DeKalb County
GEORGIA

DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond
Chief Executive Officer

Andrew Baker, AICP,
Director

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

BOA No._____

Applicant and/or Authorized Representative Todd Shoemaker

Mailing Address: [redacted]

City/State/Zip Code: [redacted]

Email: [redacted]

Telephone Home: _____ Business: [redacted]

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Chad Mercer

Address (Mailing): [redacted]

Email: [redacted]

Telephone Home: [redacted] Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 211 S Howard City: Atlanta State: GA Zip: _____

District(s): 4 Land Lot(s): 62 Block: 6 Parcel: 15 179 06 062

Zoning Classification: MR-2 Commission District & Super District: District 5
Super Dis 6

CIRCLE 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. ***

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT:

Date Received: _____ Fee Paid: _____

DeKalb County
GEORGIA

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: 4/8/26 Applicant: _____
Signature

DATE: _____ Applicant: _____
Signature

DeKalb County
GEORGIA

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 ZoningBoard of Appeals for the requests as shown in this application.

DATE: 4/21/26

Applicant/Agent: _____
Signature

TO WHOM IT MAY CONCERN:

(I)/ (WE) Chad Mercer
(Name of Owners)

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

JOSEPH H. ASHKOUTI
NOTARY PUBLIC
DEKALB COUNTY
COMMISSION # W-00596475
STATE OF GEORGIA
My Comm. Expires April 26, 2027

Notary Public _____ Owner _____

Notary Public _____ Owner _____

Notary Public _____ Owner _____

April 22, 2026

DeKalb County Zoning Board of Appeals

c/o Department of Planning & Sustainability

330 W. Ponce de Leon Avenue

Decatur, Georgia 30030

RE: Letter of Intent – Variance Application
211 S. Howard Street, Atlanta, Georgia (DeKalb County)
Zoning District: MR-2 (Medium Density Residential-2)
Request: Variance to Reduce West Side Buffer (50' to 15'), South Side Buffer (50' to 10'), and Waiver of Landscape Strip Requirements

Dear Members of the Zoning Board of Appeals:

I. INTRODUCTION AND PROPERTY DESCRIPTION

This Letter of Intent is submitted on behalf of the owner/applicant of the property located at 211 S. Howard Street, Atlanta, Georgia, situated within unincorporated DeKalb County (the "Property"). The Property is zoned MR-2 (Medium Density Residential-2) and is proposed for development as a townhome residential community consistent with that zoning classification. The Property is located at the southwest corner of Memorial Drive and South Howard Street, contains approximately 0.43 acres, and has approximately 185 feet of frontage along Memorial Drive and 100 feet of frontage along South Howard Street.

The applicant respectfully requests the following variances from the strict application of the DeKalb County Zoning Ordinance (Chapter 27):

1. Reduction of the required west side buffer from 50 feet to 15 feet;
2. Reduction of the required south side buffer from 50 feet to 10 feet; and
3. Waiver of the landscape strip requirements, with retention of the existing sidewalk in its current location.

These variances are necessitated by the extraordinary and exceptional physical constraints of the Property, including its small lot size and narrow configuration, which make strict compliance with the applicable buffer and landscape strip standards physically impossible without rendering the Property entirely undevelopable for any use permitted under the MR-2 zoning district. For the reasons set forth below, the applicant respectfully submits that all required findings under Section 7.5.1(A) of the DeKalb County Zoning Ordinance are satisfied.

[redacted]

II. VARIANCE CRITERIA AND FINDINGS

Finding 1 – Extraordinary or Exceptional Physical Condition Not Created by the Owner (Section 7.5.1(A)(1))

The Property presents extraordinary and exceptional physical conditions that are inherent to the lot itself and were not created by the current owner, any previous owner, or the applicant. The Property encompasses approximately 0.43 acres in total land area, with a configuration that is constrained on two sides by public rights-of-way: Memorial Drive to the north and South Howard Street to the east. These pre-existing right-of-way dedications, combined with the overall lot geometry, severely limit the buildable area available on the Property.

The imposition of a full 50-foot buffer on both the west and south sides of this already compact, corner lot would consume the overwhelming majority of the Property's total land area, leaving a residual buildable envelope so narrow as to preclude any meaningful residential development. This is not a condition that can be attributed to the choices or actions of the current applicant; rather, it is a function of the pre-existing lot size and shape as platted and configured in the public record.

Similarly, the strict application of the landscape strip requirement along the frontage would conflict with the existing sidewalk infrastructure already in place along South Howard Street. Requiring removal and relocation of this sidewalk — or the installation of a landscape strip in a location that would displace it — would create an unreasonable burden and potentially disrupt public pedestrian circulation along an established route.

By reason of these clearly demonstrable physical conditions, strict application of the buffer and landscape strip requirements would deprive this property owner of the rights and privileges — namely, the ability to develop a residential project on MR-2 zoned land — that are enjoyed by similarly-zoned property owners whose lots are of a more standard size and configuration. The requested relief is not a special privilege; it is the minimum accommodation necessary to place this Property on an equal footing with other MR-2 properties in DeKalb County.

Finding 2 – Minimum Variance Necessary; No Grant of Special Privilege (Section 7.5.1(A)(2))

The variances requested represent the absolute minimum relief necessary to afford the applicant a reasonable opportunity to develop the Property consistent with its MR-2 zoning designation. The proposed reductions — from 50 feet to 15 feet on the west side and from 50 feet to 10 feet on the south side — have been carefully calibrated to preserve as much buffer area as the lot geometry permits while still allowing a viable building footprint for townhome development.

The applicant has not requested a complete elimination of the buffers; meaningful separation from adjacent properties is maintained. The proposed 15-foot west side buffer and 10-foot south side buffer represent practical, good-faith efforts to balance the regulatory intent of the buffer requirements with the physical realities of this lot. No greater reduction is sought than what the site constraints compel.

With respect to the landscape strip waiver, the applicant proposes to retain the existing sidewalk in its current location rather than requesting its removal. The existing sidewalk provides a functional and



aesthetically appropriate transition between the Property and the public right-of-way, consistent with the pedestrian infrastructure already established in this corridor. This approach achieves the practical purpose of the landscape strip — providing a defined transition zone between private development and the public street — without requiring the unnecessary disturbance and reinstallation of existing public infrastructure.

This combination of requests does not constitute a grant of special privilege. Other similarly-constrained properties in the MR-2 district would be entitled to seek equivalent relief under the same circumstances. The requested variances are consistent with the types of accommodations reasonably made for small, irregular, or corner lots throughout DeKalb County.

Finding 3 – No Material Detriment to Public Welfare or Injury to Adjacent Properties (Section 7.5.1(A)(3))

The granting of these variances will not be materially detrimental to the public welfare, nor will it be injurious to any property or improvement in the MR-2 zoning district. The proposed townhome development is a use that is squarely consistent with the MR-2 zoning designation and the character of residential development in this area of DeKalb County.

The reduced buffers, while narrower than the standard requirements, will still provide a meaningful physical separation between the proposed residential structures and adjacent properties. Appropriate screening, fencing, or landscaping within the reduced buffer areas can be incorporated into the site design to mitigate any potential impacts on neighboring properties. The applicant is prepared to work with County staff to identify appropriate conditions that would further protect adjacent property owners.

