



DeKalb County Department of Planning & Sustainability

178 Sams Street, Decatur, GA 30030 - (404) 371-2155

[Planning and Sustainability | DeKalb County GA](#)

Planning Commission Sketch Plat Hearing Date: February 26, 2025 @ 6:00 P.M

STAFF ANALYSIS

Case No.: P-Plat #1247014 (Scottdale Cottages and Townhomes) **Agenda #** N1

Commission District: 4 **Super District:** 6

Location/Address: 496 Warren Avenue

Parcel ID(s): 18 046 04 145

Request: Major subdivision to construct up to four (4) single-family detached cottage dwellings and up to eight (8) single-family attached townhomes.

Property Owner(s): Nationwide Investments, LLC

Applicant/Agent: Roger Grant

Acreage: 1.53 acres

Existing Land Use: Commercial (personal service establishment)

SUBJECT PROPERTY & ZONING HISTORY

The subject property in its current configuration comprises approximately 1.53 acres and is improved with a structure that was most recently occupied by a personal service establishment (barber shop). What is now the subject property was subject to two concurrent rezonings in 2022:

- **Z-22-1245579** rezoned the subject property from Tier 2 of the Scottdale Overlay District to Tier 1 of the Scottdale Overlay District.
- **Z-22-1245580** rezoned the subject property from the R-75 (Residential Medium Lot-75) Zoning District to the MR-1 (Medium Density Residential-1) Zoning District.

The cases were approved by the Board of Commissioners on May 22, 2022, with conditions, to allow for the construction of a single-family detached and single-family attached (townhome) development. Single-family attached townhomes are not permitted in Tier 2 of the Overlay and could only be permitted by changing the Tier of the Overlay, and, by extension, the underlying zoning.

Concurrent with this Sketch Plat review, variances from Section 5.7.5. (F)(1) to increase the maximum parking lot frontage to 60 feet and Section 5.7.6. (J)(3) to increase the maximum setback for a garage to a sidewalk to 15 feet were approved by the Zoning Board of Appeals (ZBA) on September 13, 2023 (A-23-1246573).

PROJECT DESCRIPTION

The applicant, Roger Grant, proposes a major subdivision of the subject property to construct up to four (4) single-family detached cottage dwellings. Eight (8) single-family attached townhomes are also proposed on-site but will be constructed and sold as condominiums.

A total of three (3) access points are to be provided. One is provided off of Glendale Road to the west and another off of Warren Avenue to the east, allowing for the construction of a private street (Warren Estates Drive) to be built to public street standards. A third access point is provided further north off of Warren Avenue, which leads into a small parking area to be utilized by residents of the proposed cottage units; additional on-street spaces are provided on the proposed Warren Estates Drive. The cottage units are oriented towards a central enhanced open space area, while the proposed townhome units will be oriented towards North Decatur Road.

A ten (10)-foot sidewalk is to be constructed along North Decatur Road and five (5)-foot sidewalks are to be constructed along the development site's frontage on Glendale and Warren Road. Sidewalks will also be provided interior to the development site, including along Warren Estates Drive. Street trees and streetlights are to be located along all sidewalks in designated landscape strips meeting the minimum requirements of Sections 3.36.11., 3.36.12., and 5.4.3. of the *Zoning Ordinance*.

An underground detention system is proposed in the southwest portion of the development site and a bioretention area is provided between proposed cottage lots 3 and 4.

Sec. 14-96. - Standards for approval of Sketch Plats; approved Preliminary Plats.

(a) The Planning Commission shall not approve a Sketch Plat unless it is found that:

1) Provisions have been made for a water supply system that is sufficient in terms of quantity, dependability, and quality for purposes of health, emergency, and adequate fire protection for the subdivision proposed;

Water service is to be provided by DeKalb County.

2) If a public sewage system is proposed, adequate provision has been made for such a system and, if other methods of sewage disposal are proposed, that such systems will comply with federal, state, and local laws and regulations;

Sewer service is to be provided by DeKalb County.

3) Adequate areas have been allocated within a subdivision to meet the regulations in this chapter for the long-term collection, management, and treatment of stormwater;

Detention facilities that meet the minimum requirements of the *Land Development Code* (Chapter 14) are provided in the southwest and east central portion of the development site.

4) The proposed subdivision is designed to avoid areas of flood plains, watercourses, wetlands, exceptional or specimen trees or woodlands;

The subject property is not located within or adjacent to any of the above features.

5) No platting of lots within the subdivision will create any non-conforming lots or increase the non-conformity of existing non-conforming lots on property within or adjacent to the subdivision;

Newly created lots are in compliance with applicable lot standards in Tier 1 of the Scottdale Overlay District.

6) If the subdivision abuts a state designed highway, all applicable statutory provisions are followed, including the rules of Georgia Department of Transportation;

Yes.

7) The proposed subdivision meets all the requirements of this chapter, [Chapter 27](#), the official comprehensive plan, the official thoroughfare map, and all other standards and regulations adopted by all boards, commissions, agencies, and officials of DeKalb County and all other applicable laws from other, relevant jurisdictions;

Yes.

8) A properly issued certificate of appropriateness, when the subdivision or portions thereof lie within a designated historic area that required such a certificate as may be required by state law or this Code; and

Not applicable.

9) Lot lines have been laid out so as to minimize crossing municipal or county boundaries;

All proposed lots are located in the unincorporated area of DeKalb County.

10) All requirements of [section 14-89](#) and [section 14-90](#) have been fulfilled.

Yes.

STAFF RECOMMENDATION: *Approval*

The proposal is consistent with the goals of the *DeKalb County 2050 Unified Plan*, is in compliance with the approved Zoning Conditions of Z-22-1245579 and Z-22-1245580, and is in compliance with all developmental standards of the *Zoning Ordinance*. All other regulatory reviews have been completed and approved (or conditionally approved). Therefore, the Planning and Sustainability Department recommends *Approval* of the submitted Sketch Plat application.

ONE TREE WAS OBSERVED ON SITE MEETING DEKALB COUNTY SPECIMEN TREE QUALIFICATIONS PER MUNICIPAL CODE SEC 14-39(g)(8)

32" PINE: HEALTH GOOD, NO OBSERVED DEFECTS

ROGER G. GRANT,
 ISA CERTIFIED ARBORIST
 #50-6686A



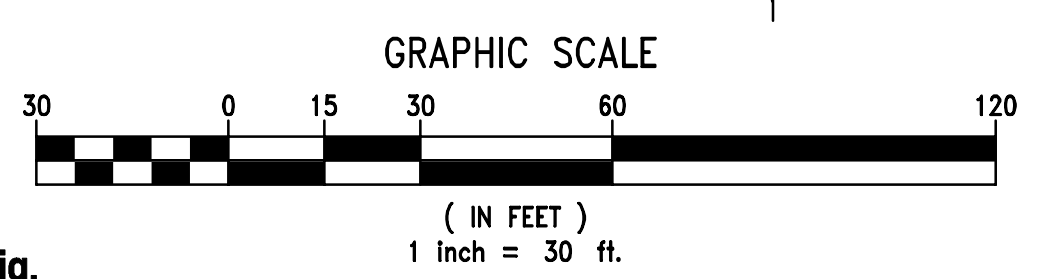
PROJECT	SCOTTDALE COTTAGES AND TOWNHOMES 496 WARREN AVENUE SCOTTDALE, DEKALB COUNTY, GEORGIA
CLIENT	NATIONWIDE INVESTMENTS, LLC 4763 BUFORD HWY STE 200 ATLANTA, GA 30341

