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** [X]	**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 application has been revised; however, the applicant has requested withdrawal of the revised application.

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: kog@griffin-davis.com

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

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

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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 Altanta 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 & 4

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

Present Land Use Category: Suburban

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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)
NOTARY SIGNATURE OF APPLICANT / DATE

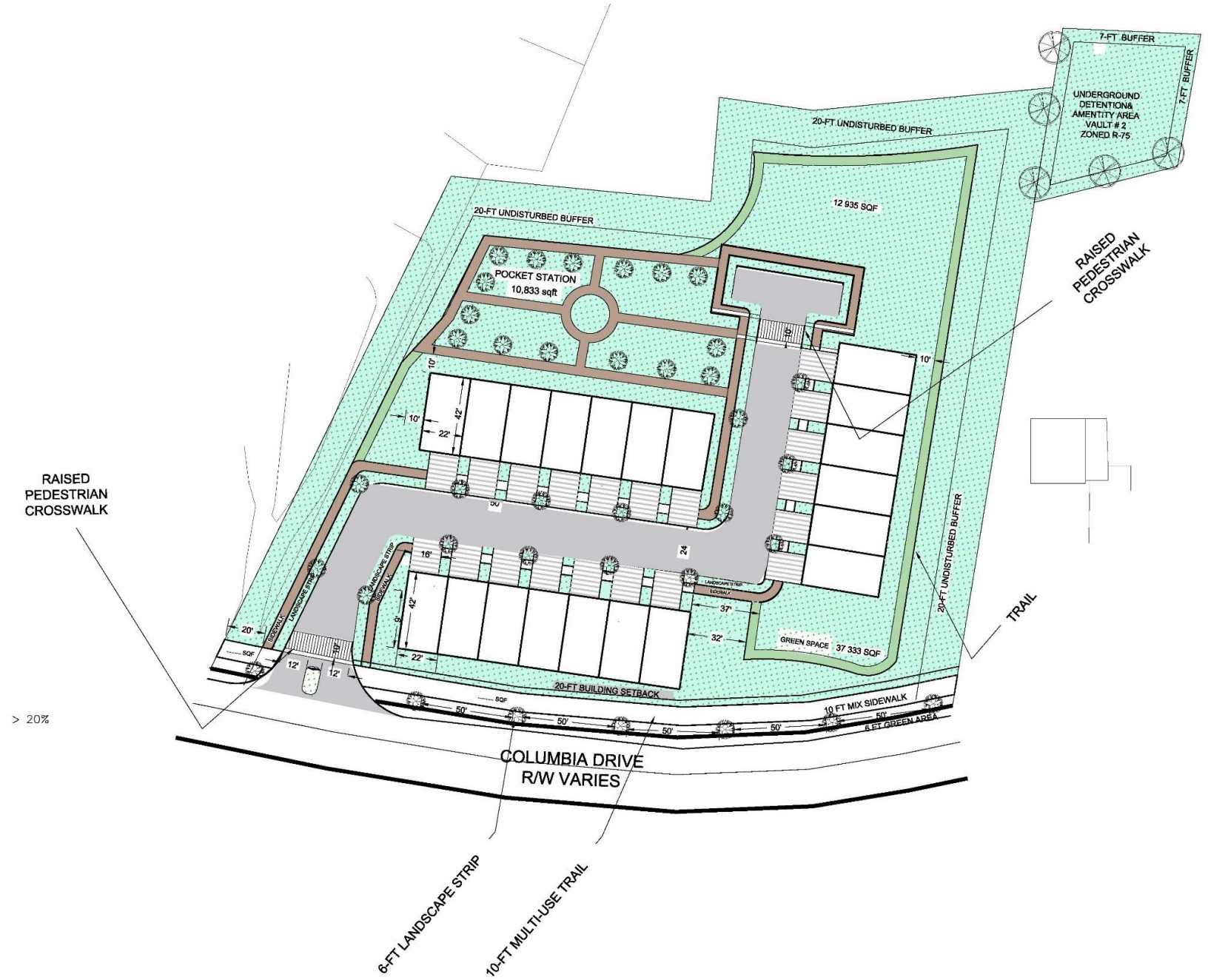
LEAH JOHNSON NOTARY PUBLIC HALL COUNTY GEORGIA EXPIRES 8/13/2023

_____ Check One: Owner _____ Agent X
EXPIRATION DATE / SEAL

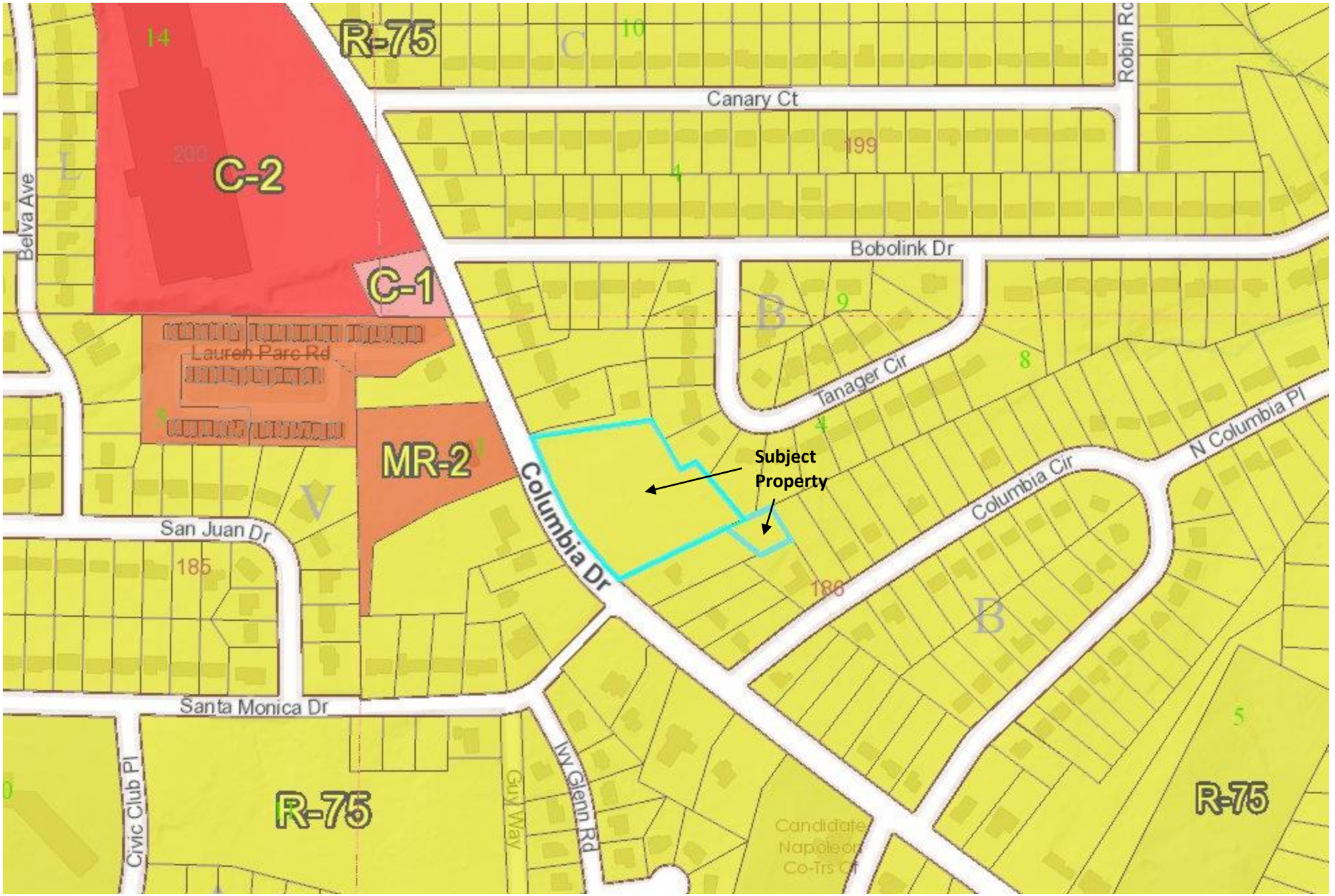
330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030
[voice] 404.371.2155 – [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address http://www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov

