



**Planning Commission Hearing Date: May 5, 2026
Board of Commissioners Hearing Date: May 28 2026**

STAFF ANALYSIS

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

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

The request is to rezone property from R-75 (Residential Medium Lot-75) to RSM (Small Lot Residential Mix) to allow single-family attached residential homes at a density of 4.6 units per acre. The subject site currently contains a vacant structure. Since the property is within a quarter mile of a school (Snapfinger Elementary) the property is eligible for a density bonus above 4 units to a density of 4.8 units per acre. The proposed RSM zoning district and single-family attached homes appear to be an appropriate zoning district and land use given the location of the property at the intersection of a major arterial (Snapfinger Road) and a minor arterial (Columbia Drive) and an institutional use (First Comfort Missionary Church) to the west across Columbia Drive. The proposed two-story building heights are consistent with the one and two-story building heights of residential homes in the surrounding area. Additionally, a 20- foot undisturbed buffer is proposed along the north and east property lines. Therefore, it appears that the proposal is consistent with the Suburban (SUB) Character Area calling for protection of existing single-family neighborhoods at maximum densities of 8 units per acre and compatible with adjacent and nearby properties. Additionally, the proposed single-family project is consistent with the 2050 Comprehensive Plan’s goal of encouraging “*new and diverse housing types to help the county meet market demand and support continued growth*” (Page 14, 2050 Comprehensive Plan Housing Opportunities).

Regarding school impacts, when fully constructed, this development would be expected to generate 3 students: one (1) at Snapfinger Elementary School, one (1) at Columbia Middle School, one (1) at Columbia High School, 0 at other DeKalb County School Districts schools, and 0 at private school. All three neighborhood schools have capacity for additional Students. See attached Dekalb County school impacts for additional information.

Therefore, upon review of Section 7.3.5 (Rezone Criteria), it is the recommendation of the Planning & Sustainability Department that the application be ***“Approved, with the following conditions”***:

1. Maximum of up to 12 single-family dwelling units.
2. All homes shall be fee-simple ownership.
3. Maximum building height of two-stories and generally consistent with the submitted conceptual elevations.
4. Provide a minimum 20-foot undisturbed buffer along the north and east property lines. Within the transitional buffer, the natural topography of the land shall be preserved, and existing growth shall not be disturbed except where necessary to remove dead or diseased trees and undergrowth or to enhance the buffer with additional landscaping in order to provide a screen so as to prevent view of the higher density development from the lower density development.
5. The approval of this rezone application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments May 2026

N2. Z-26-1247988 (2026-0443) 1942 Columbia Drive:

Columbia Drive is classified as a Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights. Snapfinger Road is classified as a Major Arterials, Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N3&N4. CZ-26-1248015 (2026-0444) & SLUP 26-1248014 (2026-0445) 2960 N. Druid Hills Road:

N. Druid Hilla Road is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N5&N6. Z-26-1247887 (2026-0448) & LP-26-1247955 (2026-0449) 711 Hillmont Avenue:

Hillmont Avenue is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N7. Z-26-12478013 (2026-0450) 4700 E Ponce De Leon Avenue:

E. Ponce Leon is classified as a Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights (hefowler@dekalbcountyga.gov).

N8. SLUP-26-12478019 (2026-0451) 1179 Old Coach Road:

Old Coach Road is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N9. Z-26-1247923 (2026-0452) 2697 Kelly Lake Road:

Kelly Lake Road is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N10, N11, N12: 4733, 4773, & 4775 Memorial Drive:

SLUP-26-1248016 (2026-0447), SLUP-26-1248043 (2026-0489), SLUP-26-1248044 (2026-0490)

Memorial Drive is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO. Collingwood Drive is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. It requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).



Wednesday, March 18, 2026

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
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.

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

3/18/2026

N1-2026-0453 TA-26-1248040

- Text amendment. See general comments.

N2-2026-0443 Z-26-1247988

1942 Columbia Drive, Decatur, GA 30032

- See general comments.

N3-2026-0444 CZ-26-1248015

2960 North Druid Hills Road, Atlanta, GA 30329

- See general comments

N4-2026-0445 SLUP-26-1248014

2960 North Druid Hills Road, Atlanta, GA 30329

- SLUP. See general comments.

N5-2026-0448 LP-26-1247955

711 Hillmont Avenue, Decatur, GA, 30030

- See general comments.

N6-2026-0449 Z-26-1247887

711 Hillmont Avenue, Decatur, GA 30030

- See general comments.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

Z-26-1247988 (1942 Columbia Drive)

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**

- **Storm Water Management**

full stormwater system will be required for any development over 5000 sf.

- **Flood Hazard Area/Wetlands**

No flood hazard or wetlands on the property

- **Landscaping/Tree Preservation**

- **Tributary Buffer**



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: Z-26-1247988 Parcel I.D. #: 15 166 01 010

Address: 1942 Columbia Drive, Decatur 30032

Drainage Basin: Shoal Creek and Cobbs Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: There is no record of flood, erosion and sedimentation under existing zoning condition.

Required detention facility(s): Yes

COMMENTS:

The rezoning application if approved, will require roads and drainage infrastructure to support the development. existing infrastructure will have to be evaluated to confirm its operational competence to support the additional traffic and usage. The topography of the location must be considered in the design of any stormwater management for the area in order not to impact Snapfinger road and Columbia drive.

Signature: Akin A. Akinsola



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

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

Case No.: Z-26-1247988 Parcel I.D. #: 15 166 01 010

Address: 1942 Columbia Drive
Decatur, GA 30032

WATER:

Size of existing water main: 6 CI and 12 CI (adequate/inadequate)

Distance from property to nearest main: adjacent Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: Cobb Fowler Creek

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

Water Treatment Facility: Snapfinger adequate _____ inadequate _____

Sewage Capacity: 28 (MGPD) Current Flow: 36 (MGPD)

COMMENTS:

The rezoning application if approved, will require roads and drainage infrastructure
to support the development. existing infrastructure will have to be evaluated to
confirm its operational competence to support the additional traffic and usage.

The topography of the location must be considered in the design of any
stormwater management for the area in order not to impact Snapfinger
road and Columbia drive.

Signature: Yola Lewis



DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-26-1247988 Parcel I.D. #: 15 166 01 010

Address: 1942 Columbia Drive, Decatur 30032

Adjacent Roadway (s):

(classification) (classification)

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

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
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: Did not see any traffic engineering concerns at this time.

Signature: Jerry Whit



**MARTA May 2026
Case Comments**

N2. Z-26-1247988 - 1942 Columbia Drive:

- Developer to coordinate with MARTA during design and construction. This property is located along two MARTA bus routes.

N3. CZ-26-1248015 - 2960 North Druid Hills Road:

- Developer to coordinate with MARTA during design and construction. This property is located along a MARTA bus route and directly adjacent to a MARTA bus bench.

N7. Z-26-1248013: 4700 East Ponce de Leon Avenue:

- Developer to coordinate with MARTA during design and construction. This property is located along a MARTA bus route. Generally, MARTA does not support the rezoning of residential uses to a non-transit friendly use such as an automotive store.

REZONING APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 1942 Columbia Drive - Optimal Consulting, LLC, Applicant

City: Decatur State: GA Zip: 30032

Parcel ID Number(s): 15 166 01 010

Acreage: 2.6 Commission District(s): 3 Super District: 7

Existing Zoning District(s): R-75 Proposed Zoning District(s): RSM

Existing Land Use Designation(s): SUB Proposed Land Use Designation(s): _____ (if applicable)

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner Agent

Warsame Heban

Signature

Date

REZONE APPLICATION FEES:

RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-2 \$500.00

HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, \$750.00

MU-5 O-I, OD, OIT, NS, C-1, C-2, M, M-2

**DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.**

SECTION F

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

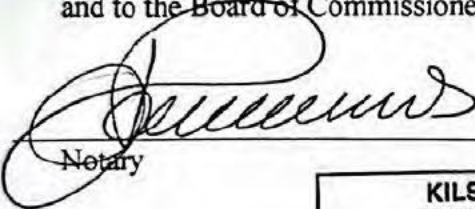
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes: _____ No: _____ *

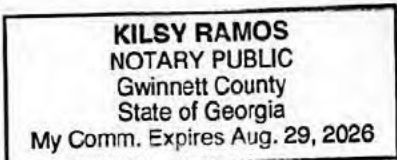
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:


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

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



Notary



 1/29/2026

Signature of Applicant /Date

Check one: Owner Agent _____

8/29/2026

Expiration Date/ Seal

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

AUTHORIZATION

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

Date: _____

TO WHOM IT MAY CONCERN: **N/A**

I/WE: _____

being owner(s) of the subject property d

by delegate authority to:

Name of Agent or Representative

to file an application on my/our behalf.