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APPROVED FOR CONSTRUCTION
 NOT APPROVED FOR CONSTRUCTION

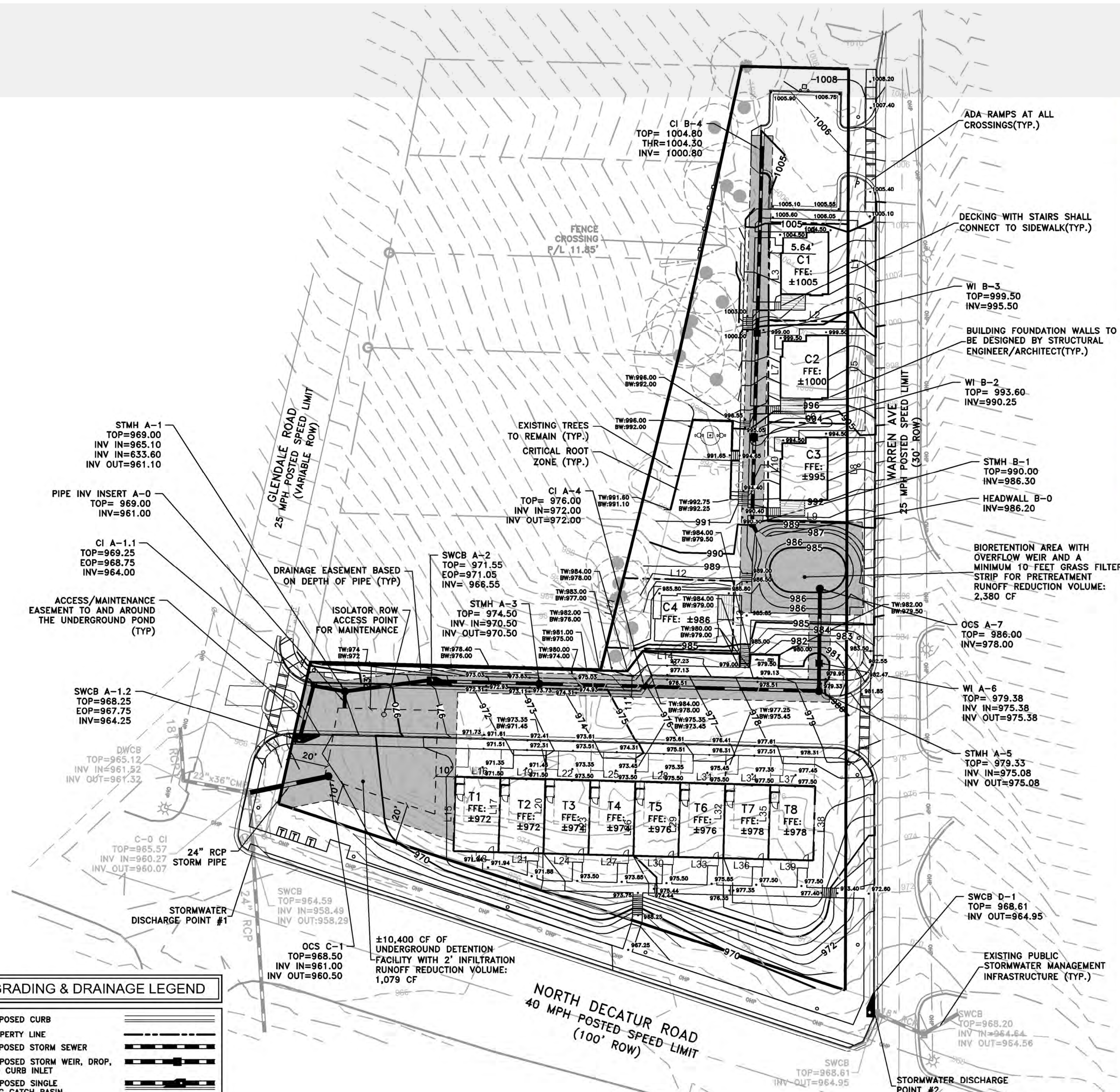
REVISIONS	DATE
COUNTY COMMENTS	10/1/24
COUNTY COMMENTS	12/16/24

DRAWING TITLE	
SKETCH PLAT TREE SURVEY	
DRAWING FILE: Q:\5592\00\DRAWINGS\CIVIL\5592.00.DWG	
DRAWN BY: RG	DRAWING NO.:
DATE: 05/23/24	SP-4
PROJECT NO: 5592.00	



CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: **Scottdale Cottages & Townhomes**
Drainage Basin Name: **Basin A**

Site Data

Cover Type	Pre-Development		Post-Development		Total	% Cover
	Area (acres)	Curve No.	Area (acres)	Curve No.		
Impervious	0.00	0.00	0.00	0.00	0.00	0%
Open Space - Good Condition (grass cover > 75%)	0.00	0.00	0.00	0.00	0.00	0%
Open Space - Poor Condition (grass cover < 75%)	0.00	0.00	0.00	0.00	0.00	0%
Other	0.00	0.00	0.00	0.00	0.00	0%
Total	0.00	0.00	0.00	0.00	0.00	0%

Conservation Area Credits

Scenario 1: Natural Conservation Area
Scenario 2: Site Restoration/Revegetation
Scenario 3: Soil Restoration
Scenario 4: Site Restoration/Revegetation & Soil Restoration

Water Quality Goals

Target Runoff Reduction Storm (in)	1.00
Total Site Area for Water Quality Volume (acres)	1.14
Target Runoff Reduction Volume (cf)	2,187
Target Water Quality Volume (cf)	2,251

Select BMPs for Runoff Reduction and Water Quality

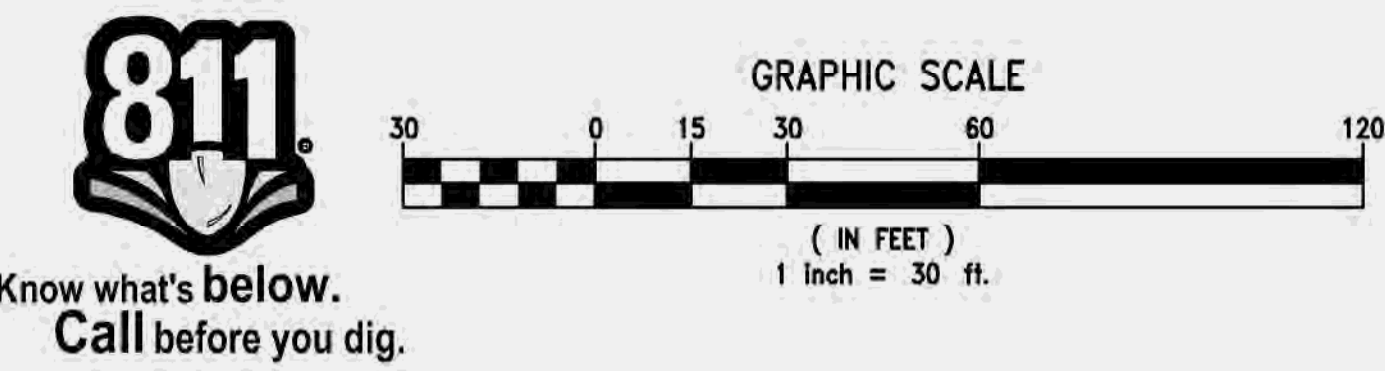
BMP	Area (ac)	Discharge Previous Area (ac)	On-site Impervious Area (ac)	Off-site Area (ac)	Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations				WQ Calculations			
								RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Volume Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ from Direct Drainage (cf)	Effective TSS Removal %
BMP 2	0.00	0.00	0.00	0.00	2,380	0	BMP 2	1,089	0	1,089	100%	1,089	0	1,307	100%
BMP 3	0.00	0.00	0.00	0.00	1,079	0	BMP 3	1,078	0	1,078	100%	1,078	0	1,294	100%
BMP 4	0.00	0.00	0.00	0.00	0	0		0	0	0	N/A	0	0	0	N/A
BMP 5	0.00	0.00	0.00	0.00	0	0		0	0	0	N/A	0	0	0	N/A
BMP 6	0.00	0.00	0.00	0.00	0	0		0	0	0	N/A	0	0	0	N/A
BMP 7	0.00	0.00	0.00	0.00	0	0		0	0	0	N/A	0	0	0	N/A
BMP 8	0.00	0.00	0.00	0.00	0	0		0	0	0	N/A	0	0	0	N/A
BMP 9	0.00	0.00	0.00	0.00	0	0		0	0	0	N/A	0	0	0	N/A
BMP 10	0.00	0.00	0.00	0.00	0	0		0	0	0	N/A	0	0	0	N/A
TOTAL	0.00	0.00	0.00	0.00	0.00	0.00		2,167	0	2,167	100%	2,167	0	2,651	100%

Channel and Flood Protection Calculations

Target Rainfall Event (in)	Pre-Development Runoff Volume (in)				Post-Development Runoff Volume (in) with BMPs			
	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

GRADING & DRAINAGE LEGEND

- PROPOSED CURB
- PROPERTY LINE
- PROPOSED STORM SEWER
- PROPOSED STORM WEIR, DROP, AND CURB INLET
- PROPOSED SINGLE WING CATCH BASIN
- PROPOSED DOUBLE WING CATCH BASIN
- PROPOSED HEAD WALL
- EXISTING STORM SEWER
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING WOODS LINE
- EXISTING FEATURES ARE SCREENED



PROJECT: SCOTTDALE COTTAGES AND TOWNHOMES
496 WARREN AVENUE
SCOTTDALE, DEKALB COUNTY, GEORGIA

CLIENT: NATIONWIDE INVESTMENTS, LLC
4763 BUFORD HWY STE 200
ATLANTA, GA 30341

APPROVED FOR CONSTRUCTION
NOT APPROVED FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	10/1/24
2	COUNTY COMMENTS	12/16/24

DRAWING TITLE: SKETCH PLAT GRADING & DRAINAGE PLAN

DRAWING FILE:

DRAWN BY: KG	DRAWING NO.:
DATE: 05/23/24	PROJECT NO: 5592/00
SP-2	

SKETCH PLAT - AP# 1247014

APPROVED CONDITIONS FROM REZONING CASES #Z-22-1245579

Z-22-1245579 2022-1479

REQUESTED BY APPLICANT:

Application of Nationwide Investments, LLC to rezone 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.

