



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: September 9, 2021, 5:30 P.M.
Board of Commissioners Hearing Date: September 30, 2021, 5:30 P.M.**

STAFF ANALYSIS

Case No.: LP-21-1245127 **Agenda #:** N.8
Location/Address: 1484 Columbia Drive, Decatur, Georgia 30032 & 1502 Columbia Circle, Decatur, Georgia 30032 **Commission District:**3 **Super District:**7
Parcel IDs: 15 186 04 028, 15 186 04 029
Request: To amend the Future Land Plan Map from Suburban (SUB) to Traditional Neighborhood (TN)
Property Owner(s): Kova Real Estate, LLC
Applicant/Agent: Kenton O. Griffin, P.E., LEED AP, Griffin & Davis Consulting, Inc.
Acreage: 2.73 acres
Existing Land Use: Suburban
Surrounding Properties: Suburban
Adjacent Zoning: **North:** R-75(SUB) **South:** R-75(SUB) **East:** R-75(SUB) **West:** MR-2(TC) & R-75(SUB)

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

Proposed Density: 10.99 units/acre **Existing Density:** N/A
Proposed Units/Square Ft.: 30 units/1,700 sq. ft. **Existing Units/Square Feet:** N/A
Proposed Lot Coverage: N/A **Existing Lot Coverage:** N/A

Companion Application:

The applicant has filed a companion application Z-21-1245080 to amend the zoning of properties from R-75 (Residential Medium Lot) district to MR-1 (Medium Density Residential-1) district to allow single-family attached townhomes.

STAFF RECOMMENDATION: DENIAL

The intent of the Traditional Neighborhood Character Area is to preserve the style and appeal of older traditional neighborhood communities. These areas primarily consist of residential areas in older parts of the community that were typically developed prior to WWII. The characteristics include higher pedestrian orientation, sidewalks, and more grid-like street patterns. They have on - street parking, small, regular lots, and buildings closer to the front property line. Many of these areas have a predominance of alleys and neighborhood -scale commercial scattered throughout. The proposed density for areas of this type is up to 12 dwelling units per acre.

Primary Land Uses Include:

- Traditional Single-Family Residential Homes
- Apartments
- Assisted Living Facilities
- Neighborhood Retail
- Schools
- Libraries
- Health Care Facilities
- Parks and Recreational Facilities
- Institutional Uses

Traditional Neighborhood Character Area Policies:

1. Residential Protection - Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density. Protect stable neighborhoods adjacent Activity Centers from incompatible development that could alter established residential development patterns and density.
2. Traditional Neighborhood Principles Encourage residential development to conform with existing traditional neighborhood development principles including, existing grid street patterns, a higher mix if uses, and increased pedestrian access to retail and other activities.
3. Non-Residential Development - The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents. Small scale nonresidential development shall be limited to qualifying intersections (collector roadway and above).
4. Density Increases - This shall be evaluated for their impact on county facilities and shall not degrade the overall quality of service delivery and quality of life for the surrounding established neighborhood.
5. Walkability - Locate development and activities within easy walking distance of transportation facilities.
6. Infill Development - Enforce residential infill development regulations in efforts to preserve and stabilize existing neighborhoods.
7. Infill Development - Permit accessory housing units, or new well-designed, small-scale infill multifamily residences to increase neighborhood density and income diversity.
8. Transitional Buffer - In areas adjacent to Activity Centers, require the transition of higher densities/intensities to occur within Activity Center and abiding by the delineated Activity Center boundary.
9. Greenspace - Wherever possible, connect to a regional network of greenspace and trails, available to pedestrians.
10. Connectivity - Connect new streets and minimize or prohibit cul-de-sacs to disperse traffic, shorten walking/biking trips.
11. Street Design - Promote street design that fosters traffic calming including narrower residential streets, on-street parking, and the addition of bicycle and pedestrian facilities.
12. Bicycle and Pedestrian - Encourage good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/ subdivisions, and multiple site access points.
13. Transportation Alternatives - Provide a variety of transportation alternatives such as bicycle and pedestrian paths and greenway areas.
14. Sense of Place - Promote sense of place initiatives such as public art, fountains, plazas, signage and other design guidelines to improve the public realm.

15. Density - Promote moderate density, traditional neighborhood development style residential subdivisions, which may utilize alley ways and rear vehicular access.
16. Nodes - (A) Create neighborhood focal points through the use of existing pockets parks and squares for community activities. (B) Create neighborhood focal points by locating schools, community centers, or well-designed small commercial centers at suitable locations within walking distance of residences.
17. Street Character - Improve street character with consistent signage, lighting, landscaping and other design features.
18. Architecture - Encourage compatible architecture styles that maintain regional and neighborhood character.

It is staff's opinion that the development proposal is inconsistent with the intent and policies of the Traditional Neighborhood Character Area. Therefore, the Department of Planning and Sustainability recommends "Denial" of the Land Plan Map Amendment Application.

Attachments:

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map
5. Land Use Plan Map
6. Aerial Map



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID jreid@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-21-1245080

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

Address: 1484 Columbia Drive and 1520 Columbia Circle

Decatur, Georgia

WATER:

Size of existing water main: 6" CI, 16" DI, and 36" CI Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Cobb Creek Basin

Is sewer adjacent to property: Yes (X) No () If no, distance to nearest line: _____

Water Treatment Facility: Snapfinger WTF () adequate () inadequate

Sewage Capacity: * (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

May need permission to tap greater than 12" water line. Will need sewer capacity approval, and area may be capacity restricted. - D Taylor

Signature: Carlo D

Zoning

N1. No Comment

N2. Panola Road is classified as a Major Arterial. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Young Road is classified as a collector road. Infrastructure requirements: 35 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike path (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. The access point on Young Road must be right in/right out only and be located father from the intersection of Young Road at Panola Road. See Land Development Code Section 14-200 (6) for required minimum spacing to get proper offset from the Family Dollar access point. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N3. No file forwarded for review.

N4. North Druid Hills is classified as a Major Arterial. Driveway is to be right in/right out only. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Raise the curb along North Druid Hills to current standards. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights.

N5. No Comment

N6. No file forwarded for review.

N7. Memorial Drive is a state route. Review and approval of GDOT District 7 is required prior to a land disturbance permit (rmathis@dot.ga.gov) Memorial Drive is classified as a Major Arterial. Infrastructure Requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. East Anderson Road is classified as a local road. The Land Development Code requires improvements on all property frontages. Infrastructure Requirements: 27.5 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 5 foot sidewalk, 6 foot landscape strip and street lights. A variance from the Zoning Board of Appeals for the Zoning Code requirements is necessary to eliminate the infrastructure improvements. However, the Transportation Division requires that the right of way dedication of 27.5 feet from centerline be donated- even if ZBA variances for sidewalks, streetlights, etc. are granted. The Land Development Code Section 14-200 (5) requires 3 access points for 170 units. If you propose over 150 units, you will need a variance from the BOC for the Land Development Code prior to approval of the land development permit. You will also need a variance from the BOC if you do not dedicate the right of way on East Anderson Road.

