

Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric Hudson

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

Applicant and/or  
Authorized Representative: Roger Grant  
Mailing Address: 2862 Buford Highway, Suite 200  
City/State/Zip Code: Duluth, GA 30096  
Email: rgrant@columbia-engineering.com  
Telephone Home: \_\_\_\_\_ Business: 770-925-0357

**OWNER OF RECORD OF SUBJECT PROPERTY**

Owner: Nationwide Investments, LLC  
Address (Mailing): 5555 Glenridge Connector, Suite 800 Atlanta, GA 30342  
Email: mmillermgmt@icloud.com Telephone Home: \_\_\_\_\_ Business: 678-886-2280

**ADDRESS/LOCATION OF SUBJECT PROPERTY**

Address: 196 Warren Avenue City: Scottdale (uninc.) State: GA Zip: 30079  
District(s): 18 Land Lot(s): 046 Block: 4 Parcel: 145  
Zoning Classification: MR-1 (Scottdale Tier 1) Commission District & Super District: Dist 4, Super Dist 6

**CHECK TYPE OF HEARING REQUESTED:**

- VARIANCE (From Development Standards causing undue hardship upon owners of property.)  
 SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)  
 OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

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

Email [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

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

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

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

DATE: 7/27/23 Applicant/Agent Signature: [Signature]  
Roger Grant, Project Manager,  
Columbia Engineering

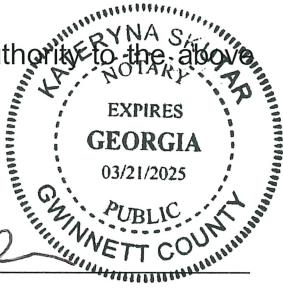
TO WHOM IT MAY CONCERN:

(I)/ (WE): Michael Miller, Managing Partner of Nationwide Investments, LLC  
(Name of Owners)

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

[Signature]  
Notary Public

[Signature]  
Owner Signature



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

\_\_\_\_\_  
Owner Signature

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

\_\_\_\_\_  
Owner Signature



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

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

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

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

DATE: 7/27/23

Applicant  
Signature: Michael A. Miller  
managing Partner

DATE: 7/27/23

Applicant  
Signature: Reg Grant  
Reg Grant, applicant

July 27, 2023

RE: Requested Zoning Board of Appeals Variances for the Scottdale Cottage and Townhome project located at 196 Warren Avenue, Scottdale, Dekalb County, GA 30079

To Whom it may concern,

We formally request Dekalb County Zoning Board of Appeals approval of two (2) variances related to the proposed Scottdale Cottages and Townhomes development located at 196 Warren Avenue, Scottdale, Dekalb County GA 30079. In 2022, all parcels in the 1.54 acre assemblage were rezoned to MR-1 (Medium Density residential) and consolidated into the Scottdale Overlay District Tier 1 for the purpose of this planned cottage and townhomes development. The requested variances were identified during the sketch plat review process with County staff, and the Consultant has worked with County officials to determine the optimal path forward considerate of Client intent and County health safety and welfare.

The requested variances include:

1. We request a variance from Section 27-5.7.5.F.1 to increase the maximum parking lot frontage from 30' to 60' with screening. The nature of a cottage community is to cluster homes around a central greenspace and to locate parking remotely or at the perimeter of the development. The topography of Warren Avenue and configuration of the subject tract provided no opportunity for reasonable perimeter parking to support the proposed cottages, and a small 8 space parking area is proposed to serve these residences discreetly located between an undeveloped right of way and buffered from adjacent residences. We propose to provide vegetative screening of the parking area to limit visibility from the right of way. We believe this parking configuration benefits residents in terms of safety and accessibility to their homes with direct sidewalk connections from parking to doors and greenspace. Approval of this request does not go beyond the minimum necessary, nor does it constitute special privilege, as it directly relates to the shape of the parcel cottage ordinance standards and required parking. The parking area will be private and not adversely impact public welfare.
2. We request a variance from Section 27-5.7.6.J3 to increase the maximum setback from a garage to a sidewalk from 10' to 15'. The proposed development includes a block of townhomes facing North Decatur Road with vehicular access from the rear. All proposed townhomes have 2 car garages but limiting the driveway to 10' from the garage to sidewalk will likely create a scenario where vehicles will likely attempt to parking in the driveway and protrude into the Street, with many cars and trucks in the range of 16-18' in length. We believe this request, if granted, will make the site safer for pedestrians on the sidewalks who will not have to walk into the street around parked cars. The request does not confer special privilege nor go beyond the minimum necessary to resolve the concern about parked vehicles in driveways creating conflicts in the private street. This does not adversely impact the public welfare, as it is located on a private drive.



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,

A handwritten signature in blue ink, appearing to read "Roger G Grant", with a stylized, cursive script.

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

LEGAL DESCRIPTION FOR 196 WARREN AVENUE, SCOTSDALE, DEKALB COUNTY, GA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 46, 18TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING BLOCK 4, ESKIMO HEIGHTS S/D, AS SHOWN ON A PLAT OF SURVEY RECORDED IN PLAT BOOK 8, PAGE 264, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT AN IRON PIN SET(1/2" REBAR); AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH DECATUR ROAD (100' R/W) WITH THE EASTERLY RIGHT-OF-WAY LINE OF GLENDALE ROAD (VARIABLE R/W); THENCE LEAVING SAID INTERSECTION AND RUNNING ALONG SAID RIGHT-OF-WAY LINE OF GLENDALE ROAD NORTH 12 DEGREES 42 MINUTES 36 SECONDS EAST A DISTANCE OF 74.24 FEET TO AN IRON PIN SET(1/2" REBAR); THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 88 DEGREES 30 MINUTES 29 SECONDS EAST A DISTANCE OF 148.47 FEET TO AN IRON PIN SET(1/2" REBAR); THENCE NORTH 13 DEGREES 56 MINUTES 49 SECONDS EAST A DISTANCE OF 165.36 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 12 DEGREES 28 MINUTES 39 SECONDS EAST A DISTANCE OF 50.22 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 12 DEGREES 02 MINUTES 19 SECONDS EAST A DISTANCE OF 51.03 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE); THENCE NORTH 12 DEGREES 17 MINUTES 15 SECONDS EAST A DISTANCE OF 50.08 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 88 DEGREES 41 MINUTES 42 SECONDS EAST A DISTANCE OF 67.26 FEET TO AN IRON PIN SET (1/2" REBAR) ON THE WESTERLY RIGHT-OF-WAY LINE OF WARREN AVE (30' R/W); THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 00 DEGREES 12 MINUTES 34 SECONDS WEST A DISTANCE OF 474.67 FEET TO AN IRON PIN SET (1/2" REBAR) AT THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH DECATUR ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE OF NORTH DECATUR ROAD NORTH 71 DEGREES 49 MINUTES 06 SECONDS WEST A DISTANCE OF 160.08 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE NORTH 71 DEGREES 49 MINUTES 06 SECONDS WEST A DISTANCE OF 158.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING (1.533 ACRES 66,776 SQUARE FEET),



PROJECT: **SCOTTDALE COTTAGES AND TOWNHOMES**  
N. DECATUR ROAD AT WARREN AVENUE  
DEKALB COUNTY, GEORGIA

CLIENT: **MILLER CAPITAL VENTURES, LLC**  
4763 BUFORD HIGHWAY, SUITE 200  
CHAMBLEE, GEORGIA 30341

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APPROVED FOR CONSTRUCTION  
 NOT APPROVED FOR CONSTRUCTION

REVISIONS	DATE
REVISED	03/28/23
REVISED	06/08/23
REVISED	06/28/23
REVISED	07/27/23

DRAWING TITLE: **VARIANCE SITE PLAN**

DRAWING FILE: Q:\5592.00\DRAWINGS\CVL\5592.00.DWG

DRAWN BY: KG	DRAWING NO.:
DATE: 09/30/22	V-1
PROJECT NO: 5592.00	

**REQUESTED BY APPLICANT:**  
Application of Nationwide Investments, LLC to rezone from the R-75 (Residential Medium Lot-75) Zoning District to the MR-1 (Medium Density Residential-1) Zoning District to allow construction of a single-family detached and single-family attached (townhome) development.