PLANNING AND SUSTAINABILITY DEPARTMENT RECOMMENDATION:

Approval with conditions. This Tier change would increase the maximum density of these two lots from Tier 2 (6 units/acre) to Tier 1 (12 units/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. This tier change will allow the applicant to develop all of the parcels with the same standards within the same Tier. One of the purposes of the Scottdale overlay is to encourage new development that is appropriate to the existing character of the Scottdale Community. This proposal supports this purpose. The proposed density is only slightly higher than the density allowed within Tier 2 (existing 6, proposed 6.67) and provides a transition between single-family attached and detached dwelling types. The construction of townhomes along North Decatur Road will provide development along an under-utilized segment of the overlay. 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".

Z-22-1245579 2022-1479

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.

APPROVED CONDITIONS FROM REZONING CASES #Z-22-1245580

Z-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 27-2.13.1 (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".

Z-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.

APPROVED ZBA VARIANCE WITH CONDITIONS, CASE A-23-1246573



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



Michael L. Thurmond
Chief Executive Officer

Cedric Hudson

September 18th, 2023

Commission District 04 Super District 06

N7 Case No: A-23-1246573

Parcel ID(s): 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

Applicant: Roger Grant
2862 Buford Highway, Suite 200
Duluth, GA 30096

Owner: Nationwide Investments, LLC
5555 Glenridge Connector, Suite 800
Atlanta, GA 30342

Project Name: 196 Warren Avenue - Cottage and Townhome development

Location: 196 Warren Avenue, Scottdale, GA 30079

Request:

- Variance from section 27-5.7.5.F.1 to increase the maximum parking lot frontage from 30' to 60' and
- Variance from section 27-5.7.6.J.3 to increase the maximum setback from a garage to a sidewalk from 10' to 15' for property within the MR-1 (Medium Density Residential) zoning district and the Scottdale Overlay Tier 1 district to allow the construction of a new townhome and cottage development.

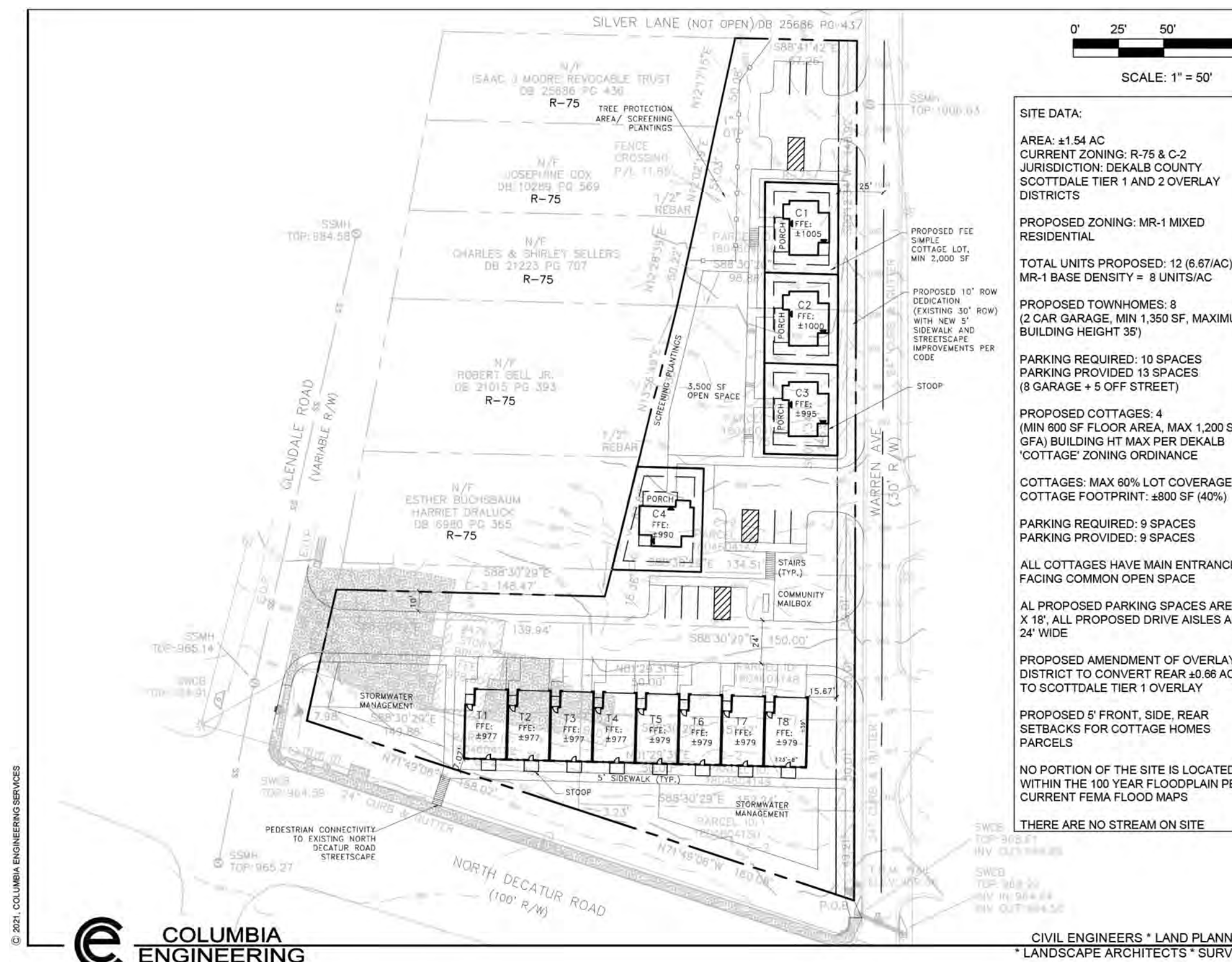
THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, SEPTEMBER 13TH, 2023 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:

ZBOA Action: Approval with conditions

MOTION: Mark Goldman moved for approval with staff condition and, with the condition that the parking lot be screened from Warren Avenue and from the side facing the cottage. Alice Bussey seconded. Motion carries 6-0-0. Nadine Rivers-Johnson was not present for this vote.

CONDITIONS:

- The following information about this variance shall be noted on any site plan prepared for the subject property, case number, approval date, type of variance and condition(s) of approval.
- Parking lot shall be screened from Warren Avenue and from the side facing the cottage.



