

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

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

Application of Griffin & Davis Consulting, Inc. Rezone property from R-75 (Residential Medium Lot - 75) to RSM (Residential Small Lot Mix) Zoning District to allow for development of single-family attached townhomes, at 1484 Columbia Drive.

PETITION NO: D1. Z-21-1245080 (2021-2910)

PROPOSED USE: Single-family attached townhomes.

LOCATION: 1484 Columbia Drive, Decatur, Georgia 30032

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

INFO. CONTACT: Melora Furman, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Griffin & Davis Consulting, Inc. Rezone property from R-75 (Residential Medium Lot - 75) to RSM (Residential Small Lot Mix) Zoning District to allow for 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. (The applicant has requested withdrawal.)

RECOMMENDATION:

COMMUNITY COUNCIL: (December 2021) Withdrawal. (August 2021) Approval.

PLANNING COMMISSION: (Jan. 2022) Pending. (Sept. 2021) Denial.

PLANNING STAFF: Withdrawal.

STAFF ANALYSIS: The Board of Commissioners deferred this application from the September 30, 2021 hearing to allow the applicant time to revise the application in a manner consistent with the existing Suburban land use designation. The development team revised the application by changing the requested zoning classification to RSM, which is compatible with the Suburban land use designation. The development team also changed the proposal by reducing the number of homes from 30 to 20, and by changing or depicting more clearly several features of the site. However, the applicant has requested withdrawal of the revised application. Staff concurs with the request for "Withdrawal".

PLANNING COMMISSION VOTE: (Jan. 2022) Pending. (Sept. 2021) Denial 9-0-0. Vivian Moore moved, LaSonya Osler seconded for Denial, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Dec. 2021) Withdrawal 6-0-0, per the applicant's request. (Aug. 2021) Approval 5-3-1. Support was based on precedent established by a nearby townhome development and confidence in County requirements for stormwater detention. Other 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 Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

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

Planning Commission Hearing Date: January 6, 2022, 5:30 P.M.

Board of Commissioners Hearing Date: January 27, 2022, 5:30 P.M.

(Deferred from September 30, 2021)

STAFF ANALYSIS

Case No.: Z-21-1245080 **Agenda #:** D. 1

Location/Address: 1484 Columbia Drive (a.k.a. 1500 Columbia Drive) and 1520 Columbia Circle, Decatur, Georgia **Commission District:** 3 **Super District:** 7

Parcel ID(s): 15-186-04-028 & -029

Request: To rezone property from R-75 (Residential Medium Lot - 75) to RSM (Residential Small Lot Mix) to allow for development of single-family attached townhomes.

Property Owner(s): Kova Real Estate, LLC

Applicant/Agent: Griffin & Davis Consulting, Inc.

Acreage: 2.79

Existing Land Use: Undeveloped

Surrounding Properties: To the north, northeast, east, southeast, south, southwest, and west: single-family residential (zoned R-75). To the northwest, townhomes and single-family residential (zoned MR-2).

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

Proposed Density: 7.17 units/acre	Existing Density: N.A. (undeveloped)
Proposed Units: 20	Existing Units: N.A. (undeveloped)
Proposed Open Space: 50%	Existing Open Space: 100%

The Board of Commissioners deferred this application from the September 30, 2021 hearing to allow the applicant time to revise the application in a manner consistent with the existing Suburban land use designation. The development team revised the application by changing the requested zoning classification to RSM, which is compatible with the Suburban land use designation. The development team also changed the proposal by reducing the number of homes from 30 to 20, and by changing or depicting more clearly several features of the site. However, the applicant has requested withdrawal of the revised application. Staff concurs with the request for withdrawal

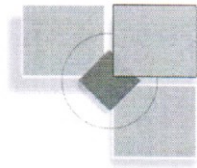
STAFF RECOMMENDATION: WITHDRAWAL.



