

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

Existing Conditional Zoning No.: 1245596

APPLICANT NAME: Stix & Stones Homes, LLC

Daytime Phone#: 404-454-6699 Fax #: 678-922-7333 E-mail: stixandstonesgeorgia@gmail.com

Mailing Address: PO Box 4359 Atlanta GA 30302

OWNER NAME: Kova Real Estate, LLC (If more than one owner, attach contact information for each owner)

Daytime Phone#: 678-598-1964 Fax #: _____ E-mail: contactchima@gmail.com

Mailing Address: 3321 Mallard Lake Place Alpharetta GA 30022

SUBJECT PROPERTY ADDRESS OR LOCATION: 1484 Columbia Drive and 1520 Columbia Drive

Decatur GA, DeKalb County, GA, 30032

District(s): 15 Land Lot(s): 186 Block(s): _____ Parcel(s): 15-186-04-028 and 15-186-04-029

Acreage or Square Feet: 2.795 Commission District(s): 3 Existing Zoning: R60

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

Have you, the applicant, made a campaign contribution of \$250.00 or more to a DeKalb County government official within the two year period that precedes the date on which you are filing this application?

_____ Yes ☒ No If "yes", see page 4. (Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A)

Owner: _____ Agent: ☒
(Check One)

Signature of Applicant: Cecil Francis

Printed Name of Applicant: Stix & Stones Homes, LLC Major Modification Application

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

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

Applicant Name: __Cecil Francis__ Phone: _ 404-454-6699__ Email: _____

Property Address: 1484 Columbia Drive _____

Tax Parcel ID: _15 186 04 028 & 029__ Comm. District(s): _3 & 7__ Acreage: 2.7 acres

Existing Use: _Vacant land__

Supplemental Regs: _NA__ Overlay District: __ DRI: __NA__

Rezoning: Yes __ No _X__

Existing Zoning: __R-60 with zoning conditions per case Z-22 1245596__ Proposed Zoning: _NA

Rezoning Request:

Land Use Plan Amendment: Yes __ No _X__

Existing Land Use: _Suburban (SUB)__ Proposed Land Use: _NA__ Consistent __
Inconsistent __

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

Major Modification:

Existing Case Number(s): __Y__

Condition(s) to be modified:

R-60 with zoning conditions per case 1245596 --major modification to condition #1 to increase the number of units from 11 to 20 units and change the land use from single-family conventional to single-family cottage at a density of 7.3 units per acre

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: ☒ Review Calendar Dates: ☒ PC: 11/02/23*
BOC: ☒ Letter of Intent: ☒ Impact Analysis: ☒ Owner Authorization(s): ☒
Campaign Disclosure: ☒ Zoning Conditions: ☒ Community Council Meeting: ☒ 10/04/23
Public Notice, Signs: ☒ (**Applicant must pick up and post and/or will be done by Staff**)
Tree Survey, Conservation: Land Disturbance Permit (LDP): ☒ Sketch Plat: ☒
Bldg. Permits: ☒ Fire Inspection: ☒ Business License: ☒ State License:
Lighting Plan: Tent Permit: Submittal Format: NO STAPLES, NO BINDERS
PLEASE

***Filing Deadline for application to be considered for November 2023 zoning cycle is September 7, 2023.**

Last day to hold community meeting with 15 days notice to be considered for November 2023 cycle is August 30, 2023. If there are more than 20 cases on November 2023 agenda cycle then case would be heard in January 2024.

Review of Site Plan

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

Comments: Applicant proposes to modify condition #1 of the zoning conditions to increase the number of units from 11 to 20 and change from single-family detached conventional to single-family detached cottage at a density of 7.3 units per acre, which requires a major modification to zoning conditions application. Applicant will need to indicate on Major Modification application if any other current zoning conditions are proposed to

DEPARTMENT OF PLANNING & SUSTAINABILITY

be modified. Applicant will need to demonstrate how proposed major modification is compatible with surrounding single-family area. Applicant will need to show compliance with R-60 zoning requirements including but not limited to maximum density with applicable density bonuses, required transitional buffers, building materials, maximum building height, etc.

This only a preliminary review and is not a complete list of zoning requirements, a final and complete review will be done upon official submission of a rezoning application and concept plan.

Planner: __John Reid__ Date __07/11/23__

Filing Fees

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

PUBLIC PARTICIPATION LETTER



July 27, 2023

Re: petitioner Stix & Stones Homes, LLC (Cecil Francis)

Subject: Community Meeting Notice, Major Modifications to Zoning Conditions

Dear Neighbor,

You are receiving this notice because you own property within 500 feet of 1484 Columbia Drive (the "Subject Property"). The petitioner is seeking a Major Modification to Zoning Conditions for the construction of 20 cottage style homes.

