



Lorraine Cochran-Johnson

Chief Executive Officer

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

**Wednesday, December 10, 2025**

**Planning Department Staff Analysis**



Juliana Njoku

Interim Director

**N19. Case No: A-26-1247793**

**Parcel ID(s): 18 047 23 005**

**Commission District 04 Super District 06**

**Applicant:** Caren Ann Nunnally and Nealon Hightower  
P.O. Box 330  
Avondale Estates, GA 30002

**Owner:** Scottdale 30 LLC  
2221D Peachtree Road  
#220  
Atlanta, GA 30309

**Project Name:** 469 Proctor Avenue – Residential Construction

**Location:** 469 Proctor Avenue, Scottdale, GA 30079

**Request(s):** Application by Caren Ann Nunnally and Nealon Hightower to request a variance from Section 27-3.36.10. (1) to: reduce the required front yard setback from 30 feet to 20 feet and reduce the minimum house size from 1,000 square feet to 750 square feet.

**Staff Recommendation:** *Approval with conditions*

**Conditions:**

1. 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.

## **STAFF FINDINGS:**

The applicants, Caren Ann Nunnally and Nealon Hightower, request the above-referenced variance from the DeKalb County *Zoning Ordinance* in order to construct a new single-family detached dwelling.

The subject property is located in an R-75 (Residential Medium Lot-75) Zoning District and is also located within Tier 2 of the Scottdale Overlay District, which supersedes most developmental standards of the R-75 Zoning District such as permitted uses, setbacks, lot coverage, etc. The property is nonconforming with respect to lot area (approximately 3,983 square feet versus 5,000 square feet required) but is a legal lot of record. The legal status of this nonconforming lot permits a new single-family detached dwelling to be constructed per Section 27-8.1.3. of the *Zoning Ordinance*, provided that development standards are met or variances are obtained to seek relief from these standards.

**1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.**

The subject property is between 77 and 84 feet deep, which prevents strict adherence to current developmental standards. These conditions were not created by the property owner. Other properties along Proctor Avenue and Booker Avenue share the same or have similar size restrictions.

**2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:**

The requested variance does not appear to go beyond the minimum relief necessary in order to construct a single-family detached dwelling on the subject property, but instead represent a balance in terms of building size/placement. The proposal is consistent with the requests for variances for other properties in the vicinity, which, as previously stated, share the same or have similar size restrictions as the subject property.

**3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:**

The requested variance will not be detrimental to the public welfare or injurious to nearby properties.

**4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:**

Adherence to current setback requirements would result in the subject property having an overly restrictive building envelope. The request to reduce the minimum house size is a consequence of the small size of the lot, and the size of the proposed dwelling in turn affects proposed setbacks. The literal interpretation and strict application of the *Zoning Ordinance* may deprive the property owner of a viable economic use of the property.

**5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:**

The subject property is located within a Traditional Neighborhood (TN) Character Area, per the *DeKalb County 2050 Unified Plan*. Traditional Neighborhoods typically have "...small, regular lots, and buildings closer to the front property line" (*DeKalb County 2050 Unified Plan*, pg. 38). Traditional Neighborhoods also encourage "innovative housing types to increase housing choice, income diversity, and limited neighborhood density" (pg. 39). Approval of the requested variance would allow for a dwelling that appears to align with the Traditional Neighborhood's goals and intent.

**FINAL STAFF ANALYSIS:**

Staff believes that the variance request represents a balanced proposal to allow for a single-family detached dwelling that meets the goals and intent of the *DeKalb County 2050 Unified Plan* and the *Zoning Ordinance*. The property's small size restricts its buildability without the provision of setback variances. All five (5) hardship criteria appear to be met. Therefore, the Planning and Sustainability Department recommends **Approval with Conditions** of this Variance application.

**Staff Recommendation: *Approval with conditions***

**Conditions:**

1. 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.



Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director  
Cedric Hudson

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

Applicant and/or  
Authorized Representative: Caren Ann Nunnally / Nealon Hightower  
Mailing Address: P.O Box 330  
City/State/Zip Code: Avondale Estates, GA 30002  
Email: C2Expediting@yahoo.com / nealhightower@gmail.com  
Telephone Home: 404-441-5355 Business: 404-441-5355

#### OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Scottdale 30 LLC  
Address (Mailing): 2221 D Peachtree Rd #220  
Email: JWMANGHAM@gmail.com Telephone Home: 404-872-1031 Business: 404-872-1031

#### ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 469 Proctor Ave City: Scottdale State: GA Zip: 30079  
District(s): 18 Land Lot(s): 047 Block: 23 Parcel: 005  
Zoning Classification: R75 Commission District & Super District: 436

#### CHECK TYPE OF HEARING REQUESTED:

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

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

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

## LETTER OF INTENT

Dear Members of the Zoning Board of Appeals,

I am writing to request variances for property located at 469 Proctor Ave, Scottdale GA 30079, from **Section 27-3.36.10 of the DeKalb County Zoning Ordinance** as it applies to the Scottdale Tier Two Overlay District. The subject property is a **confirmed legal lot of record**. It is unusually small compared to most of the other small lots in the neighborhood. We seek relief from the code to construct a small 2 bedroom, 1 bath, 750 SF house that is similar in nature to the original homes in the neighborhood 100 years ago.

Specifically, we seek relief from requirements related to:

- Reduce front setback from 30 to 20 feet
- Reduce minimum dwelling size from 1000SF to 750SF
- Reduce landscape strip from 5 feet to 1 foot
- Reduce sidewalk to curb from 4 feet to one foot

Due to the lots' size, configuration, and overlay restrictions, strict compliance with these requirements would make development impossible.

### **1. Physical Conditions of the Site**

The lot is exceptionally small especially in depth (79 feet) compared to standard R-75 parcels (over 200 feet deep). Its dimensions were established long before the adoption of the Scottdale Tier Two overlay requirements. These conditions are inherent to the properties and were not created by the applicant. Strict compliance with current standards for setbacks, sidewalks and landscaping strips is physically impossible due to these unique lot conditions.