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Z/CZ No. _____

Filing Fee: _____

Date Received: _____ Application No.: _____

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

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

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

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

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

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

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

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

Acreage: 2.73 Commission District(s): 3 d

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

Present Land Use Category: Suburban

PLEASE READ THE FOLLOWING BEFORE SIGNING

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

Disclosure of Campaign Contributions

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

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

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

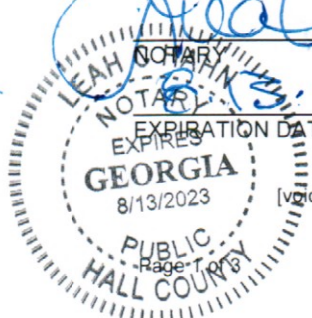
- 1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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

(Kenton O. Griffin)

SIGNATURE OF APPLICANT / DATE

Check One: Owner _____ Agent X _____



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

1484 Columbia Drive & 1520 Columbia Circle

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

From an iron pin set at Bobolink Drive right-of-way (r/w) hence 452.5' southeasterly along original r/w; thence North 79° 52' 54" East for 1.81 feet to iron pin at POINT of BEGINNING; thence North 79° 52' 54.0" East for a distance of 293.14 feet; thence, South 30° 25' 39.0" East for a distance of 140.74 feet; thence, North 58° 44' 43.0" East for a distance of 56.17 feet; thence, South 28° 05' 20.0" East for a distance of 51.10 feet; thence, South 41° 26' 15.0" East for a distance of 130.00 feet; thence, North 63° 18' 28.0" East for a distance of 73.21 feet; thence South 33° 05' 02.0" East for a distance of 94.73 feet; thence, South 64° 19' 45.0" for a distance of 89.74 feet; thence 49° 48' 20.0" for a distance of 101.70 feet; thence, South 63° 18' 28.0" West for a distance of 291.47 feet; thence, North 46° 57' 00.0" West for a distance of 48.71 feet; thence, North 37° 23' 37.0" West for a distance of 148.93 feet; thence, North 29° 00' 27.0" West for a distance of 40.49 feet; thence, North 26° 29' 22.0" West for a distance of 107.17 feet; thence North 23° 58' 16.0" West a distance of 56.80 feet to POINT OF BEGINNING.

Said parcel is 2.738 acres

APPLICATION

&

Other Materials Required by
The Dekalb County Application to Amend
Official Zoning Map
by

Kova Real Estate, LLC

Regarding Property

Located in Land Lot 186 of the 15th District at

1484 Columbia Drive & 1520 Columbia Circle

and more particularly described in
Exhibit A (legal description)

Date 07-01-2021

Revised 07-22-2021

Presented By

Kenton O. Griffin, P.E, LEED AP

kog@griffin-davis.com

Griffin & Davis Consulting, Inc.

5425 Peachtree Parkway

Suite 215

Peachtree Corners, GA 30092

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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

Date: 7/1/2021

TO WHOM IT MAY CONCERN:

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

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

Kova Real Estate LLC
Name of Agent or Representative

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

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

Portia T. Minter
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

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

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

Griffin & Davis Consulting, Inc.



www.griffin-davis.com
Celebrating 15 years

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

Dear Neighbor,

06/14/2021

1484 Columbia Drive Community Meeting

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

Property Address

1484 Columbia Drive Decatur GA 30032

Parcel No.

15 186 04 028

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

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

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

Topic: 1484 Zoning Hearing

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

Join Zoom Meeting Link

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

Meeting ID: 821 6794 5569

Passcode: 946728

One tap mobile

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

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

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 821 6794 5569

Passcode: 946728

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

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

Sincerely,



Kenton O. Griffin

Principal

cc: Mr. Jeremy McNeil Senior Planner DeKalb County

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

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

Said parcel is 2.54758 acres

Campaign Disclosure Statement

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

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

STATE OF GEORGIA

DEKALB COUNTY

EXECUTOR'S DEED

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

WITNESSETH:

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

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

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

LESS AND EXCEPT:

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

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

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

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

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

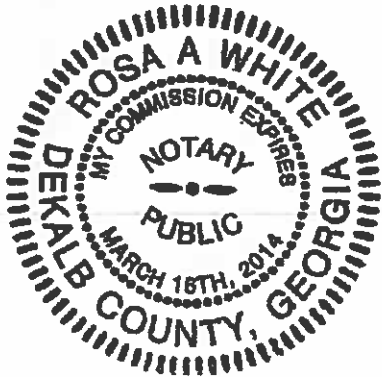
Margaret Elizabeth Tyler Jenkins
Margaret Elizabeth Tyler Jenkins
Co-Executor U/W of Maud Louise Wallser Tyler, Grantor

