OR GRADING

# SCOTT BOULEVARD TOWNHOMES

NEIGHBORHOOD MEETING 8/29/2022 7pm

Name	Address and Email Address
Jean Logan	Tax jeanslogans@gmail.com
JOHN TURNER	jtatltravel@gmail.com
Eric Wallin	eric.wallin@gmail.com
Theresa Same	t.same@bellsouth.net
Zoe Seiler (Decaturish)	zseiler@decaturish.com
Becky Hodge	<del>brhodge</del> bhodge@udel.edu
Anne Dukes	annedukes@msn.com
Jane Lawson	jane.a.lawson@att.net
Jr Ann Young	jeyoung14@bellsouth.net
Tom Jarrett	tjarrettenry.edu
Betto Prestwood	prestwoodce@bellsouth.net
Robin MacLeod	robinmacclatin@att.net (#902)
Carol Bartlett	carolbart42@gmail.com
Jan Lichtenwatter	janlichterwatter@gmail.com
Kate Russell	Kate.R.Russell@gmail.com
DON DIKER	DONDIOFBKLYNO@GMAIL.COM
Renee Kirhn	reneeKirhn@gmail.com
Kim CREIGHTON	cmc210@bellsouth.net
TJ. Edmond	tjedmond@gmail.com
MIKE HOLLENDER	MIKE_HOLLENDER@YAHOO.COM
RUBY HOLLENDER	RUBY_HOLLENDER@YAHOO.COM
RITU SHRIVASTAVA	ZNI4@cdc.gov
SAM TANDON	stan.2001@hotmail.com



LISTEN. THINK. DESIGN.

# 1602 SCOTT TOWNS: Zoning Letter of Application

Suleman Jiwani: ZONING : PER CITY OF DEKALB COUNTY UDO

**1602 SCOTT BLVD:**

**R-75 REZONE TO MR-2 TO PROVIDE  
[15] SINGLE-FAMILY ATTACHED TOWNHOMES  
TOWN CENTER 12-24 UNITS/ ACRE  
MEDIUM DENSITY RESIDENTIAL**

EXISTING FLU:

**SITE AREA**

.921 ACRES = **40,140 SF**

**DENSITY**

12 UNITS [18 MAX W/ BONUS] PER ACRE

.921 ACRES X 12 = **11 UNITS ALLOWABLE**

**BONUS**

AMENITY PROXIMITY

ADDITIONAL ENHANCED OPEN SPACE [20%]

BASE DENSITY: 11 UNITS

BASE DENSITY: 11 UNITS

% BONUS = 20%

% BONUS = 50%

BASE X 20% = 11 X 20% = 2.2 UNITS

BASE X 50% = 11 X 50% = 5.5 UNITS

**TOTAL: BASE 11 + (2.2 + 5.5) =**

**18.7 UNITS TOTAL MAXIMUM DENSITY ALLOWED  
REQUESTING 15 UNITS TOTAL**

**LOT COVERAGE REQUIREMENTS**

TOWNHOMES =

85% OF LOT AREA MAX

40,140 SF X .85 =

**34,119 SF COVERAGE ALLOWED**

**23,222 SF DESIGNED**

**OPEN SPACE REQUIREMENTS**

TOWNHOMES =

15% OF LOT AREA MIN

40,140 SF X .15 =

**6,021 SF OPEN SPACE MIN**

**DESIGNED**

23,222 SF LOT COVERAGE

**16,918 SF OPEN SPACE**

**ENHANCED OPEN SPACE**

REQUIRED 50% OF OPEN SPACE MIN

6,021 SF X .05 =

**3,011 SF REQUIRED**

**DESIGNED ENHANCED OPEN SPACE**

**11,560 SF PROVIDED**

**BONUS:**

ADDITIONAL ENHANCED OPEN SPACE [20%]

40,140 SF X .2 = 8,028 SF REQ.

PROVIDED:

**8,645 SF POCKET PARK**



LISTEN. THINK. DESIGN.

**SETBACKS**

FRONT YARD =	10'-0"
STREETSCAPE EXISTING ARTERIAL STREET:	16' [PER ARTICLE 5, TABLE 5.1]
STREET ZONE=	4'-0"
SIDEWALK=	6'-0" [8' MIN REQ]
TREE ZONE=	6'-0"
SIDE STREET =	3'-0" OR 7'-6" [RESIDENTIAL 5.2(a) EXCEPTION**]
SIDE YARD =	3'-0"
REAR YARD =	15'-0" OR 50' LANDSCAPE BUFFER ABUTTING MR-1 <u>REQUESTING VARIANCE FROM 50' TO 20' LANDSCAPE BUFFER.</u>

**BUILDING HEIGHT**

3 STORIES AND 45' MAX

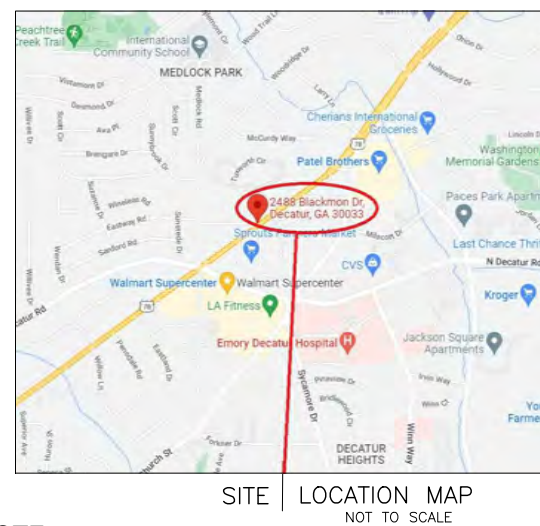
**LOT REQUIREMENTS FOR SFA**

REQUIRED TOWNHOME MIN LOT AREA	1,000 SF LOT
REQUIRED TOTAL TOWNHOME SQ. FOOTAGE	1,000 SF
REQUIRED MINIMUM LOT WIDTH	20' WIDE

**PARKING REQUIREMENTS**

REQUIRED TOWNHOME:	1.5 PER DWELLING + .25/UNIT GUEST PARKING
<b>TOTAL PARKING REQUIRED</b>	<b>15 UNITS X 1.75 = 26.25 SPACES</b>
<b>TOTAL PARKING PROVIDED</b>	<b><u>35 SPACES [5 GUEST]</u></b>
BIKE PARKING 1/20 SPACE MIN 3 :	<b>3 SPACES MIN</b>





**FLOOD NOTE:**

I HAVE THIS DATE, EXAMINED THE "FLOOD HAZARD MAP" AND FOUND IN MY OPINION, REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID 13089C0066K. EFFECTIVE DATE: 08/15/2019. ZONE: X

THE FLOOD INFORMATION ON THIS PLAN HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAN WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAN IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

**SURVEY NOTES:**

- 1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- 2. THIS PLAN WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAN IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- 3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
- 5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECONFESSION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.
- 6. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.

Curve	Radius	Length	Chord	Chord Bear.
C1	25.00'	15.45'	15.20'	S 70°59'54"W

BEARING SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002. ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

