

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

DeKalb County Planning Commission - Sketch Plat Hearing April 23, 2025 @ 6:00pm

STAFF ANALYSIS

Case No.: P-Plat #1247014 (Misty Court) Agenda # N1
Commission District: 3 **Super District:** 7

Location/Address: 4226 Glenwood Road
Decatur, GA 30032

Parcel ID(s): 15 187 06 048

Request: Major subdivision to construct four (4) single-family detached cottage dwellings and 17 single-family attached dwellings.

Property Owner(s): United Bolton I, LLC

Applicant/Agent: Dianne Pathammavong/Thomas & Hutton Engineering

Acreage: 1.55 acres

Existing Land Use: Vacant

SUBJECT PROPERTY & ZONING HISTORY

The subject property in its current configuration comprises approximately 1.55 acres and is currently undeveloped. On March 24, 2022, the property was rezoned, with conditions, from the C-1 (Local Commercial) Zoning District to the MR-2 (Medium Density Residential-2) Zoning District as per Z-22-1245421. The approved Ordinance and conditions, along with the conceptual site plan, are included as a part of this analysis.

PROJECT DESCRIPTION

The applicant, Dianne Pathammavong, proposes a major subdivision of the subject property to construct up to four (4) single-family detached cottage dwellings. Seventeen (17) attached dwellings are also proposed on-site but will be constructed and sold as condominiums.

While the development site has frontage along Glenwood Road (which is classified as a minor arterial), access to the development is provided off of Misty Valley Road (classified as a local street). Interior private drives and alleys are constructed to public street standards. The four (4) cottage dwellings are located around a central area of enhanced open space; driveways (which are conditioned per Z-22-1245421) are located off of Misty Valley Road and provide off-street parking to Units #1 and #2. Additional off-street parking is located on the northern side of the proposed Misty Court and eastern side of Wisky Way, providing parking for Units #3 and #4 and additional parking for the proposed condominiums.

A six (6)-foot sidewalk is to be constructed along Glenwood Road and five (5)-foot sidewalks are to be provided along the development site's frontage on Misty Valley Road and in the interior. The improvements along Glenwood Road supplement and match the dimensions of proposed improvements that are to be implemented by the Public Works Department in the near future.

An underground detention system is proposed in the northeastern corner of the development site. Portions of the development site are to be improved within an existing Georgia Power easement; no comments or concerns have been raised by Georgia Power regarding the proposed development.

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;

A single detention facility that meets the minimum requirements of the *Land Development Code* (Chapter 14) is provided in the northeastern 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 the MR-2 Zoning District.

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

Not applicable.

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;

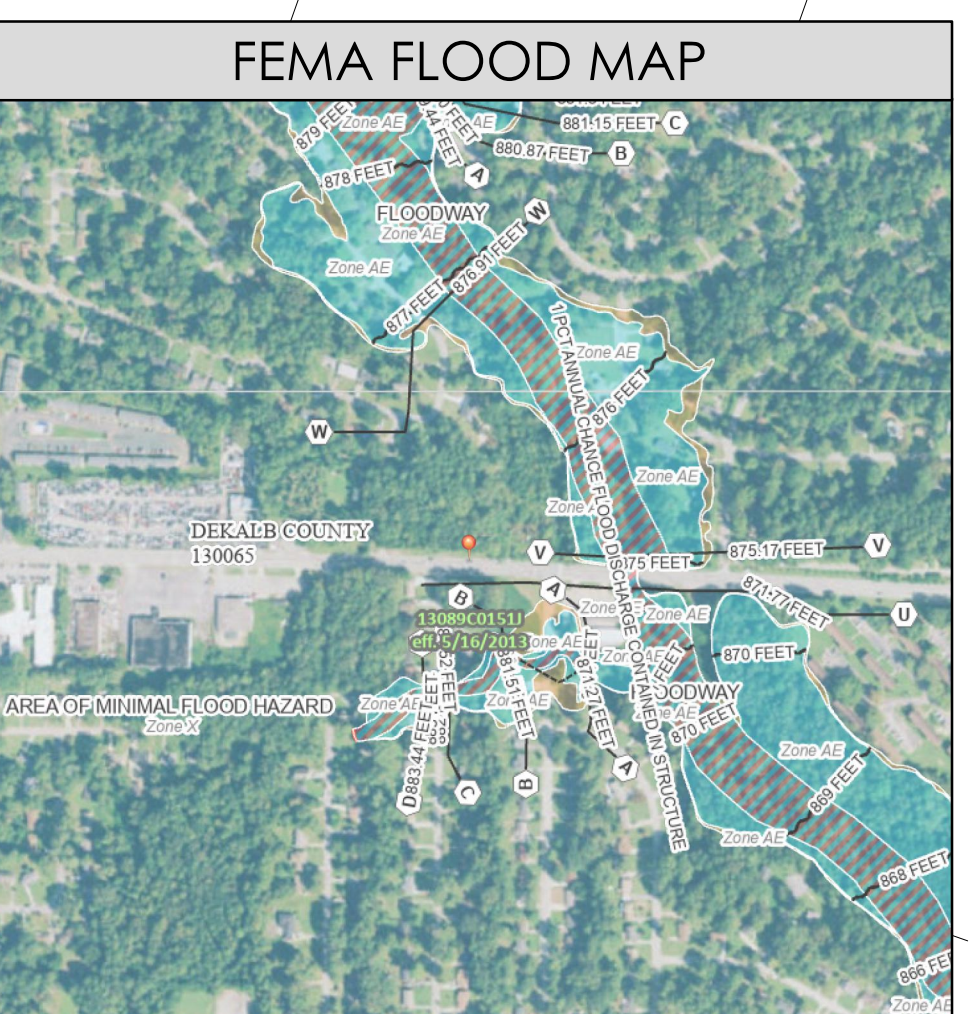
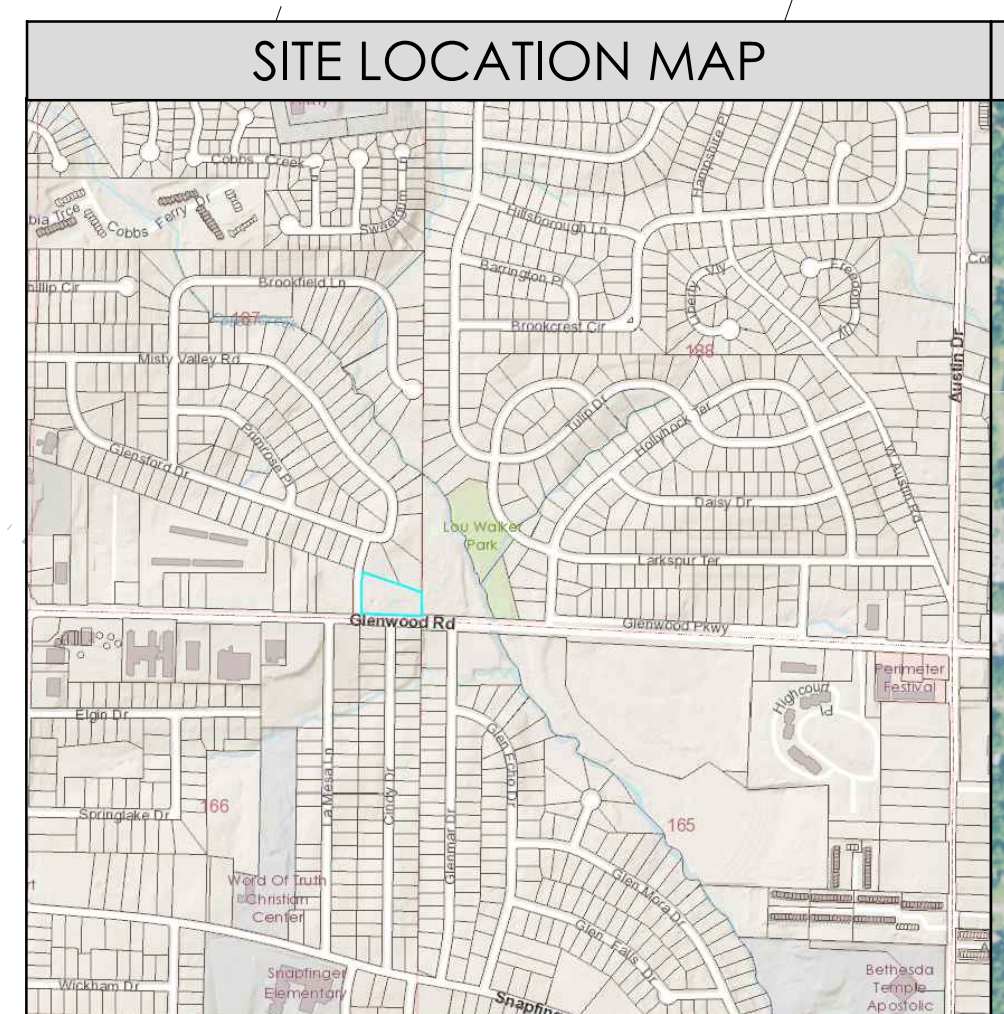
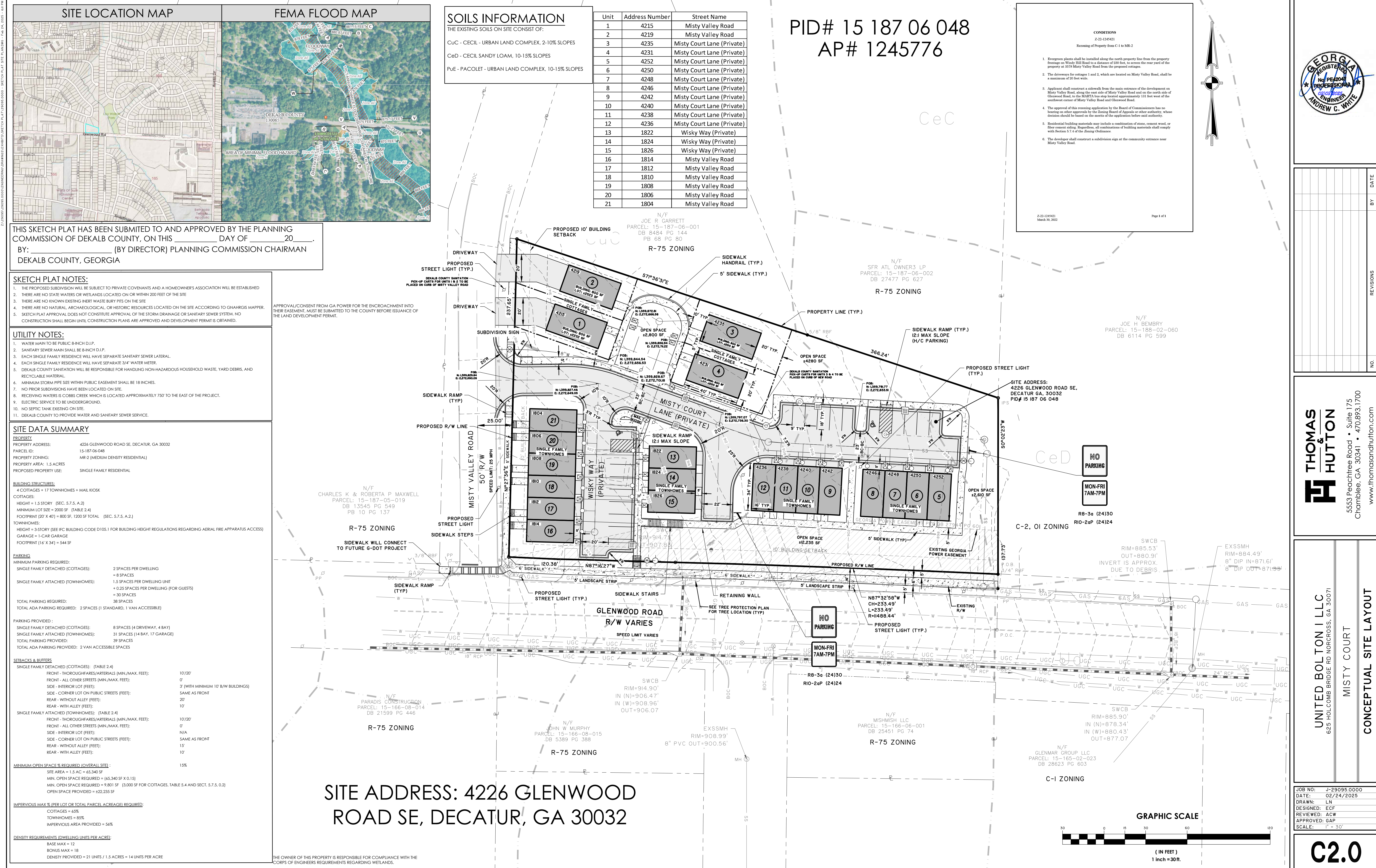
All proposed lots are located in the unincorporated area of DeKalb County.

