



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

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

Planning Commission Hearing Date: May 05, 2022, 5:30 P.M.

Board of Commissioners Hearing Date: May 26, 2022, 5:30 P.M.

STAFF ANALYSIS

Case No.:	Z-22-1245580	Agenda #: N12/2022-1480
Location/Address:	3356 N Decatur Road, 481 Glendale Road, 472 Warren Ave, 476 Warren Ave 480 Warren Ave ,482 Warren Ave, 496 Warren Ave, 510 Warren Ave Scottdale, Dekalb County, GA 30079	Commission District: 04 Super District: 06
Parcel ID(s):	18-046-04-145, 18-046-04-146, 18-046-04-147, 18-046-04-148, 18-046-04-149, 18-046-04-150, 18-046-04-151, 18-046-04-152	
Request:	Rezone 8 parcels to MR-1 (Medium Density Residential-1) to allow the development of a townhome and cottage home community.	
Property Owner(s):	Nationwide Investments, LLC	
Applicant/Agent:	Nationwide Investments, LLC	
Acreage:	Approximately 1.60 acres	
Existing Land Use:	Mixture of vacant R-75 (Residential Medium Lot-75) and C-2 (General Commercial)	
Surrounding Properties:	R-75 (Residential Medium Lot-75) to the north, south, east and northwest. C-2 (General Commercial) to the west.	
Comprehensive Plan:	Traditional Neighborhood (TN) <input checked="" type="checkbox"/>	Consistent <input type="checkbox"/> Inconsistent <input type="checkbox"/>

Proposed Density: 6.67 units per acre	Existing Density: NA
Proposed Units: 12 units	Existing Units/Building Square Feet: NA
Proposed Lot Coverage: Undetermined	Existing Lot Coverage: NA

Companion Application:

The applicant has filed a companion application (N11. Z-22-1245579/ 2022-1479) to change the overlay tiers on two parcels from Scottdale Overlay Tier 2 to Tier1, to allow construction of a single-family detached and single-family attached (townhome) development.

Summary of Proposed Changes 2022-1479 and 2022-1480

Address	Existing Zoning	Proposed Zoning	Existing Tier	Proposed Tier
3356 N Decatur Road	C-2	MR-1	Tier 1	Tier 1
481 Glendale Road	C-2	MR-1	Tier 1	Tier 1
472 Warren Ave	C-2	MR-1	Tier 1	Tier 1
476 Warren Ave	C-2	MR-1	Tier 1	Tier 1
480 Warren Ave	C-2	MR-1	Tier 1	Tier 1
482 Warren Ave	C-2	MR-1	Tier 1	Tier 1
496 Warren Ave	R-75	MR-1	Tier 2	Tier 1
510 Warren Ave	R-75	MR-1	Tier 2	Tier 1

ZONING HISTORY:

The subject properties are located within the *Scottdale Overlay District (Tiers 1 and 2)*, which was adopted in 2008. The parcels are a mixture of R-75 (Residential Medium Lot-75) to the north and C-2 (General Commercial) lots to the south. Staff identified no records of previous rezoning for these parcels.

PROJECT DESCRIPTION

The parcels comprise approximately 1.60 acres on the north side of North Decatur Road between Glendale Road and Warren Avenue at 3356 North Decatur Road, 481 Glendale Road, 472,476,480,482,496, and 510 Warren Avenue, Scottdale, DeKalb County, GA 30079. The properties are currently vacant and largely undeveloped. The only extant development is a vacant one-story commercial building and the southwest corner of Glendale and North Decatur Roads. The 1955 *U.S. Geology Survey* aerial imagery shows only this development on the site. The topography of the site slopes up from North Decatur Road to the subject properties, before flattening but continuing to slope upwards toward the north.

The proposed project will have a total of 12 dwelling units; four (4) cottage style homes and eight (8) attached townhomes. The properties will be sold as fee simple units and will have a Homeowners Association to care for the property held in common. The townhomes will be built facing North Decatur Road between Glendale Road and Warren Avenue and will have rear-loading garages. The one-and one-half story cottages will be clustered around an enhanced green space, toward the northern end of the property assemblage, and along Warren Avenue.

The *Scottdale Overlay District (Scottdale)* regulates the density of the properties. The applicant has submitted both a rezoning application (C-2 and R-75 to MR-1 (Medium Density Residential-1)) and a Scottdale Tier change request (496 and 510 Warren Avenue from Tier 2 to Tier 1). This Tier change would increase the maximum density of these two lots from Tier 2 (6 units/ acre) to Tier 1 (12 unites/acre). This application proposes a transitional density with the submitted site plan of 6.67 units/acre and a transition of housing type from single-family detached to single-family attached.

Supplemental Requirements: There are supplemental regulations for single-family cottages regarding unit size, orientation, lot size, and layout (Chapter 27-5.7.5, 4.2.24, 9.1.3). This application appears to comply with these regulations.

Compliance with Tier 1 Scottsdale Overlay District and Cottage Standards:

STANDARD		REQUIREMENT	PROPOSED/PROVIDED	COMPLIANCE
LOT WIDTH		20ft. (cottages) 20ft. (fee simple townhomes)	Undetermined	Undetermined
LOT AREA		2,000sf (cottages) 1,000sf (fee simple townhomes)	2,000 sq ft. Undetermined	Undetermined
BLDG. SETBACKS	FRONT	20ft. (cottages) 5ft. (fee simple townhomes)	5	Undetermined
	SIDE	3ft. (& 10ft bldg. separation) (cottages) 10ft setback or bldg. separation (fee simple townhomes)	5	Undetermined
	CORNER LOT -SIDE	10ft.	5ft.	Undetermined
	REAR	10ft.	5	Undetermined
TRANS. BUFFERS		30ft. Type B buffer - No transitional buffer required between MR-1 single-family units and R-75 single family units.	10ft.	Undetermined
HEIGHT		35ft.	Max 35	Yes
LOT COVERAGE		35% (cottages) 75% (fee simple townhomes)	>60% Undetermined	Undetermined
PARKING		Cottages: 2 per unit (min)/4 per unit (max) = 8/16 Townhomes: 1.5 per unit + 0.25 per unit (min)/ 3 per unit + 0.25 per unit (max) = 16/26	13	Yes
SUPPLEMENTAL REGULATIONS				
5.7.5 (O) 2- Enhanced open space for cottages		3,000 sq ft	3,500 sq ft	Yes
5.7.5 (O) 2- Cottages around at least two sides of the open space		Yes	Yes	Yes

ZONING ANALYSIS

Section 27-7.3.5 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

The proposal is consistent with the following policies of the *2035 Comprehensive Plan*: Traditional Neighborhood (TN) Policies:

- “Residential Protection: Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density.” The proposed development will have a density of 6.67 units per acre, only slightly higher than the Tier 2 properties to the north and lower than the allowed 12 units per acre of the tier. This density, design, and layout of this development will help to protect the established neighborhood to the north.
- “Walkability: Locate development and activities within easy walking distance of transportation facilities.” There is a MARTA bus stop at the southwest corner of the property (903657) for Bus 117 which runs between Rockbridge Road and the Avondale Station.
- “Infill Development: Permit accessory housing units, or new well-designed, small-scale infill multifamily residences to increase neighborhood density and income diversity.” The mix of small single-family detached houses and attached single-family houses may allow a mixture of incomes and will provide small-scale multi-family infill development.

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

Section 27-2.13.1 (B) states that MR-1 zoning district’s purpose is, in part, “to provide for residential neighborhoods with a mix of single-family and multi-family housing types that maintain harmony of scale, intensity, and design with surrounding development.” This proposal for single-family attached and cottages is consistent with this purpose and suitable in use and development. There are single-family homes and community buildings surrounding the subject property. There is a newly development detached townhome community to the west of the subject properties. This proposal for single-family attached and cottages is consistent with this purpose and suitable in use and development. The developer of the property will be required to install sidewalks and landscaping in compliance with the overlay district.

Section 27-3.36.3 (Scottdale) Statement of purpose and intent states, in part:

- B. To encourage new development that is appropriate to the existing character of the Scottdale Community;
- C. To enhance the long-term economic viability of this portion of DeKalb County by encouraging new commercial and residential developments that increase the tax base and provide jobs to the citizens of DeKalb County;
- F. To protect established residential areas from encroachment of uses which are either incompatible or unduly cause adverse impacts on such communities, and to protect the health, safety and welfare of the citizens of DeKalb County.

The proposed mixture of dwelling types and the scale and density of the development is consistent with these intentions of the overlay.

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

The properties to the south, currently zoned C-2, have a limited economic use as zoned because the Scottsdale overlay prohibits many of the uses allowed within C-2 zoning. The properties to the north may have reasonable economic use for single-family, detached residential development as currently zoned (R-75).

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

Much of the surrounding properties are zoned for residential development. There are established single-family homes to the north and a community building the east. Recent development to the west was developed under the Tier 5 regulations, which are complementary to these proposed developments within Tier 1.

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 property has remained underdeveloped under the currently zoning and Tier. Community Council 4 voted unanimously to recommend approval of this application. This supports the approval of the change to the zoning.

The community has expressed concern regarding the setback between the western most cottage and the western boundary of the development, in response the applicant has proposed to increase this set back from 5-feet to 15-feet.

The purpose of the rezoning is to ensure future development on the site complies with MR-1 underlying zoning, instead of the existing C-2 underlying zoning. The uses permitted under MR-1 zoning are more consistent with the Scottsdale Tier 1 overlay uses, while uses allowed by C-2 zoning are largely prohibited by the overlay, for example car repair and sales. Rezoning will also allow for more efficient administration of the zoning ordinance if all parcels of the development share the same zoning. Section 27-2.13.1 (B) states the purpose of MR-1 zoning is to provide for residential neighborhoods with a mix of single-family and multi-family housing types that maintain harmony of scale, intensity, and design with surrounding development. This development supports that purpose.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:

No identified historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

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

- a. The **Transportation Division** submitted comments regarding the required right of way dedication and streetscape design, which may impact final lot size, design and/or setback. In addition, they have stated:
 - i. Developer needs to watch access management requirements in Land Development Code Section 14-200 (6) for the required distance between access point on Glendale Road and North Decatur Road. Access point on Glendale Road needs approval from Transportation Division in Land Development Permitting- may be restricted to right-in right out due to proximity to traffic signal.

- b. The **Storm Water Management Division** commented there are concerns about how close the storm water detention ponds are to the roadway:
 - i. There are concerns related to the discharge point of the stormwater facility. Proximity of the stormwater facility to the street suggest that facility will discharge towards the street. No concentrated flow shall exit the site. Runoff Reduction Volume shall be provided, unless technical justification is provided as to the unfeasibility. Strongly recommend to investigate the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.

No other departments submitted comments or concerns related to this application.

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

There is minimal expected impact on environmental resources. The applicant has identified a “tree protection area” on their submitted site plan. There will be a vegetated strip between the west of the property and the existing single-family homes that front along Glendale Road. The cottage portion of the development is required to have a central green space of at least 3,000 square feet. Street trees and landscape strips are required by the overlay district.

STAFF RECOMMENDATION:

The purpose of the rezoning is to ensure future development on the site complies with MR-1 underlying zoning, instead of the existing C-2 underlying zoning. The uses permitted under MR-1 zoning are more consistent with the Scottdale Tier 1 overlay uses, while uses allowed by C-2 zoning are largely prohibited by the overlay, for example car repair and sales. Rezoning will also allow for more efficient administration of the zoning ordinance if all parcels of the development share the same zoning. Section 27-2.13.1 (B) states the purpose of MR-1 zoning is to provide for residential neighborhoods with a mix of single-family and multi-family housing types that maintain harmony of scale, intensity, and design with surrounding development. This development supports that purpose.