### **2. Minimum Variance Necessary**

The relief requested is the minimum necessary to allow reasonable use of the property. We propose a home of 753 square feet, which is below the 1,000-square-foot minimum required in Tier Two but represents the smallest practical size for a functional dwelling. Even reducing the house size, we still require setback variances. Relief from sidewalk and landscape strip requirements is necessary because of the physical constraints and limited front-yard area, but we will maintain a safe and attractive frontage. Each variance request has been tailored to achieve only what is essential for development, without granting any special advantage inconsistent with other properties.

### **3. Public Welfare**

The proposed home will not be detrimental to public welfare or injurious to neighboring properties. On the contrary, they will provide high-quality, affordable housing in an area

where housing diversity is **desperately** needed. We anticipate our home being to be offered at less 1/3 the cost of new construction in the neighborhood. The smaller scale is consistent with the Traditional Neighborhoods Character Area in the Comprehensive Plan, which encourages walkability with very close proximity to The Path and public transportation. We are only asking to reduce sidewalk and landscape strip requirements, not remove them. This will in no way diminish the neighborhood character but will instead make development feasible and weave into the fabric of the community unlike anything Scottdale has seen in over 100 years. Our mission is to provide the people with new housing options they can actually afford, not the million dollar new construction which is currently being built in Scottdale. This is only possible with your help and the requested relief..

#### **4. Ordinance Hardship**

A literal interpretation of Section 27-3.36.10 would prohibit any reasonable development of these lots, effectively rendering them unusable as they have sat from the time they were platted until present day. Codes and requirements have only become more constrictive to smaller homes over the years. Without relief, the lot would remain vacant and unproductive. This constitutes an undue and unnecessary hardship that was not self-created, as the lot sizes, shapes, and separation predate the current ordinance. A considerable part of our hardship is the new legal requirement by DeKalb County to deed away a portion of our land at the front of our property to the County for sidewalks. With those constraints our houses are pushed back several more feet, we have less land to meet coverage requirements and parking becomes even more difficult on an already tight non conforming lot. We asked County officials if we could waive that requirement and ask for less variances and they were insistent that that land be given to the County free of charge and told us to ask for variances and list that as a hardship.

#### **5. Alignment with the Spirit of the Law & Comprehensive Plan Findings**

The requested variances are consistent with the spirit and intent of the DeKalb County Zoning Ordinance and the **DeKalb 2050 Comprehensive Land Use Plan**. Specifically:

- **Housing Diversity and Affordability:** The Plan identifies the need for smaller, more affordable housing options to meet the needs of a broad range of residents. These homes directly advance that goal.
- **Traditional Neighborhood Character:** The Plan highlights the importance of walkable, traditional neighborhoods with smaller lots and houses closer to the street. The proposed variances allow us to maintain this character while adapting older lots for modern use.
- **Infill Development:** The Plan encourages efficient use of land through infill development on existing lots of record. Our proposal reactivates underutilized parcels without requiring new infrastructure.



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: 9-25-25

Applicant/Agent:  
Signature

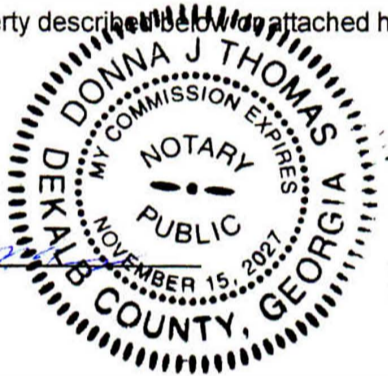
[Signature]  
Mr. Stephen Bolk

TO WHOM IT MAY CONCERN:

(I)/ (WE) Donna Mingham, MGE, Stephen Bolk LLC  
(Name of Owners)

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

[Signature]  
Notary Public



[Signature]  
Owner

Notary Public

Owner

Notary Public

Owner

## **ZONING BOARD OF APPEALS APPLICATION**

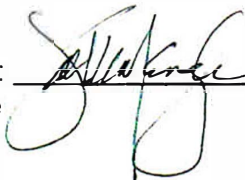
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I hereby certify that I am the owner of the property subject to the application.

DATE: 9-25-25

Applicant:   
Signature

DATE: \_\_\_\_\_

Applicant: \_\_\_\_\_  
Signature

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- **Infill Development:** The Plan encourages efficient use of land through infill development on existing lots of record. Our proposal reactivates underutilized parcels without requiring new infrastructure.
- **Sustainability and Transportation:** By providing a modest-sized home, the project supports compact development patterns and aligns with County goals to reduce sprawl and encourage transit and pedestrian use.

#### **Conclusion**

We believe that people should not be forced to live outside of our community due to unaffordability and they should be given the opportunity to own their little slice of the American Dream. For the reasons stated above, we respectfully request that the Board grant the requested variances from Section 27-3.36.10. The proposed relief represents the minimum deviation necessary to enable development of this unusually small lot, while protecting public welfare, furthering the goals of the Comprehensive Plan, and providing much-needed affordable housing in Scottdale. Approvals such as these by this Commission would free up many un-buildable lots in Scottdale and allow us residents to fully utilize the land we have available.

Thank you for your time and thoughtful consideration.

Respectfully,

Neal Hightower

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A 100 YEAR FLOOD ZONE AS PER THE FIRM FLOOD HAZARD MAP FOR DEKALB COUNTY, GEORGIA, COMMUNIT PANEL NUMBER 13089C 0067 K, DATED 08/15/19

ZONING INFORMATION:

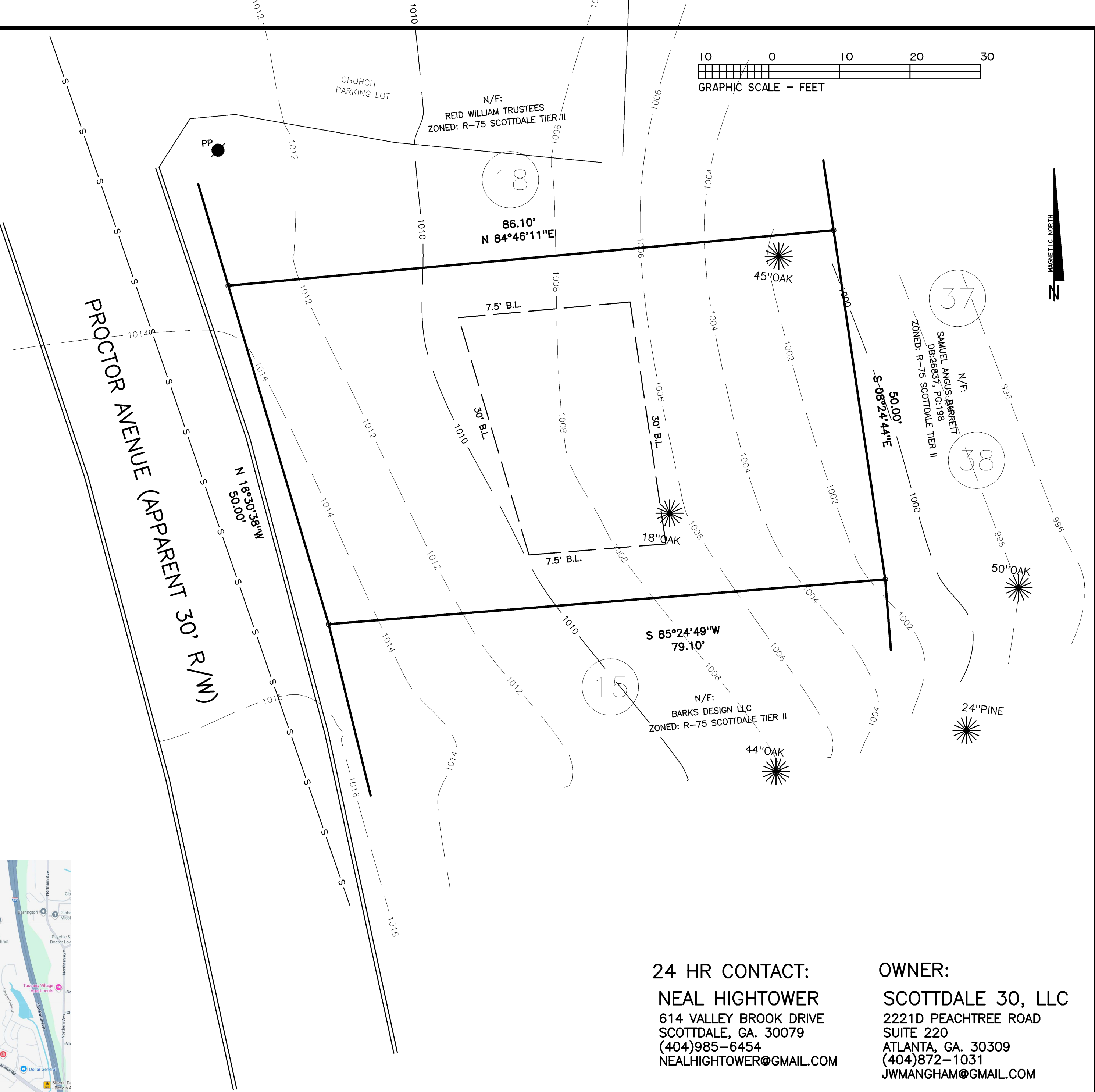
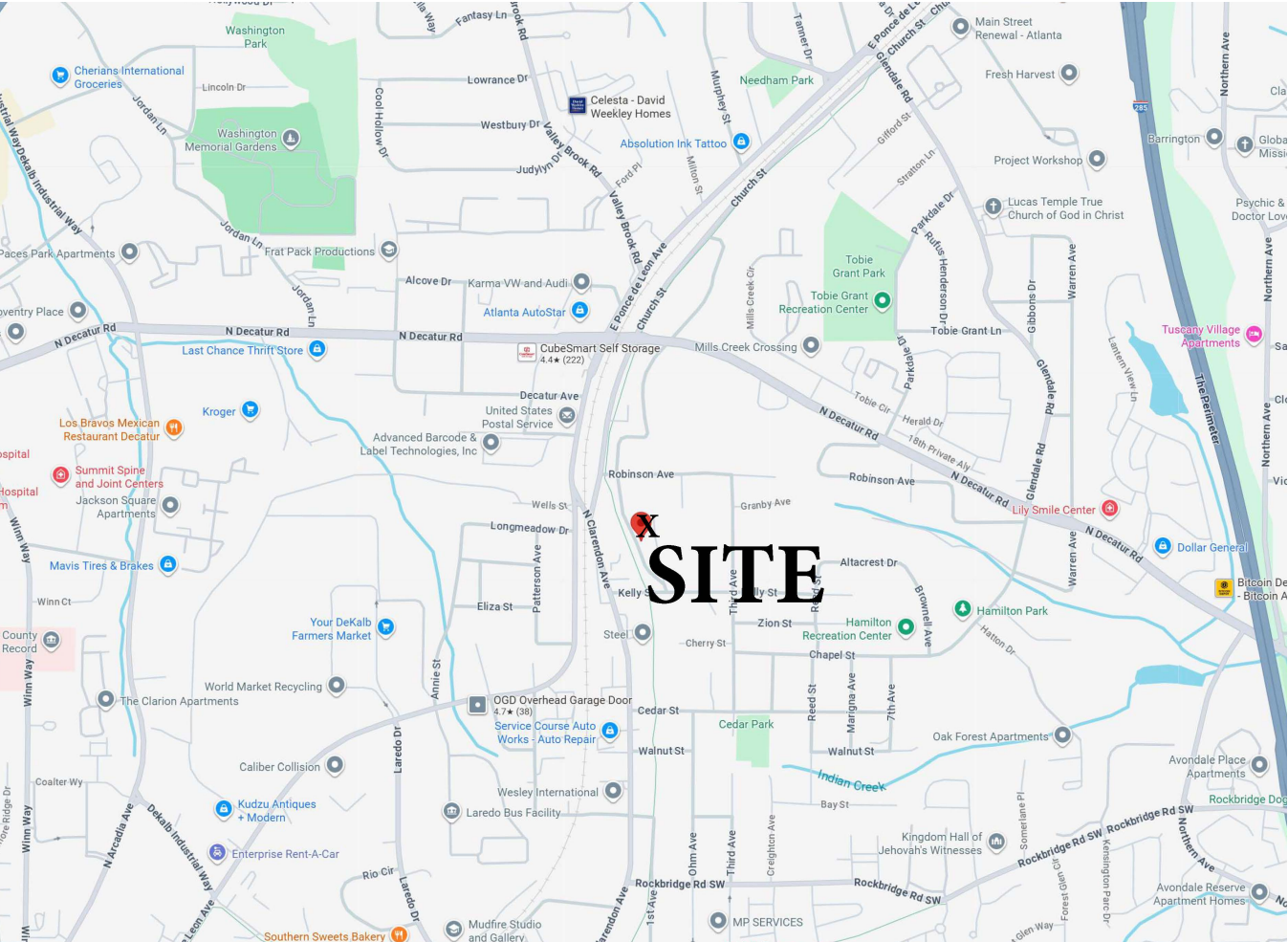
CLASSIFICATION: SCOTTTDALE OVERLAY TIER II  
SETBACKS: FRONT - 30 FEET  
SIDE - 7.5 FEET  
REAR - 30 FEET  
MINIMUM OFFSTREET PARKING - 2 SPACES  
MINIMUM LOT SIZE - 5000 sf.  
MINIMUM LOT WIDTH - 50 FEET  
MINIMUM HOUSE SIZE - 1000 sf.  
MAXIMUM BUILDING HEIGHT - 32 FEET  
MAXIMUM LOT COVERAGE - 35%  
LANDSCAPE STRIP - 5 FEET MIN.  
SIDEWALK - MINIMUM 4 FEET FROM CURB  
FRONT YARD TREES - 3.5" TREE EVERY 30 FEET MIN.