D. 1 Z-21-1245080

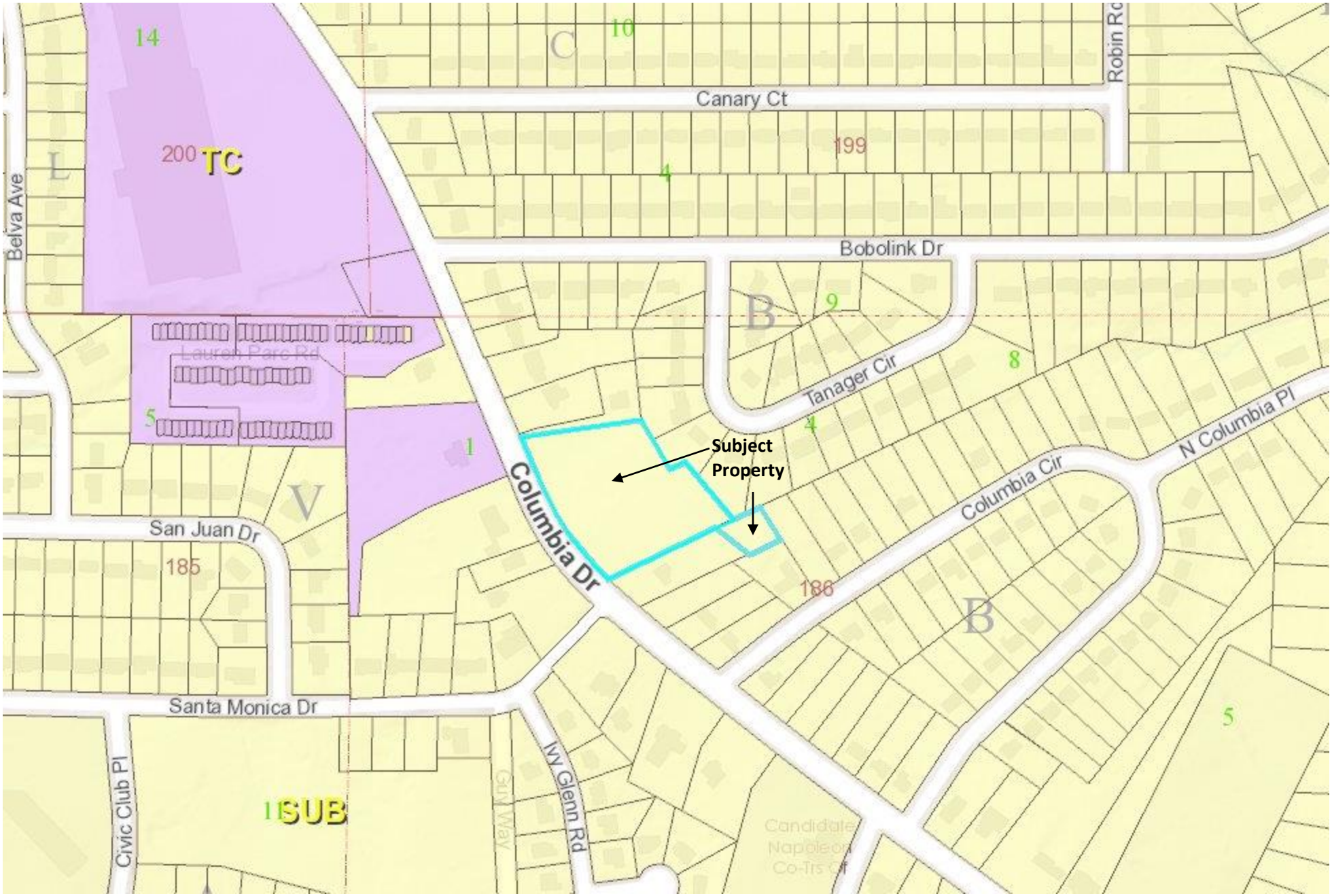
Site Plan



D. 1 Z-21-1245080 Zoning Map

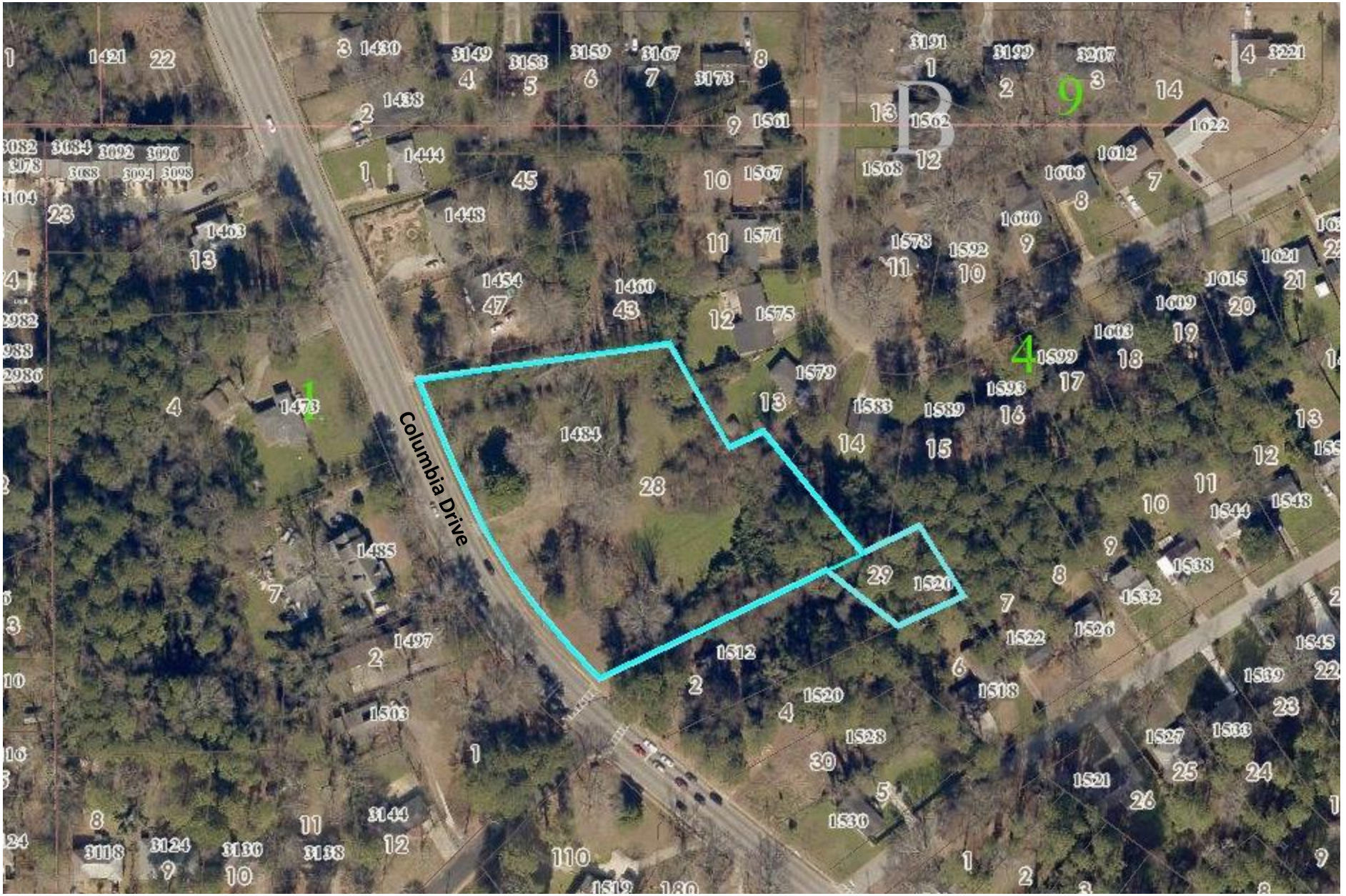


D. 1 Z-21-1245080 Land Use Map



D. 1 Z-21-1245080

Aerial View



D. 1 Z-21-1245080 Site Photos

Subject Property

D. 1 Z-21-1245080

Site Photos

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