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-22-1245421, 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.



SOILS INFORMATION
THE EXISTING SOILS ON SITE CONSIST OF:
CuC - CECIL - URBAN LAND COMPLEX, 2-10% SLOPES
CeD - CECIL SANDY LOAM, 10-15% SLOPES
PvE - PACOLET - URBAN LAND COMPLEX, 10-15% SLOPES

Unit	Address Number	Street Name
1	4215	Misty Valley Road
2	4219	Misty Valley Road
3	4235	Misty Court Lane (Private)
4	4231	Misty Court Lane (Private)
5	4252	Misty Court Lane (Private)
6	4250	Misty Court Lane (Private)
7	4248	Misty Court Lane (Private)
8	4246	Misty Court Lane (Private)
9	4242	Misty Court Lane (Private)
10	4240	Misty Court Lane (Private)
11	4238	Misty Court Lane (Private)
12	4236	Misty Court Lane (Private)
13	1822	Wisky Way (Private)
14	1824	Wisky Way (Private)
15	1826	Wisky Way (Private)
16	1814	Misty Valley Road
17	1812	Misty Valley Road
18	1810	Misty Valley Road
19	1808	Misty Valley Road
20	1806	Misty Valley Road
21	1804	Misty Valley Road

PID# 15 187 06 048
AP# 1245776

CONDITIONS
Z-22-1245421
Reasoning of Property from C-1 to MR-2

1. Overgrown plants shall be installed along the north property line from the property frontage on Windy Hill Road to a distance of 200 feet, to screen the rear yard of the property at 3575 Misty Valley Road from the proposed entrance.
2. The driveways for cottages 1 and 2, which are located on Misty Valley Road, shall be a maximum of 20 feet wide.
3. Applicant shall construct a sidewalk from the main entrance of the development on Misty Valley Road, along the east side of Misty Valley Road and on the north side of Glenwood Road, to the MARTA bus stop located approximately 151 feet west of the southwest corner of Misty Valley Road and Glenwood Road.
4. 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.
5. Residential building materials may include a combination of stone, cement wood, or fiber cement siding. Regardless, all combinations of building materials shall comply with Section 5.7.4 of the Zoning Ordinance.
6. The developer shall construct a subdivision sign at the community entrance near Misty Valley Road.

Z-22-1245421
March 29, 2022
Page 1 of 1

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

SKETCH PLAT NOTES:

1. THE PROPOSED SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED
2. THERE ARE NO STATE WATERS OR WETLANDS LOCATED ON OR WITHIN 200 FEET OF THE SITE
3. THERE ARE NO KNOWN EXISTING INERT WASTE BURY PITS ON THE SITE
4. THERE ARE NO NATURAL, ARCHAEOLOGICAL, OR HISTORIC RESOURCES LOCATED ON THE SITE ACCORDING TO GMAHGIS MAPPER.
5. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEM. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND DEVELOPMENT PERMIT IS OBTAINED.

UTILITY NOTES:

1. WATER MAIN TO BE PUBLIC 8-INCH D.I.P.
2. SANITARY SEWER MAIN SHALL BE 8-INCH D.I.P.
3. EACH SINGLE FAMILY RESIDENCE WILL HAVE SEPARATE SANITARY SEWER LATERAL.
4. EACH SINGLE FAMILY RESIDENCE WILL HAVE SEPARATE 3/4" WATER METER.
5. DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING NON-HAZARDOUS HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.
6. MINIMUM STORM PIPE SIZE WITHIN PUBLIC EASEMENT SHALL BE 18 INCHES.
7. NO PRIOR SUBDIVISIONS HAVE BEEN LOCATED ON SITE.
8. RECEIVING WATERS IS CORBS CREEK WHICH IS LOCATED APPROXIMATELY 750' TO THE EAST OF THE PROJECT.
9. ELECTRIC SERVICE TO BE UNDERGROUND.
10. NO SEPTIC TANK EXISTING ON SITE.
11. DEKALB COUNTY TO PROVIDE WATER AND SANITARY SEWER SERVICE.

SITE DATA SUMMARY

PROPERTY
PROPERTY ADDRESS: 4226 GLENWOOD ROAD SE, DECATUR, GA 30032
PARCEL ID: 15-187-06-048
PROPERTY ZONING: MR-2 (MEDIUM DENSITY RESIDENTIAL)
PROPERTY AREA: 1.5 ACRES
PROPOSED PROPERTY USE: SINGLE FAMILY RESIDENTIAL

BUILDING STRUCTURES:
4 COTTAGES + 17 TOWNHOMES + MAIL KIOSK
COTTAGES:
HEIGHT = 1.5 STORY (SEC. 5.7.5, A.2)
MINIMUM LOT SIZE = 2000 SF (TABLE 2.4)
FOOTPRINT (20' X 40') = 800 SF, 1200 SF TOTAL (SEC. 5.7.5, A.2)
TOWNHOMES:
HEIGHT = 3 STORY (SEE IFC BUILDING CODE D105.1 FOR BUILDING HEIGHT REGULATIONS REGARDING AERIAL FIRE APPARATUS ACCESS)
GARAGE = 1-CAR GARAGE
FOOTPRINT (16' X 34') = 544 SF