Therefore, the Department of Planning and Sustainability recommends “Approval” with the following conditions:

1. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.
2. An outdoor lighting plan shall be submitted in conjunction with the application for a land disturbance permit and shall meet the standards of Sec. 5.6.1 of the DeKalb County Zoning Code.
3. Development will comply with the Scottdale Overlay District requirements including those that regulate design, architecture, sidewalks and landscaping or will seek a variance from the Zoning Board of Appeals.
4. There shall be substantial compliance with the proposed locations of cottage and attached homes shown on the site plan “Scottdale Cottages and Townhomes” dated 02/23/22.
5. The two retention ponds along North Decatur Road must be visually enhanced by at minimum:
 - a. Installing a black metal fence and planting at least two types of vegetation; OR
 - b. Installing retaining walls with a decorative surface to include a mural, or other aesthetic design.
6. Prior to land development permit approval, the developer must declare which amenities (seating, outdoor furniture, walkways, water features, etc) will be provided within the cottage development open

space area and provide the requisite plan details. These amenities must be installed prior to the issuance of a certificate of occupancy for the first residential unit.

7. All dwelling units built in the development shall be “solar ready” and have electric service panels with sufficient capacity to accommodate electric vehicle charging within any attached garages and solar roof panels. The electrical panel shall be sized to accommodate a 40-amp double pole breaker on the opposite end of the panel labeled “reserved for solar”. A minimum of one 240 V AC plug will be installed in each attached garage to accommodate electric vehicle charging. Details for each home shall be provided during building permit review.

8. Elevations will be reviewed by staff for compliance with the Scottsdale overlay. Cottage building design should be substantially similar to the submitted, “Ross Chapin Architect’s *Brightside House*”.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plan
6. Zoning Map
7. Land Use Plan Map
8. Aerial Photograph
9. Site Photographs

NEXT STEPS



Following an approval of this zoning action, one or several of the following may be required:

- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.



**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 AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov**

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

Case No.: Z-22-1245580

Parcel I.D. #: 18-046-04-145, 18-046-04-146, 18-046-04-147, 18-046-04-148, 18-046-04-149, 18-046-04-150, 18-046-04-151

Address: 3356 N Decatur Road, 481 Glendale Road, 472 Warren Ave, 476 Warren Ave
480 Warren Ave ,482 Warren Ave, 496 Warren Ave, 510 Warren Ave
Scottdale, Dekalb County, GA 30079

WATER:

Size of existing water main: 8" adequacy unknown (adequate/inadequate)

Distance from property to nearest main: adjacent

Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: Indian Creek

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

Water Treatment Facility: Snapinger WWTP adequate () inadequate

Sewage Capacity; 36 (MGPD) Current Flow: 28.3 (MGPD)

COMMENTS:

Sewer capacity approval required.

Signature: _____

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

4/13/2022

N.9

Z-22-1245596 2022-1477 15-186-04-028, 15-186-04-029

1500 Columbia Drive, Decatur, GA 30032

Amendment

- Please review general comments.
- Septic system installed on 5/30/63

N.10

Z-22-1245597 2022-1478 15-125-05-015

4031 Rainbow Drive, Decatur, GA 30034

Amendment

- Please review general comments.
- Septic system installed 10/12/1973

N.11

Z-22-1245579 2022-1479 /18-046-04-145, 18-046-04-146, 18-046-04-147, 18-046-04-148, 18-046-04-149, 18-046-04-150, 18-046-04-151, 18-046-04-152

496 Warren Ave., Scottdale, GA 30079

Amendment

- Please review general comments.
- Note: Several properties in the surrounding area operate on septic.

N.12

Z-22-1245580 2022-1480 / 18-046-04-145, 18-046-04-146, 18-046-04-147, 18-046-04-148, 18-046-04-149, 18-046-04-150, 18-046-04-151, 18-046-04-152

496 Warren Ave., Scottdale, GA 30079

Amendment

- Please review general comments.
- Note: Several properties in the surrounding area operate on septic.

intersection of Birch Road and North Druid Hills. Add a second left turn lane SB on Orion Dr at the intersection of Lawrenceville Hwy and Orion Drive. Sweet Briar Road, Birch Road, Mistletoe Road and Oaktree Road are all classified as local roads. Required right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Pedestrian scale lights and a 10-foot multiuse path required on all roads or as directed by the Transportation Division of Public Works. Multiuse path connection required to the South Fork Peachtree Creek Trail and along Orion Drive. No left turns allowed out of access point on Lawrenceville Hwy, unless signalized. No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO. Reserve the right to alter comments after the Notice of Decision is released from the Atlanta Regional Commission and the Georgia Regional Transportation Authority.

- N9.** Columbia Drive is classified as a minor arterial. Required right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Developer needs to watch access management requirements in Land Development Code Section 14-200 (6). No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO. Would prefer not to have 3 new driveways on Columbia Drive. Can these properties be serviced from rear private alleys? If new internal street is public- required: Required right of way dedication of 55 feet (total ROW width) Required: 5-foot sidewalk 6-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Make sure underground detention pond is not within right of way.
- N10.** Rainbow Drive is classified as a minor arterial. Required right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Developer needs to watch access management requirements in Land Development Code Section 14-200 (6). No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO.
- N11-12.** Scottdale Overlay District Tier 1. Infrastructure requirements of the overlay district trump the zoning and land development code. Overlay trumps Zoning trumps Land Development. When silent, the next code on the list applies. Overlay code requirements should be verified with the appropriate planning staff assigned to that overlay district. North Decatur Road is classified as a minor arterial. Required right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Glendale Road and Warren Ave are classified as local roads. Improvements are required to bring the development's side of the road (from centerline of road) up to current standards. Required right of way dedication of 27.5 feet from centerline. Right of way dedication may impact lot size, set back requirements and lot yield. Required: 5-foot sidewalk 6-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Developer needs to watch access management requirements in Land Development Code Section 14-200 (6) for the required distance between access point on Glendale Road and North Decatur Road. Access point on Glendale Road needs approval from Transportation Division in Land Development Permitting- may be restricted to right-in right-out due to proximity to traffic signal. No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO.
- N13-14.** Memorial Drive is SR 10. GDOT review and approval required prior to land development permit. (GDOT District 7 Contact: Mwilson@dot.ga.gov). Memorial Drive is classified as a major arterial. Please see Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure improvements. Required right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), 10-foot



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.

There are concerns related to the discharge point of the stormwater facility. Proximity of the stormwater facility to the street suggest that facility will discharge towards the street. No concentrated flow shall exit the site. Runoff Reduction Volume shall be provided, unless technical justification is provided as to the unfeasibility. Strongly recommend to investigate the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.

- **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-12

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

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

04-185
 -246
 149
 150
 151
 152

Case No.: 7-22-1245580
 Address: 3356 N. Decatur Road

Parcel I.D. #: 18-096 04-

472, 476, 480, 482, 496, 510 Warren Road
Scottsdale, Ga. 30079

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) 6/7TH 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:

Did not see any traffic engineering concerns at this time.

Signature: [Handwritten Signature]

February 24th, 2022

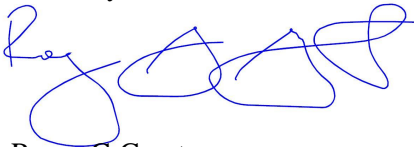
RE: A proposed rezoning of the following parcels:
3356 N Decatur Road, 481 Glendale Road, 472 Warren Ave, 476 Warren Ave
480 Warren Ave, 482 Warren Ave, 496 Warren Ave, 510 Warren Ave
Scottdale, Dekalb County, GA 30079

To Whom it may concern,

We formally request a proposed rezoning for properties located at 3356 North Decatur Road, 481 Glendale Road, 472 Warren Avenue, 476 Warren Avenue, 480 Warren Avenue, 482 Warren Avenue, 496 Warren Avenue, and 510 Warren Avenue in Scottdale, Dekalb County, Georgia 30079. Our client is seeking to rezone the properties for the purpose of developing a community of Cottage homes with open space and Townhomes on this 1.54 acre assemblage. The current zoning of 481 Glendale Avenue is C-2 (general commercial district), The current zoning of all other parcels listed in this application is R-75 (residential medium lot-75 district). The proposed zoning for all parcels is MR-1 (medium density residential-1 district) within Dekalb County unincorporated jurisdiction.

Our client is seeking to rezone the properties for the purpose of developing a community consisting of Townhomes and Cottage homes with open space on these properties. The current C-2 and R-75 zoning categories are inconsistent with the proposed development, and consolidating the project to one zoning classification suitable to this mixed housing type development is preferable. The development of cottages at and townhomes is desirable to complement the surrounding density and uses. Current C-2 zoning along North Decatur Avenue would create unnecessary traffic and congestion at these intersections for local residents. The community development proposes 4 cottage homes and 8 townhomes with shared community space maintained by a homeowners association. We have conducted a community meeting and corresponded with County staff and local experts to develop this project, and we are pleased to present this application for your consideration. We do not believe the proposed development will adversely impact surrounding property values or uses. The type and character of residential infill development is consistent with Dekalb's growth along this corridor and will provide a new housing opportunity in the form of cottages, permitting downsizing or first time home opportunities.

Sincerely,



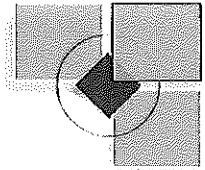
Roger G Grant
Landscape Architect
Land Planner for Scottdale Townhomes and Cottages



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Z/CZ No. _____

Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: Nationwide Investments, LLC E-Mail: mmillermgmt@icloud.com

Applicant Mailing Address: 4763 Buford Highway, Suite 200 Chamblee, GA 30341

Applicant Phone: (770)410-4971 Fax: _____

Owner(s): Nationwide Investments, LLC E-Mail: mmillermgmt@icloud.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 4763 Buford Highway, Suite 200 Chamblee, GA 30341

Owner(s) Phone: (770)410-4971 Fax: _____

Address/Location of Subject Property: The subject property is an assemblage consisting of 8 parcels with multiple addresses per Attached "Assemblage Exhibit"

District(s): 18 Land Lot(s): 46 Block: 14 Parcel(s): 1804604145, 1804604146, 1804604147, 1804604148, 1804604149, 1804604150, 1804604151, 1804604152
Acreage: ±1.80 (total assemblage) Commission District(s): District 6

Present Zoning Category: Exhibit for individual parcels C-2 & R-75(refer to Assemblage) Proposed Zoning Category: MR-1

Present Land Use Category: TN

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

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

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No

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 30 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY PUBLIC SIGNATURE OF APPLICANT/ DATE
APRIL J. FRAZEE NOTARY PUBLIC GWINNETT, GEORGIA FEBRUARY 10, 2024
Michael A. Miller
Check One: Owner [checked] Agent

EXPIRATION DATE / SEAL

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)

Applicant Name: Roger Grant

Phone: 678.983.8171

Email: RGrant@columbia-engineering.com

Property Address: : 3356 N Decatur Rd.; 481 Glendale Rd.; and 472, 476, 480, 482, 496, 510 Warren Ave

Tax Parcel ID: [18 046 04 146](#), [18 046 04 145](#) [18 046 04 147](#)[18 046 04 148](#) [18 046 04 149](#) [18 046 04 150](#)
[18 046 04 152](#) [18 046 04 151](#) [18 046 04 153](#)

Comm. District(s): District 4 and 6 Acreage: ~1.80

Existing Use: Commercial and Residential Proposed Use: Residential

Supplemental Regs: Yes, cottages Overlay District: [Scottdale Tier 1 and 2](#) DRI:

Rezoning: Yes X No

Existing Zoning: C2 and R-75 Proposed Zoning: MR 1 Square Footage/Number of Units:

Rezoning Request: 1) Rezone/designate from Tier 2 to Tier 1 2) Rezone from C-2 and R-75 to MR-1

Land Use Plan Amendment: Yes No

Existing Land Use: Traditional Neighborhood Proposed Land Use: TN Consistent Inconsistent

Special Land Use Permit: Yes No

Major Modification: 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: _____ State License: _____
 Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

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

Comments: Check available right of way for compliance with sidewalk and streetscape requirements

Planner: Rachel Bragg Date 12-14-2021

Filing Fees

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

RE: Scottdale Cottages and Townhomes
Rezoning application responses to Section 27-832

Background: The project is composed of the following parcels, all of which are located in unincorporated Dekalb County, within the Scottdale Overlay District

3356 N Decatur Road
481 Glendale Road
472 Warren Ave
476 Warren Ave
480 Warren Ave
482 Warren Ave
496 Warren Ave
510 Warren Ave

Current request: This application requests the rezoning of all above parcels from their respective current zonings to MR-1 (Mixed residential) for the purpose of a developing a residential community. The responses below provide justification for this request:

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

Response: Per the current Dekalb County 2035 Comprehensive Plan, the proposed parcels are designated as “TN: Traditional Neighborhood”. Primary uses stated include traditional single-family homes, apartments, and assisted living. Permitted zonings include the requested MR-1 zoning district. We believe the proposed zoning and use is consistent with 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.