**NOTE A**  
UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION.

**ZONING NOTE:**  
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT/FER ZONING DEPARTMENT.

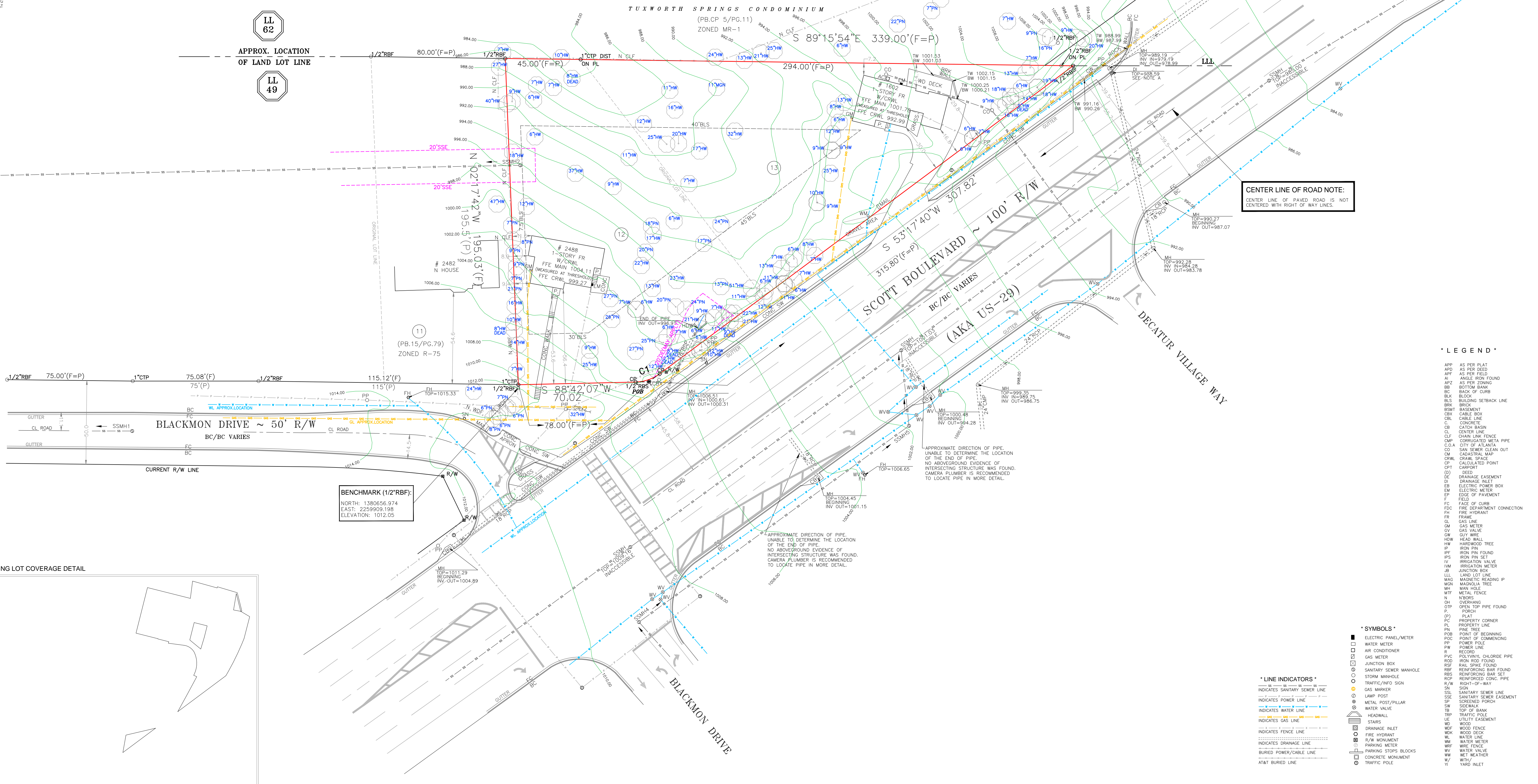
**PROPERTY IS ZONED R-75 DEKALB COUNTY**

BUILDING SETBACK  
FRONT: 30.0'  
SIDE: 7.5'  
SIDE STREET: 45.0'  
REAR: 40.0'  
MAX. LOT COVERAGE: 35%  
MAX. BUILDING HEIGHT: 35'

- SSMH1  
TOP=1009.36  
BEGINNING  
INV OUT=1002.76
- SSMH2  
TOP=996.30  
BEGINNING  
INV OUT=990.50
- SSMH3  
TOP=993.81  
INV IN=987.41  
INV OUT=982.81
- SSMH4  
TOP=1009.05  
INV IN=997.45  
INV OUT=997.35
- SSMH5  
TOP=1001.94  
INV IN=996.24  
INV OUT=996.14



LL 62  
APPROX. LOCATION OF LAND LOT LINE  
LL 49



**CENTER LINE OF ROAD NOTE:**  
CENTER LINE OF PAVED ROAD IS NOT CENTERED WITH RIGHT OF WAY LINES.

**BENCHMARK (1/2"RBF):**  
NORTH: 1380656.974  
EAST: 2259908.198  
ELEVATION: 1012.03

**EXISTING LOT COVERAGE DETAIL**

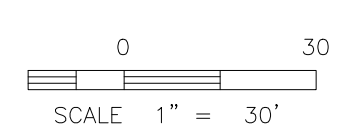


THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

**TOTAL LAND AREA**  
40140.14 SF / 0.921 AC

**ALLOWABLE LOT COVERAGE**  
14049.05 SF / 0.323 AC / 35%

**EXISTING LOT COVERAGE**  
3970.89 SF / 0.091 AC / 9.9%



**LEGEND**

- APP AS PER PLAT
- APD AS PER DEED
- APF AS PER FENCE
- AI ANGLE IRON FOUND
- AEZ AS PER ZONING
- BB BOTTOM BANK
- BC BACK OF CURB
- BLK BUILDING SETBACK LINE
- BLS BENCH MARK
- BSM BASEMENT
- BRB BRICK ROOF
- CB CATCH BASIN
- CC CORRUGATED METAL PIPE
- CL CENTER LINE
- CLP CHAIN LINK FENCE
- CDA CITY OF ATLANTA
- CM CADASTRAL MAP
- COA SAN SEWER CLEAN OUT
- CP CALCULATED POINT
- CP CARPORT
- D DECK
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- ED ELECTRIC METER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- FF FILL
- FC FACE OF CURB
- FD FIRE DEPARTMENT CONNECTION
- FRM FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUTTER
- HW HEAD WAD
- HWB HARDWOOD TREE
- IP IRON PIN FOUND
- IPR IRON PIN SET
- IV IRRIGATION VALVE
- IWM IRRIGATION METER
- LC LAND LOT LINE
- LL LAND LOT LINE
- MAG MAGNETIC READING IP
- MH MAN HOLE
- MFL METAL FENCE
- N NBORS
- NB NBORS
- OH OVERHEAD
- OP OPEN TOP PIPE FOUND
- P PORCH
- PL PLAT
- PC PROPERTY CORNER
- PIR PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- PP POWER POLE
- PR RECORD
- PVC POLYETHYLENE CHLORIDE PIPE
- R RECORD
- RFP RAIL SPKS FOUND
- REB REINFORCING BAR FOUND
- RES REINFORCING BAR SET
- RFR REINFORCING CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SS SANITARY SEWER EASEMENT
- SSS SANITARY SEWER LINE
- LAMP LAMP POST
- SP SCREENED PORCH
- SR SEWER
- TB TOP OF BANK
- TR HEADWALL
- TRF TRAFFIC POLE
- UE UTILITY EASEMENT
- W WOOD
- WF WOOD FENCE
- WDK WOOD DECK
- WM WATER METER
- WML WATER METER
- WV WIRE FENCE
- WV WATER VALVE
- WV WET WEATHER
- WV WET WEATHER
- Y YARD INLET

**SYMBOLS**

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- METAL POST/PILLAR
- HEADWALL
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- BURIED POWER/CABLE LINE
- AT&T BURIED LINE

**LINE INDICATORS**

- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE

LOTS 12 AND 13	BLOCK A
SCOTT HIGHLANDS SUBDIVISION	UNIT
LAND LOT 49	18TH DISTRICT SECTION
DEKALB COUNTY, GEORGIA	DB.24810/PG.380 PB.15/PG.79
FIELD WORK DATE APR 13, 2022	PRINTED/SIGNED APR 22, 2022
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PARCEL SIZE: 24' x 36'

EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1

**SULEMAN JIWANI**

PROPERTY ADDRESS:  
2488 BLACKMON DRIVE AND  
1602 SCOTT BOULEVARD  
DECATUR, GA 30033

LK COORD #20220484  
DWG #20220484

**SURVEY LAND EXPRESS, INC**  
LAND SURVEYING SERVICES

24 LENOX POINTS  
ATLANTA, GA 30324  
FAX 404-601-0941  
TEL 404-252-5747  
INFO@SURVEYLANDEXPRESS.COM

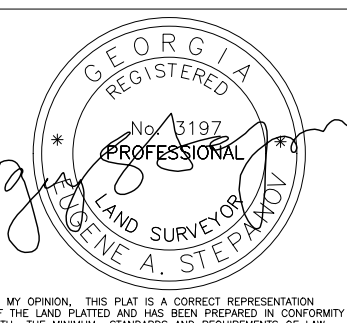


EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 49 of the 18th District of DeKalb County, Georgia, being Lot 12, Block A, Scott Highlands Subdivision, as per plat recorded in Plat Book 15, Page 79 of the DeKalb County, Georgia land records, and being known as 2488 Blackmon Drive, Decatur, DeKalb County, Georgia 30033; LESS AND EXCEPT the real property conveyed by Right of Way Easement to State Highway Department of Georgia, in a deed dated December 11, 1958, and recorded in Book 1411, Page 552 of the DeKalb County, Georgia land records.