PARKING:
MINIMUM PARKING REQUIRED:
SINGLE FAMILY DETACHED (COTTAGES): 2 SPACES PER DWELLING + 8 SPACES
SINGLE FAMILY ATTACHED (TOWNHOMES): 1.5 SPACES PER DWELLING UNIT + 0.25 SPACES PER DWELLING (FOR GUESTS) + 30 SPACES
TOTAL PARKING REQUIRED: 38 SPACES
TOTAL ADA PARKING REQUIRED: 2 SPACES (1 STANDARD, 1 VAN ACCESSIBLE)

PARKING PROVIDED:
SINGLE FAMILY DETACHED (COTTAGES): 8 SPACES (4 DRIVEWAY, 4 BAY)
SINGLE FAMILY ATTACHED (TOWNHOMES): 31 SPACES (14 BAY, 17 GARAGE)
TOTAL PARKING PROVIDED: 39 SPACES
TOTAL ADA PARKING PROVIDED: 2 VAN ACCESSIBLE SPACES

SETBACKS & BUFFERS:
SINGLE FAMILY DETACHED (COTTAGES): (TABLE 2.4)
FRONT - THOROUGHFARES/ARTERIALS (MIN/MAX, FEET): 10'/20'
FRONT - ALL OTHER STREETS (MIN/MAX, FEET): 0'
SIDE - INTERIOR LOT (FEET): 3' (WITH MINIMUM 10' B/W BUILDINGS)
SIDE - CORNER LOT ON PUBLIC STREETS (FEET): SAME AS FRONT
REAR - WITHOUT ALLEY (FEET): 20'
REAR - WITH ALLEY (FEET): 10'

SINGLE FAMILY ATTACHED (TOWNHOMES): (TABLE 2.4)
FRONT - THOROUGHFARES/ARTERIALS (MIN/MAX, FEET): 10'/20'
FRONT - ALL OTHER STREETS (MIN/MAX, FEET): 0'
SIDE - INTERIOR LOT (FEET): N/A
SIDE - CORNER LOT ON PUBLIC STREETS (FEET): SAME AS FRONT
REAR - WITHOUT ALLEY (FEET): 15'
REAR - WITH ALLEY (FEET): 10'

MINIMUM OPEN SPACE % REQUIRED (OVERALL SITE):
15%
SITE AREA = 1.5 AC = 65,340 SF
MIN. OPEN SPACE REQUIRED = (65,340 SF X 0.15)
MIN. OPEN SPACE REQUIRED = 9,801 SF (3,000 SF FOR COTTAGES, TABLE 5.4 AND SECT. 5.7.5, 0.2)
OPEN SPACE PROVIDED = 22,235 SF

IMPERVIOUS MAX % (PER LOT OR TOTAL PARCEL ACREAGE) REQUIRED:
COTTAGES = 65%
TOWNHOMES = 85%
IMPERVIOUS AREA PROVIDED = 56%

DENSITY REQUIREMENTS (DWELLING UNITS PER ACRE):
BASE MAX = 12
BONUS MAX = 18
DENSITY PROVIDED = 21 UNITS / 1.5 ACRES = 14 UNITS PER ACRE

APPROVAL/CONSENT FROM GA POWER FOR THE ENCROACHMENT INTO THEIR EASEMENT, MUST BE SUBMITTED TO THE COUNTY BEFORE ISSUANCE OF THE LAND DEVELOPMENT PERMIT.

SITE ADDRESS: 4226 GLENWOOD ROAD SE, DECATUR, GA 30032

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

THOMAS & HUTTON
5553 Peachtree Road • Suite 175
Chamblee, GA 30341 • 470.893.1700
www.thomasandhutton.com

UNITED BOLTON I LLC
625 HOLCOMB BRIDGE RD NORCROSS, GA 30071

MISTY COURT

CONCEPTUAL SITE LAYOUT

JOB NO: J-29095.0000
DATE: 02/24/2025
DRAWN: LN
DESIGNED: ECF
REVIEWED: ACW
APPROVED: GAP
SCALE: 1" = 30'

C2.0

Z:\2009\2009-2010\ENGINEERING\DRAWINGS\SUBSET\PLAT\2009-0048.DWG - 148 12-2015 - 9:32 AM

PID# 15 187 06 048
AP# 1245776

LEGEND

- MEANDER POINT (NO MONUMENT)
- 3/4" IRON PIPE SET WITH CAP
- ✕ PK NAIL FOUND
- CONCRETE MONUMENT (FOUND)
- IRON REBAR (FOUND)
- (795.30') PLAT/DEED DISTANCE

ADJONER PROPERTY LINE
SUBJECT PROPERTY LINE
FLOOD ZONE LIMITS
EASEMENT

THIS SPACE RESERVED FOR THE
CLERK OF SUPERIOR COURT

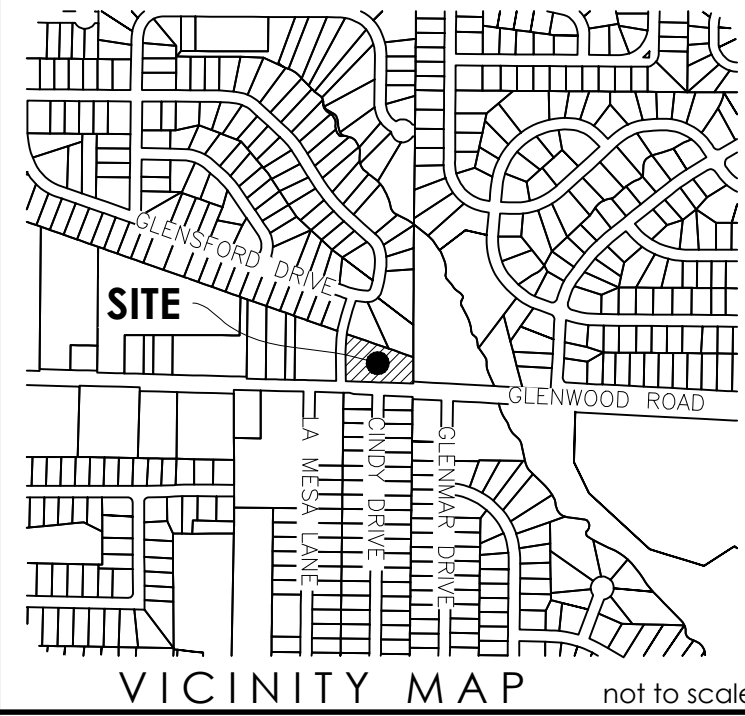
REFERENCES:

1. WARRANTY DEED FOR UNITED BOLTON I
DATED APRIL 21, 2006
DEED BOOK 18651, PAGE 43
2. PLAT FOR ALTALOMA PARK #2.
DATED APRIL 5, 1956
PLAT BOOK 25, PAGE 45
3. PLAT FOR W.H. PETWAY, EST.
DATED SEPTEMBER, 1935
PLAT BOOK 10, PAGE 137

NOTES

1. A TRIMBLE S6 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 56,457 FEET, AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS A PRECISION OF ONE FOOT IN 278,646 FEET.
3. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL ZONE "A" OR "AE" FLOOD HAZARD ZONE AS PER DEKALB COUNTY F.I.R.M. PANEL NO. 13089C01S1J, MAP HAVING AN EFFECTIVE DATE OF MAY 16, 2013.
4. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
5. TAX MAP NUMBER: 15-187-06-048
PROPERTY OWNER: UNITED BOLTON I, LLC
DEED REFERENCE: DEED BOOK 18651, PAGE 43
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
7. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. WHERE A CONFLICT EXISTS BETWEEN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND O.C.G.A. 15-6-67, THE REQUIREMENTS OF LAW PREVAIL.
8. HORIZONTAL POSITIONS INDICATED HERE ARE BASED ON NAD83 (GEORGIA STATE PLANE, WEST ZONE), AND VERTICAL POSITIONS ARE BASED ON NAVD88 DATUM.
9. CONTOURS SHOWN ON PLAT ARE FIELD RUN BY THOMAS AND HUTTON.
DATE OF SURVEY - 06/23/2021.
10. 1 FOOT CONTOUR INTERVAL IS SHOWN.

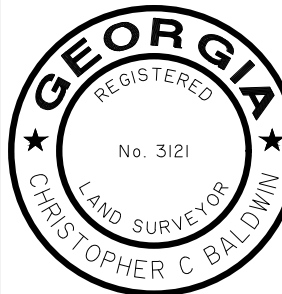
GRID NORTH
GA WEST ZONE



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SURVEYOR'S CERTIFICATION

THIS PLAT IS RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.



