Public Hearing: YES ⊠ **NO** □ **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03; Super District 07

Application of Griffin & Davis Consulting, Inc. to amend the Future Land Use Map from Suburban (SUB) to Traditional Neighborhood (TN) to allow development of single-family attached townhomes, at 1484 Columbia Drive.

PETITION NO: N8. LP-21-1245127 (2021-2933)

PROPOSED USE: To amend the Future Land Use Map from Suburban (SUB) to Traditional Neighborhood

(TN) for s.f. attached townhomes.

LOCATION: 1484 Columbia Drive, Decatur, Ga.

PARCEL NO.: 15-186-04-028; 15-186-04-029

INFO. CONTACT: Brian Brewer, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Griffin & Davis Consulting, Inc. to amend the Future Land Use Map from Suburban (SUB) to Traditional Neighborhood (TN) to allow development of single-family attached townhomes. The property is located on the east side of Columbia Drive, approximately 337 feet north of Columbia Circle, at 1484 Columbia Drive (a.k.a. 1500 Columbia Drive), and the rear of 1512 Columbia Drive on the east side of Columbia Drive approximately 237 feet north of Columbia Circle at 1520 Columbia Circle, Decatur, Georgia. The property has approximately 406 feet of frontage on Columbia Circle (1484 Columbia Drive) and no frontage (1520 Columbia Circle) and contains 2.79 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The intent of the Traditional Neighborhood Character Area is to preserve the style and appeal of older traditional neighborhood communities. These areas primarily consist of residential areas in older parts of the community that were typically developed prior to WWII. The characteristics include higher pedestrian orientation, sidewalks, and more grid -like street patterns. They have on - street parking, small, regular lots, and buildings closer to the front property line. Many of these areas have a predominance of alleys and neighborhood -scale commercial scattered throughout. The proposed density for areas of this type is up to 12 dwelling units per acre. Primary Land Uses Include: Traditional Single-Family Residential Homes Apartments Assisted Living Facilities Neighborhood Retail Schools Libraries Health Care Facilities Parks and Recreational Facilities Institutional Uses Traditional Neighborhood Character Area Policies: 1. Residential Protection - Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density. Protect stable neighborhoods adjacent Activity Centers from incompatible development that could alter established residential development patterns and density. 2. Traditional Neighborhood Principles Encourage residential development to conform with existing traditional neighborhood development principles including, existing grid street patterns, a higher mix if uses, and increased pedestrian access to retail and other activities. 3. Non-Residential Development - The non-residential development in suburban areas shall be limited to smallscale convenience goods/services to meet the needs of the surrounding residents. Small scale nonresidential development shall be limited to qualifying intersections (collector roadway and above). 4. Density Increases -

This shall be evaluated for their impact on county facilities and shall not degrade the overall quality of service delivery and quality of life for the surrounding established neighborhood. 5. Walkability - Locate development and activities within easy walking distance of transportation facilities. 6. Infill Development - Enforce residential infill development regulations in efforts to preserve and stabilize existing neighborhoods. 7. Infill Development - Permit accessory housing units, or new well-designed, small-scale infill multifamily residences to increase neighborhood density and income diversity. 8. Transitional Buffer - In areas adjacent to Activity Centers, require the transition of higher densities/intensities to occur within Activity Center and abiding by the delineated Activity Center boundary. 9. Greenspace - Wherever possible, connect to a regional network of greenspace and trails, available to pedestrians. 10. Connectivity - Connect new streets and minimize or prohibit cul-de-sacs to disperse traffic, shorten walking/biking trips. 11. Street Design - Promote street design that fosters traffic calming including narrower residential streets, on-street parking, and the addition of bicycle and pedestrian facilities. 12. Bicycle and Pedestrian - Encourage good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/ subdivisions, and multiple site access points. 13. Transportation Alternatives - Provide a variety of transportation alternatives such as bicycle and pedestrian paths and greenway areas. 14. Sense of Place - Promote sense of place initiatives such as public art. fountains, plazas, signage and other design guidelines to improve the public realm. 15. Density - Promote moderate density, traditional neighborhood development style residential subdivisions, which may utilize alley ways and rear vehicular access. 16. Nodes - (A) Create neighborhood focal points through the use of existing pockets parks and squares for community activities. (B) Create neighborhood focal points by locating schools, community centers, or well-designed small commercial centers at suitable locations within walking distance of residences. 17. Street Character - Improve street character with consistent signage, lighting, landscaping and other design features. 18. Architecture - Encourage compatible architecture styles that maintain regional and neighborhood character. It is staff's opinion that the development proposal is inconsistent with the intent and policies of the Traditional Neighborhood Character Area. Therefore, the Department of Planning and Sustainability recommends "Denial" of the Land Plan Map Amendment Application.

PLANNING COMMISSION VOTE: Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 5-3-1. CC-3 Board members and some neighbors voiced concerns about the proposed detention facility and townhome heights, as well as the impact of both on surrounding single-family properties. Some neighbors expressed support for the increased density of the proposal as envisioned by a plan for the Glenwood-Columbia Drive area.