Signed, sealed and delivered in presence of:

Karen A. Lindsley
Unofficial Witness

Rosa G. White
Notary Public

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



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

STATE OF GEORGIA

COUNTY OF FULTON

QUITCLAIM DEED

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

WITNESSETH

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

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

EXHIBIT "A"

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


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

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

Signed, sealed and delivered
in the presence of:



Unofficial Witness



Notary Public

[AFFIX NOTARIAL SEAL]

GRANTOR:

COLUMBIA VILLAGE DEVELOPMENT
PARTNERS

By: 

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

2011

I. Background and Introduction

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

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

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

This request from Kova, is to present an application to amend the Zoning Maps of the properties located at 1484 Columbia, 1520 Columbia Circle from R-75 to MR-1. This amendment is to allow for the development of 34 single-family attached units.

The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the official zoning map.

A. *WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE COMPREHENSIVE PLAN.*

The DeKalb County 2035 Comprehensive Land Use Plan permits residential 3 story single-family attached townhomes. The proposed development is therefore in conformity with the policy and intent of the comprehensive plan.

B. *WHETHER THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY OR PROPERTIES.*

The proposed zoning of MR-1 will allow for the development of townhomes. The development will be 100% residential in concert with all the adjacent residential properties. Furthermore, approximately 500-feet north on Columbia Drive is Lauren Parc, a 71-unit townhome community.

C. WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

The property is currently zoned R-75 and is vacant. R-75 permits single family detached homes with a minimum lot size of 10,000 square feet. While the Property does have a reasonable economic use, the proposed townhomes will be an enhancement to the economic viability of the Property and the community as a whole.

D. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY OR PROPERTIES.

The development proposed is 100% residential and is consistent with adjacent properties and the Lauren Parc Townhomes. The rezoning proposal will therefore not adversely affect the existing use or usability of adjacent or nearby properties in the area.

E. WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL.

There are no known existing zoning conditions on the property.

F. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT HISTORIC BUILDINGS, SITES, DISTRICTS, OR ARCHAEOLOGICAL RESOURCES.