N8. No file forwarded for review.

N9. Columbia Drive is classified as a minor arterial. . Infrastructure Requirements: 40 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Interior roads to be private. Only one access point (30 units). Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N10. No Comment

N11. No Comment

N12. No Comment.



Board of Health

08/20/2021

To: Planning & Sustainability Department
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation, tourist accommodation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.



Board of Health

- N.5 SLUP-21-1245065 2021-2906/18-051-09-003
- 2118 North Decatur Road, Decatur, GA 30033 Acres: 3.34 District 02 Super District 06
- Please review general comments.
- Research indicated onsite septic system installed on 02/23/2018 at 2051 North Druid (surrounding area).
-
- N.6 LP-21-1245068 2021-2907/18-071-02-031
- 4698 East Anderson Road, Stone Mountain, GA 30083 Acres: 2.56 District 04 Super District 06
- Please review general comments.
-
- N.7 Z-21-1245066 2021-2908/18-071-02-005,18-017-02-008,18-071-02-031,18-071-02-032
- 4717 Anderson Road, Stone Mountain, GA 30083 Acres: 17.8 District 04 Super District 06
- Please review general statements.
-
- N.8 LP-21-1245127 2021-2933/15-186-04-028,15-186-04-029
- 1484 Columbia Drive, Decatur, GA 30032 Acres: 2.79 District 03 Super District 07
- Please review general comments.
- Research indicates onsite septic system installed on 09/15/2006.



Board of Health

N.9 Z-21-1245080 2021-2910/15-186-04-028,15-186-04-029

1484 Columbia Drive, Decatur, GA 30032 Acres:2.29 District 03 Super District 07

-Please review general comments.

-Research indicates onsite septic system installed on 04/10/2013 at 1530 Columbia Drive and on 08/15/2006 at 1497 Columbia Drive (surrounding area of 1484 Columbia Drive).

N.10 CZ-21-1245061 2021-2903/15-251-01-020,15-251-01-027,15-251-01-028

3458 Mountain Drive, Decatur, GA 30032 Acres: 9.30 District 04 Super District 06

-Please review general comments.

-Research indicates onsite septic system installed on 08/05/1996 at 3402 Mountain Drive (surrounding area).

N.11 SLUP-21-1245087 2021-2909/15-148-02-029

1748 Pine Trail, Atlanta, GA 30316 Acres: 1.01 District 03 Super District 06

-Please review general comments.

N.12 SLUP-21-1245110 2021-2909/16-188-03-006

1816 Enid Drive, Lithonia, GA 30058 Acre:0.47 District 05 Super District 07

-Please review general comments.

Research indicates onsite septic system installed on 11/29/172 and 05/15/1992 at location.

**DeKalb County School District
Development Review Comments**

Analysis Date: 8/20/2021

Submitted to: DeKalb County

Case #: Z-21-1245080

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

Name of Development: 1484 Columbia Drive

Location: East side of Columbia Drive between Columbia Cir and Boblink Dr

Description: Townhome development with 30 units on mostly vacant land.

Impact of Development: When fully constructed, this development would be expected to generate 5 students: 1 at Peachcrest Elementary School, 1 at Bethune Middle School, 0 at Towers High School, 3 at other DCSD schools, and 0 at private school. All three neighborhood schools are expected to have capacity for additional students.

Current Condition of Schools	Peachcrest Elementary School	Bethune Middle School	Towers High School	Other DCSD Schools	Private Schools	Total
Capacity	949	1,350	1,299			
Portables	0	0	0			
Enrollment (Fcast. Oct. 2021)	662	730	777			
Seats Available	287	620	522			
Utilization (%)	69.8%	54.1%	59.8%			

New students from development 1 1 0 3 0 5

New Enrollment	663	731	777
New Seats Available	286	619	522
New Utilization	69.9%	54.1%	59.8%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.0405	0.0560	0.0043	0.0336
Middle	0.0259	0.0178	0.0029	0.0155
High	0.0012	0.0146	0.0000	0.0052
Total	0.0225	0.0294	0.0024	0.0181
Student Calculations				
Proposed Units	30			
Unit Type	TH			
Cluster	Towers High School			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	1.22	1.68	0.13	3.03
Middle	0.78	0.53	0.09	1.40
High	0.03	0.44	0.00	0.47
Total	2.03	2.65	0.22	4.90
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Peachcrest Elementary School	1	2	0	3
Bethune Middle School	1	1	0	2
Towers High School	0	0	0	0
Total	2	3	0	5



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

N-8
N-9

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COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: LP-21-1245127
2-21-1245080 Parcel I.D. #: 15-186-04-028 129

Address: 1484
Columbia Drive
Decatur, 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:

Driveway closest to traffic signal recommends right turn in and right turn out only.

Signature: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

APPLICATION TO AMEND COMPREHENSIVE LAND USE (FUTURE DEVELOPMENT) MAP
PLAN OF DEKALB CONTY, GEORGIA

Application No _____ Date Received: _____

Applicant's Name Kova Real Estate, LLC E-Mail contactchima@gmail.com

Applicant's Mailing Address 6402 Atlanta Blvd, Suite 210 Norcross, GA 30071

Applicant's Daytime Phone# (678) 598-1964 Fax# n/a

If more than one owner, attach information for each owner as Exhibit "A"

Owner's Name: Kova Real Estate, LLC E-Mail contactchima@gmail.com

Owner's Mailing Address 6402 Atlanta Blvd, Suite 210 Norcross, GA 30071

Owner's Daytime Phone # (678) 598-1964 Fax # n/a

Address/Location of Subject Property 1484 Columbia Drive & 1520 Columbia Circle Decatur, GA

Parcel ID# 15 186 04 028 & 15 186 04 029 Acreage 2.73 ac (apprx)

Commission District 3

Present Zoning District R-75 Proposed Zoning District MR-1

Present Land Use Designation Suburban

Proposed Land Use Designation Traditional Neighborhood

Current Zoning Classification(s) Residential

LAND USE AMENDMENT APPLICATION CHECKLIST

(Submit 4 printed, collated sets of the complete application 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**
- 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.
 - 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:
- complete boundaries of subject property;
 - dimensioned access points and vehicular circulation drives;
 - location of all existing and proposed buildings, structures, setbacks and parking;
 - location of 100 year floodplain and any streams;
 - notation of the total acreage or square footage of the subject property;
 - landscaping, tree removal and replacement, buffer(s); and
 - 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

IMPACT ANALYSIS

As per Article 7.3.4 of the Zoning Ordinance of the Dekalb County, each applicant seeking an amendment to the official Comprehensive Plan land use maps shall provide a complete written response to each of the following standards and factors:

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.
2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property.
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.
4. Whether the amendment is consistent with the written policies in Comprehensive Plan text.
5. Whether there are environmental impacts or consequences resulting from the proposed change.
6. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near 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.
8. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

FILING FEES

At the time of submittal, a filing fee of \$500 shall accompany each application for an amendment to the Comprehensive Plan land use map.