LEGEND

IPF = 1/2" REBAR FOUND  
IPS = 1/2" REBAR PIN SET  
L.L. = LAND LOT  
L.L.L. = LAND LOT LINE  
P.L. = PROPERTY LINE  
CL = CENTERLINE  
B.L. = BUILDING LINE  
R/W = RIGHT-OF-WAY  
S.S.E. = SANITARY SEWER EASEMENT  
D.E. = DRAINAGE EASEMENT  
MH = MANHOLE  
C.B. = CATCH BASIN  
J.B. = JUNCTION BOX  
HW = HEADWALL  
D.I. = DROP INLET  
PP = POWER/UTILITY POLE  
F.H. = FIRE HYDRANT  
I.E. = INVERT ELEVATION  
F.F.E. = FINISHED FLOOR ELEVATION  
F.F.B. = FINISHED FLOOR BASEMENT  
F.F.G. = FINISHED FLOOR GARAGE  
BOC = BACK OF CURB  
EP = EDGE OF PAVEMENT  
N/F = NOW OR FORMERLY  
P.O.B. = POINT OF BEGINNING  
SS = SANITARY SEWER LINE/PIPE  
X-X-X = FENCE LINE  
O = FLOOD HAZARD ZONE LINE  
S = STORM SEWER LINE/PIPE  
W = WATER LINE  
G = GAS LINE  
FW = FLOW WELL  
C.E. = CONSTRUCTION EASEMENT  
WV = WATER VALVE  
LS = LIGHT STANDARD  
OTP = OPEN TOP PIPE FOUND  
CTP = CRIMP TOP PIPE FOUND  
WD = WOOD DECK  
CO = CLEAN OUT  
ICV = IRRIGATION CONTROL VALVE  
WM = WATER METER  
GW = GUY WIRE  
W.M. = WATER METER

LOT AREA:

3983 sf.  
0.091 ACRES  
AREA DOES NOT INCLUDE AREA  
TO BE DEDICATED FOR SIDEWALK  
INSTALLATION



24 HR CONTACT:  
NEAL HIGHTOWER  
614 VALLEY BROOK DRIVE  
SCOTTTDALE, GA. 30079  
(404)985-6454  
NEALHIGHTOWER@GMAIL.COM

OWNER:  
SCOTTTDALE 30, LLC  
2221D PEACHTREE ROAD  
SUITE 220  
ATLANTA, GA. 30309  
(404)872-1031  
JWMANGHAM@GMAIL.COM

GSWCC GEORGIA SOIL AND WATER  
CONSERVATION COMMISSION  
ROBERT W. RICHARDSON  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER 0000089322  
ISSUED 10/12/2019 EXPIRES 10/11/2026  
SIGNATURE DATE



ALPHA LAND SERVICES  
P.O. BOX 1651  
LOGANVILLE, GA. 30052  
CONTACT: ROBERT RICHARDSON  
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM  
REVISION: \_\_\_\_\_  
REF. PLAT: PB. \_\_\_\_\_ P. \_\_\_\_\_

PAGE 1 OF 4			
EXISTING CONDITIONS FOR:			
469 PROCTOR AVENUE			
TAX PARCEL #18-047-23-005			
LAND LOT: 47		LOT: 16/17 BLOCK:	
DISTRICT: 18TH		SUB: MEADOW BROOK	
DEKALB COUNTY			
GEORGIA			
FIELD DATE: 12/24/24		AREA = 0.094 ACRES	
PLAT DATE: 09/23/25		JOB No. 25474EX	

FLOOD HAZARD STATEMENT:  
THIS PROPERTY IS NOT IN A 100 YEAR FLOOD ZONE AS PER THE FIRM FLOOD HAZARD MAP FOR DEKALB COUNTY, GEORGIA, COMMUNIT PANEL NUMBER 13089C 0067 K, DATED 08/15/19

ZONING INFORMATION:  
CLASSIFICATION: SCOTSDALE OVERLAY TIER II  
SETBACKS: FRONT - 30 FEET  
SIDE - 7.5 FEET  
REAR - 30 FEET  
MINIMUM OFFSTREET PARKING - 2 SPACES  
MINIMUM LOT SIZE - 5000 sf.  
MINIMUM LOT WIDTH - 50 FEET  
MINIMUM HOUSE SIZE - 1000 sf.  
MAXIMUM BUILDING HEIGHT - 32 FEET  
MAXIMUM LOT COVERAGE - 35%  
LANDSCAPE STRIP - 5 FEET MIN.  
SIDEWALK - MINIMUM 4 FEET FROM CURB  
FRONT YARD TREES - 3.5" TREE EVERY 30 FEET MIN.