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
MR-1 BASE DENSITY = 8 UNITS/AC

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

PROPOSED TOWNHOMES: 8
(2 CAR GARAGE, MIN 1,360 SF, MAXIMUM BUILDING HEIGHT 35')

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

PROPOSED COTTAGES: 4
(MIN 800 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 ±0.86 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 #/ PROJECT NO.: SK-3
DATE: 10/23/21
SCALE: 1"=50'



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



PROJECT: SCOTSDALE COTTAGES AND TOWNHOMES
496 WARREN AVENUE
SCOTSDALE, DEKALB COUNTY, GEORGIA

CLIENT: NATIONWIDE INVESTMENTS, LLC
4763 BUFORD HWY STE 200
ATLANTA, GA 30341

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APPROVED FOR CONSTRUCTION
 NOT APPROVED FOR CONSTRUCTION

REVISIONS	DATE
COUNTY COMMENTS	10/1/24
COUNTY COMMENTS	12/16/24

DRAWING TITLE: SKETCH PLAT ZONING AND VARIANCE DOCUMENTS

DRAWING FILE #	DRAWINGS/CVLS
Q-5592.00	DRAWINGS/CVLS/5592.00.DWG

DRAWN BY	RG	DRAWING NO.
DATE	05/23/24	SP-5
PROJECT NO.	5592.00	

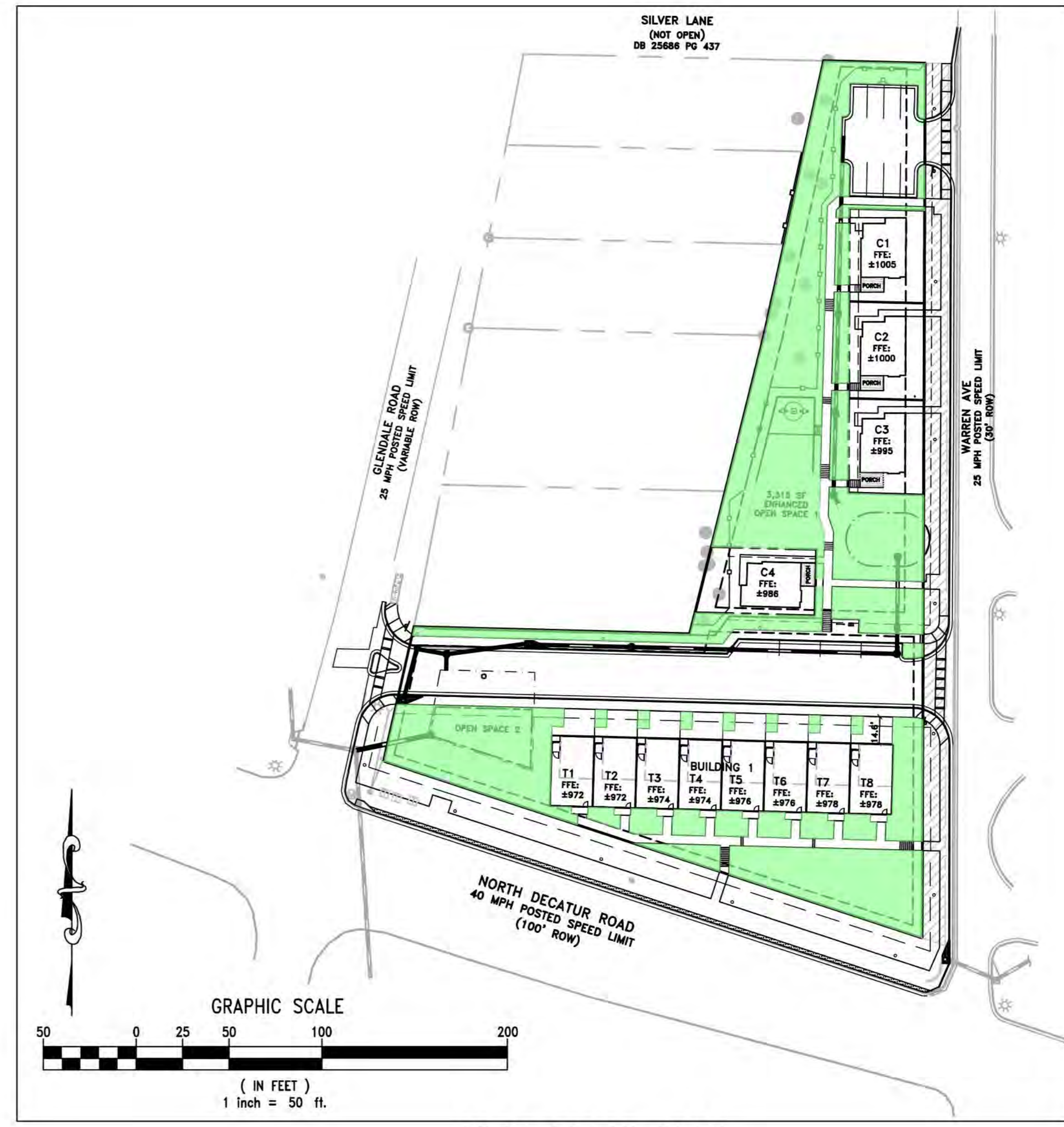
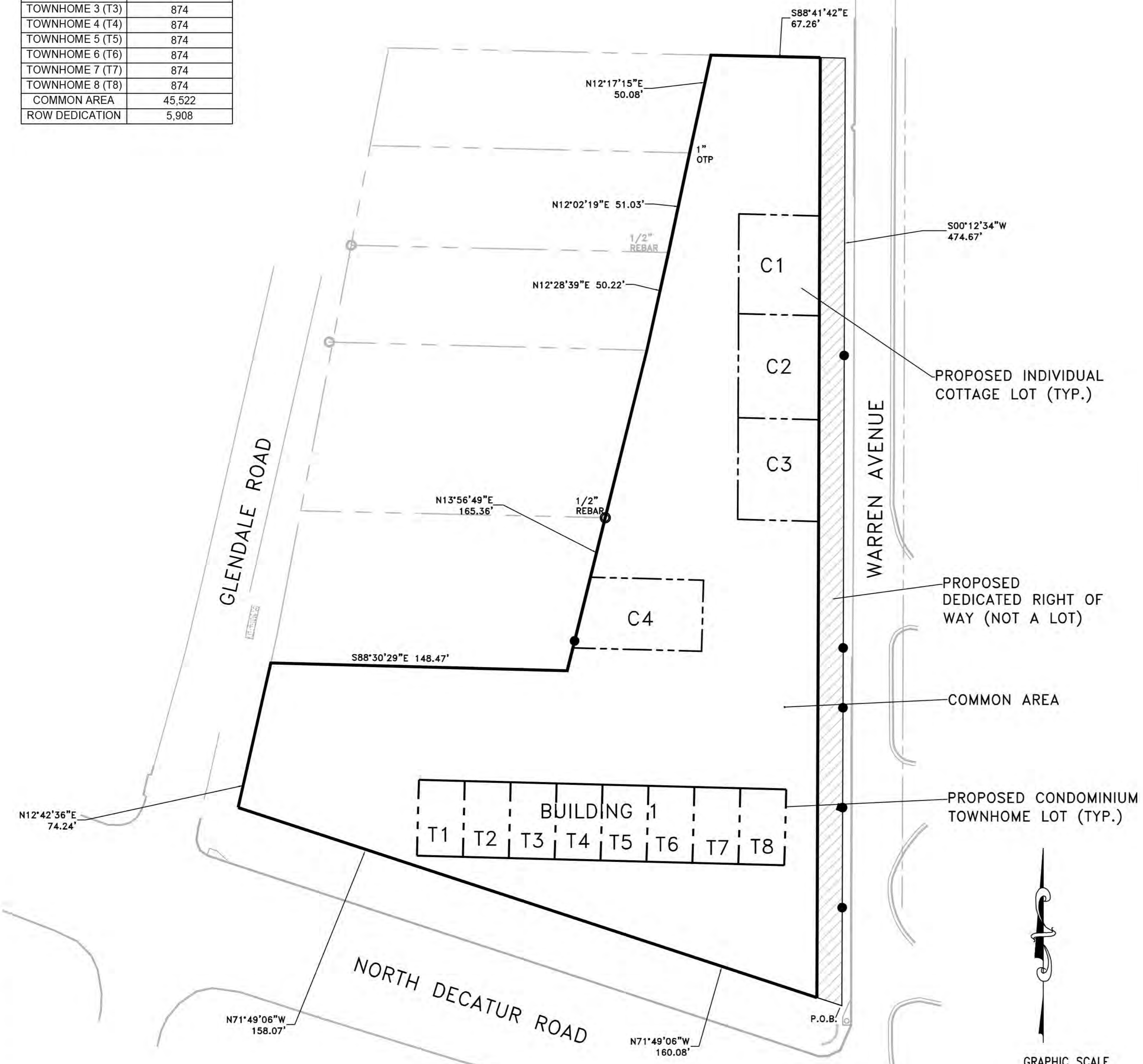