DeKalb County

DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300 Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

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

STAFF ANALYSIS

Case No.: Location/Address:	LP-21-1245127 1484 Columbia Drive, Decatur, Georg 1502 Columbia Circle, Decatur, Georg	-	Agenda #: N.8 Commission Dist	rict:3 Super District:7	
Parcel IDs:	15 186 04 028, 15 186 04 029				
Request:	To amend the Future Land Plan Map from Suburban (SUB) to Traditional Neighborhood (TN)				
Property Owner(s):	Kova Real Estate, LLC				
Applicant/Agent:	Kenton O. Griffin, P.E., LEED AP, Griffin & Davis Consulting, Inc.				
Acreage:	2.73 acres				
Existing Land Use:	Suburban				
Surrounding Properties:	Suburban				
Adjacent Zoning:	North: R-75(SUB) South: R-75(SUB) I	East: R-75(SUB	West: MR-2(TC)	& R-75(SUB)	
Comprehensive Plan:		Cons	istent X	Inconsistent	
Proposed Density: 10.99 units/acre		Existing Densi	ty: N/A		

Existing Units/Square Feet: N/A

Existing Lot Coverage: N/A

Companion Application:

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

STAFF RECOMMENDATION: DENIAL

Proposed Lot Coverage: N/A

Proposed Units/Square Ft.: 30 units/1,700 sq. ft.

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

Primary Land Uses Include:

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

Traditional Neighborhood Character Area Policies:

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

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

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

Attachments:

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



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER <a href="mailto:mm

COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

Case No.: <u>Z-21-1245080</u>					
Parcel I.D. #:15 186 04 028 & 15 186 04 029					
Address: 1484 Columbia Drive and 1520 Columbia Circle					
Decatur, Georgia					
WATER:					
Size of existing water main: _6" CI, 16" DI, and 36" C	I Water Main (adequate/inadequate)				
Distance from property to nearest main: Adjacent to F	Property				
Size of line required, if inadequate: N/A					
SEWER:					
Outfall Servicing Project: <u>Cobb Creek Basin</u>					
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: <u>21.77</u> (MGPD)				
COMMENTS:					
* Please note that the sewer capacity has not been reviewed o must be completed and submitted for review. This can be a l	r approved for this project. A Sewer Capacity Request (SCR) engthy process and should be addressed early in the process.				
May need permission	to tap greater than				
12" water line. Will	neld sewer capacitu				
approval, and area	may be capacity				
restricted D Tay	Lor				
J					
	Signature: Carlos &				

Zoning

N1. No Comment

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

N3. No file forwarded for review.

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

N5. No Comment

N6. No file forwarded for review.

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

N8. No file forwarded for review.

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

N10. No Comment

N11. No Comment

N12. No Comment.

Board of Health

08/20/2021

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

Re: Rezone Application Review

General Comments:

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

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

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

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

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

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

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

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

DEKALB COUNTY

Board of Health

N.5 SLUP-21-1245065 2021-2906/18-051-09-003

2118 North Decatur Road, Decatur, GA 30033 Acres: 3.34 District 02 Super District 06

-Please review general comments.

-Research indicated onsite septic system installed on 02/23/2018 at 2051 North Druid (surrounding area).

N.6 LP-21-1245068 2021-2907/18-071-02-031

4698 East Anderson Road, Stone Mountain, GA 30083 Acres: 2.56 District 04 Super District 06

-Please review general comments.

N.7 Z-21-1245066 2021-2908/18-071-02-005,18-017-02-008,18-071-02-031,18-071-02-032

4717 Anderson Road, Stone Mountain, GA 30083 Acres: 17.8 District 04 Super District 06

-Please review general statements.

N.8 LP-21-1245127 2021-2933/15-186-04-028,15-186-04-029

1484 Columbia Drive, Decatur, GA 30032 Acres: 2.79 District 03 Super District 07

-Please review general comments.

-Research indicates onsite septic system installed on 09/15/2006.

DeKalb County Board of Health 445 Winn Way – Box 987

Decatur, GA 30031

404.294.3700 • www.dekalbhealth.net

DEKALB COUNTY

Board of Health

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

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

-Please review general comments.

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

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

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

-Please review general comments.

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

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

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

-Please review general comments.

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

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

-Please review general comments.

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

DeKalb County School District Development Review Comments

 Submitted to:
 DeKalb County
 Case #:
 Z-21-1245080

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

Name of Development: 1484 Columbia Drive

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

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

Impact of Development: When fully constructed, this development would be expected to generate 5 students: 1 at Peachcrest

Elementary School, 1 at Bethune Middle School, 0 at Towers High School, 3 at other DCSD schools, and 0 at private school. All three neighborhood schools are expected to have capacity for additional

Analysis Date:

8/20/2021

students.