LEGEND  
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WD = WOOD DECK  
CO = CLEAN OUT  
ICV = IRRIGATION CONTROL VALVE  
WM = WATER METER  
GW = GUY WIRE  
W.M. = WATER METER

Tr - 4' ORANGE MESH TREE-SAVE FENCE  
Sd1-S - TYPE "S" SILT-FENCE  
SdHb - STAKED HAYBALES AS EROSION CONTROL  
Co - CONSTRUCTION EXIT

GENERAL NOTES:

- THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
  - EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
  - ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
  - ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.
  - LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
  - ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
  - ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
  - ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
  - A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
  - A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
  - DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
  - WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
  - ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
  - NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
  - WORK HOURS AND CONSTRUCTION DELIVERIES ARE:  
MONDAY-FRIDAY 7:00am-7:00pm  
SATURDAY 8:00am-5:00pm
- 16) I, ROBERT W. RICHARDSON CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

LOT AREA:  
3983 sf.  
0.091 ACRES  
AREA DOES NOT INCLUDE  
AREA TO BE DEDICATED FOR  
SIDEWALK INSTALLATION

PROPOSED LOT COVERAGE:

HOUSE = 753 sf.  
DRIVEWAY STRIPS = 138 sf.  
FRONT WALK = 109 sf.  
REAR DECK = 119 sf.  
TOTAL = 1119 sf.  
LOT COVERAGE = 28.1%

WATER QUALITY CALCULATIONS:

$R_v = 0.05 + 0.009(28.1) = 0.3029$   
 $WQ_v = \frac{(1.2)(0.3029)(3983)}{12} = 120.65$

TOTAL STORAGE REQUIRED = 121 CF  
INFILTRATION TRENCH TO BE UTILIZED  
GRAVEL VOIDS:  $121/0.4 = 302.5$  CF  
TRENCH DIMENSIONS: 6'd x 5'w x 11'L  
GRAVEL VOLUME = 330 CF  
STORAGE PROVIDED = 132 CF  
ALL RUNOFF FROM ROOF DRAINS SHALL BE DIRECTED TO THE WATER QUALITY BMP  
OVER FLOW FROM WATER QUALITY BMP SHALL NOT ADVERSLY AFFECT ADJACENT PROPERTIES

TREE INVENTORY:

REMOVED: 18" OAK  
SAVED: 45" OAK - 22.0

LANDSCAPE REQUIREMENTS:

$120 \times 0.091 = 11"$  DBH REQUIRED  
PRESERVED = 45" DBH  
SURPLUS = 34" DBH  
 $15 \times 0.091 = 1.4$  UNITS REQUIRED  
PRESERVED = 22 UNITS  
SURPLUS = 20.6 UNITS

ONE FRONT YARD TREE REQUIRED  
NONE EXISTING  
ONE 2.5" TREE TO BE PLANTED

Ar - 2.5" RED MAPLE (1)

NO GRADED SLOPE SHALL EXCEED 3H:1V  
ON ALL DISTURBED AREAS

Ds1 Ds2 Ds3 Ds4

DISTURBED AREA = 3415 sf.  
0.078 ACRES

CUT/FILL VOLUMES:

FILL VOLUME = 16 CU YRDS  
CUT VOLUME = 16 CU YRDS  
- SITE TO BE BALANCED  
- QUANTITIES ARE APPROXIMATE

GSWCC GEORGIA SOIL AND WATER  
CONSERVATION COMMISSION  
ROBERT W. RICHARDSON  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER 0000089322  
ISSUED 10/12/2019 EXPIRES 10/11/2026  
11/28/25  
SIGNATURE DATE