Response: all adjacent properties are single-family residential, and the proposed development consists entirely of single-family residential use. Proposed townhomes are located along North Decatur Road, which is consistent with the nearby Envoy subdivision, and single-family detached cottages are located behind the townhomes more closely matching the adjacent single-family detached properties.

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

Response: The assemblage contains many small parcels which have dimensional challenges to develop as their current C-2 and R-75 zoning. The lot configuration, topography, and required buffers would render typical commercial development in the C-2 parcels as severely impaired or infeasible. Building setbacks for the existing R-75 zoned parcels result in large unusable portions of the properties due to the current lot configuration.

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

Response: The proposed rezoning will change the C-2 commercial zoning designation from the bulk of parcels in the assemblage to MR-1 for residential use. There are not currently any businesses operating these commercial properties, so there is not an adverse effect from losing local businesses that serve the community. The current C-2 zoning of these parcels permits uses that could adversely impact adjacent parcels in the form of noise pollution, light pollution, and higher traffic volumes. The proposed MR-1 zoning and single-family townhomes provide a foundation for single family residences that are more consistent with the surrounding areas. The requested rezoning of the current R-75 parcels located at 496 and 510 Warren Avenue to MR-1 will permit the development of a cohesive community without a split zoning which could result in conflicting interpretations of applicable code related to Scottdale Overlay District and R-75 zoning standards as they apply to proposed cottages and townhomes. Note that a separate request is filed simultaneous with this zoning amendment request in order to re-classify the lots located at 496 and 510 Warren Avenue from Scottdale Overlay District Tier 2 to Scottdale Overlay District Tier 1.

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

Response: The use of the site is generally vacant, with a dilapidated commercial structure and existing wooded conditions. There is a concurrent application submitted for requested redesignation of the properties located at 496 and 510 Warren Avenue to be changed from Scottdale Overlay District Tier 2 to Scottdale Overlay District Tier 1. This supports the proposed zoning and development of the rear of the site using the "Cottage" standards per Dekalb County code.

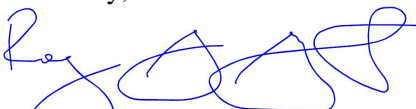
F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

Response: Per the Georgia Natural, Archaeological, and Historic Resources GIS database, there are no known historical or archaeological points of interest on the site. There are no historic structure on site, nor are there nearby structures which would be impacted by this requested rezoning.

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.

Response: The proposed rezoning from commercial to a MR-1 residential development should reduce the potential for burdensome traffic at this corner from it's potential under current conditions. The proposed 12 residential units should not create an excess burden on transportation facilities and schools, and the frontage of the site contains an existing MARTA bus station, which can further reduce the dependence of residents on cars in favor of public transportation. A preliminary engineering matting with the proposed concept has been reviewed by County transportation, and utility departments for feedback during the conceptual design process, and formal capacity and impact documentation will be finalized in the engineering phase of the project.

Sincerely,



Roger G Grant, Landscape Architect
Land Planner for Scottdale Townhomes and Cottages

February 7th, 2022

RE: A proposed rezoning of the following parcels:
3356 N Decatur Road, 481 Glendale Road, 472 Warren Ave, 476 Warren Ave
480 Warren Ave, 482 Warren Ave, 496 Warren Ave, 510 Warren Ave
Scottdale, Dekalb County, GA 30079

Dear Property Owner:

We would like to invite you to join our Zoom Video Meeting on Wednesday, February 23rd, 2022 from 5:30 PM to 6:30 PM to discuss a proposed rezoning for properties located at 3356 North Decatur Road, 481 Glendale Road, 472 Warren Avenue, 476 Warren Avenue, 480 Warren Avenue, 482 Warren Avenue, 496 Warren Avenue, and 510 Warren Avenue in Scottdale, Dekalb County, Georgia 30079. Our client is seeking to rezone the properties for the purpose of developing a community of Cottage homes with open space and Townhomes on this 1.8 acre assemblage. The current zoning of 481 Glendale Avenue is C-2 (general commercial district), The current zoning of all other parcels listed in this application is R-75 (residential medium lot-75 district). The proposed zoning for all parcels is MR-1 (medium density residential-1 district) within Dekalb County unincorporated jurisdiction.

Below are the meeting instructions. There are multiple ways to join the meeting, including via your computer, tablet, or phone with or without video. No advance registration is required for the meeting. If you would like the meeting invitation emailed to you, or if you are unable to attend, but would like to learn more, please email Roger Grant at ScottdaleCottageandTownhome@gmail.com.

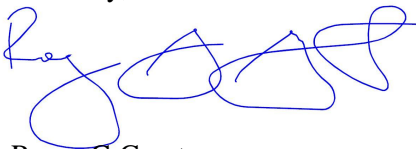
Topic: North Decatur Road at Glendale Road and Warren Ave - Rezoning Amendment
Time: Feb 23, 2022 05:30 PM Eastern Time until 6:30 PM Eastern Time

<https://zoom.us/j/94778111347?pwd=TWpoVmRJKzF3SVJwRHgxTUZkK2FYQT09>

Meeting ID: 947 7811 1347

Passcode: 457583

Sincerely,



Roger G Grant
Landscape Architect

Zoom Meeting Instructions:

If joining from a mobile device:

If you are joining from a mobile device (Android smartphone/tablet, Apple iPhone/iPad) then it will simply prompt you to download the Zoom Cloud Meeting App from the App/Play Store

If joining from a computer:

When entering a Zoom meeting for the first time from a computer you may need to download a small application file. This process is easy to complete on all commonly used browsers. Google Chrome should automatically download the file.

Just before entering the meeting, you will be prompted to enter a display name. The name is simply to identify you in the meeting.

Join Audio via Computer:

After you have joined via computer, you will then be prompted how you wish to join your audio. If you wish to join audio via telephone, follow the instructions further down, otherwise simply select Join Computer by Audio.

Join Audio via telephone:

Dial number: +1 929 205 6099

Enter meeting ID 947 7811 1347 and then “#”

Enter “#” for participant ID

Enter Passcode 457583 and then “#”

Raising your hand:

As the non-speaker if you wish to ask a question or make a point during the meeting, it's good protocol to use the “raise hand” function.

If the tool bar is not showing at the bottom of the Zoom window, place your cursor over the Zoom window so it appears and select the “Participants” icon.

A window listing other participants will appear, there is also a “Raise Hand” icon, click the icon to make it known to the Host that you would like to raise your hand.

If you wish to lower your hand, click the “Lower Hand” icon that will have replaced the “Raise Hand” icon.

Leave a meeting:

To leave a meeting from Zoom on your desktop, select the “End Meeting” button, then the “Leave Meeting” option.

Rezoning request public meeting attendees

<u>address</u>	<u>City/State/Zip</u>
Doug Allen	346 Walnut Street Scottsdale, GA 30079
James Alec Gelin	3114 Rockbridge Road Avondale Estates, GA 30002
Victoria Webb	3137 Rockbridge Road Avondale Estates, GA 30002
Winning	local resident
Kenya	local resident
Kathleen Andres	2993 Eliza Street Scottsdale, GA 30079
Tate 3398 LVL	local resident
Joe Arrington	466 Rays Road Stone Mountain, GA 30083
George Shenberger	504 Lantern Woods Drive Scottsdale, GA 30079
Michael Miller	4763 Buford Highway, Suite 200 Chamblee, GA 30341
Roger Grant	325 Ruby Forest Parkway Suwanee, GA 30024
Roslyn	local resident
Matt	local resident

02/23/22 5:30-6:30 PM Zoom Meeting

RE: A proposed rezoning of the following parcels:

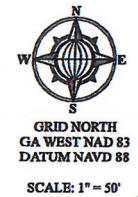
3356 N Decatur Road, 481 Glendale Road, 472 Warren Ave, 476 Warren Ave
480 Warren Ave ,482 Warren Ave, 496 Warren Ave, 510 Warren Ave
Scottsdale, Dekalb County, GA 30079

meeting led by Roger Grant, Columbia Engineering
rgrant@columbia-engineering.com
(770)925-0357

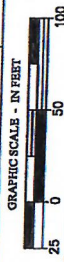
Preliminary Legal Description of proposed assemblage:

All that tract of land lying and being in block 14 of the Eskimo Heights subdivision, land lot 46 of the 18th district Dekalb County and more particularly described as follows:

Beginning at an iron pin set at the northwesterly right of way corner of the intersection of Warren Avenue (30' R/W) and North Decatur Road (100' R/W); along the North Decatur Right of Way line northwesterly $73^{\circ}49'06''$ a distance of 160.08', continuing along the North Decatur Right of Way line northwesterly $73^{\circ}49'06''$ a distance of 158.07' to an iron pin set at the northeasterly right of way corner of the intersection of North Decatur Road (100' R/W) and Glendale Road (Variable R/W), thence northeasterly $12^{\circ}42'36''$ along the Right of Way of Glendale Road a distance of 7.98' to an iron pin set, continuing northeasterly $12^{\circ}42'36''$ along the Right of Way of Glendale Road a distance of 50.97' to an iron pin set, continuing northeasterly $12^{\circ}42'36''$ along the Right of Way of Glendale Road a distance of 15.29' to an iron pin set, leaving the right of way of Glendale Road, bearing southeasterly $12^{\circ}42'36''$ a distance of 148.47' to an iron pin set, thence bearing northeasterly $13^{\circ}56'49''$ a distance of 15.36' to an iron pin set, thence bearing northeasterly $13^{\circ}56'49''$ a distance of 63.62' to a $\frac{1}{2}$ " rebar found, thence bearing northeasterly $13^{\circ}56'49''$ a distance of 86.38' to a $\frac{1}{2}$ " rebar found, thence bearing northeasterly $12^{\circ}28'39''$ a distance of 50.22' to a $\frac{1}{2}$ " rebar found, thence bearing northeasterly $12^{\circ}02'19''$ a distance of 51.03' to a 1" OTP found, thence bearing northeasterly $12^{\circ}17'15''$ a distance of 50.08' to a $\frac{1}{2}$ " rebar found, thence bearing southeasterly $88^{\circ}41'42''$ a distance of 67.26' to the western right of way of Warren Avenue (30' R/W), thence running along the western right of way of Warren Avenue southwesterly $00^{\circ}12'34''$ a distance of 148.92', thence continuing along the western right of way of Warren Avenue southwesterly $00^{\circ}12'34''$ a distance of 146.51, thence running along the western right of way of Warren Avenue southwesterly $00^{\circ}12'34''$ a distance of 30.01', thence running along the western right of way of Warren Avenue southwesterly $00^{\circ}12'34''$ a distance of 50.01', thence running along the western right of way of Warren Avenue southwesterly $00^{\circ}12'34''$ a distance of 50.01', thence running along the western right of way of Warren Avenue southwesterly $00^{\circ}12'34''$ a distance of 49.21' to an iron pin set, which is the point of beginning.