You are invited to participate in a virtual Community Meeting on Monday August 14, 2023 at 6:00 PM.

Cecil Francis is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83202156299?pwd=ME9kWnNLTG0rL0pyWkF6UVRIZkQ2dz09>

Meeting ID: 832 0215 6299

Passcode: 008137

This application will be presented at the DeKalb County Planning Commission meeting on 11/02/2023 and the Board of Commissioners meeting on November 16, 2023.

Should you have any questions regarding this application, please feel free to contact Cecil Francis at (404) 454-6699.

1484 COLUMBIA DRIVE
PRE-APPLICATION MEETING
08/14/2023

Meeting Participants

☐ Export with meeting data

Report to Zoom

Export

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)	Guest	Recording Consent	In Waiting Room
17702941657		08/14/2023 05:53:13 PM	08/14/2023 06:24:46 PM	32	Yes		No
Cecil Francis	stixandstoneageorgia@g...	08/14/2023 05:54:03 PM	08/14/2023 06:24:46 PM	31	No		No
Candis Conley# REALTO...		08/14/2023 05:58:51 PM	08/14/2023 06:24:45 PM	26	Yes	Yes	No
JordacheAvery		08/14/2023 06:00:33 PM	08/14/2023 06:24:45 PM	25	Yes	Yes	No
VALRIE KONG-QUEE		08/14/2023 06:03:19 PM	08/14/2023 06:24:47 PM	22	Yes	Yes	No