Current Condition of Schools	Peachcrest Elementary School	Bethune Middle School	Towers High School	Other DCSD Schools	Private Schools	Total
Capacity	949	1,350	1,299			
Portables	0	0	0			
Enrollment (Fcast. Oct. 2021)	662	730	777			
Seats Available	287	620	522			
Utilization (%)	69.8%	54.1%	59.8%			
New students from development	1	1	0	3	0	5
New Enrollment	663	731	777]		
New Seats Available	286	619	522			
New Utilization	69.9%	54.1%	59.8%			

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



FILANNING PREARTMENT DISTRIBUTION FORM



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

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING LP-21-1245127 Case No. 7-21-1245080 Parcel L.D. =: 15-186-04-028 29 Address: 1484 Adjacent Roadway (s): (classification) (classification) Capacity (TPD) Capacity (TPD)_ Latest Count (TPD) Latest Count (TPD) Hourly Capacity (VPH) Hourly Capacity (VPH) Peak Hour, Volume (VPH) Peak Hour, Volume (VPH) Existing number of traffic lanes Existing number of traffic lanes Existing right of way width _ Existing right of way width Proposed number of traffic lanes Proposed number of traffic lanes Proposed right of way width Proposed right of way width Please provide additional information relating to the following statement. According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7111 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. oriveway closest to traffic signal recommends of turn in and right turn out only

Signature: _



DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Application No Date Received:						
Kova Bool Estato III C						
Applicant's Name Kova Real Estate, LLC	E-Mail contactchima@gmail.com					
Applicant's Mailing Address 6402 Atlanta Blvd, Suite 210	0 Norcross, GA 30071					
Applicant's Daytime Phone# (678) 598-1964	Fax# <mark>_ n/a</mark>					
If more than one owner, attach information for each owner a	as Exhibit "A"					
Owner's Name: Kova Real Estate, LLC	E-Mail contactchima@gmail.com					
Owner's Mailing Address 6402 Atlanta Blvd, Suite 210 Norcross, GA 30071						
Owner's Daytime Phone # (678) 598-1964	Fax #					
-						
Address/Location of Subject Property_1484 Columbia Dri	ve & 1520 Columbia Circle Decatur, GA					
Parcel ID# 15 186 04 028 & 15 186 04 029	Acreage 2.73 ac (apprx)					
Commission District 3						
Present Zoning District R-75	Proposed Zoning District MR-1					
Present Land Use Designation Suburban						
Proposed Land Use Designation Traditional Neighborho	od					
Current Zoning Classification(s) Residential						

Chief Executive Officer Michael Thurmond

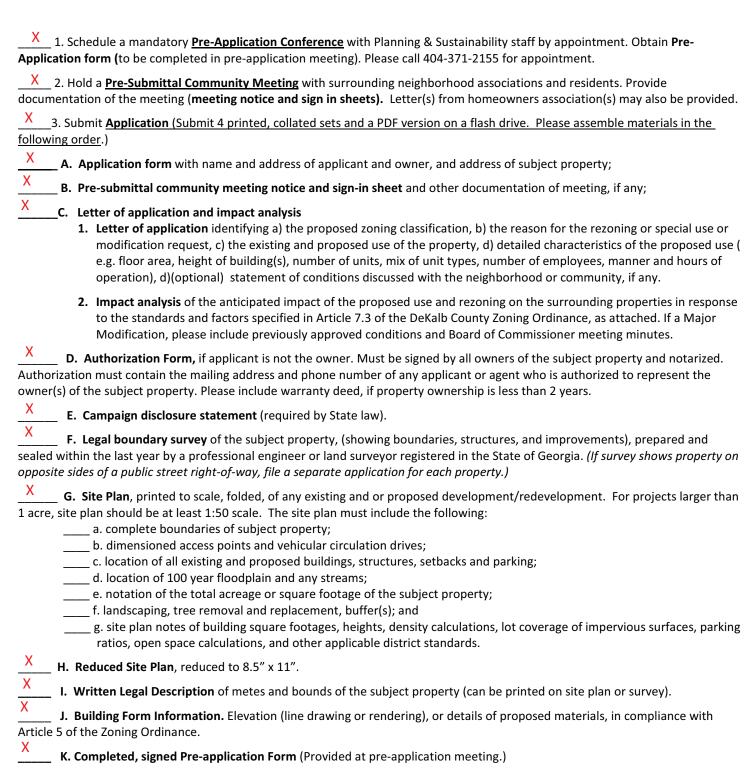
DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Andrew A. Baker, AICP

LAND USE AMENDMENT APPLICATION CHECKLIST

(Submit 4 printed, collated sets of the complete application and a PDF version on a flash drive)



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



DEPARTMENT OF PLANNING & SUSTAINABILITY

IMPACT ANALYSIS

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

- 1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby properties.
- 2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property.
- 3. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
- 4. Whether the amendment is consistent with the written policies in Comprehensive Plan text.
- 5. Whether there are environmental impacts or consequences resulting from the proposed change.
- 6. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines.
- 7. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.
- 8. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

FILING FEES

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

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. Applications deferred "full cycle" do not require additional fees. An application that is withdrawn and later re-filed will be treated as a new case will require a new fee.

1484 Columbia Drive & 1520 Columbia Circle

All that tract or parcel of land lying and being in landlot 186 of 15th District of DeKalb County, Georgia.

