

Agenda Item

File ID: 2026-0443

Substitute 6/23/2026

Public Hearing: YES ☐ NO ☒

Department: Planning and Sustainability

SUBJECT:

Commission District(s): 3 & 7

Application of Optimal Consulting, LLC to rezone property from R-75 (Residential Medium Lot-75) to RSM (Small Lot Residential Mix) zoning district to allow residential homes.

Petition No.: 2026-0443 Z-26-1247988

Proposed Use: Rezone to RSM to develop residential homes.

Location: 1942 Columbia Drive, Decatur, Georgia 30032

Parcel No.: 15 166 01 010

Information Contact: John Reid, Sr. Planner

Phone Number: 404-371-2155

PURPOSE:

Application of Optimal Consulting, LLC to rezone property from R-75 (Residential Medium Lot-75) to RSM (Small Lot Residential Mix) zoning district to allow residential homes.

RECOMMENDATION:

COMMUNITY COUNCIL: (April 2026) Approval with a condition.

PLANNING COMMISSION: (May 5, 2026) Approval with Conditions.

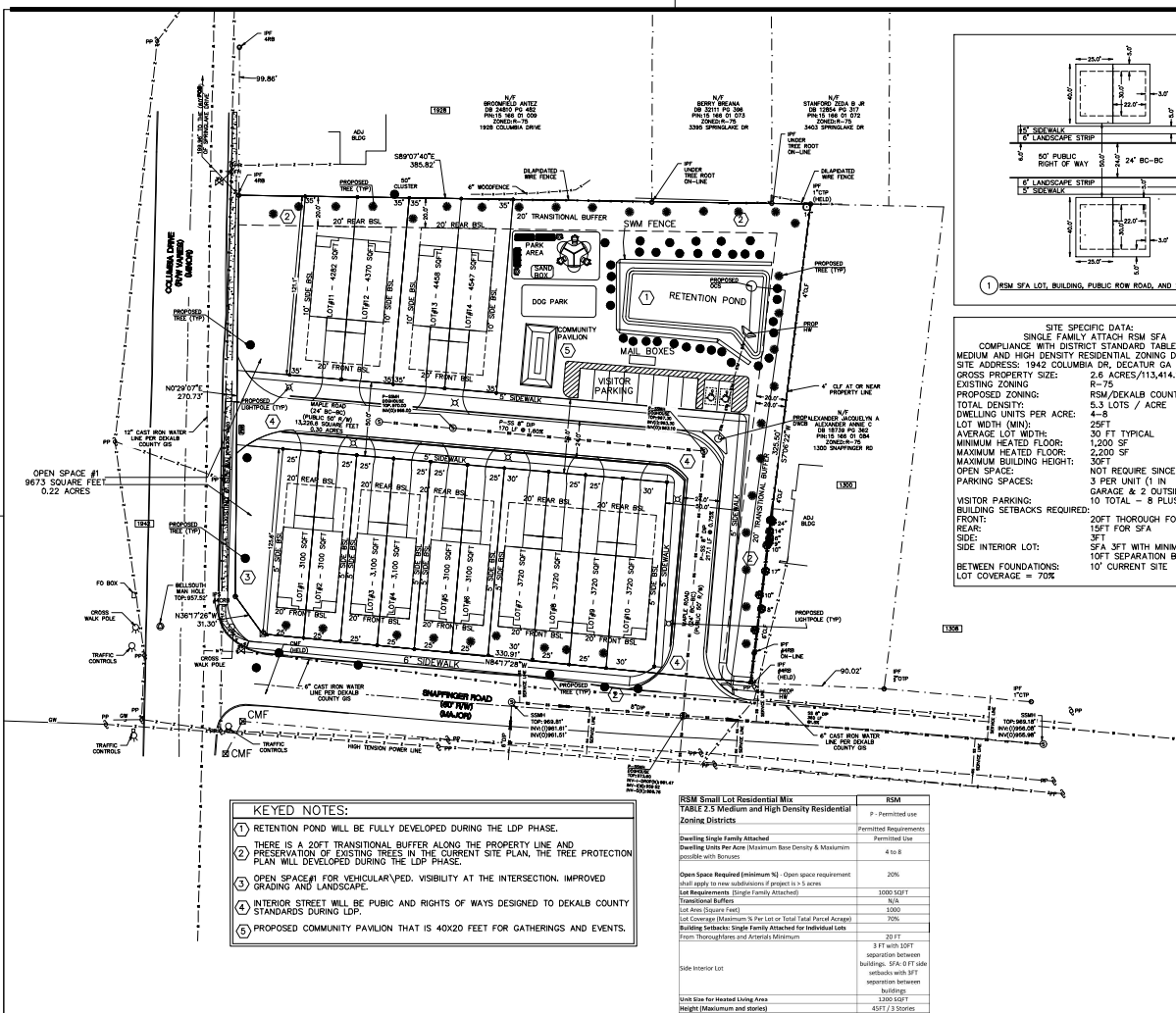
STAFF RECOMMENDATION: Approval with Conditions_06.11.2026

