



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

N2. Case No: A-25-1247838

Parcel ID(s): 18 161 02 067

Commission District 02 Super District 07

Applicant: **Jacob King**
2105 Powers Ferry Road SE
Apt. E
Marietta, GA 30067

Owner: **Clarence Bryant**
2656 Fair Oaks Road
Decatur, GA 30033

Project Name: **2656 Fair Oaks Road – Increase lot coverage for a pool project**

Location: 2656 Fair Oaks Road, Decatur, GA 30033

Requests: Application by Jacob King to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase the lot coverage from 35% to 38% for a pool project within the R-100 (Residential Medium Lot-100) zoning district.

Staff Recommendation: Denial.

STAFF FINDINGS:

The subject property at 2656 Fair Oaks Road is located within the R-100 (Residential Medium Lot-100) zoning district and was developed with a single-family residence in 2024. The applicant seeks a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase the lot coverage to construct a pool project. The pool project includes a pool, spa, fire pit, a table located within the pool, and designated tanning ledge(s).

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 lot does not demonstrate an extraordinary or exceptional physical condition of the subject property under Section 27-2.1.1 that would necessitate relief. The lot contains approximately 17,169 square feet (± 0.394 acre), which exceeds the R-100 minimum lot area of 15,000 square feet. Additionally, the lot shape is standard and while the submittal does document steep slopes, this factor does not constrain the overall lot coverage. Therefore, this may be distinguished as a special privilege or convenience sought by the Applicant, as the home is a recently constructed dwelling.

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 request appears to go beyond the minimum necessary to afford relief. The scope of the project is extensive given the confined percentage of lot coverage to build within. Luxury finishes like the "tanning ledges" "proposed spa" and "fire pit" are opportunities that can reduce the lot coverage by approximately 3%. Particularly, the "table in the pool" requires the pool to expand slightly to the south. There may be opportunity to decrease lot coverage with adjustments like a swim up table in the existing footprint of the pool, without enlarging the footprint to the south.

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 proposed pool project will be located in the rear of the residence and will likely not alter the visual character of the streetscape or public right-of-way. Additionally, the Applicant has taken measures to reduce lot coverage by using turf (though there still appears to be avenues to remove lot coverage by 3%). While the turf will offer relief of stormwater runoff that may impact adjacent properties, there is always the possibility, particularly with the grade change in the south portion of the subject site. The proposed pool project may impact the public welfare, the property, and other properties in the zoning district.

The Applicant described a Letter of Support from neighbors. However, Staff did not receive a Letter of Support at the time of this report. The Applicant may share Letters of Support at the ZBOA meeting if necessary.

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

The 35% lot-coverage maximum limits additional impervious surface improvements on a site that is already exceeding the standard. That limit may impact preferred designs, but hardship under the Ordinance must arise from site conditions rather than personal preferences or convenience. The opportunity to reduce lot coverage through design adjustments may further reduce the lot coverage.

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

The requested variance is inconsistent with the intent of the zoning ordinance and the DeKalb County Comprehensive Plan (Suburban Character Area). The proposed pool project may not support the overall goals of this character area, to encourage compatible architecture styles that maintain or compliment neighborhood character and enforce residential infill development regulations in to preserve and stabilize existing neighborhoods. The proposal does not appear to demonstrate this vision.

FINAL STAFF ANALYSIS:

The applicant seeks relief from Section 27-2.2.1 to raise maximum lot coverage from 35% to approximately 38% to construct a pool project in R-100 zoning district. The submitted documents support a standard-shaped lot without any extreme extraordinary physical constraints. The request does not appear to suggest the minimum necessary to afford relief and may not establish undue hardship(s) – as feasible design options within the maximum coverage may exist. The requested relief would not uphold the spirit and purpose of the Ordinance and Comprehensive Plan. Therefore, **Staff recommends denial of the application.**

Staff Recommendation: Denial

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: Jacob King
Mailing Address: 2105 Powers Ferry Rd Se APT E
City/State/Zip Code: Marietta, GA 30067
Email: jacob.king@affinityol.com
Telephone Home: 803-378-0657 Business: Affinity Pools, INC

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Clarence Bryant
Address (Mailing): 2656 Fair Oaks RD, Decatur, GA 30033
Email: clarence@cebryantlaw.com Telephone Home: 678-743-8334 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2656 Fair Oaks RD City: Decatur State: GA Zip: 30033
District(s): 18th Land Lot(s): 161 Block: n/a Parcel: 1816102067
Zoning Classification: R-100 Commission District & Super District: Michelle Long Spears / District 2

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 with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

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

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

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

DATE: 10/15/2025

Applicant
Signature:

DocuSigned by:

Clarence Bryant

AA0DE0735A57428...

DATE: _____

Applicant
Signature: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

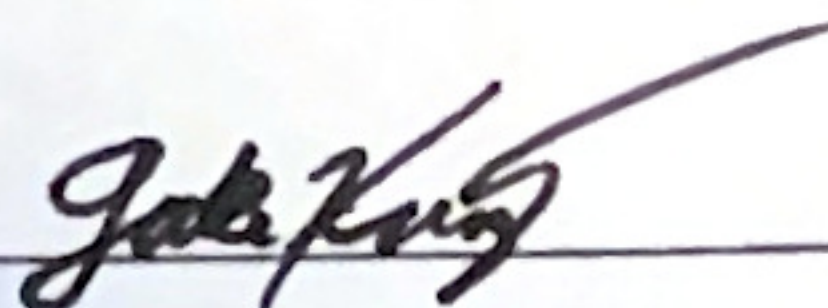
I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

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

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

DATE: 10/15/25


Applicant/Agent
Signature:



TO WHOM IT MAY CONCERN:

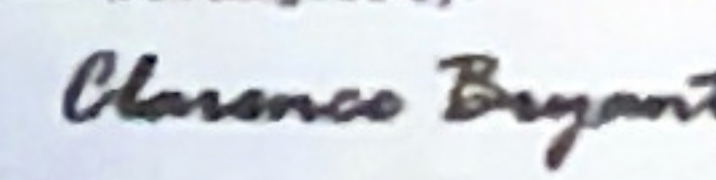
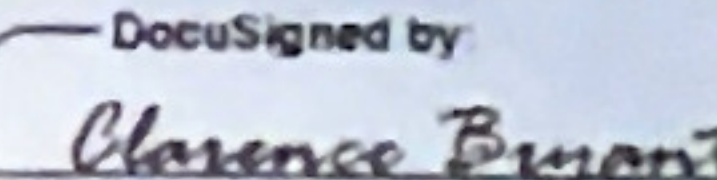
(I)/ (WE): Clarence Bryant for C. E. Bryant Investments, LLC
(Name of Owners)

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


Notary Public

Notary Public

Notary Public

DocuSigned by:

AA0DE0735A57428
DocuSigned by:

for C. E. Bryant
Investments, LLC
Owner Signature
AA0DE0735A57428
Owner, C.E. Bryant
Investments, LLC

Owner Signature

Owner Signature



Subject: Variance request from Code Section 27-2.2.1 to increase impervious surface lot coverage from 35% to 37.9%

Dear members of the Zoning Board of Appeals, my name is Clarence Bryant, and I am writing to formally request a variance from Code Section 27-2.2.1 to increase the impervious surface lot coverage on my property from 35% to 37.9%. The purpose of this request is to facilitate the construction of a swimming pool which will be used for personal, community oriented, and business endeavors. It is my goal to have this project be a place of community for our neighbors and provide a positive impact for business within DeKalb County.

1. Physical Conditions of the Site:

There are multiple physical conditions of the property which make obtaining a variance necessary for the pool project. First, the back of the lot features a slant from left to right as the survey indicates. This makes for a narrowed buildable area in the rear of the property. Second, the survey displays a Drainage Easement running along the backside of the property which greatly impacts the actual buildable area for the pool. When you consider the setback requirements for swimming pools as outlined in DeKalb County Code – Appendix 27, § 4.2.2(H), the rough square footage in the rear of the property that is buildable is 9,015 in total. The rough area the setback cuts into that square footage is 1,346 square feet. With these calculations, it can be determined that the percentage of potentially buildable area lost due to the drainage easement is 14.93%. Finally, the home was constructed in 2023. I acquired the home in 2025. The unique structure of the back deck creates a skewed landscape to work with in and of itself. When viewing previous variance decisions from DeKalb County involving swimming pools and impervious surface issues, Case No: A-21-1245274 and Case No: A-21-1245339 granted an increase in impervious surface coverage of under 5% for properties due in part to the “existing house lot coverage.” Combined with the irregularly shaped back deck, my home’s existing lot coverage is 14.44%. As the homeowner, I made no alterations to the home, so I am working with the house and as built when it was purchased.

2. Minimum Variance Necessary:

My request for the variance is the minimum necessary to complete my project. Originally, the project featured 2,249 square feet of concrete decking, putting the proposed impervious surface coverage for the property at 46.8%. (This original site plan is attached with the application for reference.) In order to make a grand effort to work with the county requirements, we replaced the concrete decking around the pool with all permeable turf. As the current site plan for the project indicates, we are down from our original proposed impervious surface coverage of 46.8% to only 37.9%. By switching to all permeable turf around the pool area, we reduced our proposed total impervious surface coverage by 8.9% and we are only 2.9% over the 35% impervious surface requirement.