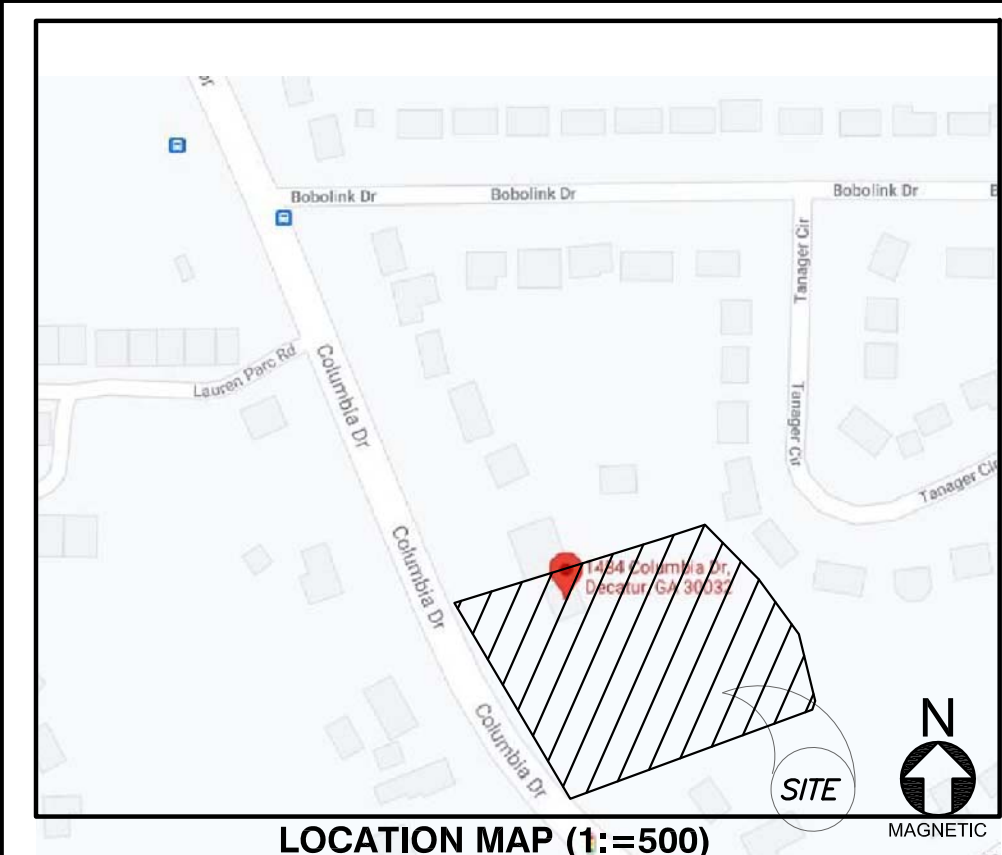
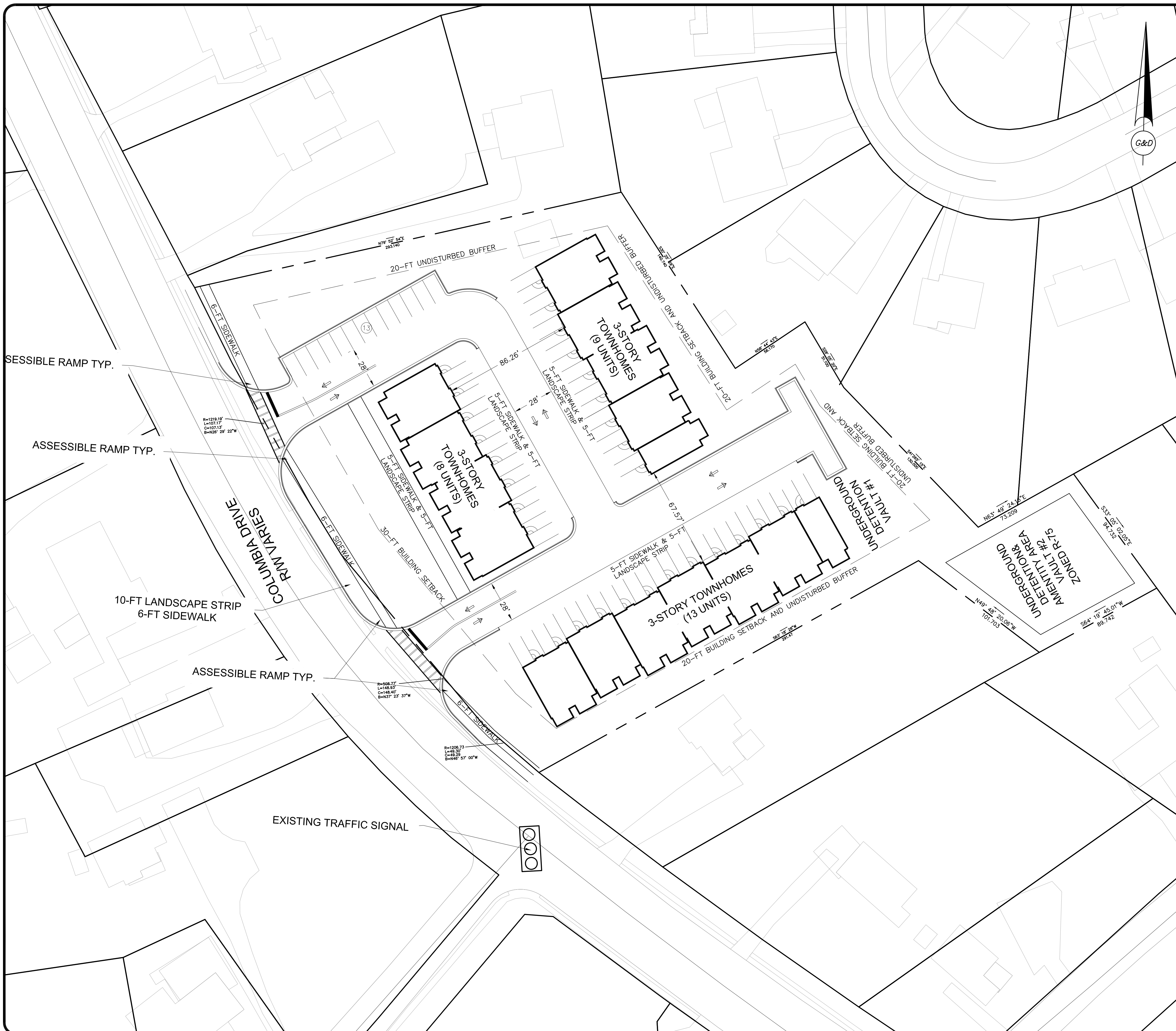
There are no historic buildings on site and there are no known archaeological resources affected by this zoning proposal.