Chris Baldwin 03/17/21
CHRISTOPHER C. BALDWIN
GEORGIA REGISTERED LAND SURVEYOR
RLS #3121 / LSF #145
baldwin.c@tandh.com

BOUNDARY / TOPOGRAPHIC
SURVEY

#4226 GLENWOOD ROAD
SE, DECATUR, GA, 30032
PARCEL: 15-187-06-048

LAND LOT 187, 15TH DISTRICT
DEKALB COUNTY, GEORGIA

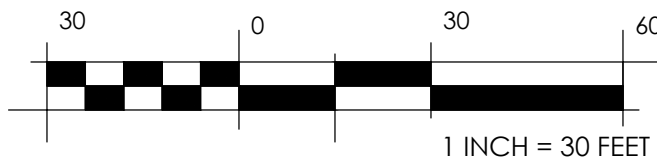
prepared for
UNITED CONSULTING MASTER, LLC

No.	Revision	By	Date



5074 Bristol Industrial Way • Suite A
Buford, GA 30518 • 770-271-2868

www.thomasandhutton.com



plat	drawn	reviewed	field	crew
03/25/24	DBS	CCB	06/23/21	TC

job 29095.0000

SHEET 1 OF 1

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES ARE 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, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. BASIS OF BEARINGS WERE TAKEN FROM REFERENCE #1.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000+ FEET.
5. EQUIPMENT USED: GEODIMETER 610S ROBOTIC TOTAL STATION.
6. FIELD WORK FOR SURVEY COMPLETED ON OR ABOUT 5/16/19. NO SITE VISIT MADE SINCE THIS DATE.
7. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.
8. ELEVATIONS, IF SHOWN, BASED ON NAVD 88, GEOID 12B, GPS OBSERVATIONS.

FLOOD STATEMENT

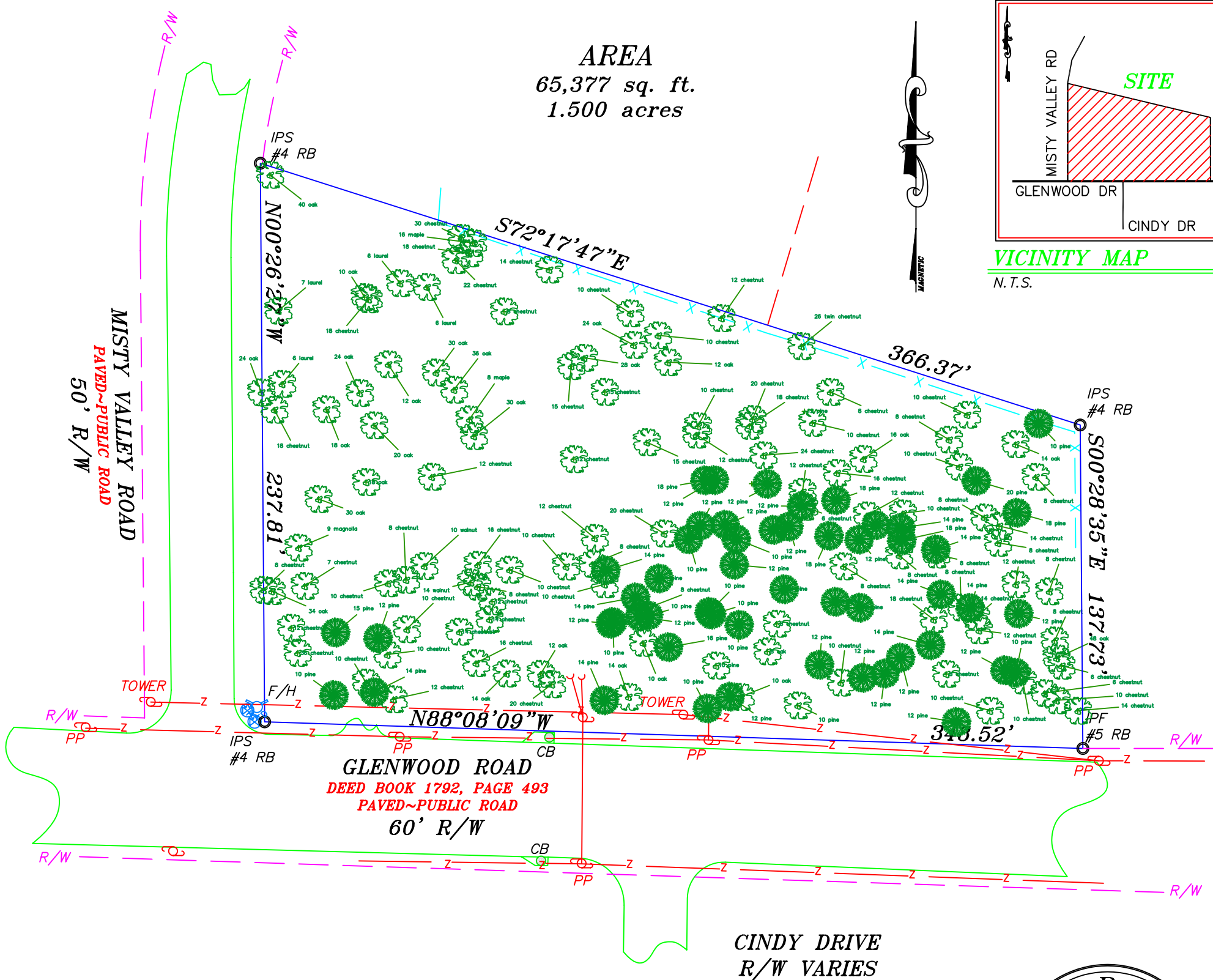
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM).

SURVEY REFERENCES

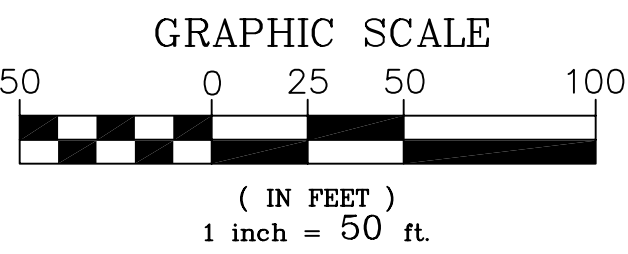
1. SURVEY FOR: UNITED BOLTON I, LLC, BY: A.S. GOMETTI, DATED: 4/17/06. REFERENCE PLAT DOES NOT FORM A MANTMATICAL CLOSURE.

LEGEND

IPS	IRON PIN SET	SMH	SAN MAN HOLE
IPF	IRON PIN FOUND	-X-X-	FENCE
CM	CONC. MONUMENT FOUND	⊕	SAN SEWER LAT
OT	OPEN TOP PIN	C/O	SEWER CLEAN OUT
CT	CRIMP TOP PIN	⊙ PP	POWER POLE
#4 RB	REINFORCING BAR	⊗ FH	FIRE HYDRANT
R/W	RIGHT-OF-WAY	⊗ GV	GAS VALVE
POC	POINT OF COMMENCEMENT	⊗ WV	WATER VALVE
POB	POINT OF BEGINNING	⊗	WATER METER



JEFFREY L. NIPPER, PLS
3309 WEATHERED WOOD WAY
REX, GEORGIA 30273



SURVEYOR'S CERTIFICATION

IN MY PROFESSIONAL OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AND ASBUILT CONDITIONS SHOWN HEREON.

JEFFREY L. NIPPER, GA. PLS #2736 DATE

TITLE: #4226 GLENWOOD ROAD TREE & TOPO SURVEY

UNITED REALTY ADVISORS

LOCATED IN:
LAND LOT 187 of the 15th DISTRICT
DEKALB COUNTY, GEORGIA

SCALE: 1"= 50'
DRAWN: J. NIPPER

PROJECT NO: 5/16/19
CHECKED:

REVISIONS:

SURVEY PREPARED FOR:

UNITED REALTY ADVISORS

LOCATED IN:
LAND LOT 187 of the 15th DISTRICT
DEKALB COUNTY, GEORGIA

SCALE: 1"= 50'
DRAWN: J. NIPPER

PROJECT NO: 5/16/19
CHECKED:

REVISIONS:

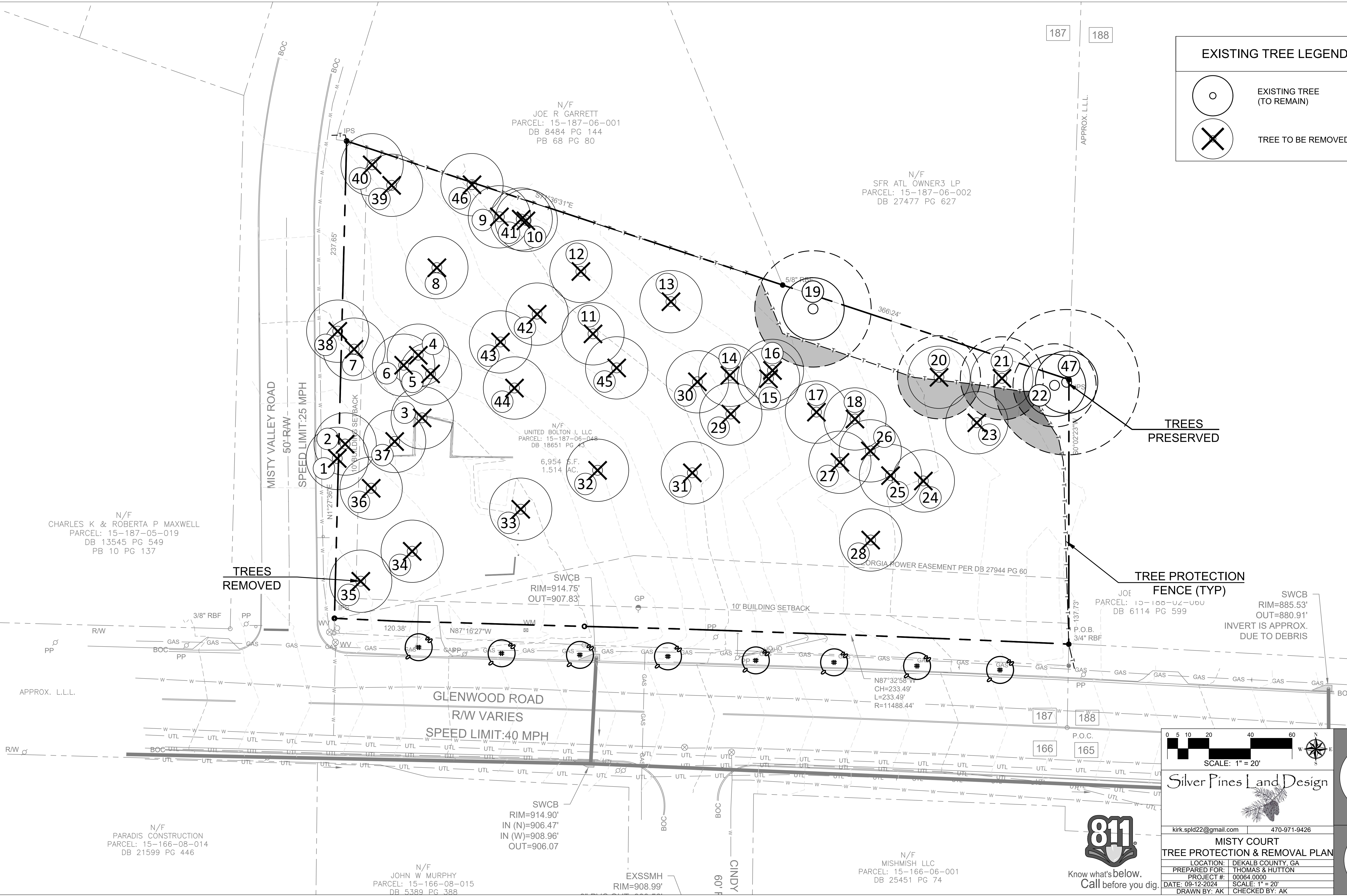
625 Holcomb Bridge Road
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www.unitedconsulting.com
770-209-0029 Fax 582-2900
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UNITED CONSULTING

EXISTING TREE LEGEND

EXISTING TREE
(TO REMAIN)

TREE TO BE REMOVED



0 5 10 20 40 60

SCALE: 1" = 20'

Silver Pines Land Design

kirk.spd22@gmail.com470-971-9426

MISTY COURT
TREE PROTECTION & REMOVAL PLAN

LOCATION: DEKALB COUNTY, GA

PREPARED FOR: THOMAS & HUTTON

PROJECT #: 00064.0000

DATE: 09-12-2024

DRAWN BY: AK

SCALE: 1" = 20'

CHECKED BY: AK

SHEET
TP1.0

NOTE:
- THE (7) TREES PROPOSED
ALONG MISTY VALLEY ROAD
ARE MIN. 4" CALIPER.
SPACING IS 30' O.C.

NOTES:
- CONTRACTOR TO HAND DIG ALL PROPOSED
TREE HOLES ALONG GLENWOOD RD TO LOCATE
GAS LINE AND ANY OTHERS UTILITIES BEFORE
PLANTING TREES.
- CONTRACTOR TO COORDINATE ADJUSTMENTS
TO TREE LOCATIONS DUE TO UTILITY CONFLICTS
WITH DEKALB COUNTY ARBORIST BEFORE
INSTALLATION.

0510204060

SCALE: 1" = 20'

Silver Pines Land Design



kirk.spd22@gmail.com470-971-9426

MISTY COURT
TREE REPLACEMENT PLAN

LOCATION: DEKALB COUNTY, GA

PREPARED FOR: THOMAS & HUTTON

PROJECT #: 00064.0000

DATE: 09-12-2024SCALE: 1" = 20'

DRAWN BY: AKCHECKED BY: AK



SHEET
TP2.0

EXISTING TREE INVENTORY & SPECIMEN TREE ANALYSIS

EXISTING TREE INVENTORY

Survey Tree #	Specimen Tag #	Species	DBH Inches	Units	Inches Preserved	Units Preserved	NOTES
1		Sweetgum	19	5.4			Removed - 100% CRZ Impact
2		Poplar	24	6			Removed - 100% CRZ Impact
3		Sweetgum	19	5.4			Removed - 100% CRZ Impact
4		Sweetgum	29	9.2			Removed - 100% CRZ Impact
5		Sweetgum	27	8			Removed - 100% CRZ Impact
6		Hickory	19	5.4			Removed - 100% CRZ Impact
7		Sweetgum	23	6			Removed - 100% CRZ Impact
8		Black Cherry	18	4.8			Removed - 100% CRZ Impact
9		Poplar	22	6			Removed - 100% CRZ Impact
10		Poplar	20	5.4			Removed - 100% CRZ Impact
11		Poplar	18	4.8			Removed - 100% CRZ Impact
12		Sweetgum	19	5.4			Removed - 100% CRZ Impact
13		Poplar	27	8			Removed - 100% CRZ Impact
14		Poplar	20	5.4			Removed - 100% CRZ Impact
15		Poplar	24	6			Removed - 100% CRZ Impact
16		Poplar	27	8			Removed - 100% CRZ Impact
17		Pine	19	5.4			Removed - 100% CRZ Impact
18		Poplar	19	5.4			Removed - 100% CRZ Impact
19		Sweetgum	28	8.6	28	8.6	Preserved - 22% CRZ Impact
20		Hickory	20	5.4			Removed - 46% CRZ Impact
21		Hickory	20	5.4			Removed - 34% CRZ Impact
22		S Red Oak	20	5.4	20	5.4	Preserved - 11% CRZ Impact
23		Pine	24	6			Removed - 100% CRZ Impact
24		Pine	19	5.4			Removed - 100% CRZ Impact
25		Pine	20	5.4			Removed - 100% CRZ Impact
26		Pine	19	5.4			Removed - 100% CRZ Impact
27		Pine	21	5.4			Removed - 100% CRZ Impact
28		Pine	20	5.4			Removed - 100% CRZ Impact
29		Pine	20	5.4			Removed - 100% CRZ Impact
30		Poplar	22	6			Removed - 100% CRZ Impact
31		Poplar	21	5.4			Removed - 100% CRZ Impact
32		Walnut	22	6			Removed - 100% CRZ Impact
33		Sweetgum	22	6			Removed - 100% CRZ Impact
34		Pine	18	4.8			Removed - 100% CRZ Impact
35	1628	Water Oak	43	20.2			SPECIMEN Removed - 100% CRZ Impact, Good Condition
36	1629	Water Oak	39	16.6			SPECIMEN Removed - 100% CRZ Impact, Poor Conedition
37	1630	Sweetgum	36	14.2			SPECIMEN Removed - 100% CRZ Impact, Poor Conedition
38	1631	Sweetgum	31	10.4			SPECIMEN Removed - 100% CRZ Impact, Good Condition
39	1632	Poplar	53	27.2			SPECIMEN Removed - 100% CRZ Impact, Good Condition
40	1633	Water Oak	51	27.2			SPECIMEN Removed - 100% CRZ Impact, Poor Conedition
41	1634	Poplar	42	18.4			SPECIMEN Removed - 100% CRZ Impact, Good Condition
42	1635	Poplar	49	26.2			SPECIMEN Removed - 100% CRZ Impact, Poor Conedition
43	1636	Water Oak	37	15			SPECIMEN Removed - 100% CRZ Impact, Good Condition
44	1637	Water Oak	34	12.6			SPECIMEN Removed - 100% CRZ Impact, Good Condition
45	1638	Poplar	32	11.2			SPECIMEN Removed - 100% CRZ Impact, Good Condition
46		Pine	24	6			Removed - 100% CRZ Impact, Boundary Tree
47		Poplar	35	12.3	35	12.3	SPECIMEN Preserved - 14% CRZ Impact, Boundary Tree
Total Inches Preserved			83				
Total Units Preserved					26		

Misty Court Site Specimen Tree Assessment									
Survey Number	Tag Number	DBH	Species	Common Name	Condition	Notes	CRZ DISTURBANCE	Status	Removed Inches
35	1628	43	Quercus nigra	Water Oak	Good	Tree is in good health.	100%	REMOVED	43
36	1629	39	Quercus nigra	Water Oak	Poor 1	Major fruiting bodies on root flair.	100%	REMOVED	0
37	1630	36	Liquidambar styraciflua	Sweetgum	Poor 2	Decline canopy and major dead limbs.	100%	REMOVED	0
38	1631	31	Liquidambar styraciflua	Sweetgum	Good	Tree is in good health.	100%	REMOVED	31
39	1632	53	Liriodendron tulipifera	Poplar	Good	Tree is in good health.	100%	REMOVED	53
40	1633	51	Quercus nigra	Water Oak	Poor 3	Asymmetrical canopy with 100% over road.	100%	REMOVED	0
41	1634	42	Liriodendron tulipifera	Poplar	Good	Tree is in good health.	100%	REMOVED	42
42	1635	49	Liriodendron tulipifera	Poplar	Poor 4	Split with included bark.	100%	REMOVED	0
43	1636	37	Quercus nigra	Water Oak	Good	Tree is in good health.	100%	REMOVED	37
44	1637	34	Quercus nigra	Water Oak	Good	Tree is in good health.	100%	REMOVED	34
45	1638	32	Liriodendron tulipifera	Poplar	Good	Tree is in good health.	100%	REMOVED	32
47		35	Liriodendron tulipifera	Poplar			14%	PRESERVED	
SUB-TOTAL SPECIMEN INCHES REMOVED							272		