TOGETHER WITH:

ALL that tract or parcel of land lying and being in  
Land Lot 49 of the 18th District of DeKalb County, Georgia, being Lot 12, Block A of Scott Highlands, according to plat of same by Turner W. Patterson, dated April 15th, 1947, described as  
BEGINNING at a point on the northwest side of Scott Boulevard 65 feet northeast from the corner formed by the intersection of the northwest side of Scott Boulevard with the north side of Blackmon Drive (if extended to form an angle instead of a curve), at the northeast line of Lot 12, thence northeast along the northwest side of Scott Boulevard 250.8 feet, thence west 294 feet to Lot 11, thence southeast 180 feet to Scott Boulevard at the point of beginning.

917-574

STATE OF GEORGIA, DEKALB COUNTY.

THIS INDENTURE, made this 27th day of June, in the year of our Lord One Thousand Nine Hundred FIFTY TWO between GROVER C. ABERGROMBIE of the State of GEORGIA and County of DEKALB of the first part and J. W. GOLDSMITH of the State of GEORGIA and County of DEKALB of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten dollars and other valuable considerations --- in hand paid at and before

917  
580

the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, himself, his heirs and assigns, all that tract and parcel of land lying and being in Land Lot 49 of the 18th District of DeKalb County, Georgia, being Lot 13, Block A of Scott Highlands, according to plat of same by Turner W. Patterson, dated April 10th, 1947, described as:

BEGINNING at a point on the northwest side of Scott Boulevard Eighty Five (85) feet northeast from the corner formed by the intersection of the northwest side of Scott Boulevard with the north side of Blackmon Drive (if extended to form an angle instead of a curve), at the northeast line of Lot 12; thence northeast along the northwest side of Scott Boulevard Two Hundred Thirty and Eight Tenths (230.8) feet; thence west Two Hundred Ninety Four (294) feet to lot 12; thence southeast One Hundred Eighty (180) feet to Scott Boulevard at the point of beginning.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of him the said party of the second part his heirs and assigns forever, IN FEE SIMPLE.

And the said party of the first part, for himself, his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said party of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, That the said party of the first part has hereunto set his hand and affixed his seal, the day and year above written.

Signed, sealed and delivered

in the presence of

J. P. Hill

Gladys Brewer

Notary Public, DeKalb Co. Ga.

N.P. Seal I.R. Stamps \$ 6.60

|  
|  
|  
|

Grover C. Abercrombie

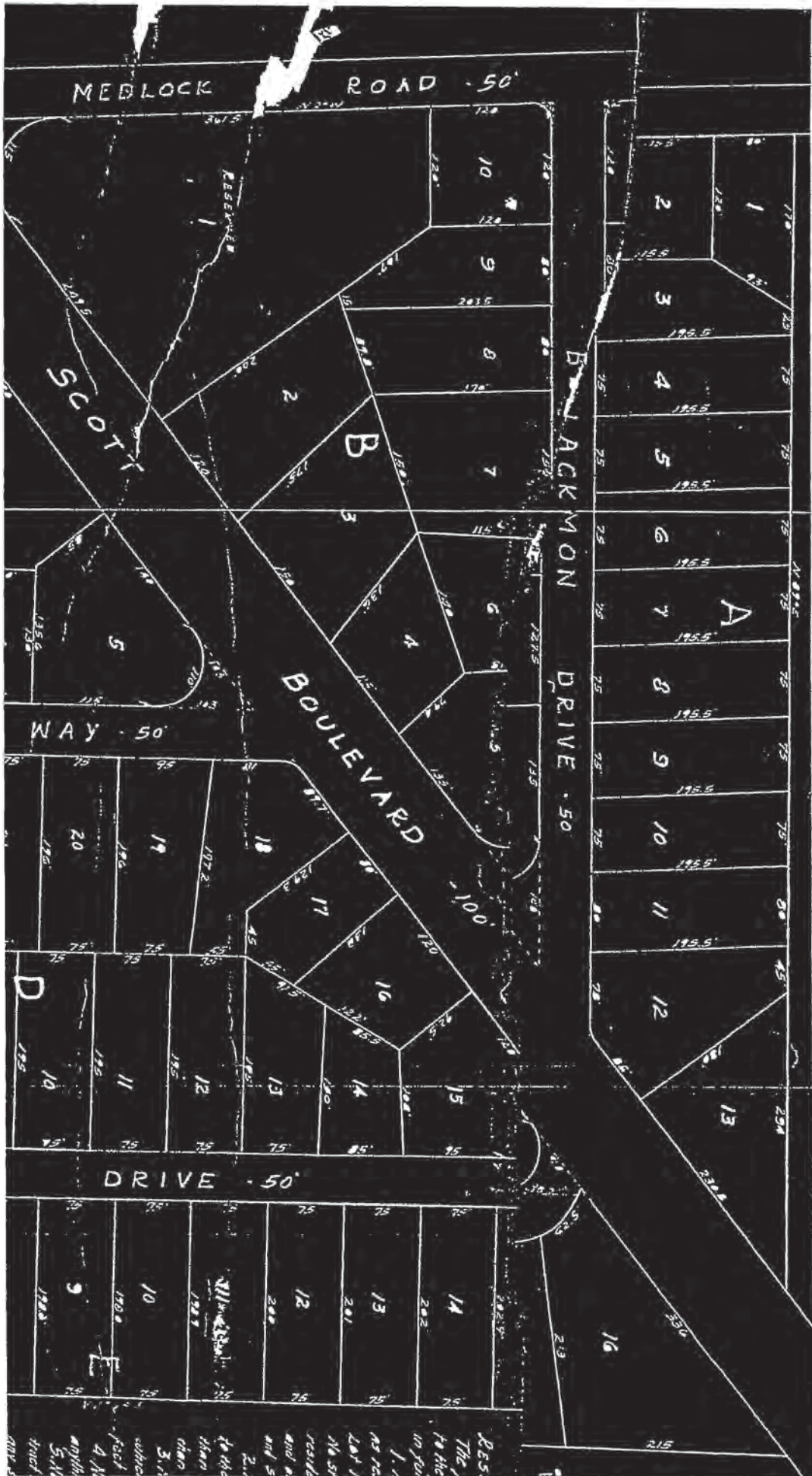
(Seal)

Filed for Record June 27, 1952 at 5 o'clock P.M.

JULY 7. 1952

Ken B. Burgess

CLERK



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X	ISSUE DATE	PERMIT SET

PROJECT NUMBER:  
22-204

# SCOTT TOWNHOMES

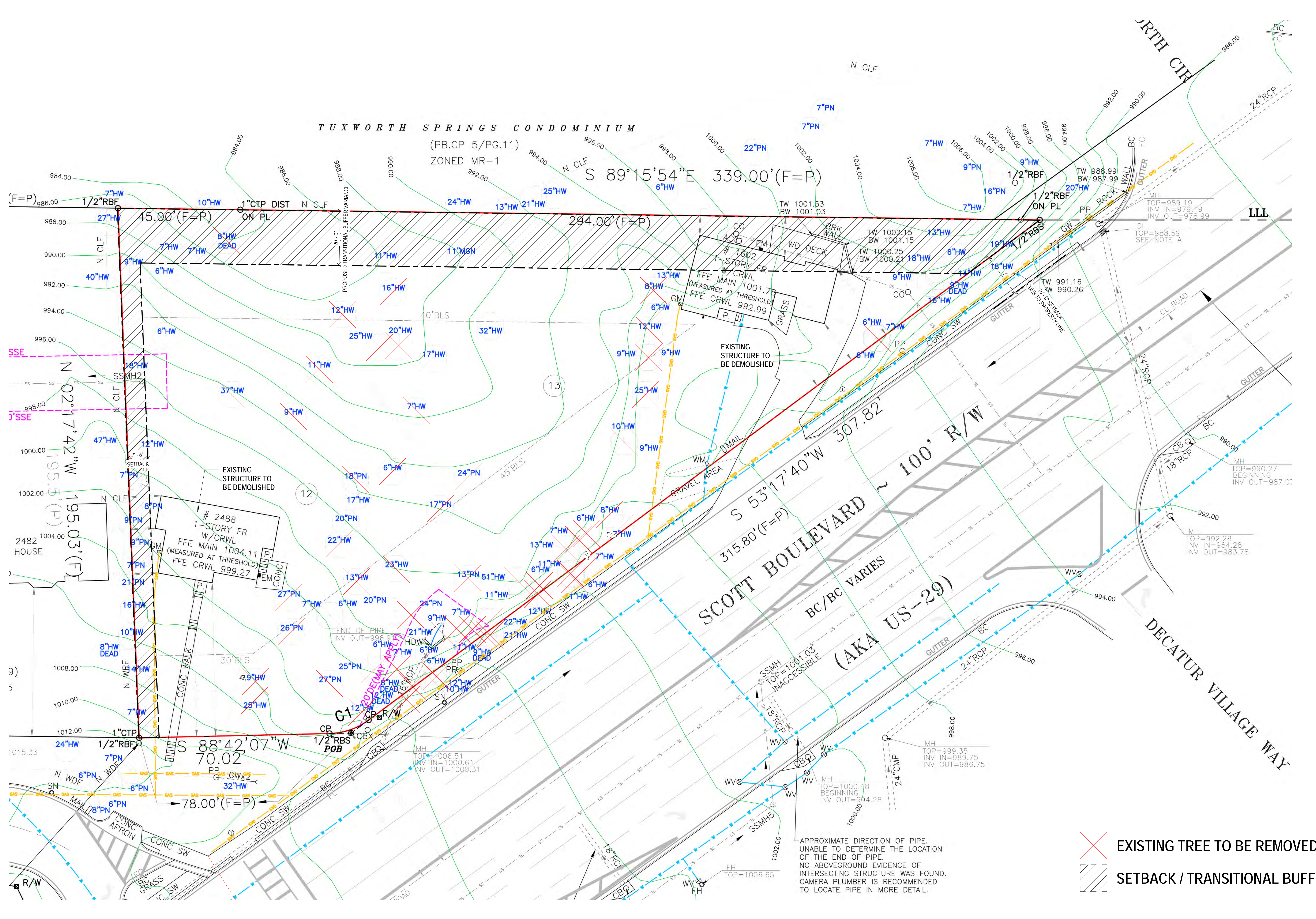
SULEMAN JIWANI  
1602 SCOTT BLVD, DECATUR, GA

