



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

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

Planning Commission Hearing Date: September 9, 2021

Board of Commissioners Hearing Date: September 30, 2021

STAFF ANALYSIS

Case No.: Z-21-1245080 **Agenda #:** N9

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 & 15-186-04-029

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: 2.79

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, townhomes and single-family residential (zoned MR-2 and R-75).

Comprehensive Plan: SUB (Suburban) **Consistent** **Inconsistent** **(see LP-21-1245127)**

Proposed Density: 10.75 units/acre	Existing Density: N.A. (undeveloped)
Proposed Units: 30	Existing Units: N.A. (undeveloped)
Proposed Open Space: information not provided	Existing Open Space: N.A. (undeveloped)

Companion Application:

The applicant has filed a companion application (LP-21-1245127) to amend the Future Land Use Map from Suburban (SUB) to Traditional Neighborhood.

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.

SITE AND PROJECT ANALYSIS

The subject property is a 2.79-acre site comprised of two parcels: 1484 Columbia Drive, a 2.51- acre (109,335 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, where the southeastern property line of the subject property intersects with the Columbia Drive right-of-way. The center of 1484 Columbia Drive is mowed grass with several mature trees; 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 10- 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 one mile to the northeast and is zoned R-75. Residential neighborhoods, also zoned R-75, are located across Columbia Drive to the west. Properties to the 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. At the same time, the assemblage was re-designated as TC (Town Center). Lauren Park has been developed on a portion of the assemblage located behind a single-family residential property with frontage on Columbia Drive, occupied with a single-family house, and zoned R-75. An access easement for a private drive provides vehicular access from Columbia Drive and across the R-75 property to Lauren Park. The other portion of the MR-2 assemblage fronts on Columbia Drive. It has not been redeveloped and is still occupied with a single-family house.

The proposal under consideration is for a 30-unit townhome development with a density of 10.75 units per acre. Two access points from Columbia Drive and a 28-foot-wide internal private drive provide vehicular access to the units. One of three proposed buildings faces Columbia Drive and has rear-loaded garages; the other two buildings have front-loaded garages and face the internal private drive. 1550 Columbia Circle, now a separate parcel, is proposed to be combined with 1484 Columbia Drive and used for an underground detention facility and above-ground amenity area; no details are provided about the amenity area. The site plan indicates that a walkway and landscape strip would be constructed in front of the building that faces Columbia Drive, between two segments of the private drive, and that 5-foot sidewalks and landscape strips would be provided along some of the sides of the private drive; however, these sidewalks are not linked to provide continuous pedestrian circulation throughout the site or to the existing sidewalk along Columbia Drive.

Compliance with District Standards:

MR-1 STANDARD		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. D.U.s/ACRE (BASE, W/BONUSES)		Base: 8 units/acre W/Bonuses: 12 units/ac.	10.75 units/acre Description of density bonuses not provided	Insufficient information to determine compliance.
MR-1 STANDARD		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MIN. ENHANCED OPEN SPACE (50% OF O.S.)		10% total site square footage	No information provided re: enhancements of open space	Insufficient information to determine compliance.
MIN. TRANSITIONAL BUFFER		30 feet along side and rear property lines	20 feet	No. Variances will be required where buffer doesn't comply.
MIN. LOT AREA		1,000sf	N.A.	N.A.
MIN. LOT WIDTH		25ft.	N.A.	N.A.
BUILDING SETBACKS	FRONT (for entire bldg. site)	Min. 10 ft.; max. 20 ft.	60 feet	No. A variance will be required.
	INTERIOR SIDE (for entire bldg. site)	Superseded by 30-foot required transitional buffer	Northwest side: 20 feet Southeast side: 20 feet	No. Variances will be required.
	REAR W/O ALLEY	Superseded by 30-foot required transitional buffer	30 feet	Yes
MINIMUM UNIT SIZE		1,200 square feet	Average size 1,700 s.f.	Application does not have sufficient information to determine compliance.
MAX. BLDG. HEIGHT		3 stories or 45 feet	3 stories	Yes
PARKING		Min. 1.75 spaces per unit = 52spaces; Max. 3.25 spaces per unit = 97spaces	No information provided re: parking spaces	Application does not have sufficient information to determine compliance.
BIKE LANE		4 ft. wide, along Columbia Drive, or 10-foot multiuse path in lieu of required bike lane and	No bike lane or multiuse path shown on site plan.	No

	6-foot sidewalk		
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LAND USE AND ZONING ANALYSIS

Section 27-7.3.5 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:

The applicant has filed a companion application to the rezoning proposal under consideration in this report, to amend the Future Land Use Map from Suburban (SUB) to Traditional Neighborhood (TN).