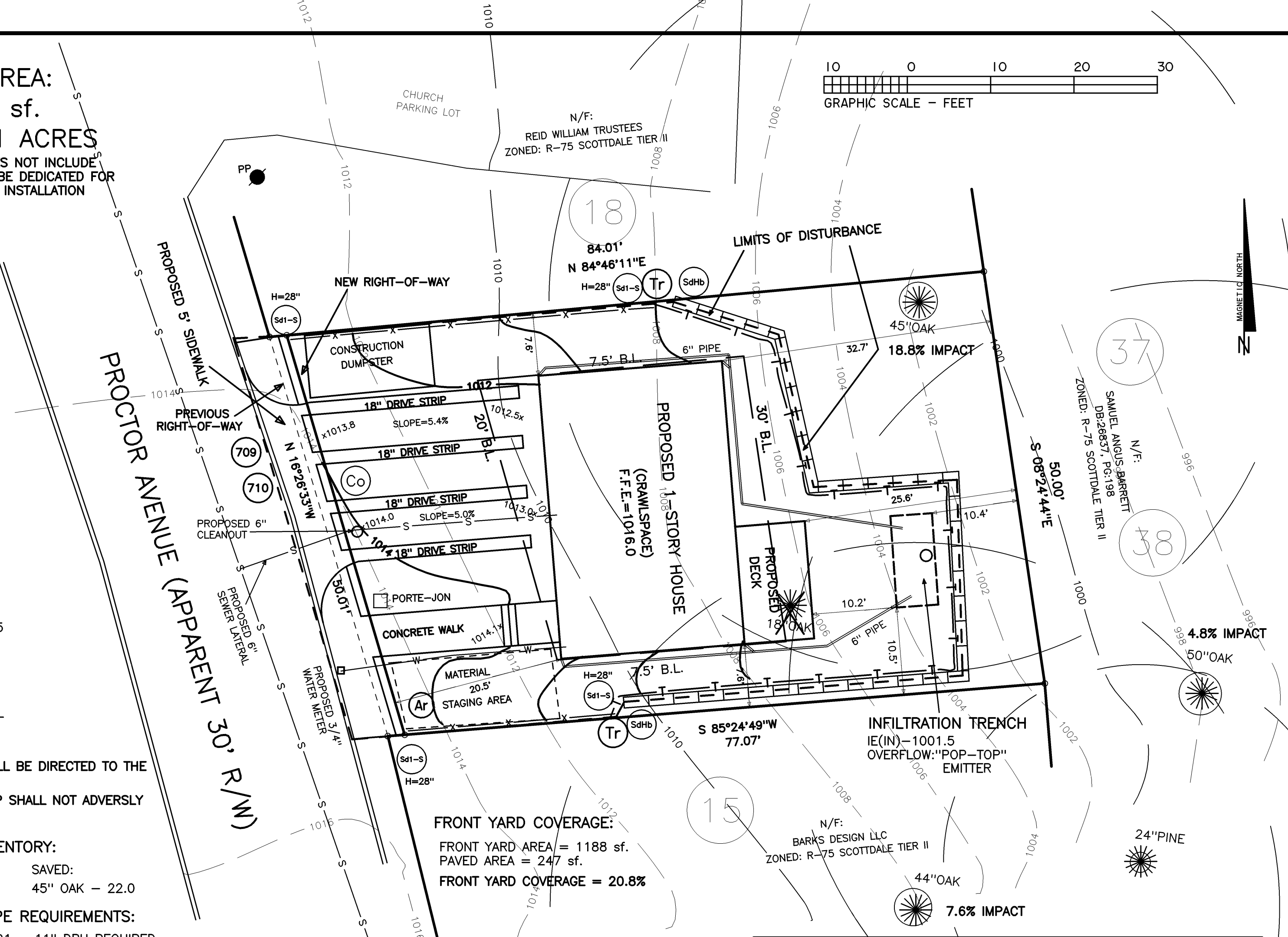


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REVISION: 11/28/25  
REF. PLAT: PB. P.

PAGE 2 OF 4  
SITE PLAN FOR:  
469 PROCTOR AVENUE  
TAX PARCEL #18-047-23-005  
LAND LOT: 47  
DISTRICT: 18TH  
DEKALB COUNTY  
GEORGIA  
FIELD DATE: 12/24/24  
PLAT DATE: 09/23/25  
LOT: 16/17 BLOCK:  
SUB: MEADOW BROOK  
AREA = 0.094 ACRES  
JOB No. 25474SI

24 HR CONTACT:  
NEAL HIGHTOWER  
614 VALLEY BROOK DRIVE  
SCOTSDALE, GA. 30079  
(404)985-6454  
NEALHIGHTOWER@GMAIL.COM

OWNER:  
SCOTSDALE 30, LLC  
2221D PEACHTREE ROAD  
SUITE 220  
ATLANTA, GA. 30309  
(404)872-1031  
JWMANGHAM@GMAIL.COM



# INSTALLATION SPECIFICATIONS:

1. INSTALLATION, PRODUCT SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
2. LOOSEN COMPACTED SOIL TO A MINIMUM DEPTH OF THREE (3) INCHES PRIOR TO APPLICATION.
3. DRY STRAW OR HAY SHALL BE IN CLEAN CONDITION AND APPLIED BY HAND OR MACHINE TO A THICKNESS OF TWO (2) TO FOUR (4) INCHES. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION.
4. MULCH ON SLOPES GREATER THAN 3% SHOULD BE ANCHORED WITH EMULSIFIED ASPHALT OR OTHER SUITABLE TACKIFIER.
5. ADDITIONAL MULCHING IS REQUIRED IF THE MINIMUM THICKNESS IS NOT ACHIEVED OR IF SOIL COVERAGE IS LESS THAN 90%.

## **Ds1** DISTURBED AREA STABILIZATION WITH MULCHING

# INSTALLATION SPECIFICATIONS:

1. INSTALLATION, SEED SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE NECESSARY TO ALLOW PROPER GERMINATION AND STABILIZATION.
3. SOIL SURFACES MAY NEED TO BE TILLED, PITTED, OR OTHERWISE SCARIFIED TO ALLOW FOR PROPER SEED LODGING AND GERMINATION.
4. APPLY LIME AT A RATE OF ONE TON PER ACRE AS NEEDED.
5. APPLY 10-10-10 FERTILIZER TO SOILS WITH LOW FERTILITY AT A RATE OF 500 TO 700 POUNDS PER ACRE.
6. SEEDS SHALL BE PLANTED AT A DEPTH OF TEN TIMES THE SEED DIAMETER.
7. ACCEPTABLE PLANTING METHODS INCLUDE HYDRO-SEEDING, DRILLING, AND BROADCAST SPREADING BY MACHINE OR HAND.

SPECIES	PLANTING RATES PER ACRE*	TYPICAL PLANTING MONTHS
BARLEY	144 LBS	J F M A M J J A S O N D
ANNUAL LESPEDEZA	40 LBS	X X X X X
WEEDING LOVEGRASS	4 LBS	X X X X X
BROWNTOP MILLET	40 LBS	X X X X X
OATS	128 LBS	X X X X X
RYE	168 LBS	X X X X X
ANNUAL RYEGRASS	40 LBS	X X X X X
SUDANGRASS	60 LBS	X X X X X
WHEAT	180 LBS	X X X X X

\* PLANTING RATES SHOWN ARE FOR BROADCAST APPLICATIONS. REDUCE THESE RATES BY 50% FOR SEED DRILLING.

## **Ds2** DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING

# PLANTING SPECIFICATIONS:

1. INSTALLATION, SEED SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
2. PERMANENT VEGETATION SHALL INCLUDE GROUND PREPARATION, LIMING, FERTILIZING, SEEDING, AND MULCHING.
3. INTERIM EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL AT LEAST 70% OF THE EXPOSED SURFACE IS SUFFICIENTLY STABILIZED.
4. PREPARE THE LAND FOR SEEDING BY APPLYING LIME AND FERTILIZER AND DISKING THE SURFACE TO A MAXIMUM DEPTH OF FOUR (4) INCHES. FINISHED SURFACE SHALL BE SMOOTH, UNIFORM, AND FREE OF DEBRIS SUCH AS TRASH, ROCKS, ROOTS, AND WEEDS.
5. MULCH SHALL BE APPLIED UNIFORMLY WITHIN 24 HOURS OF SEEDING. REFER TO THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA FOR ADDITIONAL PLANTING SPECIFICATIONS AND ALTERNATIVE VEGETATIVE COVER SUCH AS TREES AND SHRUBS.

SPECIES	PLANTING RATES PER ACRE*	TYPICAL PLANTING MONTHS
BAHIA	60 LBS	X X X X X X X X X X X
BERMUDA (HULLED)	10 LBS	X X X X X X
BERMUDA (UNHULLED)	10 LBS	X X X X X X
TALL FESCUE	50 LBS	X X X X X X X X
WEEDING LOVEGRASS	4 LBS	X X X X X
SERICEA LESPEDEZA	60 LBS	X X X X X X

\* PLANTING RATES SHOWN ARE FOR BROADCAST APPLICATIONS. REDUCE THESE RATES BY 50% FOR SEED DRILLING.