NO.	REVISION	DATE
1		
2		
3		
4		
5		



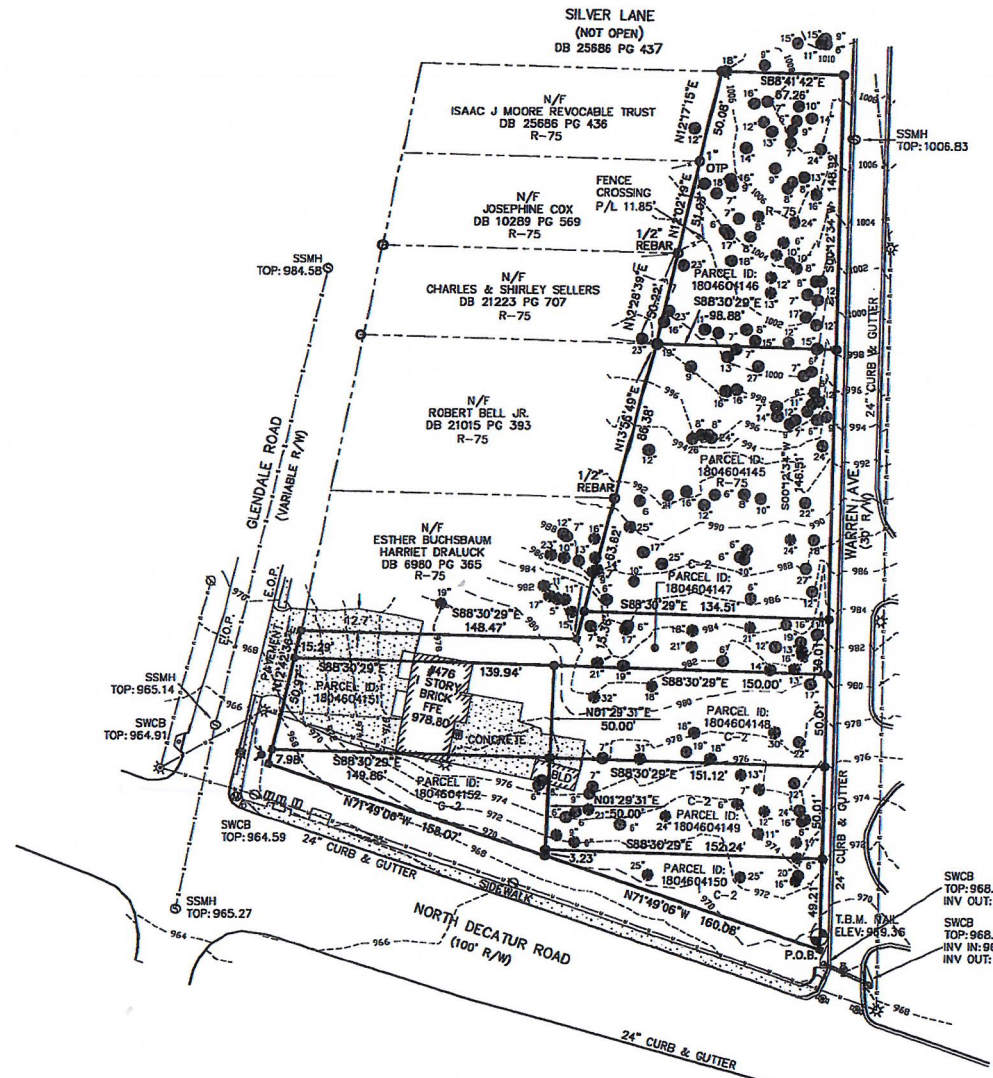
THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM 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 OCGA 15-6-4



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT ORIGINAL SIGNATURE
Daniel F. Conroy
03/01/2021
DANIEL F. CONROY PLS #2350 DATE

ZONING SUMMARY: C-2 & R-75
SINGLE FAMILY RESIDENTIAL
FRONT SETBACK 50'(C-2) : 35'(R-75)
SIDE SETBACK 20'(C-2) : 7.5'(R-75)
REAR SETBACK 30'(C-2) : 40'(R-75)
INFORMATION OBTAINED FROM DEKALB COUNTY ZONING

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON.



○ PROPERTY CORNER FOUND (AS NOTED)	⊙ MANHOLE	⊠ A/C UNIT	⊠ GAS VALVE	LL. LAND LOT	C.B. CATCH BASIN	-S- SEWER LINE	PSL BUILDING SETBACK LINE	DB DEED BOOK	F.K.A. FORMERLY KNOWN AS
⊙ 1/2" REBAR WITH CAP SET LSF# 839	⊙ CLEAN OUT	- GUY WIRE	⊠ CABLE BOX	N/F NOW OR FORMERLY R/W RIGHT-OF-WAY	CNT CANTILEVER	-G- GAS LINE	CONC. CONCRETE	PB PLAT BOOK	NAD NORTH AMERICAN DATUM
⊙ R/W MONUMENT	⊙ WATER METER	⊙ JUNCTION BOX	⊠ POWER METER	P/L PROPERTY LINE	⊠ TELEPHONE BOX	-C- CABLE LINE	EOP EDGE OF PAVEMENT	PG PAGE	NAVD NORTH AMERICAN VERTICAL DATUM
⊙ FIRE HYDRANT	⊙ WATER VALVE	⊙ OUTFLOW STRUCTURE	⊠ POWER BOX	OH OVERHANG	⊠ SIGN	-T- TELEPHONE LINE	BFE BASEMENT FLOOR ELEVATION	POB POINT OF BEGINNING	
	⊙ POWER POLE	⊙ DRAINAGE INLET	⊠ REGULAR PARKING	-W- WATER LINE	-X- FENCE LINE	-U- OVERHEAD UTILITY LINE	GFE GARAGE FLOOR ELEVATION	POC POINT OF COMMENCEMENT	⊙ HARDWOOD TREE
	⊙ LIGHT POLE	⊙ POWER/LIGHT POLE	⊠ HANDICAP	⊠ GAS METER	-O- OVERHEAD UTILITY LINE		FFE FINISHED FLOOR ELEVATION	A.K.A. ALSO KNOWN AS	⊙ PINE TREE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
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TOTAL AREA: 1.533 ACRES / 66,774 SQUARE FEET
BOUNDARY REFERENCE: DEED BOOK 6093 PAGE 220, PLAT BOOK 8, PAGE 64 FIELDWORK PERFORMED ON 02/28/2021
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 41,686 FEET.
THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.



BOUNDARY zone, inc.
LAND SURVEYING SERVICES
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVIVING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772 (919) 363-9226

BUFORD
4192 SOUTH LEE STREET, SUITE 1
BUFORD, GEORGIA 30518
ATLANTA
215 PEACOCK STREET NE, SUITE 400
ATLANTA, GEORGIA 30303
MAKETTITA
1870 THE EXCHANGE, SUITE 100
MAKETTITA, GA 30159
RALEIGH
2205-C CANNON DRIVE, AVEX
NORTH CAROLINA 27523

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
PREPARED FOR: NATIONWIDE INVESTMENTS AND TITLE RESOURCES GUARANTY COMPANY
BLOCK 14, ESKIMO HEIGHTS SUBDIVISION
LAND LOT 46, 18 TH DISTRICT
DEKALB COUNTY, GEORGIA - 03/01/2021

PROJECT
1790102
SHEET
1 OF 1

Survey

1793 Glenlake

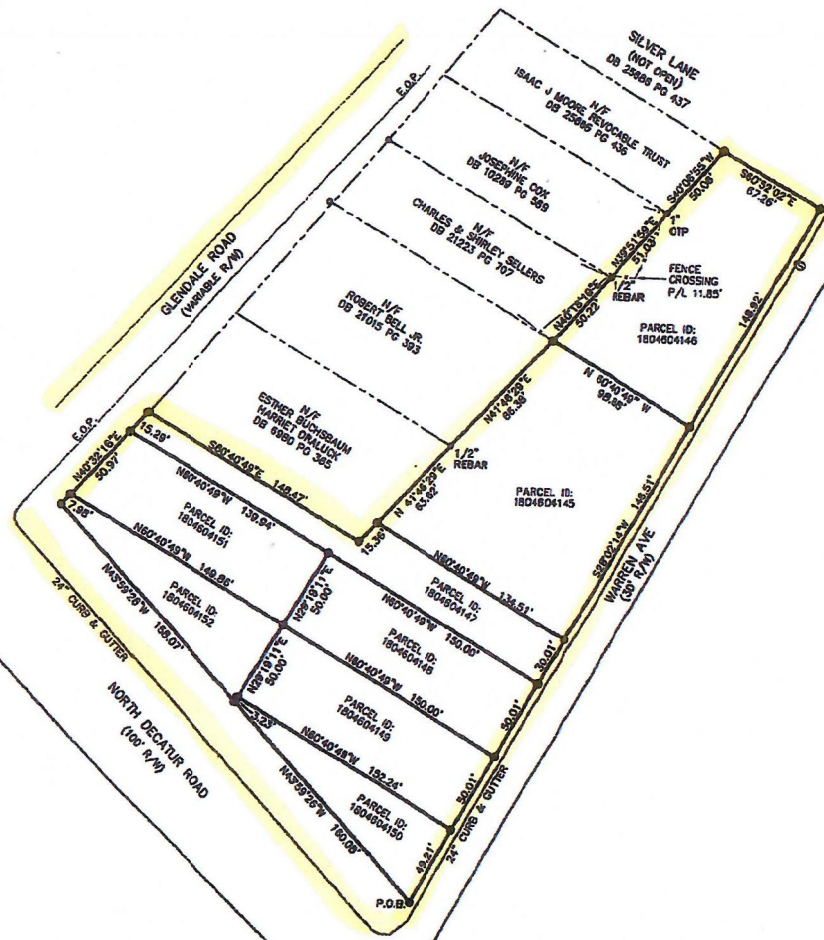
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FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #830

NOT VALID WITHOUT ORIGINAL SIGNATURE

Ben E. Butterworth
BEN E. BUTTERWORTH RLS #2294 DATE 11/18



MAGNETIC NORTH
SCALE: 1" = 50'

NO.	REVISION	DATE
1	UPRIME TIME AND REVISION	02/02/18

GRAPHIC SCALE - IN FEET
0 50 100

BOUNDARY SURVEY
PREPARED FOR: NATIONWIDE INVESTMENTS AND TITLE RESOURCES GUARANTY COMPANY
BLOCK 14, ESKIMO HEIGHTS SUBDIVISION
LAND LOT 46, 18 TH DISTRICT
DEKALB COUNTY, GEORGIA - 11/22/2016