From an iron pin set at Bobolink Drive right-of-way (r/w) hence 452.5' southeasterly along original r/w; thence North 79° 52 54"East for 1.81 feet to iron pin at POINT of BEGINNING; thence North 79° 52' 54.0" East for a distance of 293.14 feet; thence, South 30° 25' 39.0" East for a distance of 140.74 feet; thence, North 58° 44' 43.0" East for a distance of 56.17 feet; thence, South 28° 05' 20.0" East for a distance of 51.10 feet; thence, South 41° 26' 15.0" East for a distance of 130.00 feet; thence, North 63° 18' 28.0" East for a distance of 73.21 feet; thence South 33° 05' 02.0" East for a distance of 94.73 feet; thence, South 64° 19' 45.0" for a distance of 89.74 feet; thence 49° 48' 20.0" for a distance of 101-70 feet; thence, South 63° 18' 28.0" West for a distance of 291.47 feet; thence, North 46° 57' 00.0" West for a distance of 48.71 feet; thence, North 37° 23' 37.0" West for a distance of 148.93 feet; thence, North 29° 00' 27.0" West for a distance of 40.49 feet; thence, North 26° 29' 22.0" West for a distance of 107.17 feet; thence North 23° 58' 16.0" West a distance of 56.80 feet to POINT OF BEGINNING.

Said parcel is 2.738 acres

APPLICATION

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

by

Kova Real Estate, LLC

Regarding Property Located in Land Lot 186 of the 15th District at

1484 Columbia Drive & 1520 Columbia Circle

and more particularly described in Exhibit A (legal description)

Date 07-01-2021

Revised 07-22-2021

Presented By
Kenton O. Griffin, P.E, LEED AP
kog@griffin-davis.com

Griffin & Davis Consulting, Inc.
5425 Peachtree Parkway
Suite 215
Peachtree Corners, GA 30092

I. Background and Introduction

The Dekalb County zoning ordinance Section 27-7.3 authorizes the Board of commissioners to approve applications to Amend Official Land Use Map in an individual case, provided such amendment is consistent with the intent and purpose of the ordinance and the "Comprehensive Land Use Plan." This circumstance is applicable to the properties and therefore the reason for this application.

The subject properties are located at 1484 Columbia Drive and 1520 Columbia Circle and are approximately 2.51 and 0.22 acres respectively. The current Land Use designation is Suburban in the DeKalb County Comprehensive Land Use and are in the R-75 District. On or around March 1st the prospective owner Mr. Chima Nwosu, of Kova Real Estate, LLC (Kova), secured this property by contract and has made no modifications to the property. The property currently contains no habitable structures, a few trees, and is essentially undeveloped. Kova intends to clear the property, enhance the perimeter buffers, if necessary, and develop approximately 34 single-family attached units (Townhomes) known as Columbia Heights Townhomes. The townhomes are expected to be 3-storey with an average size of 1,700 sq.ft.. Kova hereby submits this Application to Amend Official Land Use Map of DeKalb County Georgia.

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

As per Article 7.3.4 of the Zoning Ordinance of the Dekalb County, below are the impact analysis and justification for KOVA seeking an amendment to the official 2035 Comprehensive Plan land use Map of DeKalb County.

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

IMPACT ANALYSIS

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

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

B. WHETHER THE PROPOSED LAND USE CHANGE WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.

The proposed use change will not adversely affect the existing use or usability of the adjacent or nearby properties as each property has independent access and frontage to a local road and no shared access drives are proposed by this development.

C. WHETHER THE PROPOSED LAND USE CHANGE WILL RESULT IN USES WHICH WILL OR COULD CAUSE EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS.

The proposed development will not result or cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The adjacent roadway to the development is Columbia Drive. This section of Columbia Drive is a 4-lane undivided roadway classified as a local arterial.

D. WHETHER THE AMENDMENT IS CONSISTENT WITH THE WRITTEN POLICIES IN COMPREHENSIVE PLAN TEXT.

The proposed development is consistent with the comprehensive plain states in that a Traditional Neighborhood can contain single family residential units, building heights of 2-3 stories and have 10% greenspace for lot coverage.

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

A site visit revealed no evidence of wetlands, water of the US or waters of the state on site; therefore, the zoning amendment will have no adverse impacts to any identified environmental resource.

F. WHETHER THERE ARE IMPACTS ON PROPERTIES IN AN ADJOINING GOVERNMENTAL JURISDICTION IN CASES OF PROPOSED CHANGES NEAR COUNTY BOUNDARY LINES.

The subject property is located entirely within the unincorporated areas of DeKalb County and is not adjacent to any County boundary lines.

G. WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE AFFECTED LAND AREAS WHICH SUPPORT EITHER APPROVAL OR DENIAL OF THE PROPOSED LAND USE CHANGE.

Kova, is not aware of any existing or changing conditions in support of denial of the proposed change.

H. WHETHER THERE ARE IMPACTS ON HISTORIC BUILDINGS, SITES, DISTRICTS, OR ARCHAEOLOGICAL RESOURCES RESULTING FROM THE PROPOSED CHANGE.

Kova, knows of no historic buildings or known archaeological resources on site or in the nearby vicinity that would be affected by the proposed change.



