



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 500
 Decatur, GA 30030
 (404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: July 7, 2020
 Board of Commissioners Hearing Date: July 30, 2020**

STAFF ANALYSIS

Case No.: Z-20-1243977 **Agenda #:** N. 12

Location/Address: 2043 Columbia Drive, Decatur, GA **Commission District:** 3 **Super District:** 7

Parcel ID: 15-154-12-003

Request: Rezone property from R-75 (Single-Family Residential) to RSM mall Lot Residential Mix) for development of six urban single-family detached homes.

Property Owner(s): Suada Studio, LLC

Applicant/Agent: Starkhaus, LLC

Acreage: .7 acres

Existing Land Use: Undeveloped.

Surrounding Properties: To the north, northwest, west, southwest, and south (zoned RSM): multifamily residential; to the northeast, east, and southeast (zoned R-75): single-family residential.

Comprehensive Plan: SUB (Suburban) **Consistent** **Inconsistent**

Proposed Density: 8.57 units/acre	Existing Density: Not Applicable (undeveloped)
Proposed Units: 6	Existing Units: Not Applicable (undeveloped)
Proposed Lot Coverage: 42.85%	Existing Lot Coverage: Not Applicable (undeveloped)

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 AREA ANALYSIS

The subject property is a 0.7-acre site located on the west side of Columbia Drive, in south-central DeKalb County. It is approximately 200 feet from the Columbia High School campus. The property was previously developed with a single-family house and is overgrown with underbrush.

The Indian Springs condominium development, which is zoned RSM, wraps around three sides of the subject property. The condominium development consists of nine buildings with four to eleven units each. The buildings are two stories high and are finished with light-colored siding. The closest multifamily building is approximately 50 feet from the north property line of the subject property; a building is located approximately 70 feet from the west property line and another is approximately 75 feet from the south property line.

Apart from the Indian Springs condominium development, properties in the surrounding area are predominantly single-family residential and zoned R-75. Four places of worship are located within a 1,500-foot radius of the subject property. The Snapfinger Elementary School and the Wadsworth Elementary School are located within ½ mile walking distance of the property.

PROJECT ANALYSIS

The proposed development consists of six urban single-family detached homes on six lots of 1,595 square feet each. Vehicular access is provided via a private drive with a width of 22 feet. Six guest parking spaces are proposed along the private drive. Although the units have front facing garages, the fronts of the buildings are oriented towards the south property line and would not be visible from Columbia Drive. A barbecue/dog walk amenity area is provided at the west end of the site.

LAND USE AND ZONING ANALYSIS

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

- A.** The zoning proposal is consistent with the following policies and strategies of the 2025 Comprehensive Plan: “Enhance the County’s existing supply of housing.” (HP3) and “Ensure that new development and redevelopment is compatible with existing residential areas.” (LUP6)
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:**

At 8.7 units per acre, the proposed density of the development is an appropriate fit with the multifamily residential property that surrounds it on three sides.

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

The property to be affected by the zoning proposal does not appear to have reasonable economic use as currently zoned. It has remained vacant as an R-75 property for a number of years and there appears to be little incentive for construction of one single-family house on a lot that is surrounded on three sides by multifamily residential development.

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The condominium buildings nearest to the subject property are approximately 50 to 75 feet from the property lines of the subject property and are screened by vegetation. The two-story height of the proposed development would be compatible with that of the condominium buildings.

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:

Construction of the proposed development would replace an overgrown, blighted property with a development that would add to the vitality of the surrounding neighborhood and provide housing for people who prefer to live in the urban single-family detached housing type.

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

There are no historic buildings, sites, districts, or archaeological resources on or near the subject property.

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 from comments by reviewing departments, divisions, and agencies that the proposed development would overburden existing infrastructure.

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

There has been no indication that the proposed development would impact the natural environment or surrounding natural resources any more than what is typical for residential redevelopment of a predominantly wooded site.

Compliance with District Standards:

RSM STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. D.U.s/ACRE	Base: 4; with bonuses: up to 8 d.u.s/acre (4 + 4 bonus units = 8 allowed)	8.57 units/acre Bonus of .57 units provided	Yes
DENSITY BONUSES	Site is w/in ¼ mile to school- 100% bonus	Site is less than ¼ mile walking distance to Columbia High School	Yes
MIN. OPEN SPACE /ENHANCED OPEN SPACE (Applicable if project is > 5 ac. or ≥ 36 d.u.s)	Not applicable.	Not applicable	N.A.
MIN. LOT AREA	1,350 square feet	1,595 square feet	Yes
MIN. LOT WIDTH	25 feet	55 feet	Yes
MAX. LOT COVERAGE (of total parcel acreage)	Urban single-fam. detached: 70%	43% (this could change if a turnaround is added)	Yes
MINIMUM UNIT SIZE	1,100 square feet	2,000 square feet	Yes

RSM STANDARD		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. BLDG. HEIGHT		3 stories or 45 ft	3 stories, 35 feet	Yes
TRANSITIONAL BUFFERS		None required.	N.A.	N.A.
BUILDING SETBACKS	FRONT (for entire bldg. site along thoroughfare)	Min. 20 ft.; max. 30	35 feet	Setback must be reduced or a variance will be necessary.
	INTERIOR SIDE	20 feet (entire building site)	20 feet	Yes
		Min. 3 feet between buildings	4 feet between buildings	Yes
REAR W/O ALLEY (for entire bldg. site)	20 feet	20+ feet	Yes	
MIN. STREETScape DIMENSIONS - PROPERTY FRONTAGE		5-ft. landscape strip and 5-ft. sidewalk, and street trees 50 ft. on center or for every unit	(existing) 3-ft. landscape strip and 5-ft. sidewalk, no street trees.	Sidewalk and landscape strip are legally nonconforming; street trees are required or variance needed.
MIN. STREETScape DIMENSIONS - PRIVATE DRIVES		5-ft. landscape strip and 5-ft. sidewalk on each side; street trees for every unit.	5-ft. landscape strip and 5-ft. sidewalk on each side; street trees for every unit.	Yes
PARKING		Urban s-f detached – min. 2, max. 4 spaces per unit = min. 12, max. 24	25 spaces	Property must comply or variances will be needed.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

The zoning proposal is consistent with the following policies and strategies of the 2025 Comprehensive Plan: “Enhance the County’s existing supply of housing.” (HP3) and “Ensure that new development and redevelopment is compatible with existing residential areas.” (LUP6) Construction of the proposed development would replace an overgrown, blighted property with a development that would add to the vitality of the surrounding neighborhood and provide housing for people who prefer to live in the urban single-family detached housing type. The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties, and under the current zoning there appears to be little incentive for construction of one single-family house on this lot that is surrounded on three sides by multifamily residential development. Therefore, the Department of Planning and Sustainability recommends “Approval” with the following conditions:

1. The proposed development shall substantially comply with the site plan titled, “Proposed Site Plan” by Starkhaus LLC, stamped received by the Bureau of Planning on 4/30/20.