The retention of the existing sidewalk along South Howard Street preserves an important pedestrian amenity for the surrounding neighborhood and avoids any disruption to the established streetscape. This approach supports the public welfare by maintaining safe and accessible pedestrian circulation along a corridor that serves the broader community.

There are no known negative impacts on public utilities, stormwater systems, traffic circulation, or emergency access that would result from the grant of these variances. The proposed development will be required to comply with all other applicable County standards, including stormwater management, building setbacks, and public safety requirements.

Finding 4 – Literal Application Would Cause Undue and Unnecessary Hardship (Section 7.5.1(A)(4))

The literal interpretation and strict application of the 50-foot buffer requirements on both the west and south sides of this Property would create undue and unnecessary hardship. As noted above, the Property totals only approximately 0.43 acres. With Memorial Drive right-of-way to the north and South Howard Street right-of-way to the east already limiting the effective land area, the imposition of full 50-foot buffers on the remaining two sides would result in a buildable envelope so constrained as to render the Property effectively undevelopable for any residential use.



This outcome — the complete or near-complete deprivation of the Property's development potential despite its MR-2 zoning designation — constitutes undue and unnecessary hardship. The hardship is not merely inconvenient or economically driven; it is a direct, physical consequence of the lot's size and shape as it exists in the real world. The applicant did not create this condition and cannot alter the fundamental geometry of the lot to avoid it.

Similarly, the strict application of the landscape strip requirement in a manner that would require displacement or removal of the existing sidewalk imposes an unnecessary hardship. The sidewalk already provides the functional equivalent of a defined transition zone between the Property and the public right-of-way. Requiring its removal and replacement with a vegetated landscape strip would impose material cost and disruption without any corresponding public benefit.

Finding 5 – Consistency with the Spirit and Purpose of the Ordinance and the DeKalb County Comprehensive Plan (Section 7.5.1(A)(5))

The requested variances are fully consistent with the spirit and purpose of the DeKalb County Zoning Ordinance and the DeKalb County Comprehensive Plan. The buffer and landscape strip requirements are intended to protect adjacent property owners from incompatible land uses, preserve neighborhood character, and promote attractive, livable residential environments. The proposed townhome development achieves all of these objectives in a manner that is appropriate to the specific physical context of this Property.

The MR-2 zoning district is intended to accommodate medium-density residential development, including attached townhome units of the type proposed here. Approving these variances enables a development that is squarely within the intended use of the district, consistent with the County's goals of promoting infill residential development and increasing the supply of housing within established neighborhoods. Denying the variances would frustrate these goals by leaving a well-located, properly zoned parcel undevelopable.

The DeKalb County Comprehensive Plan supports compact, transit-accessible residential development in locations such as this — a corner parcel with frontage on Memorial Drive, a major arterial corridor. Allowing the Property to be developed with townhomes at a density appropriate to the MR-2 district is consistent with the Comprehensive Plan's vision for residential growth and infill development in this area of the County.

Furthermore, the applicant's commitment to retaining the existing sidewalk along South Howard Street reflects a design approach that honors the pedestrian-oriented character of the surrounding streetscape, consistent with both the Zoning Ordinance's design objectives and the Comprehensive Plan's goals for walkable, connected neighborhoods.

III. CONCLUSION

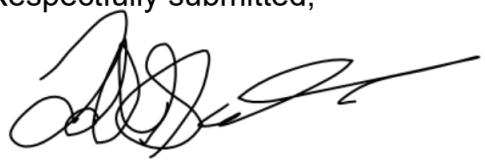
[redacted]

For all of the foregoing reasons, the applicant respectfully requests that the DeKalb County Zoning Board of Appeals grant the requested variances: (1) reduction of the west side buffer from 50 feet to 15 feet; (2) reduction of the south side buffer from 50 feet to 10 feet; and (3) waiver of the landscape strip requirements with retention of the existing sidewalk in its current location.

All five required findings under Section 7.5.1(A) of the DeKalb County Zoning Ordinance are satisfied. The variances are the minimum necessary to afford relief; they will not be detrimental to the public welfare or injurious to adjacent properties; they are compelled by extraordinary physical conditions not of the applicant's making; and they are consistent with the spirit, purpose, and intent of both the Zoning Ordinance and the DeKalb County Comprehensive Plan.

The applicant welcomes the opportunity to present this request in person before the Board and to address any questions or concerns the Board may have. We are also prepared to work cooperatively with County staff to identify any reasonable conditions of approval that would further protect the interests of the surrounding neighborhood and the broader public.

Respectfully submitted,



_____

Applicant / Authorized Representative

211 S. Howard Street

Atlanta, Georgia (DeKalb County)

Date: 4/22/26

[redacted]

SKETCH PLAT

FOR THE

211 SOUTH HOWARD TOWNHOMES

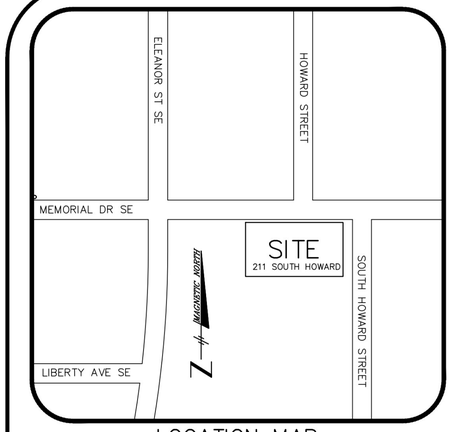
211 SOUTH HOWARD STREET

LAND LOT 179, 15TH DISTRICT

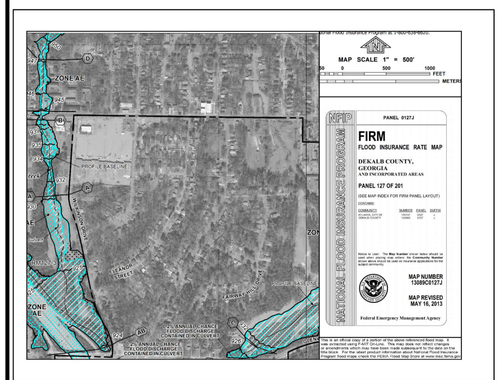
DEKALB COUNTY, GEORGIA

PARCEL ID #'S:

15-179-06-062



LOCATION MAP
NO SCALE



FEMA FLOOD PANEL MAP

DEKALB COUNTY SKETCH PLAT NOTES:

1. PROPOSED DEVELOPMENT TO BE CONSTRUCTED ON PROPOSED LOTS ARE TO COMPLY WITH ALL APPLICABLE DEKALB COUNTY STORMWATER TREATMENT REQUIREMENTS.
2. PROPOSED DEVELOPMENT TO BE SERVED BY DEKALB COUNTY AND SEWER SYSTEM INFRASTRUCTURE LOCATED WITHIN THE ADJACENT RIGHT OF WAY OF MEMORIAL DRIVE.
3. 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 EPD.
4. 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 OS OBTAINED.
5. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.