CIVIL ENGINEERS * LAND PLANNERS
LANDSCAPE ARCHITECTS * SURVEYORS

02/23/22 SITE PLAN PER CONDITION #4, CASE #Z-22-1245579, CASE #Z-22-1245580

SKETCH PLAT - AP# 1247014

TOWNHOME & COTTAGE HOME LOTS	
LOT	AREA (SF)
COTTAGE 1 (C1)	2025
COTTAGE 2 (C2)	2109
COTTAGE 3 (C3)	2063
COTTAGE 4 (C4)	2157
TOWNHOME 1 (T1)	874
TOWNHOME 2 (T2)	874
TOWNHOME 3 (T3)	874
TOWNHOME 4 (T4)	874
TOWNHOME 5 (T5)	874
TOWNHOME 6 (T6)	874
TOWNHOME 7 (T7)	874
TOWNHOME 8 (T8)	874
COMMON AREA	45,522
ROW DEDICATION	5,908



Parcel Line Table

Line #	Direction	Length
L1	S0°12'34"W	50.01'
L2	S88°30'29"E	40.51'
L3	S0°12'34"W	50.01'
L4	N88°30'29"W	40.51'
L5	S0°12'34"W	52.09'
L6	S88°30'29"E	40.51'
L7	S0°12'34"W	50.01'
L8	S0°12'34"W	50.94'
L9	S88°30'29"E	40.51'
L10	S0°12'34"W	53.01'
L11	N13°56'49"E	36.48'
L12	S88°30'29"E	56.61'
L13	S1°29'31"W	35.62'
L14	N88°30'29"W	64.48'
L15	N1°29'31"E	38.00'
L16	S88°30'29"E	23.00'
L17	N1°29'31"E	38.00'
L18	N88°30'29"W	23.00'
L19	S88°30'29"E	23.00'
L20	N1°29'31"E	38.00'

Parcel Line Table

Line #	Direction	Length
L21	N88°30'29"W	23.00'
L22	S88°30'29"E	23.00'
L23	N1°29'31"E	38.00'
L24	N88°30'29"W	23.00'
L25	S88°30'29"E	23.00'
L26	N1°29'31"E	38.00'
L27	N88°30'29"W	23.00'
L28	S88°30'29"E	23.00'
L29	N1°29'31"E	38.00'
L30	N88°30'29"W	23.00'
L31	S88°30'29"E	23.00'
L32	N1°29'31"E	38.00'
L33	N88°30'29"W	23.00'
L34	S88°30'29"E	23.00'
L35	N1°29'31"E	38.00'
L36	N88°30'29"W	23.00'
L37	S88°30'29"E	23.00'
L38	S1°29'31"W	38.00'
L39	N88°30'29"W	23.00'

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

PROFESSIONAL ENGINEER
 KATIE GLAZER
 10/1/24

PROJECT
 SCOTTDALE COTTAGES AND TOWNHOMES
 496 WARREN AVENUE
 SCOTTDALE, DEKALB COUNTY, GEORGIA

CLIENT
 NATIONWIDE INVESTMENTS, LLC
 4763 BUFORD HWY STE 200
 ATLANTA, GA 30341

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 NOT APPROVED FOR CONSTRUCTION