Notary Public

Owner

SECTION B


COMMUNITY MEETING

Rezoning Request for 1942 Columbia Drive



PROPOSED REZONING

REZONE FROM R-75 TO RSM

12 SINGLE-FAMILY HOMES PLANNED 

Small Lot Development in Your Neighborhood

VIRTUAL COMMUNITY MEETING

DATE: January 20, 2026

TIME: 6:00 PM (Eastern Time)

HOW TO JOIN:



Join Online:

Zoom Link: www.zoom.us/j/83611092699



Join by Phone:

Call: 836-110-2699

Passcode: **FDGSXP**



OPTIMAL

CONSULTING LLC

For More Information Contact:

Email: [REDACTED]

Phone: [REDACTED]

SECTION C

LETTER OF APPLICATION – REZONING REQUEST

Applicant: OPTIMAL CONSULTING LLC

Property Address: 1942 COLUMBIA DRIVE, DECATUR GA 30032

Parcel ID: 15 166 01 010

Current Zoning: R-75 (Single-Family Residential)

Requested Zoning: RSM (Residential Small Mix / Residential Small Lot Mix)

Jurisdiction: DEKALB COUNTY

1. Proposed Zoning Classification

The applicant respectfully requests a rezoning of the subject property from R-75 (Single-Family Residential) to RSM (Residential Small Mix / Residential Small Lot Mix) for 12 single-family homes. The Subject Property is a 2.6-acre tract of land located at 1942 Columbia Drive, Decatur Georgia 30032. The density of no more than 4.8 units per acre. We are requesting a density bonus of two addition units due to falling within a quarter mile of a school which qualifies the site for this credit. The RSM classification is intended to support modest-density residential development that is compatible with surrounding neighborhoods while offering a wider range of housing options. The proposed project will include enhanced open space including a community greenspace and a proposed dog park. The requested rezoning and proposed use of the Subject Property is consistent with existing land use designation.

This document is submitted along with the application form and both as a Statement of Intent with regards to this application, a preservation of my constitutional rights, and Impact Analysis of this application required by the Dekalb County Zoning Ordinance 27-7.3.5. Included herewith, please find a survey plat, site plan, and proposed plans of the subject property has been filed contemporaneously with the application, along with other materials.

2. Reason for the Rezoning Request

The purpose of this rezoning request is to allow for a context-sensitive residential development that better aligns with the surrounding land uses, existing infrastructure, and long-term comprehensive planning goals of Dekalb County's 2050 plan. The current R-75 zoning limits the site to low-density single-family development, which does not fully utilize the property's frontage, access, and proximity to collector roads and nearby residential uses.

Rezoning to RSM will: - Provide diversified housing options suitable for small households, workforce residents, and downsizing families. - Encourage efficient land use

SECTION C

while maintaining neighborhood compatibility. - Support county and regional goals related to smart growth, housing supply, and infill development. - Allow for a thoughtfully designed development that incorporates internal circulation, landscaped open space, and appropriate buffering.

3. Existing and Proposed Use of the Property

Existing Use:

The property is currently underutilized and zoned R-75, with a residential structure contributing to housing supply single family home.

Proposed Use:

Under the requested RSM zoning, the property is proposed to be developed with **low-rise residential units** designed in a farmhouse-style architectural character. The development will function as a residential community with internal access drives, open space amenities, and stormwater management facilities.

4. Characteristics of the Proposed Development

The proposed development has been designed to be compatible in scale and appearance with the surrounding neighborhood while meeting zoning and engineering standards.

General Development Characteristics (Preliminary): - Number of Buildings: 6

- **Total Residential Units: 12**
- **Unit Type Mix:** 100% single family units (attached two-unit buildings)
- **Estimated Floor Area:** Approximately will be between 1500-2200 square feet per unit
- **Building Height:** Two (2) stories; maximum height consistent with RSM standards
- **Architectural Style:** Farmhouse-inspired residential design with pitched roofs and residential-scale materials

Site Features: - Internal private drive with rear-entry access for all units - Landscaped open space areas, including a possible dog park and passive recreation area - Stormwater management provided via an on-site detention/retention pond - Required setbacks, buffers, and screening provided adjacent to neighboring properties

Parking: - Off-street parking provided in accordance with zoning requirements, including garage and driveway parking for each unit

Employees: - No permanent on-site employees are proposed. The development is strictly residential in nature.

SECTION C

Hours and Manner of Operation: - Residential use only; no commercial operations or non-residential activities are proposed - Typical residential occupancy with no unusual noise, traffic, or operational impacts anticipated

5. Conclusion

The requested rezoning from R-75 to RSM will allow for a well-planned, modest-density residential development that is compatible with the surrounding area and consistent with adopted planning objectives. The proposed use represents a responsible transition in zoning, providing high-quality housing while respecting the character of the existing community.

The applicant respectfully requests approval of this rezoning application and looks forward to continued collaboration with staff, elected officials, and the community throughout the review process.

Submitted by:

Optimal Consulting LLC



Date: January 25th, 2026

Wassane Afelan

SECTION D

IMPACT ANALYSIS

Rezoning Request: R-75 to RSM

Property: 1942 Columbia Drive, Decatur, GA 30032

This Impact Analysis is submitted in accordance with **Section 27-7.3.5** of the County Zoning Ordinance and addresses the standards and factors governing amendments to the Official Zoning Map.

A. Conformity with the Comprehensive Plan

The proposed rezoning from R-75 to RSM is **consistent with the policy direction and intent of the Comprehensive 2050 Unified Plan**. The Plan encourages the provision of diverse housing types, efficient land use, and context-sensitive infill development in areas supported by existing infrastructure. The Suburban Character Area recognizes areas in the county that have developed in traditional suburban land use patterns while encouraging new development. The primary uses are within the Suburban Character Area included in traditional single family as the proposed project. The RSM zoning category is a permitted and authorized zoning category within the Suburban land use designation. The proposed RSM zoning advances these objectives by allowing modest-density residential development that remains compatible with surrounding residential uses while expanding housing choice and affordability. The proposed density for RSM is 8 dwelling units per acre with the project at 4.8 dwelling units per acre.

B. Suitability of the Proposed Use Relative to Adjacent and Nearby Properties

The proposed residential use is **suitable and compatible** with the existing development pattern in the surrounding area, which is predominantly residential in character. The proposed rezoning permits a use that is suitable in view of the use and development of the adjacent and nearby properties. The proposed attached residential buildings are residential in scale, limited in height, and designed to complement nearby single-family and multi-family development. The Subject Property for the development will have no inverse impact on the adjacent properties.

Notably, the **corner of Columbia Drive and McAfee Road is currently zoned RSM**, demonstrating that similar zoning and residential intensity already exists within the immediate vicinity. In addition, **3815 Glenwood Road, Decatur, GA 30032** and **3803 Glenwood Road, Decatur, GA 30032** were **recently rezoned to RSM in 2025**, further establishing a clear and recent pattern of RSM zoning approvals in the immediate area.

SECTION B

This nearby RSM zoning establishes a clear precedent and supports the appropriateness of extending RSM zoning to the Subject Property.

Setbacks, buffering, landscaping, and internal circulation are incorporated to ensure appropriate transitions between the proposed development and adjacent properties.

C. Reasonable Economic Use Under Current Zoning

While the property may technically be developed under the existing R-75 zoning, its **reasonable economic use is constrained** due to site conditions, infrastructure requirements, and market feasibility. Due to Snapfiner Road being a major arterial road and having a deceleration lane, the current R-75 zoning limits access to certain areas of the property, which in turn R-75 development would not be suitable for the site. Therefore, we respectfully submit that the Zoning Ordinance of Dekalb County, as amended from R-75 to RSM which classifies the Subject Property in a zoning district which would preclude the development of this project. It is unconstitutional as taking of property, denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. The requested RSM zoning allows for a more efficient and practical use of the property that better offsets development costs while maintaining residential compatibility. As such, the rezoning supports a reasonable economic return while remaining consistent with planning goals.

D. Impact on Adjacent or Nearby Properties

The proposed rezoning and resulting residential development **will not adversely affect the existing use or usability of adjacent or nearby properties**. The project is designed to function as a low-intensity residential community with no commercial activity, limited traffic generation, and residential-scale architecture. Buffering, grading controls, and stormwater management measures will further mitigate potential impacts. The Subject Property is within an area with public utilities available and convenient access to major thoroughfares.

E. Existing or Changing Conditions Supporting the Rezoning

Several existing and changing conditions support approval of the zoning proposal, including: - Proximity to existing residential development and collector roadways - Availability of public utilities and services - Increasing demand for smaller-scale, attached residential housing - Policy emphasis on infill development and efficient land utilization

These factors collectively support the appropriateness of the requested RSM zoning classification.