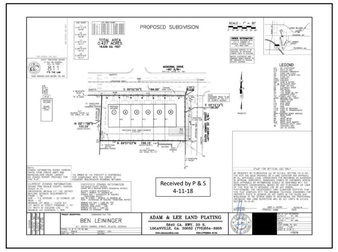
SOLID WASTE PLAN NOTE:

DEKALB COUNTY SANITATION WILL BE UTILIZED TO HANDLE SOLID WASTE, YARD DEBRIS (RESIDENTIAL ONLY), AND RECYCLABLE MATERIAL. THE SITE MUST HAVE A SOLID WASTE PLAN WITHIN LAND DISTURBANCE PERMIT APPLICAITON. A METHOD BY WHICH THE FACILITY WILL HANDLE WASTE DISPOSAL MUST BE CLEARLY DEFINED VIA SKETCH AND OR NARRATIVE THE LOCAL STREET NEEDS TO HAVE A MINIMUM OF 25FT STRAIGHT CLEARANCE APPROACHING THE RESIDENTIAL SOLID WAIST AND OR RECYCLING CONTAINER. THE WIDTH OF LOCAL STREETS SHOULD BE CLEARLY VISIBLE ON THE SITE PLAN. WHEN THE LOCAL STREET IS LESS THAN 27' WIDE THERE SHALL BE "NO PARKING" SIGNS PERMANENTLY POSTED ON THOSE STREETS. SIGNS NEED TO BE POSTED ON THE ROADWAYS PROHIBITING PARKING ON THE ROADS FROM 7AM TO 7PM MON - FRI. IF THE SOLID WASTE PLAN CALLS FOR A SHARED SOLID WASTE CONTAINER (I.E. A DUMPSTER OR A COMPACTOR) THEN DEKALB COUNTY COMMERCIAL SERVICE REQUIREMENTS WILL APPLY.

Approved Conditional
Unofficial until ratified by the Board
Date 4/25/18 Signature

APPROVED CONDITIONS
Z-18-21945

1. The subject property shall be developed for no more than six for simple townhomes, in substantial compliance with the layout shown on the site plan titled "Subdivision Plat for Ben Leininger", prepared by Adam and Lee Plating, dated 4/5/18, subject to subdivision sketch plat review.
2. An evergreen landscape screen shall be planted along the west and south property lines, subject to approval by the County Arborist, to screen the proposed development from view by residents of adjoining properties. The required transitional buffer fence shall be installed with the fence's finished side facing outward. The fence shall be limited to 6 feet in height and otherwise conform to code.
3. An evergreen hedge not to exceed 3' in height shall be planted parallel to the sidewalks on the north and east sides, but access shall be preserved for pedestrians to access each unit from Memorial Drive. Adequate sight triangles must be provided at the corner.
4. The building shall be a maximum of 40 feet in height.
5. No second-story decks or balconies shall be allowed on the south sides of the units.
6. All exterior lighting shall be screened or shielded to minimize light spillage outside the development.
7. 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.
8. The developer shall extend, to the driveway at 213 South Howard Street, the sidewalk that currently borders a portion of the South Howard Street frontage of the subject property.
9. The driveway, fence, and other common areas shall be maintained by the homeowner's association.
10. The applicant will consult with the County arborist who will approve appropriate trees and placement along the Howard and Memorial frontages. The arborist shall also approve the landscape screening for the west and southern sides.



PROPOSED PRIVATE COVENANT NOTE:

PROPOSED DEVELOPMENT TO INCLUDE A PRIVATE COVENANT AGREEMENT BETWEEN ALL HOMEOWNERS TO ALLOW FOR THE ENCROACHMENT, INSTALLATION, MAINTENANCE, AND REPAIR OF ALL COMMON UTILITIES REQUIRED FOR THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL SITE. A HOME OWNER'S ASSOCIATION WILL BE REQUIRED BETWEEN ALL PROPERTY OWNERS PRIOR TO CLOSE OUT OF PROJECT.

SHEET INDEX

SHEET #	TITLE
SP1	SKETCH PLAT COVER
SP2	EXISTING CONDITIONS SURVEY BY OTHERS
SP2.1	SKETCH PLAT DEMOLITION PLAN
SP3	SITE PLAN

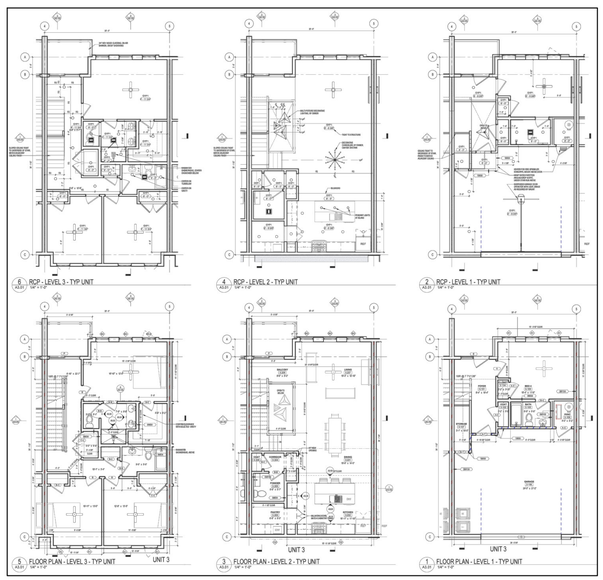
THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS _____ DAY OF _____ 20_____.

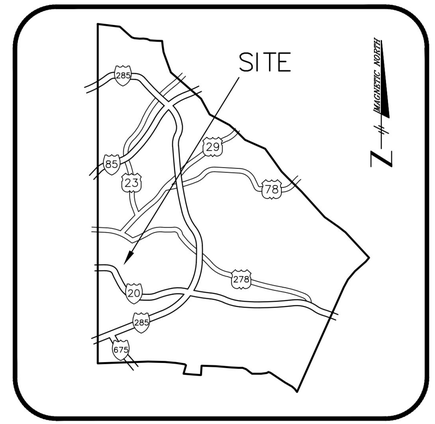
BY: _____ (BY DIRECTOR)
PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA

SCOPE OF WORK:

PROPOSED SCOPE OF WORK INCLUDES CONSTRUCTION OF 6 ATTACHED RESIDENTIAL UNITS WITH Associated UTILITY INFRASTRUCTURE AND COMMON ACCESS ALLEY. PROJECT TO BE UNDER THE DIRECTION OF A COMMON HOME OWNER'S ASSOCIATION WHICH WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL ONSITE PRIVATE UTILITY SYSTEMS.

TYPICAL UNIT LAYOUT





DEKALB COUNTY VICINITY MAP
NO SCALE

6 REVISION #6 DESCRIPTION:
REVISION #6 INCLUDES A 10 FOOT SHIFT WEST OF THE PROPOSED TOWNHOME UNITS TO PROVIDE ADDITIONAL DISTANCE BETWEEN THE UNITS AND THE THE SOUTH HOWARD SIDEWALK. ADDITIONAL LANDSCAPE AND SIGNAGE REVISIONS HAVE BEEN MADE TO ALLOW FOR ADDITIONAL INTERSECTION SITE DISTANCE AT THE SOUTH HOWARD AND MEMORIAL DRIVE INTERSECTION.