TOTAL SPECIMEN INCHES REMOVED	272
TOTAL REPLACEMENT INCHES REQUIRED (1.5x)	408
TOTAL 2" REPLACEMENT TREES REQUIRED	204

PLANT SCHEDULE

TREE PLANTING SCHEDULE

Common Name	Botanical Name	# of Trees	Min. Size	Units per Tree	Total Units	% of Total	Type	Comment
Tuscarora Crepeymrtle	Lagerstroemia x 'Tuscarora'	8	8' ht.	0.4	3.2	N/A	B&B	Min. 1.5" Canes, 3-5 Canes only, full crown; free of disease and insects.
Black Gum	Nyssa sylvatica	4	2" cal.	0.4	1.60	25%	B&B	(OVERSTORY) Straight leader, no split leaders acceptable, free of disease and insects.
Black Gum	Nyssa sylvatica	2	4" cal.	0.7	1.40		B&B	(OVERSTORY) Straight leader, no split leaders acceptable, free of disease and insects.
Bald Cypress	Taxodium distichum	6	2" cal.	0.4	2.40	25%	B&B	(OVERSTORY) Straight leader, no split leaders acceptable, free of disease and insects.
Shumard Oak	Quercus shumardii	6	2" cal.	0.4	2.40	25%	B&B	(OVERSTORY) Straight leader, no split leaders acceptable, free of disease and insects.
Princeton Elm	Ulmus americana 'Princeton'	1	2" cal.	0.4	0.40	25%	B&B	(OVERSTORY) Straight leader, no split leaders acceptable, free of disease and insects.
Princeton Elm	Ulmus americana 'Princeton'	5	4" cal.	0.7	3.50		B&B	(OVERSTORY) Straight leader, no split leaders acceptable, free of disease and insects.
TOTAL TREES		32	TOTAL RDF UNITS		14.90	100%	NOTE: Min. 2" Cal.—Min. 50% Overstory—Max. 25% 1 Species—Max. 25% Evergreen Species Due to Power Easement Tuscarora Crepeymrtle provided under lines, not included in %.	

EVERGREEN SHRUB PLANTING SCHEDULE

Common Name	Botanical Name	# of SHRUBS	Min. Size				Type	Comment
Dwarf Burford Holly	Ilex cornuta 'Burfordi nana'	10	7 Gal.				CONT.	Full, even crown; free of disease and insects.
American Holly	Ilex opaca	3	15 Gal.				CONT.	Full to ground, even crown; free of disease and insects.
Tea Olive	Osmanthus fragrans	10	15 Gal.				CONT.	Full to ground, even crown; free of disease and insects.
Emerald Green Arborvitae	Thuja occidentalis 'Emerald Green'	16	15 Gal.				CONT.	Full to ground, even crown; free of disease and insects.
TOTAL TREES		39						

SOD

Common Name	Botanical Name						Type	Comment
Tifway 419 Bermuda Sod	Cynodon dactylon 'Tifway 419'						sod	Free of weeds, disease, and insects.

PERMIT LANDSCAPE CALCULATIONS

SITE DENSITY REQUIREMENT	
RESIDENTIAL SITE DENSITY - 15 UNITS / ACRE REQUIRED	
TOTAL PROPERTY (ACRES)	1.5
AREA IN 100-YR FLOODPLAIN (ACRES)	0
AREA IN WETLAND (ACRES)	0
AREA IN UTILITY EASEMENT (ACRES)	0.22
NET AREA SUBJECT TO TREE DENSITY (ACRES)	1.28
TIMES MINIMUM UNITS PER ACRE	15
SITE DENSITY FACTOR 'SDF' (MIN. REQUIRED UNITS)	19.2
EXISTING DENSITY FACTOR 'EDF' (EXISTING PRESERVED UNITS)	26
REPLACEMENT DENSITY FACTOR 'RDF' (PROPOSED UNITS)	14.9
TOTAL SITE UNITS PROVIDED	40.9

MISTY VALLEY RD LANDSCAPE REQUIREMENT
1 TREE / 30' OF FRONTAGE REQUIRED
200' OF FRONTAGE - 30' ACCESS = 200' / 30' = 6.6 TREES
7 TREES REQUIRED
7 TREES PROVIDED

SINGLE FAMILY COTTAGE LOTS
3 TREES / LOT REQUIRED
4 COTTAGE LOTS PROVIDED = 12 TREES REQUIRED
12 TREES REQUIRED
12 TREES PROVIDED

PARKING LOT REQUIREMENT
NOT APPLICABLE, LESS THAN 15 SPACES

GLENWOOD RD LANDSCAPE REQUIREMENT
GLENWOOD RD HAS A POWER EASEMENT, TUSCARORA CREPEMYRTLES PROPOSED UNDER LINES. (MAX HT. 15'-18')

EXISTING TREE PRESERVATION REQUIREMENT			
NOTE: WHICHEVER IS LESS APPLIES		120" / AC REQ.	25% PRESERVED REQ.
TOTAL SITE AC	1.5		
TOTAL INCHES ONSITE	1,235.0	180.0	308.8
TOTAL INCHES PRESERVED	83.0		

REPLACEMENT INCHES REQUIRED (1" / 1" REMOVED UP TO 180")			
DEFICIT INCHES TO BE REPLACED	97		
DEFICIT 2" TREES REQUIRED	49		
2" TREES PROVIDED ONSITE	24		
DEFICIT 2" TREES OWED	25		



Silver Pines Land Design

kirk.spld22@gmail.com

470-971-9426

MISTY COURT
PLANT SCHE., INVENTORY, & CALC.

LOCATION: DEKALB COUNTY, GA

PREPARED FOR: THOMAS & HUTTON

PROJECT #: 00064.0000

DATE: 09-12-2024

DRAWN BY: AK

SCALE: 1" = 20'

CHECKED BY: AK

SHEET
TP3.0

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

SUBDIVISION SKETCH PLAT APPLICATION

Application fee: \$300.00 and 10.00 per lot.

All applications must be accompanied by eighteen (18) **folded** copies of the sketch plat.

(All plans must be folded)

PLEASE PRINT ALL INFORMATION

PROJECT NAME Glenwood Development

PROJECT LOCATION 4226 Glenwood Rd, Decatur, GA 30032 PARCEL ID NO.: 15 187 06 048

PROPOSED USE 7 Cottages and 15 Townhome Units

DATE OF SKETCH PLAT CONFERENCE _____

SITE ACREAGE 1.5 # LOTS 7 # UNITS 15 SEWER ☒ SEPTIC TANK ☐

PROPERTY OWNER United Bolton I LLC PHONE 770-582-2866

ADDRESS 625 Holcomb Bridge Rd

CITY Norcross STATE GA ZIP 30071

AGENT AUTHORIZED TO RECEIVE ALL NOTIFICATIONS

ADDRESS 5553 Peachtree Rd, Suite 175 PHONE 470.893.1689

CITY Atlanta STATE GA ZIP 30341

DEVELOPER Same as Property Owner PHONE _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

ENGINEER/ARCH Thomas & Hutton Engineering, Garrett Phelps PHONE _____

ADDRESS 5553 Peachtree Rd, Suite 175 PHONE 470.893.1699

CITY Atlanta STATE GA ZIP 30341

APPLICANT

COMPANY Thomas & Hutton Engineering, Dianne Pathammavong PHONE 470.893.1689

ADDRESS 5553 Peachtree Rd, Suite 175, Atlanta GA 30341

SIGNATURE OF APPLICANT Dianne Path DATE 5/9/22

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

SKETCH PLAT APPLICATION AUTHORIZATION

TO WHOM IT MAY CONCERN:

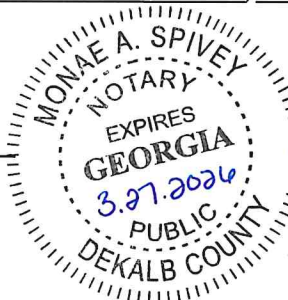
I/We Sean Bitarafan, United Bolton I, LLC

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

Thomas & Hutton Engineering, Dianne Pathammavong to file an application in my/our
behalf.

List all property parcel numbers: 15 187 06 048

Monae A. Spivey
NOTARY PUBLIC



Sean Bitarafan
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.

AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP

AN ORDINANCE TO REZONE PROPERTY FROM C-1 (LOCAL COMMERCIAL) DISTRICT TO MR-2 (MEDIUM DENSITY RESIDENTIAL-2) DISTRICT TO CONSTRUCT TOWNHOMES AND SINGLE-FAMILY COTTAGE UNITS. THE PROPERTY IS LOCATED ON NORTHEAST CORNER OF GLENWOOD ROAD AND MISTY VALLEY ROAD, AT 4226 GLENWOOD ROAD IN DECATUR, GEORGIA. THE PROPERTY HAS APPROXIMATELY 350 FEET OF FRONTAGE ALONG GLENWOOD ROAD, 245 FEET OF FRONTAGE ALONG MISTY VALLEY ROAD AND CONTAINS 1.55 ACRES.