The proposed development does not have a traditional neighborhood character, which is described in the *2021 Comprehensive Plan Update* as having some or all of the following characteristics, compared to other residential character areas: more grid-like street patterns, on-street parking, small, regular lots, and buildings closer to the front property line. Nor does it have “increased pedestrian access to retail and other activities” envisioned for a Traditional Neighborhood character area and described in TN Policy No. 2. While Traditional Neighborhood character area policy No. 7 supports “new well-designed, small-scale infill multifamily residences to increase neighborhood density and income diversity”, the developer has presented the development as market-rate housing and has not shown how an increase in density would benefit the surrounding neighborhood at the selected location. Specifically, the proposed development is inconsistent with the following policies of the *2021 Comprehensive Plan Update* for the Traditional Neighborhood character area:

Policy No. 15: Density - Promote moderate density, traditional neighborhood development style residential subdivisions, which may utilize alley ways and rear vehicular access.

Policy No. 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.

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 application does not provide enough details about the proposed amenity area to determine whether it would be compatible with the single-family properties that adjoin it on four sides. It is not possible to conclude whether the zoning proposal is suitable in view of the single-family residential use of adjacent and nearby single-family residential properties.

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

Single-family homes are currently under construction at 1520 and 1528 Columbia Drive, 100 feet from the subject property, indicating that there is a viable market for the single-family residential development possible under the existing R-75 zoning. Many of the homes along Columbia Drive near the subject property are large and appear well-maintained, showing evidence of ongoing investment in the single-family housing type.

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

The site plan shows narrower transitional buffers along the edges of the development site than the required minimum 30-foot buffers. As the buffers are important to mitigate the effects of the three-story heights of the proposed townhomes on adjacent properties, there is a possibility that the proposed development would affect the usability of 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:

The Lauren Park townhome development is located across Columbia Drive to the northwest. However, the zoning connection between the subject property and the Lauren Park development is incomplete. Columbia Drive, a four-lane major arterial, forms a boundary between the R-75 zoning of the neighborhoods on its east side and the R-75 and MR-2 zoning on its west side. In addition, because a portion of the Lauren Park assemblage has not been redeveloped and is still occupied with a single-family house, only single-family homes are located on the west side of Columbia Drive, directly across Columbia Drive from the subject property and along Columbia Drive up to the front entranceway of Lauren Park townhomes. Thus, there is little visual or land use connection between the Lauren Park development and the proposed townhomes on 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:

There has been no indication that the zoning proposal will be burdensome on existing public infrastructure. The County Public Works Department has commented that right turn in, right turn out is recommended for the southernmost access point for the proposed development, because of the proximity of the traffic signal on Columbia Drive to this access point. The School District has commented that neighborhood elementary, middle, and high schools are expected to have capacity for the students that would be generated by the development.

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: DENIAL.

The proposed development does not have a traditional neighborhood character, described in the 2021 Comprehensive Plan Update as having some or all of the following characteristics, compared to other residential character areas: more grid-like street patterns, on-street parking, small, regular lots, and buildings closer to the front property line. Nor does it have "increased pedestrian access to retail and other

activities” envisioned for a Traditional Neighborhood character area and described in TN Policy No. 2. The application does not provide enough details about the proposed amenity area to determine whether it would be compatible with the single-family properties that adjoin it on four sides. In addition, narrower than required buffers around the edges of the property might be insufficient to mitigate the effects of the three-story heights of the proposed townhomes on adjacent properties. Finally, single-family homes are currently under 100 feet from the subject property indicate that there is a viable market for the single-family residential development under the existing R-75 zoning. Therefore, the recommendation of the Department of Planning and Sustainability is “Denial”.

Attachments:

1. Department and Division 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

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.

**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

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

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.