SECTION D

F. Impact on Historic or Archaeological Resources

The proposed zoning and development **will not adversely affect any known historic buildings, historic districts, or archaeological resources**. To the best of the applicant's knowledge, the property is not designated as a historic site and does not contain protected cultural resources. Should any such resources be identified during development, all applicable regulations and procedures will be followed.

G. Impact on Streets, Transportation, Utilities, and Schools

The proposed residential use **will not result in excessive or burdensome demand** on existing public facilities or services. Anticipated traffic volumes are consistent with low-to moderate-density residential development and can be adequately accommodated by existing roadways. Public utilities, including water, sewer, and stormwater systems, are available and will be designed to meet County standards. School impacts are expected to be minimal and proportionate to the scale of the development.

H. Environmental and Natural Resource Impacts

The rezoning proposal **will not adversely impact the environment or surrounding natural resources**. The development plan incorporates modern stormwater management practices, landscaped open space, and erosion control measures to protect downstream water quality and adjacent properties. Tree preservation and site grading will be conducted in accordance with County requirements to minimize environmental disturbance.

Conclusion

Based on the foregoing analysis, the proposed rezoning from R-75 to RSM satisfies the standards set forth in Section 27-7.3.5 of the Zoning Ordinance and represents a reasonable, compatible, and policy-consistent amendment to the Official Zoning Map. The applicant respectfully requests approval of the rezoning application.

Submitted by:

Optimal Consulting LLC

[Redacted Signature]

Date: January 25th, 2026

Wassane A. Felan

SECTION D

RESERVATION OF CONSTITUTIONAL AND OTHER RIGHTS

Subject Property: 1942 Columbia Drive, Decatur, Georgia 30032

Parcel ID: 15 166 01 010

Zoning Request: R-75 to RSM for residential development

Applicant/Agent: Optimal Consulting LLC

Acreage: 2.6

Existing Land Use: Underutilized Residential Property

Adjacent Zoning: Predominantly residential; including nearby RSM-zoned properties along Columbia Drive, McAfee Road, and Glenwood Road

Comprehensive Plan: Suburban / Consistent

The following statement and **Reservation of Constitutional and Other Rights** is provided in order to preserve the rights of the Applicant to appeal any adverse decisions that may be rendered by DeKalb County with respect to this Application.

This Reservation of Constitutional and Other Rights (the “Reservation of Rights”) is intended to supplement and form an integral part of the rezoning application of the Applicant and to place DeKalb County on formal notice of the Applicant’s assertion of its constitutional, statutory, and legal rights.

The Applicant objects to the standing of any zoning opponents who are not owners of land adjoining the Subject Property and to the consideration by DeKalb County of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant further objects to the consideration of testimony or evidence presented by any party that fails to comply with applicable notice, disclosure, or campaign requirements.

Denial of the Application or approval of the Application in any form materially different from that requested by the Applicant would impose a disproportionate hardship upon the Applicant without providing a corresponding benefit to surrounding property owners.

Any provisions of the DeKalb County Zoning Ordinance that classify, or may classify, the Subject Property into any non-requested zoning or use classification, including but not limited to a zoning classification at a density less than that requested by the Applicant, would be unconstitutional in that such action would constitute a taking of the Applicant’s property without first paying fair, adequate, and just compensation, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, as amended, and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is presently suitable for development as proposed and requested in this Application. Failure to approve the Application as requested would constitute an arbitrary and capricious act and an abuse of discretion by the DeKalb County Board of Commissioners in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, as amended, and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the DeKalb County Board of Commissioners to approve the Application as requested by the Applicant would prohibit the only viable economic use of the Subject Property and would be unconstitutional and discriminatory in an arbitrary, capricious, and unreasonable manner when compared to owners of similarly situated properties, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

The Board of Commissioners may not lawfully impose conditions, restrictions, or standards on the Subject Property's development that are more restrictive than those set forth in the DeKalb County Code. Any such action would constitute a taking of the Subject Property and an unlawful delegation or exercise of authority in violation of Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia of 1983, as amended. Any zoning conditions or restrictions imposed without the consent of the Applicant that do not reasonably ameliorate the negative impacts of the proposed development are invalid and void. The Applicant expressly reserves the right to challenge any such conditions.

By filing this Reservation of Constitutional and Other Legal Rights, the Applicant expressly reserves all rights, claims, causes of action, and remedies available under the Constitution of the United States, the Constitution of the State of Georgia, and all applicable federal, state, and local laws and ordinances, whether in law or in equity.

The Applicant respectfully requests that the Application be approved as submitted and in the manner shown on the Application materials, which are incorporated herein by reference. This Reservation of Rights shall be deemed an integral part of the Application. The Applicant further respectfully requests that the DeKalb County Planning Department include this Reservation of Rights with the Applicant's rezoning materials for presentation to the Planning Commission and the Board of Commissioners.

Submitted by:

Warsame Heban
Optimal Consulting LLC
2440 Wisteria Drive #171, Snellville, GA 30078



Date: 01/29/2026 *Warsame Heban*



3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

SECTION G

LEGAL DESCRIPTION – 1942 Columbia Drive – Parcel ID 15-166-01-010 – 113,414 Square Feet (2.60 Acres)

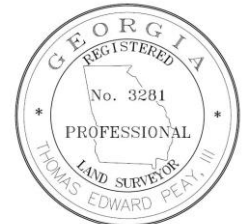
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 166 of the 15th District of DeKalb County, Georgia and being more particularly described as follows:

COMMENCING at a point (Concrete Monument Found) located at the intersection of the eastern right-of-way of Columbia Drive (variable right-of-way) and the northern right-of-way of Snapfinger Road (60 foot right-of-way); said point being the True Point of Beginning.

THENCE, from said Point of Beginning thus established and leaving said right-of-way of Snapfinger Road, proceed along the said easterly right-of-way of Columbia Drive North $36^{\circ}17'26''$ West a distance of 31.30 feet to a point (Iron Pin Set #4 Capped Rebar); Thence proceed North $00^{\circ}29'07''$ East a distance of 270.73 feet to a point (Iron Pin Found, #4 Rebar); Thence leaving said easterly right-of-way of Columbia Drive, proceed South $89^{\circ}07'40''$ East a distance of 385.82 feet to a point (Iron Pin Found, 1 Inch Crimp Top Pipe); Thence proceed South $07^{\circ}06'22''$ West a distance of 325.50 feet to a point (Iron Pin Found, #4 Rebar) along the northerly said right-of-way of Snapfinger Road; Thence along said right-of-way of Snapfinger Road, proceed North $84^{\circ}17'28''$ West a distance of 330.91 feet to a point (Concrete Monument Found, said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

Tract described herein containing 113,414 Square Feet (2.60 Acres), more or less, described on a Boundary Retracement by Frontline Surveying & Mapping, Inc., Job number 86895, dated 01/23/26.



FOR THE FIRM FRONTLINE SURVEYING
& MAPPING, INC. LSF#000631

Thomas E. Peay, III. Ga. RLS #3281
For the Firm of Frontline Surveying & Mapping, Inc.

SECTION G

BOUNDARY RETRACEMENT
OPTIMAL CONSULTING LLC

1942 COLUMBIA DRIVE
LAND LOT 166
15th DISTRICT
DEKALB COUNTY, GEORGIA
EXISTING ZONING: R-75
PIN: 15 166 01 010
113,414 SQ FT
2.60 ACRES

ZONING/SETBACKS:
R-75 ZONING (RESIDENTIAL MEDIUM DISTRICT)
FRONT: 45 FT (MAJOR)
35 FT (MINOR)
30 FT (OTHER)
SIDE: 7.5 FT
SIDE: CORNER LOT SAME AS DISTRICT
INDICATES FRONT SETBACK FOLLOWING
STREET TYPE ALONG THE CORNER SIDE
PROPERTY LINE.
REAR: 40 FT
MIN FRONTAGE: 75 FT
MIN LOT WIDTH AT SETBACK: 75 FT
MIN LOT WIDTH AT CUL-DE-SAC: 35 FT
MAX HEIGHT: 35 FT
MAX LOT COVERAGE: 35%
MIN OPEN SPACE: 20%
MIN LOT SIZE: 10,000 SF

