

Agenda Item

File ID: 2022-1477

Substitute: 7/12/22

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 07

Application of Kova Real Estate, LLC to rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Medium Lot-60) to allow an 11-lot subdivision for single-family detached homes, at 1500 Columbia Drive.

PETITION NO: N9. Z-22-1245596 (2022-1477)

PROPOSED USE: Eleven-lot subdivision for single-family homes.

LOCATION: 1500 Columbia Drive, Decatur, Georgia 30032

PARCEL NO. : 15-186-04-028, 15-186-04-029

INFO. CONTACT: Melora Furman, Sr. Planner

PHONE NUMBER: (470) 542-3022

PURPOSE:

Application of Kova Real Estate, LLC to rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Medium Lot-60) to allow an 11-lot subdivision for single-family detached homes. The property is located on the east side of Columbia Drive, approximately 337 feet north of Columbia Circle, at 1484 Columbia Drive (a.k.a. 1500 Columbia Drive), and 1520 Columbia Circle, Decatur, Georgia. The property has approximately 406 feet of frontage on Columbia Drive (1484 Columbia Drive) and no frontage (1520 Columbia Circle) and contains 2.73 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Full Cycle Deferral.

PLANNING STAFF: (June 28 BOC) Approval. (May 26 BOC) Deferral.

STAFF ANALYSIS: The proposed development would be consistent with the Suburban Character Area policy of the Comprehensive Plan Update that states, “Promote moderate density, traditional neighborhood development style residential subdivision[s], which may utilize alleyways and rear vehicular access as well as [reduce] automobile dependency.” The development’s street-fronting row of single-family homes along Columbia Drive echoes the development pattern found on both sides of Columbia Drive between the commercial nodes located approximately 1,800 feet to the north and approximately 1,900 feet to the south. The proposed subdivision is not expected to adversely affect the existing use or usability of adjacent or nearby property, which are also developed with single-family homes of similar height and character. Based on review by the Traffic Division of Public Works, the site plan submitted with the application needed to be revised with respect to ingress and egress at Columbia Drive. The applicant submitted a revised site plan at the May 5 Planning Commission; however, neither Planning staff nor the Traffic and Transportation divisions had reviewed it. Therefore, the Department of Planning and Sustainability had recommended “Deferral”. During the deferral period, Planning staff reviewed

the site plan, and Traffic Division staff reviewed the revised site plan and approved it. Therefore, Planning and Sustainability recommends “Approval with Conditions”.

PLANNING COMMISSION VOTE: Full Cycle Deferral 6-0-0. Vivian Moore moved, LaSonya Osler seconded for a Full Cycle Deferral to the July 2022 zoning agenda because the applicant presented a revised site plan at the meeting that has not yet seen by the community.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 10-0-0. The CC 3 Board Members thought that the proposed homes would be consistent in density to that of the existing homes in the surrounding neighborhood.

2022-1477

SUBSTITUTE

RECOMMENDED ZONING CONDITIONS

07-12-2022

1. The development shall have a maximum of eleven detached, single-family homes. General compliance with the site plan received May 3, 2022 shall be required.
2. All home designs shall be consistent with the enclosed color rendering entitled “2021-12-20_11-19-43” and must comply with the applicable provisions of Article 5 of the *Zoning Ordinance* related to building form and design.
3. The developer shall construct at least one subdivision sign on community property along Columbia Drive. Signage shall comply with applicable sections of the *Sign Ordinance*.
4. Signs shall be posted inside the community and at the curb cut on Columbia Drive to indicate that the southernmost driveway is one-way only into the property.
5. 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.



DeKalb County Department of Planning & Sustainability

178 Sams Street
Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: May 5, 2022, 5:30 P.M.
Board of Commissioners Hearing Date: May 26, 2022, 5:30 P.M.

STAFF ANALYSIS

Case No.: Z-22-1245496 **Agenda #:** N. 9

Location/Address: 1484 Columbia Drive (a.k.a. 1500 Columbia Drive), and 1520 Columbia Circle, Decatur, Georgia. **Commission District:** 3 **Super District:** 7

Parcel ID(s): 15-186-04-028 & -029

Request: To rezone property from R-75 (Residential Medium Lot - 75) to MR-1 (Medium Density Residential-1) to allow for development of single-family attached townhomes.

Property Owner(s): Kova Real Estate, LLC

Applicant/Agent: Griffin & Davis Consulting, Inc.

Acreage: 2.73

Existing Land Use: Undeveloped

Surrounding Properties: To the north, northeast, east, southeast, south, southwest, and west: single-family residential (zoned R-75). To the northwest: single-family attached (zoned MR-2).

Comprehensive Plan: Suburban **Consistent** **Inconsistent**

Proposed Density: 4 units/acre	Existing Density: N.A. (undeveloped)
Proposed Units: 11	Existing Units: N.A. (undeveloped)
Proposed Open Space: 14% - 34%; median = 32%	Existing Open Space: information not provided

Zoning History:

Based on DeKalb County records, it appears that the R-75 zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956. In September 2021, the property owner submitted an application (Z-21-1245080) to rezone the property from R-75 to MR-1 for development of 30 townhome units. It was accompanied by an application (LP-21-1245127) to amend the Future Land Use Map from Suburban (SUB) to Traditional Neighborhood. Both applications were withdrawn.

SITE AND PROJECT ANALYSIS

The subject property is a 2.79-acre site comprised of two parcels: 1484 Columbia Drive, a 2.575 square foot parcel that fronts on Columbia Drive, and 1520 Columbia Circle, which is a .22 acre (9,578 square foot), land-

locked parcel that shares a portion of 1484 Columbia Drive’s southeastern property line. Columbia Drive is a four-lane minor arterial. A traffic signal is located on Columbia Drive and Santa Monica Drive, which is located across Columbia Drive opposite the southern property line of the subject property. The center of 1484 Columbia Drive is cleared and thickly growing trees and underbrush border the parcel, especially on its east side where 1520 Columbia Circle adjoins it. 1520 Columbia Circle is wooded. The topography slopes very gradually to the southeast so that 1520 Columbia Circle is approximately ten feet lower than the center of 1484 Columbia Drive.

The property is located on the western edge of a large single-family residential district, which extends for approximately a mile to the northeast and is zoned R-75. Residential neighborhoods, also zoned R-75, are located across Columbia Drive to the west. Commercial nodes are located approximately 1,800 feet to the north and approximately 1,900 feet to the south. Properties located approximately 260 northwest of the subject property, on the west side of Columbia Drive, were assembled and rezoned in 2018 to MR-2 (Medium-Density Residential-2) for a townhome development called Lauren Park. Approximately 200 feet from the subject property, two single-family lots on the east side of Columbia Drive have recently been redeveloped with new single-family homes.

County records indicate that a nine-parcel preliminary subdivision plat was approved but for the property in 2000 but not built out, indicating that the property has been vacant since at least that time.

PROJECT DESCRIPTION

The proposal under consideration is for an 11-lot single-family subdivision. Six lots front on Columbia Drive; three of them have individual driveways on Columbia Drive. A 34-foot wide internal private drive provides vehicular access to two of the lots that front on Columbia Drive as well as the remaining six lots. The internal private drive forms a circle in the center of the site. The Columbia Drive frontage as well as both sides of the internal private drive are streetscaped with a landscape strip and sidewalk. An underground detention facility would be located under the grass island at the center of the internal private drive.

COMPLIANCE WITH DISTRICT STANDARDS:

R-60 STANDARD		REQUIRED/ALLOWED	PROPOSED	COMPLIANCE
MIN. LOT AREA		6000 s.f	7,002 s.f. – 1,6787 s.f.	Yes
MIN. LOT WIDTH		60 feet	60 feet – 71 ft, 4 inches	Yes
MIN. LOT WIDTH – NEW CORNER LOT		75 feet	Lot 4: 60 feet; Lot 5: 60 feet	Variances will be necessary.
MIN. YARD SETBACKS	FRONT	20 feet	20 feet – 40 feet	Yes
	CORNER LOT - SIDE	20 feet	20 feet – 20’-2”	Yes
	INTERIOR LOT - SIDE	7.5 feet	7.5 feet -7 ft’ – 10”	Yes
	REAR	30 feet	30 feet – 69 feet	Yes
MAX. HEIGHT		35 ft.	26.5 feet	Yes
MIN. FLOOR AREA OF		1,200 square feet	3,053 square feet	Yes

DWELLING			
MAX. LOT COVERAGE	35%	14% - 34%	Yes
R-60 STANDARD	REQUIRED/ALLOWED	PROPOSED	COMPLIANCE
PARKING	Four spaces	4 – 6 spaces (garage and driveway)	Yes
Streetscaping – Columbia Drive	(Minimums) 6 foot landscape strip back of curb, 10 foot wide sidewalk, street trees every 50 feet, light poles every 80 feet	5 foot landscape strip, 5-foot sidewalk, street trees < every 50 feet, light poles to be determined.	Variances will be necessary.
Streetscaping – Internal private drive	(Minimums) 6 foot landscape strip back of curb, 5 foot wide sidewalk, street trees every 30 feet, light poles every 100 feet	5 foot landscape strip, 5-foot sidewalk, street trees approx. every 60 feet, light poles to be determined.	Variances will be necessary.