**PLANNING AND SUSTAINABILITY DEPARTMENT RECOMMENDATION:**  
**Approval with Conditions.** 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":

- 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.
- 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.
- 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.
- 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.
- The two retention ponds along North Decatur Road must be visually enhanced by at minimum:
  - Installing a black metal fence and planting at least two types of vegetation; OR
  - Installing retaining walls with a decorative surface to include a mural, or other aesthetic design.
- 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.
- 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.
- Elevations will be reviewed by staff for compliance with the Scottdale overlay. Cottage building design should be substantially similar to the submitted, "Ross Chapin Architect's Brightside House".

**SITE DATA**

TOTAL SITE AREA	±1.533 ACRES
ROW TO BE DEDICATED	±0.136 ACRES
ZONING	MR-1, MEDIUM DENSITY RESIDENTIAL-1 TIER 1 OF THE SCOTTDALE OVERLAY DISTRICT, REZONING CASE #Z-22-1245579 AND Z-22-1245580
PROJECT DISTURBED AREA	±1.86 ACRES
OPEN SPACE	
REQUIRED OPEN SPACE	20% (0.28 ACRES)
PROVIDED OPEN SPACE	20% (0.28 ACRES)
REQUIRED ENHANCED OPEN SPACE	3,000 SF
PROVIDED ENHANCED OPEN SPACE	3,000 SF
PROPOSED HOMES	
SINGLE FAMILY ATTACHED T1-T8	±2,000 SF/UNIT
COTTAGES C1-C4	MAXIMUM 1,200 SF/UNIT
TOTAL UNITS PROPOSED	12 UNITS (7.83/ACRE)
MR-1 MAXIMUM DENSITY	12 UNITS (8.0 UNITS / ACRE)
PROPOSED BUILDING HEIGHT MAXIMUM	35'
LOT COVERAGE	
MAXIMUM COTTAGE LOT COVERAGE REQ'D	60%
MAXIMUM COTTAGE LOT COVERAGE PROVIDED	40%
MAXIMUM TOWNHOME LOT COVERAGE REQ'D	80%
MAXIMUM TOWNHOME LOT COVERAGE PROVIDED	80%
LOT SIZE	
MINIMUM COTTAGE LOT SIZE	2,000 SF
MINIMUM COTTAGE LOT SIZE PROVIDED	2,000 SF
MINIMUM TOWNHOME LOT SIZE	1,000 SF
MINIMUM TOWNHOME LOT SIZE PROVIDED	1,750 SF
OVERALL PARKING REQUIRED	22 SPACES
SINGLE FAMILY ATTACHED = 1.5/UNIT + 0.25 GUEST	
SINGLE FAMILY DETACHED = 2 SPACES/UNIT	
TOTAL PARKING PROVIDED	24 SPACES
SINGLE FAMILY ATTACHED = 2 SPACE/GARAGE (400 SF)	
SINGLE FAMILY DETACHED = 2 SPACES SURFACE PARKING/ UNIT	
OFF STREET PARKING ON PRIVATE STREET = 4 SPACES, INCLUDING 1 HANDICAPPED ACCESSIBLE SPACE PROVIDED DO NOT COUNT TOWARDS REQUIRED OFF SITE PARKING	
TOTAL ACCESSIBLE SPACES REQUIRED	N/A
TOTAL ACCESSIBLE SPACES PROVIDED	1 SPACE
BIKE PARKING PROVIDED	5 SPACES
ELECTRICAL VEHICLE PARKING	2 SPACES
PER FEMA FIRM PANEL #13089C0067K, NO PORTION OF THE PROPOSED SITE IS WITHIN THE 100 YEAR FLOODPLAIN.	

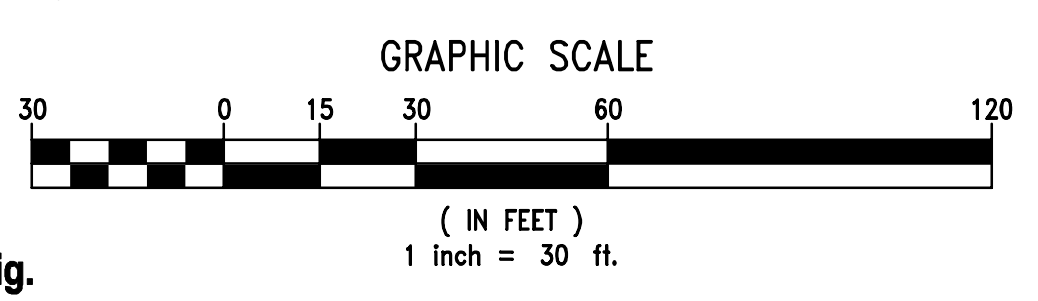
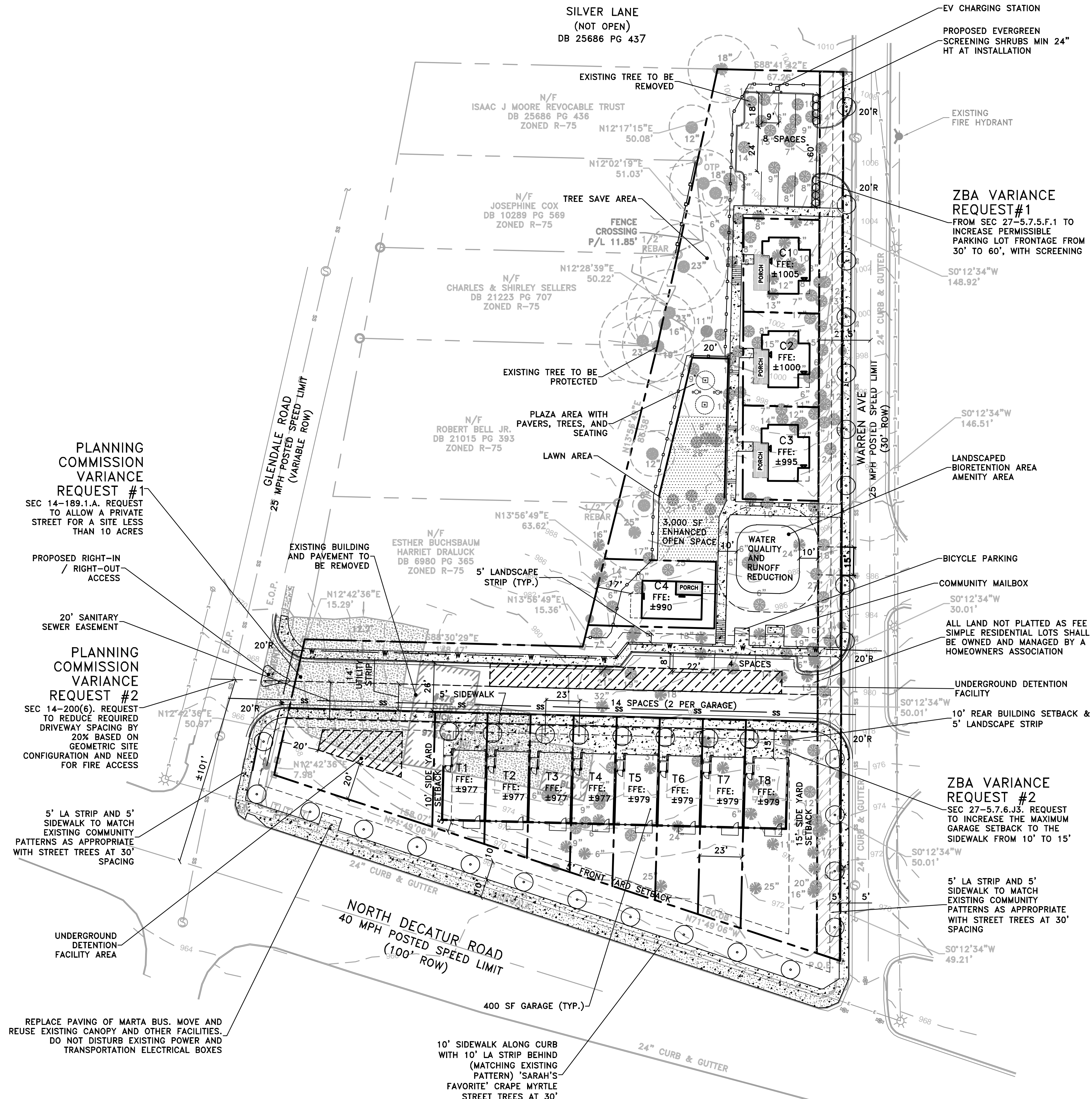
**REQUESTED VARIANCES:**