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

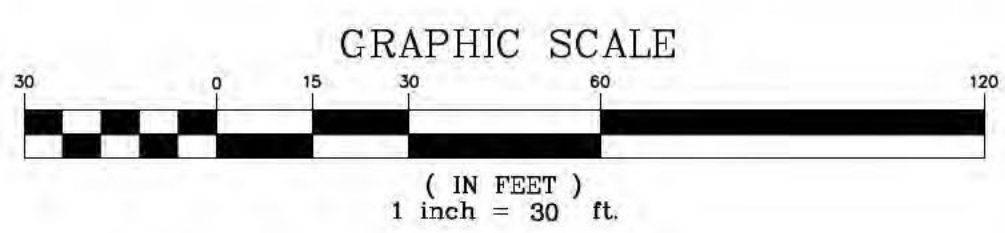
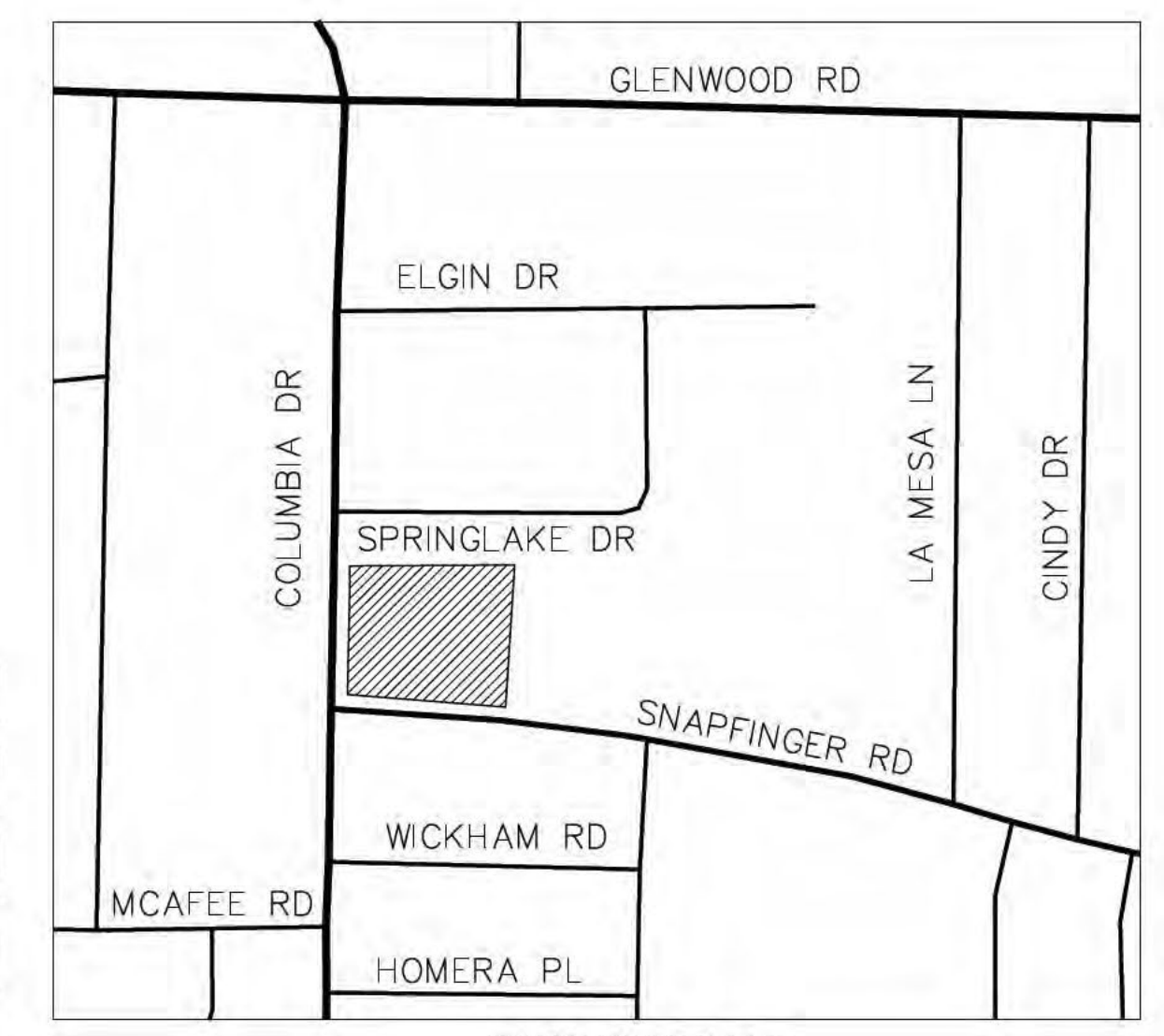
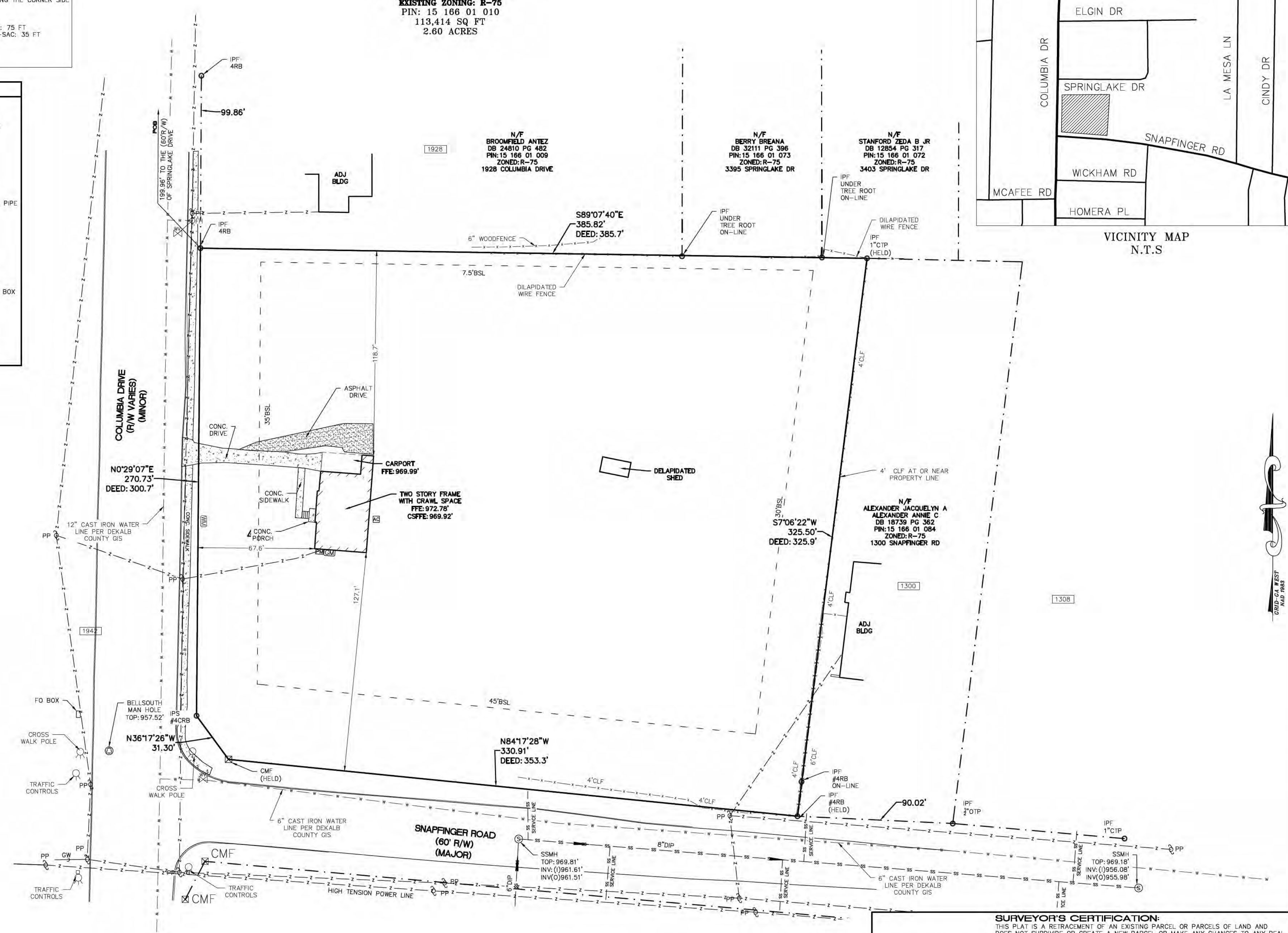
LEGEND:

IPF	IRON PIN SET	SSMH	SANITARY SEWER MAN HOLE
OT	OPEN TOP PIN	MHT	MAN HOLE TELEPHONE
CT	CRIMP TOP PIN	JB	JUNCTION BOX
RE-BAR	REINFORCING BAR	OCS	OUTLET CONTROL STRUCTURE
CMF	CONCRETE MONUMENT	DI	DROP INLET
CL	CENTERLINE	PI	PEDESTAL INLET
R/W	RIGHT-OF-WAY	HW	HEAD WALL
LLL	LAND LOT LINE	SWCB	SINGLE WING CATCH BASIN
L	LINE	DWCB	DOUBLE WING CATCH BASIN
R	RADIUS	CMP	CORRUGATED METAL PIPE
C	CURVE	CPP	CORRUGATED PLASTIC PIPE
BSL	BUILDING SETBACK LINE	RCP	REINFORCED CONCRETE PIPE
HC	HAND-UP	HDPE	HIGH-DENSITY POLYETHYLENE PIPE
PROPOSED	CONCRETE	AC	AIR-CONDITIONER
CONC	CONCRETE	GV	GAS VALVE
CLF	CHAIN-LINK FENCE	GM	GAS METER
APP	ABANDONED POWER POLE	GA	GA POWER MANHOLE
POB	POINT OF BEGINNING	BOLLARD	BOLLARD
POC	POINT OF COMMENCEMENT	FH	FIRE HYDRANT
NIS	NOT TO SCALE	WV	WATER VALVE
AE	ACCESS EASEMENT	WM	WATER METER
SSE	SEWER EASEMENT	PVI	POST INDICATOR VALVE
DSE	DRAINAGE EASEMENT	CO	SANITARY SEWER CLEANOUT
UE	UTILITY EASEMENT	CATV	CABLE TELEVISION JUNCTION BOX
D	DEED DISTANCE	TB	TELEPHONE JUNCTION BOX
M	MEASURED DISTANCE	PM	POWER METER
SS	SANITARY SEWER	LMP	LAMP POLE
X-X	FENCE	PP	POWER POLE
UGP	UNDERGROUND POWER	PB	POWER BOX
LAT	LAT-SEWER LATERAL LINE	GW	GUY WIRE
W	WATER LINE	FOB	FIBER OPTIC BOX
GAS	UNDERGROUND GAS LINE	PUMP	POOL EQ. PUMP
FM	FORCE MAIN LINE		
FR	UNDERGROUND FIBER OPTIC		

SURVEY NOTES:

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF DEKALB COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPAL GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- DISTANCES SHOWN ON THE PLAN ARE HORIZONTAL GROUND DISTANCES.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13089C01514, EFFECTIVE DATE: 05-16-2013.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "PLS CORNER LST 631" UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- BOUNDARY FIELD WORK PERFORMED 01-06-2026 BY FRONTLINE SURVEYING & MAPPING, INC. TOPOGRAPHIC INFORMATION IS GROUND RUN ON 01-06-2026. EQUIPMENT USED: GOMAX ZOOM 90 ROBOTIC ELECTRONIC TOTAL STATION & GOMAX ZENITH 60 PRO. SEE TOPOGRAPHY NOTE.
- ANGULAR ERROR: 00 SECONDS PER ANGLE.
- RAW FIELD PRECISION: 1:52,792.
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:136,784.

SURVEY REFERENCE:
DEED BOOK 22269 PAGE 661 DEKALB COUNTY
RIGHT OF DEED [DATED 12-13-2010]



SURVEYOR'S CERTIFICATION:
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

By: *Thomas E. Peay, III* 01-23-26
Thomas E. Peay, III, Registered Ge. Land Surveyor #3281 Date
Frontline Surveying & Mapping, Inc.
3595 Canton Rd.
Suite 116, PMB-272
Marietta, Ga. 30066

NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. 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 EXPRESS REIFICATION BY THE SURVEYOR. NO SERVICE REMAINS THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

FRONTLINE SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

DATE OF FIELD SURVEY:	01-06-2026
SCALE:	1" = 30'
SECTION:	DEKALB COUNTY, GEORGIA
REVISION:	
BY:	
DATE:	

BOUNDARY RETRACEMENT SURVEY FOR:	15TH DISTRICT
LAND LOT:	166
LOT:	
SUBDIVISION:	
PHASE:	
I HAVE THIS DATE EXAMINED THE "PLAT OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC BLOCK ONLY THE REFERENCE PARCEL (S/N) IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.	
MAP ID:	6540_PG_419
EFFECTIVE DATE:	05-16-2013



SECTION G

TOPOGRAPHIC SURVEY FOR:
OPTIMAL CONSULTING LLC

1942 COLUMBIA DRIVE
LAND LOT 166
15th DISTRICT
DEKALB COUNTY, GEORGIA
EXISTING ZONING: R-75
PIN: 15 166 01 010
113,414 SQ FT
2.60 ACRES

TREE LEGEND:

	OAK		MAPLE
	POPLAR		CRAPE MYRTLE
	PINE		CHERRY
	HACKBERRY		MIMOSA
	CEDAR/CYPRESS		

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND:

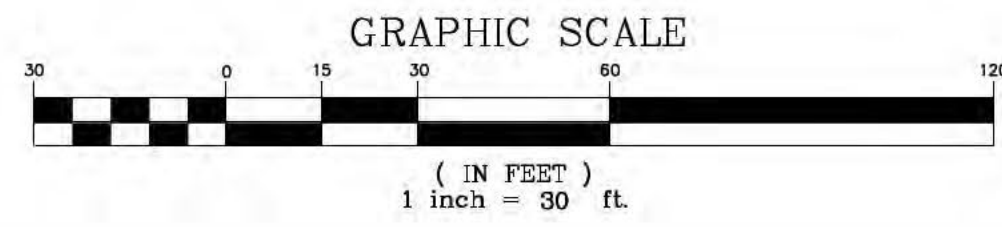
IPS	IRON PIN SET	SSMH	SANITARY SEWER MAN HOLE
IPF	IRON PIN FOUND	MHT	MAN HOLE TELEPHONE
OT	OPEN TOP PIN	JB	JUNCTION BOX
CT	CRIMP TOP PIN	OCS	OUTLET CONTROL STRUCTURE
RB	REINFORCING BAR	DI	DROP INLET
CRB	CAPPED REINFORCING BAR	PI	PEDESTAL INLET
CMF	CONCRETE MONUMENT	HW	HEAD WALL
CL	CENTERLINE	SWCB	SINGLE WING CATCH BASIN
R/W	RIGHT-OF-WAY	DWCB	DOUBLE WING CATCH BASIN
LLL	LAND LOT LINE	CMP	CORRUGATED METAL PIPE
L	LINE	CPP	CORRUGATED PLASTIC PIPE
R	RADIUS	PCP	REINFORCED CONCRETE PIPE
C	CURVE	HDPE	HIGH-DENSITY POLYETHYLENE PIPE
BSL	BUILDING SETBACK LINE	AC	AIR-CONDITIONER
HC	HAND-UP	GV	GAS VALVE
PROB	PROPOSED CONCRETE	GM	GAS METER
CLF	CHAIN-LINK FENCE	GA	GAS POWER MANHOLE
APP	ABANDONED POWER POLE	PIV	POST INDICATOR VALVE
POB	POINT OF BEGINNING	CO	SANITARY SEWER CLEANOUT
PDC	POINT OF COMMENCEMENT	CATV	CABLE TELEVISION JUNCTION BOX
NIS	NOT TO SCALE	TB	TELEPHONE JUNCTION BOX
AE	ACCESS EASEMENT	PM	POWER METER
SSE	SANITARY SEWER EASEMENT	LP	LAMP POLE
DE	DEED DISTANCE	PP	POWER POLE
UF	UTILITY EASEMENT	PB	POWER BOX
D	MEASURED DISTANCE	GW	GUY WIRE
M		FOB	FIBER OPTIC BOX
SS	SANITARY SEWER	PUMP	POOL EQ. PUMP
X	FENCE		
Z	OVERHEAD UTILITY LINE(S)		
UGP	UNDERGROUND POWER		
LAT	SEWER LATERAL LINE		
W	WATER LINE		
S	SWALE		
GAS	UNDERGROUND GAS LINE		
FM	FORCE MAIN LINE		
FO	UNDERGROUND FIBER OPTIC		



SURVEY REFERENCE:
DEED BOOK 22269 PAGE 661 DEKALB COUNTY
RIGHT OF DEED [DATED 12-13-2010]

TOPOGRAPHIC NOTE:
TOPOGRAPHIC CONTOURS SHOWN WITHIN PROPERTY LINE
WERE FIELD RUN 01-06-2026 BY FRONTLINE SURVEYING & MAPPING, INC.
NAD 83 GA WEST, GEOID GA 2018, GPS RTK NETWORK, GEOMAX ZENITH 60 PRO,
GEOMAX ZOOM 90 TOTAL STATION, 5 CONTROL POINTS WERE REDUNDANTLY
OBSERVED/MEASURED TO ESTABLISH ELEVATION.

OFF-SITE CONTOURS RETRIEVED FROM NOAA DIGITAL COAST: DATA ACCESS VIEWER
WEBSITE (https://coast.noaa.gov/datasetviewer/#/idar/search/) 2019
APPROXIMATE, USE AT YOUR OWN DISCRETION.



NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. 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 EXPRESS REIFICATION BY THE SURVEYOR, NAMING PERSONS OR ENTITIES ON THIS PLAT IS NOT TO BE CONSIDERED AS A SERVICE. SERVICE REMAINS THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. ©2026. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9805
Fax (678) 355-9805
FRONTLINE SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

DATE OF FIELD SURVEY:	01-06-2026
SCALE:	1" = 30'
SECTION:	DEKALB COUNTY, GEORGIA
REVISION:	BY: DATE:

TOPOGRAPHIC SURVEY FOR:
OPTIMAL CONSULTING LLC
15th DISTRICT
LAND LOT 166
SUBDIVISION
BLOCK
UNIT
PHASE
I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC FLOODING ONLY THE REFERENCE PARCEL (S (S (S) IN AN AREA HAVING SPECIAL FLOOD HAZARDS. MAP ID: 13080021J EFFECTIVE DATE: 05-16-2013

FOR THE FIRM
FRONTLINE SURVEYING & MAPPING, INC. LSF0000631
EDWARD P. ...
PROFESSIONAL
MAP ID: 13080021J

REZONING SITE PLAN FOR: OPTIMAL CONSULTING LLC

1942 COLUMBIA DRIVE
LAND LOT 166
15th DISTRICT
DEKALB COUNTY, GEORGIA
EXISTING ZONING: R-75
PROPOSED ZONING: RSM
PIN: 15 166 01 010
113,414 SQ FT
2.60 ACRES



VICINITY MAP
N.T.S

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9805
Fax (678) 355-9805

FRONTLINE SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

DATE OF FIELD SURVEY:	01-06-2026
SCALE:	1" = 30'
REVISION:	
SECTION:	
DISTRICT:	15TH
LOT:	166
PHASE:	

REZONING SITE PLAN FOR:
OPTIMAL CONSULTING LLC
LAND LOT 166

15TH DISTRICT

UNIT -

BLOCK -

PHASE -

I HAVE THIS DATE EXAMINED THE "FLOOD HAZARD MAP" AND FOUND THAT THE GRAPHIC SHOWS ONLY THE REFERENCE PARCEL (S/N) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
DB 6240 PG 419
MAP ID: 130800201J
EFFECTIVE DATE: 05-16-2013



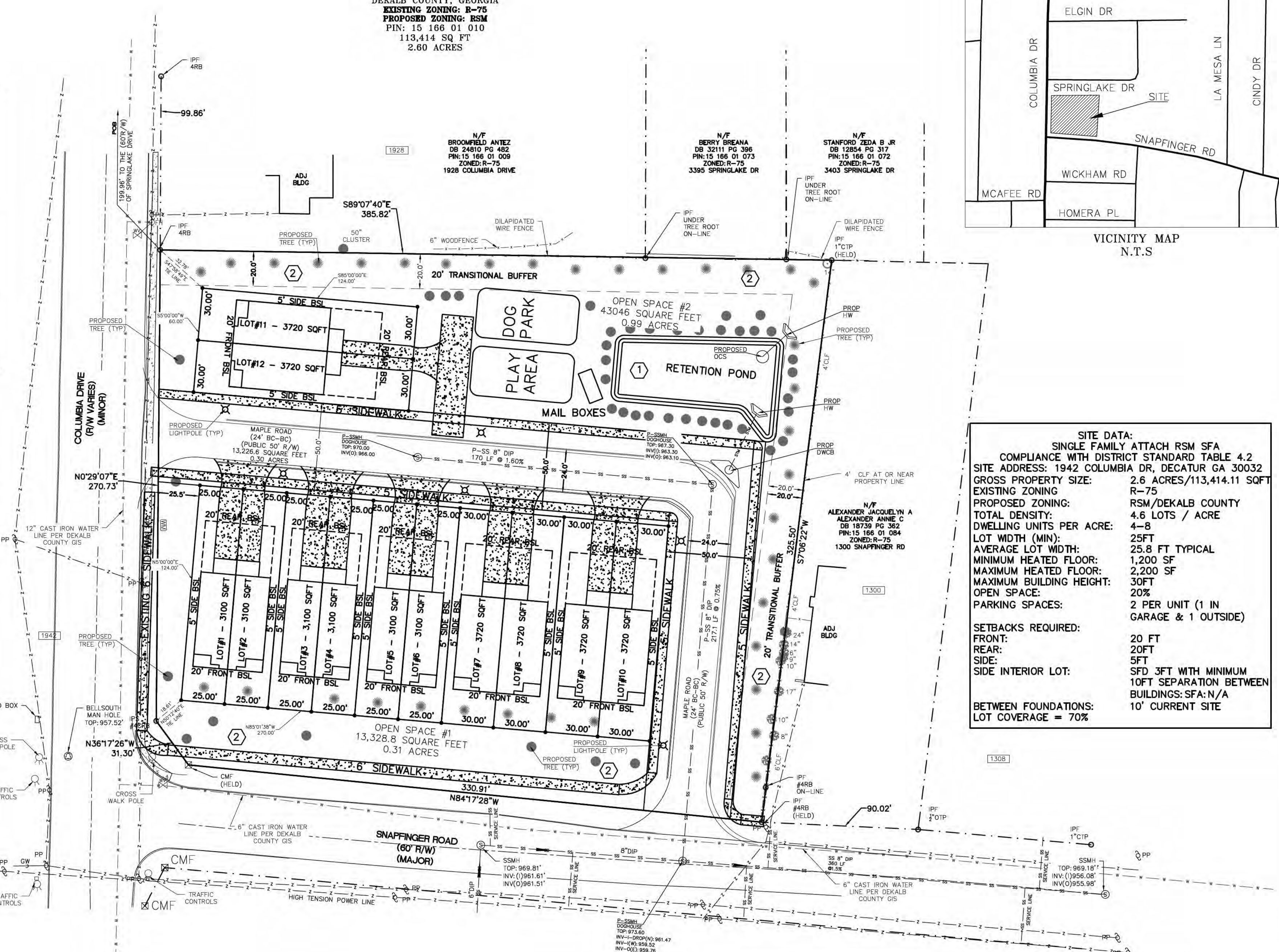
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LEGEND:

IPS	IRON PIN SET	SSMH	SANITARY SEWER MAN HOLE
IPF	IRON PIN FOUND	MHT	MAN HOLE TELEPHONE
OT	OPEN TOP PIN	JB	JUNCTION BOX
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CRB	CARRIED REINFORCING BAR	YI	YARD INLET
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BSL	BUILDING SETBACK LINE	HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HC	HAND-CAP	AC	AIR-CONDITIONER
PROP	PROPOSED	GV	GAS VALVE
CONC	CONCRETE	GM	GAS METER
CLF	CHAIN-LINK FENCE	GM	GAS MANHOLE
APP	ABANDONED POWER POLE	B	BOLLARD
POB	POINT OF BEGINNING	FH	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	WV	WATER VALVE
NOTS	NOT TO SCALE	WM	WATER METER
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- ### SURVEY NOTES:
- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
 - VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
 - ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF DEKALB COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
 - STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
 - LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
 - DISTANCES SHOWN ON THE PLAN ARE HORIZONTAL GROUND DISTANCES.
 - THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
 - THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 130800201J, EFFECTIVE DATE: 05-16-2013.
 - THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION AND IS BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
 - DEED/PLAT DISCLAIMER: THIS PLAN MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING BUT NOT LIMITED TO THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE "PRECISE" ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEOCENTRIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
 - INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
 - RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
 - ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "PLS CORNER LST 631" UNLESS OTHERWISE STATED.
 - THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
 - BOUNDARY FIELD WORK PERFORMED 01-06-2026 BY FRONTLINE SURVEYING & MAPPING, INC. TOPOGRAPHIC INFORMATION IS GROUND RUN ON 01-06-2026. EQUIPMENT USED: GOMAX ZOOM 90 ROBOTIC ELECTRONIC TOTAL STATION & GOMAX ZENITH 60 PRO. SEE TOPOGRAPHY NOTE.
 - ANGULAR ERROR: 00 SECONDS PER ANGLE.
 - RAW FIELD PRECISION: 1:52,792.
 - ADJUSTED BY LEAST SQUARES.
 - PLAT CLOSURE: 1:136,784.