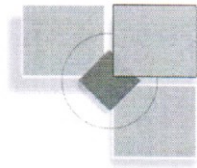
Signature: _____



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Z/CZ No. _____

Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: Griffin & Davis Consulting, Inc. E-Mail: kdg@griffin-davis.com

Applicant Mailing Address:
5425 Peachtree Parkway, Suite 215, Peachtree Corners, GA 30092

Applicant Phone: (678) 717-7814 Fax: (912) 235-6959

Owner(s): Kova Real Estate, LLC E-Mail: contactchima@gmail.com
(If more than one owner, attach as Exhibit "A")

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

Owner(s) Phone: (678) 598-1964 Fax: N/A

Address/Location of Subject Property: 1484 Columbia Drive & 1520 Columbia Circle Decatur, GA 30032

District(s): 15TH Land Lot(s): 86 Block: _____ Parcel(s): 15 186 04 028 & 15 186 04 029

Acreage: 2.73 Commission District(s): 3 d

Present Zoning Category: R-75 Proposed Zoning Category: MR-1

Present Land Use Category: Suburban

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

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

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes X 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 the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

(Kenton O. Griffin)

SIGNATURE OF APPLICANT / DATE

Check One: Owner _____ Agent X _____



330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030
[voice] 404.371.2155 - [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address http://www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov

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
Official Zoning 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

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
1560 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.

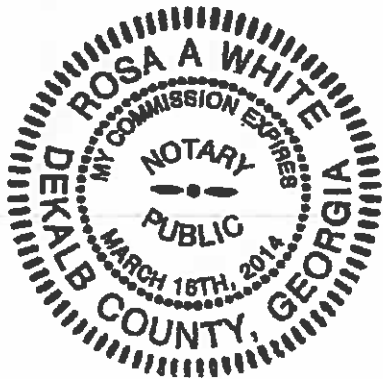
Margaret Elizabeth Tyler Jenkins
Margaret Elizabeth Tyler Jenkins
Co-Executor U/W of Maud Louise Wallser Tyler, Grantor

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.

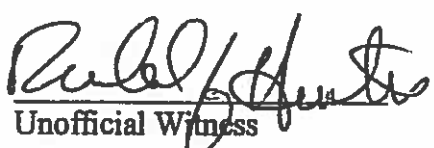
EXHIBIT "A"

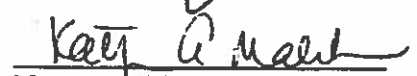
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 186, 15TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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 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 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 MR-1. This amendment is to allow for the development of 34 single-family attached 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 3 story single-family attached townhomes. 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 MR-1 will allow for the development of townhomes. The development will be 100% residential in concert with all the adjacent residential properties. Furthermore, approximately 500-feet north on Columbia Drive is Lauren Parc, a 71-unit townhome community.

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 townhomes 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 and the Lauren Parc Townhomes. 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.