2. Landscaping shall be provided between the existing sidewalk and the side of Unit 1 to screen the side of Unit 1 from view from the street, subject to approval by the County Arborist.
3. Internal vehicular circulation shall be subject to approval by the Public Works Transportation Division.
4. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plan
6. Zoning Map
7. Land Use Plan Map
8. Aerial View
9. 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

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

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

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

- **Flood Hazard Area/Wetlands**

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

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

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

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

N1., N2 No comment

N3. No Comment

N4. Stephenson Rd is classified as a collector road. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Add sidewalks across frontage of outparcel at 1451 Stephenson Road (16 162 05 001). Interior Streets residential: 55 right of way, 5 foot sidewalks, streetlights required. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

N5. Stephenson Rd is classified as a collector road. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Alford is classified at a local road. ROW dedication of 27.5 feet from centerline or to accommodate all public infrastructure, whichever greater. 5-foot sidewalk, streetlights required. Provide an enhanced pedestrian crossing with a pedestrian refuge median and rectangular rapid flashing beacon for access to school. Add sidewalks across frontage of outparcel at 949 Stephenson Road (16 129 02 008). Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

N6 & N7. Wesley Chapel Road is classified as a major arterial. ROW dedication of 50 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

N8. Parcel has no frontage to right of way. Verify access easements.

N9. Panola Industrial and Acuity Way are both classified as collectors. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required on all public right of way frontages. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting. Access to interior road needs to meet at a 90-degree angle to the existing street to meet county code.

N10. Memorial Drive. GDOT review and permits required prior to LDP. The right of way falls within the jurisdiction of the City of Atlanta. Professional courtesy would allow COA a chance to comment. No comments.

N11. Bermuda Road is classified as a collector. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Interior roads are shown as private. If public- ROW must be 55 feet, 5-foot sidewalks and streetlights required. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

N12. Columbia Drive is classified as a minor arterial. ROW dedication of 40 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Watch required ROW dedication as it may impact offsets and # of lots. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.



**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-20-1243977

Parcel I.D. #: 15-154-12-003

Address: 2043 Columbia Drive

Decatur, Georgia

WATER:

Size of existing water main: 8" DI 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: Shoal 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)

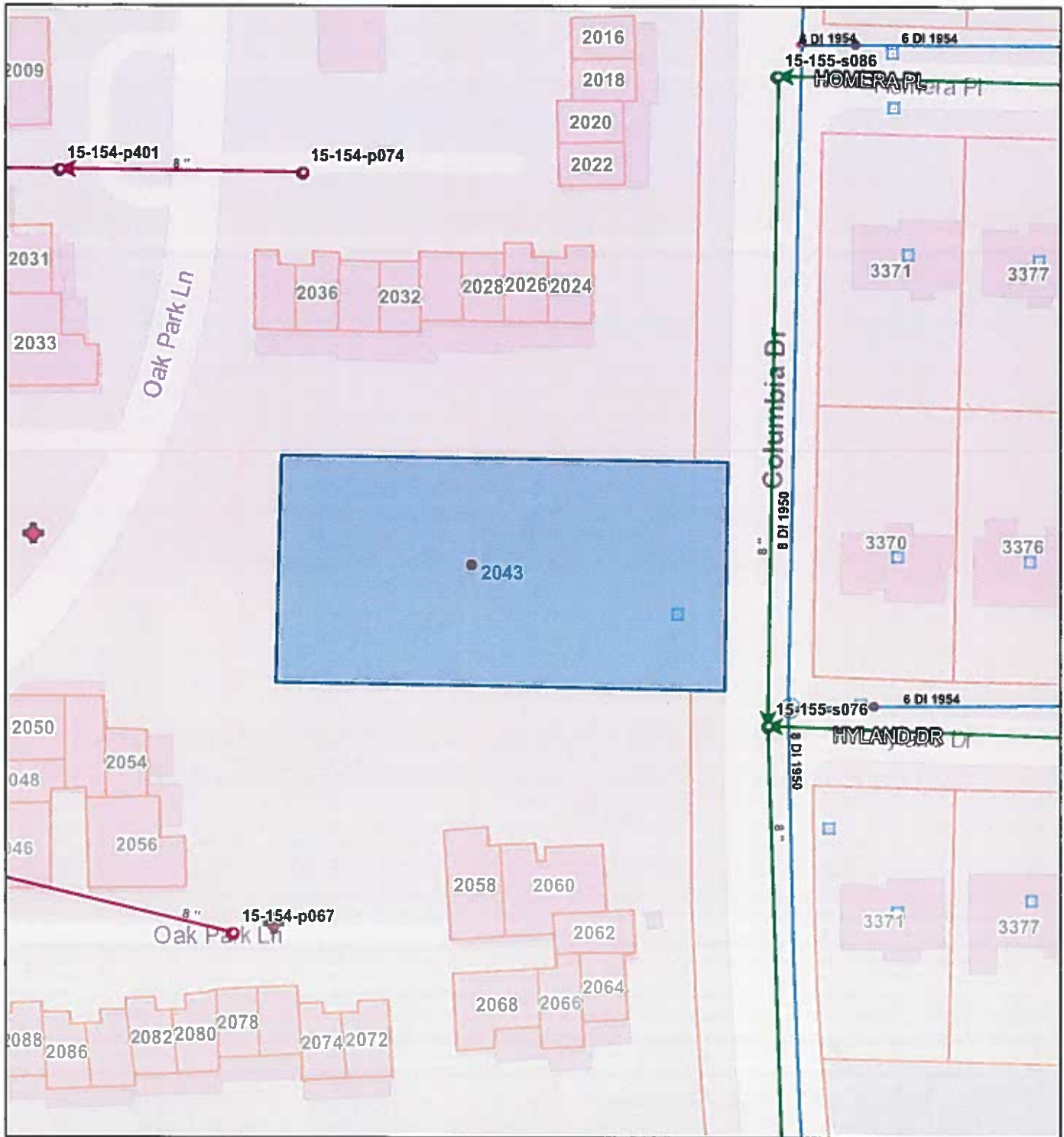
Current Flow: 21.77 (MGPD)

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.

Signature: 

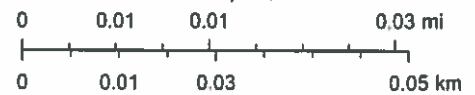
Z-20-1243977



6/9/2020 8:16:38 AM

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- | | | | |
|-------------|----------------|----------------|-----------|
| Manholes | PRIVATE | Water Fittings | Streets |
| DEKALB | Sewersheds | Tap Sleeve | Parcels |
| PRIVATE | Shoal Creek | WML | Land Lot |
| Sewer Mains | Water Hydrants | Water Mains | Districts |
| DEKALB | Water Valves | Water Meter | |





Board of Health

06/15/2020

To: Mr. John Reid, Senior Planner
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 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. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