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 will require a new fee.

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" 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

APPLICATION

&

Other Materials Required by
The Dekalb County Application to Amend
Comprehensive Land Use Map
by

Kova Real Estate, LLC

Regarding Property

Located in Land Lot 186 of the 15th District at

1484 Columbia Drive & 1520 Columbia Circle

and more particularly described in
Exhibit A (legal description)

Date 07-01-2021

Revised 07-22-2021

Presented By

Kenton O. Griffin, P.E, LEED AP

kog@griffin-davis.com

Griffin & Davis Consulting, Inc.

5425 Peachtree Parkway

Suite 215

Peachtree Corners, GA 30092

I. Background and Introduction

The DeKalb County zoning ordinance Section 27-7.3 authorizes the Board of commissioners to approve applications to Amend Official Land Use Map 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 subject 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 Mr. Chima Nwosu, of 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 34 single-family attached units (Townhomes) known as Columbia Heights Townhomes. The townhomes are expected to be 3-storey with an average size of 1,700 sq.ft.. Kova hereby submits this Application to Amend Official Land Use Map of DeKalb County Georgia.

This document is submitted as Kova's written justification in support of the application requests. The application form, a site plans, the properties' legal description, and a location map are submitted with this document.

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 official 2035 Comprehensive Plan land use Map of DeKalb County.

KOVA Real Estate, LLC is seeking to amend the Comprehensive Land Use map for the properties located at 1484 Columbia Drive and 1520 Columbia Circle. Currently, both properties are designated "Suburban" with a maximum of 8 dwelling units per acre (d/a). Kova is proposing to develop 34 townhomes on these properties which would exceed the maximum density allowed with a Suburban designation and therefore seeks to amend the Land use to "Traditional Neighborhood."

IMPACT ANALYSIS

A. WHETHER THE PROPOSED LAND USE CHANGE WILL PERMIT USES THAT ARE SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTIES.

Located at 1473 Columbia Drive, directly opposite the proposed site, is a parcel of approximately 2.2 acres which is zoned MR-2 (Medium Density Residential District-2). This property has an allowable maximum density of 24 units per acre which is twice the density requested in this application. Furthermore, approximately 600-feet northwest of the subject site is a similar development comprising of single-family townhomes known as Lauren Parc. Lauren Parc is adjacent to two commercial properties zoned C-1 and is approximately 4.3 acres. Lauren Parc comprises of 3 story townhomes with an approximate density of 16 dwelling units per area. This development is 30% more dense than the proposed Kova development in this application. These nearby properties demonstrate that the proposed amendment to the land use map is suitable and consistent in view of the adjacent and nearby properties.

B. 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.

C. 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 result or 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 undivided roadway classified as a local arterial.

D. 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 Traditional Neighborhood can contain single family residential units, building heights of 2-3 stories and have 10% greenspace for lot coverage.

E. WHETHER THERE ARE ENVIRONMENTAL IMPACTS OR CONSEQUENCES RESULTING FROM THE PROPOSED CHANGE.

A site visit revealed no evidence of 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.

F. 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.

G. 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.

H. 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.

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: 7/1/2021

TO WHOM IT MAY CONCERN:

(I) (WE) Portia T. Minter, CEO Full Word Bapt Church ^{Christian Jubilee} _{INC.}
Name of owner(s)

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

Kova Real Estate LLC
Name of Agent or Representative

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

Edna D Young
Notary Public Edna D Young
Notary Public, DeKalb County, Georgia
My Commission Expires 09/12/2022

Portia T. Minter
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

1484 Columbia Drive Community Meeting
January 29, 2021 7pm
Attendance Sheet.

1. CHIMA Nwosu
2. KENTON Griffin
3. JESSA HUMANSKI
4. LEAH CLEMENTS
5. MARK BUMGARDNER
6. PEE BUMGARDNER
7. APRIL TIGNER
8. KELECHIM DIORGU
9. LAURA PETTIFORD
10. EDWIN GLORIA ?
11. SHARON ?

Griffin & Davis Consulting, Inc.



5425 Peachtree Parkway,
Suite 215
Peachtree Corners, GA 30092
1484meeting@griffin-davis.com

Dear Neighbor,

06/14/2021

1484 Columbia Drive Community Meeting

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

Property Address

1484 Columbia Drive Decatur GA 30032

Parcel No.

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 allow for the construction of 45 2-story and 3-story Townhomes.

You are invited to participate in the zoom virtual Meeting on Tuesday June 29th at 7:00 pm. You can participate in the meeting via the zoom phone app, telephone, and or via you I-pad tablet or computer. If you don't have zoom client already installed on your device, you will need to download prior to the meeting and enter the Meeting ID and Passcode. The download is available at www.zoom.us The connection details are on the following page:

Kova Real Estate is inviting you to a scheduled Zoom meeting.

Topic: 1484 Zoning Hearing

Time: Jun 29, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting Link

<https://us05web.zoom.us/j/82167945569?pwd=TjNzMS8rNUdNTkIvcj11LNGlWVnJJQT09>

Meeting ID: 821 6794 5569

Passcode: 946728

One tap mobile

+13126266799,,82167945569#,,,,*946728# US (Chicago)

+19292056099,,82167945569#,,,,*946728# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 821 6794 5569

Passcode: 946728

Find your local number: <https://us05web.zoom.us/j/82167945569>

Please do not hesitate to contact me at 1484meeting@griffin-davis.com if you have any questions.