404.371.2155 (o) 404.371.4556 (f) DeKalbCountyGa.gov Clark Harrison Building 330 W. Ponce de Leon Ave Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner. TO WHOM IT MAY CONCERN: being (owner) (owners) of the subject property described below or attached hereby delegate authority to to file an application on (my) (our) behalf. Notary Public Edna D Young Owner Notary Public, DeKalb County, Georgia My Commission Expires 09/12/2022 **Notary Public** Owner **Notary Public** Owner

Owner

Notary Public

1484 Caumbia Dews Lommum MEETING JANUARY 29, 2021 7pm ATTENDANCE SHEET.

	CHIMA	Nwom
3.	Keamon	GRIFFIN
3	Jessa	HumANSKI
4	Loan	Clements
5.	MARK	BumGARDNOR
6.	Per	BUMGARDNOR
7.	April	TIGNER
8.	KELEC	HIM DIORGU
9.	LAURA	PETTIFOLD
10	EMNIU	GLORIA ?
н	SAMO	?

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Griffin & Davis Consulting, Inc.



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

Dear Neighbor,

06/14/2021

1484 Columbia Drive Community Meeting

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

Property Address

1484 Columbia Drive Decatur GA 30032

Parcel No. 15 186 04 028

Kova Real Estate, LLC will be submitting an Application to the "Amend Official Zoning Map" of DeKalb County from R-75 (Single Family Residential) to allow for the construction of 45 2-story and 3-story Townhomes.

You are invited to participate in the zoom virtual Meeting on <u>Tuesday June 29th at 7:00 pm</u>.

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

Transportation

Civil Engineering

Land Flanning

Landscape Architecture

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

Topic: 1484 Zoning Hearing

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

Join Zoom Meeting Link

https://us05web.zoom.us/j/82167945569?pwd=TjNzMS8rNUdNTkJvr J1LNGlWVnJJQT09

Meeting ID: 821 6794 5569

Passcode: 946728
One tap mobile

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

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

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 821 6794 5569

Passcode: 946728

Find your local number: https://us05web.zoom.us/u/lcoK9SM1bh

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

Sincerely.

Kenton O. Griffin

Principal

cc: Mr. Jeremy McNeil Senior Planner DeKalb County

Transportation

Civil Engineering

Land Planning

Landscape Architecture

WATSON BETHANY M 1539 COLUMBIA CIR DECATUR GA 30032 FYR SFR BORROWER LLC 3505 KOGER BLVD STE 400 DULUTH GA 30096 DOMINGUEZ JUDA 1503 COLUMBIA DR DECATUR GA 30032

REAGIN ROBERT W 1571 TANAGER CIR DECATUR GA 30032 THOMAS HORACE 3142 BOBOLINK DR DECATUR GA 30032

NIYIBIZI NYIRAMUGISHA K 2712 JOYCE AVE ATLANTA GA 30341

SUNDSTORM CHLOE REBECCA 3207 BOBOLINK DR DECATUR GA 30032 PATTER ENTERPRISES INC 2370 BUCK DR MARIETTA GA 30062

JACKSON BRITTNEY 1518 COLUMBIA CIR DECATUR GA 30032

WOLFF ANDREA 2888 DAWS AVE SE ATLANTA GA 30317 ROSE ALICE W 520 EMORY CIR ATLANTA GA 30307 GOODMAN LAQUETA W 12 KINGSTONE RD AVONDALE ESTATE GA 30002

LEONG ERICA CHAE P O BOX 586 AVONDALE ESTATES GA 30002 3092 LAUREN PARC RD LAND TRUST 3092 LAUREN PARC RD DECATUR GA 30032 DOUGHERTY THOMAS R 3098 LAUREN PARC RD DECATUR GA 30032

GUY FAMILY LLC 901 NE ADAIR AVE ATLANTA GA 30306 SFR ATL OWNER 3 LP 4645 HAWTHORNE LN WASHINGTON DC 20016 WILLIAMS MARLENE A 1642 IVY GLENN RD DECATUR GA 30032

DEVELOPING MINDS INC 2911 LOCH LOMOND DR CONYERS GA 30094 JENKINS SYLVIA 3112 BRIANS CREEK DR SE CONYERS GA 30013 HUGHES ANDERSON 2205 BONNETT CT ATLANTA GA 30345

KERR MORRIS 1532 COLUMBIA CIR DECATUR GA 30032 THE CHRISTIAN JUBILEE FULL 1576. DECATUR GA 30031 SIMSBERRY CONSTRUCTION LLC 4545 S BERKELEY LAKE RD NORCROSS GA 30071

RAILEY AUGUSTUS WALTER JR 1463 COLUMBIA DR DECATUR GA 30032 SPEAKS DENISE D PO BOX 628 AVONDALE ESTATES GA 30002 BRYANT SHARON E 3138 SANTA MONICA DR DECATUR GA 30032