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



Board of Health

- N.1 Z-20-1243838 2020-0598 / 15-013-01, 15-013-01-018
4341 East Conley Road, Conley, GA 30288
- Please review general comments.
- N.2 Z-20-1243839 2020-0599 / 15-013-02-017
4388 East Conley Road, Conley, GA 30288
- Please review general comments.
- N.3 CZ-20-1243935 2020-0600 / 18-261-01-006, 18-261-01-062
4575 Chamblee Tucker Road, Tucker, GA 30084
- Please review general comments.
- N.4 Z-20-1243841 2020-0601/ 16-159-01-003, 16-162-05-002, 16-162-05-003
1503 Stephenson Road, Lithonia, GA 30058
- Please review general comments.
- N.5 Z-20-1243958 2020-0602 / 16-128-02-001, 16-128-02-003, 16-128-02-011, 16-129-02-009
800 Alford Road, Stone Mountain, GA 30087
- Please review general comments.
- N.6 Z-20-1243955 2020-0603 15-131-03-009, 15-131-03-001, 15-131-03-012, 15-131-03-013
2450 Wesley Chapel Road, Decatur, GA 30035
- Please review general comments.
- N.7 SLUP-20-1243956 2020-0604 15-131-03-009, 15-131-03-001, 15-131-03-012, 15-131-03-013
2450 Wesley Chapel Road, Decatur, GA 30035
- Please review general comments.
- N.8 SLUP-20-1243957 2020-0605 / 15-015-04-013
3468 Moreland Ave., Conley, GA 30288
- Please review general comments.
- N.9 CZ-2—1243960 2020-0606 16-009-01-001,18-024-06-001
2620 Shell Bark Road, Decatur, GA 30035



Board of Health

- N.10 Z-20-1243968 2020-0607 / 15-179-11-025
2017 Memorial Drive, Atlanta, GA 30317
- Please review general comments.
- N.11 Z-20-1243972 2020-0608 /18-083-01-010
1347 Bermuda Road, Stone Mountain, GA 30087
- Please review general comments.
- N.12 Z-20-1243977 2020-0609 15-154-12-003
2043 Columbia Drive, Decatur, GA 30032
- Septic system installed on this property on June 24, 1975
- Please review general comments.
- N.13 TA-20-1244029 2020-0610
DeKalb County, GA
- Please review general comments.
- N.14 RE: Public Art 2020-0611 / 16-071-09-001
2387 Wellborn Road, Lithonia, GA 30058
- Please review general comments.

**DeKalb County School District
Development Review Comments**

Analysis Date: 6/15/2020

Submitted to: DeKalb County

Case #: Z-20-1243977

Parcel #: 15-154-12-003

Name of Development: 2043 Columbia Drive

Location: Columbia Drive near Columbia High School

Description: Six (6) single-family detached homes

Impact of Development: When fully constructed, this development would be expected to generate 1 students: 0 at Snapfinger ES, 0 at Columbia MS, 0 at Columbia HS, 1 at other DCSD schools, and 0 at private schools. All three neighborhood schools have capacity.

Current Condition of Schools	Snapfinger			Other	Private	Total
	ES	Columbia MS	Columbia HS	DCSD Schools	Schools	
Capacity	863	1,256	1,430			
Portables	0	0	0			
Enrollment (Fcast. Oct. 2020)	551	846	835			
Seats Available	312	410	595			
Utilization (%)	63.8%	67.4%	58.4%			
New students from development	0	0	0	1	0	1

New Enrollment	551	846	835
New Seats Available	312	410	595
New Utilization	63.8%	67.4%	58.4%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.043796	0.063476	0.001587	0.108859
Middle	0.025434	0.012521	0.005625	0.043580
High	0.042798	0.011797	0.002889	0.057484
Total	0.1120	0.0878	0.0101	0.2099

Student Calculations				
Proposed Units	6			
Unit Type	SF			
Cluster	Columbia HS			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.26	0.38	0.01	0.65
Middle	0.15	0.08	0.03	0.26
High	0.26	0.07	0.02	0.35
Total	0.67	0.53	0.06	1.26

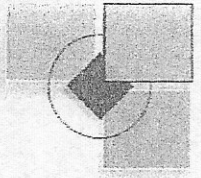
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Snapfinger ES	0	1	0	1
Columbia MS	0	0	0	0
Columbia HS	0	0	0	0
Total	0	1	0	1



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: ADE TOLE ADETAYO E-Mail: STARKHAUS LLC@gmail.com

Applicant Mailing Address:

Applicant Phone: 678 786 9398 Fax:

Owner(s): SUADA STUDIO LLC E-Mail: STARK HAUS LLC
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 2625 PIEDMONT RD SUITE 56-159 ATLANTA GA 30824

Owner(s) Phone: 678 786 9398 Fax:

Address/Location of Subject Property: 2043 COLUMBIA DRIVE

District(s): Land Lot(s): 154 Block: Parcel(s): 15 154 12003

Acreage: .70 Commission District(s): 15TH

Present Zoning Category: R-75 Proposed Zoning Category: RSM

Present Land Use Category: SUB

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:

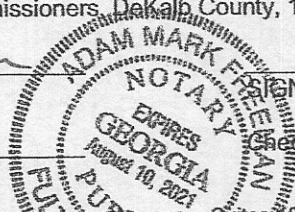
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filling of this application? Yes No

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

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

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

Notary Signature



Signature of Applicant / Date

8-10-2021
EXPIRATION DATE / SEAL

Check One: Owner Agent

Letter of Application – Rezoning
2043 Columbia Drive. Decatur GA 30032



Dekalb County Planning Commission,

The applicant requests a rezoning from the R-75 Single Family Residential zoning district to be RSM Small Lot Residential district. The property is currently located in the middle of an RSM district covering 3 sides of the lot with the fourth side of the lot facing 'Columbia Drive' a public street.

With the lot currently zoned as R-75 for a single-family detached home, the home will be sitting on .712 acres and directly facing a minor arterial street. The average size single family lot on Columbia Drive is about 0.3 acres. The purpose of the rezoning request is to be able to accommodate more than one dwelling on the lot as done on the surrounding lots.

The land use will continue to be for Single Family Dwellings following the material and design characters of the neighboring homes. The proposed homes will have an overall building height of 35' and each dwelling will cover a floor area of 960 square feet each. We propose 6 single family dwelling units on the lot along with open space and recreational shared community outdoor spaces for the residence.

The entire development will be managed by an assigned Homeowners Association that will maintain its shared public spaces and maintain the grounds.

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

The proposed development is in conformity with the policy and intent of the comprehensive plan. This area currently has a mix of attached and detached single family dwellings. The proposed use at the intensity proposed, are appropriate and in conformity with the Columbia Drive and McAfee area character.

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 property is located in the middle of an urban single-family residential lot housing attached townhomes. The proposed development is suitable in view of the use and development of the adjacent and nearby properties.

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

There is no record of the lot being developed and the size of the lot is more than twice the size of other lots zoned in relation to the average home value in the area. The proposed use will allow for the new development to be in comparable ratio of

neighboring lot sizes. The rezoning will offer a more appropriate development that that allowed by the current zoning with regards to current market value per acre.

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

The zoning proposal currently complements the uses on the adjacent surrounding property. The zoning proposal will not affect the existing use or usability of adjacent 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.

There are no other changing conditions affecting the use and development of the property.

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

The proposed development will not affect any historic buildings, sites, districts or archaeological resources.

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 not result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The development proposal does not include any more residential units than the surrounding zoning allows so there will not be any net impact on schools with this application.

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

The proposed development will not adversely impact the environment or surrounding natural resources. Trees are being preserved on site and the entire lot will accommodate over 50% open space and enhanced spaced to accommodate water runoff management.