SURVEY REFERENCE:
DEED BOOK 22269 PAGE 661 DEKALB COUNTY
RIGHT OF DEED [DATED 12-13-2010]



SITE DATA:

SINGLE FAMILY ATTACH RSM SFA
COMPLIANCE WITH DISTRICT STANDARD TABLE 4.2
SITE ADDRESS: 1942 COLUMBIA DR, DECATUR GA 30032

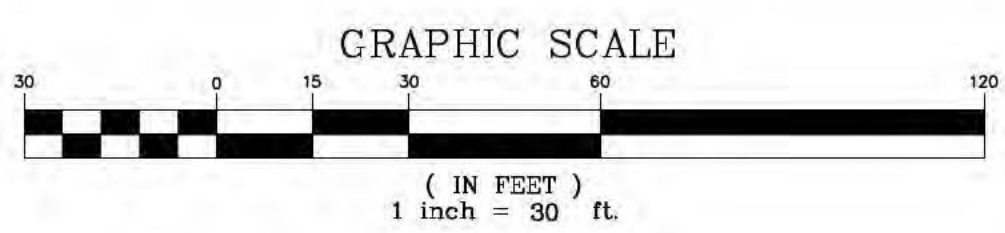
GROSS PROPERTY SIZE:	2.6 ACRES/113,414.11 SQFT
EXISTING ZONING:	R-75
PROPOSED ZONING:	RSM/DEKALB COUNTY
TOTAL DENSITY:	4.6 LOTS / ACRE
DWELLING UNITS PER ACRE:	4-8
LOT WIDTH (MIN):	25FT
AVERAGE LOT WIDTH:	25.8 FT TYPICAL
MINIMUM HEATED FLOOR:	1,200 SF
MAXIMUM HEATED FLOOR:	2,200 SF
MAXIMUM BUILDING HEIGHT:	30FT
OPEN SPACE:	20%
PARKING SPACES:	2 PER UNIT (1 IN GARAGE & 1 OUTSIDE)

SETBACKS REQUIRED:

FRONT:	20 FT
REAR:	20FT
SIDE:	5FT
SIDE INTERIOR LOT:	SFD 3FT WITH MINIMUM 10FT SEPARATION BETWEEN BUILDINGS; SFA: N/A

BETWEEN FOUNDATIONS:
LOT COVERAGE = 70%

- ### KEYED NOTES:
- RETENTION POND WILL BE FULLY DEVELOPED DURING THE LDP PHASE.
 - ALTHOUGH THERE IS A 20FT TRANSITIONAL BUFFER ALONG THE PROPERTY LINE AND PRESERVATION OF EXISTING TREES IN THE CURRENT SITE PLAN, THE TREE PROTECTION PLAN WILL DEVELOPED DURING THE LDP PHASE.



A:\work\Backup\DOWNLOAD FROM FLS\download dump 2\6895 - 1942 Columbia Dr\Working Drawing\86895 REZONING PLAN - 02-04-26.dwg, 2/5/2026 11:36:32 AM, AutoCAD PDF (General Documentation) .plc, TEP3, TEP3

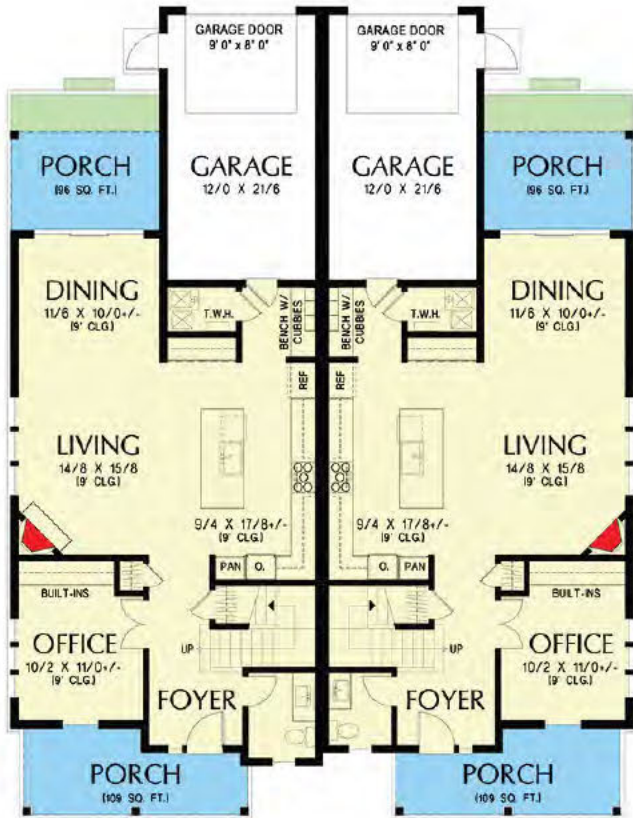
REAR ENTRY SECTION H



FRONT FACING



SECTION H



1ST FLOOR



2ND FLOOR



REAR ELEVATION



SIDE ELEVATION



SECTION J

(404) 371-2155 (o)
www.dekalbcountyga.gov

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

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(s) Name: Optimal Consulting LLC Phone: [REDACTED]

Email: [REDACTED] Commission District(s): 3 & 7

Property Address: 1942 Columbia Drive, Decatur 30032

Tax Parcel ID: 15 166 01 010 Acreage: 2.6

Existing Use: R-75 Proposed Use: Multi-family units

Supplemental Regs: _____ Overlay District: _____

Rezoning: Existing Zoning: R-75 Proposed Zoning: RSM

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: Rezone from R-75 to RSM for twelve (12) multi-family units.

Land Use Plan Amendment - Existing Land Use: SUB Proposed Land Use: RSM Consistent Inconsistent

Land Use Amendment Request: _____

Special Land Use Permit Article Number(s) 27- _____

Special Land Use Request(s): _____

Major Modification - Existing Zoning Conditions: None

Major Modification Request: n/a

n/a

Condition(s) to be modified: n/a

SECTION J

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 2.9.2026 w/15 day notice. Calendar Dates: CC: 04.08.2026

PC: 05.05.2026 BOC: 05.28.2026

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Public Notice, Signs: X Tree Survey, Conservation (if applicable):

Submittal Format:

ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

- | | | |
|---------------------------------------------|-----------------------------------------------------|------------------------|
| * Density | * Frontage | * Sidewalks |
| * Density Bonuses | * Street Width | * Fencing/Walls |
| * Mix of Uses | * Landscape Strips | * Building Height |
| * Open Space | * Parking - Auto | * Building Separation |
| * Enhanced Open Space | * Parking – Bicycle | * Building Orientation |
| * Pedestrian Plan | * Screening | * Streetscapes |
| * Lot Size | * Perimeter Landscapes | * Garages |
| * Setbacks: front, sides, side corner, rear | * Bldg Materials: Roof, Fenestration, Façade Design | |

Possible Variances: _____

Comments: Max density in SUB character areas is 8 units per acre. RSM allows 4 units per acre by right, with densities up to 8 units per acre through provision of density bonuses. Applicant to document compliance with density bonuses. Applicant to show how application is consistent with the 2050 Comp Plan and SUB Character area. Applicant to show how proposed project is compatible with surrounding area. Show compliance with RSM requirements including but not limited to minimum and max number of parking spaces street trees, sidewalks along Columbia and Snapfinger as well as internal sidewalks, max bldg height, building materials, etc.

This is not a complete review; complete reviews will occur upon official acceptance of a submitted application.

Planner: John Reid, Sr. Planner

Date: January 13, 2026

WARSAME HEBAN *Warsame Heban*

Date: January 13, 2026



FRONT FACING



From: [REDACTED] RainbowHOABoard@gmail.com
To: [Plansustain](#); [Trammell, Yvonne K](#)
Subject: 1942 Columbia Drive Proposed Rezoning Z-26-1247988 (2026-0443) Location 1942 Columbia Drive
Date: Thursday, April 9, 2026 12:57:50 PM

Dear Planning and Zoning:

I am writing to you regarding the following **Z-26-1247988 (2026-0443) Location 1942 Columbia Drive**. I oppose changing the zoning from Single Family to RSM. for the following among other reasons:

1. The parcel is 2.6 acres

Under RSM:

- **4 units/acre × 2.6 acres = 10.4 units** (rounded to 8–10 units after green space, buffers, and impervious surface limits)
- But **future owners can revise the plan** and seek density bonuses, variances, or reconfigurations that increase the number of units.

The County cannot prevent a future developer from:

- tearing down the existing house
- re-subdividing the land
- adding more attached units
- requesting density bonuses
- requesting variances to reduce buffers or increase impervious surface

Once the zoning is changed, **the community loses control**.

2. Traffic Impacts Will Increase — Even at 8–10 Units

“We cannot get the powers that be to address the traffic and road infrastructure issues we’ve been talking about for the last 6 months ”

Adding even 8–10 units at a congested intersection (Snapfinger & Austin) increases:

- turning movements
- queue lengths
- conflict points
- emergency-vehicle delays
- pedestrian safety risks

And the County has **no published plan** to address these deficiencies.

3. High Pricing Will Distort Property Values and Taxes

Market problem:

- A house at Snapfinger & Austin is listed at **\$850,000**
- New townhomes in the area are starting at **\$400,000+**

If this development follows current pricing trends, the units will likely be:

- **high-priced,**
- **speculative,** and
- **inconsistent with the existing single-family market.**

This creates two risks:

A. Upward pressure on assessments

property taxes increase even if your home value does not.

B. Downward pressure on resale values

If the development underperforms, becomes investor-owned, or is poorly maintained, it can depress surrounding values.