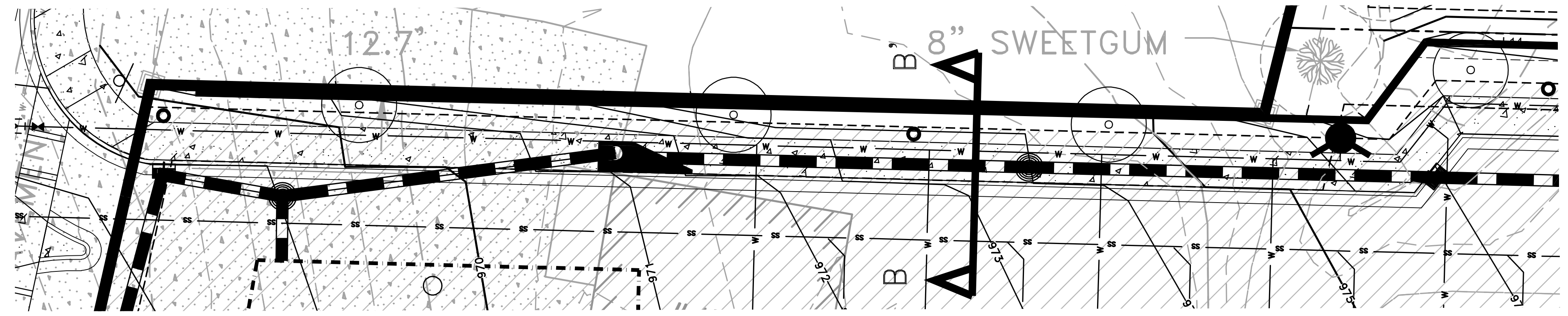
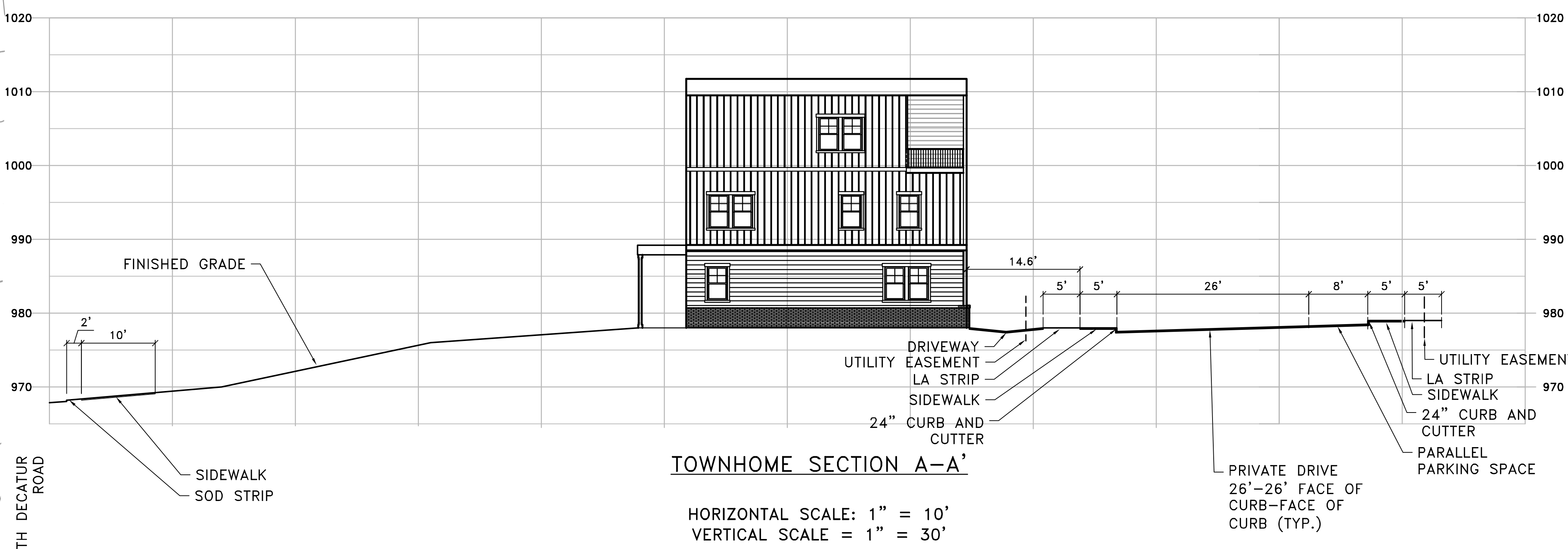
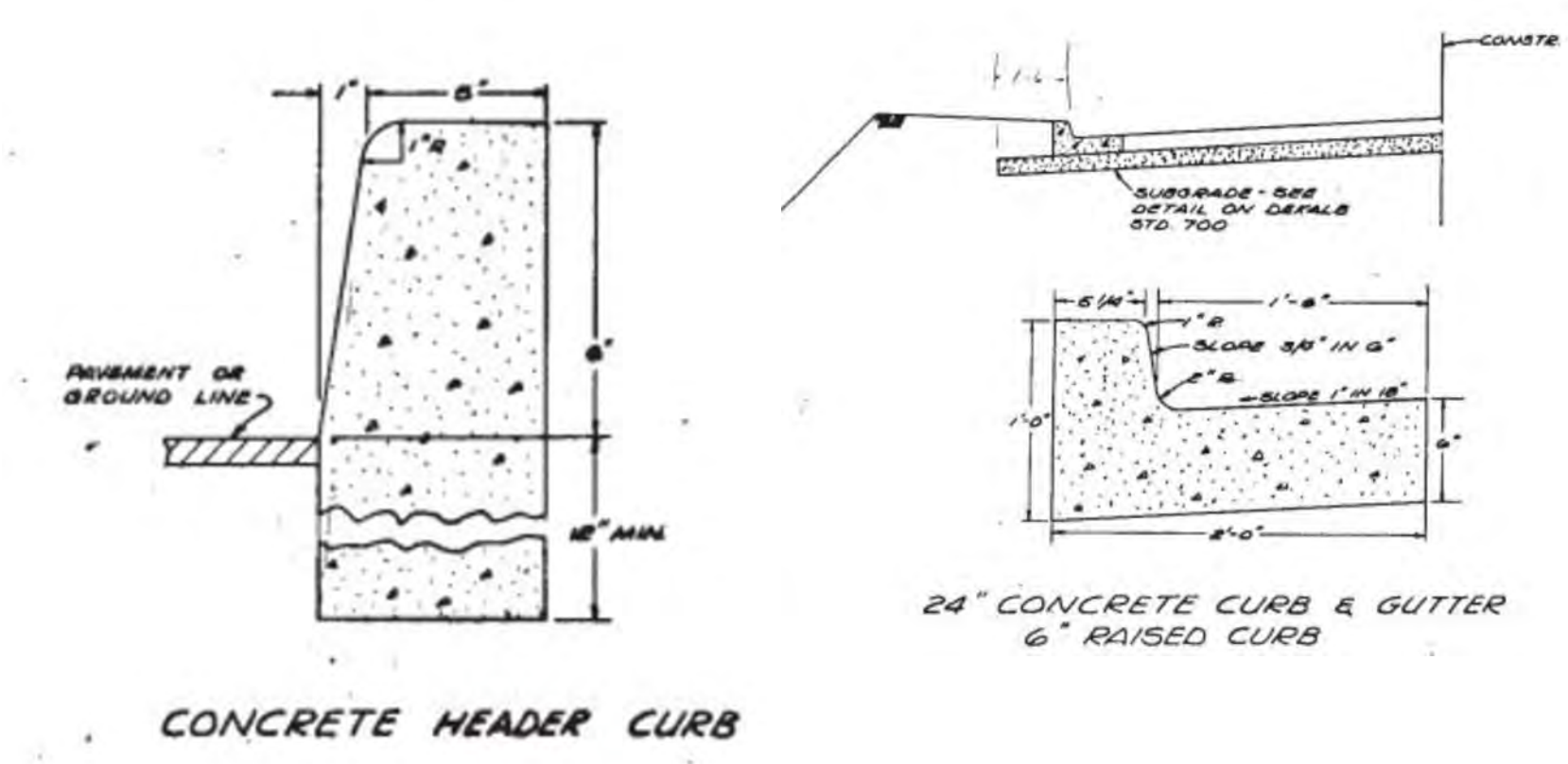
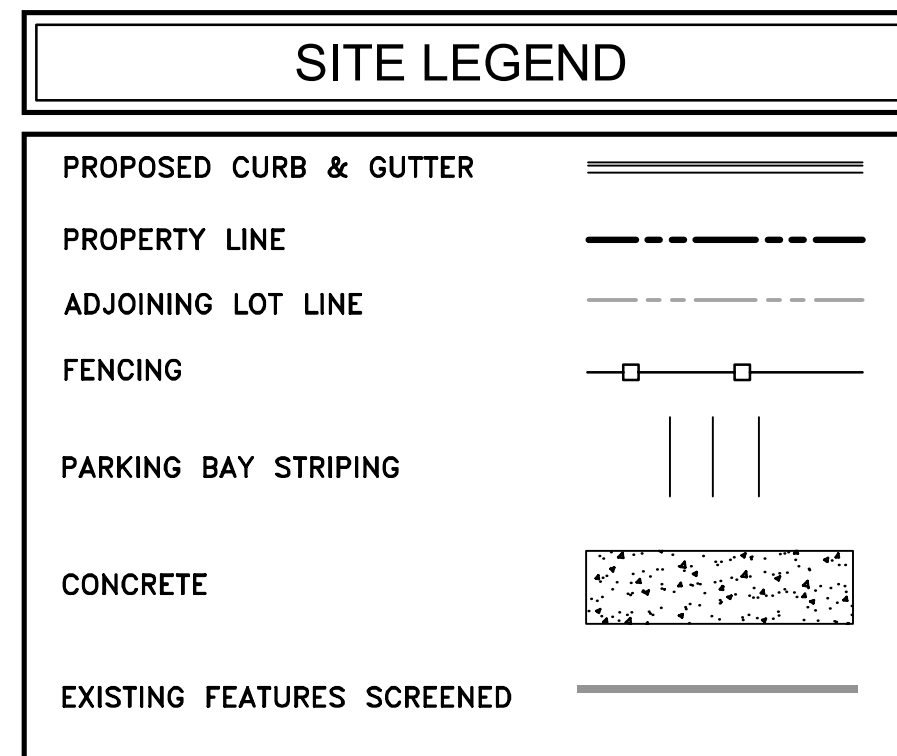
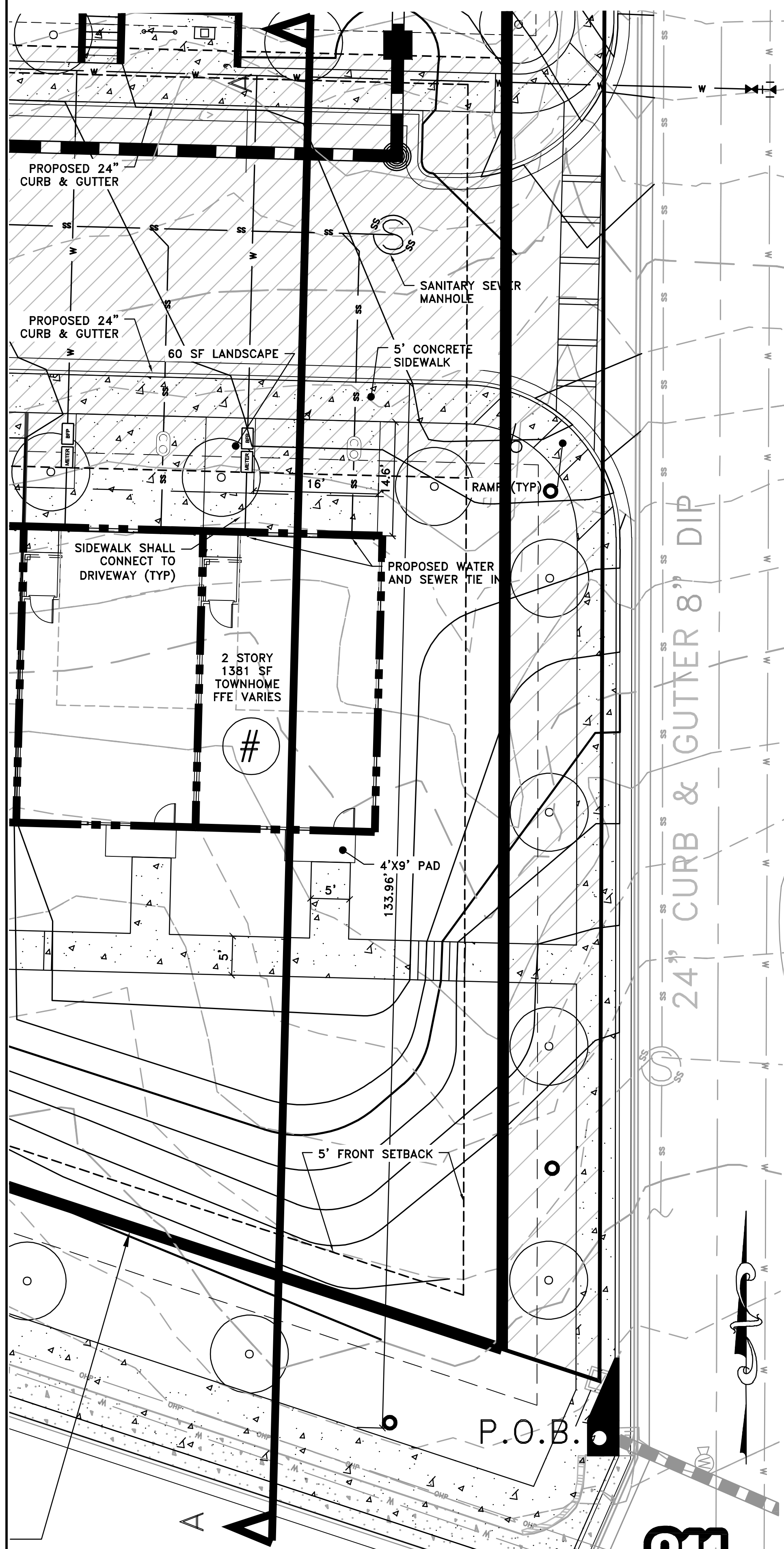
REVISIONS