SUBDIVISION PLAN NOTES:

1. TOTAL SITE AREA: 18,629 SF = 0.427 ACRES
2. LOT SKETCH CONCEPT PLAN IS PRELIMINARY AND FOR PLANNING PURPOSES ONLY. DEKALB COUNTY APPROVAL IS REQUIRED PRIOR TO PLATTING AND RECORDING OF COMBINED PARCELS.
3. EXISTING CONDITIONS AND BOUNDARY SURVEY PROVIDED BY SURVEY DATED 5-23-17 BY SURVEY LAND EXPRESS.
4. THE EXISTING SUBJECT PARCELS ZONING: MR-2 (INCLD' CZ-18-21945)
   - -LOT WIDTH: 20FT
   - -MAXIMUM LOT COVERAGE: 85%
   - -MINIMUM LOT SIZE: 1,000SF
   - -MAXIMUM BUILDING HEIGHT: 3 STORIES OR 45FT
5. PROJECT RECEIVING WATERS ARE: UN-NAMED TRIBUTARY OF SUGAR CREEK
6. NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DEFINED FLOOD ZONE PER FEMA FLOOD MAP 13089C0127J DATED 5/16/2013.
7. PRIOR TO CONSTRUCTION PROJECT REQUIRES DEKALB COUNTY LAND DISTURBANCE PERMIT REVIEW AND APPROVAL. EACH INDIVIDUAL TOWNHOME UNIT MUST RECEIVED BUILDING PERMIT APPROVAL.
8. PROPOSED WATER AND SEWER INFRASTRUCTURE WITHIN TOWNHOME DEVELOPMENTS TO BE PRIVATE OWNED, OPERATED, AND MAINTAINED. ANY REQUIRED OFFSITE SEWER EASEMENTS ARE TO BE RECORDED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT. ALL COST AN ASSOCIATED REPAIRS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. SITE CONTAINS NO EXISTING PROPOSED BURY PITS.
10. PROJECT PROPOSES NO INFRASTRUCTURE DEDICATION. PROPOSED STORMWATER SYSTEM AND PAVED ACCESS ALLEY TO BE PRIVATELY MAINTAINED BY HOME OWNER'S ASSOCIATION.
11. ALL PROPOSED UTILITIES SERVING PROPOSED STRUCTURES ARE TO BE UNDERGROUND.
12. NO STREET LIGHTS PROPOSED ALONG MEMORIAL DRIVE FRONTAGE.
13. **REQUIRED VARIANCES:**
    1. **VARIANCE TO ELIMINATE REQUIRED STREETSCAPE AND SIDEWALK IMPROVEMENTS WITHIN THE ADJACENT RIGHT OF WAY (DEKALB COUNTY SECTION 5.4.3)**
    2. **VARIANCE TO REQUIRED 50 FOOT TRANSITION YARD SETBACK AND BUFFER.**

PROJECT ARCHITECTURAL REQUIREMENT NOTES:

SINGLE FAMILY ATTACHED DWELLINGS ARE SUBJECT TO SECTION 5.6.7 OF THE ZONING ORDINANCE, FACADES. FOR THE PURPOSES OF THIS SUBSECTION, A BUILDING FACADE SHALL BE CONSIDERED THE ENTIRE WALL SURFACE ON A BUILDING SIDE FROM GRADE LEVEL TO UNDERNEATH AN OVERHANG EAVE OR TO THE TOP OF A CORNICE. ALL SINGLE-FAMILY ATTACHED BUILDINGS SHALL COMPLY WITH THE FOLLOWING FACADE STANDARDS:

1. FACADES FACING A STREET SHALL PROVIDE DOORS, PORCHES, BALCONIES, OR WINDOWS IN THE FOLLOWING RATIOS:
   - A. A MINIMUM OF SIXTY (60) PERCENT OF FRONT FACADE; AND
   - B. A MINIMUM OF THIRTY (30) PERCENT OF SIDE AND REAR BUILDING FACADES.
2. ALL FRONT FACADES SHALL PROVIDE A MINIMUM OF THREE (3) OF THE FOLLOWING DESIGN FEATURES FOR EACH RESIDENTIAL UNIT:
   - A. PROJECTIONS OR RECESSES IN THE FACADE PLANE THAT CONTRAST WITH AN ADJOINING UNIT, WITH A MINIMUM DEPTH OR PROJECTION OF ONE (1) FOOT;
   - B. EXTERIOR BUILDING MATERIALS OR COLORS DIFFERENT FROM THE MATERIALS OR COLORS OF THE OTHER UNITS;
   - C. DECORATIVE PATTERNS ON EXTERIOR FINISH (E.G., SHINGLES, WAINSCOTING, WINDOW BOX, AND SIMILAR ORNAMENTAL FEATURES);
   - D. A DORMER WINDOW, CUPOLA, TURRET, TOWER, OR CANOPY;
   - E. A RECESSED ENTRANCE;
   - F. A COVERED PORCH OR BALCONY;
   - G. PILLARS, POSTS, OR PILASTERS;
   - H. A BOX OR BAY WINDOW WITH A MINIMUM TWELVE-INCH PROJECTION FROM THE FACADE PLANE;
   - I. EAVES WITH EITHER EXPOSED RAFTERS OR A CORNICE PROJECTING A MINIMUM (12) INCHES FROM THE FACADE PLANE; OR
   - J. A PARAPET WALL WITH AN ARTICULATED DESIGN THAT VARIES IN HEIGHT.
3. FRONT FACADES SHOULD BE VARIED TO AVOID LONG, FLAT BUILDING FRONTS SO THAT NO MORE THAN TWENTY (20) PERCENT OF THE FRONT FACADES OF THE UNITS IN THE SAME BUILDING ARE SUBSTANTIALLY THE SAME, UNLESS DESIGNED AS BRICK ROW HOUSES. COMPLIANCE WITH THIS SECTION SHALL BE CONFIRMED AT BUILDING PERMIT STAGE SHOULD SKETCH PLAT AND SUBSEQUENT LAND DEVELOPMENT PERMIT (LDP) BE APPROVED.

DeKalb County
GEORGIA

Chief Executive Officer
Michael Thurmond

404.371.2155 (o)
404.371.4556 (f)
www.dekalbcountyga.gov

Clark Harrison Building
330 W. Ponce de Leon Ave.
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

CERTIFICATE OF CONFORMITY

I, JONATHAN HICKS, P.E., the engineer/surveyor for the Subdivision known as 211 S. HOWARD TOWNHOMES Located in Land Lot 179 of the 15TH District, hereby certify that no lots platted within the subdivision are non-conforming or will result in any non- conforming lots.

SIGNATURE
JONATHAN HICKS, P.E.
NAME (PLEASE PRINT)
1309 ARNOLD AVENUE, NE
ADDRESS
ATLANTA, GA 30324
CITY, STATE, ZIP

Revised 2/1/17

GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN D. HICKS

7-23-2026

PROPERTY OWNER:

MERCER RONALD CHADWICK
[redacted]
CONTACT:
CHAD MERCER
[redacted]

ENGINEER CONTACT:

JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1105 DRY POND ROAD
RANGER, GA 30734
PH: 770-402-3471
FAX: 404-487-8982
EMAIL: jhicks@jvgconsult.com

SKETCH PLAT COVER SHEET

FOR THE

211 SOUTH HOWARD TOWNHOMES
211 SOUTH HOWARD STREET
LAND LOT 179, 15TH DISTRICT,
DEKALB COUNTY, GA

SKETCH PLAT-AP#1247398
REFERENCE: LDP-AP#1247104

No.	Revision/Issue	Date
1	RELEASED FOR REVIEW	1/14/24
2	REVISED PER COUNTY COMMENT	4/29/24
3	REVISED PER COUNTY COMMENT	9/29/25
4	REVISED PER COUNTY COMMENT	2/25/26
5	REVISED VARIANCE REQUEST	6/8/26
6	REVISED PER COMMUNITY COMMENT	7/23/26

JVG Civil Engineering
1105 Dry Pond Road
Ranger, GA 30734
770-402-3471

DEVELOPER:

MERCER RONALD CHADWICK
211 SOUTH HOWARD STREET
ATLANTA, GEORGIA 30317

CONTACT:
CHAD MERCER
678-410-2423

Project	Sheet
211214	SP1
Project start Date: 12/14/2023	
Scale: NA	

GIS NOTE:
EVEN THOUGH THEIR SURVEY DISPLAYS TWO NUMERICAL TRACT LABELS, TRACT 1 AND TRACT 2, THIS SURVEY ONLY PERTAINS TO PARCEL 15 179 06 062, WHOSE PRIMARY ADDRESS IS 211 SOUTH HOWARD STREET, AS STATED ON THE SURVEY.