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Stark Klaus Phone: (470) 440-0633 Email: starkhausllc@gmail.com

Property Address: 40 Toke Tayo
2043 Columbia Drive

Tax Parcel ID: 15-154-12-003 Comm. District(s): 3^d Acreage: ~~2~~ 2.712 acres

Existing Use: undeveloped Proposed Use: up to 8 units detached townhouses

Supplemental Regs: --- Overlay District: NO DRI: NO 19.66 u/ac

Rezoning: Yes No

Existing Zoning: R-75 Proposed Zoning: RSM Square Footage/Number of Units: up to 8

Rezoning Request: _____

Land Use Plan Amendment: Yes No

Existing Land Use: _____ Proposed Land Use: _____ Consistent Inconsistent

Special Land Use Permit: Yes No Article Number(s) 27- _____

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: PC: BOC:
 Letter of Intent: Impact Analysis: Owner Authorization(s): Campaign Disclosure:
 Zoning Conditions: Community Council Meeting: Public Notice, Signs:
 Tree Survey, Conservation: Land Disturbance Permit (LDP): Sketch Plat:
 Bldg. Permits: Fire Inspection: Business License: State License:
 Lighting Plan: Tent Permit:

Review of Site Plan

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

Comments:

Planner: Melora Furman Date 3-3-20

Filing Fees

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

WRITTEN LEGAL DESCRIPTION
2043 COLOMBIA DRIVE. DECATUR GA 30032

All that tract or parcel of land lying and being in Lend Lot 154 of the 15th District of DeKalb County, Georgia, and, being more particularly described as follows: Beginning at a point on the West side of Columbia Drive (64 foot right of way) 350 feet Southerly as measured along the West side of Columbia Drive from its intersection with the South side of McAfee Road (70 foot right of way); said point of beginning being located on the South line of property now or formerly owned by Pauline Bywaters; running thence Westerly along the South line of Bywaters Property, a distance of 248 feet to a point; thence Southerly along the East line of Bywaters Property, a distance of 125 feet to a point on the North line of property now or formerly owned by Jeff Hicks; running thence East along the North line of Hicks property, a distance of 248 feet to a point on the West side of Columbia Drive; running thence North along the West side of Columbia Drive, a distance of 125 feet to the point of beginning.

STATE OF GEORGIA
Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Stark Haus LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **06/12/2019** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **06/27/2019**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed

Secretary of State

Filing Date: 6/12/2019 8:43:40 PM

BUSINESS INFORMATION

CONTROL NUMBER 19087558
BUSINESS NAME Stark Haus LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 06/12/2019

PRINCIPAL OFFICE ADDRESS

ADDRESS 721 Miami Circle, 102, Atlanta, GA, 30324, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Toke Tayo	1 Baltimore Place, Atlanta, GA, 30308, USA	Fulton

ORGANIZER(S)

NAME	TITLE	ADDRESS
Adeoluwatoke Adetayo	ORGANIZER	721 Miami Circle, 102, Atlanta, GA, 30324, USA
Busayo Kayode	ORGANIZER	721 Miami Circle, 102, Atlanta, GA, 30324, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Adeoluwatoke Adetayo
AUTHORIZER TITLE Member

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

Annual Registration

Electronically Filed

Secretary of State

Filing Date: 01/24/2020 11:12:55

BUSINESS INFORMATION

BUSINESS NAME : SUADA STUDIO LLC
CONTROL NUMBER : 17026608
BUSINESS TYPE : Domestic Limited Liability Company
ANNUAL REGISTRATION PERIOD : 2020

BUSINESS INFORMATION CURRENTLY ON FILE

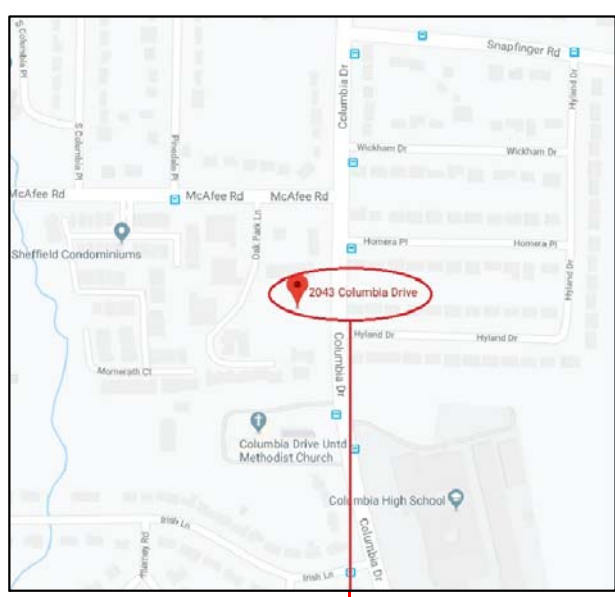
PRINCIPAL OFFICE ADDRESS : 721 Miami Circle, 102, Atlanta, GA, 30324, USA
REGISTERED AGENT NAME : Dwayne Braithwaite
REGISTERED OFFICE ADDRESS : 2820 Amerson Way, Ellenwood, GA, 30294, USA
REGISTERED OFFICE COUNTY : Fulton

UPDATES TO ABOVE BUSINESS INFORMATION

PRINCIPAL OFFICE ADDRESS : 721 Miami Circle, 102, Atlanta, GA, 30324, USA
REGISTERED AGENT NAME : Toke Adetayo
REGISTERED OFFICE ADDRESS : 721 Miami Circle, Atlanta, GA, 30324, USA
REGISTERED OFFICE COUNTY : Fulton

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : Toke Adetayo
AUTHORIZER TITLE : Organizer



LOCATION MAP SITE (NOT TO SCALE)

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

PROPERTY IS ZONED R-75
BUILDING SETBACK:
FRONT 45'
SIDE 7.5'
REAR 40'
MAX LOT COVERAGE 35%

FLOOD NOTE:

I HAVE THIS DATE EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (●) IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL
MAP ID 13089C0132J DATE: 05/16/2013
ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