**ZONING BOARD OF APPEALS VARIANCES:**

- REQUEST TO INCREASE MAXIMUM PARKING LOT FRONTAGE FROM 30' TO 60' WITH SCREENING (SEC 27-5.7.5.F.1)
- REQUEST TO INCREASE MAXIMUM SETBACK GARAGE SETBACK FROM THE SIDEWALK FROM 10' TO 15' (SEC 27-5.7.6.J.3)

**PLANNING COMMISSION VARIANCES:**

- REQUEST TO ALLOW A PRIVATE STREET FOR A SITE LESS THAN 10 ACRES (SEC 14-189.1.A)
- REQUEST TO REDUCE THE REQUIRED DRIVEWAY SPACING BY 20% BASED ON GEOMETRIC SITE CONFIGURATION AND NEED FOR FIRE ACCESS (SEC 14-200(6))

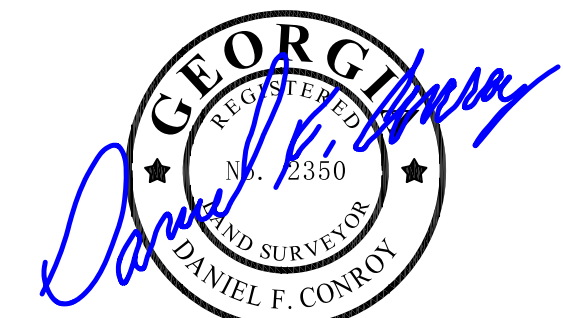


NOTE: THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS

NOTE: EXISTING CONDITIONS DATA TAKEN FROM "BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY" PREPARED FOR NATIONWIDE INVESTMENTS AND TITLE RESOURCES GUARANTY COMPANY BY BOUNDARY ZONE SURVEYORS, DATED 08/30/22



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 15-6-6



FOR THE FIRM  
BOUNDARY ZONE, INC.

LSF #839  
NOT VALID WITHOUT  
ORIGINAL SIGNATURE

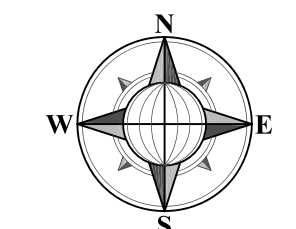
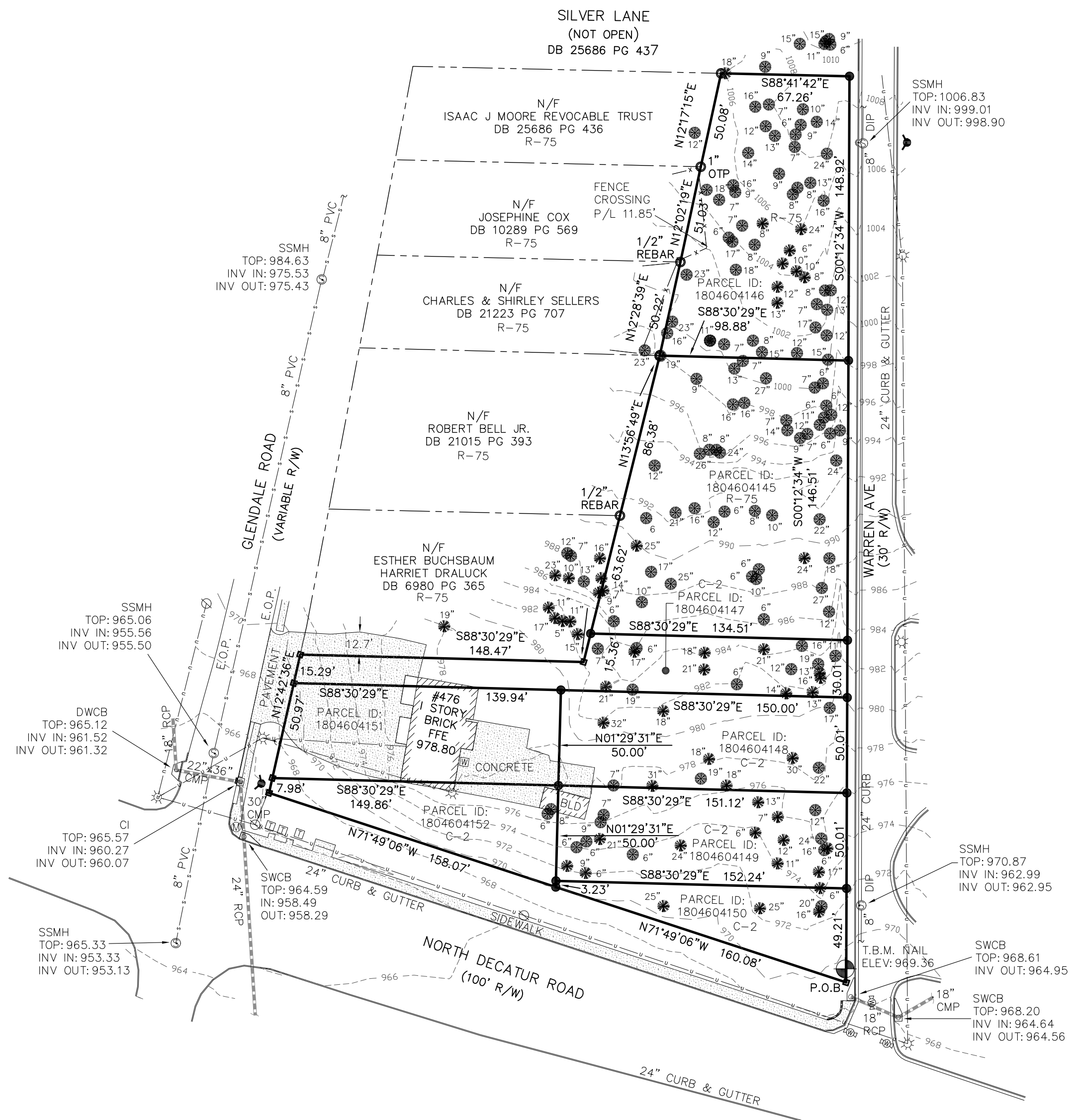
*Daniel F. Conroy*  
DANIEL F. CONROY PLS #2350 DATE 8/30/2022

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

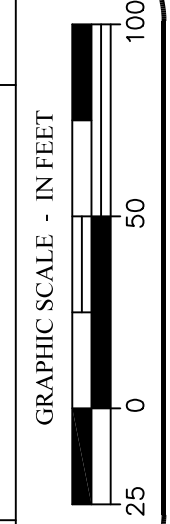
THE SURVEYOR IN NO WAY INTENDS TO  
INTERPRET OR MAKE CONCLUSION REGARDING  
THE ZONING AND SETBACK DESIGNATION SHOWN  
HEREON.



GRID NORTH  
GA WEST NAD 83  
DATUM NAVD 88

SCALE: 1" = 50'

NO.	REVISION	DATE
1		
2		
3		
4		
5		



**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 - 08/30/2022

○ 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	⊕ CLEAN OUT	- GUY WIRE	⊠ CABLE BOX	N/F NOW OR FORMERLY	CNT CANTILEVER	-G- GAS LINE	CONC. CONCRETE	PB PLAT BOOK	NAD NORTH AMERICAN DATUM
⊠ R/W MONUMENT	⊠ WATER METER	⊠ JUNCTION BOX	⊠ POWER METER	R/W RIGHT-OF-WAY	⊠ TELEPHONE BOX	-C- CABLE LINE	EOP EDGE OF PAVEMENT	PG PAGE	NAVD NORTH AMERICAN VERTICAL DATUM
⊠ FIRE HYDRANT	⊠ WATER VALVE	⊠ OUTFLOW STRUCTURE	⊠ POWER BOX	P/L PROPERTY LINE	⊠ SIGN	-T- TELEPHONE LINE	BFE BASEMENT FLOOR ELEVATION	POB POINT OF BEGINNING	
	⊠ POWER POLE	⊠ DRAINAGE INLET	⊠ REGULAR PARKING	OH OVERHANG	-W- WATER LINE	-X- FENCE LINE	GFE GARAGE FLOOR ELEVATION	POC POINT OF COMMENCEMENT	⊠ HARDWOOD TREE
	⊠ LIGHT POLE	⊠ POWER/LIGHT POLE	⊠ HANDICAP	⊠ GAS METER	-U- OVERHEAD UTILITY LINE	-920- CONTOUR 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