3. Public Welfare:

The pool project will provide several benefits to the neighborhood and county. My vision is for my property to be a place of community and gathering. This project will provide room for members of the neighborhood and surrounding community to have a wonderful outdoor oasis in which to congregate. In addition, my vision for project is for it to be used in the local film and television industry. This pool area needs to be grand to be used for film and television. I want my backyard to be used for commerce and to bring business and revenue to the county through various film and television projects. With Dekalb County and the city of Atlanta being such a prominent player in the entertainment industry, I am in a unique position to be able to use the pool project for personal, community based, and business generating purposes. (Please see the signatures of support for the project attached with the submission.)

4. Ordinance Hardship:

A strict interpretation of the zoning laws, in this case, would cause undue hardship for me. As is, my property impervious surface coverage is 30.98%. With a strict interpretation of the impervious surface maximum of 35%, that would leave me at 4.02% impervious surface space left to work with. Given the elements of the proposed pool usage and the unique existing physical conditions of my property, this amount would not allow for the necessary space for the project. I took great measures to work with my designer, Jacob, to ensure that we designed a project that serves the purpose of my aspirations while maximizing the available space. The project itself will only add 6.92% impervious surface coverage to the property.

5. Alignment with the Spirit of the Law:

I firmly believe that this project is in alignment with the spirit of the law. Throughout this process, multiple steps have been executed to get this project to be as compliant as possible with the intent of the Suburban Character Area, as outlined in the DeKalb County Comprehensive Plan. As already noted, to be in line with the spirit of the impervious surface requirements I have removed the concrete decking originally planned for the project, and replaced it with all permeable turf. With all additional impervious surfaces, one of the main concerns of the county is the stormwater flow. To place this project in alignment with the spirit of the law, the permeable turf will dramatically enhance the drainage on the property. The turf itself will feature perforated backing with large holes for seamless drainage. The installation of the turf will include quality sub-base preparation which will ensure all stormwater drains properly beneath the turf.

In addition, I am open to placing a flow-well or rain garden on the property if deemed necessary by the county to further aid in stormwater management.

In conclusion, I sincerely appreciate your time and consideration of my variance request. It is my hope that the Zoning Board of Appeals will see the effort made to only add what is needed for the project, and that my project aligns with the goals of DeKalb County. Thank you for your attention to this matter.

- Clarence Bryant

SURVEYOR’S CERTIFICATION

THIS PLAT IS A 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 STATES HEREON, RECORDATION OF THIS PLAT DOES NOT APPLY 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 REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15–6–67

Gerald H. Bernhard

GERALD H. BERNHARD GEORGIA RLS NO. 2688

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS–OF–WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT’S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1’ (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

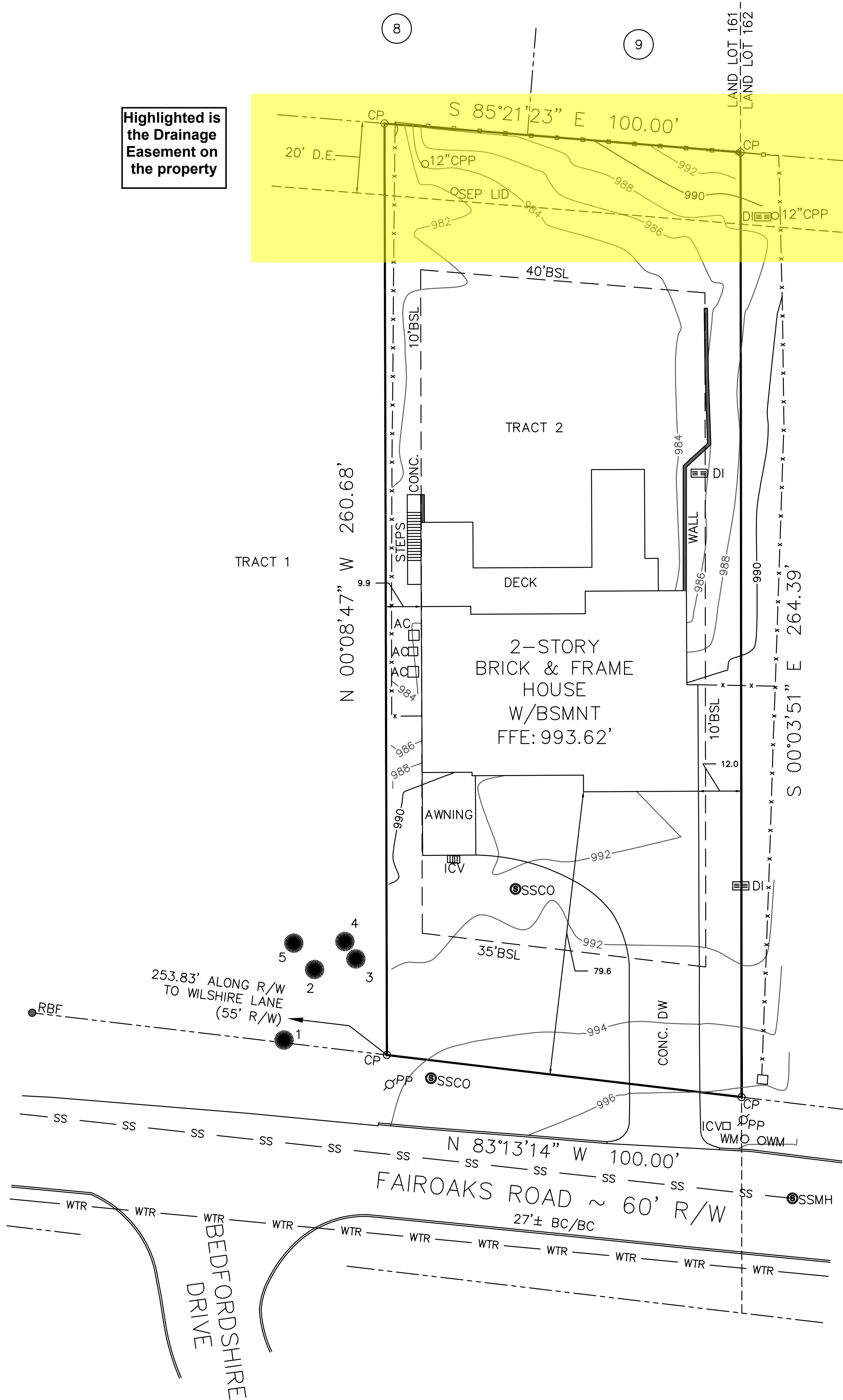
NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE ”FIA FLOOD HAZARD MAP” AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0059K EFFECTIVE DATE: 08/15/2019
ZONE 'X'

Highlighted is
the Drainage
Easement on
the property



- * L E G E N D *
- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
- | | |
|-----------------------------|------------------------------|
| AKA ALSO KNOWN AS | N/F NOW OR FORMERLY |
| APD AS PER DEED | NAIL NAIL FOUND |
| APP AS PER PLAT | P PLAT (BOOK/PAGE) |
| BSL BUILDING (SETBACK) LINE | POB POINT OF BEGINNING |
| CP COMPUTED POINT | POC POINT OF COMMENCEMENT |
| CTP CRIMP TOP PIPE FOUND | R RADIUS LENGTH |
| OTP OPEN TOP PIPE FOUND | R/W RIGHT–OF–WAY |
| D DEED (BOOK/PAGE) | RBF REINFORCING BAR FOUND |
| DW DRIVEWAY | (1/2" UNO) |
| EP EDGE OF PAVEMENT | RBS 1/2" REINFORCING BAR SET |
| FFC FINISH FLOOR ELEVATION | SW SIDEWALK |
| FKA FORMERLY KNOWN AS | SSE SANITARY SEWER EASEMENT |
| IPF IRON PIN FOUND | SSCO SANITARY SEWER CLEANOUT |
| L ARC LENGTH | SSMH SANITARY SEWER MANHOLE |
| LL LAND LOT | –X– FENCE LINE |
| LLL LAND LOT LINE | CB CATCH BASIN |
| N NEIGHBOR’S | SWCB STORM WATER CATCH BASIN |
| | WALL |

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR’S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR’S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R–100

BUILDING SETBACK:
FRONT 35’
SIDE 10’
REAR 40’
MAX LOT COVERAGE –



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CALL US FIRST
1–800–282–7411
770–623–4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT’S THE LAW

TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	21	POPLAR
2	17	PINE
3	23	PINE
4	12	PINE
5	17	PINE

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	3776
CONC. DW	2811
CONC. AREA	42
DECK	1303
STEPS	76
WALL	82
TOTAL IMPERVIOUS	8090

PROPERTY ADDRESS:
2656 FAIROAKS RD,
DECATUR, GA 30033

LAND AREA:
26,114 SF
0.60 AC

IMPERVIOUS AREA:
EXIST= 8090 ± 30.98%

ZONING: R–100

0 20
SCALE 1" = 20'

PLAT PREPARED FOR:

2656 FAIROAKS ROAD

TRACT 2
LAND LOT 161 18th DISTRICT PARCEL ID: 18 161 02 067 BY:

DeKALB COUNTY, GEORGIA FIELD DATE: 08–01–2025 NH

DRAWN DATE: 08–02–2025 AE

REFERENCE: PLAT BOOK 298, PAGE 5

REFERENCE: DEED BOOK 31882, PAGE 460

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/- 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180–7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15–6–67.