EXISTING SITE & TREE  
REMOVAL  
PLAN

## A100

THIS DRAWING AND THE CAD FILE FROM WHICH IT HAS BEEN CREATED ARE AN INSTRUMENT OF SERVICE FOR THIS PROJECT. THESE DOCUMENTS ARE THE SOLE PROPERTY OF THE ARCHITECT, AND ANY USE OF THESE DOCUMENTS FOR PURPOSES OTHER THAN THOSE ASSOCIATED WITH THIS PROJECT IS STRICTLY PROHIBITED.

RELEASED FOR CONSTRUCTION



APPROXIMATE DIRECTION OF PIPE.  
UNABLE TO DETERMINE THE LOCATION  
OF THE END OF PIPE.  
NO ABOVEGROUND EVIDENCE OF  
INTERSECTING STRUCTURE WAS FOUND.  
CAMERA PLUMBER IS RECOMMENDED  
TO LOCATE PIPE IN MORE DETAIL.

- EXISTING TREE TO BE REMOVED
- SETBACK / TRANSITIONAL BUFFER



1 SITE PLAN ENLARGED WITH SURROUNDINGS



619 EAST COLLEGE AVENUE, SUITE D1  
 DECATUR, GA 30030  
 PH: 404.214.5797

X	ISSUE DATE	PERMIT SET

PROJECT NUMBER:  
 22-204

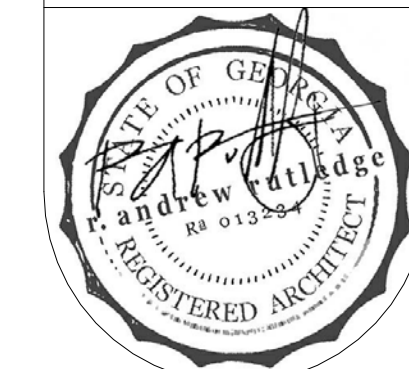
SCOTT TOWNHOMES  
 SULEMAN JIWANI  
 1602 SCOTT BLVD, DECATUR, GA

SITE PLAN

A100A

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RELEASED FOR CONSTRUCTION





619 EAST COLLEGE AVENUE, SUITE D1  
 DECATUR, GA 30030  
 PH: 404.214.5797

X	ISSUE DATE	PERMIT SET

PROJECT NUMBER:  
**22-204**

**SCOTT TOWNHOMES**  
 SULEMAN JIWANI  
 1602 SCOTT BLVD, DECATUR, GA

SITE PLAN

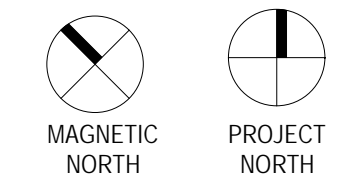
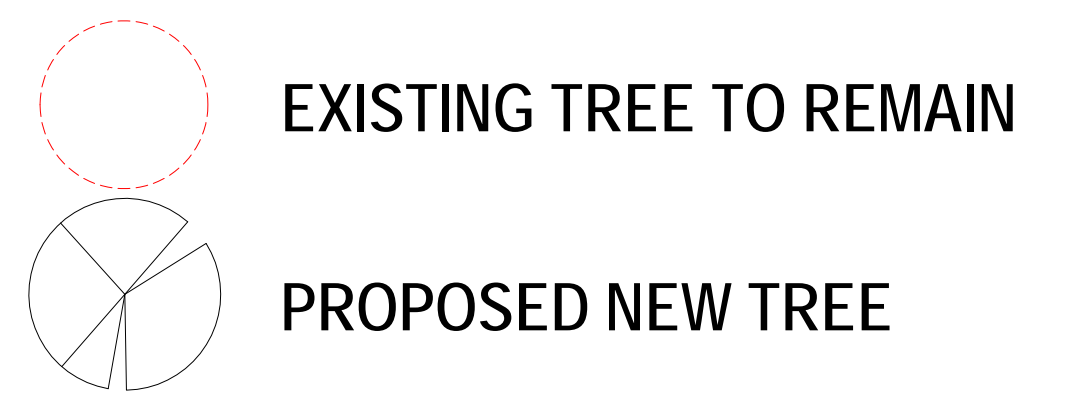
**A100B**