LAND USE AND ZONING ANALYSIS

Section 27-832 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

One of the Suburban Character Area policies in the Comprehensive Plan states, “Promote [a] moderate density, traditional neighborhood development style residential subdivision, which may utilize alleyways and rear vehicular access as well as automobile dependency.” (p. 116) The proposed subdivision is consistent with this policy, in that it would have a moderate density and would have the street-fronting homes that are typically found in traditional neighborhoods.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:

The lots sizes of the proposed development are not consistent with those of the surrounding R-75 neighborhood. However, the development’s street-fronting row of single-family homes along Columbia Drive echoes the development pattern found on both sides of Columbia Drive between the commercial nodes located to the north and south.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

It doesn’t appear that the property has reasonable economic use as currently zoned. It has been vacant since at least 2000, when a nine-lot subdivision was approved for the property but not built out.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

The proposed subdivision is not expected to adversely affect the existing use or usability of adjacent or nearby property. Homes in the development would be compatible in height and design to the homes on adjoining properties and in the surrounding neighborhood.

E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:

At the Planning Commission hearing for the 2021 zoning proposal, neighbors expressed strong support for redevelopment of the subject property.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:

No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

Staff of the Traffic Engineering Division commented that the location of the main driveway into the subject property in relation to the traffic signal at Santa Monica Drive, approximately 140 feet to the south, could cause a traffic hazard and recommended relocation of the main driveway or right-turn in, right-turn out only. The Transportation Division of the Public Works Department commented that the provision of individual driveways for three of the homes on Columbia Drive is not preferable, but did not recommend changes to the site design. Staff has conditioned its recommendation on redesign of the main driveway to force vehicular movements to be right-turn in, right-turn out only.

Comments from the School Board, Watershed Management, and the Board of Health indicated that the proposed development would not be burdensome on the public infrastructure under their purview.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:

The zoning proposal would not have adverse impacts on the environment or surrounding natural resources beyond those that are typical when an undeveloped property is redeveloped.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

The proposed development would be consistent with the Suburban Character Area policy of the Comprehensive Plan Update that states, "Promote moderate density, traditional neighborhood development style residential subdivision[s], which may utilize alleyways and rear vehicular access as well as [reduce] automobile dependency." The development's street-fronting row of single-family homes along Columbia Drive echoes the development pattern found on both sides of Columbia Drive between the commercial nodes located approximately 1,800 feet to the north and approximately 1,900 feet to the south. The proposed subdivision is not expected to adversely affect the existing use or usability of adjacent or nearby property, which are also developed with single-family homes of similar height and character. Despite the need for

redesign of one of the features of the development, the main driveway, the overall character and density of the proposed development is suitable in relation to the surrounding neighborhood. Therefore, the Department of Planning and Sustainability recommends "Approval" with the following conditions:

1. The development shall have a maximum of eleven single-family homes.
2. The main driveway shall be redesigned and to force vehicular movements in a right-turn in, right-turn out manner. Striping and signs shall be provided to direct drivers accordingly.
3. 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.

Attachments:

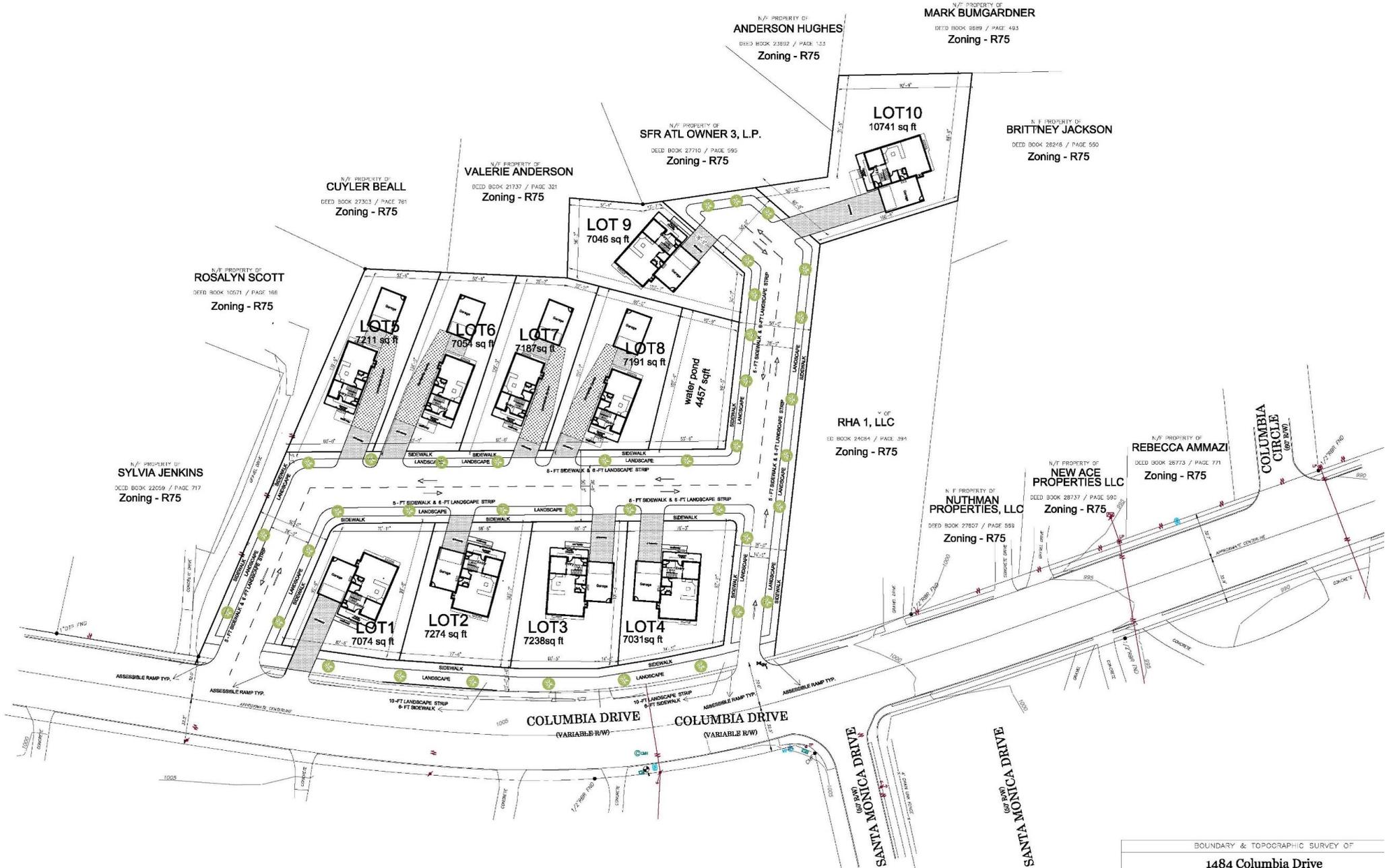
1. Department, Division, and Agency Comments
2. Application
3. Site Plan
4. Zoning Map
5. Land Use Plan Map
6. Aerial Photograph
7. Site Photographs

NEXT STEPS

Following an approval of this zoning action, one or several of the following may be required:

- **Land Disturbance Permit** (Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)
- **Building Permit** (New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)
- **Certificate of Occupancy** (Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)
- **Plat Approval** (Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)
- **Sketch Plat Approval** (Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)
- **Overlay Review** (Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)
- **Historic Preservation** (A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)
- **Variance** (Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)
- **Minor Modification** (Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)
- **Major Modification** (Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)
- **Business License** (Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).
- **Alcohol License** (Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.





DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

N-9

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-22-1245596 Parcel I.D. #: 15-186-04-028

Address: 1494
Columbia Dr
DEKALB, GA

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour Volume (VPH) _____	Peak Hour Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Plans and field Reviewed. We recommend a right turn in and right turn out only at the driveway closest to traffic signal located to the east at Santa Monica. Turning east onto Columbia Drive could lead to an accident. There is a curve here with bad sight distance on a road with 40 mph. Therefore we recommend a right turn in and right turn out or relocation of driveway further from Traffic Signal.

Signature: _____

Comments – Transportation Division

Z-22-1245596, 1500 Columbia Drive

- Columbia Drive is classified as a minor arterial.
- Required right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, whichever greater.
- Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov).
- Developer needs to be careful of access management requirements in Land Development Code Section 14-200 (6).
- No poles can remain within the limits of the sidewalk or multiuse path.
- Intersection and stopping sight distance must be met for all access points based on AASHTO.
- Would prefer not to have 3 new driveways on Columbia Drive. Can these properties be serviced from rear private alleys?
- If new internal street is public: Required right of way dedication of 55 feet (total ROW width) Required: 5-foot sidewalk 6-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov).
- Make sure underground detention pond is not within right of way.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(sections have been amended recently; please request the amended chapter)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

There are concerns related to the discharge point of the stormwater mgt facility. Development/residences are located downstream of the property, and consideration must be given as to where the discharge pipe from the facility is directed as to not create adverse effects.

Runoff Reduction Volume shall be provided, unless technical justification is provided as to the unfeasibility. Strongly recommend to investigate the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was not** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer **was not** reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: Z-22-1245596

Parcel I.D. #: 15-186-04-028&-029

Address: 1484 Columbia Drive (a.k.a.1500Columbia Drive)
and 1520 Columbia Circle
Decatur, Georgia.

WATER:

Size of existing water main: 6" adequacy unknown (adequate/inadequate)

Distance from property to nearest main: ~20 ft.