OKEEFFE CALVIN P O BOX 8944 ATLANTA GA 31106 CACEDA RICARDO 38 RIVER RIDGE CIR LITTLE ROCK AR 72227 HUMANSKI JESSICA M 1497 COLUMBIA DR DECATUR GA 30032 POST JR JOHN PHILIP 268 CAMBRIDGE AVE 330 DECATUR GA 30030 KHA THANH HONG THI 5319 GALLEON XING DECATUR GA 30035 MSEZANE ALFRED Z 2470 ALSTON DR SE ATLANTA GA 30317

WILLIAMS CHINETTE D 3152 BOBOLINK DR DECATUR GA 30032 SIMSBERRY CONSTRUCTION LLC PO BOX 920790 NORCROSS GA 30010 BASS THOMAS 2990 LAUREN PARC RD DECATUR GA 30032

ANDREWS ANGELA PO BOX 2246 DECATUR GA 30031 CURRY WARREN R 1554 COLUMBIA DR DECATUR GA 30032

SMITH PATRICE 3090 LAUREN PARC RD UNIT 6 DECATUR GA 30032

BROWN JORDYN 2986 LAUREN PARC RD DECATUR GA 30032 ROBBINS JOHN ALAN 1548 COLUMBIA CIR DECATUR GA 30032 HALL GREGORY WAYNE 3191 BOBOLINK DR DECATUR GA 30032

HALL TEARLE EUGENE 3463 GREYSTONE DR LOGANVILLE GA 30052 LI LI 620 NEWPORT SHR ALPHARETTA GA 30005 CHEVER GLORIA J 2573 BRITTANY PARK LN ELLENWOOD GA 30294

D MAGEN LLC P.O BOX 386 MARIETTA GA 30061 SFR ATL OWNER 2 LP 4645 HAWTHORNE LN WASHINGTON DC 20016 CALKINS JOE 3106 SAN JUAN DR DECATUR GA 30032

SCOTT ROSALYN 1460 COLUMBIA DR DECATUR GA 30032 NUTHMAN PROPERTIES LLC 3201 ESPERANZA XING APT 228 AUSTIN TX 78758 THE CHRISTIAN JUBILEE FULL P O BOX 1576 DECATUR GA 30031

BEALL CUYLER E 1575 TANAGER CIR DECATUR GA 30032 BROWN MICHELLE 3086 LAUREN PARC RD DECATUR GA 30032 MCCOY STEPHANIE R 1560 COLUMBIA DR DECATUR GA 30032

FRYE IAN MILLOY 3102 SAN JUAN DR DECATUR GA 30032 TRUST J V C L 3745 PREAKNESS DR DECATUR GA 30034 ASHER ABRAHAM 1306 BREEZY LN NE ATLANTA GA 30329

JOHNSON G ARLENE 3118 SANTA MONICA DR DECATUR GA 30032 BROCKTON PARTNERS LLC 315 W PONCE DE LEON AVE DECATUR GA 30030 JONES DIANE R 3982 ROLLING PL CONLEY GA 30288 BUMGARDNER MARK PO BOX 2175 DECATUR GA 30031 SFR ATL OWNER 2 LP 4645 HAWTHORNE LN WASHINGTON DC 20016 MARSHALL FLOYD 1612 TANAGER CIR DECATUR GA 30032

JEWEL BOX DEVELOPMENT PARTNERS LLC 3279 PINEHILL DR DECATUR GA 30032 EARL WILLIAM JR 1742 PARKHILL DR DECATUR GA 30032 LOMAX JESSICA 1609 TANAGER CIR DECATUR GA 30032

GORDON ROBERT 3084 LAUREN PARC RD DECATUR GA 30032 FIELDS WILLIE JOYCE 1600 TANAGER CIR DECATUR GA 30032

BROWN GENE S 2665 DR BRAMBLETT RD CUMMING GA 30028

WINES BOBBY J JR 3149 BOBOLINK DR DECATUR GA 30032 SCHUMAKER JEANNE M 2667 E MCKINNON DR DECATUR GA 30030 TAYLOR PERSITA 1647 IVY GLENN RD DECATUR GA 30032

JAMESON TONY M JR 1567 TANAGER CIR DECATUR GA 30032 VILLALONA MONIQUE LISANGIE 3167 BOBOLINK DR DECATUR GA 30032 RAMOS SASHA 1643 GUY WAY DECATUR GA 30032

EVERHEART HENRY 3164 BOBOLINK DR DECATUR GA 30032 SAMUELS ROOSEVELT 3148 BOBOLINK DR DECATUR GA 30032 AUGUSTE KHADEJAH Y M 1548 COLUMBIA DR ALPHARETTA GA 30022

BROWN TAMARA K SUTTON 3096 LAUREN PARC RD # 3 DECATUR GA 30032 LWSW LIMITED PARTNERSHIP 3328 SILVER SPUR CT THOUSAND OAKS CA 91360 SMITH ROSITA 3174 BOBOLINK DR DECATUR GA 30032

CHAUDHURY MIKHAIL 1533 COLUMBIA CIR DECATUR GA 30032 ANDERSON VALERIE 1579 TANAGER CIR DECATUR GA 30032 BAKER MARY L 1438 COLUMBIA DR DECATUR GA 30032