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

VERTICAL DATUM NAVD88

OLD HOUSE FFE N/A VACANT LOT

*** LEGEND ***

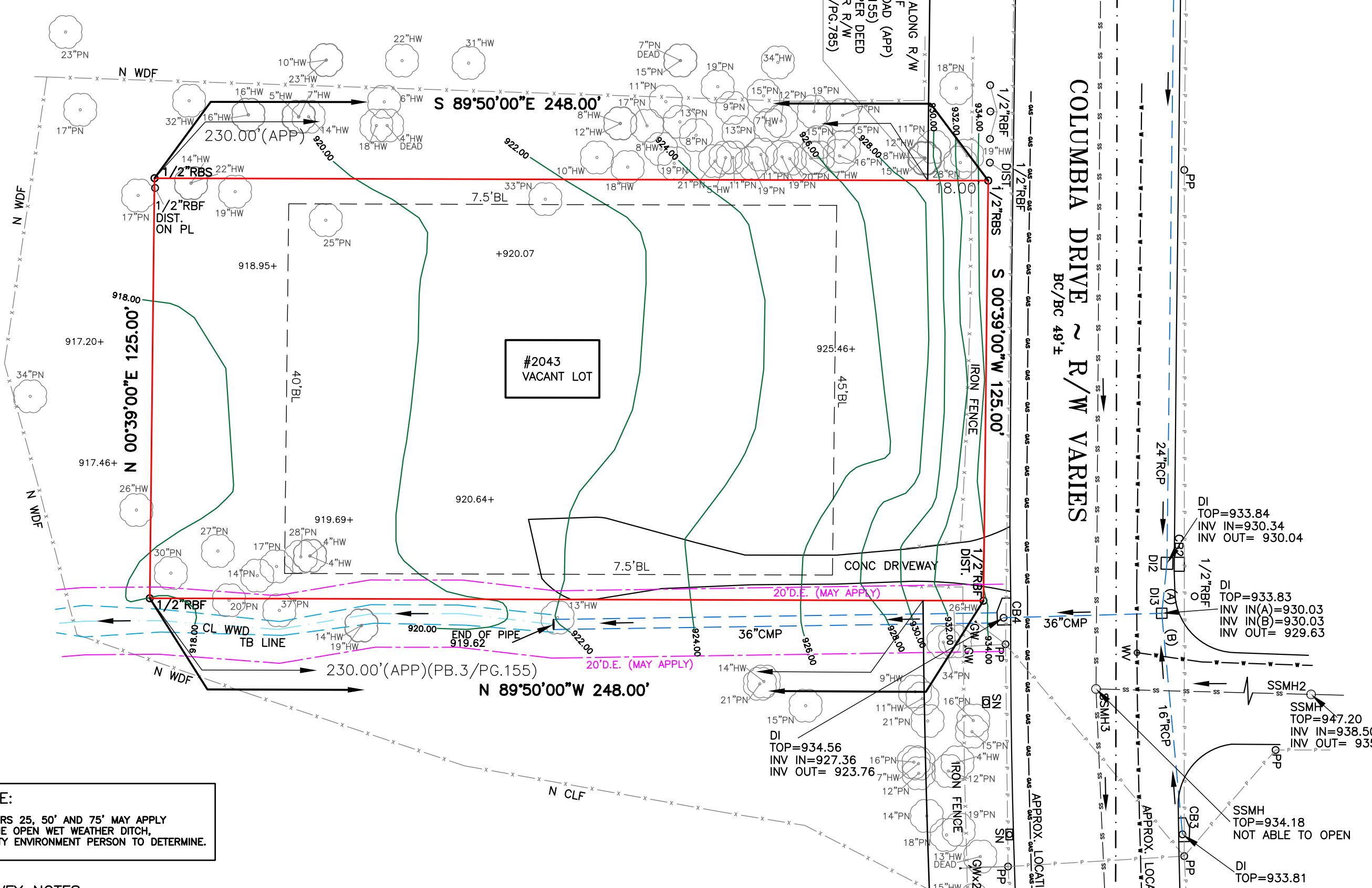
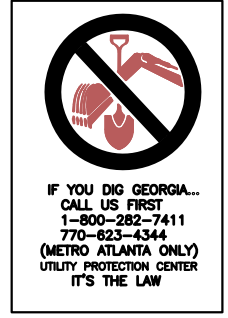
- APD AS PER DEED
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- AF AS PER FIELD
- AI ANGLE IRON FOUND
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- APR AS PER RECORD
- BC BACK OF CURB
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- BL BUILDING LINE SETBACK
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- CB CATCH BASIN
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- GW GUY WIRE
- HDW HEAD WALL
- HW HARDWOOD TREE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IR IRON ROD FOUND
- IRF IRON FENCE
- IV IRRIGATION VALVE
- JUNCTION BOX
- LP LIGHT POLE
- LLL LAND LOT LINE
- MAG MAGNETIC READING
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- N N.BORS.
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- OU OWNERSHIP UNCLEAR
- P PORCH
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- SN SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- TB TOP OF BANK
- TP TRAFFIC POLE
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
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- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- YI YARD INLET
- X-X FENCE
- ⊠ INDICATES STAIRS

*** LINE INDICATORS ***

- SS SS INDICATES SANITARY SEWER LINE
- PP PP INDICATES POWER LINE
- --- INDICATES WATER LINE
- --- INDICATES GAS LINE
- --- INDICATES FENCE LINE
- --- INDICATES DRAINAGE LINE
- --- INDICATES EASEMENT

*** SYMBOLS ***

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- FIRE HYDRANT
- DRAINAGE INLET



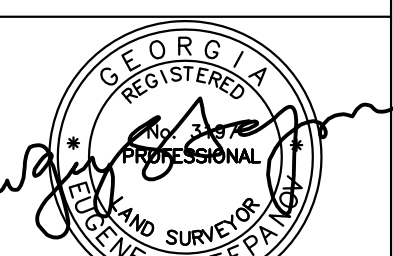
NOTE:
BUFFERS 25', 50' AND 75' MAY APPLY TO THE OPEN WET WEATHER DITCH, COUNTY ENVIRONMENT PERSON TO DETERMINE.

SURVEY NOTES:

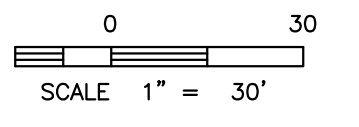
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

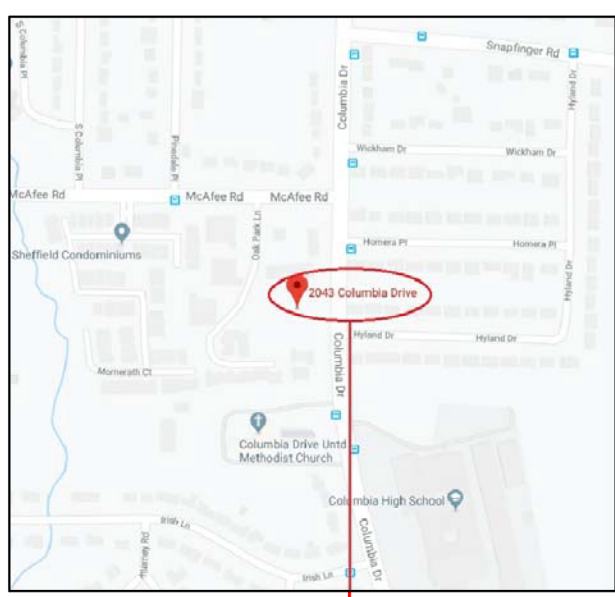
LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 154	15TH DISTRICT SECTION
DEKALB COUNTY, GEORGIA	PB./PG. DB.24420/PG.785
FIELD WORK DATE SEPT 13, 2019	PRINTED/SIGNED SEPT 18, 2019
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 17" x 22"	

EXISTING CONDITIONS PREPARED FOR: SHEET 1 OF 1
STARKHAUS LLC
PROPERTY ADDRESS:
2043 COLUMBIA DRIVE
DECATUR, GA 30032



TOTAL LAND AREA
30998.89 SF / 0.712 AC
ALLOWABLE LOT COVERAGE
10849.61 SF / 0.249 AC





LOCATION MAP (NOT TO SCALE) SITE

FLOOD NOTE:

I HAVE THIS DATE EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (S) IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL
 MAP ID 13089C0132J DATE: 05/16/2013
 ZONE: X