<ul style="list-style-type: none"> PROPERTY CORNER FOUND (AS NOTED) 1/2" REBAR WITH CAP SET LSF# 830 R/W MONUMENT FIRE HYDRANT 	<ul style="list-style-type: none"> HANHOLE CLEAN OUT WATER METER WATER VALVE POWER BOX LIGHT POLE 	<ul style="list-style-type: none"> A/C UNIT GUY WIRE JUNCTION BOX OUTFLOW STRUCTURE DRAINAGE INLET POWER/LIGHT POLE 	<ul style="list-style-type: none"> GAS VALVE CABLE BOX POWER METER POWER BOX REGULAR PARKING HANDICAP 	<ul style="list-style-type: none"> L.L. LAND LOT N/W NOW OR FORMERLY R/W RIGHT-OF-WAY P/L PROPERTY LINE OH OVERHANG GAS METER 	<ul style="list-style-type: none"> C.B. CATCH BASIN CHIT CANTILEVER TELEPHONE BOX SIGN WATER LINE OVERHEAD UTILITY LINE 	<ul style="list-style-type: none"> S-SEWER LINE G-GAS LINE C-CABLE LINE T-TELEPHONE LINE F-FENCE LINE CONTOUR LINE 	<ul style="list-style-type: none"> BSL BUILDING SETBACK LINE CONC. CONCRETE EOP EDGE OF PAVEMENT EFE GARAGE FLOOR ELEVATION GFE GARAGE FLOOR ELEVATION FTE FINISHED FLOOR ELEVATION 	<ul style="list-style-type: none"> DB DEED BOOK PB PLAT BOOK PC PAGE POB POINT OF BEGINNING POC POINT OF COMMENCEMENT A.K.A. ALSO KNOWN AS 	<ul style="list-style-type: none"> F.I.K.A. FORMERLY KNOWN AS NAD NORTH AMERICAN DATUM NAVD NORTH AMERICAN VERTICAL DATUM HARDWOOD TREE PINE TREE
--	---	---	---	---	---	--	---	--	--

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TOTAL AREA: 1.533 ACRES / 66,774 SQUARE FEET
BOUNDARY REFERENCE: DEED BOOK 6093 PAGE 220, PLAT BOOK 8, PAGE 64
FIELDWORK PERFORMED ON 11/02/2016
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 41,686 FEET.
THIS PLAT HAS BEEN PREPARED USING A TRIMBLE S605 ROBOTIC TOTAL STATION.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 6.02 FEET.



BOUNDARY zone inc.
LAND SURVEYING SERVICES
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772 (©) 19) 563-9226

BOULDER
4100 SOUTH LANE CIRCLE, SUITE 1
SUITE 100
GEORGIA 30605
ATLANTA
255 PEACHTREE STREET NE, SUITE 400
ATLANTA, GEORGIA 30309
MARIETTA
10755 PEACHTREE BLVD. SW
MARIETTA, GA 30067
DALLAS
2554 CANTON BLDG. 405X
NORTH CAROLINA 27211

PROJECT 1790101
SHEET 1 OF 1

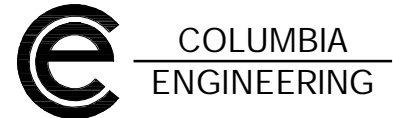
© 2021, COLUMBIA ENGINEERING SERVICES



SILVER LANE (NOT OPEN) DB 25686 PG 437

0' 25' 50' 100'

SCALE: 1" = 50'



2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

SITE DATA:

AREA: ±1.54 AC
CURRENT ZONING: R-75 & C-2
JURISDICTION: DEKALB COUNTY
SCOTSDALE TIER 1 AND 2 OVERLAY DISTRICTS

PROPOSED ZONING: MR-1 MIXED RESIDENTIAL

TOTAL UNITS PROPOSED: 12 (6.67/AC)
MR-1 BASE DENSITY = 8 UNITS/AC

PROPOSED TOWNHOMES: 8
(2 CAR GARAGE, MIN 1,350 SF, MAXIMUM BUILDING HEIGHT 35')

PARKING REQUIRED: 10 SPACES
PARKING PROVIDED 13 SPACES
(8 GARAGE + 5 OFF STREET)

PROPOSED COTTAGES: 4
(MIN 600 SF FLOOR AREA, MAX 1,200 SF GFA) BUILDING HT MAX PER DEKALB 'COTTAGE' ZONING ORDINANCE

COTTAGES: MAX 60% LOT COVERAGE
COTTAGE FOOTPRINT: ±800 SF (40%)

PARKING REQUIRED: 9 SPACES
PARKING PROVIDED: 9 SPACES

ALL COTTAGES HAVE MAIN ENTRANCE FACING COMMON OPEN SPACE

ALL PROPOSED PARKING SPACES ARE 9' X 18', ALL PROPOSED DRIVE AISLES ARE 24' WIDE

PROPOSED AMENDMENT OF OVERLAY DISTRICT TO CONVERT REAR ±0.66 AC TO SCOTSDALE TIER 1 OVERLAY

PROPOSED 5' FRONT, SIDE, REAR SETBACKS FOR COTTAGE HOMES PARCELS

NO PORTION OF THE SITE IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER CURRENT FEMA FLOOD MAPS

THERE ARE NO STREAM ON SITE

PROJECT:

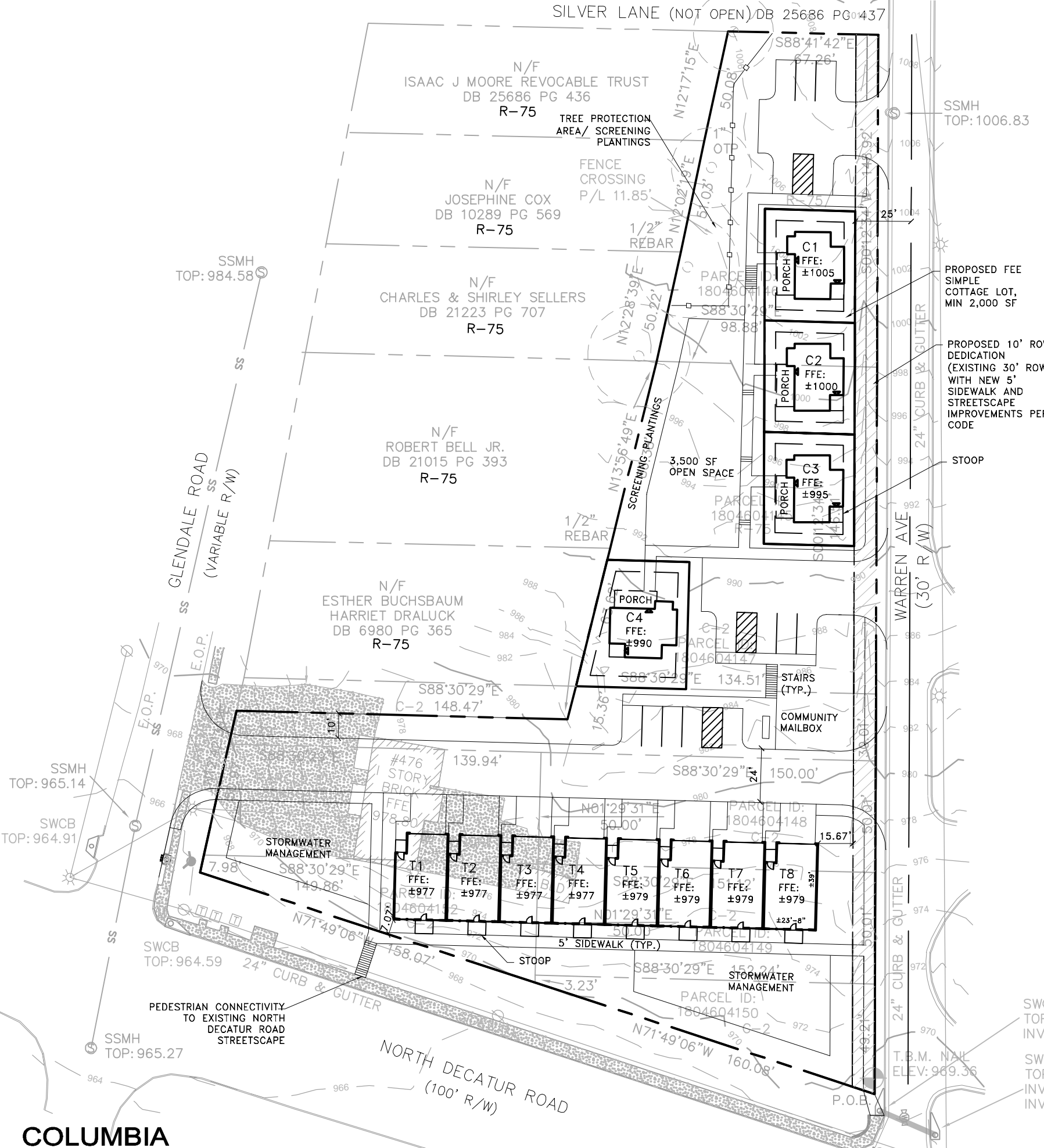
SCOTSDALE COTTAGES AND TOWNHOMES
N. DECATUR ROAD AT WARREN AVENUE

REVISIONS	DATE
REVISED	02/23/22

DRAWING TITLE

SITE PLAN

DWG FILE: W/		
DRAWN BY:	RG	DRAWING NO.
PROJECT NO.	-	SK-3
DATE:	10/22/21	
SCALE:	1"=50'	