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RELEASED FOR CONSTRUCTION



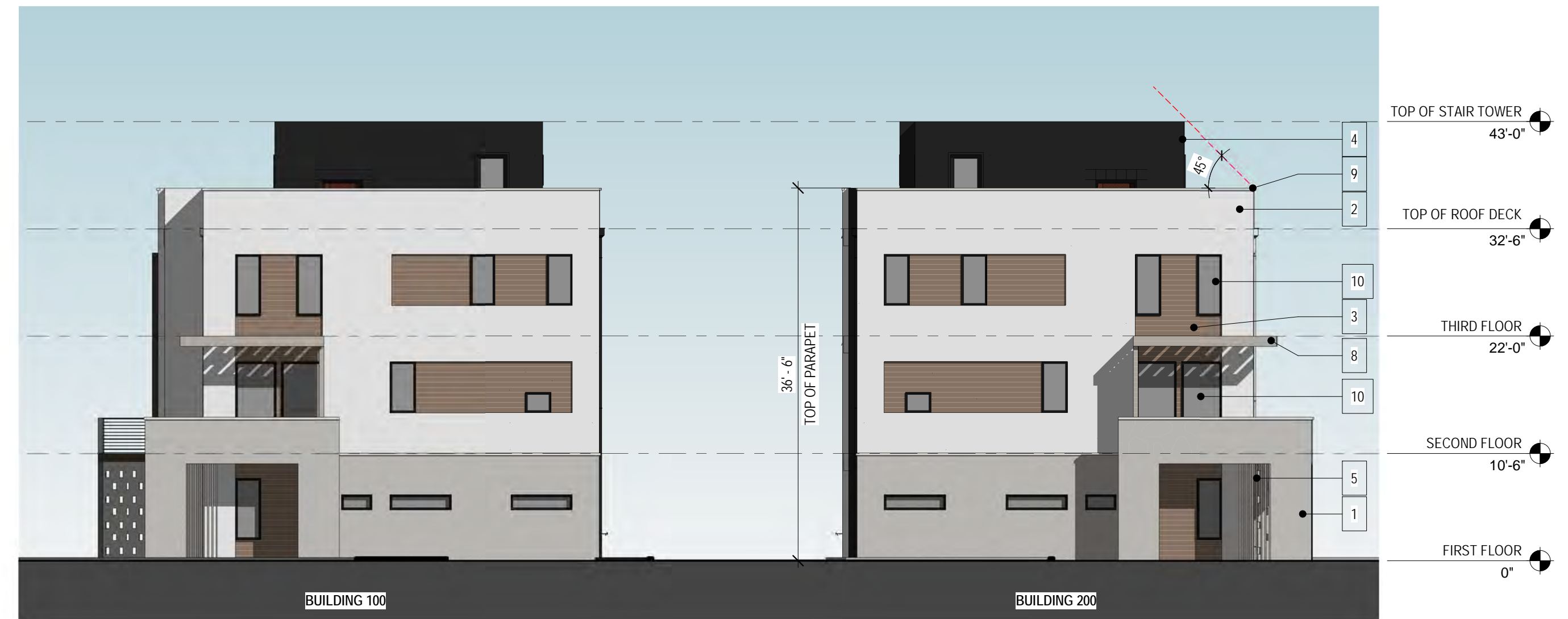
1602 SCOTT TOWNS: Zoning Suleman Jiwani ZONING: PER CITY OF DEKALB COUNTY UDO	
1602 SCOTT BLVD:	R-75 REZONE TO MR-2 TOWN CENTER 12-24 UNITS/ACRE MEDIUM DENSITY RESIDENTIAL
EXISTING FLU:	
SITE AREA	.921 ACRES = 40,140 SF
DENSITY	12 UNITS [18 MAX W/ BONUS] PER ACRE .921 ACRES X 12 = 11 UNITS ALLOWABLE
BONUS	
ADJACENT PROXIMITY	ADDITIONAL ENHANCED OPEN SPACE (20%)
BASE DENSITY: 11 UNITS	BASE DENSITY: 11 UNITS
% BONUS = 20%	% BONUS = 50%
BASE X 20% = 11 X 20% = 2.2 UNITS	BASE X 50% = 11 X 50% = 5.5 UNITS
TOTAL: BASE 11 + (2.2 + 5.5) = 18.7 UNITS TOTAL MAXIMUM DENSITY ALLOWED	REQUESTING 15 UNITS TOTAL
LOT COVERAGE REQUIREMENTS	
TOWNHOMES = 40,140 SF X .85 = 34,119 SF COVERAGE ALLOWED	85% OF LOT AREA MAX 34,119 SF COVERAGE ALLOWED
	23,222 SF DESIGNED
OPEN SPACE REQUIREMENTS	
TOWNHOMES = 40,140 SF X .15 = 6,021 SF OPEN SPACE MIN	15% OF LOT AREA MIN 6,021 SF OPEN SPACE MIN
DESIGNED	23,222 SF LOT COVERAGE
	16,918 SF OPEN SPACE
ENHANCED OPEN SPACE	
REQUIRED 50% OF OPEN SPACE MIN	3,011 SF REQUIRED
6,021 SF X .05 = 301 SF	11,560 SF PROVIDED
DESIGNED ENHANCED OPEN SPACE	
BONUS:	
ADDITIONAL ENHANCED OPEN SPACE (20%)	40,140 SF X .2 = 8,028 SF REQ.
PROVIDED:	8,645 SF POCKET PARK
SETBACKS	
FRONT YARD = 10'-0"	
STREETSCAPE EXISTING ARTERIAL STREET: 16' (PER ARTICLE 5, TABLE 5.1)	
STREET ZONE= 4'-0"	
SIDEWALK= 6'-0" (8' MIN REQ)	
TREE ZONE= 6'-0"	
SIDE STREET = 3'-0" OR 7'-6" (RESIDENTIAL 5.2(a) EXCEPTION")	
SIDE YARD = 3'-0"	
REAR YARD = 15'-0" OR 50' LANDSCAPE BUFFER ABUTTING MR-1	
REQUESTING VARIANCE FROM 50' TO 30' LANDSCAPE BUFFER.	
BUILDING HEIGHT	3 STORIES AND 45' MAX
LOT REQUIREMENTS FOR SFA	
REQUIRED TOWNHOME MIN LOT AREA	1,000 SF LOT
REQUIRED TOTAL TOWNHOME SQ. FOOTAGE	1,000 SF
REQUIRED MINIMUM LOT WIDTH	20' WIDE
PARKING REQUIREMENTS	
REQUIRED TOWNHOME: 1.5 PER DWELLING + 25/UNIT GUEST PARKING	
TOTAL PARKING REQUIRED	15 UNITS X 1.75 = 26.25 SPACES
TOTAL PARKING PROVIDED	35 SPACES (15 GUEST)
BIKE PARKING 120 SPACE MIN 3 :	3 SPACES MIN







3 EXT. ELEV. - BLDG 100 FRONT



2 EXT. ELEV. - SOUTHWEST END

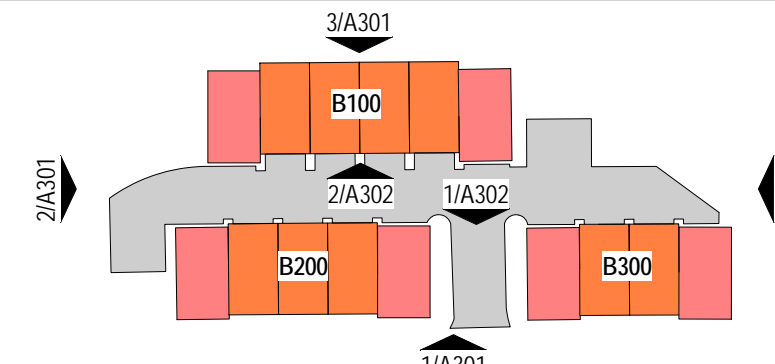


1 EXT. ELEVATION - SCOTT BLVD

GENERAL NOTES

- ALL GYPSUM BOARD AT KITCHEN AND BATH AREAS SHALL BE WATER RESISTANT.
- WOOD BASE SHALL BE 1X6 PAINT GRADE AT ALL UNIT WALLS UNLESS OTHERWISE NOTED.
- INSTALL BLOCKING AT ALL BATHROOM ACCESSORIES, WALL CABINETS, AND SHELVING.
- UNIT PLANS SHOW LOCATIONS OF LIGHT FIXTURES ONLY. PROVIDE OUTLETS AS REQUIRED BY BUILDING CODE.
- CENTER LIGHT FIXTURES IN ROOMS OR DOORWAYS WHERE APPLICABLE UNLESS OTHERWISE NOTED.
- DOORS ARE DIMENSIONED TO CENTER OF OPENING & DOORS TYPICALLY 6" OFF FACE OF JAMB TO WALL FRAMING UNLESS OTHERWISE NOTED.
- WALLS ARE DIMENSIONED FROM FACE OF FRAMING UNLESS OTHERWISE NOTED.
- CENTER VANITY LIGHTS OVER SINKS UNLESS OTHERWISE NOTED.
- INSTALL BLOCKING FOR FUTURE ADA GRAB BARS IN ALL BATHROOMS. SEE BATHROOM ELEVATIONS FOR MORE INFORMATION.
- CONDUCTOR BOX & DOWNPOUT @ FRONT AND REAR. (TYPICAL)
- INSULATION: R-13 WALLS, R-38 ROOF
- STAIRS SHALL BE FIREBLOCKED @ TOP + BOTTOM OF EACH RUN

ELEVATION KEY PLAN



EXTERIOR MATERIAL LEGEND

- |                                 |   |   |  |
|---------------------------------|---|---|--|
| 1 STONE VENEER: MOSAIC PATTERN  | 4 SMOOTH CEMENTITIOUS PANEL: PAINT BLACK      | 7 PREFINISHED ALUM. DOWNSPOUT: DARK BRONZE      | 10 ALUMINUM CLAD WOOD WINDOWS: DARK BRONZE |
| 2 HARDCOAT STUCCO: WHITE        | 5 PRESSURE TREATED WOOD SLATS: STAIN AND SEAL | 8 WOOD TRELLIS OR STANDING SEAM METAL AWNING    | 11 FIBERGLASS EXTERIOR DOOR: DARK BRONZE   |
| 3 WOODTONE COMPOSITE LAP SIDING | 6 STEEL GUARDRAIL: PRIME AND PAINT            | 9 PREFINISHED ALUM. PARAPET COPING: DARK BRONZE | 12 OVERHEAD GARAGE DOOR: WOOD SLAT FINISH  |