SURVEY SYSTEMS ATLANTA
660 LAKE DR, SW, SNELLVILLE, GA 30039
COA #LSF000867, JOBORDERS@SURVEYSATLANTA.COM
CELL 678–591–6064 ~ OFFICE 404–760–0010

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0059K EFFECTIVE DATE: 08/15/2019
ZONE 'X'

- * L E G E N D *
- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
- AKA ALSO KNOWN AS N/F NOW OR FORMERLY
APD AS PER DEED NAIL FOUND
APP AS PER PLAT P PLAT (BOOK/PAGE)
BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING
CP COMPUTED POINT POC POINT OF COMMENCEMENT
CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH
OTP OPEN TOP PIPE FOUND R/W RIGHT-OF-WAY
D DEED (BOOK/PAGE) RBF REINFORCING BAR FOUND (1/2" UNO)
DW DRIVEWAY RBS 1/2" REINFORCING BAR SET
EP EDGE OF PAVEMENT SW SIDEWALK
FFE FINISH FLOOR ELEVATION SSE SANITARY SEWER EASEMENT
FKA FORMERLY KNOWN AS SSCO SANITARY SEWER CLEANOUT
IPF IRON PIN FOUND SSMH SANITARY SEWER MANHOLE
L ARC LENGTH -X- FENCE LINE
LL LAND LOT CB CATCH BASIN
LLL LAND LOT LINE SWCB STORM WATER CATCH BASIN
N NEIGHBOR'S WALL
CPP CORRUGATED PLASTIC PIPE

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

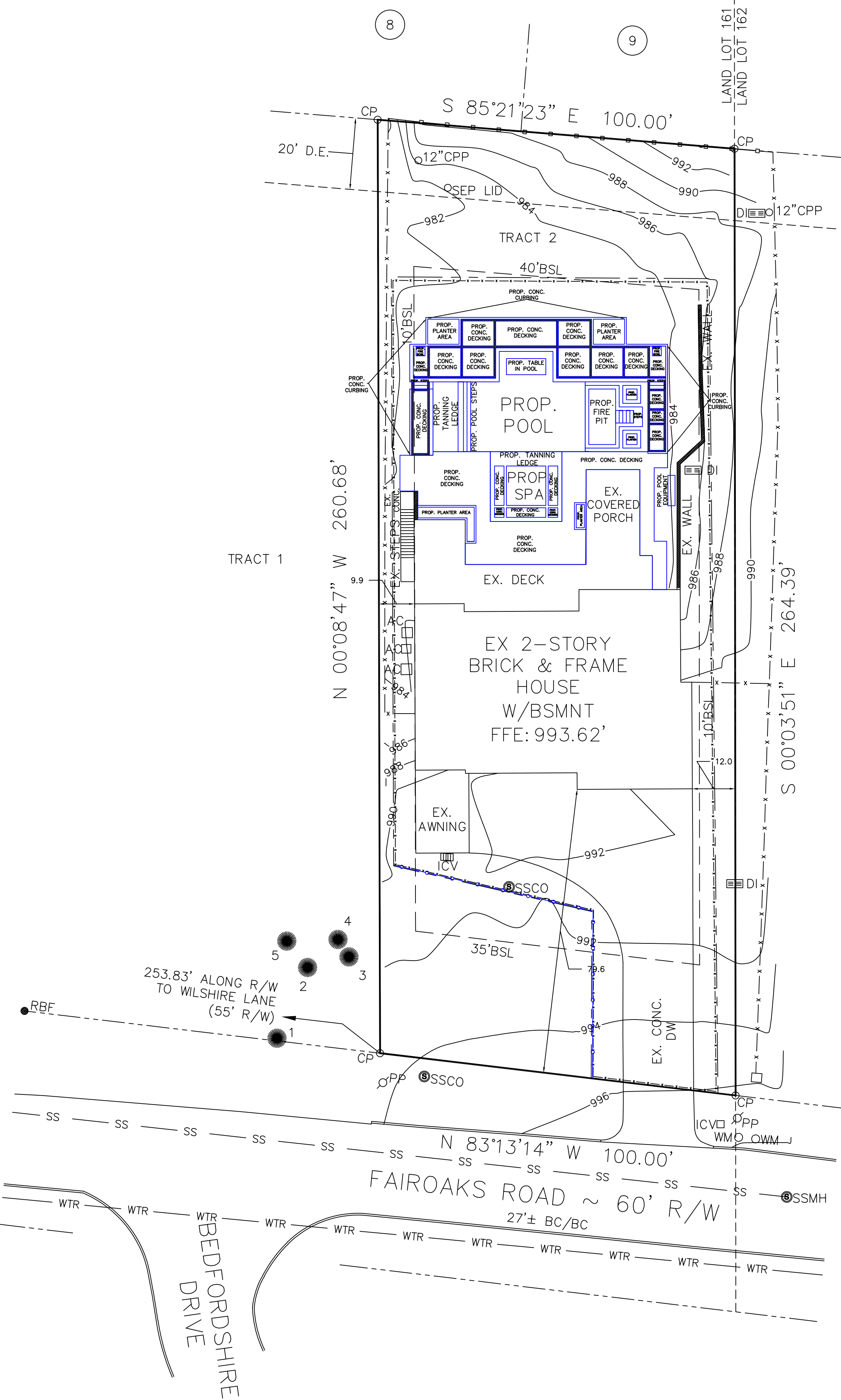
PROPERTY IS ZONED R-100

BUILDING SETBACK:
FRONT 35'
SIDE 10'
REAR 40'
MAX LOT COVERAGE -

MAX IMPERVIOUS: 35%

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	3776
CONC. DW	2811
CONC. AREA	42
DECK	1303
STEPS	76
WALL	82
TOTAL IMPERVIOUS	8090
PROP. IMPERVIOUS	
POOL	1122
SPA	121
CONC. DECKING	2249
CONC. CURBING	265
PLANTING AREA.	215
STEPS	33
POOL EQUIPMENT	17
FIRE PIT	116
TOTAL PROP. IMPERVIOUS	12,228
TOTAL IMPERVIOUS (EX. & PROP.)	46.8%

TREE TABLE			
TR.NO.	DIAMETER	TYPE	IMPACT
1	21	POPLAR	NO IMPACT
2	17	PINE	NO IMPACT
3	23	PINE	NO IMPACT
4	12	PINE	NO IMPACT
5	17	PINE	NO IMPACT