Sincerely,



Kenton O. Griffin

Principal

cc: Mr. Jeremy McNeil Senior Planner DeKalb County

WATSON BETHANY M
1539 COLUMBIA CIR
DECATUR GA 30032

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

DOMINGUEZ JUDA
1503 COLUMBIA DR
DECATUR GA 30032

REAGIN ROBERT W
1571 Tanager CIR
DECATUR GA 30032

THOMAS HORACE
3142 BOBOLINK DR
DECATUR GA 30032

NIYIBIZI NYIRAMUGISHA K
2712 JOYCE AVE
ATLANTA GA 30341

SUNDSTORM CHLOE REBECCA
3207 BOBOLINK DR
DECATUR GA 30032

PATTER ENTERPRISES INC
2370 BUCK DR
MARIETTA GA 30062

JACKSON BRITNEY
1518 COLUMBIA CIR
DECATUR GA 30032

WOLFF ANDREA
2888 DAWS AVE SE
ATLANTA GA 30317

ROSE ALICE W
520 EMORY CIR
ATLANTA GA 30307

GOODMAN LAQUETA W
12 KINGSTONE RD
AVONDALE ESTATE GA 30002

LEONG ERICA CHAE
P O BOX 586
AVONDALE ESTATES GA 30002

3092 LAUREN PARC RD LAND TRUST
3092 LAUREN PARC RD
DECATUR GA 30032

DOUGHERTY THOMAS R
3098 LAUREN PARC RD
DECATUR GA 30032

GUY FAMILY LLC
901 NE ADAIR AVE
ATLANTA GA 30306

SFR ATL OWNER 3 LP
4645 HAWTHORNE LN
WASHINGTON DC 20016

WILLIAMS MARLENE A
1642 IVY GLENN RD
DECATUR GA 30032

DEVELOPING MINDS INC
2911 LOCH LOMOND DR
CONYERS GA 30094

JENKINS SYLVIA
3112 BRIANS CREEK DR SE
CONYERS GA 30013

HUGHES ANDERSON
2205 BONNETT CT
ATLANTA GA 30345

KERR MORRIS
1532 COLUMBIA CIR
DECATUR GA 30032

THE CHRISTIAN JUBILEE FULL
1576 .
DECATUR GA 30031

SIMSBERRY CONSTRUCTION LLC
4545 S BERKELEY LAKE RD
NORCROSS GA 30071

RAILEY AUGUSTUS WALTER JR
1463 COLUMBIA DR
DECATUR GA 30032

SPEAKS DENISE D
PO BOX 628
AVONDALE ESTATES GA 30002

BRYANT SHARON E
3138 SANTA MONICA DR
DECATUR GA 30032

OKEEFFE CALVIN
P O BOX 8944
ATLANTA GA 31106

CACEDA RICARDO
38 RIVER RIDGE CIR
LITTLE ROCK AR 72227

HUMANSKI JESSICA M
1497 COLUMBIA DR
DECATUR GA 30032

POST JR JOHN PHILIP
268 CAMBRIDGE AVE 330
DECATUR GA 30030

KHA THANH HONG THI
5319 GALLEON XING
DECATUR GA 30035

MSEZANE ALFRED Z
2470 ALSTON DR SE
ATLANTA GA 30317

WILLIAMS CHINETTE D
3152 BOBOLINK DR
DECATUR GA 30032

SIMSBERRY CONSTRUCTION LLC
PO BOX 920790
NORCROSS GA 30010

BASS THOMAS
2990 LAUREN PARC RD
DECATUR GA 30032

ANDREWS ANGELA
PO BOX 2246
DECATUR GA 30031

CURRY WARREN R
1554 COLUMBIA DR
DECATUR GA 30032

SMITH PATRICE
3090 LAUREN PARC RD UNIT 6
DECATUR GA 30032

BROWN JORDYN
2986 LAUREN PARC RD
DECATUR GA 30032

ROBBINS JOHN ALAN
1548 COLUMBIA CIR
DECATUR GA 30032

HALL GREGORY WAYNE
3191 BOBOLINK DR
DECATUR GA 30032

HALL TEARLE EUGENE
3463 GREYSTONE DR
LOGANVILLE GA 30052

LI LI
620 NEWPORT SHR
ALPHARETTA GA 30005

CHEVER GLORIA J
2573 BRITTANY PARK LN
ELLENWOOD GA 30294

D MAGEN LLC
P.O BOX 386
MARIETTA GA 30061

SFR ATL OWNER 2 LP
4645 HAWTHORNE LN
WASHINGTON DC 20016

CALKINS JOE
3106 SAN JUAN DR
DECATUR GA 30032

SCOTT ROSALYN
1460 COLUMBIA DR
DECATUR GA 30032

NUTHMAN PROPERTIES LLC
3201 ESPERANZA XING APT 228
AUSTIN TX 78758

THE CHRISTIAN JUBILEE FULL
P O BOX 1576
DECATUR GA 30031

BEALL CUYLER E
1575 TANAGER CIR
DECATUR GA 30032

BROWN MICHELLE
3086 LAUREN PARC RD
DECATUR GA 30032

MCCOY STEPHANIE R
1566 COLUMBIA DR
DECATUR GA 30032

FRYE IAN MILLOY
3102 SAN JUAN DR
DECATUR GA 30032

TRUST J V C L
3745 PREAKNESS DR
DECATUR GA 30034

ASHER ABRAHAM
1306 BREEZY LN NE
ATLANTA GA 30329

JOHNSON G ARLENE
3118 SANTA MONICA DR
DECATUR GA 30032

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

JONES DIANE R
3982 ROLLING PL
CONLEY GA 30288

BUMGARDNER MARK
PO BOX 2175
DECATUR GA 30031

SFR ATL OWNER 2 LP
4645 HAWTHORNE LN
WASHINGTON DC 20016

MARSHALL FLOYD
1612 Tanager Cir
DECATUR GA 30032

JEWEL BOX DEVELOPMENT PARTNERS LLC
3279 PINEHILL DR
DECATUR GA 30032

EARL WILLIAM JR
1742 PARKHILL DR
DECATUR GA 30032

LOMAX JESSICA
1609 Tanager Cir
DECATUR GA 30032

GORDON ROBERT
3084 LAUREN PARC RD
DECATUR GA 30032

FIELDS WILLIE JOYCE
1600 Tanager Cir
DECATUR GA 30032

BROWN GENE S
2665 DR BRAMBLETT RD
CUMMING GA 30028

WINES BOBBY J JR
3149 BOBOLINK DR
DECATUR GA 30032

SCHUMAKER JEANNE M
2667 E MCKINNON DR
DECATUR GA 30030

TAYLOR PERSITA
1647 IVY GLENN RD
DECATUR GA 30032

JAMESON TONY M JR
1567 Tanager Cir
DECATUR GA 30032

VILLALONA MONIQUE LISANGIE
3167 BOBOLINK DR
DECATUR GA 30032

RAMOS SASHA
1643 GUY WAY
DECATUR GA 30032

EVERHEART HENRY
3164 BOBOLINK DR
DECATUR GA 30032

SAMUELS ROOSEVELT
3148 BOBOLINK DR
DECATUR GA 30032

AUGUSTE KHADEJAH Y M
1548 COLUMBIA DR
ALPHARETTA GA 30022

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

LWSW LIMITED PARTNERSHIP
3328 SILVER SPUR CT
THOUSAND OAKS CA 91360

SMITH ROSITA
3174 BOBOLINK DR
DECATUR GA 30032

CHAUDHURY MIKHAIL
1533 COLUMBIA CIR
DECATUR GA 30032

ANDERSON VALERIE
1579 Tanager Cir
DECATUR GA 30032

BAKER MARY L
1438 COLUMBIA DR
DECATUR GA 30032

KELLY CAROLYN A
2950 SANDY CIR
RIVERDALE GA 30296

STEWART PATRICK
P O BOX 1866
DECATUR GA 30031

DURDIN JOAN BURKE
1592 Tanager Cir
DECATUR GA 30032

PETTIFORD LAURA E
5277 ROSSER RD
STONE MOUNTAIN GA 30087

CLEMENTS LEAH
1448 COLUMBIA DR
DECATUR GA 30032

FREEMONT TITLE AND GUARANTY
PO BOX 206
SCOTSDALE GA 30079

HESS RETAIL STORES LLC
539 S MAIN ST
FINDLAY OH 45840

SCOTT LAUREN P
3144 SANTA MONICA DR
DECATUR GA 30032

AMMAZI REBECCA