G. WHETHER THE ZONING PROPOSAL WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

The proposed development will contain 34 single family attached units. The development of these townhomes will not result in excessive use of the existing infrastructure. The adjacent roadway to the development is Columbia Drive. This section of Columbia Drive is a 4-lane undivided roadway classified as a local arterial.

H. WHETHER THE ZONING PROPOSAL ADVERSELY IMPACTS THE ENVIRONMENT OR SURROUNDING NATURAL RESOURCES.

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



PROJECT NOTES:

PLANNING & DEVELOPMENT

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

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

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

PROPERTY ADDRESS 1484 Columbia Drive Decatur, GA 30341 and 1520 Columbia Circle, L.L.186, 5th DISTRICT 2nd SECTION, DEKALB COUNTY.

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

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

EXISTING USE IS: RESIDENTIAL PROPOSED USE: SINGLE FAMILY ATTACHED

ALL AD VALOREM TAXES HAVE BEEN PAID

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

BOUNDARY INFORMATION OBTAINED FROM SURVEY BY SOLAR LAND SURVEYING COMPANY DATED AUGUST 3RD 2009

CONTOUR INTERVAL IS 1.

THIS PROPERTY IS SHOWN ON F.L.R.M. PAVEL NUMBER 13089C01321, DATED MAY16, 2013 AND IS NOT LOCATED WITHIN A SPECIAL-FLOOD HAZARD ZONE.

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

73 PROPOSED PARKING SPACES
 NO FLOODPLAIN ON SITE

NO FLOODPLAIN ON SITE

NO FLOODPLAIN ON SITE

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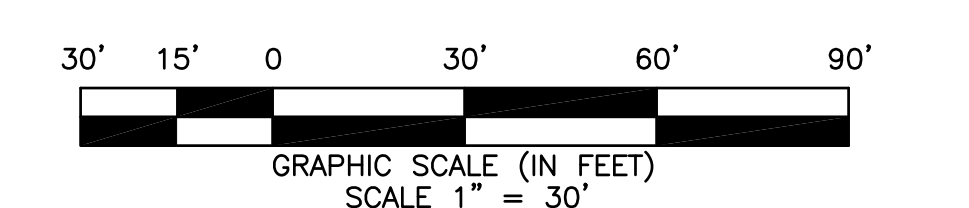
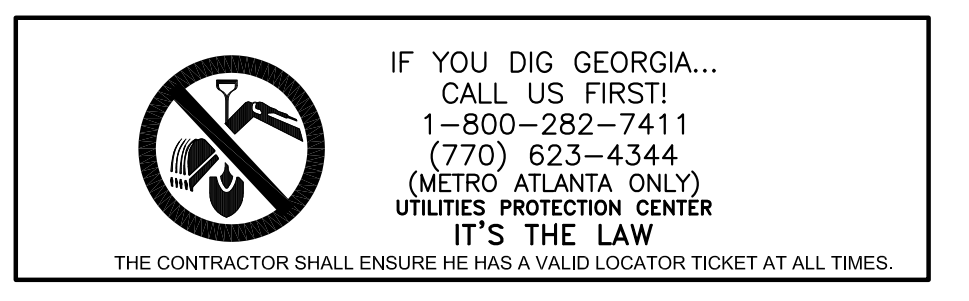
NO FLOODPLAIN ON SITE