CIVIL ENGINEERS * LAND PLANNERS
* LANDSCAPE ARCHITECTS * SURVEYORS



HOME



PROJECTS



SERVICES



PRESS



PLANS



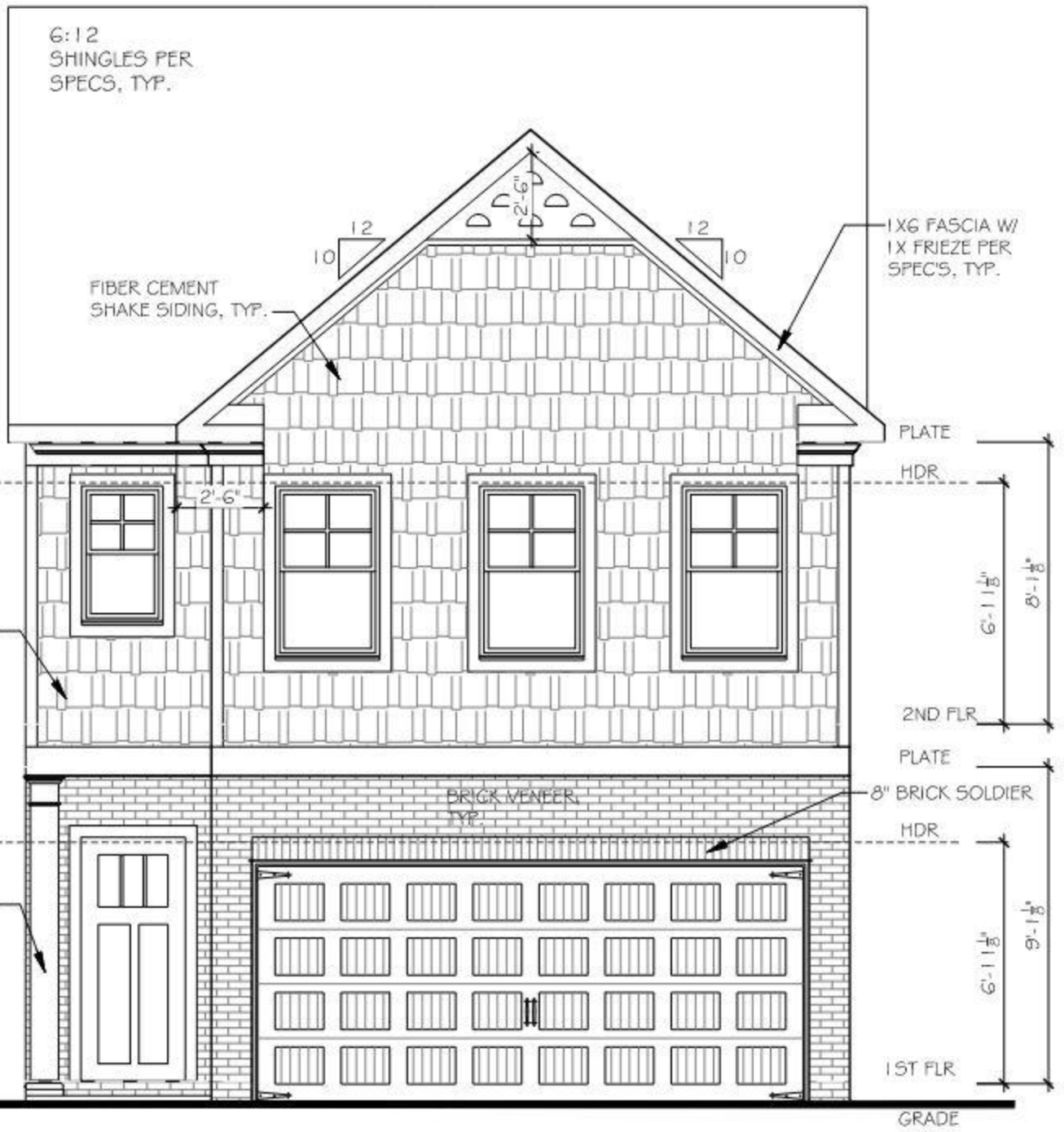
BLOG

ROSS CHAPIN ARCHITECTS

Brightside House

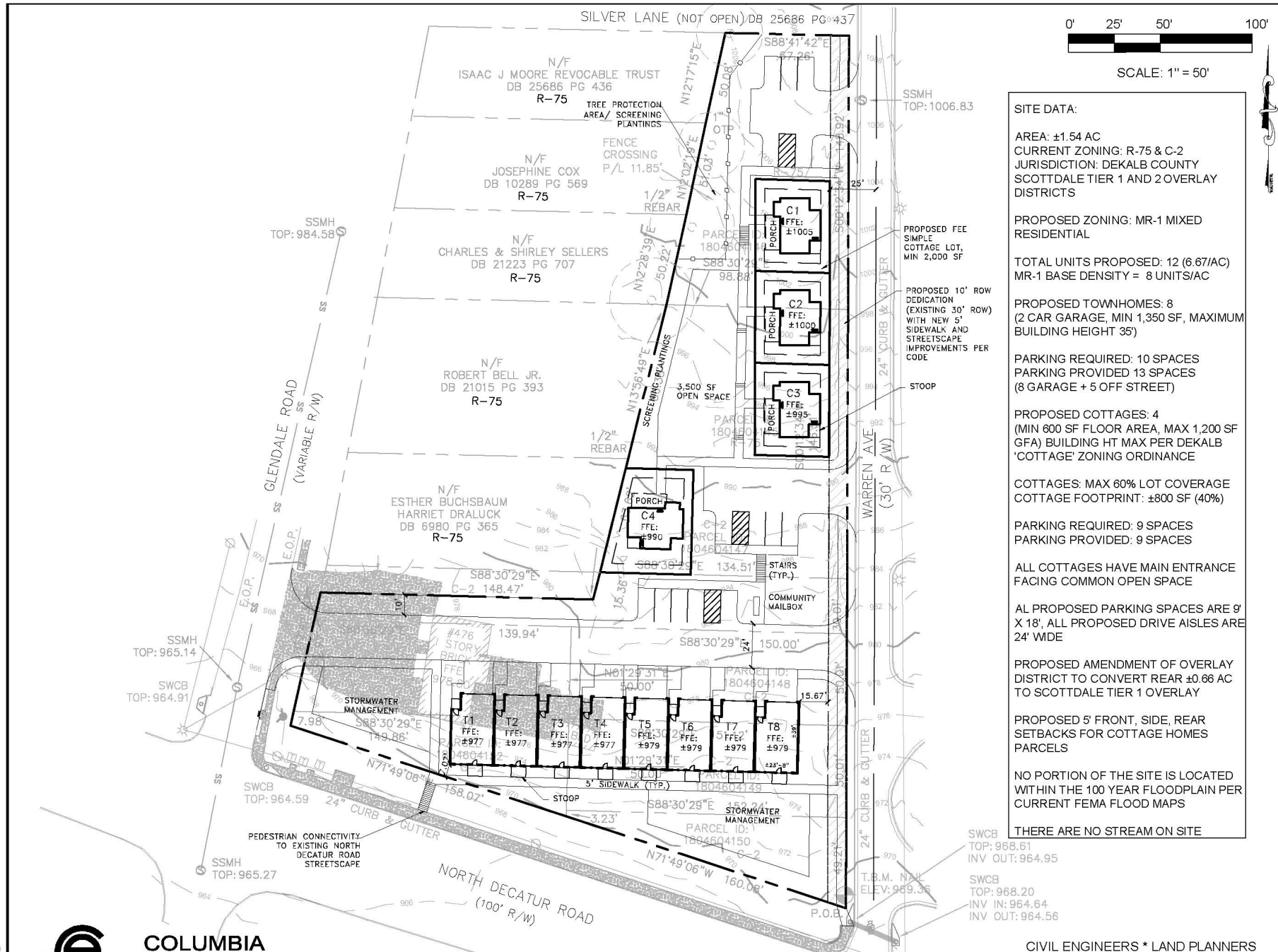
REFERENCE COTTAGE PROTOTYPE





Townhome elevation

1 FRONT ELEVATION A
 SCALE: 1/8" = 1'-0" (11'x17" SHEET SIZE)
 SCALE: 1/4" = 1'-0" (22'x34" SHEET SIZE)



SITE DATA:

AREA: ±1.54 AC
 CURRENT ZONING: R-75 & C-2
 JURISDICTION: DEKALB COUNTY
 SCOTSDALE TIER 1 AND 2 OVERLAY DISTRICTS

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 MR-1 BASE DENSITY = 8 UNITS/AC

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 PARKING PROVIDED 13 SPACES
 (8 GARAGE + 5 OFF STREET)

PROPOSED COTTAGES: 4
 (MIN 600 SF FLOOR AREA, MAX 1,200 SF GFA) BUILDING HT MAX PER DEKALB 'COTTAGE' ZONING ORDINANCE

COTTAGES: MAX 60% LOT COVERAGE
 COTTAGE FOOTPRINT: ±800 SF (40%)

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 PARKING PROVIDED: 9 SPACES

ALL COTTAGES HAVE MAIN ENTRANCE FACING COMMON OPEN SPACE

ALL PROPOSED PARKING SPACES ARE 9' X 18', ALL PROPOSED DRIVE AISLES ARE 24' WIDE

PROPOSED AMENDMENT OF OVERLAY DISTRICT TO CONVERT REAR ±0.66 AC TO SCOTSDALE TIER 1 OVERLAY

PROPOSED 5' FRONT, SIDE, REAR SETBACKS FOR COTTAGE HOMES PARCELS

NO PORTION OF THE SITE IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER CURRENT FEMA FLOOD MAPS

THERE ARE NO STREAM ON SITE

COLUMBIA ENGINEERING

2862 BUFORD HIGHWAY
 SUITE 200
 DULUTH, GEORGIA 30096
 (770) 925-0357

PROJECT:

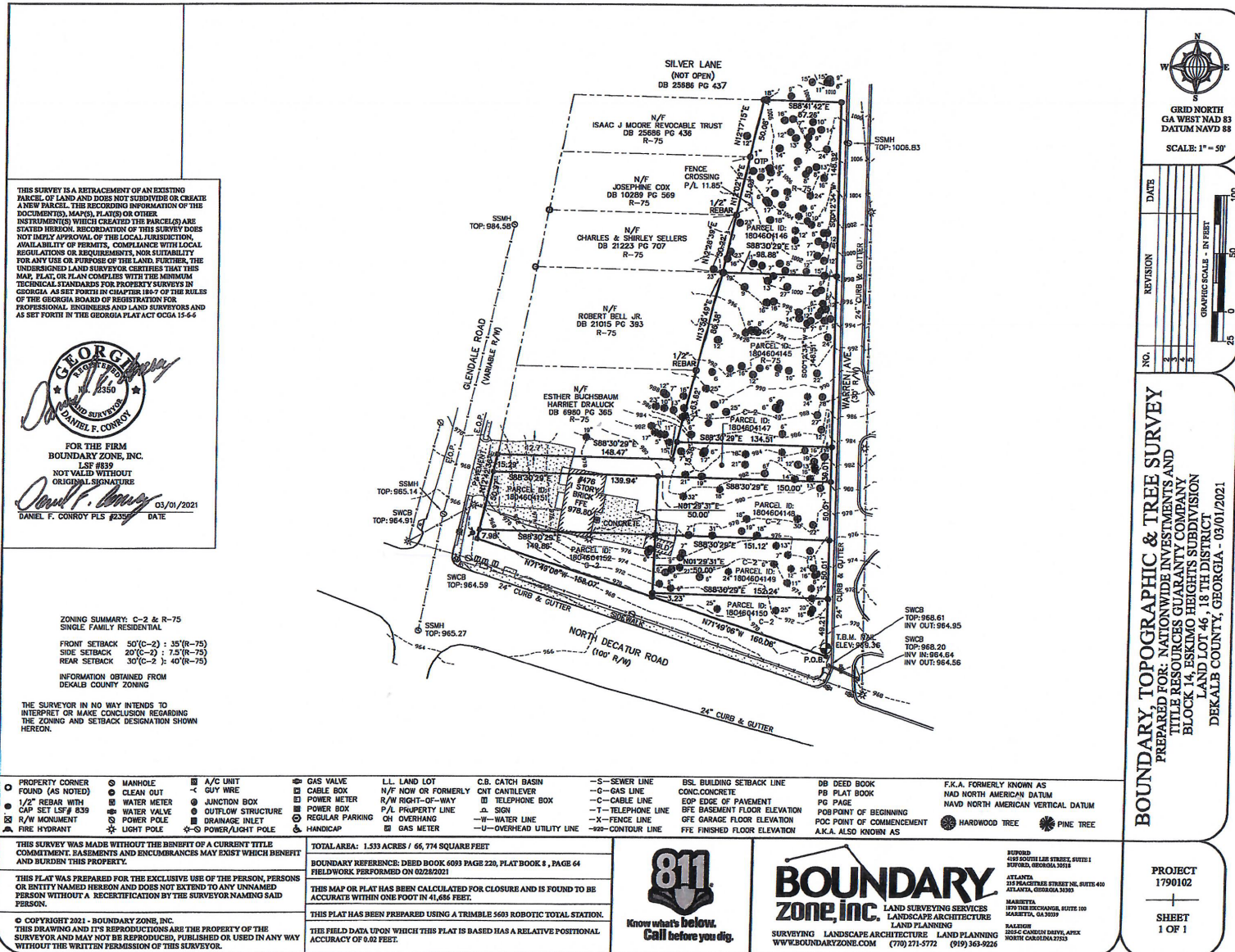
SCOTSDALE COTTAGES AND TOWNHOMES
 N. DECATUR ROAD AT WARREN AVENUE

REVISIONS	DATE
REVISED	02/23/22

DRAWING TITLE

SITE PLAN

DWG FILE: W/		DRAWING NO.
DRAWN BY: RG		SK-3
PROJECT NO.		
DATE: 10/22/21		
SCALE: 1"=50'		



THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM 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 OCGA 15-6-4



FOR THE FIRM
BOUNDARY ZONE, INC.
 LSF #839
 NOT VALID WITHOUT ORIGINAL SIGNATURE
Daniel F. Conroy 05/01/2021
 DANIEL F. CONROY PLS #2356 DATE

ZONING SUMMARY: C-2 & R-75
 SINGLE FAMILY RESIDENTIAL
 FRONT SETBACK 50'(C-2) : 35'(R-75)
 SIDE SETBACK 20'(C-2) : 12'(R-75)
 REAR SETBACK 30'(C-2) : 40'(R-75)
 INFORMATION OBTAINED FROM DEKALB COUNTY ZONING

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON.