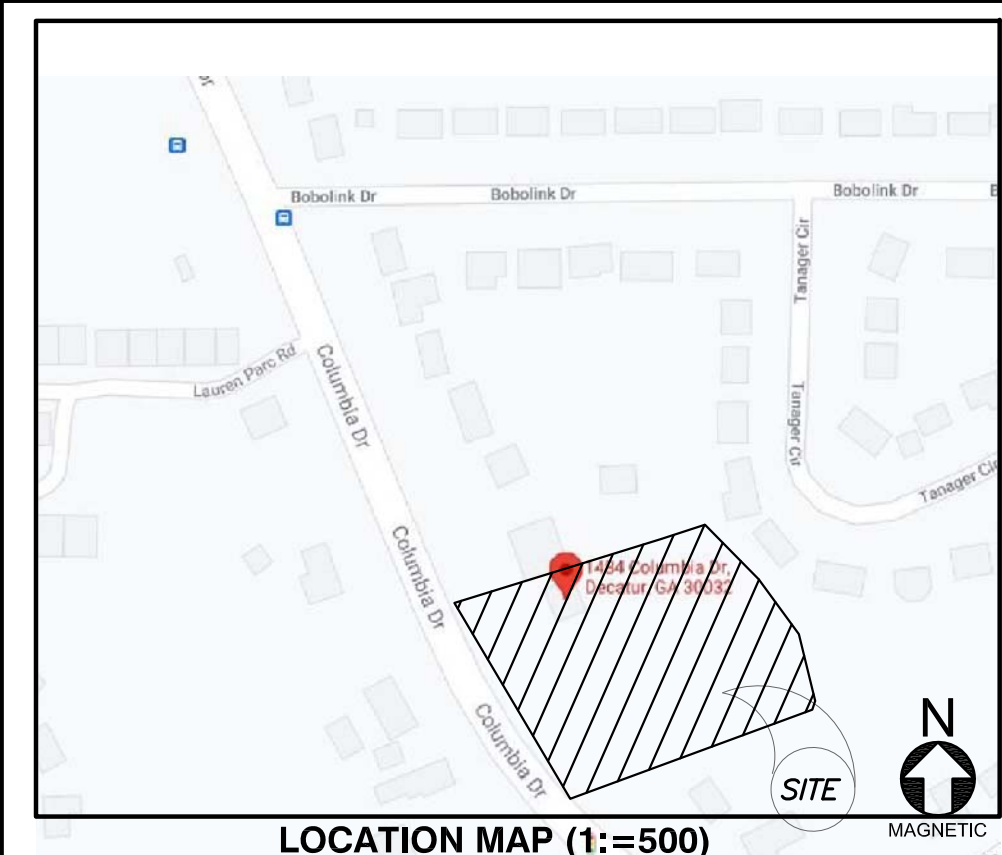
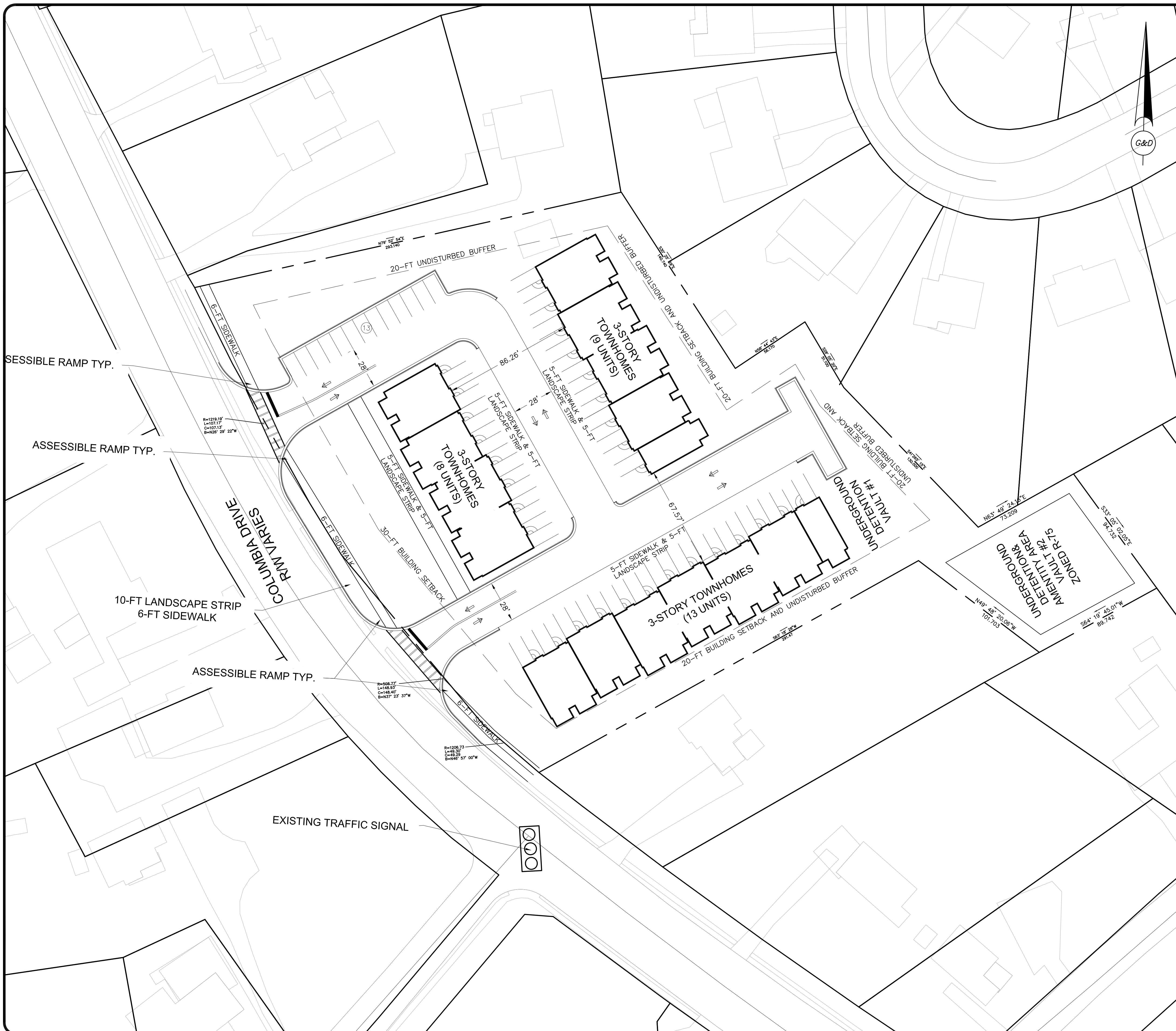
There are no historic buildings on site and there are no known archaeological resources affected by this zoning proposal.