NO.	DATE	DESCRIPTION
1	12/16/24	COUNTY COMMENTS

DRAWING TITLE
 SKETCH PLAT
 PARCELING PLAN

DRAWING FILE: Q:\5592\00\DRAWINGS\CIVIL\5592.00.DWG
 DRAWN BY: RG
 DATE: 10/1/24
 PROJECT NO: 5592.00
 DRAWING NO: SP-1.1

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COLUMBIA ENGINEERING
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GEORGIA PROFESSIONAL ENGINEER
 KATIE GALLER
 10/1/24

PROJECT
 SCOTTDALE COTTAGES AND TOWNHOMES
 496 WARREN AVENUE
 SCOTTDALE, DEKALB COUNTY, GEORGIA

CLIENT
 NATIONWIDE INVESTMENTS, LLC
 4763 BUFORD HWY STE 200
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APPROVED FOR CONSTRUCTION
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REVISIONS	DATE
COUNTY COMMENTS	12/16/24

DRAWING TITLE
 SKETCH PLAT SECTION VIEW

DRAWING FILE: Q:\5592\00DRAWINGS\CIVL\5592.00.DWG
 DRAWN BY: RG DRAWING NO.:
 DATE: 10/1/24
 PROJECT NO: 5592.00 SP-7

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

GRAPHIC SCALE
 1 inch = 10 ft.

COLUMBIA ENGINEERING

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

SKETCH PLAT APPLICATION

Application Fee: \$300 plus \$10 per lot created.

Only digital copies will be accepted.

Contact plansustain@dekalbcountyga.gov for any questions regarding submittal requirements.

Project Name Scottdale Cottages and Townhomes

Project Address 496 Warren Avenue

Parcel ID Number(s) 18-046-04-145

Proposed Use Residential community

Date(s) of Pre-Application Meeting(s) 02/28/24

Site Acreage 1.533 Acre(s) No. of Lots 13 No. of Units 12

Public Sewer (Y/N?) Y Septic (Y/N?) N

Property Owner Nationwide Investments, LLC Phone 678-886-2280

Address 5555 Glenridge Connector, Suite 800

City Atlanta State GA Zip 30079

Agent Authorized to Receive All Notifications Michael Miller, Managing Partner, Nationwide Investments, LLC

Address 5555 Glenridge Connector, Suite 800 Phone 678-886-2280

City Atlanta State GA Zip 30079

Developer Nationwide Investments, LLC Phone 678-886-2280

Address 5555 Glenridge Connector, Suite 800

City Atlanta State GA Zip 30079

Engineer/Architect Columbia Engineering & Services, Inc. Phone 770-925-0357

Address 2862 Buford Highway, Suite 200


City Duluth State GA Zip 30096

Applicant Roger Grant, Project Manager

Company Name Columbia Engineering & Services, Inc. Phone 678-983-8171

Address 2862 Buford Highway, Suite 200

City Duluth State GA Zip 30096

SIGNATURE OF APPLICANT  Date 5/23/24



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

SKETCH PLAT APPLICATION AUTHORIZATION

Only digital copies will be accepted.

Contact plansustain@dekalbcountyga.gov for any questions regarding submittal requirements.

To whom it may concern:

I/We, Michael Miller, Managing Partner of Nationwide Investments, LLC

being owner(s) of the property described below or attached, hereby delegate authority to:

Roger Grant, Project Manager, Columbia Engineering

to file an application in my/our behalf.

List of all Parcel ID Number(s): 18-046-04-145
18-046-04-145

Tracy Waldron 5/23/24
Notary Public



Nationwide Investments, LLC
Michael Miller
Owner
5-23-24 Managing Partner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

All applications for Sketch Plats must be submitted by the owner of the affected property or the authorized agent of the owner. Such authorization shall be notarized and attached to the application.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

CERTIFICATE OF CONFORMITY

Only digital copies will be accepted.

Contact plansustain@dekalbcountyga.gov for any questions regarding submittal requirements.

I, Ryan Fritz, the engineer/surveyor
for the subdivision known as Scottdale Cottages and Townhomes,
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.



Signature

Ryan Fritz, P.E.

Name (Please Print)

2862 Buford Highway, Suite 200

Address

Duluth

City

GA

State

30096

Zip



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

SKETCH PLAT REVIEW CHECKLIST

Date: _____

Project Name: _____

Zoning District: _____

Map Reference or Parcel Numbers: _____

Associated Rezoning or Other Application Numbers:

SKETCH PLAT SUBMITAL REQUIREMENTS

[14-87 - Conference with County Officials](#)

Before filing the sketch plat for a subdivision for review and approval, the applicant shall meet with the planning [staff] to discuss the procedure for approval of a subdivision plat and the requirements as to general layout of streets, reservations of open space, street improvements, drainage, sewerage, fire protection, and similar matters, as well as the availability of existing services, including schools. The planning [staff] may advise the applicant, when appropriate, to discuss the proposed subdivision with those officials who must eventually approve those aspects of the subdivision plat coming within their jurisdiction. This conference will allow early evaluation of the applicant's intentions and coordination with the comprehensive plan and the zoning ordinance. This conference will also allow county officials to discuss with the applicant the necessary regulations that will properly accomplish the project.

Please contact plansustain@dekalbcountyga.gov or awchappell@dekalbcountyga.gov with questions.

14-89 - Required information

The following **existing conditions** shall be shown on a sketch plat:

_____ (1) *Boundary lines*. Perimeter boundary of the overall tract, bearings and distances, referred the legal point of beginning;

_____ (2) *Streets on or adjacent to tract*. Name, right-of-way width, and location of streets on and adjacent to the tract, and any existing railroad, sidewalk, trail, or bike lane;

_____ (3) *Contour data*. Topographic contour data at no more than two-foot elevation intervals. The source of this data shall be written on the plat. Existing contour data from the DeKalb County Geographic Information System Department may be used where available;

_____ (4) *Tree survey*. A tree survey in compliance with [section 14-39](#) or tree sample calculations where allowed by the county arborist which may be submitted as a separate plan;

_____ (5) *Historic resources*. Any building, structure, site or district identified as historic by the DeKalb County Historic Preservation Commission, the DeKalb County Historic Resources Survey, the comprehensive plan, by listing on the Georgia or National Register of Historic Places, or by listing as a National Historic Landmark.

_____ (6) *Natural features on tract*. Other conditions on the tract such as stream buffers, state waters, cemeteries, wetlands, existing structures, intermediate regional floodplain boundary (where available), rock outcroppings, and archeological resources;

_____ (7) *Soils*. Location of soils as shown on Soil Survey of DeKalb County, Georgia by the United States Department of Agriculture;

_____ (8) *Geographical data*. Numerical and graphic scales, north arrow, land lot and district numbers and lines, city and county names and limit lines;

_____ (9) *Prior subdivisions*. Name and reference of any formerly recorded subdivision crossing any of the land shown on the plat;

_____ (10) *Zoning district*. Show zoning district, case number and conditions of zoning; **For zoning conditions associated with any rezoning of the subject property, include conditions and submitted site plan with the rezoning on a separate sheet.**

_____ (11) *Permits*. Show any special administrative permit number, special land use permit number, or board of appeals case number and conditions;

_____ (12) *Variances*. Show any variance approvals;

_____ (13) *Septic tanks*. Show existing septic tank and drain field location or note absence;

_____ (14) *Sewers*. Show size and location of sanitary sewer main(s) available;

_____ (15) *Sewer easements*. Show a sanitary sewer easement with a minimum width of fifteen (15) feet of for all county maintained lines not within county right-of-way, unless otherwise required by water and sewer department;