FOR OFFICIAL USE ONLY

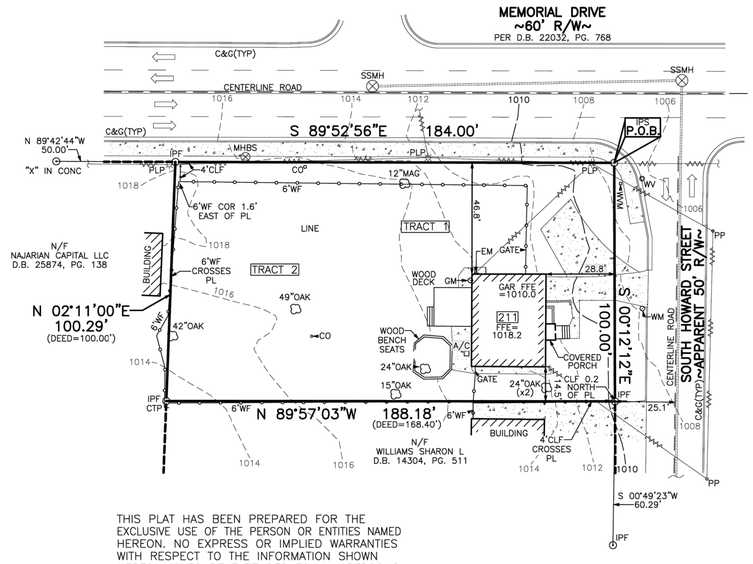
FOR OFFICIAL USE ONLY

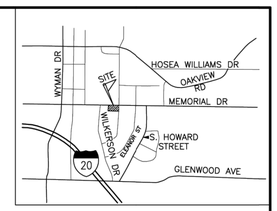
UTILITY PROTECTION CENTER
IF YOU DIG GEORGIA...
CALL US FIRST!
811
IT'S THE LAW
THREE WORKING DAYS BEFORE YOU DIG

TOTAL AREA
0.427 ACRES
18,629 SQ. FEET

EXISTING CONDITIONS SURVEY

SCALE : 1" = 30'
0' 10' 20' 30' 40' 50' 60'





MAGNETIC

LEGEND

A/C	AIR CONDITIONING
R/W	RIGHT-OF-WAY
N/F	ADJOINING OWNERSHIP
CLF	CHAIN LINK FENCE
BSL	BUILDING SETBACK LINE
CO	CLEAN-OUT
CONC	CONCRETE
CONC	CONCRETE
C&G	CURB & GUTTER
CP	CALCULATED POINT
CTP	CRIMP TOP PIPE
EM	ELECTRICITY METER
GM	GAS METER
IPF	1/2" REBAR
IPS	1/2" REBAR W/ CAP
PLP	POWER LIGHT POLE
MHBS	MANHOLE BELL SOUTH
PL	PROPERTY LINE
PP	POWER POLE
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
RB	REBAR
SSMH	SANITARY SEWER MANHOLE
WF	WOOD FENCE
TYP	TYPICAL
WM	WATER METER
WV	WATER VALVE
WVM	WATER VALVE MARKER
	OVERHEAD UTILITY LINES

ELEVATIONS BASED ON DEKALB COUNTY MONUMENT DG0134 ELEVATION=1021.83

NOTES:

FLOOD HAZARD STATEMENT:

THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13089C 0127J
DATE: MAY 16, 2013

FIELD INFORMATION FOR THIS PLAT WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 35,694 FEET AND AN ANGULAR ERROR OF 07 SECOND(S) PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 119,353 FEET.

ALL IRON PINS LABELED AS SET OR FOUND (IPS OR IPF) ARE 1/2" REBAR RODS, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON, THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

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

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

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

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

ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.

UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

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

THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS' REQUIREMENTS REGARDING WETLANDS.

ZONING INFORMATION

ZONING PER DEKALB COUNTY, GEORGIA
ZONED R-75
(RESIDENTIAL MEDIUM LOT-75) DISTRICT
BUILDING SETBACK REQUIREMENTS:
FRONT - 30'
SIDE - 7.5 INTERIOR - 30 CORNER LOT
REAR - 40'
MINIMUM LOT AREA - 10,000 S.F.
LOT WIDTH AT STREET FRONTAGE - 75'
LOT WIDTH AT BUILDING LINE - 75'
MAXIMUM LOT COVERAGE - 35%

NOTE:
ZONING INFORMATION SHOWN HEREON TAKEN FROM ZONING MAPS AND MUNICODE.COM ONLINE LIBRARY. NO ZONING REPORT PROVIDED FOR THIS PLAT.

2"x3" FOR OFFICIAL USE ONLY

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON. SUCH APPROVALS 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 PLATS 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.

SIGNATURE	JAMES A. JACOBS PRINTED NAME	06/22/18 DATE

REVISIONS
CLIENT REQUESTED REVISIONS 03/14/18 DWJ
CLIENT REQUESTED REVISIONS 03/21/18 DWJ
CORRECT ZONING 04/05/18 HMG
CHANGE ZONING FROM PROPOSED TO CURRENT 05/21/18 DWJ

PROJECT DESCRIPTION: SUBDIVISION PLAT FOR:

BEN LEININGER

211 SOUTH HOWARD STREET, ATLANTA, GEORGIA

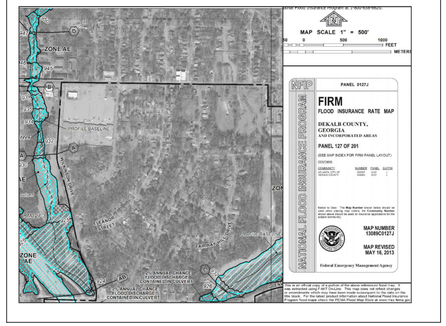
PARCEL I.D. # 15 179 06 062
COUNTY: DEKALB DISTRICT: 15TH
LAND LOT: 179 SECTION:

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

GEORGIA REGISTERED NO. 2867 LAND SURVEYOR JAMES A. JACOBS 2018

DATE OF PLAT PREPARATION 10/31/17 BY: DWJ
DATE OF FIELD PLAT 10/26/17 BY: AMB
DEED:
PLAT: 24589, PG. 523
SCALE: 1"=30'
SHEET # 1 OF 3