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 34 single family attached units. The development of these townhomes will not result in excessive use of the existing infrastructure. 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.

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.



PROJECT NOTES:

PLANNING & DEVELOPMENT

DEVELOPER:
Kova Real Estate, LLC
6402 Atlantic Blvd, Suite 210
NORCROSS, GEORGIA, 30092
PHONE: (678) 598-1964
CONTACT: Cyril Chima Nwosu
EMAIL: contactchima@gmail.com

ENGINEER:
GRIFFIN & DAVIS CONSULTING, INC.
5425 PEACHTREE PARKWAY,
SUITE 215
PEACHTREE CORNERS, GEORGIA 30092
PHONE: (678) 717-7814
FAX: (678) 261-7653
CONTACT: KENTON GRIFFIN, P.E.
E-MAIL ADDRESS: kog@griffin-davis.com

30 - 3-storey Townhomes minimum area 1,700 sq.ft Max height 45-feet

PROPERTY ADDRESS 1484 Columbia Drive Decatur, GA 30341 and 1520 Columbia Circle, L.L.186, 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 Commercial 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 2009

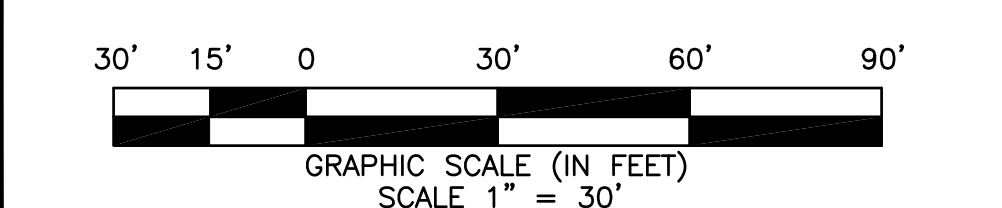
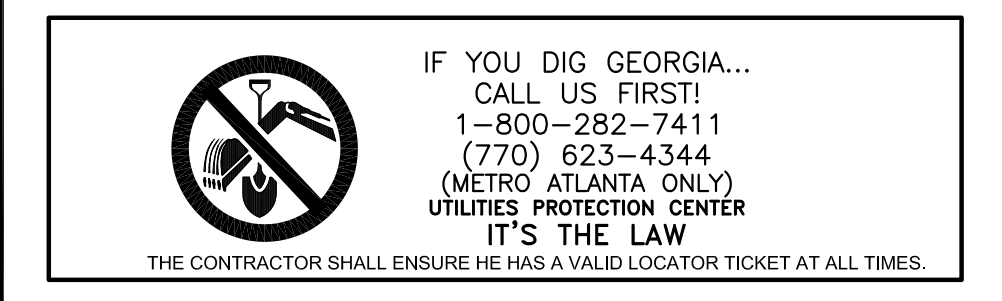
CONTOUR INTERVAL IS 1.