3 EXT. ELEV. - NORTHEAST END



2 EXT. ELEV. - BUILDING 100 @ MOTOR COURT

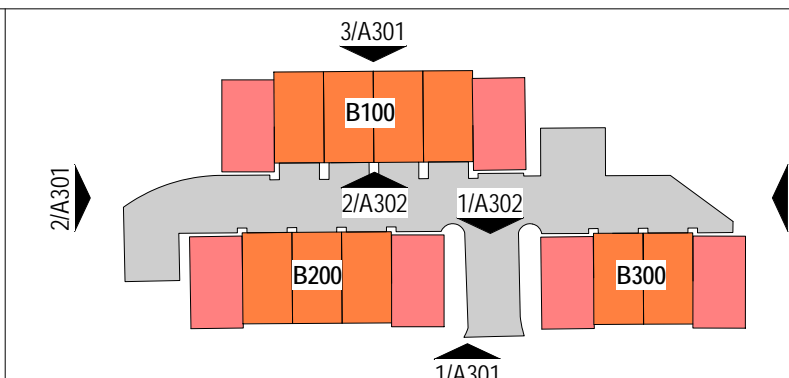


1 EXT. ELEVATION - BLDG 200 & 300 @ MOTORCOURT

GENERAL NOTES

1. ALL GYPSUM BOARD AT KITCHEN AND BATH AREAS SHALL BE WATER RESISTANT.
2. WOOD BASE SHALL BE 1X6 PAINT GRADE AT ALL UNIT WALLS UNLESS OTHERWISE NOTED.
3. INSTALL BLOCKING AT ALL BATHROOM ACCESSORIES, WALL CABINETS, AND SHELVING.
4. UNIT PLANS SHOW LOCATIONS OF LIGHT FIXTURES ONLY. PROVIDE OUTLETS AS REQUIRED BY BUILDING CODE.
5. CENTER LIGHT FIXTURES IN ROOMS OR DOORWAYS WHERE APPLICABLE UNLESS OTHERWISE NOTED.
6. DOORS ARE DIMENSIONED TO CENTER OF OPENING & DOORS TYPICALLY 6" OFF FACE OF JAMB TO WALL FRAMING UNLESS OTHERWISE NOTED.
7. WALLS ARE DIMENSIONED FROM FACE OF FRAMING UNLESS OTHERWISE NOTED.
8. CENTER VANITY LIGHTS OVER SINKS UNLESS OTHERWISE NOTED.
9. INSTALL BLOCKING FOR FUTURE ADA GRAB BARS IN ALL BATHROOMS. SEE BATHROOM ELEVATIONS FOR MORE INFORMATION.
10. CONDUCTOR BOX & DOWNSPOUT @ FRONT AND REAR. (TYPICAL)
11. INSULATION: R-13 WALLS, R-38 ROOF
12. STAIRS SHALL BE FIREBLOCKED @ TOP + BOTTOM OF EACH RUN

ELEVATION KEY PLAN



EXTERIOR MATERIAL LEGEND

- |                                  |  |  |   |
|----------------------------------|--|--|---|
| 1. STONE VENEER: MOSAIC PATTERN  | 4. SMOOTH CEMENTITIOUS PANEL: PAINT BLACK      | 7. PREFINISHED ALUM. DOWNSPOUT: DARK BRONZE      | 10. ALUMINUM CLAD WOOD WINDOWS: DARK BRONZE |
| 2. HARDCOAT STUCCO: WHITE        | 5. PRESSURE TREATED WOOD SLATS: STAIN AND SEAL | 8. WOOD TRELLIS OR STANDING SEAM METAL AWNING    | 11. FIBERGLASS EXTERIOR DOOR: DARK BRONZE   |
| 3. WOODTONE COMPOSITE LAP SIDING | 6. STEEL GUARDRAIL: PRIME AND PAINT            | 9. PREFINISHED ALUM. PARAPET COPING: DARK BRONZE | 12. OVERHEAD GARAGE DOOR: WOOD SLAT FINISH  |