Either way, **existing homeowners bear the cost.**

4. Infrastructure, Public Safety, and Code Enforcement Are Already Strained

We have repeatedly raised concerns about:

- traffic
- road conditions
- drainage
- police response
- fire/EMS access
- code enforcement gaps

The County has not provided:

- a traffic study
- a public-safety capacity analysis

- a code-enforcement staffing plan
- an infrastructure improvement schedule

Without these, approving RSM zoning is **premature and unsupported**.

Thank You

Ed Williams

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Ed Williams

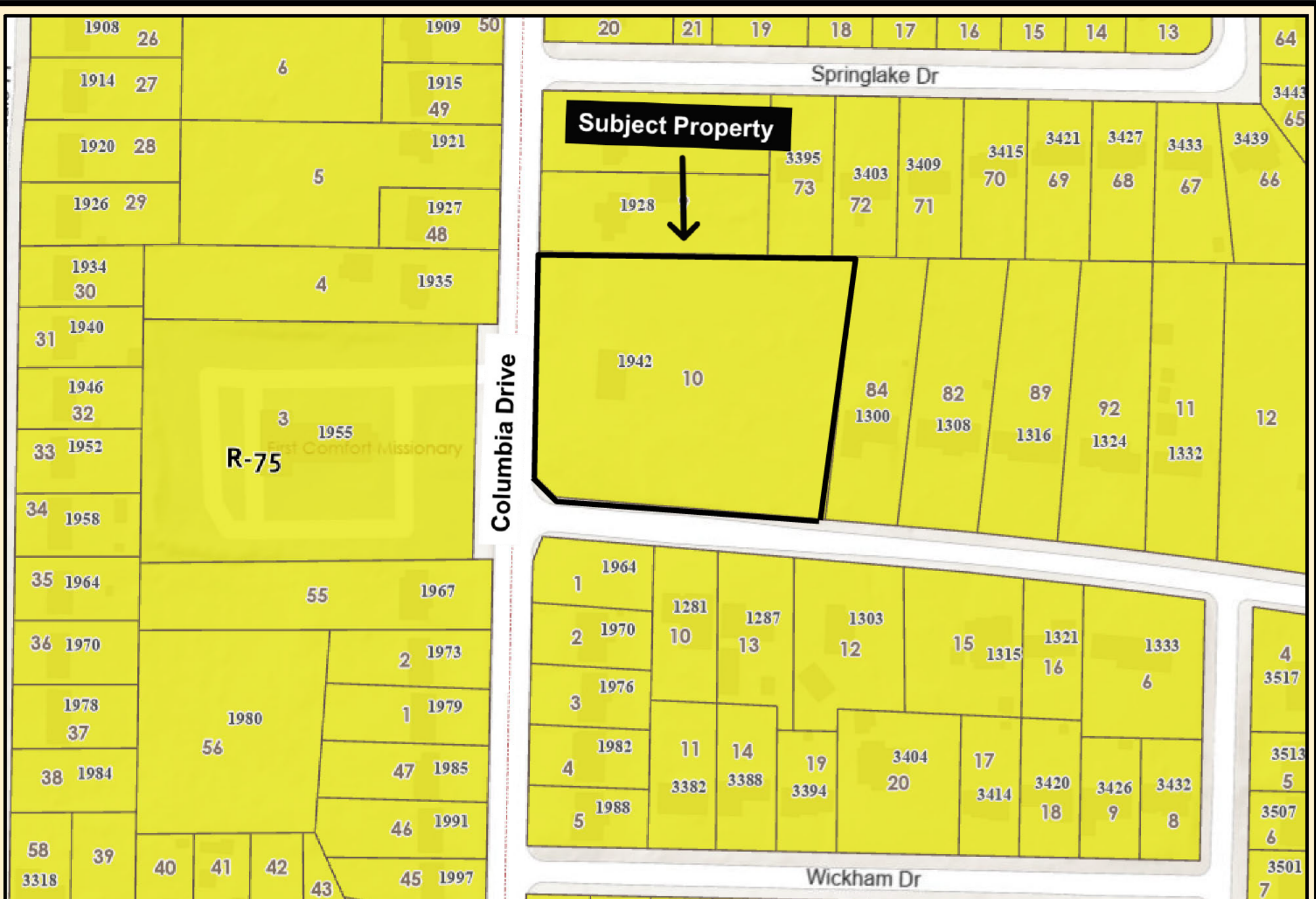
President and Chair of the Board Rainbow HOA

[REDACTED]

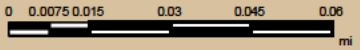
[REDACTED]

[REDACTED]





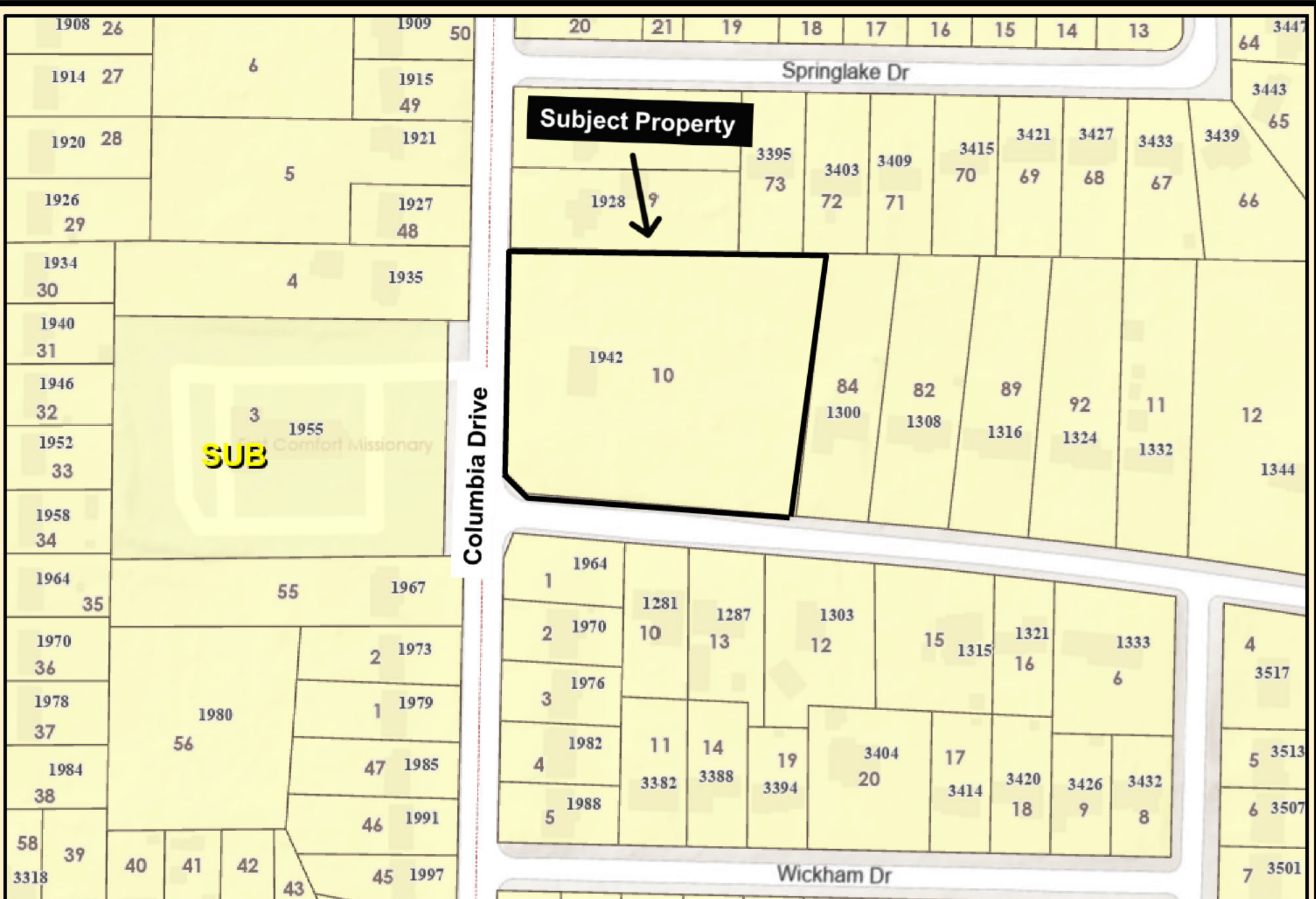
DeKalb County Parcel Map



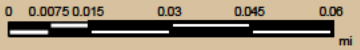
Date Printed: 2/24/2026



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DeKalb County Parcel Map



Date Printed: 2/24/2026



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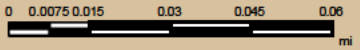


Columbia Drive

Springlake Dr.

Subject Property

DeKalb County Parcel Map



Date Printed: 2/24/2026



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