○ PROPERTY CORNER FOUND (AS NOTED)	○ MANHOLE	□ A/C UNIT	□ GAS VALVE	□ L.L. LAND LOT	□ C.B. CATCH BASIN	-S- SEWER LINE	□ BSL BUILDING SETBACK LINE	DB DEED BOOK	F.K.A. FORMERLY KNOWN AS
● 1/2" REBAR WITH CAP SET LSF # 839	○ WATER METER	○ JUNCTION BOX	□ CABLE BOX	□ N/F NOW OR FORMERLY R/W RIGHT-OF-WAY	□ CONCRETE	-G- GAS LINE	CONC. CONCRETE	PB PLAT BOOK	NAD NORTH AMERICAN DATUM
□ R/W MONUMENT	○ WATER VALVE	○ GUTFLOW STRUCTURE	□ POWER BOX	□ P/L PROPERTY LINE	○ SIGN	-C- CABLE LINE	EOP EDGE OF PAVEMENT	PG PAGE	NAVD NORTH AMERICAN VERTICAL DATUM
□ FIRE HYDRANT	○ POWER POLE	○ DRAINAGE INLET	□ REGULAR PARKING	□ OVERHANG	-W- WATER LINE	-T- TELEPHONE LINE	BFE BASEMENT FLOOR ELEVATION	POB POINT OF BEGINNING	
	○ LIGHT POLE	○ POWER/LIGHT POLE	□ HANDICAP	□ GAS METER	-U- OVERHEAD UTILITY LINE	-X- FENCE LINE	GFE GARAGE FLOOR ELEVATION	POC POINT OF COMMENCEMENT	
						-O- OVERHEAD UTILITY LINE	FFE FINISHED FLOOR ELEVATION	A.K.A. ALSO KNOWN AS	○ HARDWOOD TREE ○ PINE TREE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS SURVEY.
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TOTAL AREA: 1.533 ACRES / 66,774 SQUARE FEET
 BOUNDARY REFERENCE: DEED BOOK 4093 PAGE 220, PLAT BOOK 8, PAGE 64
 FIELDWORK PERFORMED ON 02/28/2021
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 41,686 FEET.
 THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.
 THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

811 Know what's below. Call before you dig.

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 LANDSCAPE ARCHITECTURE LAND PLANNING
 SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
 WWW.BOUNDARYZONE.COM (770) 271-5772 (919) 363-9226

811000
 4100 SOUTH LEE STREET, SUITE 11
 SUFD00, GEORGIA 30516
 ATLANTA
 215 PEACEFREE STREET NE, SUITE 400
 40404, GEORGIA 30309
 MARBETTA
 1870 THE BUCKWAGON, SUITE 100
 MARBETTA, GA 30057
 MAZORR
 3000 CANNON DRIVE, APTX
 NORTH CANTONDA, TEXAS

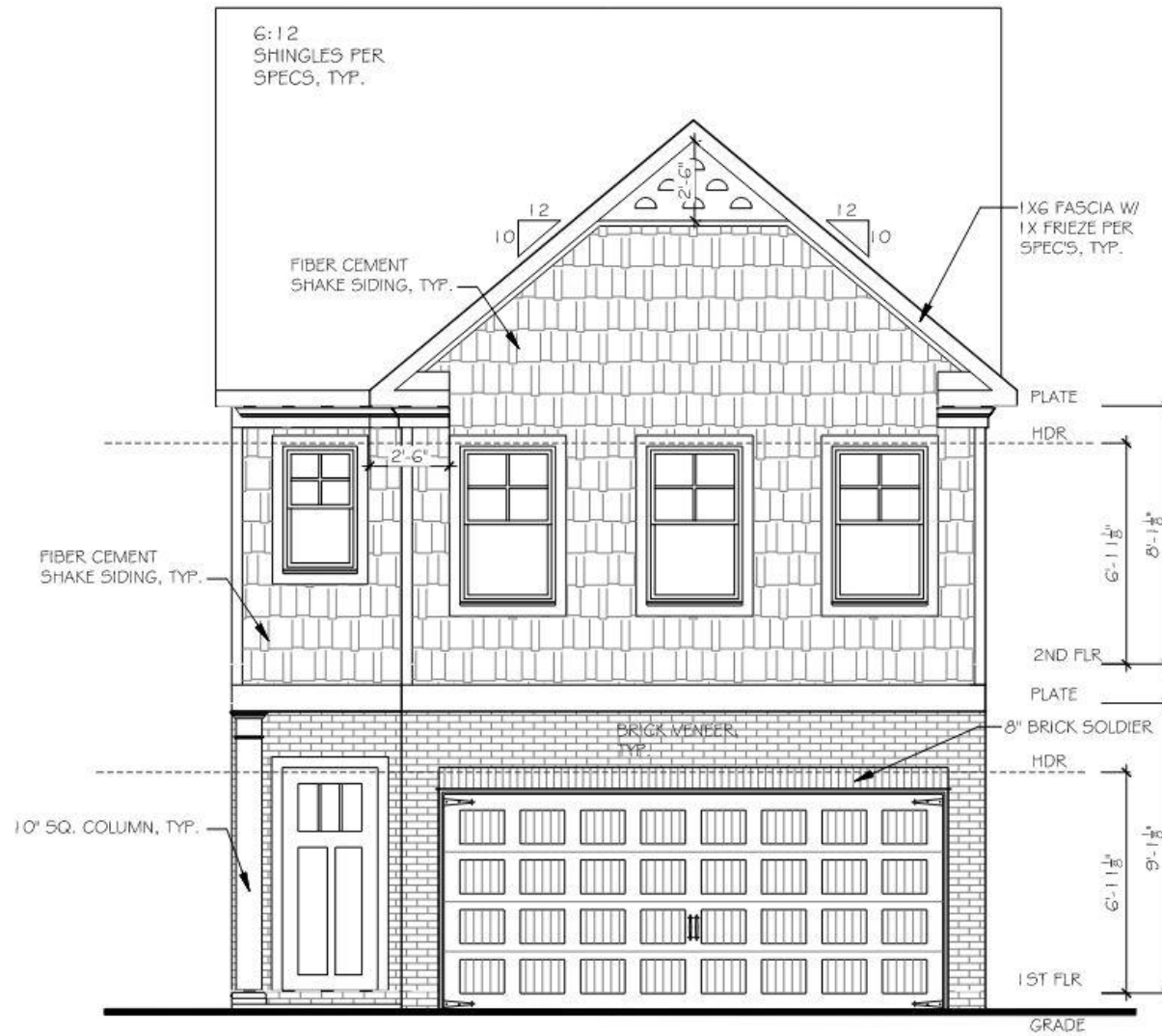
GRID NORTH
 GA WEST NAD 83
 DATUM NAVD 88
 SCALE: 1" = 50'

NO.	REVISION	DATE
1		
2		
3		
4		

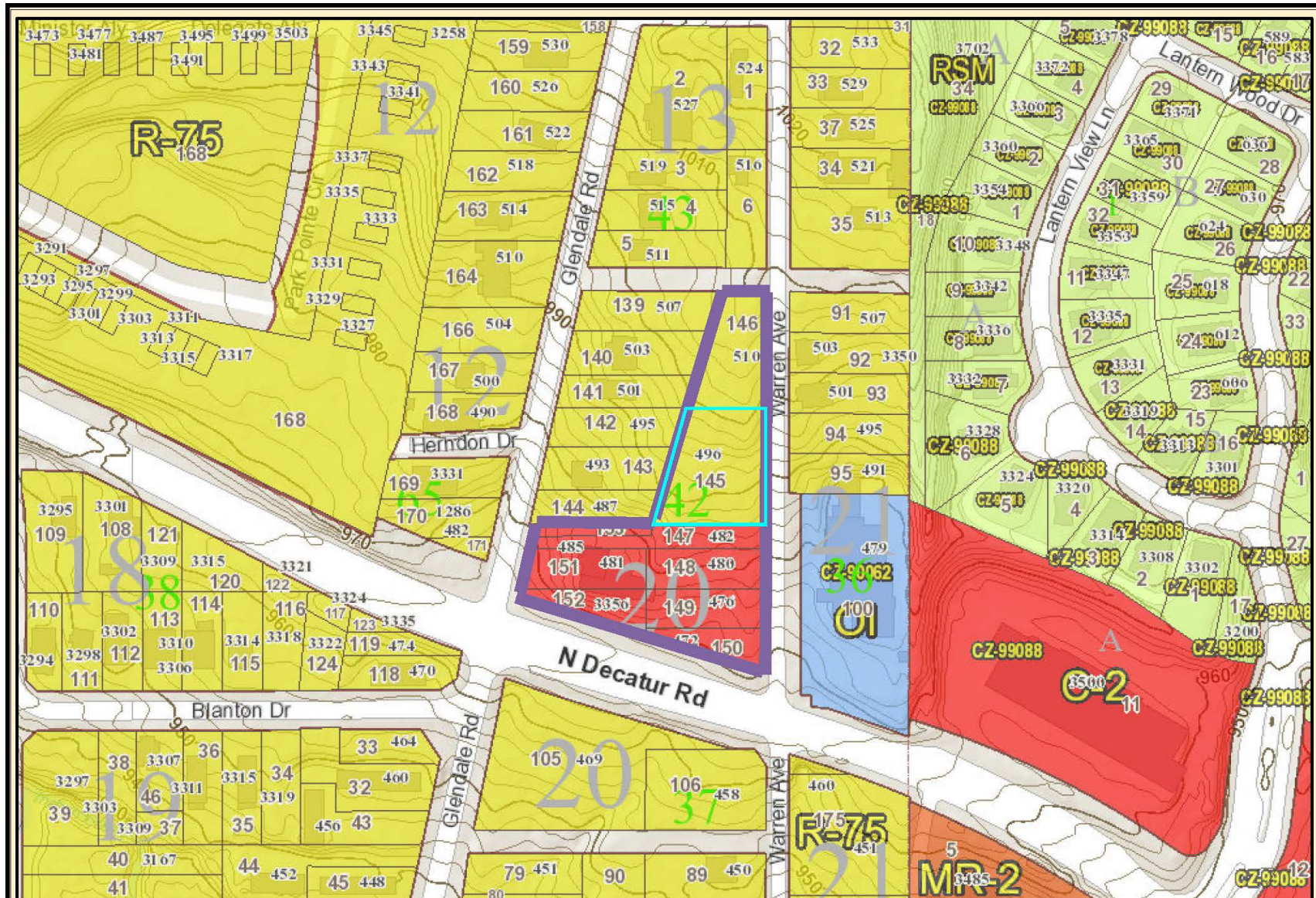
GRAPHIC SCALE - IN FEET
 0 25 50 100

BOUNDARY TOPOGRAPHIC & TREE SURVEY
 PREPARED FOR: NATIONWIDE INVESTMENTS AND TITLE RESOURCES GUARANTY COMPANY
 BLOCK 14, ESKIMO HEIGHTS SUBDIVISION
 LAND LOT 46, 18 TH DISTRICT
 DEKALB COUNTY, GEORGIA - 05/01/2021





1 FRONT ELEVATION A
SCALE: 1/8" = 1'-0" (11 1/2" x 17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22" x 34" SHEET SIZE)