Size of line required, if inadequate: 8" or higher

SEWER:

Outfall Servicing Project: Cobb Fowler Creek

Is sewer adjacent to property: Yes () No () If no, distance to nearest line: ~60 ft.

Water Treatment Facility: Snapfinger WWTP adequate () inadequate

Sewage Capacity; 36 (MGPD) Current Flow: 28.3 (MGPD)

COMMENTS:

Will need sewer capacity approval

Signature: _____

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

4/13/2022

N.9

Z-22-1245596 2022-1477 15-186-04-028, 15-186-04-029

1500 Columbia Drive, Decatur, GA 30032

Amendment

- Please review general comments.
- Septic system installed on 5/30/63

N.10

Z-22-1245597 2022-1478 15-125-05-015

4031 Rainbow Drive, Decatur, GA 30034

Amendment

- Please review general comments.
- Septic system installed 10/12/1973

N.11

Z-22-1245579 2022-1479 /18-046-04-145, 18-046-04-146, 18-046-04-147, 18-046-04-148, 18-046-04-149, 18-046-04-150, 18-046-04-151, 18-046-04-152

496 Warren Ave., Scottdale, GA 30079

Amendment

- Please review general comments.
- Note: Several properties in the surrounding area operate on septic.

N.12

Z-22-1245580 2022-1480 / 18-046-04-145, 18-046-04-146, 18-046-04-147, 18-046-04-148, 18-046-04-149, 18-046-04-150, 18-046-04-151, 18-046-04-152

496 Warren Ave., Scottdale, GA 30079

Amendment

- Please review general comments.
- Note: Several properties in the surrounding area operate on septic.

**DeKalb County School District
Development Review Comments**

Analysis Date: 4/15/2022

Submitted to: DeKalb County

Case #: Z-22-1245596

Parcel #: 15-186-04-028/-029

Name of Development: 1500/1486 Columbia Dr
Location: East side of Columbia Drive, north of Columbia Circle

Description: Rezoning request to allow for development of 11 single-family detached homes.

Impact of Development: When fully constructed, this development would be expected to generate 3 students: 0 at Peachcrest Elementary School, 0 at Bethune Middle School, 0 at Towers High School, 2 at other DCSD schools, and 1 at private school. No impact is anticipated from this development.

Current Condition of Schools	Peachcrest Elementary School	Bethune Middle School	Towers High School	Other DCSD Schools	Private Schools	Total
Capacity	984	1,290	1,302			
Portables	0	0	0			
Enrollment (Oct. 2022)	652	737	792			
Seats Available	332	553	510			
Utilization (%)	66.3%	57.1%	60.8%			
New students from development	0	0	0	2	1	3

New Enrollment	652	737	792
New Seats Available	332	553	510
New Utilization	66.3%	57.1%	60.8%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.0218	0.1080	0.0352	0.1650
Middle	0.0056	0.0759	0.0151	0.0965
High	0.0000	0.0199	0.0108	0.0307
Total	0.0273	0.2038	0.0611	0.2922
Student Calculations				
Proposed Units	11			
Unit Type	SF			
Cluster	Towers High School			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.24	1.19	0.39	1.82
Middle	0.06	0.83	0.17	1.06
High	0.00	0.22	0.12	0.34
Total	0.30	2.24	0.68	3.22
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Peachcrest Elementary School	0	1	1	2
Bethune Middle School	0	1	0	1
Towers High School	0	0	0	0
Total	0	2	1	3

DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia

Date Received: _____ Application No: _____

Applicant Name: Kova Real Estate LLC

Applicant E-Mail Address: CONTACTCHIMA@GMAIL.COM

Applicant Mailing Address: 6402 Atlantic Blvd ste 210 Norcross GA 30071

Applicant Daytime Phone: 678-598-1964 Fax: _____

Owner Name: Kova Real Estate LLC

If more than one owner, attach list of owners.

Owner Mailing Address: 6402 Atlantic Blvd ste 210 Norcross GA 30071

Owner Daytime Phone: 678-598-1964

Address of Subject Property: 1484 Columbia drive decatur 30032 and 1520 columbia circle decatur 30032

Parcel ID#: 15 186 04 028 , 15 186 04 029

Acreage: 2.73 Commission District: 3

Present Zoning District(s): R-75

Proposed Zoning District: R-60

Present Land Use Designation: Traditional

Proposed Land Use Designation (if applicable): _____

REZONING APPLICATION CHECKLIST

Submit 4 printed, collated sets of the complete application (no staples, no binders) and a PDF version on a flash drive

- 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.
- 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.
- 3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)
 - A. Application form** with name and address of applicant and owner, and address of subject property;
 - B. Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
 - C. Letter of application and impact analysis**
 - 1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
 - 2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
 - D. Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
 - E. Campaign disclosure statement** (required by State law).
 - F. Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*
 - G. Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:
 - a. complete boundaries of subject property;
 - b. dimensioned access points and vehicular circulation drives;
 - c. location of all existing and proposed buildings, structures, setbacks and parking;
 - d. location of 100 year floodplain and any streams;
 - e. notation of the total acreage or square footage of the subject property;
 - f. landscaping, tree removal and replacement, buffer(s); and
 - g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
 - H. Reduced Site Plan**, reduced to 8.5" x 11".
 - I. Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
 - J. Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
 - K. Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: **5/5/2** BOC: **5/31/22**
 Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
 Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
 Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
 Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
 Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: **2.73 ac** Enhanced
 Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____ Lot Size:
 _____ Frontage: _____ Street Widths: _____ Landscape Strips: **yes** Buffers: **7.5ft**
 Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____ Screening:
 _____ Streetscapes: **5 feet** Sidewalks: _____ Fencing/Walls: _____ Bldg. Height: _____ Bldg.
 Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____ Roofs: _____ Fenestration: _____
 Façade Design: _____ Garages: _____ Pedestrian Plan: _____ Perimeter Landscape Strip: _____
 Possible Variances: _____

Comments:

Planner: **Dustin Jackson** Date **2/20/22**

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

DEPARTMENT OF PLANNING & SUSTAINABILITY

IMPACT ANALYSIS

(Please respond to the following standards and factors on a separate sheet.)

Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes _____ No *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

Chima Nwosu

Signature of Applicant /Date

Check one: Owner Agent _____

Expiration Date/ Seal

*Notary seal not needed if answer is "no".

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: _____

TO WHOM IT MAY CONCERN:

(I) (WE) _____
Name of owner(s)

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

Name of Agent or Representative

to file an application on (my) (our) behalf.

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

FILING FEES

At the time of submittal, a filing fee shall accompany each application as follows:

<u>Rezoning</u>	<u>FEE</u>
RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1. M-2	\$500.00
HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-L, OD, OIT, NS, C-1, C-2, M. M-2	\$750.00

If the application is a request to rezone to more than one zoning district, the higher fee will apply.

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. Applications deferred “full cycle” do not require additional fees. An application that is withdrawn and later re- filed will be treated as a new case and will require a new fee.

APPLICATION

&

Other Materials Required by
The Dekalb County Application to Amend
Official Zoning Map
by

Kova Real Estate, LLC

Regarding Property

1484 Columbia drive & 1520 Columbia circle

Located in Land Lot 186 of the 15th district of Dekalb county, Georgia.
and more particularly described in
Exhibit A (legal description)

Date 2-20-2022

Presented By

Cyril Nwosu

Contactchima@gmail.com

Kova Real Estate LLC

6402 Atlantic blvd ste 210

Norcross GA 30317

I. Background and Introduction

The DeKalb County zoning ordinance Section 27-7.3 authorizes the Board of commissioners to approve applications to Amend Official Zoning Map of DeKalb County Georgia in an individual case, provided such amendment is consistent with the intent and purpose of the ordinance and the "Comprehensive Land Use Plan." This circumstance is applicable to the properties and therefore the reason for this application.

The properties are located at 1484 Columbia Drive and 1520 Columbia Circle and are approximately 2.51 and 0.22 acres respectively. The current Land Use designation is Suburban in the DeKalb County Comprehensive Land Use and are in the R-75 District. On or around March 1st the prospective owner Kova Real Estate, LLC (Kova), secured this property by contract and has made no modifications to the property.

The property currently contains no habitable structures, a few trees, and is essentially undeveloped. Kova intends to clear the property, enhance the perimeter buffers, if necessary, and develop approximately 11 single family detached units known as Columbia Heights Sub-divisions.

The homes are expected to be 2-storey with an average size of 2,567sq.ft.. Kova hereby submits this Application to Amend Official Zoning Map of DeKalb County Georgia.

This document is submitted as Kova's written justification in support of the application request. The application form, a site plans, the properties' legal description, and a location map are submitted with this document. This request from Kova, is to present an application to amend the Zoning Maps of the properties located at 1484 Columbia, 1520 Columbia Circle from R-75 to R-60.

This amendment is to allow for the development of 11 single-family detached units. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the official zoning map.

A. WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE COMPREHENSIVE PLAN.

The DeKalb County 2035 Comprehensive Land Use Plan permits residential 2 story single-family detached units. The proposed development is therefore in conformity with the policy and intent of the comprehensive plan.

B. WHETHER THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY OR PROPERTIES.

The proposed zoning of R-60 will allow for the development of 11 single family homes. The development will be 100% residential in concert with all the adjacent residential properties.

and its compatible with existing development in the area. Proposed 2 units will maintain the neighborhood character while upgrading its value.

C. WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

The property is currently zoned R-75 and is vacant. R-75 permits single family detached homes with a minimum lot size of 10,000 square feet. While the Property does have a reasonable economic use, the proposed 11 lots will be an enhancement to the economic viability of the Property and the community as a whole.

D. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY OR PROPERTIES.

The development proposed is 100% residential and is consistent with adjacent properties. The rezoning proposal will therefore not adversely affect the existing use or usability of adjacent or nearby properties in the area.

E. WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL.

There are no known existing zoning conditions on the property.

F. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT HISTORIC BUILDINGS, SITES, DISTRICTS, OR ARCHAEOLOGICAL RESOURCES.

There are no historic buildings on site and there are no known archaeological resources affected by this zoning proposal.

G. WHETHER THE ZONING PROPOSAL WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

The proposed development will contain 11 single family detached units. The development of these homes will not result in excessive use of the existing infrastructure. The property sits on Columbia drive. The section of road is a 4-lane divided roadway classified as a local arterial.

H. WHETHER THE ZONING PROPOSAL ADVERSELY IMPACTS THE ENVIRONMENT OR SURROUNDING NATURAL RESOURCES.

A site visit revealed no evidence of wetlands, water of the US or waters of the state on site; therefore, the zoning proposal has no adverse impacts to any identified environmental resource.

IMPACT ANALYSIS

As per Article 7.3.4 of the Zoning Ordinance of the Dekalb County, below are the impact analysis and justification for KOVA seeking an amendment to the zoning use.

KOVA Real Estate, LLC is seeking to amend the Zoning map for the properties located at 1484 Columbia drive and 1520 Columbia circle. Currently, the current zoning map classifies the property as R75 with no standing single family homes. Kova is proposing to develop 11 single family homes on these properties which would exceed the maximum density allowed in R75 and therefore seeks to amend the zoning to R-60

1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby properties.

The character of the neighborhood will not be altered by this development. The rezoning will simply allow for more density usage of the property. The housing character with adjacent property will be maintained primarily with front facing lots on Columbia drive. Upon division, our new lot will still maintain a frontage of 60' with lot size of approx. 7000sqft. These characteristics demonstrate that the proposed amendment to zoning use is suitable and consistent in view of the adjacent and nearby properties.

2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property.

The proposed use change will not adversely affect the existing use or usability of the adjacent or nearby properties as each property has independent access and frontage to a local road and no shared access drives are proposed by this development.

3. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The proposed development will not cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools. The adjacent roadway to the development is Columbia Drive. This section of Columbia Drive is a 4-lane divided roadway classified as a local arterial.

4. Whether the amendment is consistent with the written policies in Comprehensive Plan text.

The proposed development is consistent with the comprehensive plan states in that a sub urban Neighborhood can contain single family residential units, building heights of 2-3 stories and a 20% minimum greenspace for lot coverage.

5. Whether there are environmental impacts or consequences resulting from the proposed change.

A site visit revealed no wetlands, water of the US or waters of the state on site; therefore, the zoning amendment will have no adverse impacts to any identified environmental resource.

6. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines.

The subject property is located entirely within the unincorporated areas of DeKalb County and is not adjacent to any County boundary lines

7. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.

Kova, is not aware of any existing or changing conditions in support of denial of the proposed change.

8. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

Kova, knows of no historic buildings or known archaeological resources on site or in the nearby vicinity that would be affected by the proposed change.

1484 Columbia Drive & 1520 Columbia Circle

All that tract or parcel of land lying and being in landlot 186 of 15th District of DeKalb County, Georgia.

From an iron pin set at Bobolink Drive right-of-way (r/w) hence 452.5' southeasterly along original r/w; thence North 79° 52' 54.0" East for 1.81 feet to iron pin at POINT of BEGINNING; thence North 79° 52' 54.0" East for a distance of 293.14 feet; thence, South 30° 25' 39.0" East for a distance of 140.74 feet; thence, North 58° 44' 43.0" East for a distance of 56.17 feet; thence, South 28° 05' 20.0" East for a distance of 51.10 feet; thence, South 41° 26' 15.0" East for a distance of 130.00 feet; thence, North 63° 18' 28.0" East for a distance of 73.21 feet; thence South 33° 05' 02.0" East for a distance of 94.73 feet; thence, South 64° 19' 45.0" for a distance of 89.74 feet; thence 49° 48' 20.0" for a distance of 101.70 feet; thence, South 63° 18' 28.0" West for a distance of 291.47 feet; thence, North 46° 57' 00.0" West for a distance of 48.71 feet; thence, North 37° 23' 37.0" West for a distance of 148.93 feet; thence, North 29° 00' 27.0" West for a distance of 40.49 feet; thence, North 26° 29' 22.0" West for a distance of 107.17 feet; thence North 23° 58' 16.0" West a distance of 56.80 feet to POINT OF BEGINNING.
Said parcel is 2.738 acres

Kova Real Estate
6402 Atlantic blvd ste 210
Norcross GA 30071
kovarealestatellc@gmail.com

Dear Neighbor,

1/24/2022

1484 Columbia drive Decatur GA 30032

You are receiving this notification because you are a property owner within 500-feet of the following property:

Property Address Parcel No.

1484 Columbia drive Decatur GA 30032 15 186 04 028

Kova Real Estate, LLC will be submitting an Application to the "Amend Official Zoning Map" of DeKalb County from R-75 (Single Family Residential) to R-60(Single family homes) and allow for the construction of 11 2-story homes.

Chima Nwosu is inviting you to a scheduled Zoom meeting.

Topic: 1484 Columbia drive Decatur GA pre submission meeting

Time: Feb 15, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86930818356?pwd=ZWpQVktBUXFIUStEVI Z6dHh3MURjUT09>

Meeting ID: 869 3081 8356

Passcode: 979914

One tap mobile

+13017158592,,86930818356#,,,,*979914# US (Washington DC)

+13126266799,,86930818356#,,,,*979914# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 869 3081 8356

Passcode: 979914

Find your local number: <https://us02web.zoom.us/j/kcnwh82o6x>

Thanks for your time.