1530 COLUMBIA DR
DECATUR GA 30032

MARKHAM JONATHAN
1163 SPRINGDALE RD
ATLANTA GA 30306

CROMER LA CHENNA
18055 CARDONI ST
DETROIT MI 48203

LOUIS CHARLES KIMBERLY
3082 LAUREN PARC
DECATUR GA 30032

LOPEZ SARAH M
2988 LAUREN PARC RD
DECATUR GA 30032

TUTTLE EARL J JR
2667 E MCKINNON DR
DECATUR GA 30030

LAU PAUL
3505 CEDAR VALLEY DR SE
SMYRNA GA 30080

COLEMAN DAVIS GROUP ENTERPRISES LLC
PO BOX 87422
ATLANTA GA 30337

RYAN CHANEL N
3088 LAUREN PARC RD
DECATUR GA 30032

HUGHES ANDERSON
2205 BONNEVIT CT
ATLANTA GA 30345

FARLEY ROSA M
3199 BOBOLINK DR
DECATUR GA 30032

NEW ACE PROPERTIES LLC
2079 SUGAR SPRINGS DR
LAWRENCEVILLE GA 30043

STEPHENSON ALEXANDRIA R
1545 COLUMBIA DR
DECATUR GA 30032

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, South 63° 18' 28.0" West for a distance of 337.38 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 2.54758 acres

Campaign Disclosure Statement

Kova Real Estate, LLC, its owner, or representatives in this matter have made to campaign contributions of any kind to any of the decision makers with respect to the rezoning application to Dekalb County Georgia.

Return To:
Kim Greene Hughes, Esq.
K. G. Hughes and Associates, LLC
225 Country Club Drive, Suite 240
Stockbridge, GA 30281

STATE OF GEORGIA

DEKALB COUNTY

EXECUTOR'S DEED

THIS INDENTURE, made this 4th day of May, 2013, between Margaret Elizabeth Tyler Jenkins and Robert Edward Tyler, as Co-Executors Under the Will of Maud Louise Wallser Tyler, probated in Solemn Form in the Probate Court of Gwinnett County, Georgia,, as party of the First Part (hereinafter called "Grantor"), and The Christian Jubilee Full Word Baptist Church, Inc. of the State of Georgia and County of DeKalb, of the second part as GRANTEE; the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits:

WITNESSETH:

That the said Grantor, acting under and by virtue of the power and authority contained in the Last Will and Testament of MAUD LOUISE WALLSER TYLER, said Will having been probated and recorded in solemn form in the Probate Court of Gwinnett County, Georgia, and Letters Testamentary having been granted to Margaret Elizabeth Tyler Jenkins and Robert Edward Tyler on the 18th day of December, 2012, for and in consideration of the sum of \$10 paid at and before the sealing and delivery of this instrument, and for other valuable consideration, the receipt and sufficiency of which is acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm to The Christian Jubilee Full Word Baptist Church, Inc. of the State of Georgia and County of DeKalb,

All that tract or parcel of land lying and being in Land Lot 186 of the 15th District of DeKalb County, Georgia, being Lot 4, Block A, Columbia Drive Subdivision Unit No. 2, according to the plat of record at Plat Book 18, Page 7, DeKalb County records, and being more particularly described as follows:

BEGINNING at an iron pin on the northwesterly side of North Columbia Circle, 246 feet northeasterly, as measured along the northwesterly side of North Columbia Circle, from its intersection with the northeasterly side of Columbia Drive; running thence northeasterly along the northwesterly side of North Columbia Circle 67 feet to an iron pin; running thence northwesterly 251.7 feet to an iron pin; running thence southwesterly 118.7 feet to an iron pin; running thence southeasterly 100 feet to an iron pin; running thence southwesterly 44 feet to an iron pin; running thence southeasterly 188.2 feet to the iron pin on the northwesterly side of North Columbia Circle and the point of beginning.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 186 of the 15th District of DeKalb County, Georgia, being Part of Lot 4, Block A, Columbia Drive Subdivision Unit No. 2, according to the plat of record at Plat Book 18, Page 7, DeKalb County records, and being more particularly described as follows:

BEGINNING at an iron pin on the northwesterly side of North Columbia Circle, 246 feet northeasterly, as measured along the northwesterly side of North Columbia Circle, from its intersection with the northeasterly side of Columbia Drive; running thence northeasterly along the northwesterly side of North Columbia Circle 67 feet to an iron pin; running thence northwesterly 157.51 feet to an iron pin; running thence southwesterly and forming an interior angle of 96 degrees 58 minutes 35 seconds with the last described course, 134.45 feet to an iron pin; running thence southeasterly 188.2 feet to the iron pin on the northwesterly side of North Columbia Circle and the point of beginning.

Said less and except being the same property conveyed to Billy R. Oliver by Deed dated 12/7/73 and recorded in Deed Book 3114, Page 514, DeKalb County, Georgia Records.

To have and to hold the said tract or parcel of land with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, IN FEE SIMPLE: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed by the said deceased.

IN WITNESS WHEREOF, the Grantor herein has hereunto affixed his hand and set his seal, the day and year first above written.