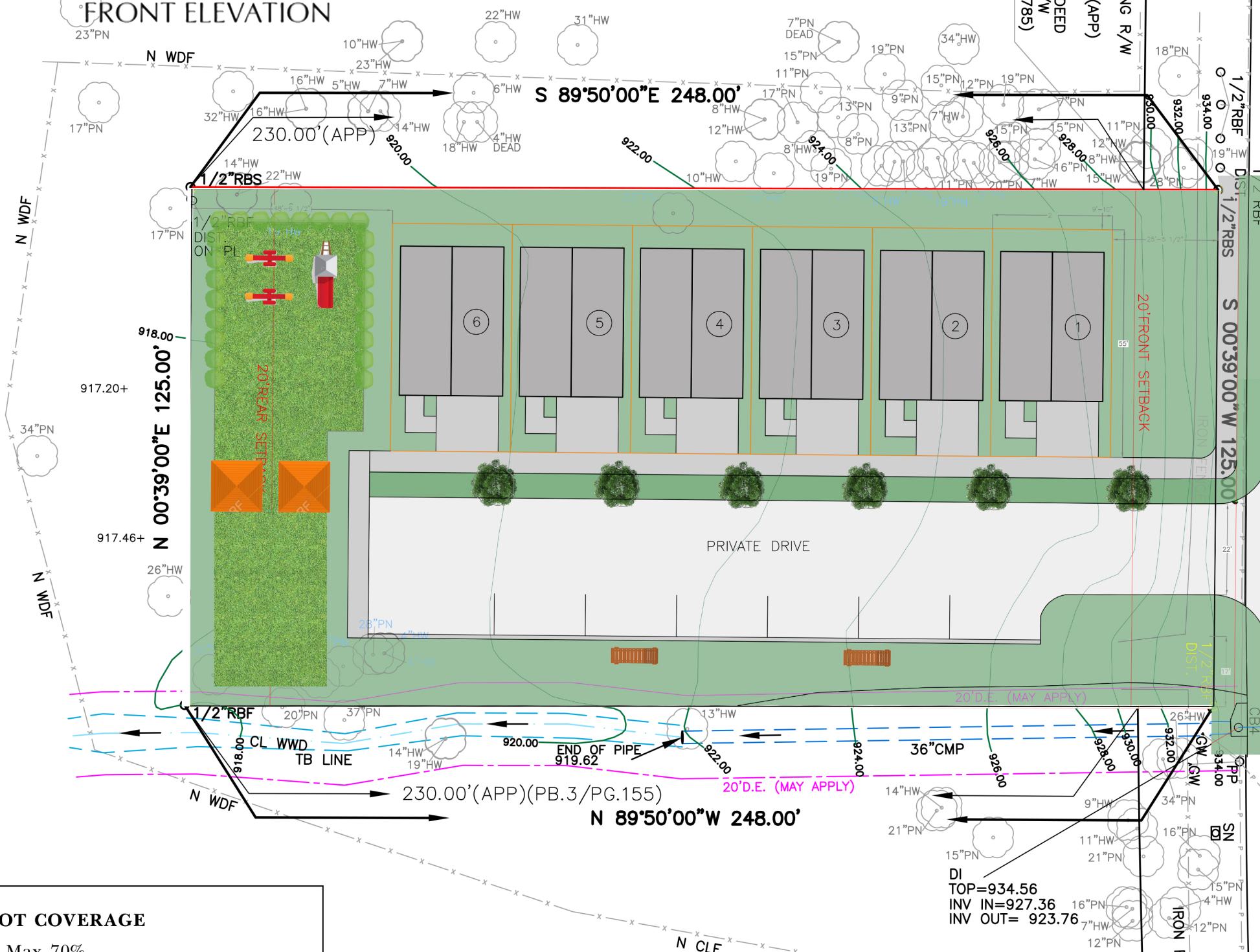
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PROPOSED HOME (6 UNITS)
 - Urban Single Family (detached)
 - 2000 SF
 - 3 Bed 3.5 Bath
 - Single Car Garage
 - 35' Building Height
 - Lot Size 55' x 29'
 - 4' spacing Between Buildings

MATERIALS
 - Fibre Cement Siding

FRONT ELEVATION



LOT COVERAGE
 - Max 70%
 - Individual Lot Coverage 60%
 - Entire Impervious Coverage 43%

OPEN SPACE
 - Min Open Pace Required: 20%
 - Proposed Open Space: 57.15%
 - Enhanced Open Space

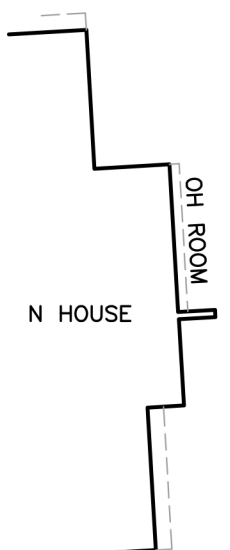
ENHANCED OPEN SPACE
 - Pocket Park
 - Dog Walk
 - Gazebo/Pavilion
 - Bocce Ball Court
 - Trash Receptacles
 - Benches

PARKING RATIO: 3 / UNIT

DENSITY CALCULATION
 RSM = 4 Units / Acre
 Bonus Types
 - Amenity Proximity (Columbia High School)
 - 35% Enhanced Open Space

Base Density: 4
 % Bonus = 100%
 Base x 100% = 4 x 100% = 4
 + 4 Units / Arce

4 (Base) + 4 (Bonus) = 8 Units x .7012 Acres = 5.61 du/ac



*** LEGEND ***


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- APF AS PER FIELD
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- AIF ANGLE IRON FOUND
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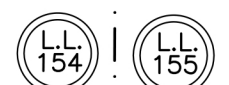
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*** SYMBOLS ***

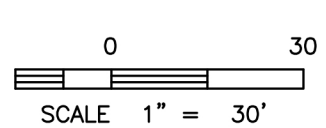
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LOT	BLOCK	STARKHAUS LLC	
SUBDIVISION	UNIT		
LAND LOT 154	15TH DISTRICT	SECTION	PROPERTY ADDRESS: 2043 COLUMBIA DRIVE DECATUR, GA 30032
DEKALB COUNTY, GEORGIA	PB./PG.	DB.24420/PG.785	
PAPER SIZE: 17" x 22"			
<p>PROPOSED SITE PLAN</p>			