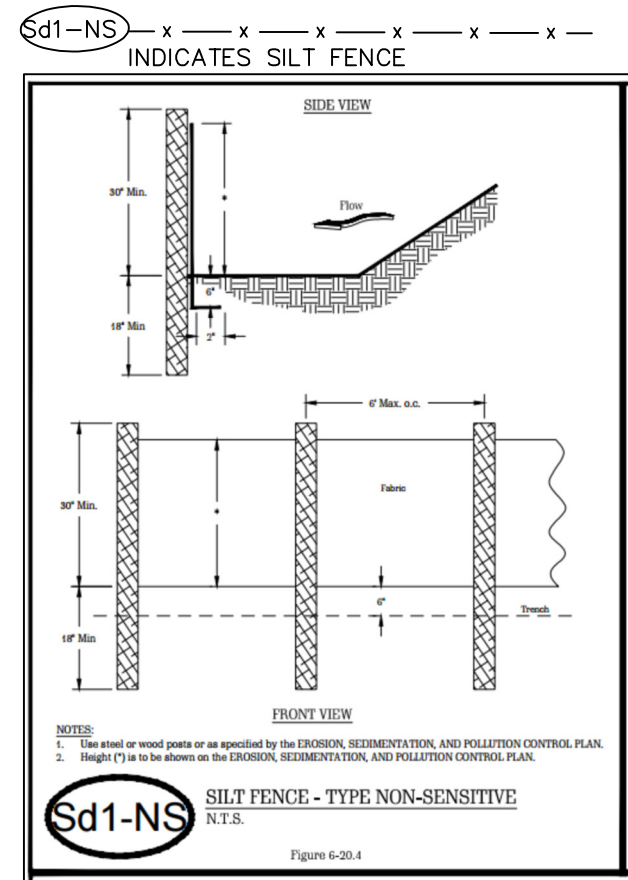


RELEASED FOR CONSTRUCTION

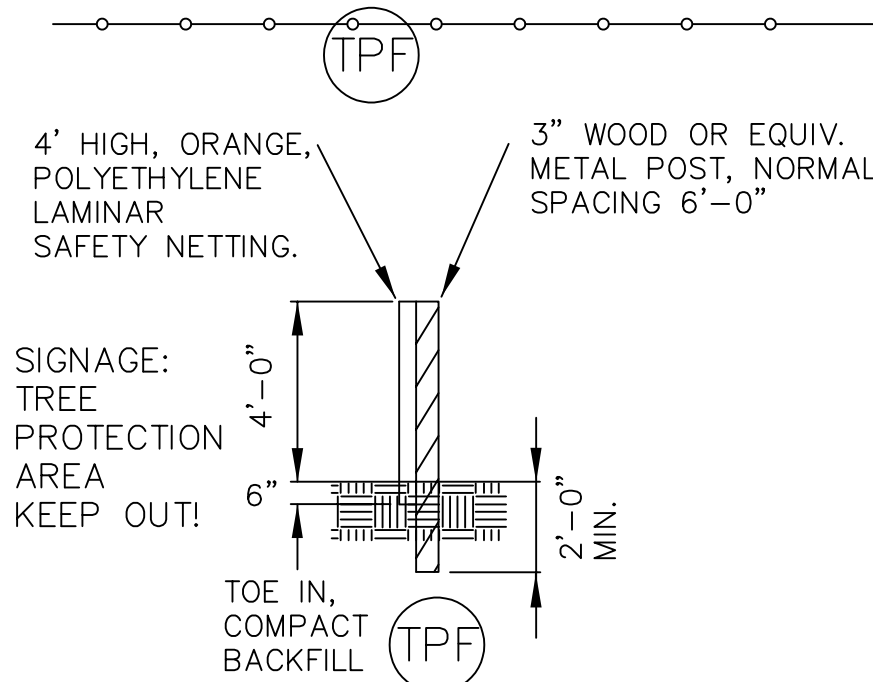


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PROPERTY ADDRESS: 2656 FAIROAKS RD, DECATUR, GA 30033	PRELIMINARY SITE PLAN PREPARED FOR: 2656 FAIROAKS ROAD	
LAND AREA: 26,114 SF 0.60 AC	TRACT 2	
IMPERVIOUS AREA: EXIST= 8090 = 30.98%	LAND LOT 161 18th DISTRICT PARCEL ID: 18 161 02 067 BY: DeKALB COUNTY, GEORGIA FIELD DATE: 08-01-2025 NH DRAWN DATE: 08-02-2025 AE	
ZONING: R-100	REFERENCE: PLAT BOOK 299, PAGE 5 REFERENCE: DEED BOOK 31882, PAGE 460	SURVEY SYSTEMS ATLANTA 660 LAKE DR. SW, SNELLVILLE, GA 30039 COA #LSF000867, JOBORDERS@SURVEYSATLANTA.COM CELL 678-591-6064 ~ OFFICE 404-760-0010
0 20 SCALE 1" = 20'	THE SURVEY FROM WHICH THIS PLAN WAS CREATED CONFORMS TO TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA, SURVEY SYSTEMS & ASSOC. INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.	
	SITE PLAN: 8-25-23 SH REVISIONS: 24 HOUR CONTACT:	



INDICATES TREE PROTECTION FENCE



TREE PROTECTION FENCING DETAIL (NOT TO SCALE)

DISTURBED AREA
A.K.A.
LIMITS OF CONSTRUCTION
17169 SF= 0.394 AC

EROSION CONTROL LEGEND
APPLY TO ALL DISTURBED AREAS

Ds1	TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	ESTABLISHING PERMANENT VEGATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)
Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES

- Section V - Erosion Control
- The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures prior to or concurrent with land-disturbing activities.
 - Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
 - Disturbed areas left idle 14 days shall be stabilized with temporary vegetation and mulch; disturbed areas remaining idle 30 days shall be stabilized with permanent vegetation.
 - Erosion and sediment control measures shall be inspected at least weekly, after each rain, and repaired as necessary.
 - additional erosion and sediment control measures shall be installed if determined necessary by on-site inspection
 - Silt fence shall be "Type S: as per the Manual for Erosion and Sediment Control in Georgia and be wire reinforced (see attached detail).

NO PROPOSED GRADING EXCEEDING TWO (2)'.
CONTOURS SHOWN ARE EXISTING.
MAX. 3H:1V SLOPES

Co

USE CRUSHED STONE OR EXISTING DW AS CONSTRUCTION OUTLET

NO GRADING
NO CUT, NO FILL

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 issuance of 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: o Monday-Friday 7:00am-7:00pm

o Saturday 8:00am-5:00pm

I, Geoff H. Barnard, 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.

NOTES:

ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.

ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE.

ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.

ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

CALL FOR FINAL INSPECTION AT 404-371-4913.

IF YOU DO GEORGIA
CALL US FIRST!
UTILITIES PROTECTION CENTER
811
IT'S THE LAW
1-800-282-7411

RELEASED
FOR
CONSTRUCTION

PROPERTY ADDRESS:
2656 FAIROAKS RD,
DECATUR, GA 30033

LAND AREA:
26,114 SF
0.60 AC

ZONING: R-100

0 20
SCALE: 1" = 20'

PRELIMINARY SITE PLAN PREPARED FOR:
2656 FAIROAKS ROAD

TRACT 2
LAND LOT 161 18th DISTRICT PARCEL ID: 18 161 02 067 BY:
DeKALB COUNTY, GEORGIA FIELD DATE: 08-01-2025 NH
DRAWN DATE: 08-02-2025 AE

REFERENCE: PLAT BOOK 299, PAGE 5
REFERENCE: DEED BOOK 31882, PAGE 460

ALL MATTERS OF TITLE ARE
EXCEPTED. NOT TO BE RECORDED
NOR USED TO CONVEY PROPERTY.

THE SURVEY FROM WHICH THIS PLAN WAS CREATED CONFORMS TO TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA. SURVEY SYSTEMS & ASSOC. INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.



SURVEY SYSTEMS ATLANTA
860 LAKE DR. SW, SNELLVILLE, GA 30033
COA #LSF000867, JOBORDERS@SURVEYSATLANTA.COM
CELL 678-591-6064 ~ OFFICE 404-760-0010

SITE PLAN:
8-25-25 SH
REVISIONS:
CLARENCE BRYANT
678-743-8334
clarence@bryantlaw.com

24 HOUR CONTACT:
CLARENCE BRYANT
678-743-8334
clarence@bryantlaw.com



VICINITY MAP - NOT TO SCALE

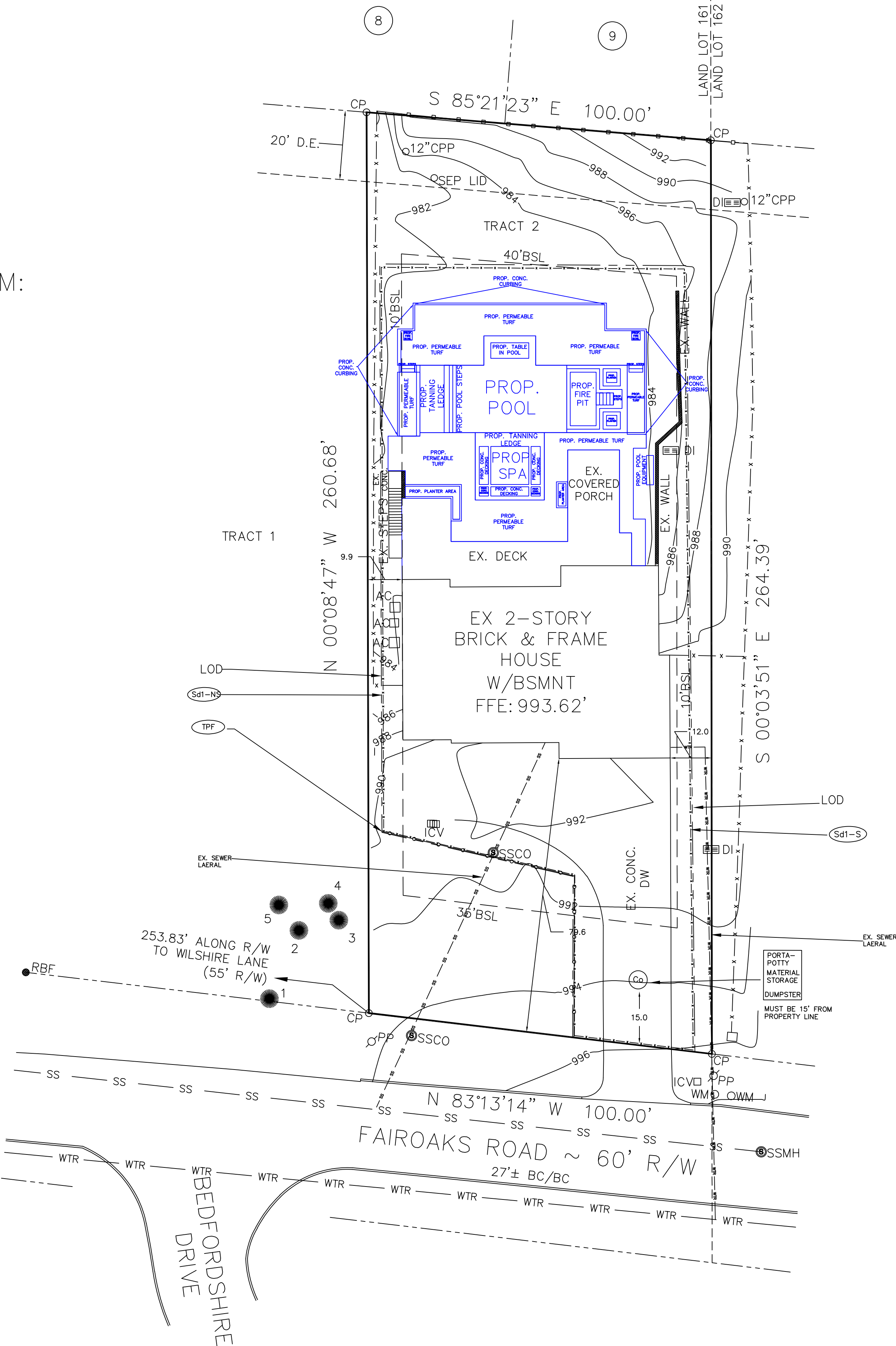
FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0059K