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

**BUFORD**  
4195 SOUTH LEE STREET, SUITE 1  
BUFORD, GEORGIA 30518

**ATLANTA**  
235 PEACHTREE STREET NE, SUITE 400  
ATLANTA, GEORGIA 30303

**MARIETTA**  
1870 THE EXCHANGE, SUITE 100  
MARIETTA, GA 30339

**RALEIGH**  
2205-C CANDUN DRIVE, APEX  
NORTH CAROLINA 27523

PROJECT  
1790102

SHEET  
1 OF 1



**SURVEYORS CERTIFICATION**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



FOR THE FIRM  
BOUNDARY ZONE, INC.  
LSF #839  
NOT VALID WITHOUT  
ORIGINAL SIGNATURE  
*Daniel F. Conroy*  
07/20/2023  
DANIEL F. CONROY PLS #2350 DATE

**APPROVALS:**

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP OR PLAN FOR RECORDING.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SCOPE OF WORK IS EXISTING TRACT TO BE COMBINED**

- TRACT 1  
472 WARREN AVENUE  
TAX PARCEL ID: 1804604150  
EXISTING: 0.092 ACRES / 3,991 SQ. FEET
  - TRACT 2  
476 WARREN AVENUE  
TAX PARCEL ID: 1804604149  
EXISTING: 0.154 ACRES / 7,584 SQ. FEET
  - TRACT 3  
480 WARREN AVENUE  
TAX PARCEL ID: 1804604148  
EXISTING: 0.173 ACRES / 7,528 SQ. FEET
  - TRACT 4  
482 WARREN AVENUE  
TAX PARCEL ID: 1804604147  
EXISTING: 0.146 ACRES / 6,309 SQ. FEET
  - TRACT 5  
496 WARREN AVENUE  
TAX PARCEL ID: 1804604145  
EXISTING: 0.392 ACRES / 17,092 SQ. FEET
  - TRACT 6  
510 WARREN AVENUE  
TAX PARCEL ID: 1804604146  
EXISTING: 0.283 ACRES / 12,348 SQ. FEET
  - TRACT 7  
3356 NORTH DECATUR ROAD  
TAX PARCEL ID: 1804604152  
EXISTING: 0.106 ACRES / 4,616 SQ. FEET
  - TRACT 8  
481 GLENDALE ROAD  
TAX PARCEL ID: 1804604151  
EXISTING: 0.166 ACRES / 7,245 SQ. FEET
- TOTAL AREA: 1.533 ACRES / 66,774 SQUARE FEET

**SCOPE OF WORK:**

THIS LOT CONSOLIDATION IS PROPOSED IN ORDER TO DEVELOP A COTTAGE AND TOWNHOME COMMUNITY IN SUBSTANTIAL CONFORMANCE TO THE CONDITIONS ATTACHED TO ZONING ORDINANCES Z 22 1245579 (FROM SCOTSDALE OVERLAY DISTRICT TO TIER 1 SCOTSDALE OVERLAY DISTRICT) AND ORDINANCE Z 22 124558 (FROM R.75 TO MR.1 ZONING DISTRICT).

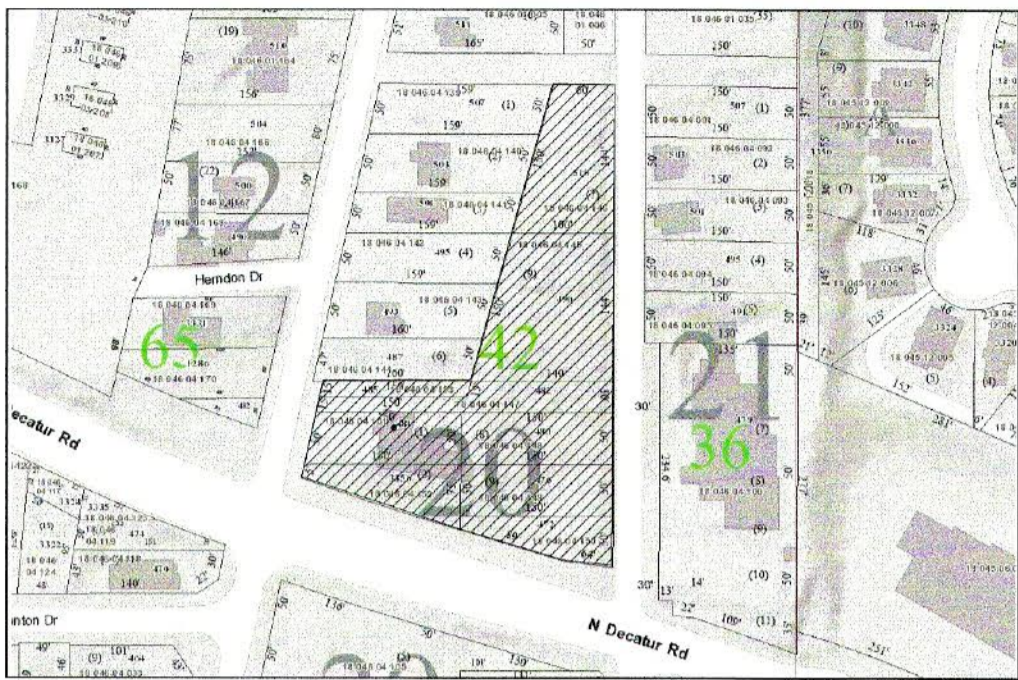
**ASSIGNED ADDRESS:**  
RESULTANT RETAINING  
PARCEL ID# 18 046 04 145  
196 WARREN AVENUE  
SCOTSDALE, GA 30079

**WATERSHED NOTE:**

I certify that the developer has complied with the potable water requirements and the sanitary sewer requirements of the County.

This \_\_\_\_\_ day of \_\_\_\_\_ / 20\_\_

DIRECTOR  
DEPARTMENT OF WATERSHED MANAGEMENT



VICINITY MAP  
(NOT TO SCALE)

**LOT CONSOLIDATION PLAT  
481 GLENDALE ROAD  
SCOTSDALE, GA 30079**

**SITE ADDRESS:**  
481 GLENDALE ROAD  
SCOTSDALE, GA 30079

**ZONING INFORMATION:**

MR 1 (MEDIUM DENSITY RESIDENTIAL 1 DISTRICT)  
SCOTSDALE OVERLAY DISTRICT (TIER 1)

\*SETBACKS ARE SUBJECT TO DEKALB COUNTY BUILDING CODE REQUIREMENTS

- SCOTSDALE OVERLAY DISTRICT TIER 1 SETBACKS (UDC 3.36.9):
- SINGLE FAMILY DETACHED (SFD):  
MIN. FRONT SETBACK: 20' OR 10' W REAR ALLEY ACCESS  
MIN. SIDE YARD SETBACK: 3' AND 10' SEPARATION OF BUILDINGS, OR 3' FOR U SF  
MIN. SIDE CORNER YARD SETBACK: 10'  
MIN. REAR YARD SETBACK: 10'
  - SINGLE FAMILY ATTACHED (SFA):  
MIN. FRONT SETBACK: 5'  
MIN. SIDE YARD OR SEPARATION OF BUILDINGS: 10'  
MIN. SIDE CORNER YARD SETBACK: 10'  
MIN. REAR YARD SETBACK: 10'

**NOTES:**

1. WATER SERVICES PROVIDED BY DEKALB COUNTY WATER AND SANITARY SEWER.
2. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
3. THIS LOT CONSOLIDATION IS PROPOSED IN ORDER TO DEVELOP A COTTAGE AND TOWNHOME COMMUNITY IN SUBSTANTIAL CONFORMANCE TO THE CONDITIONS ATTACHED TO ZONING ORDINANCES Z 22 1245579 (FROM TIER 2 SCOTSDALE OVERLAY DISTRICT TO TIER 1 SCOTSDALE OVERLAY DISTRICT) AND ORDINANCE Z 22 124558 (FROM R.75 TO MR.1 ZONING DISTRICT).
4. THERE ARE NO KNOWN BURY PITS LOCATED ON SITE.
5. THE RECEIVING WATER IS INDIAN CREEK.
6. ALL TRACTS CONTAINED WITHIN THIS PLAT WERE REZONED TO DEKALB COUNTY MR.1 (MEDIUM DENSITY RESIDENTIAL 1) DISTRICT WITH CONDITIONS PER CASE #Z 22 124559, 2022 1479. REFER TO PLAT SHEET 4 FOR THE APPROVED REZONING WITH CONDITIONS.
7. TRACT 5 (TAX PARCEL ID #1804604145) AND 6 (TAX PARCEL ID #1804604146) OF THIS PLAT WERE REZONED FROM SCOTSDALE OVERLAY DISTRICT TIER 2 TO SCOTSDALE OVERLAY DISTRICT TIER 1 WITH CONDITIONS PER CASE #Z 22 124559, 2022 1479. REFER TO PLAT SHEET 4 FOR THE APPROVED REZONING WITH CONDITIONS.
8. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA E.P.D.
9. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
10. DEMOLITION TO OCCUR DURING SKETCH PLAT.
11. ELECTRIC SERVICE TO BE OVERHEAD.