APPLICANT: Sean Bitarafan
OWNER: United Bolton I, LLC

COMMISSION DISTRICTS: 3 & 7

WHEREAS, Sean Bitarafan has filed an application to amend the DeKalb County Zoning Ordinance to rezone property located at 4226 Glenwood Road, Decatur, Georgia 30032, and more particularly described as follows:

All that tract or parcel of land and being in **District 15, Land Lot 187, Block 06, Parcel 048** of DeKalb County, Georgia, containing 1.55 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 property from the C-1 District to the MR-2 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 property from C-1 (Local Commercial) District to MR-2 (Medium Density Residential-1) District to construct townhomes and single-family cottage units. The property is located on northeast corner of Glenwood Road and Misty Valley Road, at 4226 Glenwood Road in Decatur, Georgia. The property has approximately 350 feet of frontage along Glenwood Road, and 245 feet of frontage along Misty Valley Road. The property contains 1.55 acres and is 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.

ADOPTED by the DeKalb County Board of Commissioners this _____ day of

_____ 2022.

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

ATTEST:

Barbara H. Sanders, CCC
Clerk to the Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

REQUESTED BY APPLICANT:

Application of Sean Bitarafan to rezone property from C-1 (Local Commercial) District to MR-2 (Medium Density Residential-2) District to construct townhomes and single-family cottage units.

PLANNING AND SUSTAINABILITY DEPARTMENT RECOMMENDATION:

Approval with Conditions. The zoning proposal is consistent with policy No. 9 of the Comprehensive Plan regarding housing variety and access, which states the goal of providing a variety of housing opportunities and choices to better accommodate the needs of residents. The density of the proposed development, a density that is greater than that which would be achieved through redevelopment of the site for single-family homes, is appropriate on Glenwood Road since Glenwood can provide good vehicular and bus access to amenities, schools, and employment destinations. At the same time, the development provides a step-down of density from Glenwood Road to the single-family residential development to the north. Therefore, the Department of Planning and Sustainability recommends “Approval, with the following conditions”:

1. Evergreen plants shall be installed along the north property line from the property frontage on Windy Hill Road to a distance of 230 feet, to screen the rear yard of the property at 3578 Misty Valley Road from the proposed cottages.
2. The driveways for cottages 1 and 2, which are located on Misty Valley Road, shall be a maximum of 20 feet wide.
3. Applicant shall construct a sidewalk from the main entrance of the development on Misty Valley Road, along the east side of Misty Valley Road and on the north side of Glenwood Road, to the MARTA bus stop located approximately 131 feet west of the southwest corner of Misty Valley Road and Glenwood Road.
4. 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.

PLANNING COMMISSION RECOMMENDATION:

Approval with Conditions 6-0-3. Vivian Moore moved, April Atkins seconded for Approval with four (4) conditions, per Staff recommendation, with a modification to condition #3 to read: “Applicant shall construct a sidewalk from the main entrance of the development on Misty Valley Road, along the east side of Misty Valley Road and on the north side of Glenwood Road, to the MARTA bus stop located approximately 131 feet west of the southwest corner of Misty Valley Road and Glenwood Road.” Jana Johnson, Gwendolyn McCoy and Tess Snipes abstained.

BOARD of COMMISSIONERS FINAL ACTION:

March 24, 2022, Approved with Staff’s four (4) conditions, with two additional conditions submitted by Commissioner Ted Terry as follows:

1. Residential building materials may include a combination of stone, cement wood, or fiber cement siding. Regardless, all combinations of building materials shall comply with Section 5.7.4 of the Zoning Ordinance.
2. The developer shall construct a subdivision sign at the community entrance near Misty Valley Road.

R-75 ZONING

R-75 ZONING

R-75 ZONING

R-75 ZONING

N/F
JOE R. GARRETT
PARCEL: 15-187-06-001
DB 8424 PG 244
PB 68 PG 80

SITE LOCATION MAP

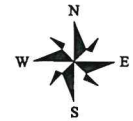
FEMA FLOOD MAP

SITE

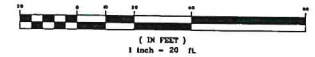
SITE

R-75 ZONING

N/F
SFR ATL OWNERS LP
PARCEL: 15-187-06-002
DB 27477 PG 627



GRAPHIC SCALE



SITE DATA SUMMARY

PROPERTY
PROPERTY ADDRESS: 4226 GLENWOOD ROAD, DECATUR, GA 30032
PARCEL ID: 15-187-06-048
PROPERTY ZONING: MR-2 (MEDIUM DENSITY RESIDENTIAL)
PROPERTY AREA: 1.5 ACRES
PROPOSED PROPERTY USE: SINGLE FAMILY RESIDENTIAL

BUILDINGS
BUILDING STRUCTURES:
4 COTTAGES + 17 TOWNHOMES + MAIL KIOSK

COTTAGES:
HEIGHT - 1.5 STORY (SEC. 5.7.5, A.2)
MINIMUM LOT SIZE - 2000 SF (TABLE 2.4)
FOOTPRINT (20' x 40') = 800 SF, 1200 SF TOTAL (SEC. 5.7.5, L.2)

TOWNHOMES:
HEIGHT - 3-STOREY
GARAGE - 1-CAR GARAGE
FOOTPRINT (16' x 34') = 544 SF

PARKING

MINIMUM PARKING REQUIRED:
SINGLE FAMILY DETACHED (COTTAGES): 2 SPACES PER DWELLING + 8 SPACES
SINGLE FAMILY ATTACHED (TOWNHOMES): 1.5 SPACES PER DWELLING UNIT + 0.25 SPACES PER DWELLING (FOR GUESTS) + 30 SPACES
TOTAL PARKING REQUIRED: 38 SPACES
TOTAL ADA PARKING REQUIRED: 2 SPACES (1 STANDARD, 1 VAN ACCESSIBLE)

PARKING PROVIDED:
SINGLE FAMILY DETACHED (COTTAGES): 8 SPACES (4 DRIVEWAY, 4 BAY)
SINGLE FAMILY ATTACHED (TOWNHOMES): 31 SPACES (14 BAY, 17 GARAGE)
TOTAL PARKING PROVIDED: 39 SPACES
TOTAL ADA PARKING PROVIDED: 2 VAN ACCESSIBLE SPACES

SETBACKS & BUFFERS

SINGLE FAMILY DETACHED (COTTAGES): (TABLE 2.4)
FRONT - THOROUGHFARES/ARTERIALS (MIN./MAX. FEET): 10'/20'
FRONT - ALL OTHER STREETS (MIN./MAX. FEET): 0'
SIDE - INTERIOR LOT (FEET): 3' (WITH MINIMUM 10' B/W BUILDINGS)
SIDE - CORNER LOT ON PUBLIC STREETS (FEET): SAME AS FRONT
REAR - WITHOUT ALLEY (FEET): 20'
REAR - WITH ALLEY (FEET): 10'

SINGLE FAMILY ATTACHED (TOWNHOMES): (TABLE 2.4)
FRONT - THOROUGHFARES/ARTERIALS (MIN./MAX. FEET): 10'/20'
FRONT - ALL OTHER STREETS (MIN./MAX. FEET): 0'
SIDE - INTERIOR LOT (FEET): N/A
SIDE - CORNER LOT ON PUBLIC STREETS (FEET): SAME AS FRONT
REAR - WITHOUT ALLEY (FEET): 15'
REAR - WITH ALLEY (FEET): 10'

MINIMUM OPEN SPACE REQUIRED (OVERALL SITE):
SITE AREA = 1.5 AC = 65,340 SF
MIN. OPEN SPACE REQUIRED = (65,340 SF x 0.15)
MIN. OPEN SPACE REQUIRED = 9,801 SF (13,000 SF FOR COTTAGES, TABLE 5.4 AND SEC. 5.7.5, O.2)
OPEN SPACE PROVIDED = 122,235 SF

IMPERVIOUS MAX % (PER LOT OR TOTAL PARCEL ACREAGE) REQUIRED:
COTTAGES = 65%
TOWNHOMES = 85%
IMPERVIOUS AREA PROVIDED = 56%

DENSITY REQUIREMENTS (DWELLING UNITS PER ACRE):
BASE MAX = 12
BONUS MAX = 18
DENSITY PROVIDED = 21 UNITS / 1.5 ACRES = 14 UNITS PER ACRE

50' R/W
SPEED LIMIT: 25 MPH
MISTY VALLEY ROAD

GLENWOOD ROAD
R/W VARIES
SPEED LIMIT: 40 MPH

R-75 ZONING

N/F
PARADIS CONSTRUCTION
PARCEL: 15-166-08-014
DB 21569 PG 446

R-75 ZONING

N/F
JOHN W. MURPHY
PARCEL: 15-166-08-014
DB 21569 PG 446

R-75 ZONING

REZONING SITE PLAN

4226 GLENWOOD ROAD
DEKALB COUNTY, GA

PREPARED FOR:
UNITED CONSULTING MASTER, LLC.