EFFECTIVE DATE: 08/15/2019

ZONE 'X'



* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
AKA ALSO KNOWN AS
APD AS PER DEED
APP AS PER PLAT
BSL BUILDING (SETBACK) LINE
CP COMPUTED POINT
CTP CRIMP TOP PIPE FOUND
OTP OPEN TOP PIPE FOUND
D DEED (BOOK/PAGE)
DW DRIVEWAY
EP EDGE OF PAVEMENT
FFE FINISH FLOOR ELEVATION
FKA FORMERLY KNOWN AS
IPF IRON PIN FOUND
L ARC LENGTH
LL LAND LOT
LLL LAND LOT LINE
N NEIGHBOR'S
CPP CORRUGATED PLASTIC PIPE
N/F NOW OR FORMERLY
NAIL NAIL FOUND
P PLAT (BOOK/PAGE)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R RADIUS LENGTH
R/W RIGHT-OF-WAY
RBF REINFORCING BAR FOUND
(1/2" UNO)
RBS 1/2" REINFORCING BAR SET
SW SIDEWALK
SSE SANITARY SEWER EASEMENT
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
-X- FENCE LINE
CB CATCH BASIN
SWCB STORM WATER CATCH BASIN
WALL

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-100

BUILDING SETBACK:
FRONT 35'
SIDE 10'
REAR 40'
MAX LOT COVERAGE -

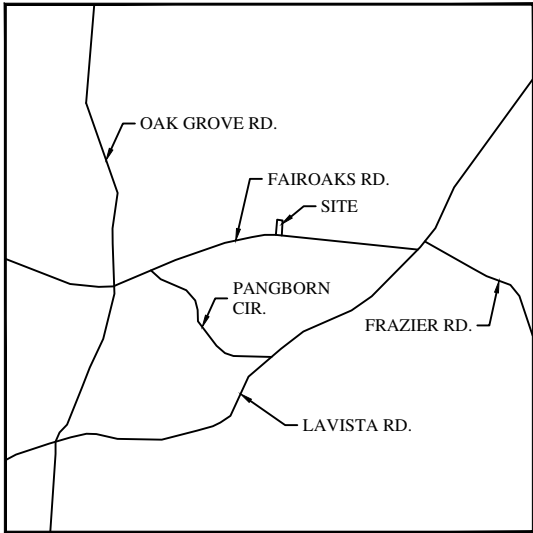
MAX IMPERVIOUS: 35%

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	3776
CONC. DW	2811
CONC. AREA	42
DECK	1303
STEPS	76
WALL	82
TOTAL IMPERVIOUS	8090
PROP. IMPERVIOUS	
POOL	1122
SPA	121
CONC. CURBING	265
CONC. DECKING	101
STEPS	33
POOL EQUIPMENT	17
FIRE PIT	116
TOTAL PROP. IMPERVIOUS	1889
TOTAL IMPERVIOUS (EX. & PROP.)	9899=37.9%
TOTAL PERVIOUS	
PERMEABLE TURF	2299

This is the current
site plan featuring
the permeable turf.

TREE TABLE			
TR.NO.	DIAMETER	TYPE	IMPACT
1	21	POPLAR	NO IMPACT
2	17	PINE	NO IMPACT
3	23	PINE	NO IMPACT
4	12	PINE	NO IMPACT
5	17	PINE	NO IMPACT

VICINITY MAP



PROPERTY INFORMATION

SUBDIVISION: N/A
PARCEL NUMBER: 18 161 02 067
LOT NUMBER: N/A
JURISDICTION: DEKALB COUNTY

EXCAVATION INFORMATION

EQUIPMENT: STANDARD BOBCAT
ACCESS: OPEN ACCESS
811 - CALL BEFORE YOU DIG

NOTES

ELECTRIC SPEC.
86' ELECTRICAL RUN FROM MAIN PANEL TO POOL EQUIPMENT.
1/2" WRAPPED IMC CONDUIT CONDUIT BURIED A MINIMUM OF 6"
1/2" EMT ATTACHED TO THE HOUSE (OR OTHER NEC APPROVED METHOD). INSTALL PER NEC CODE. (4) #10 COPPER WIRES. (2) HOT WIRES, (1) NEUTRAL, AND (1) GROUND

50 AMP 2-POLE BREAKER IN PANEL TO FEED POOL EQUIPMENT PANEL. HAYWARD - POOL PANEL

BRANCH CIRCUITS FROM POOL PANEL TO EQUIPMENT: (2) #12 HOT WIRES AND (1) #12 GROUND WIRE FOR MAIN CIRCULATION PUMP IN FLEX CONDUIT. THIS PUMP WILL PULL 10.9 AMPS AND BE ON A 20 AMP 2-POLE BREAKER, BREAKER SHALL BE GFCI PER 2017 NEC 680.21 (C)

POOL LIGHT IS LED AND PULLS JUST UNDER 1 AMP. (1) #12 HOT WIRE, (1) #12 NEUTRAL WITH (1) #12 GROUND WIRE. CIRCUIT BREAKER IS (1) SINGLE POLE 15 AMP BREAKER.

LED POOL LIGHT IS A LISTED 12V NON METALLIC LIGHT FIXTURE, NOT REQUIRING BONDING, GROUNDING, NOR GFI PER NEC.
WATERPROOF LIGHT CORD TO BE SLEEVED IN 3/4" PVC CONDUIT BURIED 6" DEEP.

THE EQUIPOTENTIAL BONDING LOOP RUNS CONTINUOUS AROUND THE POOL SHELL. BONDING THE 3' AREA AROUND THE POOL/SPA. LOOP IS ATTACHED AT A MINIMUM OF (4) POINTS TO THE POOL SHELL.

ALL WIRE IS THHN/TWHN-2.

EQUIPOTENTIAL BONDING CHALL COMPLY WITH 2017 NEC 680.26

POOL SPECIFICATIONS

POOL DIMENSIONS	42'-6" x 47'-6" x 20'-0" x 19'-6"
POOL DEPTHS	4'-0" x 6'-0" x 8'-0"
POOL SURFACE AREA	1,196 SF
POOL PERIMETER	477 SF
POOL INTERIOR AREA	2,100 SF
POOL VOLUME	48,495 GALLONS