# MAILING LIST FOR REZONING PROVIDED BY DEKALB COUNTY

SADRE ORAFAI JENNY R  
2458 BLACKMON DR  
DECATUR GA 30033

MERCADANTE LIZA N  
911 TUXWORTH CIR  
DECATUR GA 30033

HAHN DAVID Y  
2476 BLACKMON DR  
DECATUR GA 30033

STIRN CHRISTOPHER P  
2470 BLACKMON DR  
DECATUR GA 30033

DUKES ANNE  
1004 MCCLELEN WAY  
DECATUR GA 30033

NR DECATUR CROSSING PROPERTY OWNER  
1057 E MORELAND ST  
CHARLOTTE NC 28294

WF DECATUR CROSSING LLC  
11440 SAN VICENTE BLVD STE 200  
LOS ANGELES CA 90049

OVERBY ROMVADEE C  
1010 MCCLELEN WAY  
DECATUR GA 30033

SCOTT BOULEVARD SENIOR LP  
1718 PEACHTREE ST NW STE 684  
ATLANTA GA 30309

ALDI INC  
P.O. BOX 460049 DEPT 501  
HOUSTON TX 77056

MADDOX ANGIE  
126 HURON ST  
DECATUR GA 30030

YOUNG JOANN EUBANKS  
163 GARDEN LN  
DECATUR GA 30030

CPIF DECATUR OFFICE LLC  
1910 FAIRVIEW AVE E STE 200  
SEATTLE WA 98102

YAGHOUBIAN SARA  
817 TUXWORTH CIR  
DECATUR GA 30033

ROKOVICH D JURO VILLARAN  
103 W 118TH ST # 5A  
NEW YORK NY 10026

FREEMAN C SCOTT  
120 TUXWORTH CIR  
DECATUR GA 30033

CILIAX BRIAN J  
806 TUXWORTH CIR  
DECATUR GA 30033

GOSS SALLY J  
122 TUXWORTH CIR  
DECATUR GA 30033

CASSINGHAM GUY H  
124 TUXWORTH CIR  
DECATUR GA 30033

BENEDICT SAMUEL  
431 LEONARDO AVE  
ATLANTA GA 30307

MEEKS H LAMAR  
1912 BRANCH BND  
ATLANTA GA 30345

PARKER BRANDI  
221 TUXWORTH CIR  
DECATUR GA 30033

HALL JEWEL  
311 TUXWORTH CIR  
DECATUR GA 30033

KERR GORDON H  
1016 DREWRY ST  
ATLANTA GA 30306

MOBLEY MARTHA ANN  
224 TUXWORTH CIR  
DECATUR GA 30033

RHEE MINA  
239 LOCUST ST NE  
ATLANTA GA 30317

DORNER TARIKA  
905 TUXWORTH CIR  
DECATUR GA 30033

MILLER KEITH M  
909 TUXWORTH CIR  
DECATUR GA 30033

WAGGENER WILLIAM G III  
2464 BLACKMON DR  
DECATUR GA 30033

LEE ANJA  
110 S COLUMBIA DR 9  
DECATUR GA 30030

AYRES PAMELA J  
1006 MCCLELEN WAY  
DECATUR GA 30033

HESS ACADEMY INC  
1550 SCOTT BLVD  
DECATUR GA 30033

LITTLEFIELD HAROLD  
270 N FARM DR  
ALPHARETTA GA 30004

RITCHIE ELIZABETH  
2526 WHITEMARSH WAY  
SAVANNAH GA 31410

NORTH DECATUR PRESBYTERIAN CHURCH INC  
611 MEDLOCK RD  
DECATUR GA 30033

CHEEMA WAQAS A  
1052 GRAMERCY LANE LN  
ALPHARETTA GA 30004

LOVE PHIL  
811 TUXWORTH CIR  
DECATUR GA 30033

ASBURY ATLANTA BM LLC  
2905 PREMIERE PKWY 300  
DULUTH GA 30097

VANCE MELANIE  
308 TUXWORTH CIR  
DECATUR GA 30033

CARMICHAEL WILLIAM C II  
3334 MONTREAL STA  
TUCKER GA 30084

DRAYTON WOODS PROPERTY LLC  
415 SYCAMORE DR  
DECATUR GA 30030

MAVURI VARAPRASAD R  
313 TUXWORTH CIR  
DECATUR GA 30033

KUMARASAMY MATHUMITHAN A  
306 TUXWORTH CIR  
DECATUR GA 30033

HICKMAN MARY C  
114 TUXWORTH CIR  
DECATUR GA 30033

DINKEL DON L JR  
2452 BLACKMON DR  
DECATUR GA 30033

LI YONGHUI  
1065 WESTCROFT LN  
ROSWELL GA 30075

HALL MARGARET KAY  
220 TUXWORTH CIR  
DECATUR GA 30033

WF DECATUR CROSSING LLC  
11440 SAN VINCENTE BLVD  
LOS ANGELES CA 90049

CHOW KASEY C  
315 TUXWORTH CIR  
DECATUR GA 30033

SKILLMAN JAMES DOUGLAS  
214 TUXWORTH CIR  
DECATUR GA 30033

MOUSSA AHMED  
110 WILDWOOD AVE  
MONTCLAIR NJ 7043

PARKER DIANE M  
3655 LONDON RD  
CHAMBLEE GA 30341

ROX PATRICK FITZGERALD  
202 TUXWORTH CIR  
DECATUR GA 30033

FRANCIS JORDAN  
1485 FAMA DR NE  
ATLANTA GA 30329

SHRIVASTAVA RITU  
2482 BLACKMON DR  
DECATUR GA 30033

FINK BENJAMIN  
2488 CADILLAC DR  
ATLANTA GA 30345

SMITH DINGLER JAMES ANTHONY  
381 BROADWAY APT 2  
CAMBRIDGE MA 2139

GOLDSMITH ALFRED SIMS  
1269 CHESAPEAKE DR SW  
LILBURN GA 30047

KUCKUCK CHARLES L  
11915 N HICKORY TRCE  
ALPHARETTA GA 30004

JAIN ANJALI RAO  
205 TUXWORTH CIR  
DECATUR GA 30033

CHEEMA WAQAS  
1052 GRAMERCY LANE  
ALPHARETTA GA 30004

PACHURA KIMBERLY J  
2471 BLACKMON DR  
DECATUR GA 30033

DANIEL LEE GINA SUZANNE GUARDIAN  
1804 MARLBROOK DR  
ATLANTA GA 30307

PACES PLACE LLC  
4591 STELLA DR NW  
ATLANTA GA 30327

ABRAMS MARSH LLC  
856 STRATFORD RD  
AVONDALE ESTATES GA 30002

SAYERS DONNA L  
820 TUXWORTH CIR  
DECATUR GA 30033

TURNER JENNIFER A  
916 TUXWORTH CIR  
DECATUR GA 30033

ASBURY ATLANTA BM LLC  
2905 PREMIERE PKWY 300  
DULUTH GA 30097

CHEPAITIS PATRICK STEPHEN  
812 TUXWORTH CIR  
DECATUR GA 30033

MACLEOD ROBERTA C  
902 TUXWORTH CIR  
DECATUR GA 30033

HUNTER MARCIA M NKA  
110 TUXWORTH CIR  
DECATUR GA 30033

MANCHESTER ADAM G  