PLANNING STAFF ANALYSIS: Since the May 28th Board of Commissioners meeting, the applicant has submitted a revised site plan and information (see attached site plan and email). The request is to rezone property from R-75 (Residential Medium Lot-75) to RSM (Small Lot Residential Mix) to allow single-family attached residential homes. The number of units has slightly increased from 12 to 14 units, and the proposed density has slightly changed from 4.6 units per acre to 5.3 units per acre. Based on the applicant's submitted information, the following features have been added to the request. A 40-foot by 20-foot community pavilion for neighborhood gatherings and events. A dedicated recreational park/open space area for residents and visitors. Ten (10) additional visitor parking spaces with two of them being ADA compliant. Enhanced pedestrian connectivity, including a looped sidewalk system on the southern portion of the site that encourages walking and interaction among residents. Larger lots along the northern portion of the property, providing additional flexibility during the future Land Development Permit phase while creating a more gradual transition within the community. Based on these enhancements, the proposed density has been modestly adjusted to 14 units, resulting in an overall density of approximately 5.3 units per acre. Importantly, this adjustment does not materially alter the overall character, layout, or scale of the development. Rather, it improves site functionality, fills gaps in the design, and creates a more seamless and cohesive community plan. The subject site currently contains a vacant structure. Since the property is within a quarter mile of a school (Snapfinger Elementary) the property is eligible for a density bonus above 4 units to a density of 4.8 units per acre. Additionally, the property is also within a quarter mile of another school to the south (Columbia High School) and enhanced open space is provided (a community pavilion and

recreational space for residents and visitors to qualify for an additional .8 units up to a maximum density of 5.6 units per acre. The proposed RSM zoning district and single-family attached homes appear to be an appropriate zoning district and land use given the location of the property at the intersection of a major arterial (Snapfinger Road) and a minor arterial (Columbia Drive) and an institutional use (First Comfort Missionary Church) to the west across Columbia Drive. The proposed two-story building heights are consistent with the one and two-story building heights of residential homes in the surrounding area. Additionally, a 20-foot undisturbed buffer is proposed along the north and east property lines. Therefore, it appears that the proposal is consistent with the Suburban (SUB) Character Area calling for protection of existing single-family neighborhoods at maximum densities of 8 units per acre and compatible with adjacent and nearby properties. Additionally, the proposed single-family project is consistent with the 2050 Comprehensive Plan's goal of encouraging "new and diverse housing types to help the county meet market demand and support continued growth" (Page 14, 2050 Comprehensive Plan Housing Opportunities). Regarding school impacts, when fully constructed, this development would be expected to generate 3 students: one (1) Snapfinger Elementary School, one (1) at Columbia Middle School, one (1) at Columbia High School, 0 at other DeKalb County School Districts schools, and 0 at private school. All three neighborhood schools have capacity for additional Students. See attached Dekalb County school impacts for additional information. Therefore, upon review of Section 7.3.5 (Rezone Criteria), it is the recommendation of the Planning & Sustainability Department that the application be ***"Approved, with the attached conditions"***.

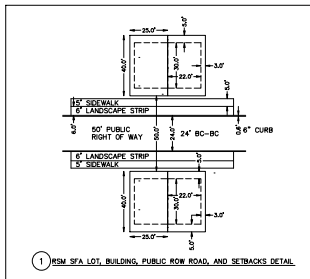
PLANNING COMMISSION VOTE: (May 5, 2026) Approval with Conditions 7-1-0. Commissioner Patton moved, Commissioner Osler seconded for approval with five (5) conditions, per Staff recommendation. Commissioner Cooper opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (April 2026) Approval (7-0-1) with the following condition: After the HOA is established, the restriction of Air BNBs, Short-Term Rentals, Pad Split, etc. shall be included in the HOA covenance and By Laws.



- KEYED NOTES:**
- 1 RETENTION POND WILL BE FULLY DEVELOPED DURING THE LDP PHASE.
 - 2 THERE IS A 20FT TRANSITIONAL BUFFER ALONG THE PROPERTY LINE AND PRESERVATION OF EXISTING TREES IN THE CURRENT SITE PLAN. THE TREE PROTECTION PLAN WILL BE DEVELOPED DURING THE LDP PHASE.
 - 3 OPEN SPACE #1 FOR VEHICULAR/PED. VISIBILITY AT THE INTERSECTION. IMPROVED GRADING AND LANDSCAPE.
 - 4 INTERIOR STREET WILL BE PUBLIC AND RIGHTS OF WAYS DESIGNED TO DEKALB COUNTY STANDARDS DURING LDP.
 - 5 PROPOSED COMMUNITY PAVILION THAT IS 40X20 FEET FOR GATHERINGS AND EVENTS.