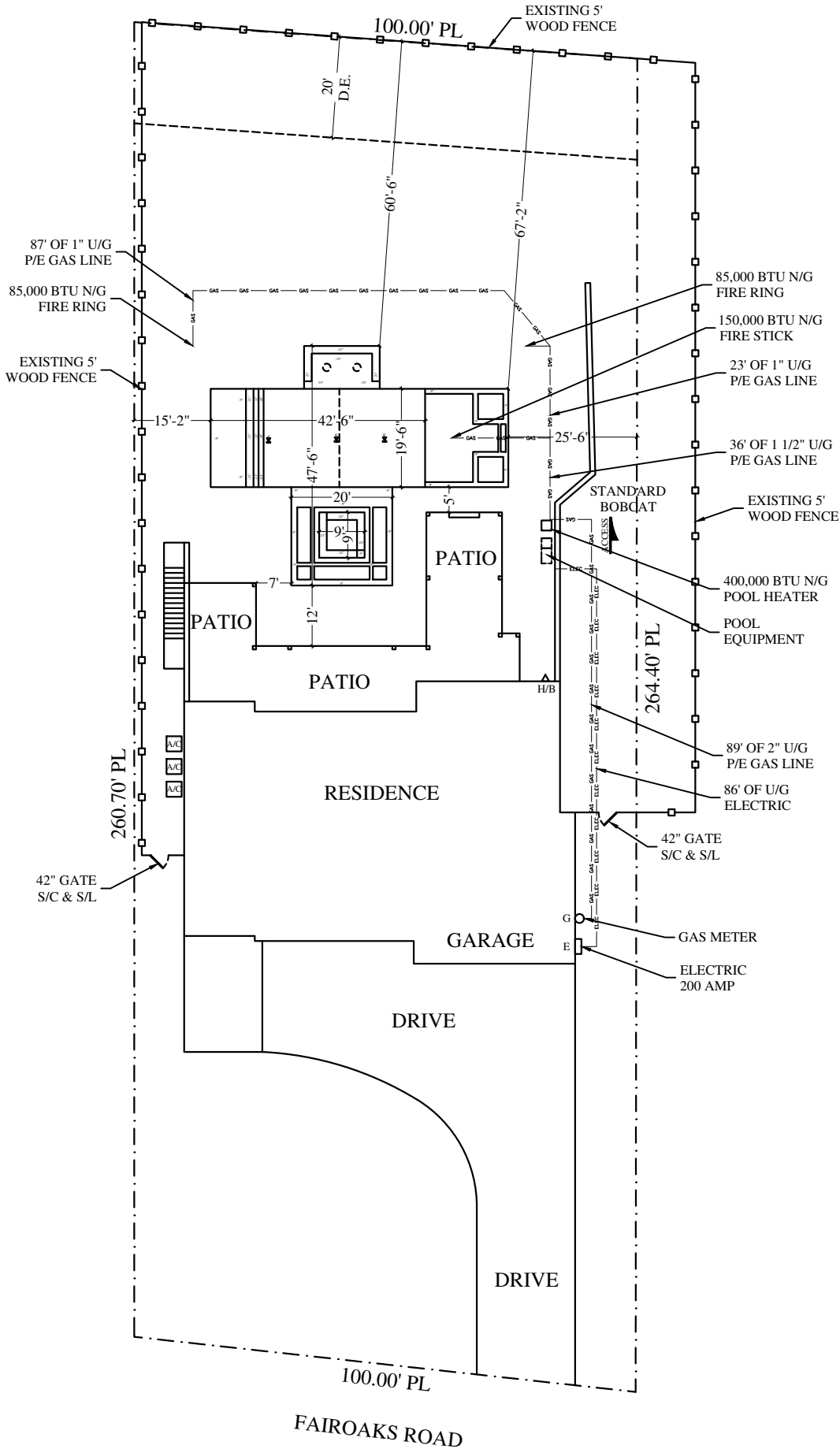
SPA SPECIFICATIONS

SPA DIMENSIONS	9'-0" x 9'-0"
SPA SURFACE AREA	81 SF
SPA PERIMETER	36'
SPA INTERIOR AREA	171 SF
SPA VOLUME	1,515 GALLONS

PLANS BY: TJR DESIGN LLC. (2025)

PLOT PLAN

SCALE: 1"=30'-0"



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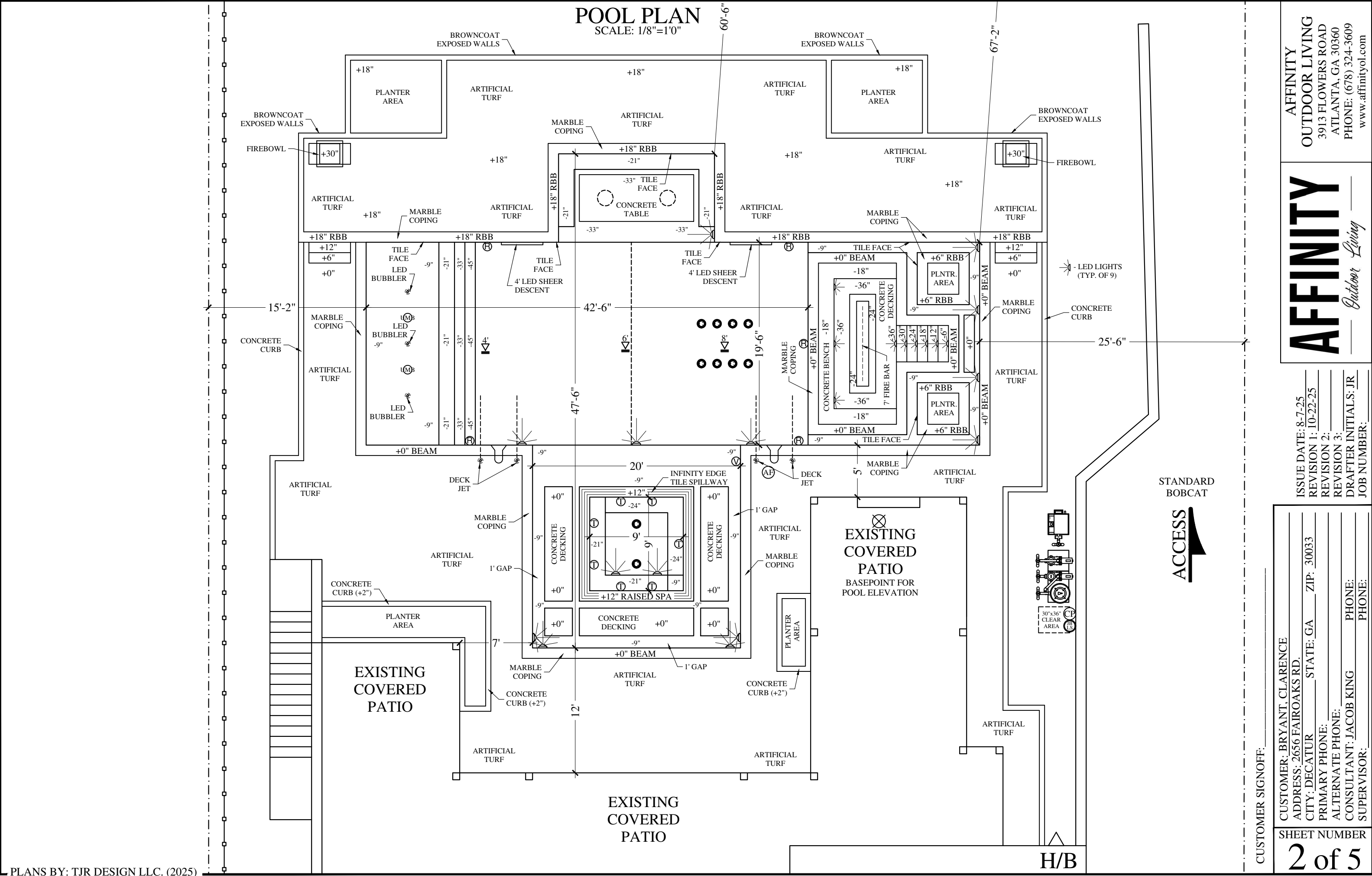
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REVISION 3:
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ADDRESS: 2656 FAIROAKS RD.
CITY: DECATUR STATE: GA ZIP: 30033
PRIMARY PHONE:
ALTERNATE PHONE:
CONSULTANT: JACOB KING PHONE:
SUPERVISOR: PHONE:

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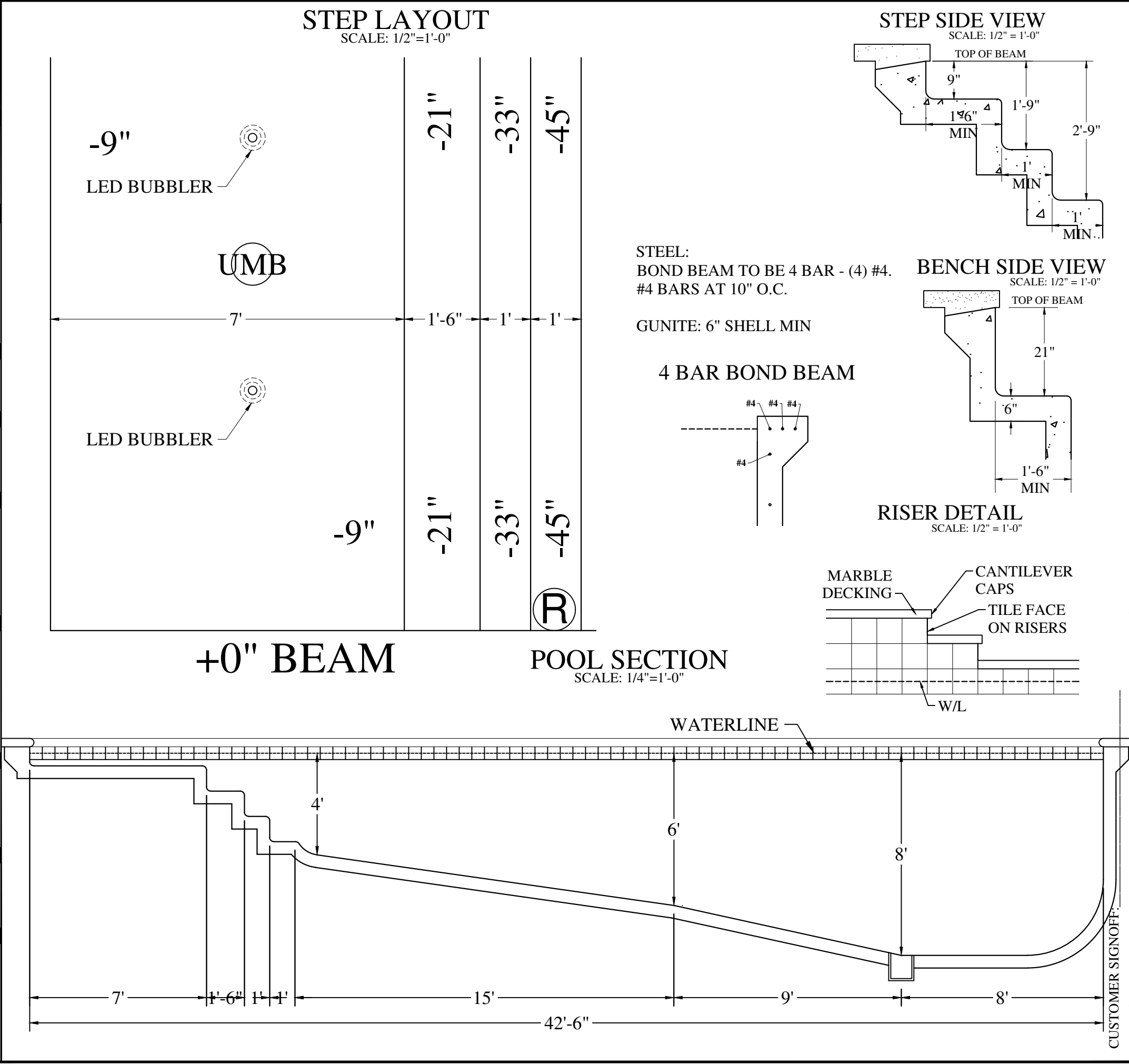
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SPA VOLUME	1,515 GALLONS
EQUIPMENT	
CIRCULATION PUMP	3.0 HP / VS950 TRISTAR
BOOST PUMP	(3) 3.0 HP / VS950 TRISTAR
POOL FILTER	(2) 425 CARTRIDGE
POOL HEATER	400,000 BTU NATURAL GAS
SANITIZER	40K SALT SYSTEM
BLOWER	2.0 HP
POOL RETURNS	(5)
SPA THERAPIES	(6)
ELECTRICAL	
CONTROLLER	OMNI 4 RELAY P/S w/ 40K SALT
POOL LIGHT	(12) NICHELESS COLOR LEDS
SPA LIGHT	(2) NICHELESS COLOR LEDS
WATER FEATURES	
SHEER DESCENTS	(2) 4' LED SHEERS
WOK POTS	-
FOUNTAINS	(3) 4" LED BUBBLERS
FOUNTAINS	(4) DECK JETS
STEEL & SHOTCRETE / GUNITE	
STEPS & BENCHES	141'
6" RAISED WALL	40'
12" RAISED WALL	-
18" RAISED WALL	89'
24" RAISED WALL	-
RAISED SPA	+12" RAISED SPA
SLEEVES	(2) IN OVERSIZED STEP
DECKING	
DECK MATERIAL	ARTIFICIAL TURF
DECK COLOR	-
COPING MATERIAL	2" SQUARE EDGE MARBLE
COPING COLOR	SEE COLOR SELECTIONS
DECK AREA S.F.	-
EXISTING DECK AREA	-
DECCO DRAIN	-
DECK SLEEVES	-
FINISHES	
RAISED BEAM FACING	TILE - SEE SELECTIONS
SPA SPILLWAY	TILE - SEE SELECTIONS
STEP TRIM	-
INTERIOR FINISH	PEBBLE SHEEN
INTERIOR COLOR	SEE COLOR SELECTIONS
MISCELLANEOUS	
MISC.	-
MISC.	-
MISC.	-
MISC.	-
START UP	
TOTAL VOLUME	50,010 GALLONS
CLEANING SYSTEM	VAC. PORT ONLY
POOL COVER	-
INTERIOR BRUSHING	BY OWNERS
BARRIERS	BY OWNERS
CLOSURES	BY OWNERS



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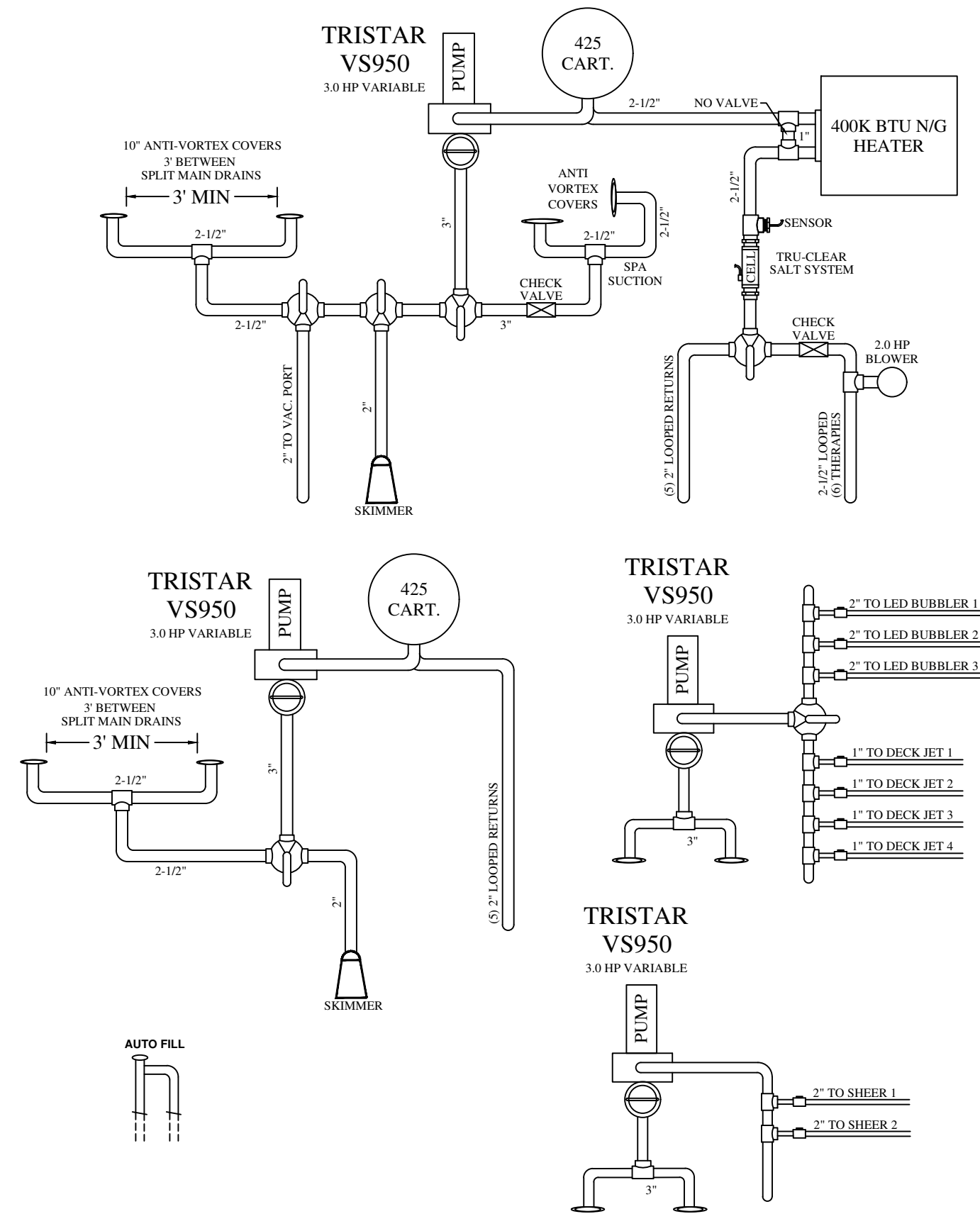
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PLUMBING SCHEMATIC

SCALE: N.T.S.