**FLOOD STATEMENT**

BY GRAPHIC PLOTTING ONLY, I HAVE EXAMINED THE INTERMEDIATE REGIONAL FLOOD PANEL CURRENTLY AVAILABLE AND FOUND THAT THE PROPERTY IN QUESTION IS WITHIN FLOOD HAZARD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 13088C0367K, WHICH BEARS AN EFFECTIVE DATE OF 08/15/2019, DEKALB COUNTY GEORGIA.

**Owner's acknowledgment.**

I, Michael A. Millec, the owner of the land shown on this plat and whose name is subscribed hereto, acknowledges that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, do hereby convey all streets and rights of way, water mains and sewer lines shown hereon in fee simple to DeKalb County, and further dedicate to the use of the public forever all alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes and considerations herein expressed. In consideration of the approval of this development plan and other valuable considerations, the owner further releases and holds harmless DeKalb County from any and all claims, damages or demands arising on account of the design, construction and maintenance of the property shown hereon; on account of the roads, fills, embankments, ditches, cross drains, culverts, water mains, sewer lines, and bridges within the proposed rights of way and easements shown; and on account of backwater, the collection and discharge of surface water, or the changing of courses of streams.

And further the owner warrants that he owns fee simple title to the property shown hereon and agrees that DeKalb County shall not be liable to him/her, his/her heirs, successors or assigns for any claims or damages resulting from the construction or maintenance of cross drain extensions, drives, structures, streets, culverts, curbs or sidewalks, the changing of courses of streams and rivers, flooding from natural creeks and rivers, surface waters and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind myself and owners subsequent in title to defend by virtue of these present.

All single family residential lots on this plat are included in a special taxing district for funding the maintenance of stormwater detention facilities required because of this development. [Note: This paragraph is only required in single family residential subdivisions.]

All roads have been properly designed and dedicated to accommodate any required parking in the right of way.

In witness whereof, I have hereto set my hand this 27 day of July, 2023

(SEAL)

(Owner)

*Michael A. Millec*  
Witness: *Notary Public*

Notary Public.

**CERTIFICATE OF CONFORMITY:**

I, DANIEL F. CONROY, THE ENGINEER/SURVEYOR FOR THE SUBDIVISION KNOWN AS 481 GLENDALE ROAD, LOCATED IN LAND LOT 46 OF THE 18TH DISTRICT, HEREBY CERTIFY THAT NO LOTS PLATTED WITHIN THE SUBDIVISION ARE NON CONFORMING OR WILL RESULT IN ANY NON CONFORMING LOTS.

*Daniel F. Conroy*  
SIGNATURE

DANIEL F. CONROY  
NAME (PLEASE PRINT)  
800 SATELLITE BLVD  
ADDRESS  
SUWANEE, GA 30024  
CITY, STATE, ZIP

**REFERENCE:**

NO OTHER PROJECTS ARE ASSOCIATED, TO BE REFERENCED.

DEKALB COUNTY DEVELOPMENT FILE# 1246395

THIS SURVEY WAS MADE WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

© COPYRIGHT 2023 BOUNDARY ZONE, INC. ALL RIGHTS RESERVED.

THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

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.

<p>○ PROPERTY CORNER FOUND (AS NOTED)</p> <p>● 1/2" REBAR WITH CAP SET LSF# 839</p> <p>■ R/W MONUMENT</p> <p>▲ FIRE HYDRANT</p> <p>⊗ WATER METER</p> <p>⊕ WATER VALVE</p> <p>⊙ POWER POLE</p> <p>⊛ LIGHT POLE</p>	<p>⊛ POWER/LIGHT POLE</p> <p>⊛ GUY WIRE</p> <p>⊛ POWER METER</p> <p>⊛ POWER BOX</p> <p>⊛ A/C UNIT</p> <p>⊛ MANHOLE</p> <p>⊛ CLEAN OUT</p> <p>⊛ JUNCTION BOX</p> <p>⊛ OUTFLOW STRUCTURE</p> <p>⊛ DRAINAGE INLET</p>	<p>⊛ GAS METER</p> <p>⊛ GAS VALVE</p> <p>⊛ CABLE BOX</p> <p>⊛ TELEPHONE BOX</p> <p>▲ SIGN</p> <p>—W— WATER LINE</p> <p>—U— OVER-HEAD UTILITY LINE</p> <p>—S— SEWER LINE</p> <p>—G— GAS LINE</p> <p>—C— CABLE LINE</p>	<p>—T— TELEPHONE LINE</p> <p>—X— FENCE LINE</p> <p>—920— CONTOUR LINE</p> <p>BSL BUILDING SETBACK LINE</p> <p>CONC. CONCRETE</p> <p>EOP EDGE OF PAVEMENT</p> <p>L.L. LAND LOT</p> <p>N/F NOW OR FORMERLY</p> <p>R/W RIGHT-OF-WAY</p> <p>P/L PROPERTY LINE</p>	<p>OH OVERHANG</p> <p>CB. CATCH BASIN</p> <p>ONT CANTILEVER</p> <p>H/C HANDICAP</p> <p>F/FE FINISHED FLOOR ELEVATION</p> <p>B/E BASEMENT FLOOR ELEVATION</p> <p>GFE GARAGE FLOOR ELEVATION</p> <p>DB DEED BOOK</p> <p>PB PLAT BOOK</p> <p>PG PAGE</p>	<p>F.K.A. FORMERLY KNOWN AS</p> <p>NAD NORTH AMERICAN DATUM</p> <p>NAVD NORTH AMERICAN VERTICAL DATUM</p> <p>⊗ HARDWOOD TREE</p> <p>⊗ PINE TREE</p> <p>⊙ REGULAR PARKING</p> <p>⊙ GREASE TRAP</p>
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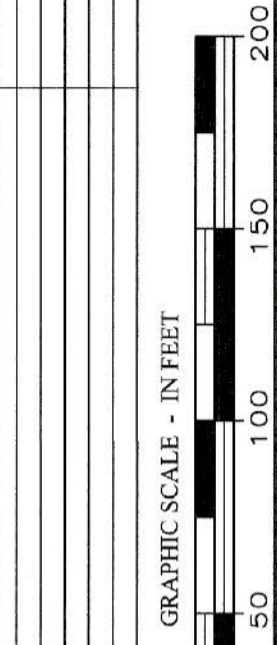
PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH DURHAM & CENTRAL FLORIDA.

PROJECT  
1790104  
SHEET  
1 OF 4

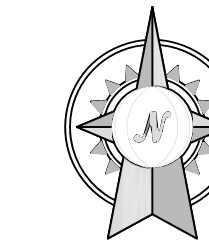
LOT CONSOLIDATION PLAT  
PREPARED FOR: NATIONWIDE INVESTMENTS AND TITLE RESOURCES GUARANTY COMPANY  
BLOCK 4, ESKIMO HEIGHTS SUBDIVISION  
LAND LOT 46, 18 TH DISTRICT  
DEKALB COUNTY, GEORGIA - 07/20/2023

NO.	REVISION	DATE
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GRID NORTH  
GA WEST NAD 83  
DATUM NAVD 88  
SCALE: 1" = 50'

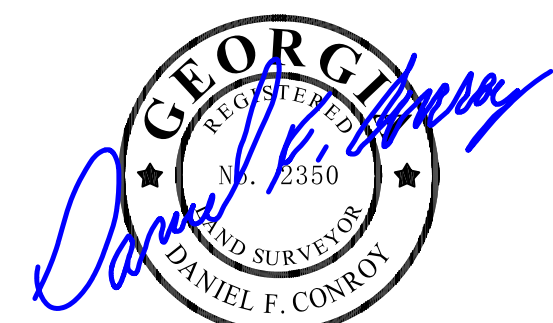
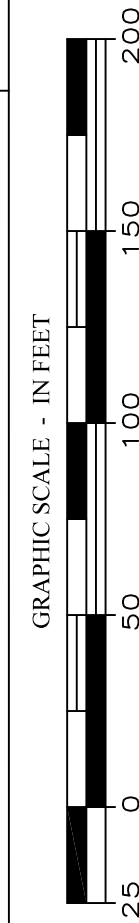