Polluted air
in effect

Search

5:11 PM
8/25/2023

DOUGHERTY THOMAS R
3098 LAUREN PARC RD
DECATUR, GA 30032

FARLEY ROSA M
3199 BOBOLINK DRIVE
DECATUR, GA 30032

THOMAS HORACE
3142 BOBOLINK DRIVE
DECATUR, GA 30032

LOPEZ SARAH M
2988 LAUREN PARC RD
DECATUR, GA 30032

CALKINS JOE
3106 SAN JUAN DRIVE
DECATUR, GA 30032

SFR ATL OWNERS 3 LP
4645 HAWTHORNE LANE
WASHINGTON DC 20016

RAILEY AUGUSTUS WALTER JR
1463 COLUMBIA DRIVE
DECATUR, GA 30032

J AND E EFFICIENCY HOMES LLC
1485 S INDIAN CREEK DRIVE
STONE MOUNTAIN, GA 30083

HUGHES ANDERSON
2205 BONNETT CT
ATLANTA GA 30345

RAMOS SASHA
1643 GUY WAY
DECATUR, GA 30032

LEONG ERICA CHAE
PO BOX 586
AVONDALE ESTATES, GA 30002

JONES DIANE R
3982 ROLLING PLACE
CONLEY GA 30288

CHEVER GLORIA J
2573 BRITTANY PARK LANE
ELLENWOOD, GA 30294

KERR MORRIS
1532 COLUMBIA CIRCLE
DECATUR, GA 30032

SIMSBERRY CONSTRUCTION LLC
4545 S BERKELEY LAKE ROAD
NORCROSS, GA 30071

WILLIAMS MARLENE A
1642 IVY GLENN ROAD
DECATUR, GA 30032

SCHUMAKER JEANNE M
2667 E MCKINNON DRIVE
DECATUR GA 30030

NEW ACE PROPERTIES LLC
2079 SUGAR SPRINGS DRIVE
LAWRENCEVILLE, GA 30043

LWSW LIMITED PARTNERSHIP
3328 SILVER SPUR CT
THOUSAND OAKS, CA 91360

THE CHRISTIAN JUBILEE
PO BOX 1576
DECATUR, GA 30031

MSEZANE ALFRED Z
2470 ALSTON DRIVE SE
ATLANTA, GA 30317

COLEMAN GROUP ENTERPRISES LLC
2465 ODELL WAY
ATLANTA GA 30337

LAU PAUL
4827 GATHERING PLACE
SUWANEE GA 30024

GOODMAN LAQUETA W
12 KINGSTONE ROAD
AVONDALE ESTATE GA 30002

VILLALONA MONIQUE LISANGIE
3167 BOBOLINK DRIVE
DECATUR, GA 30032

WATSON BETHANY M
1539 COLUMBIA CIRCLE
DECATUR, GA 30032

EARL WILLIAM JR
1742 PARKHILL DRIVE
DECATUR, GA 30032

BROCKTON PARTNERS LLC
315 W PONCE DE LEON AVENUE
STE 700
DECATUR, GA 30030

SAMUELS ROOSEVELT
3148 BOBOLINK DRIVE
DECATUR, GA 30032

TRUST JVCL
3745 PREAKNESS DRIVE
DECATUR GA 30034

SCOTT ROSALYN
1460 COLUMBIA DRIVE
DECATUR, GA 30032

AUGUSTE KHADEJAH
1548 COLUMBIA DRIVE
DECATUR, GA 30032

BASS THOMAS
2990 LAUREN PARC ROAD
DECATUR, GA 30032

JENKINS SYLVIA
3112 BRIANS CREEK DRIVE SE
CONYERS GA 30013

MCCOY STEPHANIE R
1560 COLUMBIA DRIVE
DECATUR, GA 30032

SCOTT LAUREN P
3144 SANTA MONICA DRIVE
DECATUR GA 30032

HESS RETAIL STORES LLC
539 S MAIN STREET
FINDLAY OH 45840

STEPHENSON ALEXANDRIA R
1545 COLUMBIA DRIVE
DECATUR, GA 30032

KHA THANH HONG THI
5319 GALLEON XING
DECATUR, GA 30035

MAJOR GENA
3092 LAUREN PARC ROAD
DECATUR, GA 30030

JAMESON TONY M JR
1567 TANAGER CIRCLE
DECATUR, GA 30032

MUSSINGTON SHAKIYA R
3446 WICKHAM AVENUE
BRONX NY 10469

RYAN CHANEL N
3088 LAUREN PARC ROAD
DECATUR GA 30030

BEALL CUYLER E
1575 TANAGER CIRCLE
DECATUR, GA 30032

WINDSOR DEVELOPMENT GROUP, LLC
4565 MILLENIUM VIEW COURT
SNELLVILLE GA 30039

JOHNSON G ARLENE
3118 SANTA MONICA DRIVE
DECATUR GA 30032

LOMAX JESSICA
1609 TANAGER CIRCLE
DECATUR, GA 30032

D MAGEN LLC
PO BOX 386
MARIETTA GA 30061

CACEDA RICARDO
38 RIVER RIDGE CIRCLE
LITTLE ROCK AR 72227

FIELDS WILLIE JOYCE
1600 TANAGER CIRCLE
DECATUR, GA 30032

ALLIANCE BUILDING CONTRACTORS LLC
3480 PARK DRIVE
SNELLVILLE GA 30039

FYR SFR BORROWER LLC
3505 KOGER BLVD STE 400
DULUTH GA 30096

LI LI
620 NEWPORT SHR
ALPHARETTA GA 30005

SUNDSTORM CHLOE REBECCA
3207 BOBOLINK DRIVE
DECATUR GA 30032

UNITY REALTY COMPANY INC
5805 GROVE PLACE XING
LILBURN GA 30047

CROMER LA CHENNA
18055 CARDONI STREET
DETROIT MI 48203

MARSHALL FLOYD
1612 TANAGER CIRCLE
DECATUR GA 30032

ROBBINS JOHN ALAN