318 TUXWORTH CIR  
DECATUR GA 30033

JOINER DOROTHY M  
521 RIVERSIDE DR  
LAGRANGE GA 30240

MP 121 TUXWORTH CIRCLE LLC  
125 CLAIREMONT AVE STE 270  
DECATUR GA 30030

WANG BI  
323 TUXWORTH CIR  
DECATUR GA 30033

LAUGHERY JAMEY  
821 TUXWORTH CIR  
DECATUR GA 30033

LIGON SARA M  
1677 FREMONT DR SW  
STONE MOUNTAIN GA 30087

TUXWORTH SPRINGS CONDO ASSOC  
500 SUGAR MILL RD STE 200B  
ATLANTA GA 30350

CROSS SHIRLEY S  
822 TUXWORTH CIR  
DECATUR GA 30033

BUTLER ELLIE CHRISTINE  
218 TUXWORTH CIR UNIT 218  
DECATUR GA 30033

BURT GARLAND CLIFFORD  
106 TUXWORTH CIR  
DECATUR GA 30033

DOWNS STUART  
816 TUXWORTH CIR  
DECATUR GA 30033

KINNEY DEBORAH REVOCABLE TRUST  
162 HARBOURSIDE CIR  
JUPITER FL 33477

DANIELS URSULA NICOLE  
112 TUXWORTH CIR  
DECATUR GA 30033

STEFANSSON STURLA  
804 TUXWORTH CIR  
DECATUR GA 30033

COOPER JANE S  
914 TUXWORTH CIR  
DECATUR GA 30033

SCHMIDT LORI ANN  
111 TUXWORTH CIR CONDO 1  
DECATUR GA 30033

TUXWORTH SPRINGS CONDO ASSOC  
500 SUGAR MILL RD STE 200B  
ATLANTA GA 30350

TUXWORTH SPRINGS CONDO ASSOC  
500 SUGAR MILL RD STE 200B  
ATLANTA GA 30350

TRUONG DINA  
203 TUXWORTH CIR # 203  
DECATUR GA 30033

TUCKER BRENT ANDREW  
216 TUXWORTH CIR  
DECATUR GA 30033

KEMP JUDITH  
102 TUXWORTH CIR  
DECATUR GA 30033

HAMILTON JAMES WARREN  
1009 MCCLELEN WAY  
DECATUR GA 30033

PRIEST VIRGINIA  
212 TUXWORTH CIR  
DECATUR GA 30033

SOBON PATRICIA M  
104 TUXWORTH CIR  
DECATUR GA 30033

JARAMILLO UNDERWOOD PAULA ALICIA  
824 TUXWORTH CIR UNIT 824  
DECATUR GA 30033

LOWRY BARBARA KATHERINE  
910 TUXWORTH CIR  
DECATUR GA 30033

GOGGINS MAURA A  
105 TUXWORTH CIR  
DECATUR GA 30033

BUREL KANE LEGAL TRUST  
3275 CASTLEBERRY VILLAGE DR  
CUMMING GA 30040

CAMALO ROSE ANN  
906 TUXWORTH CIR  
DECATUR GA 30033

WILLIAMS GREGORY E  
103 TUXWORTH CIR  
DECATUR GA 30033

COOPER DEBORAH ANNE  
808 TUXWORTH CIR  
DECATUR GA 30033

EJAZ KIRAN  
1005 MCCLELEN WAY  
DECATUR GA 30033

CREIGHTON CORINNE MARIE  
210 TUXWORTH CIR  
DECATUR GA 30033

ADAMS JAN B  
314 TUXWORTH CIR  
DECATUR GA 30033

BUTSCHER JOHN J  
810 TUXWORTH CIR  
DECATUR GA 30033

REITER SAMUEL ALEXANDER  
208 TUXWORTH CIR  
DECATUR GA 30033

NEWMAN JENNIFER A  
310 TUXWORTH CIR  
DECATUR GA 30033

CARMICHAEL WILLIAM C II  
3334 MONTREAL STA  
TUCKER GA 30084

CASTRO JUAN  
3330 AMHURST COUORT  
CUMMING GA 30041

BENTLEY THOMAS D  
2448 BLACKMON DR  
DECATUR GA 30033

GROUP W E LTD  
1628 SCOTT BLVD # 1411  
DECATUR GA 30033

LAWSON JANE A  
912 TUXWORTH CIR  
DECATUR GA 30033

GOLDSMITH ALFRED SIMS  
1269 CHESAPEAKE DR SW  
LILBURN GA 30047

HOLLENDER MICHAEL J  
2461 BLACKMON DR  
DECATUR GA 30033

COLBURN KATHRYN D  
908 TUXWORTH CIR  
DECATUR GA 30033

DEVELOPMENT AUTHORITY OF DEKALB COUN  
558 E STONEWALL ST SUITE 120  
CHARLOTTE NC 28202

EDMOND MARY E B  
2453 BLACKMON DR  
DECATUR GA 30033

CESTARO GEOFFREY  
1007 MCCLELEN WAY  
DECATUR GA 30033

TERRA INVESTMENTS V LTD  
5200 BUFFINGTON RD  
ATLANTA GA 30349

DANIELS URSULA N  
112 TUXWORTH CIR  
DECATUR GA 30033

BROOKS FOURNIER REBECCA  
PO BOX 15437  
ATLANTA GA 30333

MAVURI KRISHNAPRIY S  
2423 PORTSMOUTH CT  
MARIETTA GA 30064

STRICKLAND LEX W JR  
317 TUXWORTH CIR  
DECATUR GA 30033

NEWSOME CONNIE M  
211 TUXWORTH CIR  
DECATUR GA 30033

RUMMEL MARTHA S  
222 TUXWORTH CIR  
DECATUR GA 30033

901 TUXWORTH CIRCLE LLC  
5805 STATE BRIDGE RD G413  
JOHNS CREEK GA 30097

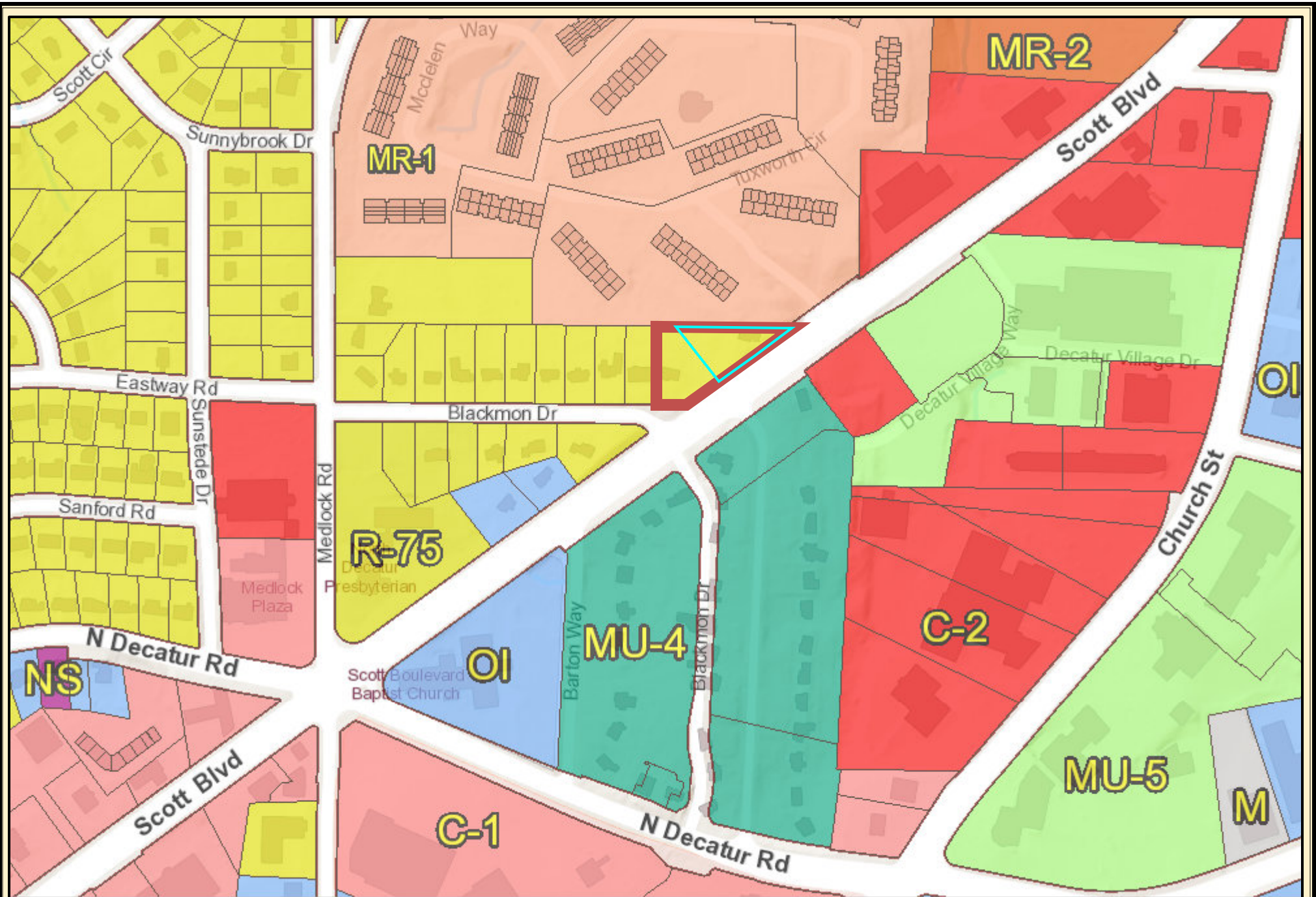
WALTON CHRISTOPHER  
915 TUXWORTH CIR  
DECATUR GA 30033

PUCKETT ARTHUR M  
2983 GREENWILLOW DR  
ATLANTA GA 30345

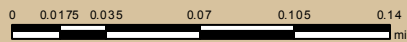
RIVALSI DANIEL M  
1001 MCCLELEN WAY  
DECATUR GA 30033

LYLES TOBY A  
823 TUXWORTH CIR  
DECATUR GA 30033

MCHENRY LYNNE  
802 TUXWORTH CIR  
DECATUR GA 30033



## 1602 Scott Blvd Z Map



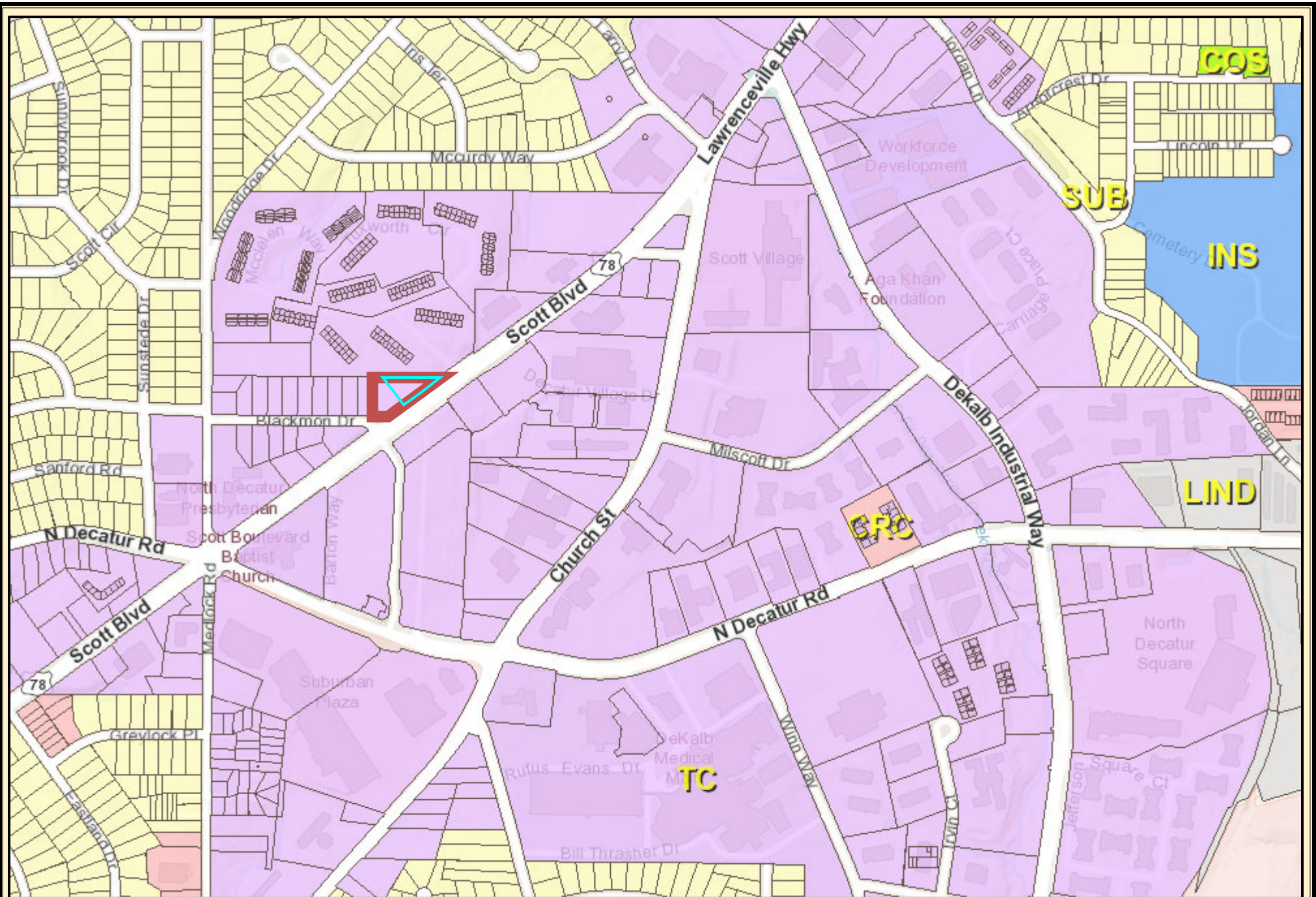
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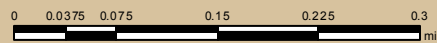
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## 1602 Scott Blvd FLU Map



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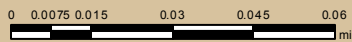


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# 1602 Scott Blvd aerial Map



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