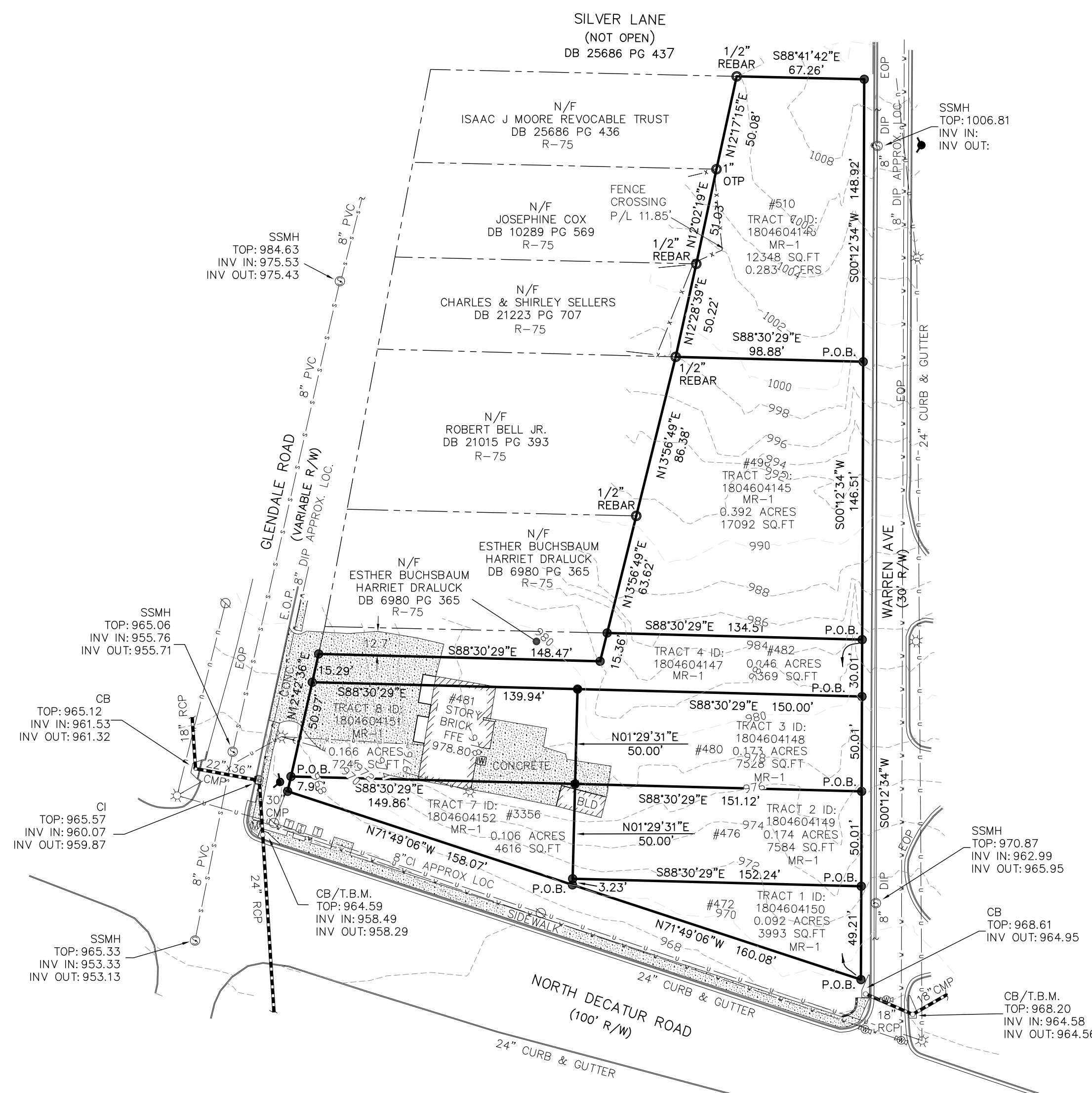


GRID NORTH  
GA WEST NAD 83  
DATUM NAVD 88  
SCALE: 1" = 50'

NO.	REVISION	DATE
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FOR THE FIRM  
BOUNDARY ZONE, INC.  
LSF #839  
NOT VALID WITHOUT  
ORIGINAL SIGNATURE  
*Daniel F. Conroy*  
07/20/2023  
DANIEL F. CONROY PLS #2350 DATE



NOTE:  
1. EXISTING STRUCTURES ON TRACTS 2,3,7 & 8 ALONG WITH ENCROACHING STRUCTURES ON ADJOINING TRACTS TO BE DEMOLISHED  
2. ALL TRACTS COMPOSING THIS ASSEMBLAGE ARE LOCATED WITHIN THE DEKALB COUNTY SCOTSDALE OVERLAY DISTRICT, TIER 1  
3. NO BURY PITTS WERE FOUND OR PLANNED  
4. ALL ELECTRIC UTILITIES ARE ABOVE GROUND  
5. WATER TO BE PROVIDED BY DEKALB COUNTY WATER  
6. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS' REQUIREMENTS REGARDING WETLANDS.

ADDITIONAL STORM LEGEND:  
 LEFT WING CATCH BASIN  
 RIGHT WING CATCH BASIN  
 DOUBLE WING CATCH BASIN  
 FLARED END SECTION  
 HEADWALL

**EXISTING CONDITIONS**  
**LOT CONSOLIDATION PLAT**  
 PREPARED FOR: NATIONWIDE INVESTMENTS AND  
 TITLE RESOURCES GUARANTY COMPANY  
 BLOCK 4, ESKIMO HEIGHTS SUBDIVISION  
 LAND LOT 46, 18 TH DISTRICT  
 DEKALB COUNTY, GEORGIA - 07/20/2023

DEKALB COUNTY DEVELOPMENT FILE# 1246395

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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.  
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 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

LEGEND :	
○ PROPERTY CORNER	⊕ POWER/LIGHT POLE
○ FOUND (AS NOTED)	⊕ GAS VALVE
— 1/2" REBAR WITH CAP SET LSF# 839	⊕ CABLE BOX
■ R/W MONUMENT	⊕ TELEPHONE BOX
⊕ FIRE HYDRANT	⊕ SIGN
⊕ WATER METER	— W—WATER LINE
⊕ WATER VALVE	— U—OVERHEAD UTILITY LINE
⊕ POWER POLE	— S—SEWER LINE
⊕ LIGHT POLE	— G—GAS LINE
	— C—CABLE LINE
	— T—TELEPHONE LINE
	— X—FENCE LINE
	— 920—CONTOUR LINE
	BSL BUILDING SETBACK LINE
	CONC. CONCRETE
	EOP EDGE OF PAVEMENT
	L.L. LAND LOT
	N/F NOW OR FORMERLY
	R/W RIGHT-OF-WAY
	P/L PROPERTY LINE
	OH OVERHANG
	CB CATCH BASIN
	CNT CANTILEVER
	H/C HANDICAP
	FFE FINISHED FLOOR ELEVATION
	BFE BASEMENT FLOOR ELEVATION
	GFE GARAGE FLOOR ELEVATION
	DB DEED BOOK
	PB PLAT BOOK
	PG PAGE
	F.K.A. FORMERLY KNOWN AS
	NAD NORTH AMERICAN DATUM
	NAV80 NORTH AMERICAN VERTICAL DATUM
	⊕ HARDWOOD TREE
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	⊕ REGULAR PARKING
	⊕ GREASE TRAP

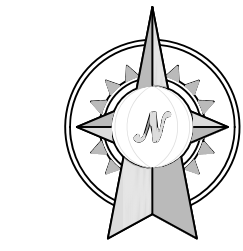


**BOUNDARY zone, inc.** SURVEYORS, ENGINEERS AND LAND PLANNERS  
 800 SATELLITE BLVD., SUWANEE, GA 30024  
 WWW.BOUNDARYZONE.COM (770) 271-5772

PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.