# LIME AND FERTILIZER APPLICATION:

1. GRADED AREAS REQUIRE LIME APPLICATION.
2. AGRICULTURAL LIME SHALL BE APPLIED AT A RATE OF ONE (1) TO TWO (2) TONS PER ACRE UNLESS SOIL TESTS SUGGEST OTHERWISE. REPEAT APPLICATION EVERY FIVE (5) YEARS OR AS NEEDED.

TYPE OF SPECIES	PLANTING YEAR	RECOMMENDED N-P-K	FERTILIZER RATE PER ACRE
COOL SEASON GRASSES	1	6-12-12	1500 LBS
	2	6-12-12	1000 LBS
	MAINTENANCE	10-10-10	400 LBS
COOL SEASON GRASSES AND LEGUMES	1	6-12-12	1500 LBS
	2	0-12-12	1000 LBS
	MAINTENANCE	0-10-10	400 LBS
WARM SEASON GRASSES	1	6-12-12	1500 LBS
	2	6-12-12	800 LBS
	MAINTENANCE	10-10-10	400 LBS
WARM SEASON GRASSES AND LEGUMES	1	6-12-12	1500 LBS
	2	0-10-10	1000 LBS
	MAINTENANCE	0-10-10	400 LBS

\* PERMANENT SEEDING MAY BE SUBSTITUTED WITH SODDING (Ds4) AT THE DISCRETION OF THE PROPERTY OWNER AND LOCAL INSPECTOR.

## **Ds3** DISTURBED AREA STABILIZATION WITH PERMANENT SEEDING

## **Ds4**

# MATERIALS

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" (+ or - 1/4") of soil, not including shoots or thatch.
- Sod should be cut to the desired size within ±5%. Torn or uneven pads should be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 2. See page 60 for your Resource Area.

Table 2. Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tifawn	M-L, P.C. P.C. P.C.	Warm weather
Bahiagrass	Pensacola	P.C.	Warm weather
Centipede	—	P.C.	Warm weather
St. Augustine	Common Bitterblue Raleigh	C	Warm weather
Zoysia	Emerald Myer	P.C.	Warm weather
Tall Fescue	Kentucky 31	M-L, P	Cool weather

# MAINTENANCE

- Re-sod areas where an adequate stand of sod is not obtained.
- New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
- Apply one ton of agricultural lime as indicated

Table 1. Fertilizer Requirements for Soil Surface Application

Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./sq.ft.)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

- On slopes steeper than 3:1, sod should be anchored with pins or other approved methods.
- Installed sod should be rolled or tamped to provide good contact between sod and soil.
- Irrigate sod and soil to a depth of 4" immediately after installation.
- Sod should not be cut or spread in extremely wet or dry weather.
- Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.
- Fertilize grasses in accordance with soil tests or Table 3.

Table 3. Fertilizer Requirements for Sod

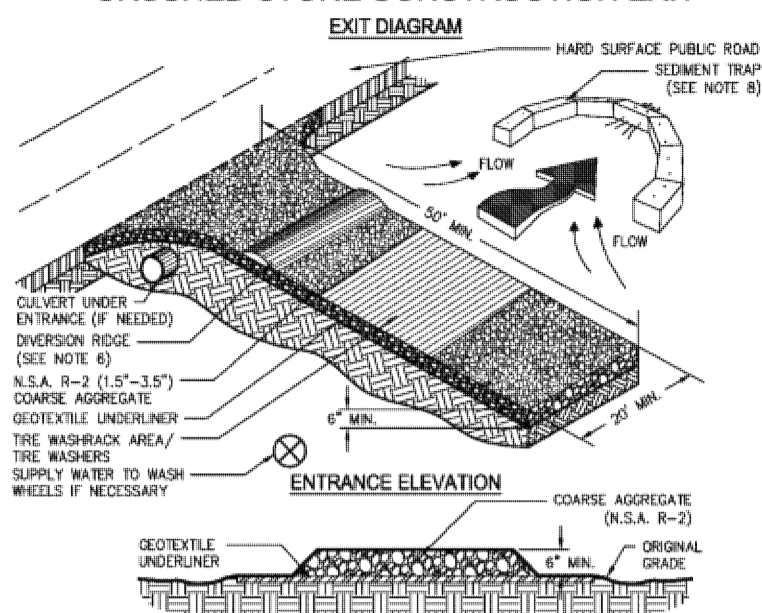
Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool season grasses	First	6-12-12	1500	50-100
	Second	6-12-12	1000	—
Warm season	First	6-12-12	1500	50-100
	Second	6-12-12	800	50-100

# MAINTENANCE

The exit shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled,

dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

## CRUSHED STONE CONSTRUCTION EXIT



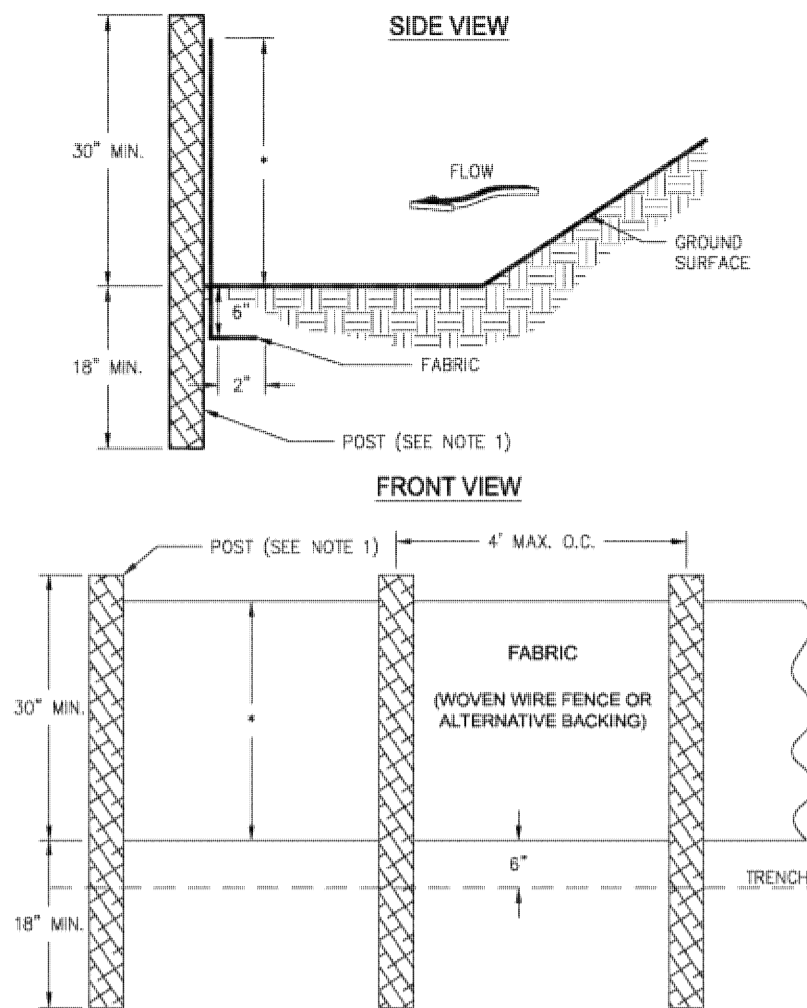
- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
  2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
  3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
  4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
  5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
  6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
  7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
  8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (OVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
  9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
  10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Figure 6-14.1