Chima Nwosu

Manager

Kova real estate llc

DOUGHERTY THOMAS R
3098 LAUREN PARC RD
DECATUR GA 30032

FARLEY ROSA M
3199 BOBOLINK DR
DECATUR GA 30032

THOMAS HORACE
3142 BOBOLINK DR
DECATUR GA 30032

LOPEZ SARAH M
2988 LAUREN PARC RD
DECATUR GA 30032

CALKINS JOE
3106 SAN JUAN DR
DECATUR GA 30032

SFR ATL OWNER 3 LP
4645 HAWTHORNE LN
WASHINGTON DC 20016

RAILEY AUGUSTUS WALTER JR
1463 COLUMBIA DR
DECATUR GA 30032

J AND E EFFICIENCY HOMES LLC
1485 S INDIAN CREEK DR
STONE MOUNTAIN GA 30083

HUGHES ANDERSON
2205 BONNETT CT
ATLANTA GA 30345

RAMOS SASHA
1643 GUY WAY
DECATUR GA 30032

LEONG ERICA CHAE
P O BOX 586
AVONDALE ESTATES GA 30002

JONES DIANE R
3982 ROLLING PL
CONLEY GA 30288

CHEVER GLORIA J
2573 BRITTANY PARK LN
ELLENWOOD GA 30294

KERR MORRIS
1532 COLUMBIA CIR
DECATUR GA 30032

SIMSBERRY CONSTRUCTION LLC
4545 S BERKELEY LAKE RD
NORCROSS GA 30071

WILLIAMS MARLENE A
1642 IVY GLENN RD
DECATUR GA 30032

SCHUMAKER JEANNE M
2667 E MCKINNON DR
DECATUR GA 30030

NEW ACE PROPERTIES LLC
2079 SUGAR SPRINGS DR
LAWRENCEVILLE GA 30043

LWSW LIMITED PARTNERSHIP
3328 SILVER SPUR CT
THOUSAND OAKS CA 91360

THE CHRISTIAN JUBILEE FULL
P O BOX 1576
DECATUR GA 30031

MSEZANE ALFRED Z
2470 ALSTON DR SE
ATLANTA GA 30317

COLEMAN DAVIS GROUP ENTERPRISES LLC
2465 ODELL WAY
ATLANTA GA 30337

LAU PAUL
4827 GATHERING PL
SUWANEE GA 30024

GOODMAN LAQUETA W
12 KINGSTONE RD
AVONDALE ESTATE GA 30002

VILLALONA MONIQUE LISANGIE
3167 BOBOLINK DR
DECATUR GA 30032

WATSON BETHANY M
1539 COLUMBIA CIR
DECATUR GA 30032

EARL WILLIAM JR
1742 PARKHILL DR
DECATUR GA 30032

BROCKTON PARTNERS LLC
315 W PONCE DE LEON AVE STE 700
DECATUR GA 30030

SAMUELS ROOSEVELT
3148 BOBOLINK DR
DECATUR GA 30032

TRUST J V C L
3745 PREAKNESS DR
DECATUR GA 30034

SCOTT ROSALYN
1460 COLUMBIA DR
DECATUR GA 30032

AUGUSTE KHADEJAH Y M
1548 COLUMBIA DR
DECATUR GA 30032

BASS THOMAS
2990 LAUREN PARC RD
DECATUR GA 30032

JENKINS SYLVIA
3112 BRIANS CREEK DR SE
CONYERS GA 30013

MCCOY STEPHANIE R
1560 COLUMBIA DR
DECATUR GA 30032

SCOTT LAUREN P
3144 SANTA MONICA DR
DECATUR GA 30032

HESS RETAIL STORES LLC
539 S MAIN ST
FINDLAY OH 45840

STEPHENSON ALEXANDRIA R
1545 COLUMBIA DR
DECATUR GA 30032

KHA THANH HONG THI
5319 GALLEON XING
DECATUR GA 30035

MAJOR GENA
3092 LARUEN PARC RD
DECATUR GA 30030

JAMESON TONY M JR
1567 TANAGER CIR
DECATUR GA 30032

MUSSINGTON SHAKIYA R
3446 WICKHAM AVE
BRONX NY 10469

RYAN CHANEL N
3088 LAUREN PARC RD
DECATUR GA 30032

BEALL CUYLER E
1575 TANAGER CIR
DECATUR GA 30032

WINDSOR DEVELOPMENT GROUP LLC
4565 MILLENIUM VIEW CT
SNELLVILLE GA 30039

JOHNSON G ARLENE
3118 SANTA MONICA DR
DECATUR GA 30032

LOMAX JESSICA
1609 TANAGER CIR
DECATUR GA 30032

D MAGEN LLC
P.O BOX 386
MARIETTA GA 30061

CACEDA RICARDO
38 RIVER RIDGE CIR
LITTLE ROCK AR 72227

FIELDS WILLIE JOYCE
1600 TANAGER CIR
DECATUR GA 30032

ALLIANCE BUILDING CONTRACTORS LLC
3480 PARK DR
SNELLVILLE GA 30039

FYR SFR BORROWER LLC
3505 KOGER BLVD STE 400
DULUTH GA 30096

LI LI
620 NEWPORT SHR
ALPHARETTA GA 30005

SUNDSTORM CHLOE REBECCA
3207 BOBOLINK DR
DECATUR GA 30032

UNITY REALTY COMPANY INC
5805 GROVE PLACE XING
LILBURN GA 30047

CROMER LA CHENNA
18055 CARDONI ST
DETROIT MI 48203

MARSHALL FLOYD
1612 TANAGER CIR
DECATUR GA 30032

ROBBINS JOHN ALAN
1548 COLUMBIA CIR
DECATUR GA 30032

BROWN TAMARA K SUTTON
3096 LAUREN PARC RD # 3
DECATUR GA 30032

ASHER ABRAHAM
1306 BREEZY LN NE
ATLANTA GA 30329

OPENDOOR PROPERTY J LLC
410 N SCOTTSDALE RD STE 1600
TEMPE AZ 85281

ANDERSON VALERIE
1579 TANAGER CIR
DECATUR GA 30032

MARKHAM JONATHAN
1163 SPRINGDALE RD
ATLANTA GA 30306

SIMSBERRY CONSTRUCTION LLC
PO BOX 920790
NORCROSS GA 30010

AGIP LLC
1373 DUPONT COMMONS CIR
ATLANTA GA 30318

THE CHRISTIAN JUBILEE FULL
1576 .
DECATUR GA 30031

BROWN GENE S
2665 DR BRAMBLETT RD
CUMMING GA 30028

HALL GREGORY WAYNE
3191 BOBOLINK DR
DECATUR GA 30032

CHAUDHURY MIKHAIL
1533 COLUMBIA CIR
DECATUR GA 30032

NUTHMAN PROPERTIES LLC
3201 ESPERANZA XING APT 228
AUSTIN TX 78758

DURDIN JOAN BURKE
1592 TANAGER CIR
DECATUR GA 30032

TUTTLE EARL J JR
2667 E MCKINNON DR
DECATUR GA 30030

FREEMPORT TITLE AND GUARANTY
PO BOX 206
SCOTSDALE GA 30079

FRYE IAN MILLOY
3102 SAN JUAN DR
DECATUR GA 30032

SPEAKS DENISE D
PO BOX 628
AVONDALE ESTATES GA 30002

CURRY WARREN R
1554 COLUMBIA DR
DECATUR GA 30032

GORDON ROBERT
3084 LAUREN PARC RD
DECATUR GA 30032

WILLIAMS CHINETTE D
3152 BOBOLINK DR
DECATUR GA 30032

GUY FAMILY LLC
901 NE ADAIR AVE
ATLANTA GA 30306

LOUIS CHARLES KIMBERLY
3082 LAUREN PARC
DECATUR GA 30032

STAR 2021 SFR1 BORROWER LP
591 W PUTNAM AVE
GREENWICH CT 6830

DEVELOPING MINDS INC
2911 LOCH LOMOND DR
CONYERS GA 30094

HUMANSKI JESSICA M
1497 COLUMBIA DR
DECATUR GA 30032

HUGHES ANDERSON
2205 BONNEVIT CT
ATLANTA GA 30345

SMITH ROSITA
3174 BOBOLINK DR
DECATUR GA 30032

PETTIFORD LAURA E
5277 ROSSER RD
STONE MOUNTAIN GA 30087

WOLFF ANDREA
2888 DAWS AVE SE
ATLANTA GA 30317

BAKER MARY L
1438 COLUMBIA DR
DECATUR GA 30032

BUMGARDNER MARK
PO BOX 2175
DECATUR GA 30031

NIYIBIZI NYIRAMUGISHA K
1562 TANAGER CIR
DECATUR GA 30032

EK REAL ESTATE FUND I LLC
215 PARK AVE S STE 1713 1718
NEW YORK NY 10003

WINES BOBBY J JR
3149 BOBOLINK DR
DECATUR GA 30032

ADEFILA MOROMOKE
3086 LAUREN PARC RD
DECATUR GA 30032

REAGIN ROBERT W
1571 TANAGER CIR
DECATUR GA 30032

BROWN JORDYN
2986 LAUREN PARC RD
DECATUR GA 30032

KELLY CAROLYN A
2950 SANDY CIR
RIVERDALE GA 30296

BRYANT SHARON E
3138 SANTA MONICA DR
DECATUR GA 30032

CLEMENTS LEAH
1448 COLUMBIA DR
DECATUR GA 30032

JACKSON BRITTNEY
1518 COLUMBIA CIR
DECATUR GA 30032

SFR XII OWNER 1 LP
4645 HAWTHORNE WAY
WASHINGTON DC 20016

JEWEL BOX DEVELOPMENT PARTNERS LLC
3279 PINEHILL DR
DECATUR GA 30032

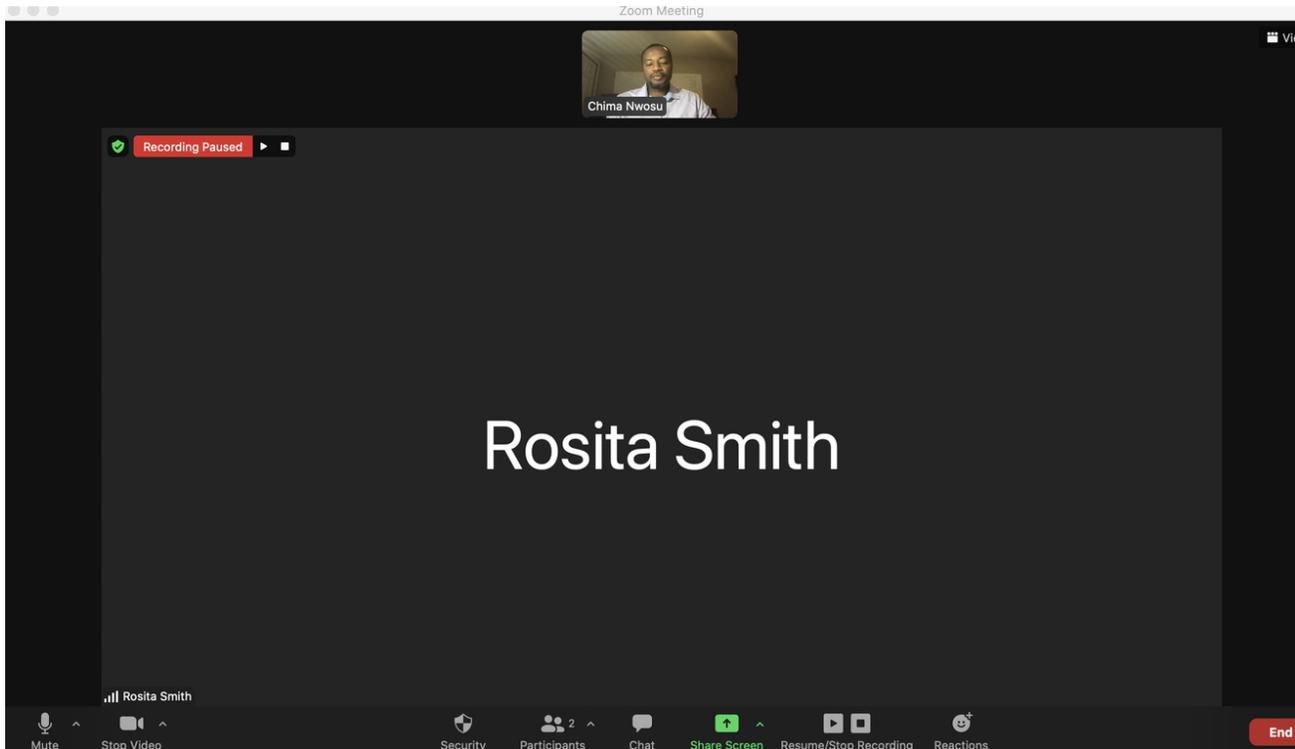
SFR ATL OWNER 2 LP
4645 HAWTHORNE LN
WASHINGTON DC 20016