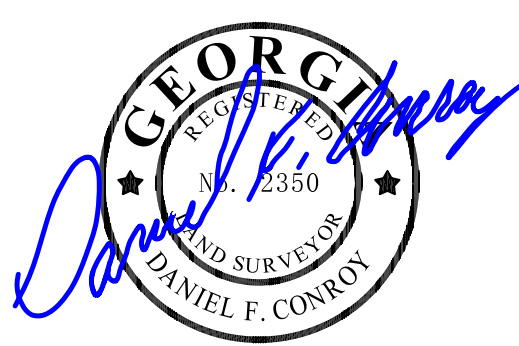
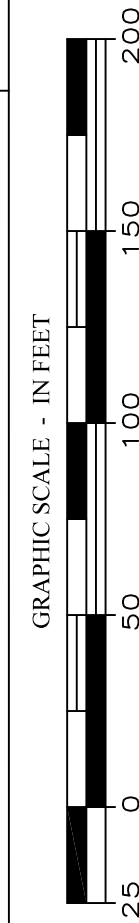
PROJECT 1790104  
 SHEET 2 OF 4





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

NO.	REVISION	DATE
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FOR THE FIRM  
BOUNDARY ZONE, INC.  
LSF #839  
NOT VALID WITHOUT  
ORIGINAL SIGNATURE  
*Daniel F. Conroy*  
06/08/2023  
DANIEL F. CONROY PLS #2350 DATE

**ZONING INFORMATION:**

MR-1 (MEDIUM DENSITY RESIDENTIAL-1 DISTRICT)  
SCOTSDALE OVERLAY DISTRICT (TIER 1)

\*SETBACKS ARE SUBJECT TO DEKALB COUNTY BUILDING CODE REQUIREMENTS

SCOTSDALE OVERLAY DISTRICT TIER 1 SETBACKS (UDC 3.36.9):

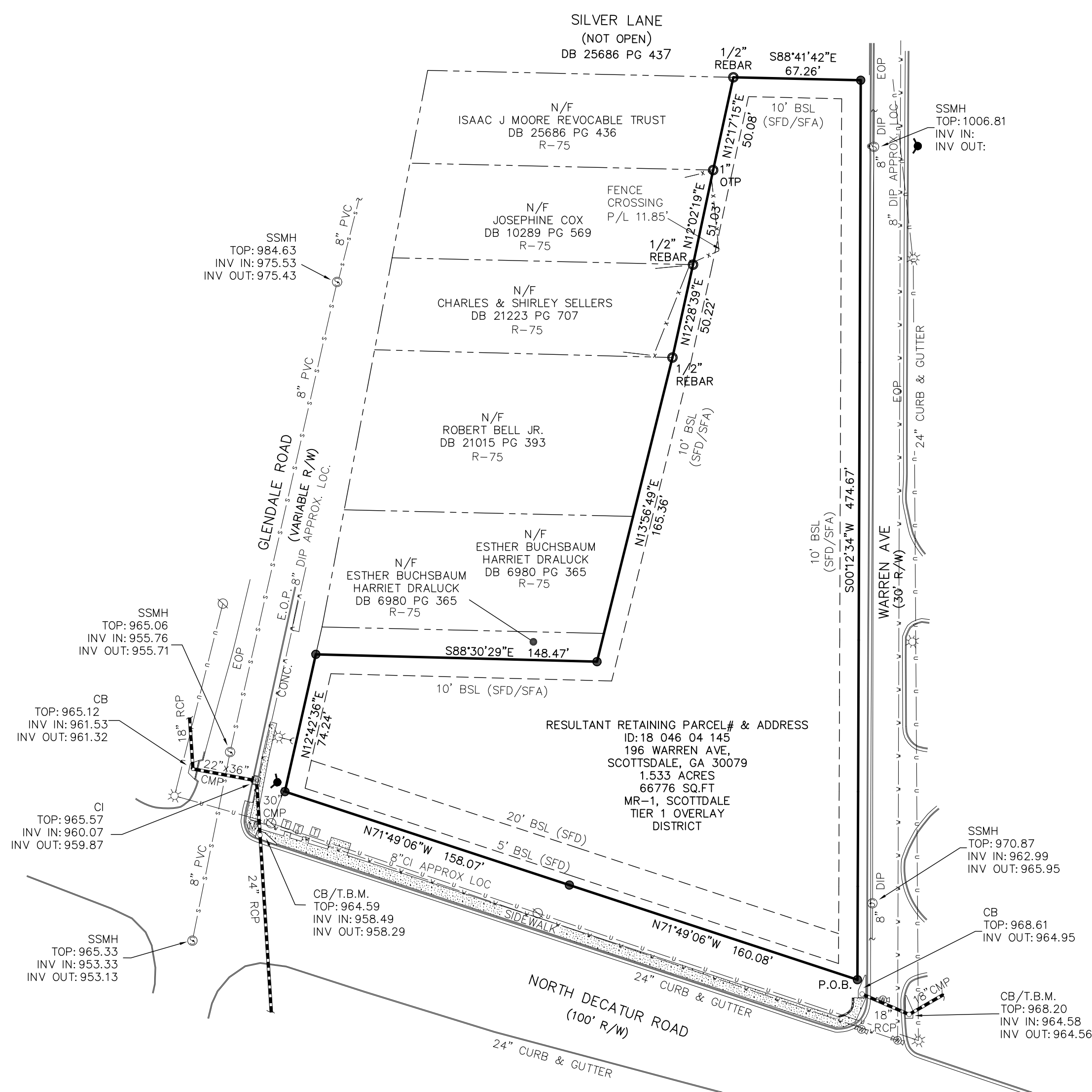
SINGLE FAMILY DETACHED (SFD):  
MIN. FRONT SETBACK: 20' OR 10' W REAR ALLEY ACCESS  
MIN. SIDE YARD SETBACK: 3' AND 10' SEPARATION OF BUILDINGS, OR 3' FOR U-SF  
MIN. SIDE CORNER YARD SETBACK: 10'  
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SINGLE FAMILY ATTACHED (SFA):  
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- NOTE:
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  - ALL TRACTS COMPOSING THIS ASSEMBLAGE ARE LOCATED WITHIN THE DEKALB COUNTY SCOTSDALE OVERLAY DISTRICT, TIER 1
  - NO BURY PITS WERE FOUND OF PLANNED
  - ALL ELECTRIC UTILITIES ARE ABOVE GROUND
  - WATER TO BE PROVIDED BY DEKALB COUNTY WATER
  - THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS' REQUIREMENTS REGARDING WETLANDS.

NOTE:  
NO UTILITY WORK IS PROPOSED ASSOCIATED WITH THE LOT COMBINATION PLAT

- ADDITIONAL STORM LEGEND:
- LEFT WING CATCH BASIN
  - RIGHT WING CATCH BASIN
  - DOUBLE WING CATCH BASIN
  - FLARED END SECTION
  - HEADWALL



**PROPOSED CONDITIONS**

**LOT CONSOLIDATION PLAT**  
PREPARED FOR: NATIONWIDE INVESTMENTS AND  
TITLE RESOURCES GUARANTY COMPANY  
BLOCK 4, ESKIMO HEIGHTS SUBDIVISION  
LAND LOT 46, 18 TH DISTRICT  
DEKALB COUNTY, GEORGIA - 07/20/2023

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○ PROPERTY CORNER	⊕ POWER/LIGHT POLE
○ FOUND (AS NOTED)	⊕ GAS METER
— 1/2" REBAR WITH CAP SET LSF# 839	⊕ CABLE BOX
■ R/W MONUMENT	⊕ POWER BOX
⊕ FIRE HYDRANT	⊕ TELEPHONE BOX
⊕ WATER METER	⊕ SIGN
⊕ WATER VALVE	— W — WATER LINE
⊕ POWER POLE	— U — OVERHEAD UTILITY LINE
⊕ LIGHT POLE	⊕ CLEAN OUT
	⊕ MANHOLE
	⊕ A/C UNIT
	⊕ JUNCTION BOX
	⊕ OUTFLOW STRUCTURE
	⊕ DRAINAGE INLET
	⊕ GAS VALVE
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	CONC. CONCRETE
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	F.K.A. FORMERLY KNOWN AS
	NAD NORTH AMERICAN DATUM
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	⊕ HARDWOOD TREE
	⊕ PINE TREE
	⊕ REGULAR PARKING
	⊕ GREASE TRAP



**BOUNDARY zone, inc.** SURVEYORS, ENGINEERS AND LAND PLANNERS

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WWW.BOUNDARYZONE.COM (770) 271-5772

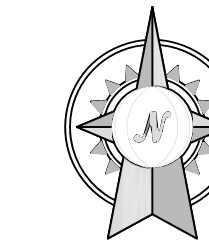
PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.