GSWCC (Amended - 2013)

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## SILT FENCE Sd1-S (TYPE C)

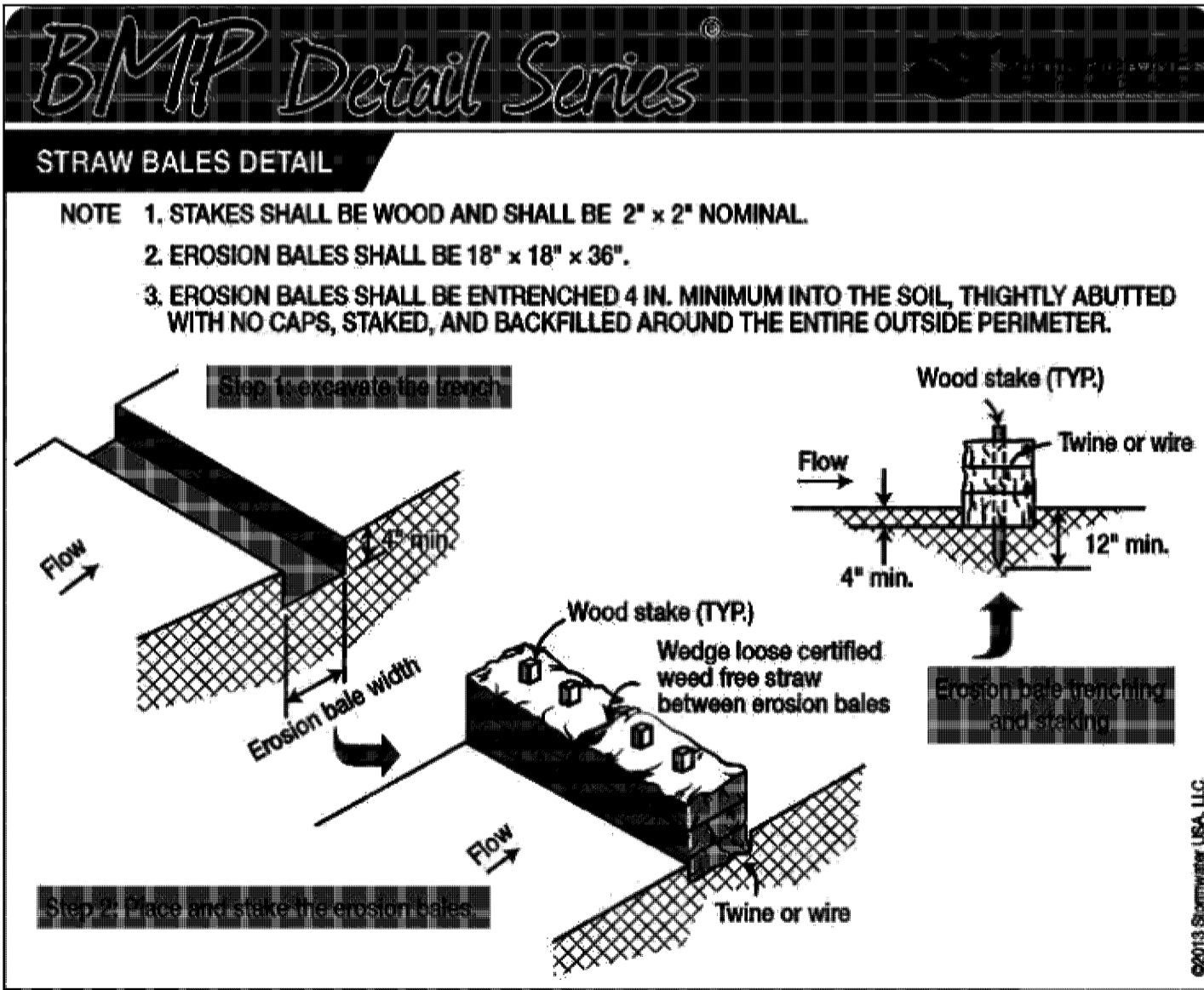


- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
  2. HEIGHT (+) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Figure 6-27.2

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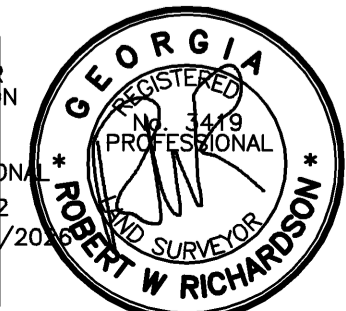
6-142



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GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

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LEVEL II CERTIFIED DESIGN PROFESSIONAL  
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ISSUED 10/11/2019 EXPIRES 10/11/2025  
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REVISION:

REF. PLAT: PB. P.

PAGE 3 OF 4

NOTES & DETAILS FOR:

469 PROCTOR AVENUE  
TAX PARCEL #18-047-23-005

LAND LOT: 47	LOT: 16/17 BLOCK:
DISTRICT: 18TH	SUB: MEADOW BROOK
DEKALB COUNTY	
GEORGIA	
FIELD DATE: 12/24/24	AREA = 0.094 ACRES
PLAT DATE: 09/23/25	JOB No. 25474S2