ANDREWS ANGELA
PO BOX 2246
DECATUR GA 30031

TAYLOR PERSITA
1647 IVY GLENN RD
DECATUR GA 30032

EVERHEART HENRY
3164 BOBOLINK DR
DECATUR GA 30032

2022-02-15_19-03-18



Comments Disabled

SITE DATA:
EXISTING ZONING
R-75

PROPOSED ZONING
R-60

PROPERTY AREA = 121,532 Sqft

TOTAL DISTURBED AREA = 67,033 Sqft

PROJECT BUILDING DATA:
PROPOSED RESIDENTIAL UNITS: 11 UNITS

BUILDING HEIGHTS MAXIMUM: 35'

LOT	Height
Lot 1 Building	26'-5"
Lot 2 Building	26'-5"
Lot 3 Building	26'-5"
Lot 4 Building	26'-5"
Lot 5 Building	26'-5"
Lot 6 Building	26'-5"
Lot 7 Building	26'-5"
Lot 8 Building	26'-5"
Lot 9 Building	26'-5"
Lot 10 Building	26'-5"
Lot 11 Building	26'-5"

TOTAL BEDS: 44
HEATED AND UNHEATED CALCULATION:

AREA	UNITS 1 - 11
HEATED AREA	2567 SQFT
UNHEATED AREA	486 SQFT
TOTAL	3053 SQFT

LOT	AREA	F.A.R.
LOT 1	7444 SQFT	41%<50%
LOT 2	7015 SQFT	43%<50%
LOT 3	7033 SQFT	43%<50%
LOT 4	7002 SQFT	43%<50%
LOT 5	7008 SQFT	43%<50%
LOT 6	7017 SQFT	43%<50%
LOT 7	16787 SQFT	21%<50%
LOT 8	7080 SQFT	43%<50%
LOT 9	7058 SQFT	43%<50%
LOT 10	7439 SQFT	41%<50%
LOT 11	7591 SQFT	40%<50%

SETBACKS

FROM THROUGHFARES : MIN 30'
FROM FRONT ARTERIALS MIN 20'
FROM SIDE: MIN 7'5"
REAR : 30'

LOT SIZES:
R-60 MINIMUM SIZE : 6000 SQFT
PROPOSED LOT SIZES

LOT	LOT SIZE
LOT 1	7444 SQFT
LOT 2	7015 SQFT
LOT 3	7033 SQFT
LOT 4	7002 SQFT
LOT 5	7008 SQFT
LOT 6	7017 SQFT
LOT 7	16787 SQFT
LOT 8	7080 SQFT
LOT 9	7058 SQFT
LOT 10	7439 SQFT
LOT 11	7591 SQFT

MINIMUM LOT WIDTH (STREET FRONTAGE) 60'
PROPOSED STREET FRONTAGE:
LOT1-LOTS = 60'
LOT 9 = 71' 4"
LOT 10, 11 = 60'

IMPERVIOUS SURFACES OF PROPOSED RESIDENTIAL UNITS SURFACES
R-60 MAXIMUM LOT COVERAGE - 35%

LOT	ST FLR	DRWAY	WLKWAY	PORCH	TOTAL	LOT COVERAGE
1	1586 sqft	552	69	124	2331	%31
2	1586 sqft	550	70	124	2330	%33
3	1586 sqft	457	72	127	2242	%31
4	1586 sqft	332	128	153	2199	%31
5	1586 sqft	308	118	126	2138	%30
6	1586 sqft	455	204	153	2398	%34
7	1586 sqft	499	81	153	2319	%14
8	1586 sqft	428	83	153	2267	%31
9	1586 sqft	445	83	153	2267	%32
10	1586 sqft	550	90	153	2319	%32
11	1586 sqft	790	83	153	2612	%34
	17446 sqft	5366	1081	1572	25465	

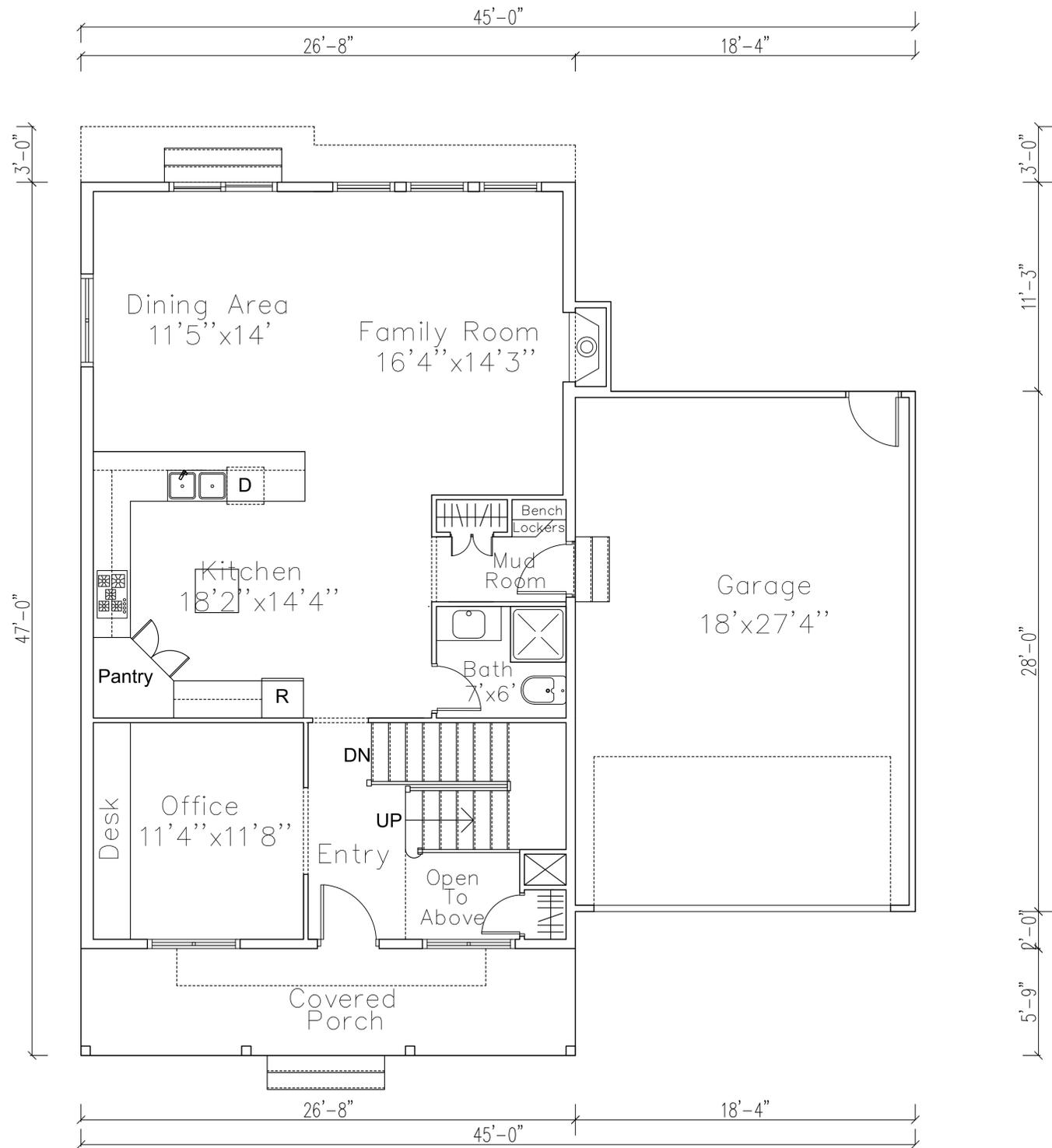
IMPERVIOUS SURFACES OF ENTIRE SITE SURFACES