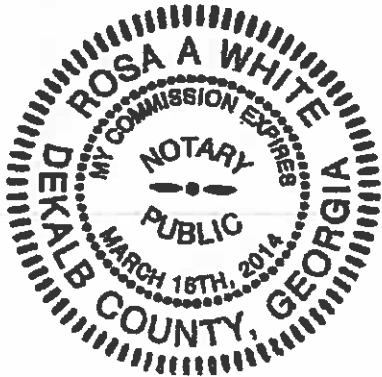
Margaret Elizabeth Tyler Jenkins
Margaret Elizabeth Tyler Jenkins
Co-Executor U/W of Maud Louise Wallser Tyler, Grantor

Signed, sealed and delivered in presence of:

Karen A. Lindsley
Unofficial Witness

Rosa G. White
Notary Public

Robert E. Tyler
Robert Edward Tyler
Co-Executor U/W of Maud Louise Wallser Tyler, Grantor



After Recording Please Return to:
Troutman Sanders LLP
600 Peachtree Street, N.E.
Suite 5200
Atlanta, Georgia 30308-2216
Attn: Jennifer M. Duncan, Esq.

STATE OF GEORGIA

COUNTY OF FULTON

QUITCLAIM DEED

THIS INDENTURE is made as of the 3rd day of September, 2009, between COLUMBIA VILLAGE DEVELOPMENT PARTNERS ("Grantor") and THE CHRISTIAN JUBILEE FULL WORD BAPTIST CHURCH, INC., a Georgia non-profit corporation ("Grantee") (Grantor and Grantee to include their respective heirs, successors, legal representatives and assigns where the context permits or requires).

WITNESSETH

THAT Grantor, for the sole purpose hereinafter set forth, and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, does by these presents remise, release and forever quitclaim unto Grantee all of Grantor's right, title and interest in and to all that certain tract or parcel of land lying and being in DeKalb County, Georgia, and being more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (hereinafter collectively referred to as the "Land").

TO HAVE AND TO HOLD said property unto Grantee, so that neither Grantor nor any person(s) or legal representative(s) claiming under Grantor shall at any time, by any means or ways, have, claim, or demand any right, title, or interest in or to the Land or its appurtenances, or any rights thereof.

EXHIBIT "A"


ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 186, 15TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE ORIGINAL EASTERLY RIGHT-OF-WAY OF COLUMBIA DRIVE AND THE SOUTHERLY RIGHT-OF-WAY OF BOBOLINK DRIVE, AND RUNNING THENCE SOUTHERLY ALONG SAID ORIGINAL EASTERLY RIGHT-OF-WAY OF COLUMBIA DRIVE A DISTANCE OF 452.5 FEET TO A POINT; RUNNING THENCE NORTH 79 DEGREES 52 MINUTES 54 SECONDS EAST A DISTANCE OF 1.81 FEET TO AN REBAR FOUND ON THE EASTERLY RIGHT-OF-WAY OF COLUMBIA DRIVE (RIGHT-OF-WAY VARIES), BEING THE TRUE POINT OF BEGINNING; FROM SAID TRUE POINT OF BEGINNING RUNNING THENCE NORTH 79 DEGREES 52 MINUTES 54 SECONDS EAST A DISTANCE OF 293.14 FEET TO AN OPEN TOP PIPE FOUND; RUNNING THENCE SOUTH 30 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 140.74 FEET TO AN OPEN TOP PIPE FOUND; RUNNING THENCE NORTH 58 DEGREES 44 MINUTES 43 SECONDS EAST A DISTANCE OF 56.17 FEET TO A REBAR FOUND; RUNNING THENCE SOUTH 28 DEGREES 05 MINUTES 20 SECONDS EAST A DISTANCE OF 51.10 FEET TO AN IRON PIN PLACED; RUNNING THENCE SOUTH 41 DEGREES 26 MINUTES 15 SECONDS EAST A DISTANCE OF 130.00 FEET TO A REBAR FOUND; RUNNING THENCE SOUTH 63 DEGREES 18 MINUTES 28 SECONDS WEST A DISTANCE OF 337.27 FEET A REBAR FOUND ON SAID EASTERLY RIGHT-OF-WAY OF COLUMBIA DRIVE; RUNNING THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 49.30 FEET (SAID ARC BEING SUBTENDED BY A 49.29 FOOT CHORD BEARING NORTH 46 DEGREES 57 MINUTES 00 SECONDS WEST, WITH A RADIUS OF 1206.73 FEET) TO A POINT; RUNNING THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 148.93 FEET (SAID ARC BEING SUBTENDED BY A 148.40 FOOT CHORD BEARING NORTH 37 DEGREES 23 MINUTES 37 SECONDS WEST, WITH A RADIUS OF 508.77 FEET) TO A REBAR FOUND; RUNNING THENCE NORTH 29 DEGREES 00 MINUTES 27 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 40.49 FEET TO A POINT; RUNNING THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 107.17 FEET (SAID ARC BEING SUBTENDED BY A 107.13 FOOT CHORD BEARING NORTH 26 DEGREES 29 MINUTES 22 SECONDS WEST, WITH A RADIUS OF 1219.19 FEET) TO A POINT; RUNNING THENCE NORTH 23 DEGREES 58 MINUTES 16 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 56.80 FEET TO A REBAR FOUND, BEING THE TRUE POINT OF BEGINNING; SAID PARCEL BEING SHOWN AS TRACT "A" AND TRACT "B" ON, AND CONTAINING A TOTAL OF 2.56 ACRES ACCORDING TO, PLAT OF SURVEY FOR THE CHRISTIAN JUBILEE FULL WORD BAPTIST CHURCH INC., DATED 08/03/09, BY SOLAR LAND SURVEYING COMPANY, JOHN W. STANZILIS, JR., G.R.L.S. NO. 2109 (JOB # 09-02090).