NO FLOODPLAIN ON SITE

NO FLOODPLAIN ON SITE

NO FLOODPLAIN ON SITE

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



NOT ISSUED FOR CONSTRUCTION

Griffin & Davis Consulting, Inc.
 5425 Peachtree Parkway,
 Suite 215
 Peachtree Corners, GA 30092
 Tel: (678) 717-7814 Fax: (678) 261-7653
 www.griffin-davis.com 15 years
 Civil Engineering Land Planning Landscape Architecture Transportation Services



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

REVISION	DESCRIPTION
1	xx

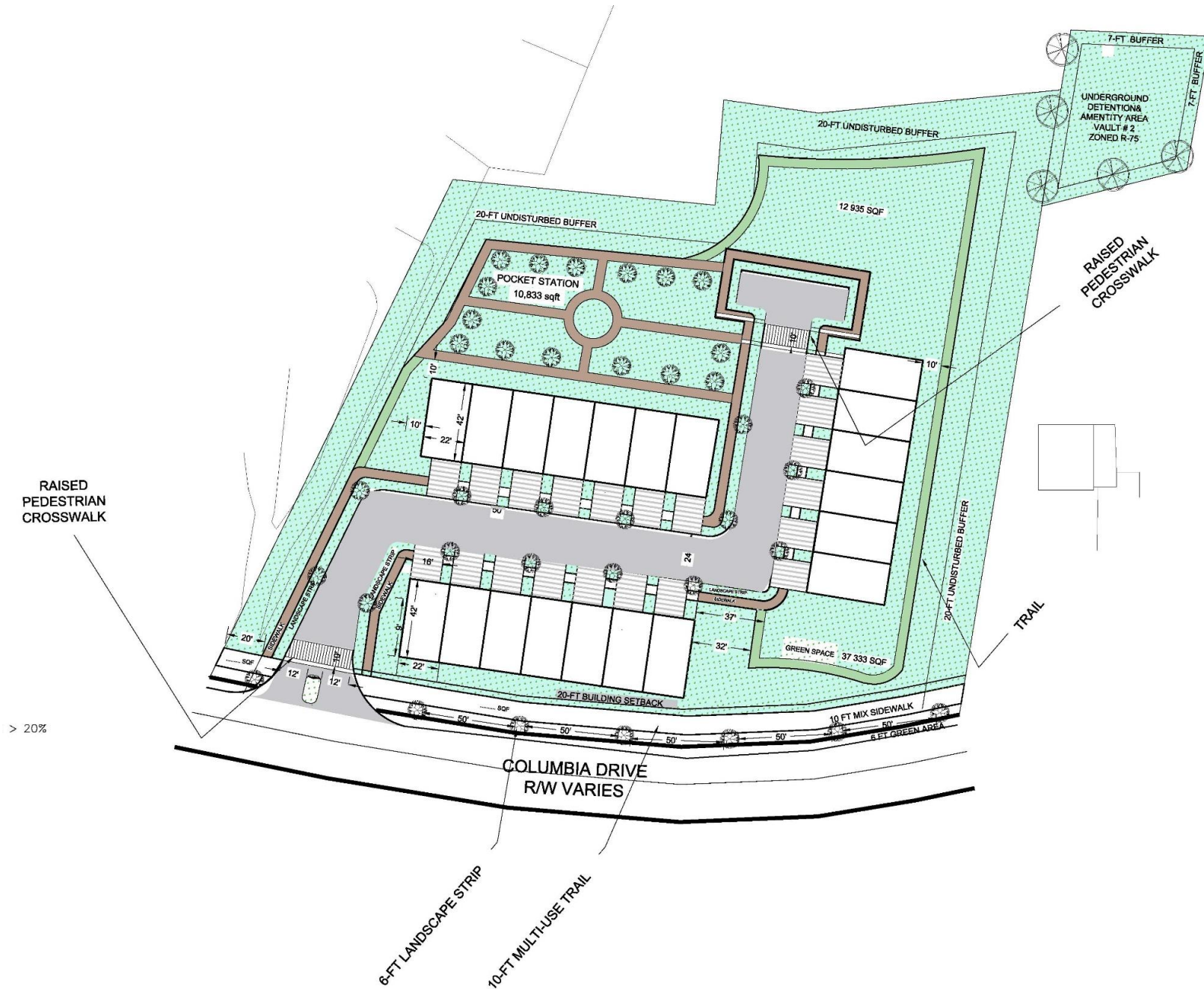
DATE	BY	CHK	APP
1	xx/xx/xx		

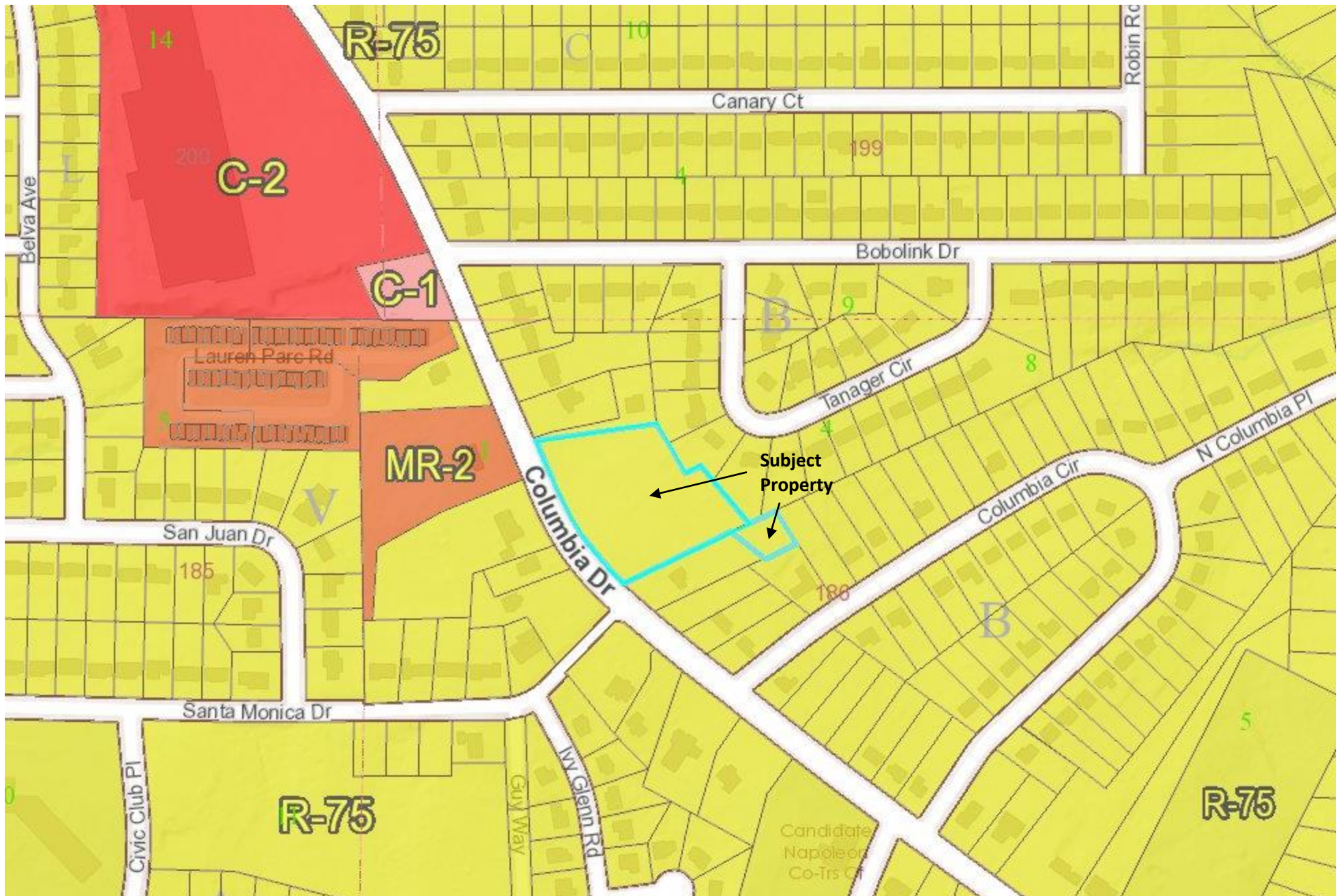
PROJECT No.	KRE-001
DRAWN BY.	JXT
CHECKED BY.	LCO
DATE.	07-26-2021
DEKALB CTY #	TBD