THIS PROPERTY IS SHOWN ON F.L.R.M. PANE NUMBER 13089C01321, DATED MAY16, 2013 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 Nwosu
(678) 598-1964



NOT ISSUED FOR CONSTRUCTION

Griffin & Davis Consulting, Inc.
5425 Peachtree Parkway,
Suite 215
Peachtree Corners, GA 30092
Tel: (678) 717-7814 Fax: (678) 261-7653
www.griffin-davis.com

Civil Engineering Land Planning Landscape Architecture Transportation Services



Columbia Heights Townhomes
1484 Columbia Drive Decatur, GA 30341
Developed by
Kova Real Estate, LLC
6402 Atlantic Blvd, Suite 210
Norcross, GA 30071

REVISION	DESCRIPTION
1	ISSUED FOR PERMITS

PROJECT No.	KRE-001
DRAWN BY:	JXT
CHECKED BY:	LCO
DATE:	07-26-2021
DEKALB CTY #	TBD

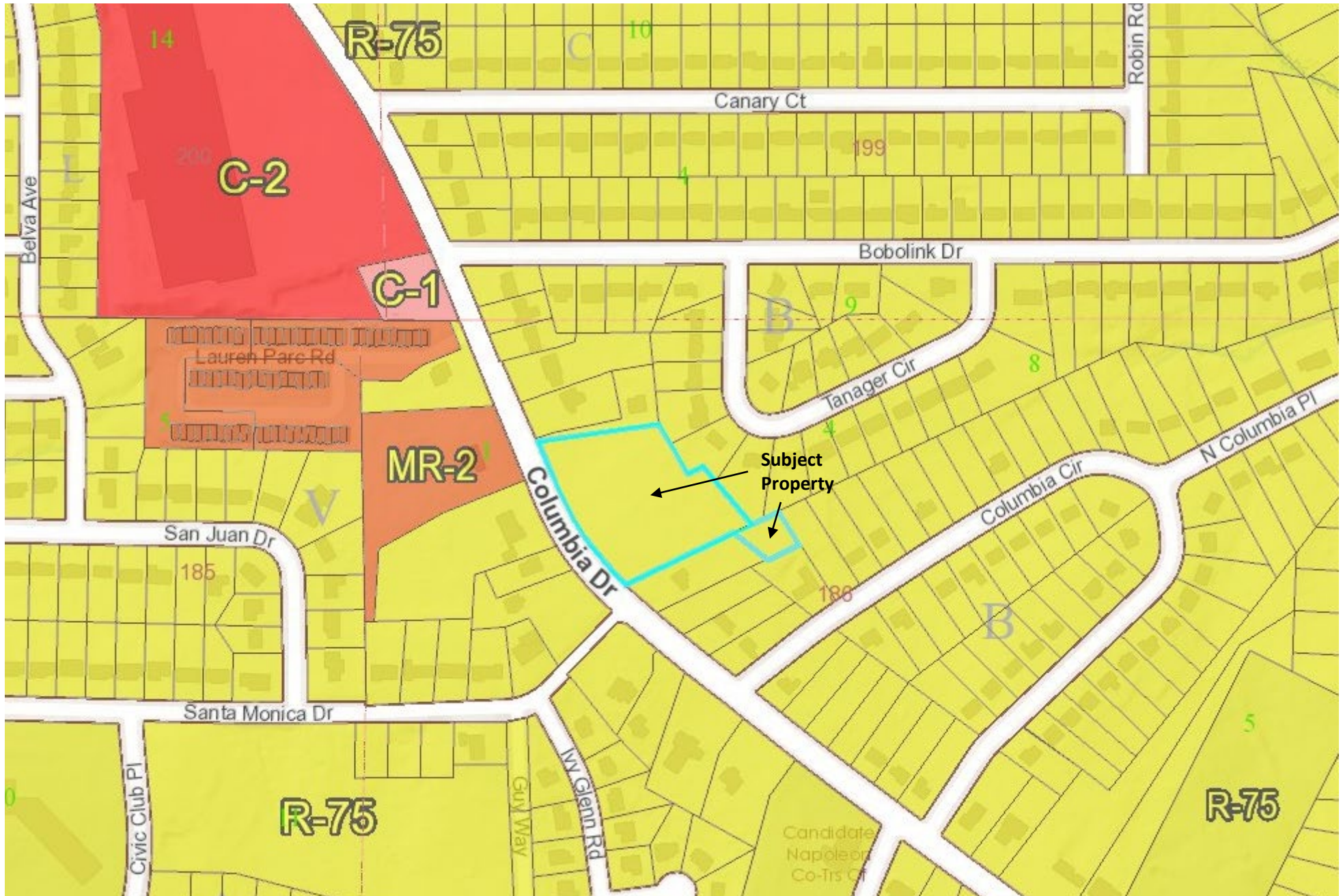
1484 Columbia Dr. & 1520 Columbia Cl.
Decatur, GA
Parcel ID 15 186 04 028
Parcel ID 15 186 04 029
DeKalb County, GA