PROJECT 1790104

SHEET 3 OF 4

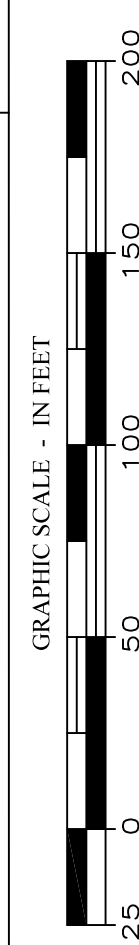
DEKALB COUNTY DEVELOPMENT FILE# 1246395





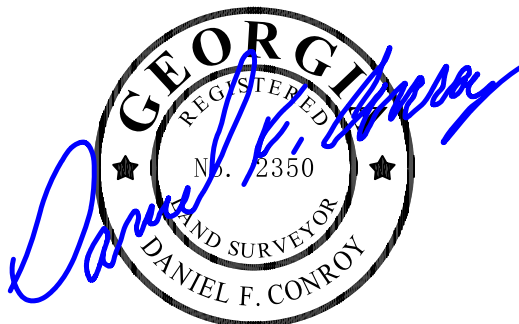
GRID NORTH  
GA WEST NAD 83  
DATUM NAVD 88  
SCALE: 1" = 50'

NO.	REVISION	DATE
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**ZONING CONDITIONS**

**LOT CONSOLIDATION PLAT**  
 PREPARED FOR: NATIONWIDE INVESTMENTS AND  
 TITLE RESOURCES GUARANTY COMPANY  
 BLOCK 4, ESKIMO HEIGHTS SUBDIVISION  
 LAND LOT 46, 18 TH DISTRICT  
 DEKALB COUNTY, GEORGIA - 07/20/2023



FOR THE FIRM  
BOUNDARY ZONE, INC.  
LSF #839  
NOT VALID WITHOUT  
ORIGINAL SIGNATURE  
*Daniel F. Conroy* 07/20/2023  
DANIEL F. CONROY PLS #2350 DATE

2-22-1245579 2022-1479  
AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP  
**AN ORDINANCE TO REZONE PROPERTIES REZONE PROPERTY FROM TIER 2 OF THE SCOTSDALE OVERLAY DISTRICT TO TIER 1 OF THE SCOTSDALE OVERLAY DISTRICT, TO ALLOW CONSTRUCTION OF A SINGLE-FAMILY DETACHED AND SINGLE-FAMILY ATTACHED (TOWNHOME) DEVELOPMENT. THE PROPERTIES HAVE FRONTAGE ON WARREN AVENUE, NORTH DECATUR ROAD AND GLENDALE ROAD AND CONTAIN APPROXIMATELY 1.8 ACRE.**

APPLICANT: Nationwide Investments, LLC  
OWNER: Nationwide Investments, LLC  
COMMISSION DISTRICTS: 4 & 6  
WHEREAS, Nationwide Investments, LLC has filed an application to amend the DeKalb County Zoning Ordinance to rezone properties located at 496 & 510 Warren Avenue, and more particularly described as follows:  
All that tract or parcel of land and being in District 18, Land Lot 046, Block 04, Parcels 145 & 146, 147, 148, 149, 150, 151 and 152 of DeKalb County, Georgia, containing 1.8 acres, and  
WHEREAS, it appears to the Board of Commissioners that the application meets all of the criteria set forth in the DeKalb County Code, Chapter 27, Article VII, Division 3, Section 27-7-3 for amending the DeKalb County Zoning Ordinance for the subject properties from Tier 2 of the Scottdale Overlay Zoning District to Tier 1 of the Scottdale Overlay Zoning District.  
THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA, HEREBY ORDAINS:  
Part 1: Pursuant to the authority of the DeKalb County Board of Commissioners to exercise powers of zoning, set forth in Section 27, Article 1.1 and 7.3 of the DeKalb County Zoning Ordinance, an amendment to rezone properties from Tier 2 of the Scottdale Overlay District to Tier 1 of the Scottdale Overlay District, to allow construction of a single-family detached and single-family attached (townhome) development. The properties have frontage on Warren Avenue, North Decatur Road and Glendale Road. The properties contain approximately 1.8 acres and are hereby approved, (with conditions).  
Part 2: That this amendment is approved conditionally, and under the provisions of Section 27-7-3.9 of the DeKalb County Zoning Ordinance, as identified by the use of the term "conditional" after the district designation in Part 1 above, the development and use of the above-described property shall be permitted only in compliance with the conditions and/or site plan as attached to this ordinance.  
Part 3: That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.  
Part 4: This ordinance, hereby approved, does not authorize the violation of any Zoning District Regulations. District regulation variances can be approved in accordance with Chapter 27, Article VII, Division 5.

2-22-1245579 2022-1479  
ADOPTED by the DeKalb County Board of Commissioners this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Robert J. Parize  
Presiding Officer  
Board of Commissioners  
DeKalb County, Georgia

ATTEST:  
Barbara Sanders-Norwood, CCC  
Clerk to the Board of Commissioners and  
Chief Executive Officer  
DeKalb County, Georgia

2-22-1245580 2022-1480  
REQUESTED BY APPLICANT:  
Application of Nationwide Investments, LLC to rezone from the R-75 (Residential Medium Lot-75) Zoning District to the MR-1 (Medium Density Residential-1) Zoning District to allow construction of a single-family detached and single-family attached (townhome) development.

PLANNING AND SUSTAINABILITY DEPARTMENT RECOMMENDATION:  
Approval with Conditions. 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 27-2.15.1 (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 use.  
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 maximum 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 Scottdale overlay. Cottage building design should be substantially similar to the submitted, "Ross Chapin Architects' Brightside House".

2-22-1245580 2022-1480  
PLANNING COMMISSION RECOMMENDATION:  
Approval with Conditions 5-0-1. LaSonya Osler moved, Jana Johnson seconded for Approval with eight (8) conditions, per Staff recommendation. Tess Snipes abstained.

BOARD OF COMMISSIONERS FINAL ACTION:  
May 26, 2022: Approved with Staff's recommended eight (8) conditions.

THIS SURVEY WAS MADE WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.  
© COPYRIGHT 2023 BOUNDARY ZONE, INC. ALL RIGHTS RESERVED.  
THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

TOTAL AREA: 1.533 ACRES / 66,774 SQUARE FEET  
BOUNDARY REFERENCE: DEED BOOK 6093 PAGE 220, PLAT BOOK 8, PAGE 64 HELDWORK 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.

<b>LEGEND :</b> ○ PROPERTY CORNER ● FOUND (AS NOTED) 1/2" REBAR WITH CAP SET LSF# 839 □ R/W MONUMENT ▣ WATER METER ▤ FIRE HYDRANT ▥ WATER METER ▧ WATER VALVE Ⓢ POWER POLE ☆ LIGHT POLE ☆ POWER/LIGHT POLE - - QUIP WIRE □ POWER METER ▣ POWER BOX □ A/C UNIT ○ CLEAN OUT ○ MANHOLE ○ JUNCTION BOX ○ OUTFLOW STRUCTURE ■ DRAINAGE INLET □ GAS METER □ CABLE BOX □ TELEPHONE BOX □ SIGN -W- WATER LINE -U- OVERHEAD UTILITY LINE -S- SEWER LINE -G- GAS LINE -C- CABLE LINE □ GAS VALVE □ CABLE BOX □ TELEPHONE BOX □ SIGN -W- WATER LINE -U- OVERHEAD UTILITY LINE -S- SEWER LINE -G- GAS LINE -C- CABLE LINE -T- TELEPHONE LINE -X- FENCE LINE -920- CONTOUR LINE BSL BUILDING SETBACK LINE CONC. CONCRETE EOP EDGE OF PAVEMENT L.L. LAND LOT N/F NOW OR FORMERLY R/W RIGHT-OF-WAY P/L PROPERTY LINE OH OVERHANG C.B. CATCH BASIN CNT CANTILEVER H/C HANDICAP FFE FINISHED FLOOR ELEVATION BFE BASEMENT FLOOR ELEVATION GFE GARAGE FLOOR ELEVATION DB DEED BOOK PB PLAT BOOK PG PAGE F.K.A. FORMERLY KNOWN AS NAD NORTH AMERICAN DATUM NAVD NORTH AMERICAN VERTICAL DATUM HARDWOOD TREE PINE TREE REGULAR PARKING GREASE TRAP
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DEKALB COUNTY DEVELOPMENT FILE# 1246395

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