LOT 1 - 11 IMPERVIOUS	25465
INTERIOR SIDEWALK	6741
STREET	15362
LOT COVERAGE	47,568/121,532 = 39%

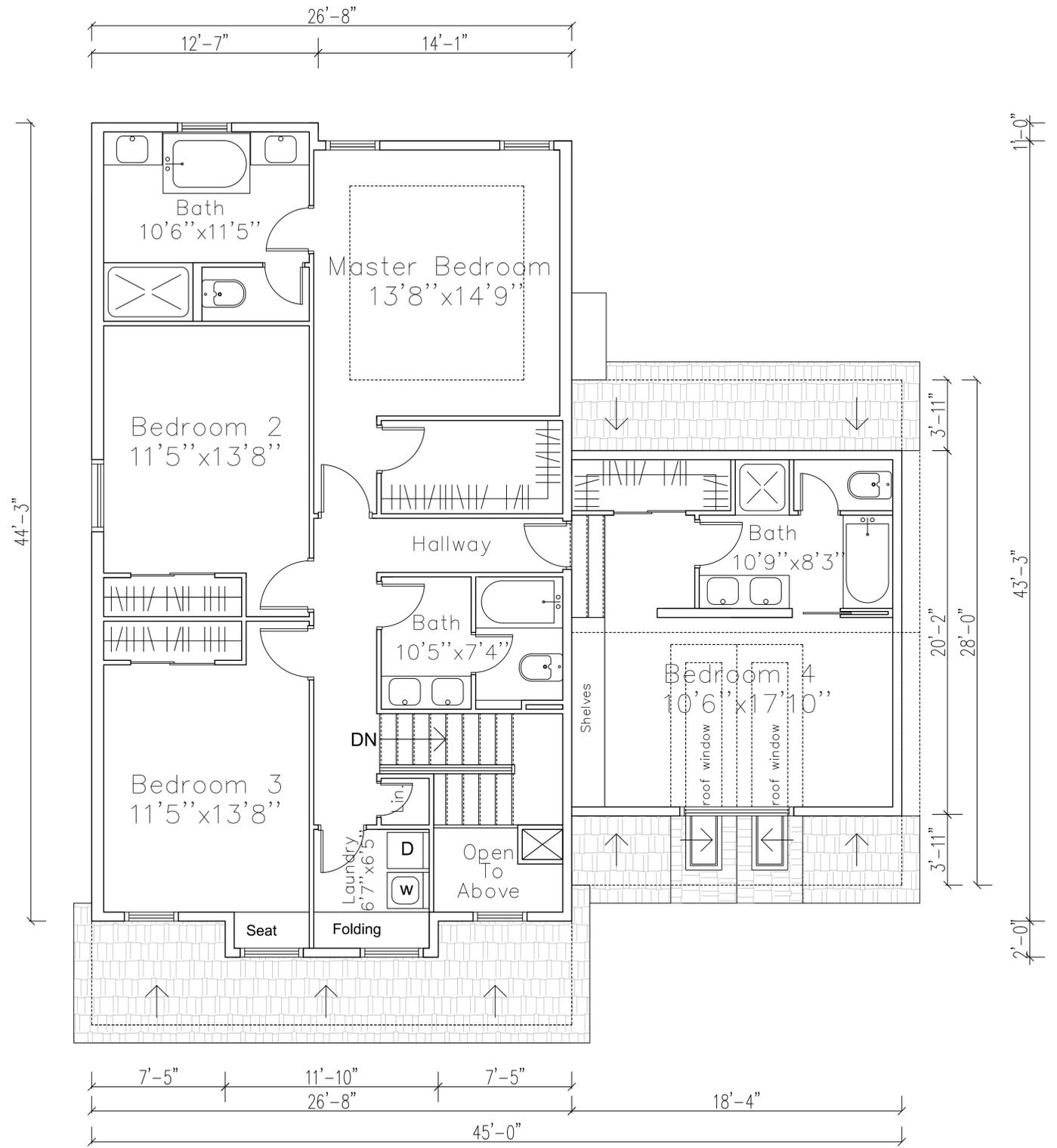


N/E PROPERTY OF
DEED BOOK 21733 / PAGE 441
DEED BOOK 23793 / PAGE 781
TRACT ONE
2.575 Acres
112,172 sf
TRACT TWO
0.220 Acres
9,578 sf
TOTAL SITE AREA
2.795 Acres
121,750 sf

BOUNDARY & TOPOGRAPHIC SURVEY OF			
1484 Columbia Drive			
CS J B N :	20217054	DRAWING SCALE:	1" = 30'
FIELD W RR:	CS	ITY:	UNINCORPORATED
PR J MGR:	JTN	UNTY:	DEKALB STATE: GA
REVIEWED:	DLH	LAND L T:	186
DWG FILE:	20217054-01.dwg	DISTR:	1: 15TH
SURVEY DATE:		07-27-2021	
REVISIONS (SEE GENERAL NOTES)			
N. Date	Description		



MAIN FLOOR PLAN
1100.00 sq.ft



SECOND FLOOR PLAN
1467.48 sq.ft



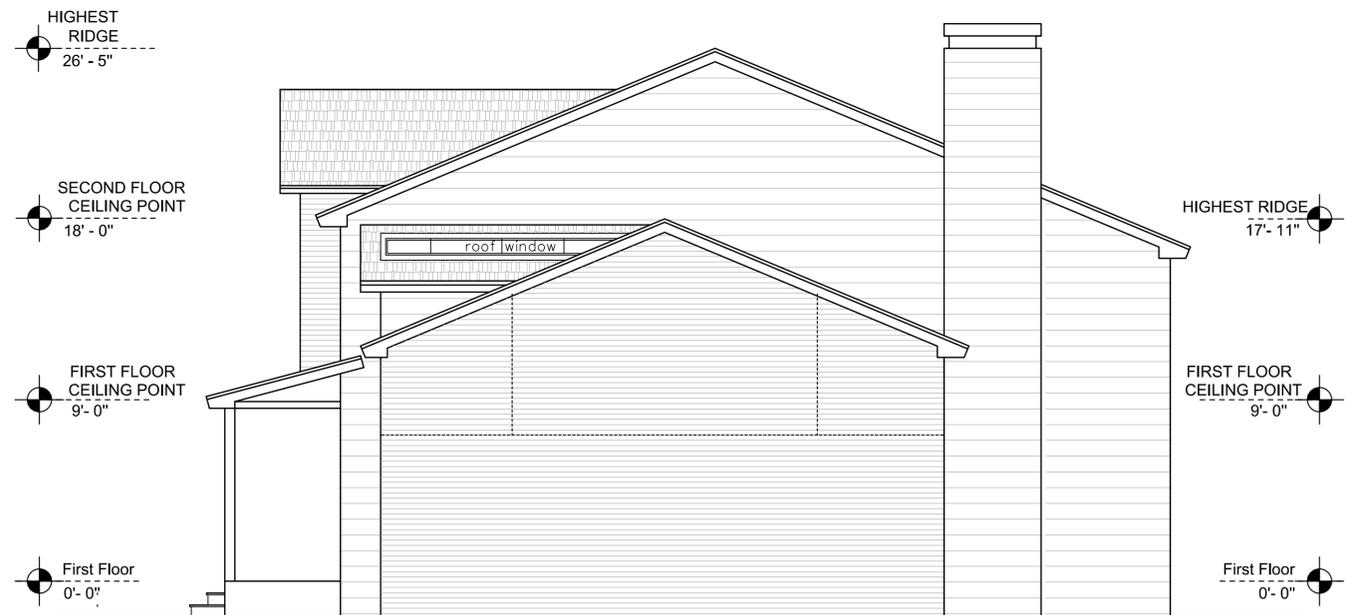
FRONT VIEW ELEVATION



LEFT VIEW ELEVATION



REAR VIEW ELEVATION



RIGHT VIEW ELEVATION

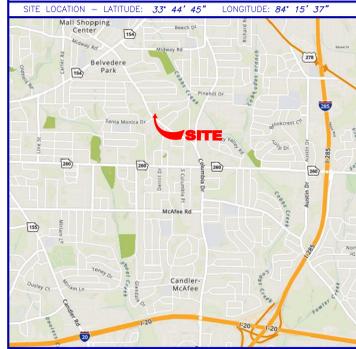


Comments Disabled

SITE PHOTOGRAPHS



VICINITY MAP



GENERAL NOTES

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

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 130800032L, AND THE DATE OF SAID MAP IS MAY 16, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 6-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

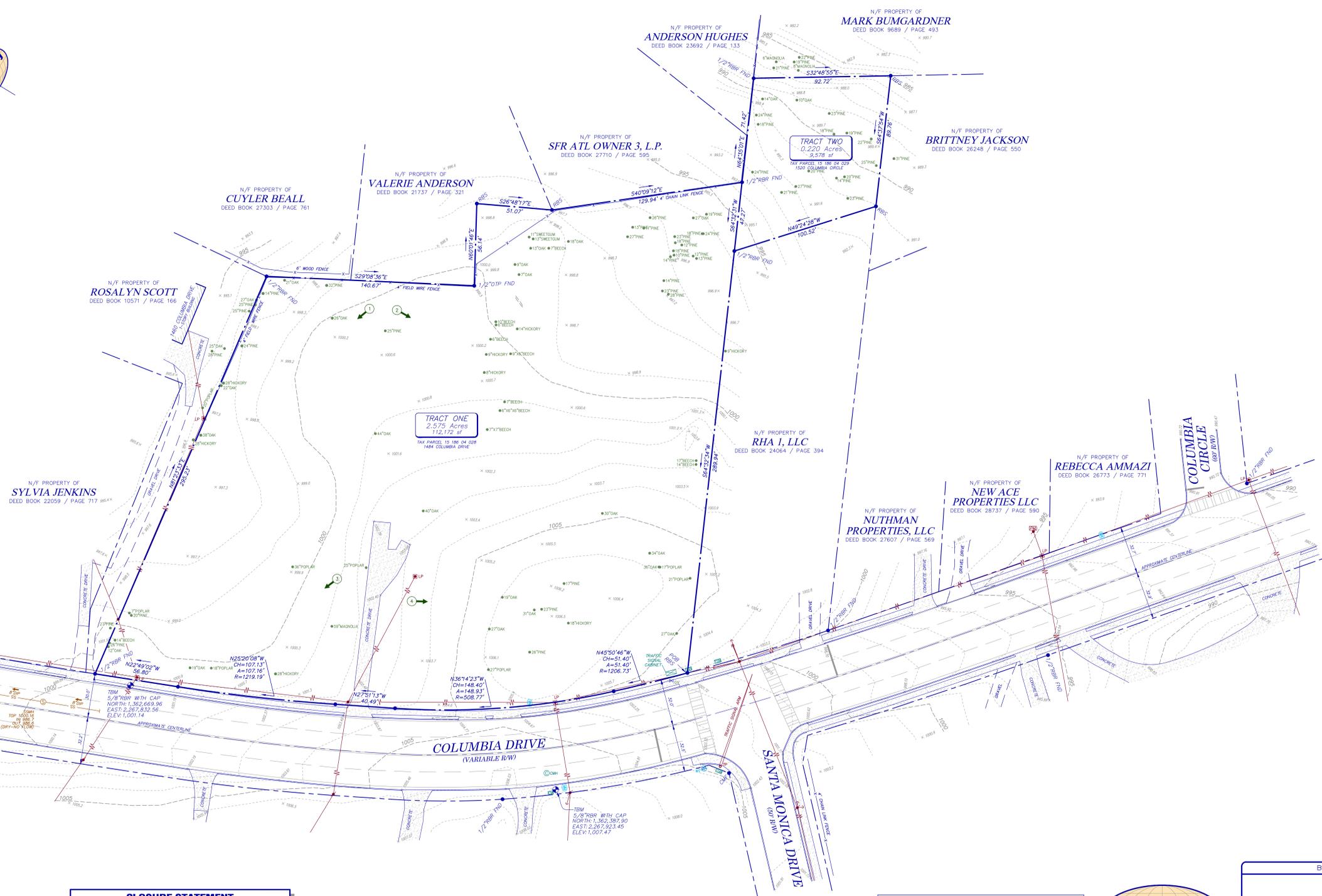
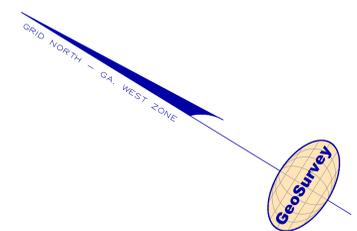
THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM NETWORK DEVELOPED BY eOPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "R-75" (RESIDENTIAL, MEDIUM LOT-75 DISTRICT) AS SHOWN ON THE ZONING MAP OF DEKALB COUNTY.