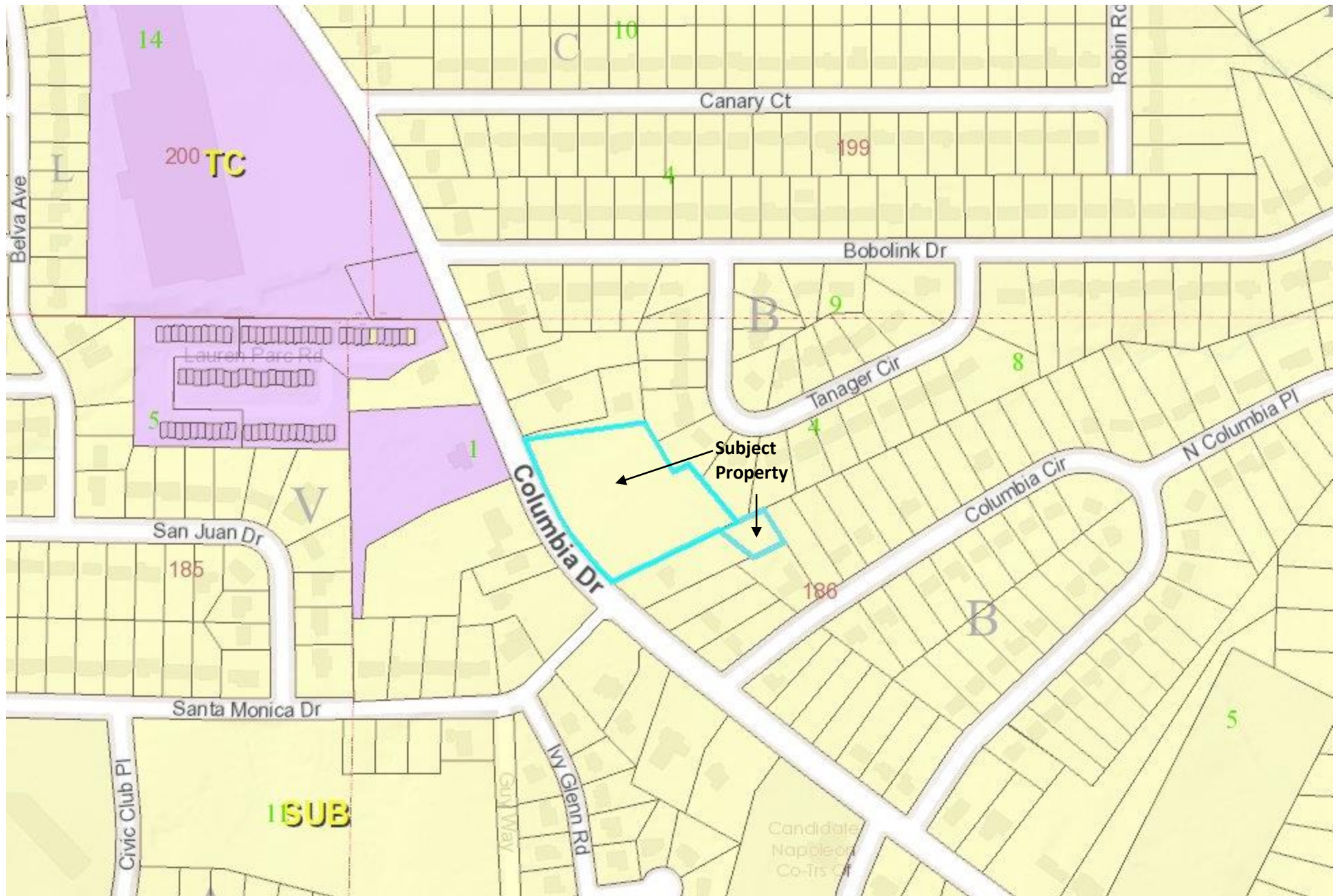
1484 Columbia Dr. & 1520 Columbia Cl.
 Decatur, GA
 Parcel ID 15 186 04 028
 Parcel ID 15 186 04 029
 DeKalb County, GA

SHEET TITLE
 BOUNDARY SURVEY
 & SITE PLAN

SHEET No.
 C-1











Subject Property



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