DEPARTMENT OF PLANNING & SUSTAINABILITY

- _____ (16) *Water mains*. Show size and location of water main(s) and fire hydrants;
- _____ (17) *Water main easements*. Show a water main easement with a minimum width of fifteen (15) feet for all county maintained lines not within right-of-way;
- _____ (18) *IRF*. Show on plan whether FEMA or county benchmark used to establish IRF also identify location of Benchmark;
- _____ (19) *Wetlands*. Provide wetlands determination from U.S. Army corps of engineers;
- _____ (20) *Receiving waters*. Provide distance to and name of receiving waters;
- _____ (21) *Certificate of conformity*. Certification by the applicant that no lots platted are non-conforming or will result in any non-conforming lots.
- _____ (22) *Bury pits*. Show location of any existing inert waste bury pits.
- _____ (23) *Seal*. All sheets of plats must be sealed by a professional engineer, architect, surveyor, or landscape architect currently registered in the state of Georgia;

14-90 - Depiction of proposed physical layout

The following **proposed features** shall be shown on the sketch plat:

- _____ (1) *Title*. The title under which the proposed subdivision is to be recorded, if known, with the name of the property owner(s) and designers and the date of the plat;
- _____ (2) *Street names*. The name of all proposed streets.
- _____ (3) *Rights-of-way*. Street rights-of-way and widths indicated, including any necessary right-of-way required for improvements as shown on the thoroughfare plan;
- _____ (4) *Sidewalks*. All proposed sidewalk and bike lane locations; **Show width of proposed improvements, including landscape strips.**
- _____ (5) *Lots*. Lot lines, lot numbers, block letters, and the total number of proposed lots within the development;
- _____ (6) *Dedications*. Sites, if any, to be dedicated or reserved for common areas, public parks, open space, schools, playgrounds, multi-use trails, or other public uses, together with the purpose and the conditions or limitations of these dedications, if any;
- _____ (7) *Yards*. Minimum building setback lines as required under the yard requirements of zoning ordinance. **Setback lines shall be provided for ALL proposed lots.**
- _____ (8) *Zoning conditions*. All conditions of zoning and proposed deed restrictions shall be recited on the sketch plat; **For zoning conditions associated with any rezoning of the subject property, include conditions and submitted site plan with the rezoning on a separate sheet.**
- _____ (9) *Corner lots*. Show that corner lots shall have an extra width of not less than fifteen (15) feet more than required for interior lots for the zoning district within which they are located;

- _____ (10) *Transitional buffers*. Show transitional buffers, if any and any required screening fencing;
- _____ (11) *BMPs*. Show conceptual location of storm water management and water quality BMP facilities on sketch plat;
- _____ (12) *IRF*. Show proposed IRF contour, spot elevation (if available) and source;
- _____ (13) *Covenants*. Indicate whether the proposed subdivision will be subject to private covenants and whether a homeowner's association will be established;
- _____ (14) *Sewer easements*. Show a sanitary sewer easement with a minimum width of fifteen (15) feet for all county maintained lines not within county right-of-way;
- _____ (15) *Water main easements*. Show a water main easement with a minimum width of fifteen (15) feet for all county maintained lines not within right-of-way;
- _____ (16) *Fire hydrants*. Show new fire hydrant(s) and eight-inch fireline(s); and
- _____ (17) *Fencing*. Show any required fencing around detention ponds, if required.
- _____ (18) *Electrical service*. Show whether electrical service will be above ground or underground.

14-91 - Additional information to be filed with the sketch plat

- _____ (1) *Owner consent*. The property owner must consent in writing to the proposed development in a consent affidavit provided by the planning director with the application;
- _____ (2) *Taxes*. Provide statement from tax commissioner certifying that all ad valorem taxes on the property have been paid;
- _____ (3) *Location*. A small map of DeKalb County depicting the subdivision location within the county;
- _____ (4) *Vicinity map*. Vicinity map at a scale of four hundred (400) feet to one (1) inch showing the location of the tract with reference to surrounding properties, streets, municipal boundaries, and streams within five hundred (500) feet of the tract show zoning districts of adjoining property;
- _____ (5) *Adjacent properties*. Names of adjoining property owners and the zoning classification of adjacent properties. **Include Zoning of adjacent properties.**
- _____ (6) *Engineer*. Name, address and phone of developer and engineer on plat.

14-92 - Scale

Sketch plats shall be prepared at an appropriate scale of not more than one hundred (100) feet to one (1) inch. Maximum sheet size shall be twenty-four (24) inches by thirty-six (36) inches.

14-96 (c)

After review of the sketch plat and related comments, and where, in the judgment of the planning commission, the sketch plat conforms to all of the requirements of this chapter and Chapter 27 of this Code, all conditions of zoning, and any other applicable county regulations or law, the planning commission chairman shall approve said sketch plat. The following wording for approval shall be shown on the sketch plat:

This sketch plat has been submitted to and approved by the planning commission of DeKalb County, on this _____ day of _____.
 By: _____ (By Dir.)
 Planning Commission Chairman
 DeKalb County, Georgia

DEPARTMENT OF PLANNING & SUSTAINABILITY

**PLEASE ACKNOWLEDGE THAT THE FOLLOWING ITEMS HAVE BEEN ADDRESSED:
See individual code sections for details on requirements**

- [14-166. - Adequate public facilities](#)
- 14-167. - Conservation of natural resources.
- 14-181. - Generally.
- 14-182. - Arrangement where not shown on thoroughfare plan.
- 14-183. - Minor streets/minor arterials.
- 14-184. - Thoroughfare plan.
- 14-185. - Subdivisions bordering on or containing arterial streets, railroad right-of-way or limited-access highway right-of-way.
- 14-186. - Reserve strips.
- 14-187: Street intersection spacing.
- 14-188: Intersections – right angle.
- 14-189: Property line to be curved or mitered.
- 14-190: Street classification and right-of-way width.
- 14-191: Improvements, right-of-way dedication.
- 14-191 (e): Board of Commissioners waiver of right-of-way, road improvements.
- 14-192: Half streets.
- 14-193: Temporary dead-end streets.
- 14-194: Permanent dead-end street; cul-de-sac required.
 - (a) Cul-de-sac required.
 - (b) Minimum radius; provide a landscaped island.
- 14-195: Alleys.
- 14-196: Street grades.
- 14-197: Minimal horizontal curve radius.
- 14-198: Minimum sight distance.
- 14-199: Design of intersections.
- 14-200: Access management.
- 14-200 (e): Number of access points.
- 14-200 (j): Deceleration

- _____ 14-201: Planting Strips
- _____ 14-217: Permission for easement dedication required.
- _____ 14-218: Floodplain easements – on-site.
- _____ 14-219: Drainage easements – off-site.
- _____ 14-220: Pedestrian and bicycle easements and paths.
- _____ 14-236: Length, width, and shape of blocks.
- _____ 14-237: Desirable maximum and minimum block length.
- _____ 14-238: Mid-block easements and pedestrian paths.
- _____ 14-256: Lot compliance with zoning ordinance.
- _____ 14-257: Corner lots.
- _____ 14-258: Frontage.
- _____ 14-259: Through lots and reverse frontage lots prohibited.
- _____ 14-260: Side lot lines
- _____ 14-275: Open space required; purposes.
- _____ 14-276: Restrictions on open space.
- _____ 14-277: Dedication of parks, open space, recreation areas, and conservation easements.
- _____ 14-286: Reservation of sites for civic use.
- _____ 14-351(e): Dry sewer waiver.
- _____ 14-356: Comments, recommendations to be marked on preliminary plat.
- _____ 14-379(d): Contour intervals.
- _____ 14-383: Sidewalks and bicycle lanes.
- _____ 14-384: Parking on public right-of-way.
- _____ 14-385: Underground utilities.
- _____ 14-386: Street lights.
- _____ 14-396: Septic tank data.
- _____ 14-397: Contour intervals.
- _____ 14-398: Soil analysis.
- _____ 14-399: Analysis.
- _____ 14-404: Board of Health recommendations.
- _____ 14-405: Impoundment permit.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ADDITIONAL REQUIRED PLAT REVIEW ITEMS

_____ Show developer's name, address, and phone number.

_____ Show number of lots / units in development.

_____ Who will provide water service?

_____ Who will provide sewer service?

_____ Add note: Recorded off-site sewer easement required prior to issuance of development permit.

_____ Add note: A 75' tributary buffer will be maintained on all state waters that are not approved for a buffer encroachment variance by DeKalb County or GA. E.P.D.

_____ Add note: Sketch plat approval does not constitute approval of the storm drainage or sanitary sewer systems. No construction shall begin until construction plans are approved and a development permit is obtained.

_____ Add note: The owner of the property is responsible for compliance with the Corps of Engineers requirements regarding wetlands