KELLY CAROLYN A 2950 SANDY CIR RIVERDALE GA 30296 STEWART PATRICK P O BOX 1866 DECATUR GA 30031 DURDIN JOAN BURKE 1592 TANAGER CIR DECATUR GA 30032

PETTIFORD LAURA E 5277 ROSSER RD STONE MOUNTAIN GA 30087 CLEMENTS LEAH 1448 COLUMBIA DR DECATUR GA 30032 FREEPORT TITLE AND GUARANTY PO BOX 206 SCOTTDALE GA 30079 HESS RETAIL STORES LLC 539 S MAIN ST FINDLAY OH 45840 SCOTT LAUREN P 3144 SANTA MONICA DR DECATUR GA 30032

AMMAZI REBECCA 1530 COLUMBIA DR DECATUR GA 30032 MARKHAM JONATHAN 1163 SPRINGDALE RD ATLANTA GA 30306

CROMER LA CHENNA 18055 CARDONI ST DETROIT MI 48203 LOUIS CHARLES KIMBERLY 3082 LAUREN PARC DECATUR GA 30032

LOPEZ SARAH M 2988 LAUREN PARC RD DECATUR GA 30032 TUTTLE EARL J JR 2667 E MCKINNON DR DECATUR GA 30030

LAU PAUL 3505 CEDAR VALLEY DR SE SMYRNA GA 30080 COLEMAN DAVIS GROUP ENTERPRISES LLC PO BOX 87422 ATLANTA GA 30337

RYAN CHANEL N 3088 LAUREN PARC RD DECATUR GA 30032

HUGHES ANDERSON 2205 BONNEVIT CT ATLANTA GA 30345

FARLEY ROSA M 3199 BOBOLINK DR DECATUR GA 30032

NEW ACE PROPERTIES LLC 2079 SUGAR SPRINGS DR LAWRENCEVILLE GA 30043

STEPHENSON ALEXANDRIA R 1545 COLUMBIA DR DECATUR GA 30032 All that tract or parcel of land lying and being in landlot 186 of 15th District of DeKalb County, Georgia.

From an iron pin set at Bobolink Drive right-of-way (r/w) hence 452.5' southeasterly along original r/w; thence North 79° 52 54"East for 1.81 feet to iron pin at POINT of BEGINNING; thence North 79° 52' 54.0" East for a distance of 293.14 feet; thence, South 30° 25' 39.0" East for a distance of 140.74 feet; thence, North 58° 44' 43.0" East for a distance of 56.17 feet; thence, South 28° 05' 20.0" East for a distance of 51.10 feet; thence, South 41° 26' 15.0" East for a distance of 130.00 feet; thence, South 63° 18' 28.0" West for a distance of 337.38 feet; thence, North 46° 57' 00.0" West for a distance of 48.71 feet; thence, North 37° 23' 37.0" West for a distance of 148.93 feet; thence, North 29° 00' 27.0" West for a distance of 40.49 feet; thence, North 26° 29' 22.0" West for a distance of 107.17 feet; thence North 23° 58' 16.0" West a distance of 56.80 feet to POINT OF BEGINNING.

Said parcel is 2.54758 acres

Campaign Disclosure Statement

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

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

STATE OF GEORGIA
DEKALB COUNTY

EXECUTOR'S DEED

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

WITNESSETH:

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

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

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

LESS AND EXCEPT:

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

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

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

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

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

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

Signed, sealed and delivered in presence of:

Unofficial Witness

Notary Public

Robert Edward Tyler

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

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

STATE OF GEORGIA

COUNTY OF FULTON

OUITCLAIM DEED

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

WITNESSETH

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

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

EXHIBIT "A"

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

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

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

Signed, sealed and delivered in the presence of:

Notary Public

[AFFIX NOTARIAL SEAL]

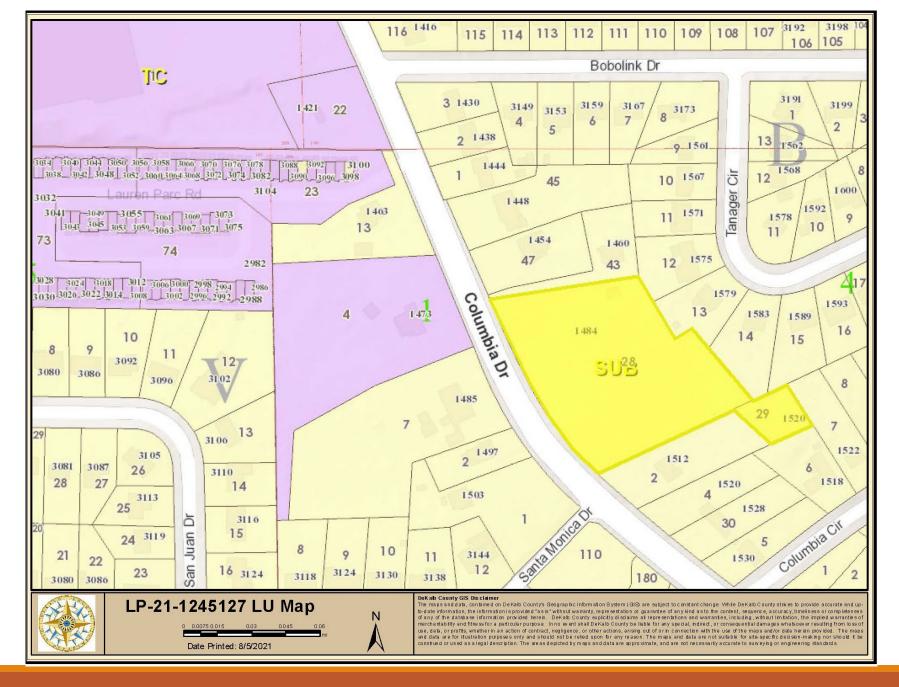
GRANTOR:

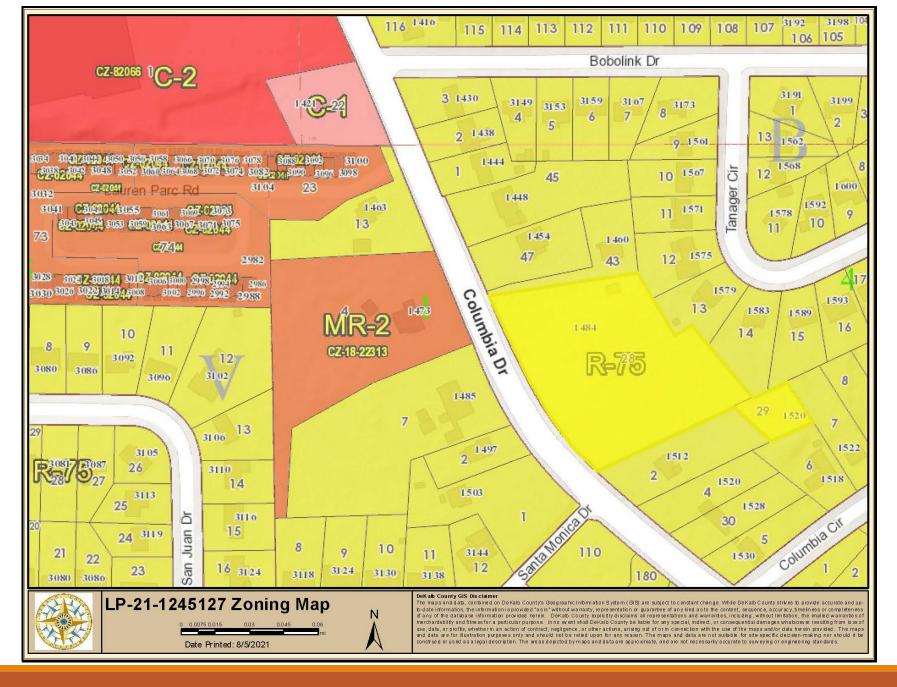
COLUMBIA VILLAGE DEVELOPMENT

By: S. Gregory Hays, Receiver for

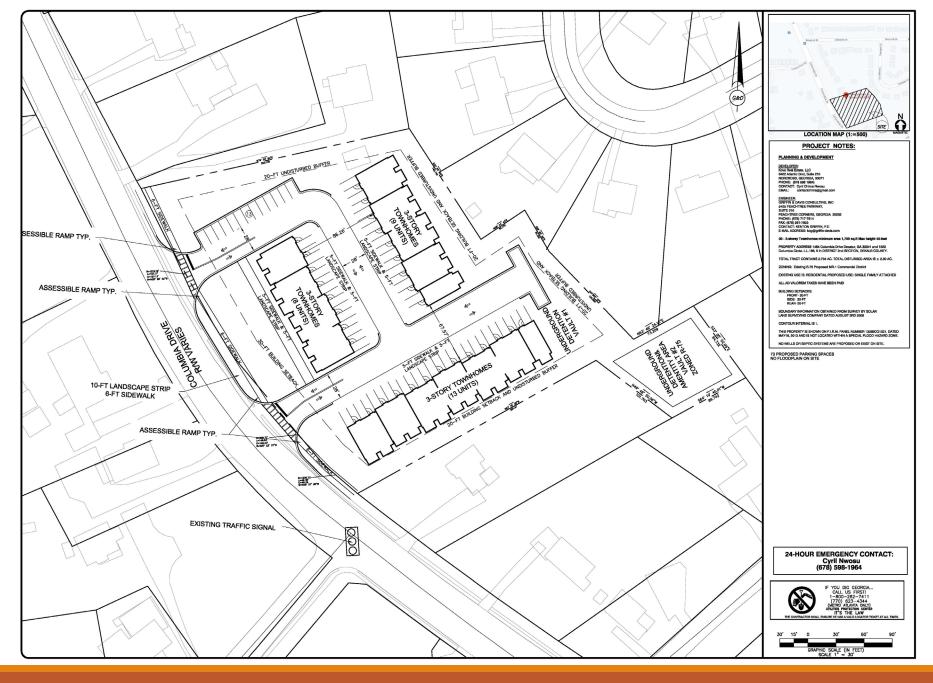
Pinnacle Development Partners, LLC

2011









N.8 LP-21-1245127 Site Plan