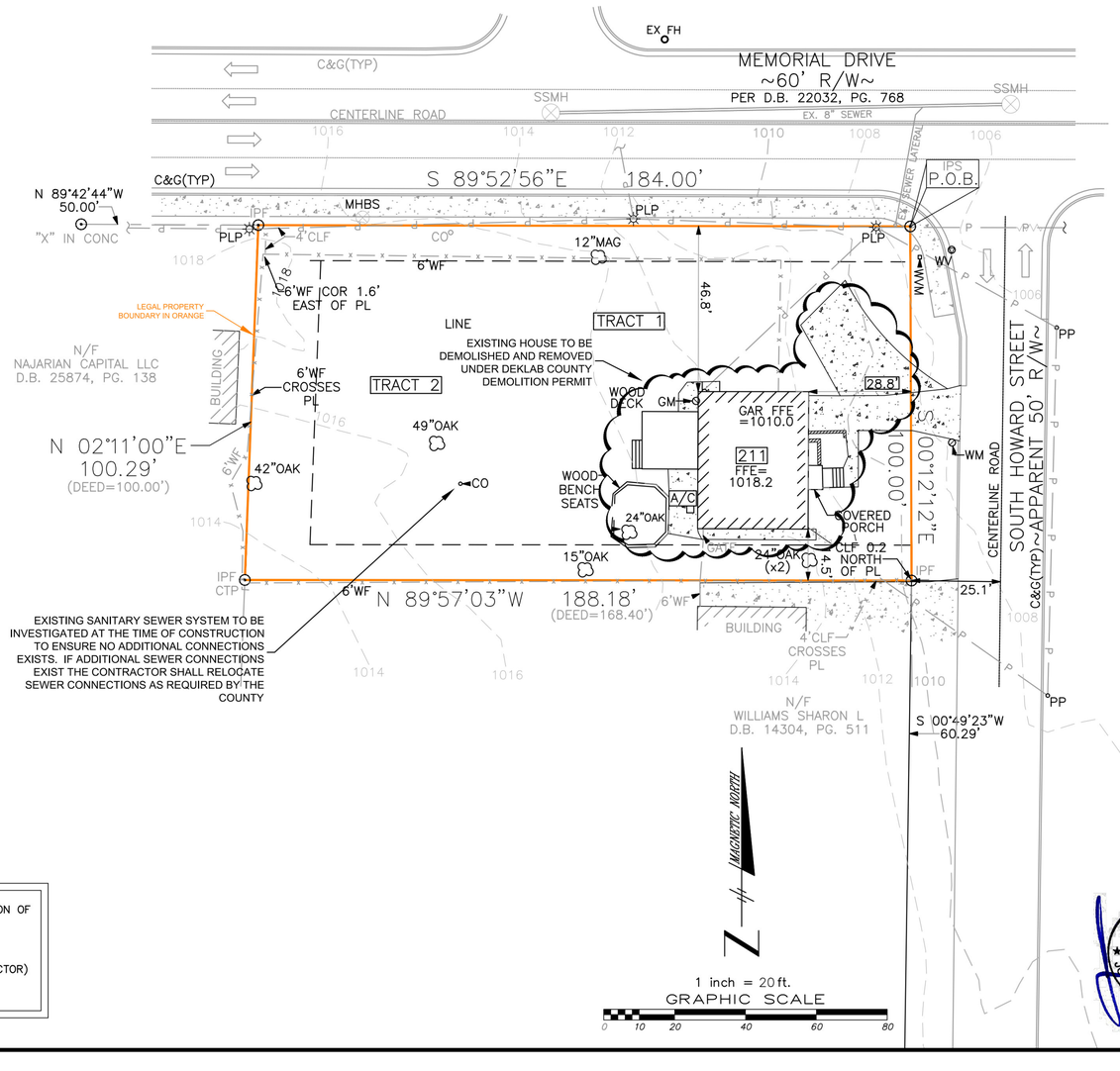
17279





Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CuC	Cecil-Urban land complex, 2 to 10 percent slopes	0.9	100.0%
Totals for Area of Interest		**0.9**	**100.0%**



THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS _____ DAY OF _____ 20____.

BY: _____ (BY DIRECTOR)
PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA

DEMOLITION PLAN NOTES:

DEMOLITION WORK SHOWN WITHIN THIS PLAN IS CONCEPTUAL AND FOR PRELIMINARY PLANNING PURPOSES ONLY. SEE ADDITIONAL INFORMATION WITHIN PERMITTED DEMOTION PLAN PREPARED AT THE TIME OF DEVELOPMENT PERMIT APPROVAL.

SKETCH PLAT
FOR THE
211 SOUTH HOWARD TOWNHOMES
211 SOUTH HOWARD STREET
LAND LOT 179, 15TH DISTRICT,
DEKALB COUNTY, GA

SKETCH PLAT-AP#1247398
REFERENCE: LDP-AP#1247104

No.	Revision/Issue	Date
1	RELEASED FOR REVIEW	1/14/24
2	REVISED PER COUNTY COMMENT	4/29/24
3	REVISED PER COUNTY COMMENT	9/29/25
4	REVISED PER COUNTY COMMENT	2/25/26
5	REVISED VARIANCE REQUEST	6/8/26
6	REVISED PER COMMUNITY COMMENT	7/23/26

JVG Civil Engineering
1105 Dry Pond Road
Ranger, GA 30734
770-402-3471

DEVELOPER:
MERCER RONALD CHADWICK
211 SOUTH HOWARD STREET
ATLANTA, GEORGIA 30317

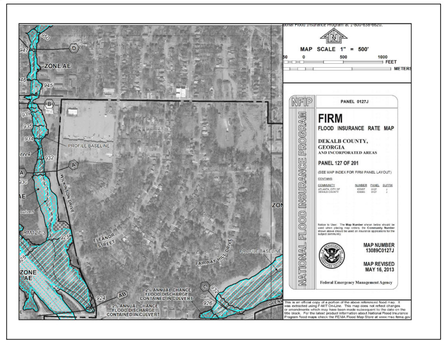
CONTACT:
CHAD MERCER
678-410-2423

PROPERTY OWNER:
MERCER RONALD CHADWICK
[redacted]
CONTACT:
CHAD MERCER
[redacted]

ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1105 DRY POND ROAD
RANGER, GA 30734
PH: 770-402-3471
FAX: 404-487-8982
EMAIL: jhicks@jvgconsult.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN D. HICKS
7-23-2026

Project	Sheet
211214	SP2.1
Project start Date 12/14/2023	
Scale 1"=20'	



DEKALB COUNTY SKETCH PLAT NOTES:

1. PROPOSED DEVELOPMENT TO BE CONSTRUCTED ON PROPOSED LOTS ARE TO COMPLY WITH ALL APPLICABLE DEKALB COUNTY STORMWATER TREATMENT REQUIREMENTS. ALL ONSITE STORMWATER RUNOFF TO BE CAPTURED AND ATTENUATED WITHIN PROPOSED ONSITE UNDERGROUND STORMWATER TREATMENT FACILITY AS SHOWN.
2. PROPOSED DEVELOPMENT TO BE SERVED BY CITY OF ATLANTA WATER AND SEWER SYSTEM INFRASTRUCTURE LOCATED WITHIN THE ADJACENT RIGHT OF WAY OF MEMORIAL DRIVE.
3. 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 EPD.
4. 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 OS OBTAINED.
5. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.