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

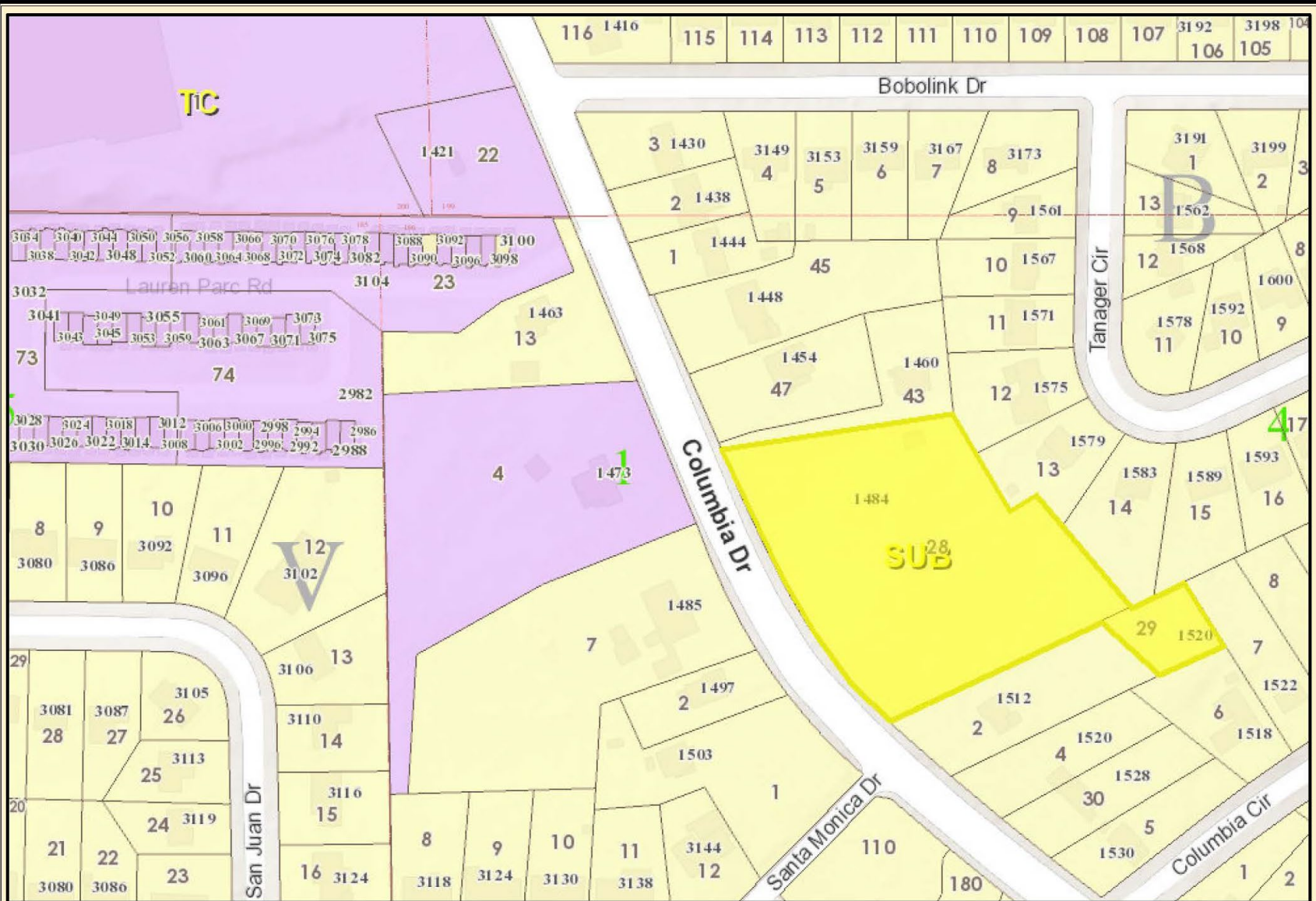
[AFFIX NOTARIAL SEAL]

GRANTOR:

COLUMBIA VILLAGE DEVELOPMENT
PARTNERS

By: 
S. Gregory Hays, Receiver for
Pinnacle Development Partners, LLC

2011



LP-21-1245127 LU Map

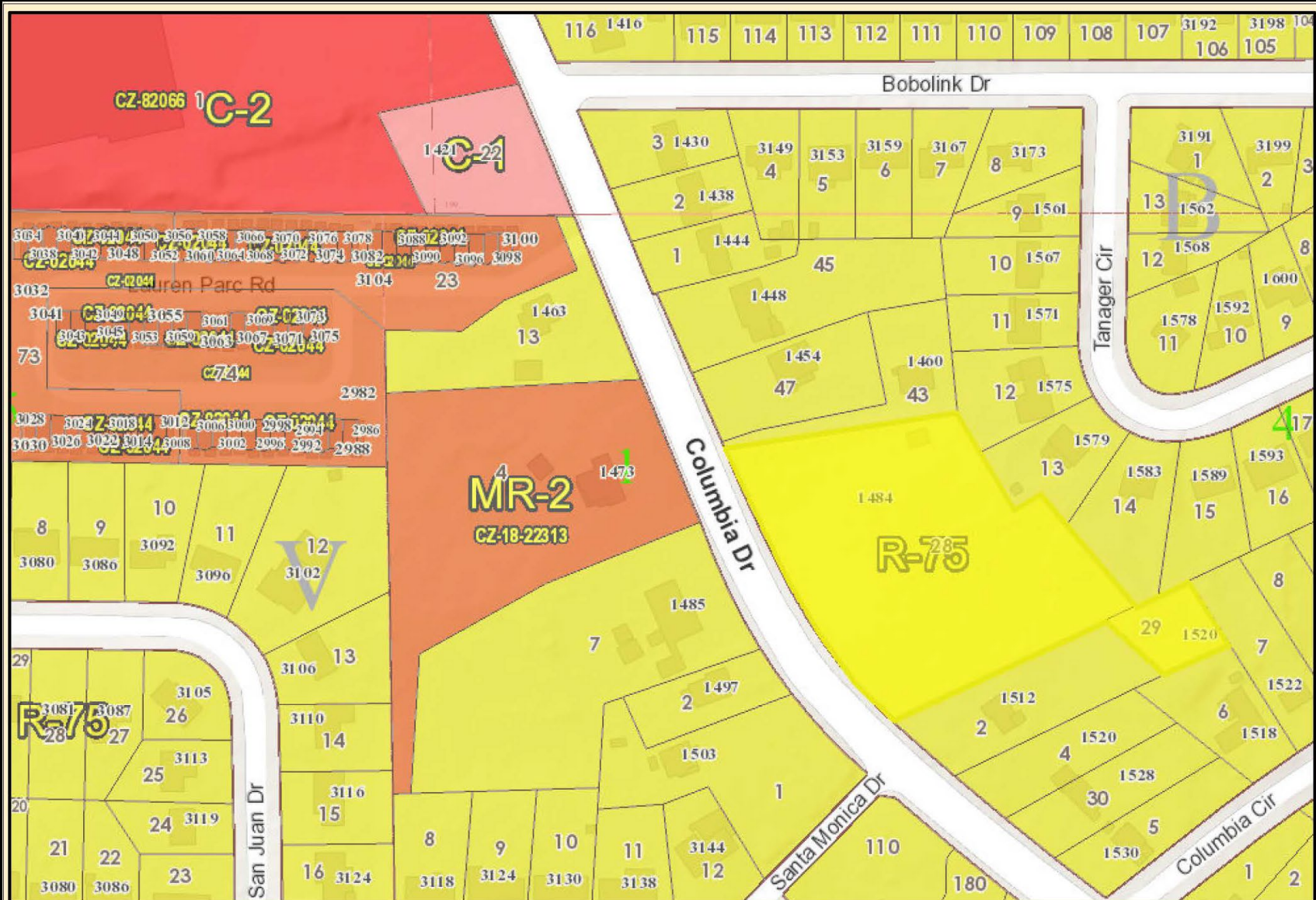


Date Printed: 8/5/2021

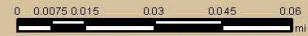


DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



LP-21-1245127 Zoning Map



Date Printed: 8/5/2021



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LP-21-1245127 Aerial Map

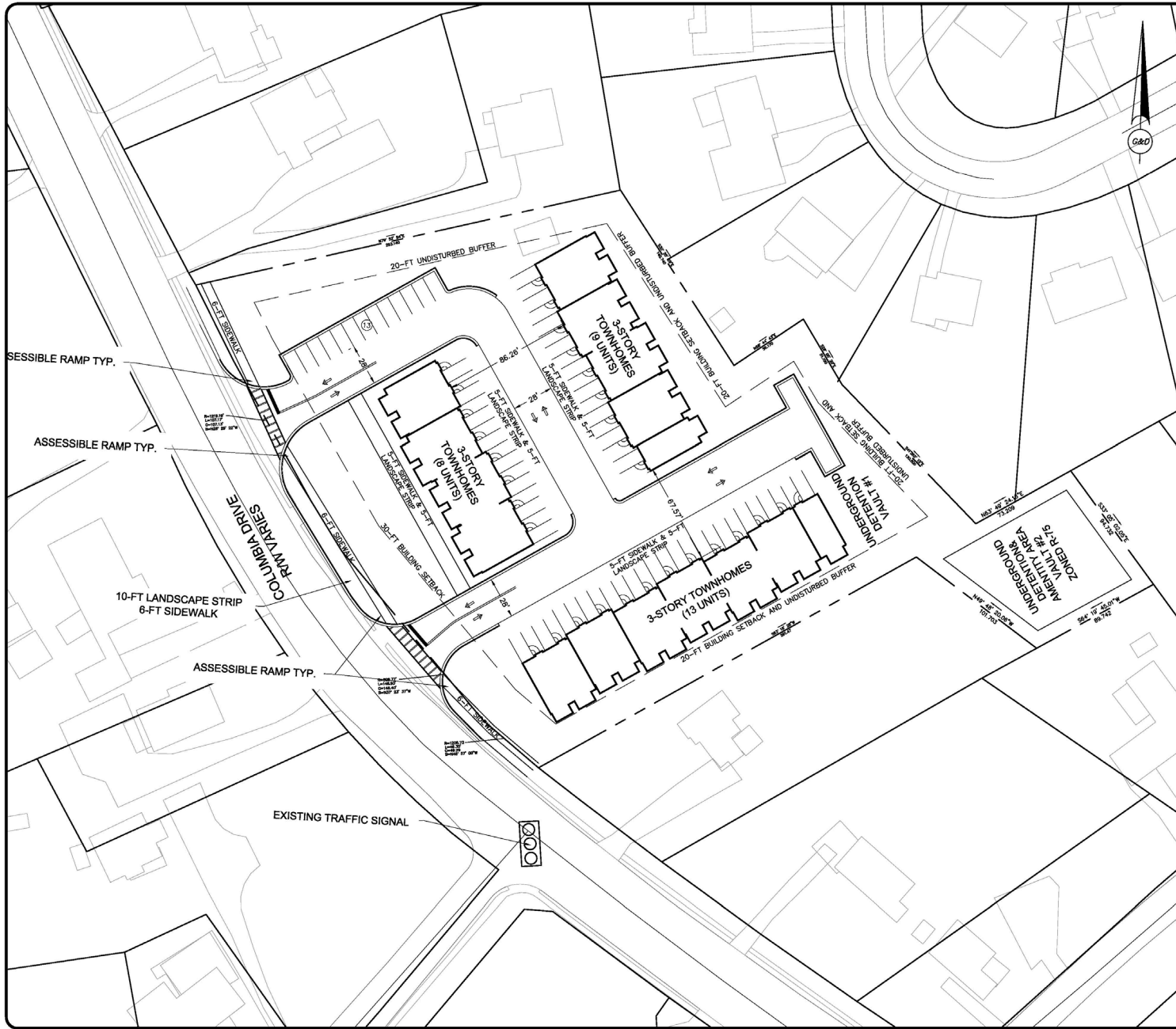


Date Printed: 8/5/2021



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LOCATION MAP (1=500)

PROJECT NOTES:

PLANNING & DEVELOPMENT

DEVELOPER:
 Kove Real Estate, LLC
 1402 Atlantic Blvd, Suite 210
 NORCROSS, GEORGIA, 30071
 PHONE: (770) 598-1964
 CONTACT: Cyril Nwoou
 EMAIL: cnyoung@kove.com

ENGINEER:
 GRIFFIN & DAVIS CONSULTING, INC.
 5425 PINEAPPLE PARKWAY
 SUITE 210
 PEACHTREE CORNERS, GEORGIA 30082
 PHONE: (770) 717-7814
 FAX: (770) 381-7822
 CONTACT: KENTON GRIFFIN, P.E.
 E-MAIL ADDRESS: kgdavis@griffin-davis.com

30 - 3-4-STORY Townhomes Minimum Area 1,700 sq ft Max Height 45-feet

PROPERTY ADDRESS: 1484 Columbia Drive Decatur, GA 30241 and 1520 Columbia Circle, L.L.198, 5th DISTRICT 2nd SECTION, DEKALB COUNTY.

TOTAL TRACT CONTAINS 2.734 AC. TOTAL DISTURBED AREA IS ± 2.30 AC.

ZONING: Existing R-75 Proposed MR-1 Commanded District

EXISTING USE IS: RESIDENTIAL PROPOSED USE: SINGLE FAMILY ATTACHED

ALL AD VALOREM TAXES HAVE BEEN PAID

BUILDING SETBACKS:
 FRONT: 30 FT
 SIDE: 20 FT
 REAR: 20 FT

BOUNDARY INFORMATION OBTAINED FROM SURVEY BY SOLAR LAND SURVEYING COMPANY DATED AUGUST 3RD 2008

CONTOUR INTERVAL IS 1.

THIS PROPERTY IS SHOWN ON F.L.R.M. PANEL NUMBER 13086001201, DATED MAY 16, 2012 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.

73 PROPOSED PARKING SPACES
 NO FLOODPLAIN ON SITE

24-HOUR EMERGENCY CONTACT:
 Cyril Nwoou
 (678) 598-1964

IF YOU DIG GEORGIA...
 CALL US FIRST!
 1-800-282-7411
 (770) 653-4344
 (METRO ATLANTA ONLY)
 UTILITY PROTECTION CENTER
 IT'S THE LAW
 THE CONTRACTOR SHALL OBTAIN THE HAD A VALID LOCATOR TICKET AT ALL TIMES.