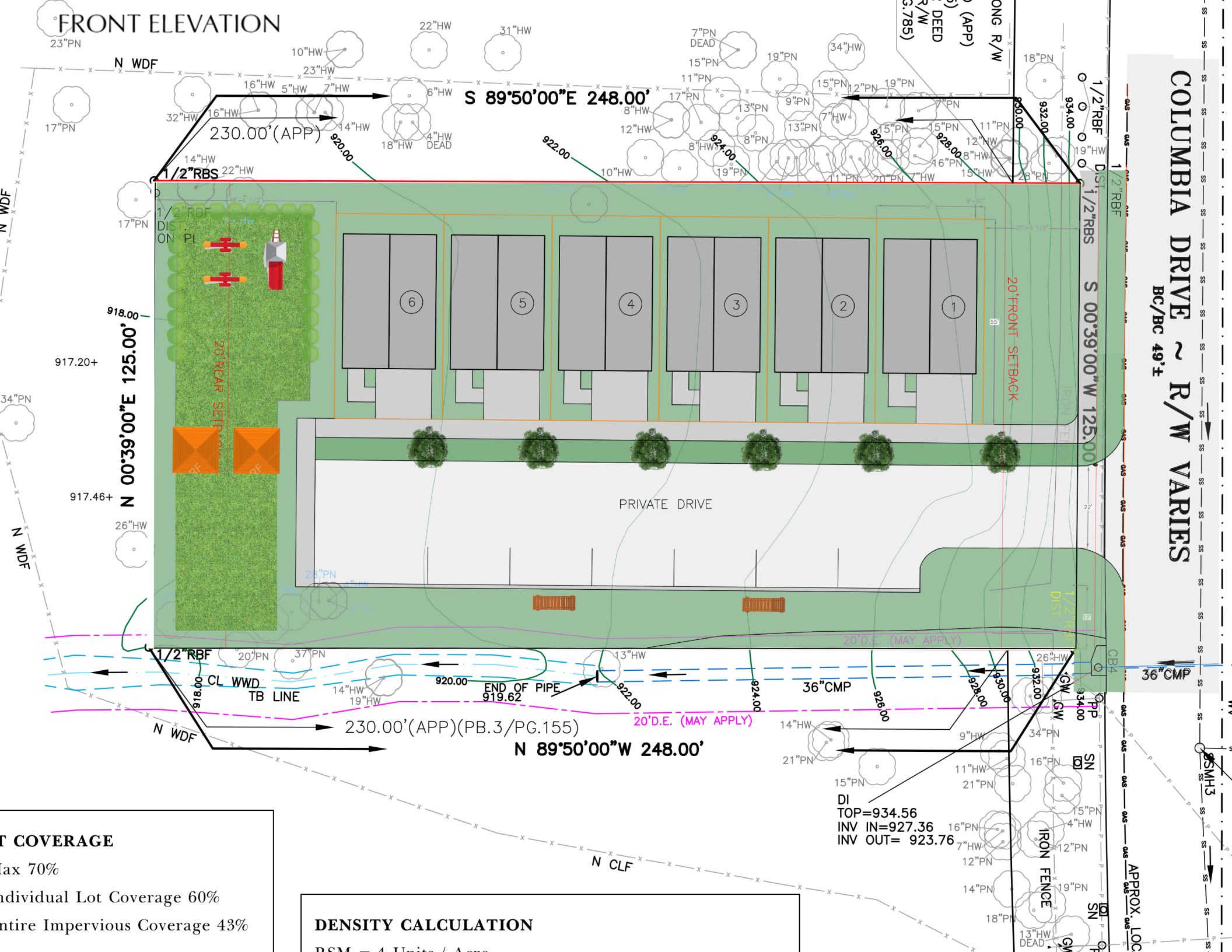


TOTAL LAND AREA
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ALLOWABLE LOT COVERAGE
 10849.61 SF / 0.249 AC



FRONT ELEVATION



COLUMBIA DRIVE ~ R/W VARIES
BC/BC 49'±

S 89°50'00"E 248.00'

N 00°39'00"E 125.00'

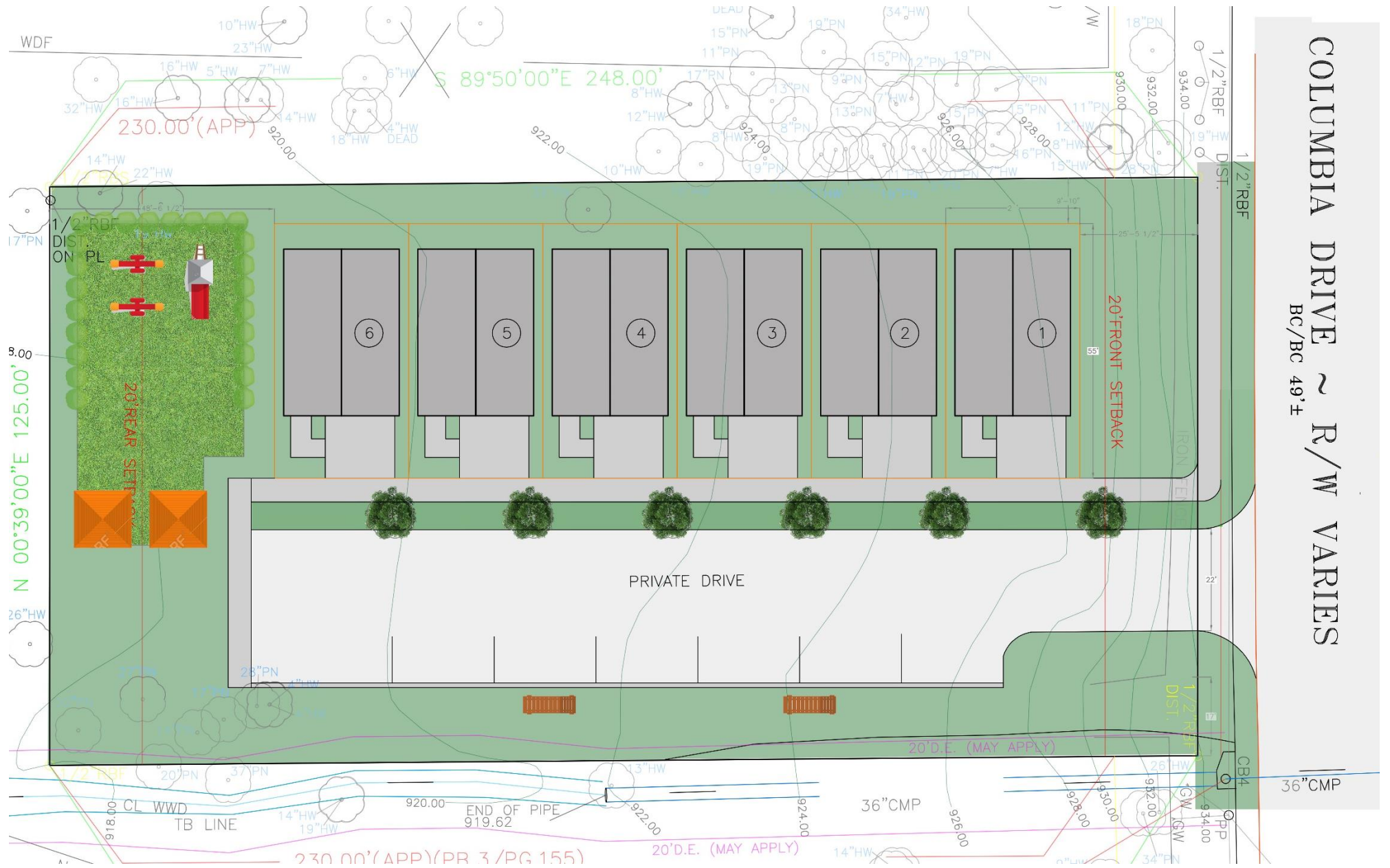
N 89°50'00"W 248.00'