STORMWATER OPERATION AND MAINTENANCE NOTE:

DRAINAGE EASEMENT AND MAINTENANCE ACCESS EASEMENT REQUIRED ON ALL PIPES, RETENTION/DETENTION FACILITIES AND OTHER STORMWATER INFRASTRUCTURE OUTSIDE THE COUNTY RIGHT-OF-WAY PER SEC. 22.5-41(C), SEC 14-32(C) OF THE COUNTY CODE.

PROPOSED SANITARY SEWER SERVICE NOTE:

PROPOSED SANITARY SEWER LATERALS TO BE INSTALLED PER DEKALB COUNTY WATERSHED STANDARDS AND SPECIFICATIONS. PROPOSED SDR-35 PVC SANITARY SEWER LATERAL TO BE INSTALLED WITH 36" MINIMUM BACKFILL COVER DEPTH AT 1.0% MINIMUM SLOPE.



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CuC	Cecil-Urban land complex, 2 to 10 percent slopes	0.9	100.0%
Totals for Area of Interest		0.9	100.0%

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS _____ DAY OF _____ 20____.

BY: _____ (BY DIRECTOR)
PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA

SHADED AREAS REPRESENT PROPOSED STANDARD DUTY PAVEMENT

HATCHED AREAS REPRESENT PROPOSED CONCRETE PAVEMENT AND/OR CURBING

LINE IN PURPLE REPRESENTS PROPOSED LOT LINE

PROPOSED PRIVATE COVENANT NOTE:

PROPOSED DEVELOPMENT TO INCLUDE A PRIVATE COVENANT AGREEMENT BETWEEN ALL HOMEOWNERS TO ALLOW FOR THE ENCROACHMENT, INSTALLATION, MAINTENANCE, AND REPAIR OF ALL COMMON UTILITIES REQUIRED FOR THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL SITE. A HOME OWNER'S ASSOCIATION WILL BE REQUIRED BETWEEN ALL PROPERTY OWNERS PRIOR TO CLOSE OUT OF PROJECT.

STORMWATER DISCHARGE NOTE:

DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE POTENTIAL RUNOFF FROM THE ENTIRE UPSTREAM DRAINAGE AREA AND SHALL BE DESIGNED TO PREVENT INCREASES IN DOWNSTREAM FLOODING AS REQUIRED PER THE COUNTY STORMWATER MANAGEMENT REQUIREMENTS. STORMWATER QUALITY MANAGEMENT FACILITIES SHALL BE ADEQUATE AS REQUIRED BY THE DEKALB COUNTY CODES. DEKALB COUNTY MAY REQUIRE THE USE OF CONTROL METHODS SUCH AS RETENTION OR DETENTION, AND OR THE CONSTRUCTION OF OFFSITE DRAINAGE IMPROVEMENTS TO MITIGATE THE IMPACTS OF THE PROPOSED DEVELOPMENTS

STORMWATER FEASIBILITY STATEMENT:

PROPOSED STORMWATER FACILITY #1 IS AN UNDERGROUND PERFORATED PIPE DETENTION AND INFILTRATION FACILITY WITH WEIR WALL OUTLET CONTROL STRUCTURE. SYSTEM DESIGN IS BASED UPON SOIL INFILTRATION TESTING DATA PROVIDED BY GEOWERKS ENGINEERING, REPORT DATED SEPTEMBER 25TH, 2025. SEE BELOW INFILTRATION BED SIZING CALCULATIONS. ADDITIONAL STORMWATER ANALYSIS AND DOCUMENTATION TO PROVIDED AT THE TIME OF LAND DISTURBANCE PERMIT SUBMITTAL.

FACILITY #1 RUNOFF REDUCTION (RRv) CALCULATIONS:

REQUIRED IMPERVIOUS STORMWATER RUNOFF TREATMENT TO BE PROVIDED WITHIN UNDERGROUND INFILTRATION SYSTEM DESIGNED AND INSTALLED PER THE GEORGIA STORMWATER MANAGEMENT MANUAL, LATEST EDITION. RETENTION/INFILTRATION VOLUME TO BE SUFFICIENT TO ACCOMMODATE AT A MINIMUM THE REQUIRED 1.0" OVER THE PROPOSED IMPERVIOUS AREA.

FOR THE RUNOFF REDUCTION VOLUME (RRV):

RRv = 1.0" * IMPERVIOUS AREA

WHERE:

PROPOSED OR REPLACED ONSITE IMPERVIOUS AREA = 13,500 SF
RRv = 0.0833 FEET * 13,500 SF = 1,125 CF

REQUIRED RRv = 1,125 CF
PROVIDED RRv = >1,125 CF

INFILTRATION BED BENEATH DETENTION VAULT TO BE SIZED USING DARCY'S EQUATION:

A = RRv / (ND + KT/12)

WHERE:
A = INFILTRATION BED AREA (ACRES)
N = SOIL POROSITY
D = TRENCH DEPTH (FT)
K = PERCOLATION (IN/FT)

N = 0.45
D = 3.0 FT
K = 0.5 IN/HR
T = 48 HRS

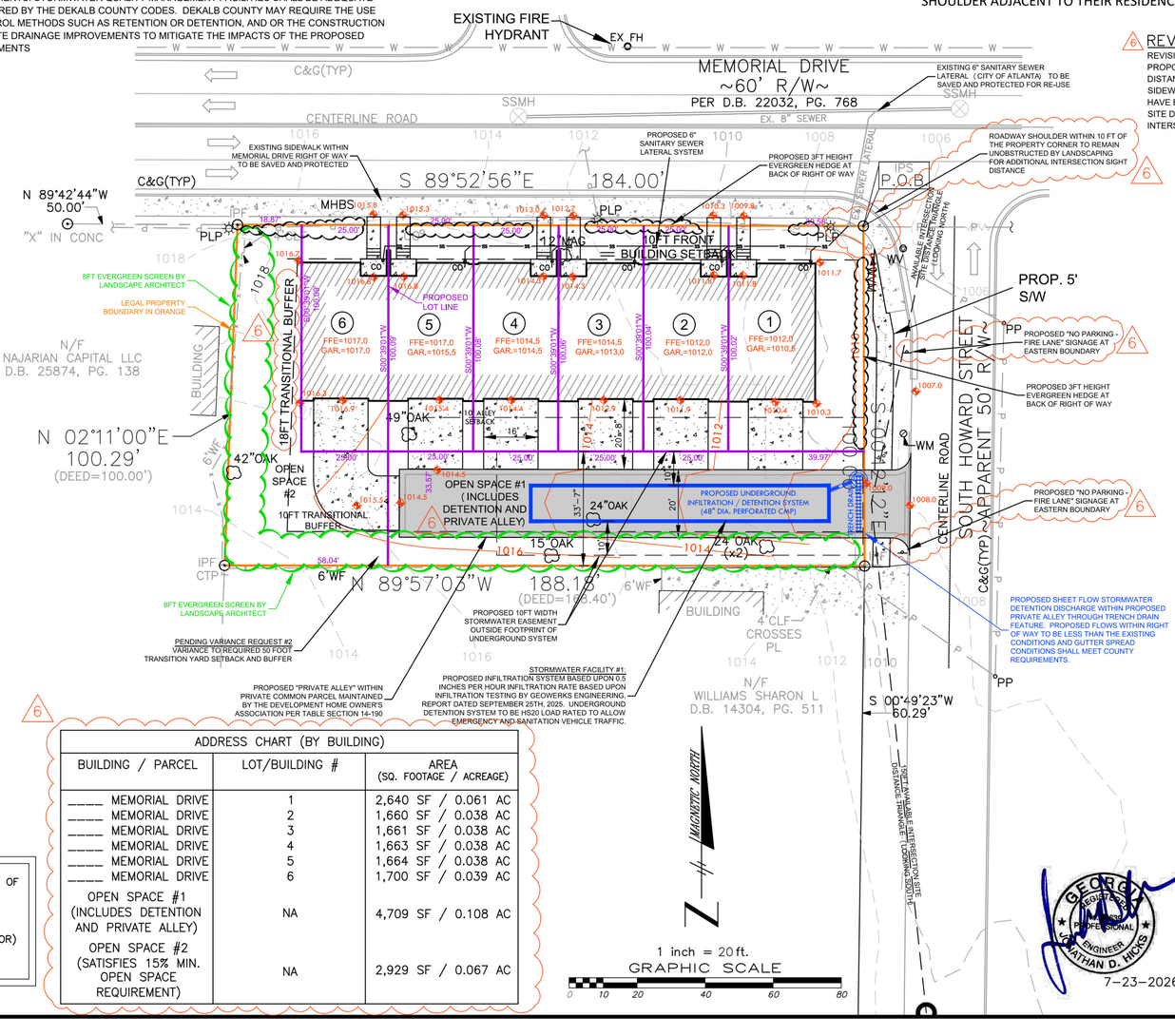
A = 336 SF = REQUIRED INFILTRATION CONTACT AREA
PROP. INFILTRATION CONTACT AREA (BENEATH SYSTEM) = 900 SF (GRAVEL BED AREA)