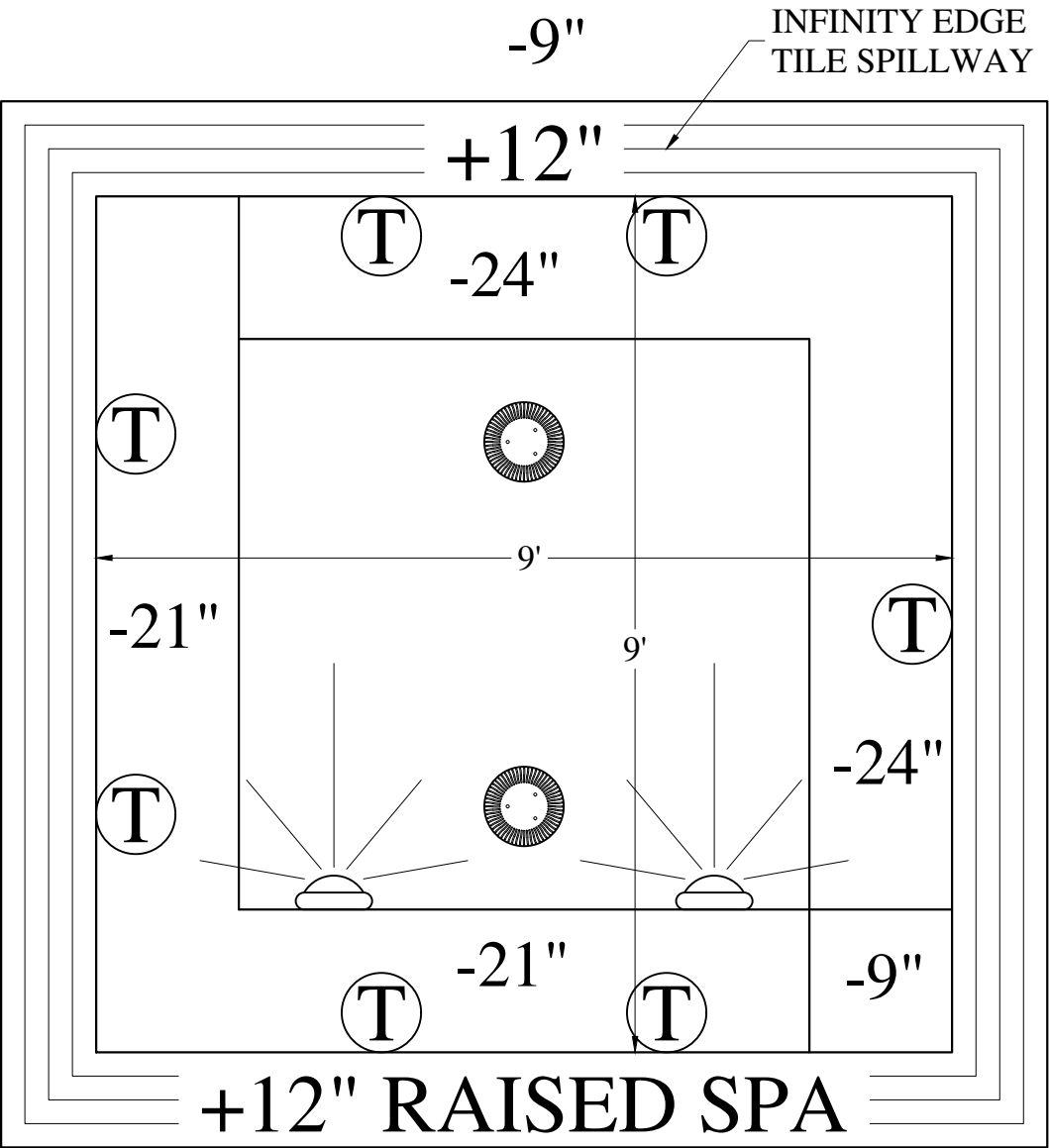
NOTE TO FINISHING CREW:

ALL 1 1/4" PIPE LINES THROUGH GUNITE MUST HAVE THREADED WALL RETURN FITTINGS INSTALLED, i.e. AUTOFILL, DECK CHLOR, VAC LINES.



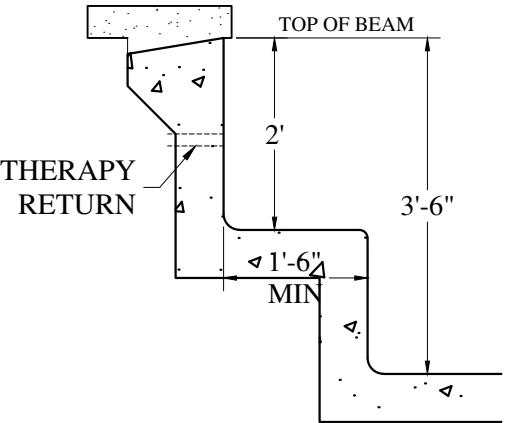
SPA DETAILS

SCALE: 1/2" = 1'-0"



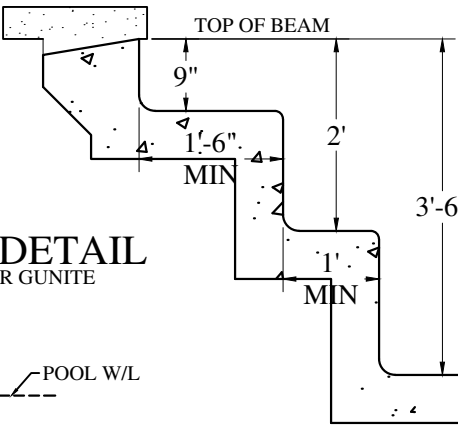
SPA SIDE VIEW

SCALE: 1/2" = 1'-0"



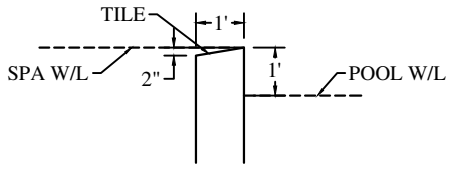
SPA STEP DETAIL

SCALE: 1/2" = 1'-0"



SPA SPILLWAY DETAIL

ALL DIMENSIONS ARE FOR GUNITE



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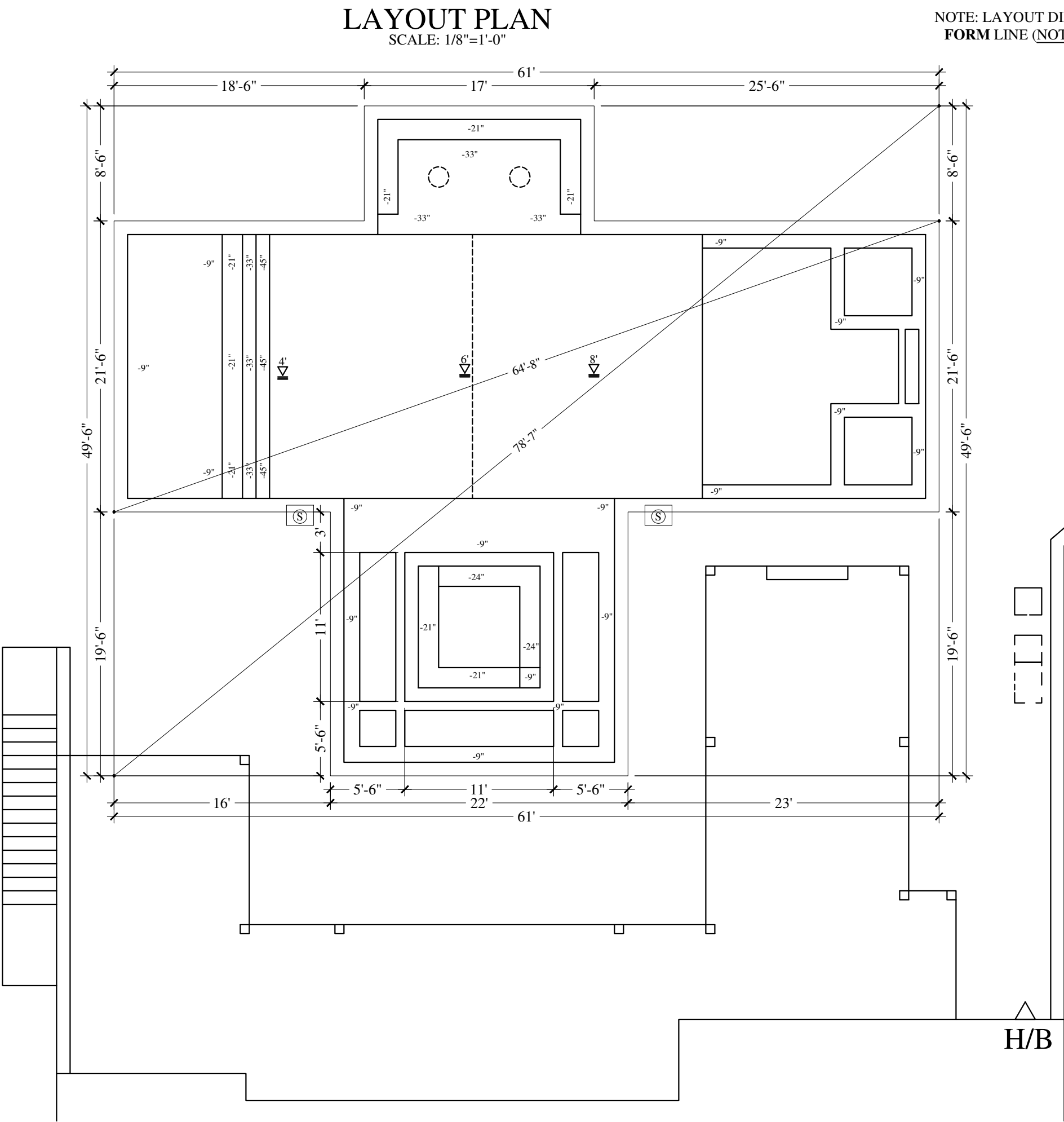
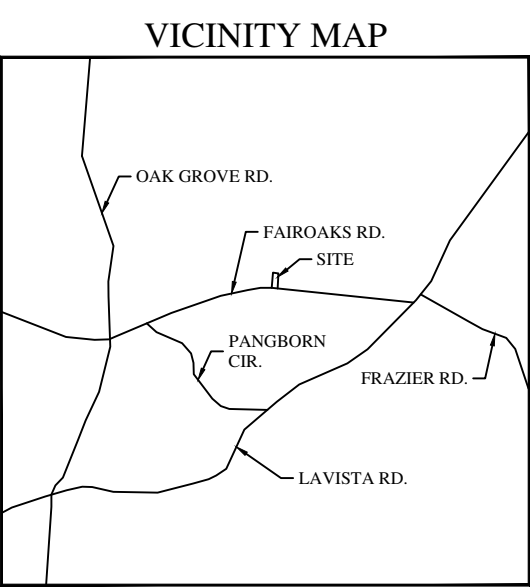
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