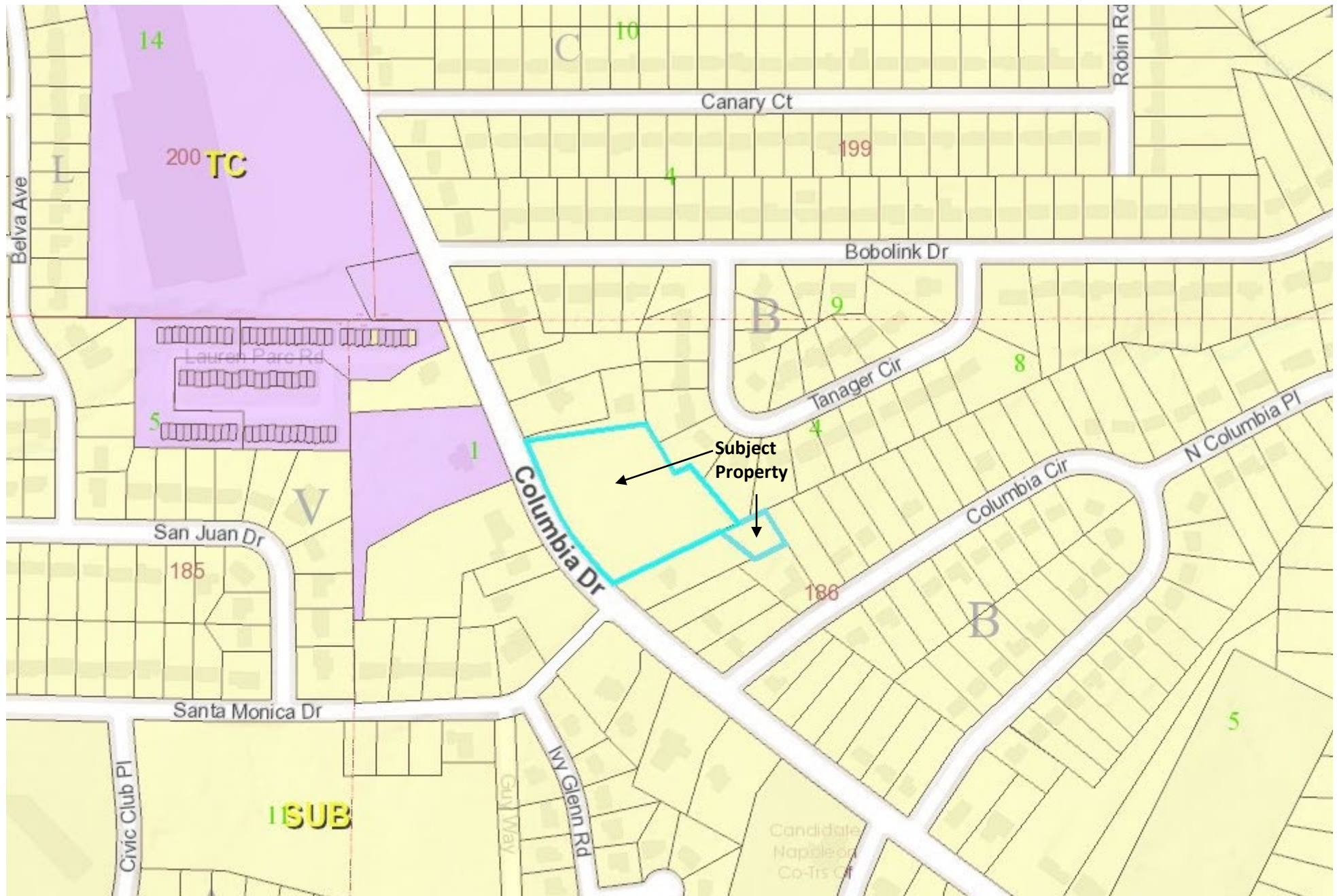
SHEET TITLE
BOUNDARY SURVEY
& SITE PLAN

SHEET No.
C-1



OVERHEAD POWER LINE, TYP.
(PLANT TREES 15' MINIMUM AWAY FROM)









(left) Subject Property



(right) View from Subject Property to the north.



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