DEVELOPMENT PLAN NOTES:

1. TOTAL SITE AREA: 18,629 SF = 0.427 ACRES
2. LOT SKETCH CONCEPT PLAN IS PRELIMINARY AND FOR PLANNING PURPOSES ONLY. DEKALB COUNTY APPROVAL IS REQUIRED PRIOR TO PLATTING AND RECORDING OF COMBINED PARCELS.
3. EXISTING CONDITIONS AND BOUNDARY SURVEY PROVIDED BY OTHERS
4. THE EXISTING SUBJECT PARCELS ZONING: MR-2
   - -LOT WIDTH: 20FT
   - -MAXIMUM LOT COVERAGE: 85%
   - -MINIMUM LOT SIZE: 1,000SF
   - -MAXIMUM BUILDING HEIGHT: 3 STORIES OR 45FT
5. PROJECT RECEIVING WATERS ARE: UN-NAMED TRIBUTARY OF SUGAR CREEK
6. NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DEFINED FLOOD ZONE PER FEMA FLOOD MAP 13089C0127J DATED 5/16/2013.
7. PRIOR TO CONSTRUCTION PROJECT REQUIRES DEKALB COUNTY LAND DISTURBANCE PERMIT REVIEW AND APPROVAL. EACH INDIVIDUAL TOWNHOME UNIT MUST RECEIVED BUILDING PERMIT APPROVAL.
8. PROPOSED WATER AND SEWER INFRASTRUCTURE WITHIN TOWNHOME DEVELOPMENT TO BE PRIVATE OWNED, OPERATED, AND MAINTAINED. ALL COST AN ASSOCIATED REPAIRS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. WATER AND SEWER SERVICE TO BE PROVIDED BY THE CITY OF ATLANTA UNDER SEPARATE PERMIT.
9. SITE CONTAINS NO EXISTING PROPOSED BURY PITS.
10. PROJECT PROPOSES NOT INFRASTRUCTURE DEDICATION.
11. ALL PROPOSED UTILITIES SERVING PROPOSED STRUCTURES ARE TO BE UNDERGROUND. PROPOSED ELECTRICAL POWER SERVICES ARE TO BE UNDERGROUND.
12. NO STREET LIGHTS PROPOSED ALONG MEMORIAL DRIVE FRONTAGE.

SANITATION / SOLID WASTE SERVICE NOTE:

THE STREET ADDRESS NUMBER FOR EACH RESIDENCE IS TO BE VISIBLE FROM THE PRIVATE SERVICE ALLEY AND RESIDENTS MUST SET THEIR WASTE AND RECYCLABLE MATERIAL IN AN ACCEPTABLE CONTAINER ON THE ALLEY SHOULDER ADJACENT TO THEIR RESIDENCE.



ADDRESS CHART (BY BUILDING)

BUILDING / PARCEL	LOT/BUILDING #	AREA (SQ. FOOTAGE / ACREAGE)
_____ MEMORIAL DRIVE	1	2,640 SF / 0.061 AC
_____ MEMORIAL DRIVE	2	1,660 SF / 0.038 AC
_____ MEMORIAL DRIVE	3	1,661 SF / 0.038 AC
_____ MEMORIAL DRIVE	4	1,663 SF / 0.038 AC
_____ MEMORIAL DRIVE	5	1,664 SF / 0.038 AC
_____ MEMORIAL DRIVE	6	1,700 SF / 0.039 AC
OPEN SPACE #1 (INCLUDES DETENTION AND PRIVATE ALLEY)	NA	4,709 SF / 0.108 AC
OPEN SPACE #2 (SATISFIES 15% MIN. OPEN SPACE REQUIREMENT)	NA	2,929 SF / 0.067 AC

6 REVISION #6 DESCRIPTION:

REVISION #6 INCLUDES A 10 FOOT SHIFT WEST OF THE PROPOSED TOWNHOME UNITS TO PROVIDE ADDITIONAL DISTANCE BETWEEN THE UNITS AND THE THE SOUTH HOWARD SIDEWALK. ADDITIONAL LANDSCAPE AND SIGNAGE REVISIONS HAVE BEEN MADE TO ALLOW FOR ADDITIONAL INTERSECTION SITE DISTANCE AT THE SOUTH HOWARD AND MEMORIAL DRIVE INTERSECTION.

SITE PLAN
FOR THE
211 SOUTH HOWARD TOWNHOMES
211 SOUTH HOWARD STREET
LAND LOT 179, 15TH DISTRICT,
DEKALB COUNTY, GA

SKETCH PLAT-AP#1247398
REFERENCE: LDP-AP#1247104

No.	Revision/Issue	Date
1	RELEASED FOR REVIEW	1/14/24
2	REVISED PER COUNTY COMMENT	4/29/24
3	REVISED PER COUNTY COMMENT	9/29/25
4	REVISED PER COUNTY COMMENT	2/25/26
5	REVISED VARIANCE REQUEST	6/8/26
6	REVISED PER COMMUNITY COMMENT	7/23/26

JVG Civil Engineering
1105 Dry Pond Road
Ranger, GA 30734
770-402-3471

DEVELOPER:
MERCER RONALD CHADWICK
211 SOUTH HOWARD STREET
ATLANTA, GEORGIA 30317

CONTACT:
CHAD MERCER
678-410-2423

PROPERTY OWNER:
MERCER RONALD CHADWICK
[redacted]
CONTACT:
CHAD MERCER
[redacted]

ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1105 DRY POND ROAD
RANGER, GA 30734
PH: 770-402-3471
FAX: 404-487-8982
EMAIL: jhicks@jvgconsult.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN D. HICKS
7-23-2026

Project	Sheet
211214	SP3
Project start Date: 12/14/2023	
Scale: 1"=20'	