PREPARED BY:

THOMAS HUTTON

1800 Peachtree Road • Suite 175
Chamblee, GA 30341 • 404.371.1700
www.thomashutton.com

DATE: 10/19/2020
SCALE: 1" = 30'
SHEET: 1

SKETCH PLAT



A change is being proposed for this site.



Case Number: N1-P-Plat #1245776
Existing Zoning: MR-2

Site Location:
4226 Glenwood Road

Purpose: Request to subdivide approximately 1.55 acres to construct up to four (4) single-family detached cottage dwellings and 17 single-family attached dwellings.

CONTACT US
404.277.2173
www.dekalbcountyga.gov/planning-and-sustainability/planning

Planning Commission Sketch Plat Meeting
Date: 04/21/2021 Time: 6:00pm
Zoom ID: <https://dekalbcountyga.zoom.us/j/921446159>
Phone: (800) 370-3024





SKETCH PLAT

A change is being prepared for this area.

Case Number: RL P-Plan 51263770
Existing Zoning: M2-2

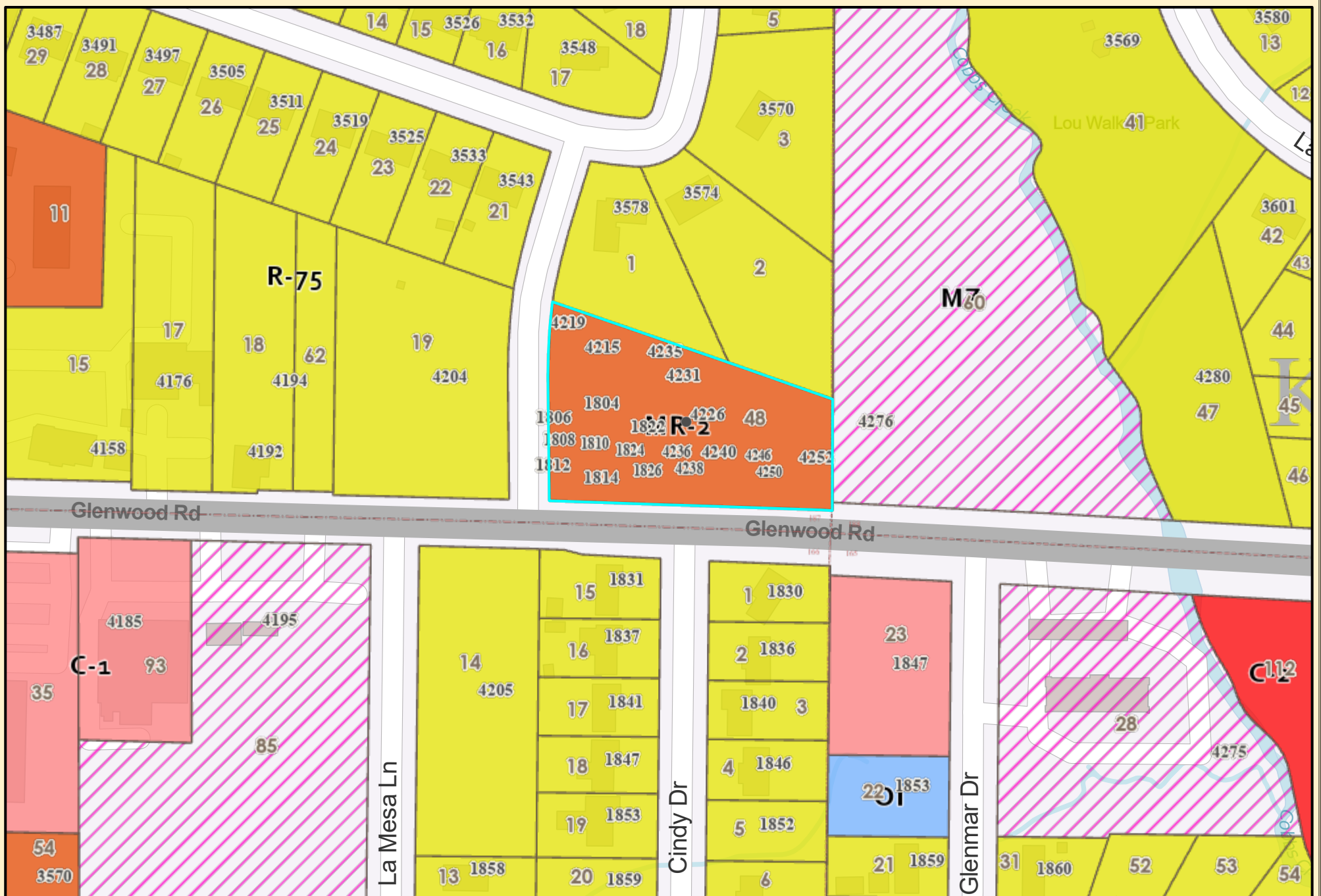
Site Location:
4324 Chestwood Road

Purpose: Owner is seeking approximately 1.25 acres to
construct up to four (4) single family detached dwellings
and a single family detached dwelling.

Planning Commission Staff and Planning
Department Staff are available for
information and assistance.







Zoning Map

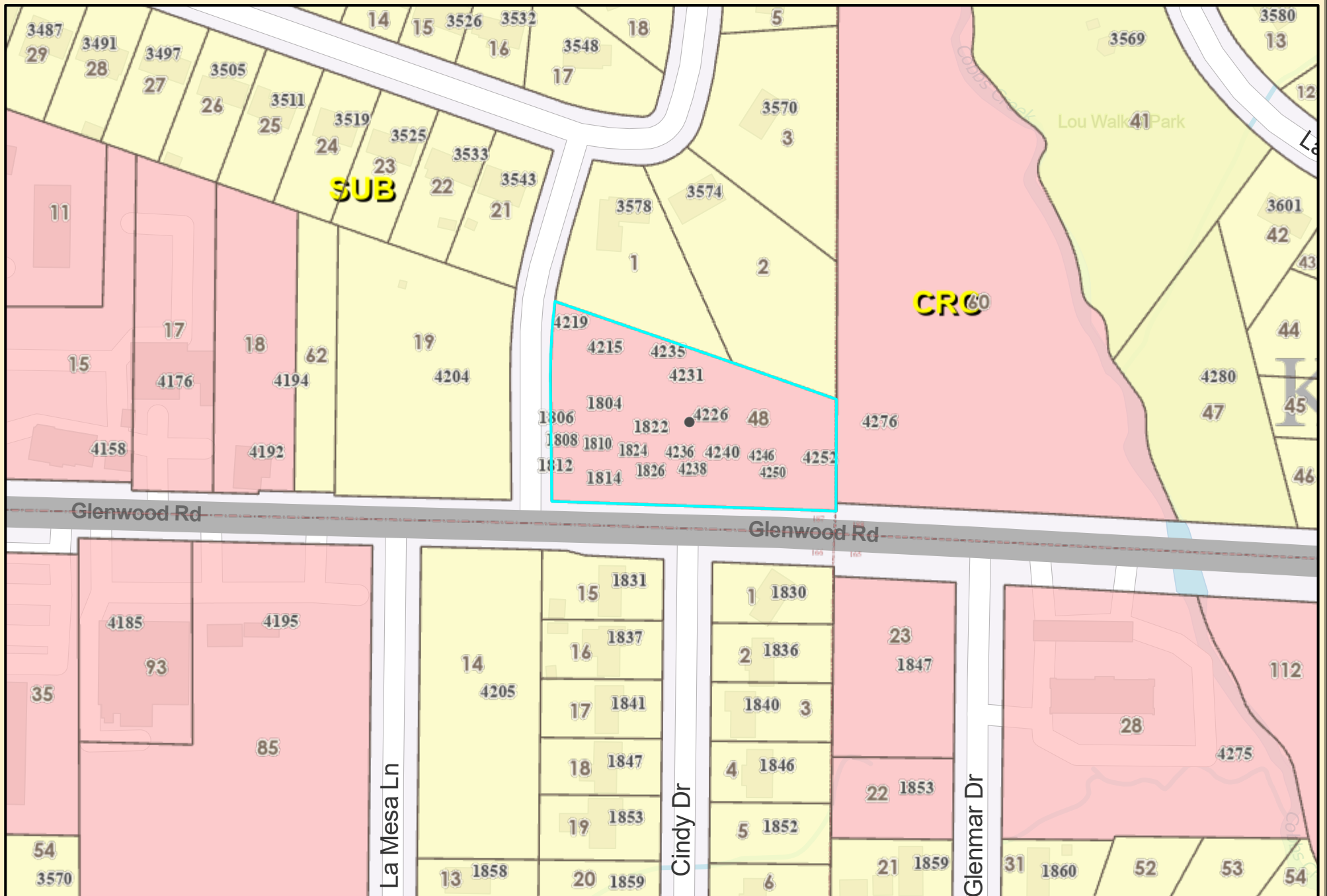
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mi

Date Printed: 4/11/2025

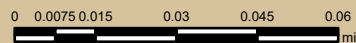


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Land Use Map



Date Printed: 4/11/2025



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Aerial Photo

0 0.0075 0.015 0.03 0.045 0.06
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Date Printed: 4/11/2025



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