THE MINIMUM YARD SETBACKS ARE:
 FRONT (THROUGHCHARE) - 45 FEET; FRONT (ARTERIALS) - 35 FEET;
 FRONT (COLLECTOR & OTHER STREETS) - 30 FEET;
 SIDE - 7.5 FEET; REAR - 40 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

(CLERK OF COURT RECORDING INFORMATION)



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	POWER POLE
BSL BUILDING SETBACK LINE	QUI WIRE
CI CURB INLET	POWER LINE
CMF CORRUGATED METAL PIPE	LIGHT POLE
CMR CONCRETE MONUMENT FND	ELECTRIC TRANSFORMER
C3 SANITARY CLEANOUT	WATER VAULT
CPED COMMUNICATION PEDESTAL	GAS VALVE
CTP CROWNED TOP PIPE	GAS METER
DI DROP INLET	WATER VALVE
DIP DUCTILE IRON PIPE	WATER METER
DWCB DOUBLE WING CATCH BASIN	FIRE HYDRANT
FNC FENCE	UNDERGROUND ELECTRIC LINE
FND FOUND	UNDERGROUND GAS LINE
GM GAS METER	UNDERGROUND COMMUNICATION LINE
INV INVERT	UNDERGROUND WATER LINE
JB JUNCTION BOX	PHOTO POSITION INDICATOR
M HANDLE	REGULAR PARKING SPACE COUNT
OCS OUTLET CONTROL STRUCTURE	HANDICAP PARKING SPACE
OTF OPEN TOP PIPE	TRIE POSITION INDICATOR SIGN
PM POWER METER	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RSS 5/8" RBR SET CARRIED LSF 621	
SS SANITARY SEWER	
DWCB DOUBLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

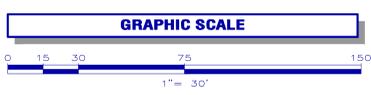
CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 106,564" AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-4 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 386,724" FEET 1/10" IN 1/2".

IF YOU DIG

811 Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411



N/F PROPERTY OF
THE CHRISTIAN JUBILEE FULL WORD BAPTIST CHURCH, INC.
 DEED BOOK 21733 / PAGE 441
 DEED BOOK 23793 / PAGE 781

TRACT ONE 2.575 Acres 112,172 sf	TRACT TWO 0.220 Acres 9,578 sf
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TOTAL SITE AREA
2,795 Acres
121,750 sf

GeoSurvey
 Land Surveying • 3D Laser Scanning

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 Marietta, Georgia 30062

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www.geosurvey.com
 EMAIL: info@geosurvey.com
 Certificate of Authorization #LSF-000621

SURVEYOR CERTIFICATION

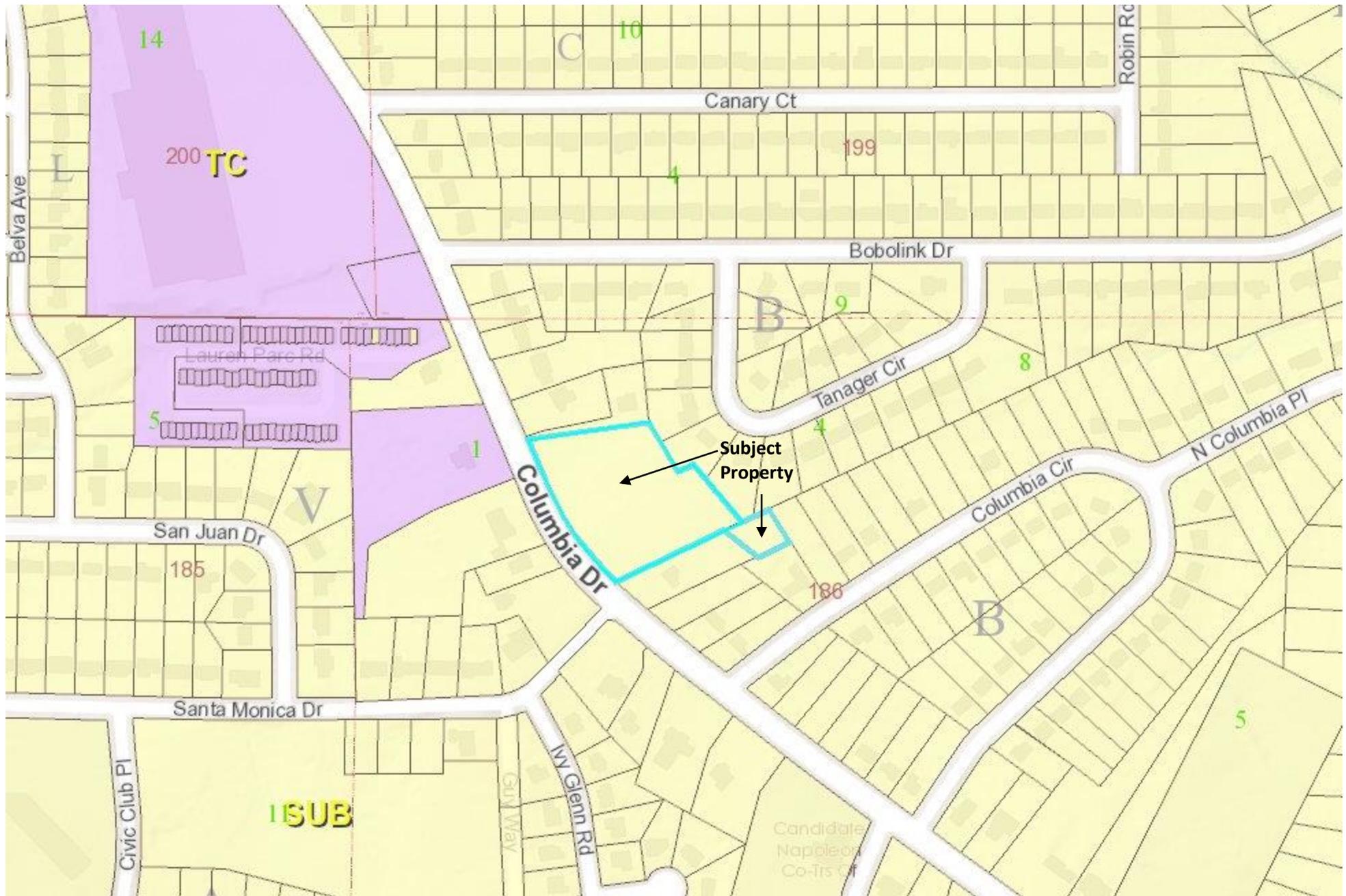
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to the property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION 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.

John T. Newman
 John T. Newman
 Georgia Professional Land Surveyor # 3324

BOUNDARY & TOPOGRAPHIC SURVEY OF
1484 Columbia Drive
 FOR
The Christian Jubilee Full Word Baptist Church, Inc.

GS JOB NO: 20217054	DRAWING SCALE: 1" = 30'	SURVEY DATE: 07-27-2021
FIELD WORK: CS	CITY: UNINCORPORATED	REVISIONS (SEE GENERAL NOTES)
PROJ MGR: JTN	COUNTY: DEKALB	No. Date Description
REVIEWED: DLH	LAND LOT: 186	
DWG FILE: 20217054-01.dwg	DISTRICT: 15TH	







Subject Property



Above, homes on opposite side of Columbia Drive. At right, homes under construction at 1520 and 1528 Columbia Drive.