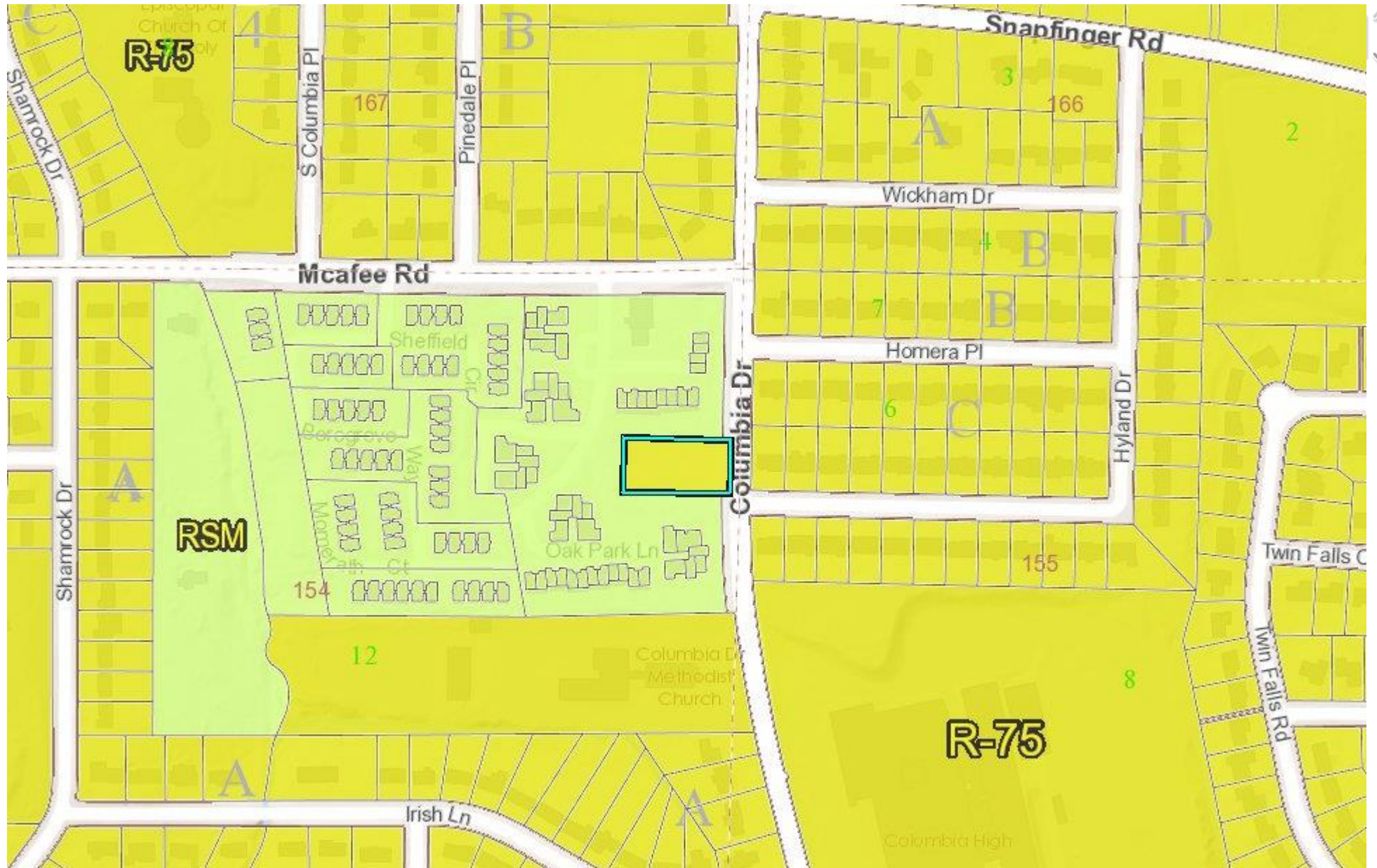
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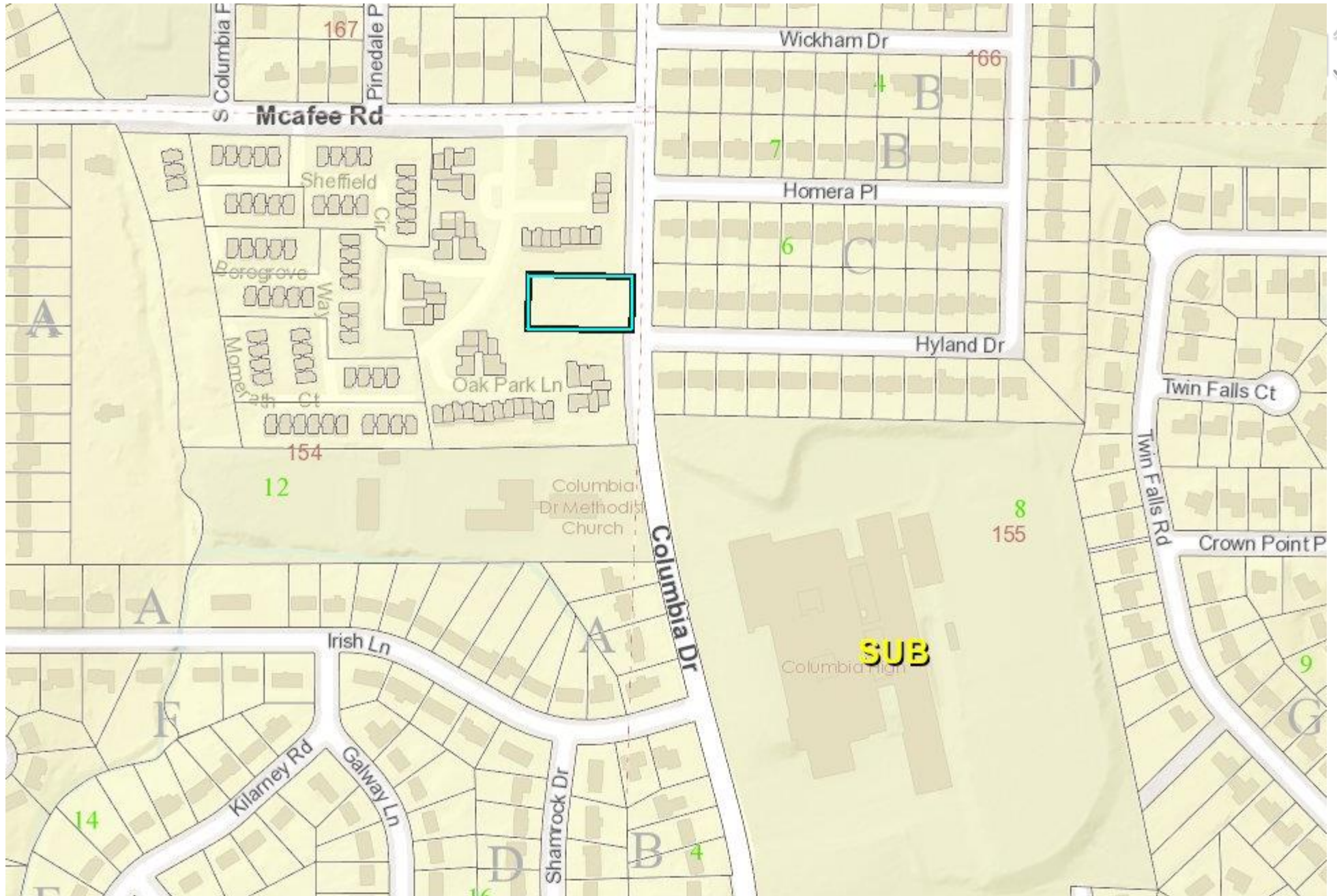
DENSITY CALCULATION
 BSM = 4 Units / Acre

DI
 TOP=934.56
 INV IN=927.36
 INV OUT= 923.76

APPROX. LOC











Subject Property



To left: townhomes on adjoining property to the south.

Below: single-family residential neighborhood across the street from the subject property.