RSM Small Lot Residential Mix	
TABLE 2.5 Medium and High Density Residential Zoning Districts	
	RSM
Dwelling Single Family Attached	Permitted Use
Dwelling Units Per Acre (Maximum Base Density & Maximum possible with Bonuses)	4 to 6
Open Space Required (Minimum %)	20%
Lot Requirements (Single Family Attached)	1000 SQFT
Transitional Buffers	N/A
Lot Area (Square Feet)	1000
Lot Coverage (Maximum % Per Lot or Total Total Parcel Average)	70%
Building Setbacks (Single Family Attached)	20 FT
From Thoroughfares and Arterials Minimum	3 FT with 10 FT separation between buildings. SFA: 0 FT side setbacks with 3 FT separation between buildings
Side Interior Lot	1000 SQFT
Unit Use for Heated Living Area	1200 SQFT
Height (Maximum and stories)	3 FT / 3 Stories



SITE SPECIFIC DATA:
SINGLE FAMILY ATTACH RSM SFA
COMPLIANCE WITH DISTRICT STANDARD TABLE 2.4
MEDIUM AND HIGH DENSITY RESIDENTIAL ZONING DISTRICTS
SITE ADDRESS: 1942 COLUMBIA DR, DECATUR GA 30032
GROSS PROPERTY SIZE: 2.6 ACRES/113,414.11 SQFT
EXISTING ZONING: R-75
PROPOSED ZONING: RSM/DEKALB COUNTY
TOTAL DENSITY: 5.3 LOTS / ACRE
DWELLING UNITS PER ACRE: 4-8
LOT WIDTH (MIN): 25FT
AVERAGE LOT WIDTH: 30 FT TYPICAL
MINIMUM HEATED FLOOR: 1,200 SF
MAXIMUM HEATED FLOOR: 2,200 SF
OPEN SPACE: NOT REQUIRE SINCE <6ACRES
PARKING SPACES: 3 PER UNIT (1 IN GARAGE & 2 OUTSIDE)
VISITOR PARKING: 10 TOTAL = 8 PLUS 2 ADA
BUILDING SETBACKS REQUIRED:
FRONT: 20FT THOROUGH FOR SFA
REAR: 15FT FOR SFA
SIDE: 3FT
SIDE INTERIOR LOT: SFA 3FT WITH MINIMUM 10FT SEPARATION BETWEEN
BETWEEN FOUNDATIONS: 10' CURRENT SITE
LOT COVERAGE = 70%



www.OptimalPackaging.net

CONSULTANTS

STAMP

Columbia Dr Revitalization
Conceptual Site Plan
1942 Columbia Drive
DECATUR, GA 30032

KEY PLAN

PRINTING AND REVISIONS

REV.	DATE	DESCRIPTION
1	10/1/2023	ISSUED FOR PERMITTING

PROJECT NUMBER: 220120

DRAWN BY: JH

CHECKED BY: JH

DATE: 10/1/2023

SHEET TITLE: CONCEPTUAL SITE PLAN

SHEET NUMBER: 1

Z-26-1247988 (2026-0443)
Recommended Conditions_June 23, 2026
1942 Columbia Drive

1. Maximum of up to 14 single-family dwelling units.
2. Maximum building height of two-stories and generally consistent with the submitted conceptual elevations.
3. Provide a minimum 20-foot undisturbed buffer along the north and east property lines. Within the transitional buffer, the natural topography of the land shall be preserved, and existing growth shall not be disturbed except where necessary to remove dead or diseased trees and undergrowth or to enhance the buffer with additional landscaping in order to provide a screen so as to prevent view of the higher density development from the lower density development.
4. The approval of this rezone application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

Board of Commissioners Hearing Date: June 23, 2026

SUBSTITUTE STAFF ANALYSIS

CASE NO.	Z-26-1247988	File ID #: 2026-0443
Address:	1942 Columbia Drive, Decatur, Georgia 30032	Commission District: 3 Super District: 7
Parcel ID(s):	15 166 01 010	
Request:	To rezone property from R-75 (Residential Medium Lot-75) to RSM (Small Lot Residential Mix) single-family units.	
Property Owner(s):	Optimal Consulting, LLC	
Applicant/Agent:	Optimal Consulting, LLC	
Acreage:	2.6 acres	
Existing Land Use:	Vacant Structure	
Surrounding Properties:	North: Single-family detached; South: Single-family detached; East: Single-family detached; West: Institutional (First Comfort Missionary Church)	
Adjacent Zoning:	North: R-75 South: R-75 East: R-75 West: R-75	
Comprehensive Plan:	SUBURBAN (SUB) <u> X </u> Consistent <u> </u> Inconsistent	

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS (Revised 6/11/26)

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5. Larger lots along the northern portion of the property, providing additional flexibility during the future Land Development Permit phase while creating a more gradual transition within the community.
6. Based on these enhancements, the proposed density has been modestly adjusted to 14 units, resulting in an overall density of approximately 5.3 units per acre. Importantly, this adjustment does not materially alter the overall character, layout, or scale of the development. Rather, it improves site functionality, fills gaps in the design, and creates a more seamless and cohesive community plan.

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