Zoning

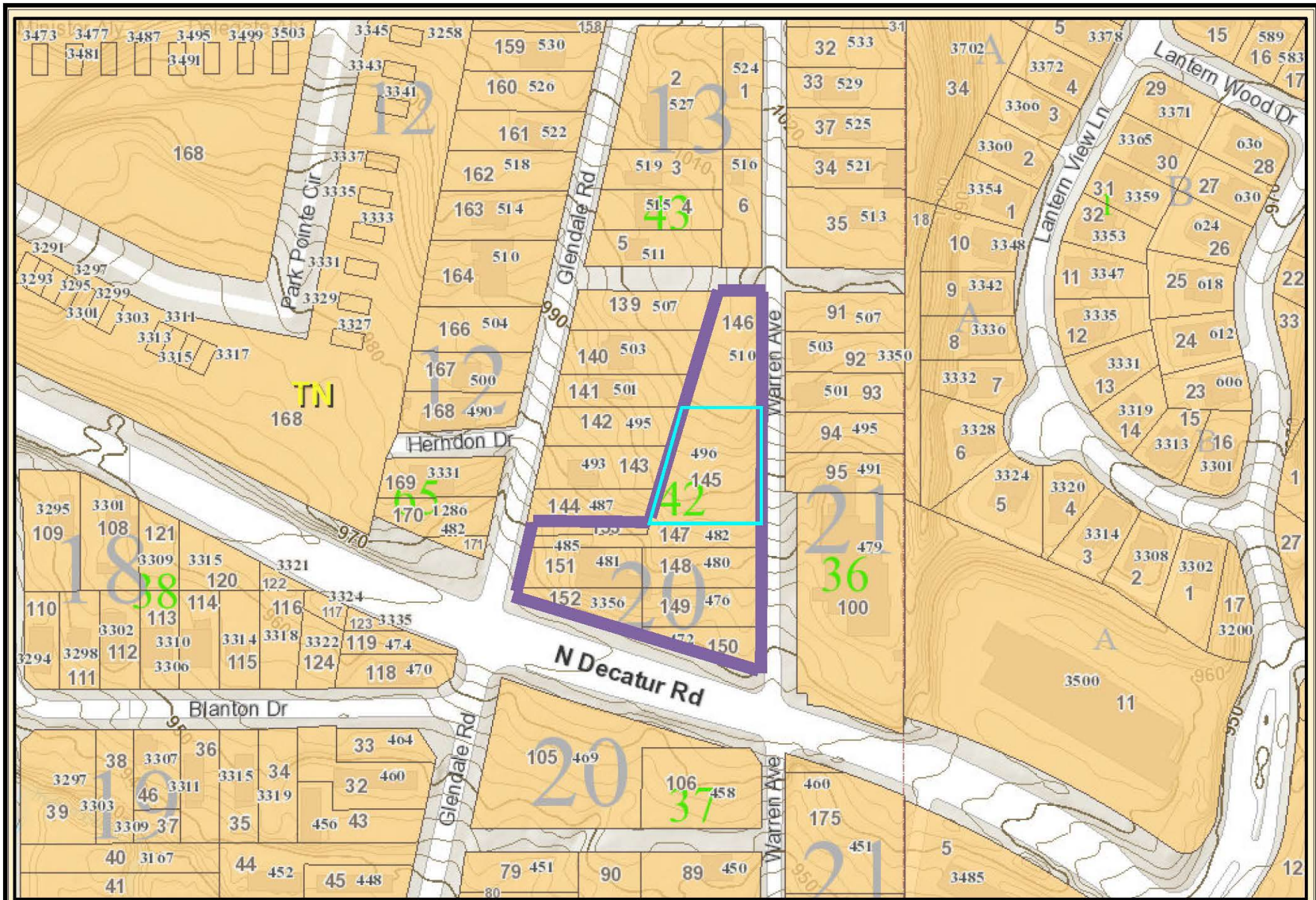


Date Printed: 4/8/2022



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Land Use

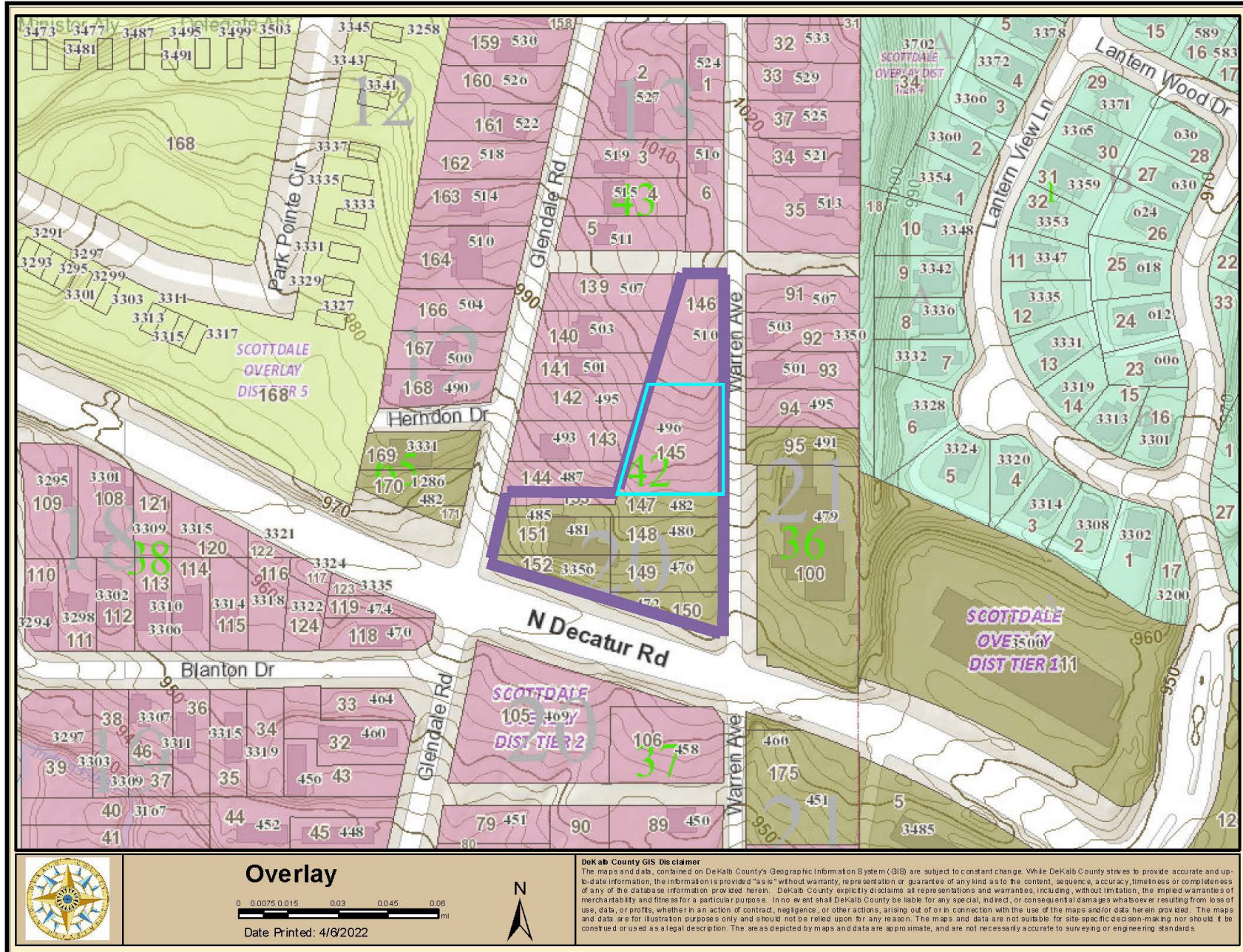


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Overlay

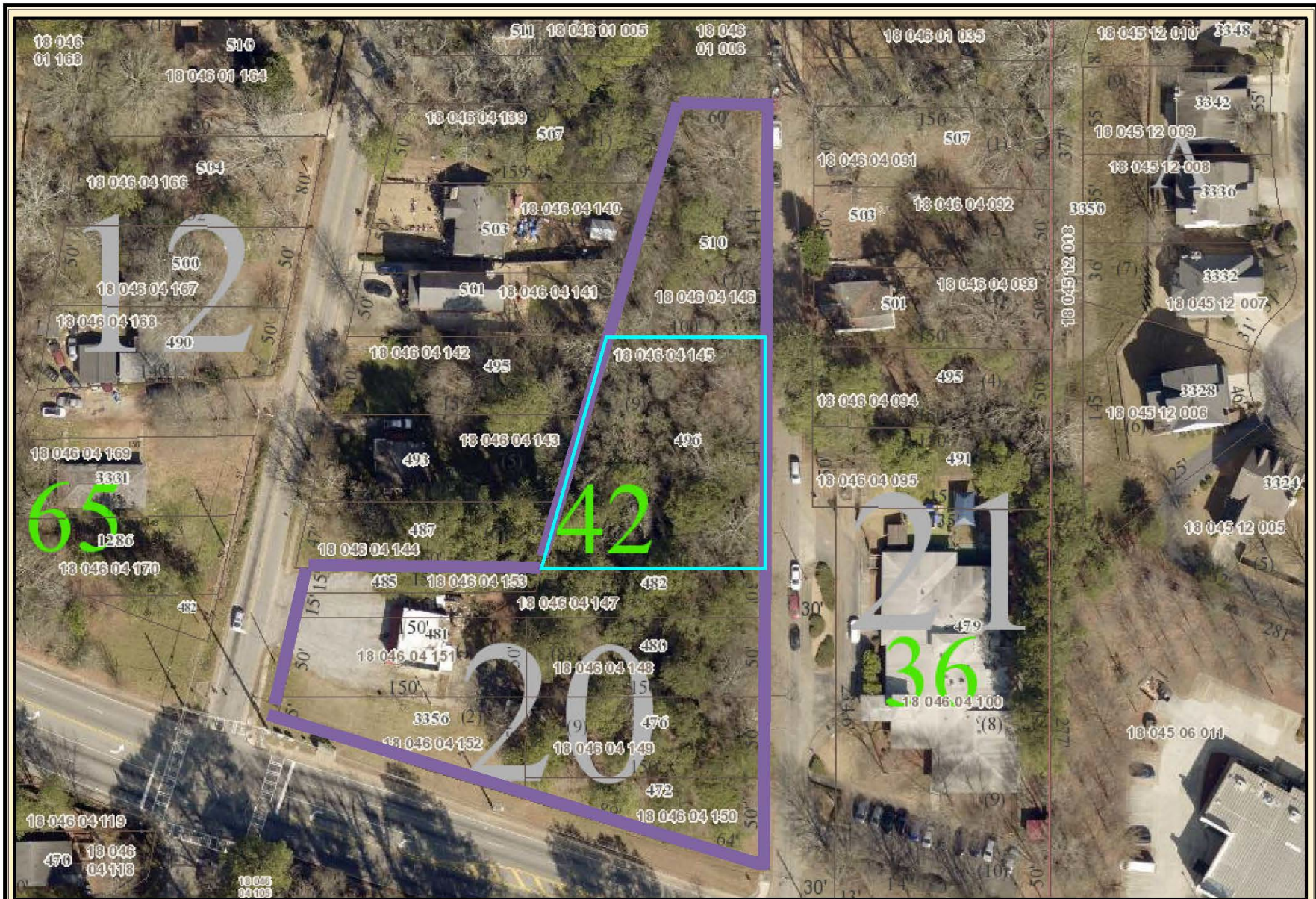
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Aerial

Date Printed: 4/6/2022

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South on Glendale toward North Decatur



East on North Decatur Road from Glendale Road



Northwest at the intersection of Glendale and Warren Road