1548 COLUMBIA CIRCLE
DECATUR, GA 30032

BROWN TAMARA K SUTTON
3096 LAUREN PARC RD #3
DECATUR, GA 30032

ASHER ABRAHAM
1306 BREEZY LANE NE
ATLANTA GA 30329

OPENDOOR PROPERTY J LLC
410 N SCOTTSDALE ROAD STE 1600
TEMPE AZ 85281

ANDERSON VALERIE
1579 TANAGER CIRCLE
DECATUR GA 30032

MARKHAM JONATHAN
1163 SPRINGDALE ROAD
ATLANTA GA 30306

SIMSBERRY CONSTRUCTION LLC
PO BOX 920790
NORCROSS GA 30010

AGIP LLC
1373 DUPONT COMMONS CIRCLE
ATLANTA GA 30318

GENE BROWN S
2665 DRIVE BRAMLETT ROAD
CUMMING GA 30028

HALL GREGORY WAYNE
3191 BOBOLINK DRIVE
DECATUR, GA 30032

CHAUNDRY MIKHAIL
1533 COLUMBIA CIRCLE
DECATUR, GA 30032

NUTHMAN PROPERTIES LLC
3201 ESPERANZA XING APT 228
AUSTIN TX 78758

DURDIN JOAN BURKE
1592 TANAGER CIRCLE
DECATUR, GA 30032

TUTTLE EARL J JR
2667 E MCKINNIN DRIVE
DECATUR, GA 30030

FREEPORT TITLE AND GUARANTY
PO BOX 206
SCOTTDALE GA 30079

FRYE IAN MILLOY
3102 SAN JUAN DRIVE
DECATUR, GA 30032

SPEAKS DENISE D
PO BOX 628
AVONDALE ESTATES GA 30002

CURRY WARREN R
1554 COLUMBIA DRIVE
DECATUR, GA 30032

GORDON ROBERT
3084 LAUREN PARC ROAD
DECATUR, GA 30032

WILLIAMS CHINETTE D
3152 BOBOLINK DRIVE
DECATUR, GA 30032

GUY FAMILY LLC
901 NE ADAIR AVENUE
ATLANTA GA 30306

LOUIS CHARLES KIMBERLY
3082 LAUREN PARC
DECATUR GA 30032

STAR 2021 SFR1 BORROWER LP
591 W PUTNAM AVENUE
GREENWICH CT 06830

DEVELOPING MINDS INC
2911 LOCH LOMOND DRIVE
CONYERS GA 30094

HUMANSKI JESSICA M
1497 COLUMBIA DRIVE
DECATUR GA 30032

HUGHES ANDERSON
2205 BONNEVIT COURT
ATLANTA GA 30345

SMITH ROSITA
3174 BOBOLINK DRIVE
DECTAUR, GA 30032

PETTIFORD LAURA E
5277 ROSSER ROAD
STONE MOUNTAIN GA 30087

WOLFF ANDREA
2888 DAWS AVE SE
ATLANTA GA 30317

BAKER MARY L
1438 COLUMBIA DRIVE
DECATUR, GA 30032

BUMGARDNER MARK
PO BOX 2175
DECATUR GA 30031

NIYIBIZI NYIRAMUGISHA K
1562 TANAGER CIRCLE
DECATUR GA 30032

EK REAL ESTATE FUND I LLC
215 PARK AVENUE S STE 1713
NEW YORK NY 10003

WINES BOBBY J JR
3149 BOBOLINK DRIVE
DECATUR, GA 30032

ADEFILA MOROMOKE
3086 LAUREN PARC ROAD
DECATUR, GA 30032

REAGIN ROBERT W
1571 TANAGER CIRCLE
DECATUR GA 30032

BROWN JORDYN
2986 LAUREN PARC ROAD
DECTAUR, GA 30032

KELLY CAROLYN A
2950 SANDY CIRCLE
DECATUR GA 30296

BRYANT SHARON E
3138 SANTAMONICA DRIVE
DECATUR GA 30032

CLEMENTS LEAH
1448 COLUMBIA DRIVE
DECATUR GA 30032

JACKSON BRITTNEY
1518 COLUMBIA CIRCLE
DECATUR GA 30032

SFR XII OWNER 1 LP
4645 HAWTHORNE WAY
WASHINGTON DC 20016

JEWEL BOX DEVELOPMENT PARTNERS
LLC
3279 PINEHILL DRIVE
DECATUR GA 30032

SFR ATL OWNER 2 LP
4645 HAWTHORNE LANE
WASHINGTON DC 20016

ANDREWS ANGELA
PO BOX 2246
DECATUR GA 30081

TAYLOR PERSITA
1647 IVY GLENN ROAD
DECATUR GA 30032

EVERHART HENRY
3164 BOBOLINK DRIVE
DECATUR, GA 30032

Community Council Board -- District 3

Elfreda Berry	elfreda227@att.net
Pat Craig	pat.lawrencecraig@gmail.com
Peggy Hobdy	phthompson3@msn.com
Netti Jackson	NettieJackson@me.com
Carolyn Jones	carolyn.jones818@yahoo.com
Robert Murphy	rmurphyga@gmail.com
Kenneth Wayne Powell	pdk-powell@comcast.net
Willie Pringle	tolip209@gmail.com
Regenia Roberts	regeniarobertsone@gmail.com
Samuel Smith	samandbettysmith@bellsouth.net
Tommy T. Travis	tommyt4dekalb@gmail.com
Norma Washington	nahwash4ms@aol.com

October 10, 2022

DeKalb County Neighborhood Registry - Commission District 3

Last Name	First Name	Email	Address	City	State
Berry	Elfreda	berryelfreda227@gmail.com			
Bond	Beth	bethbond@bellsouth.net			
Craig	Pat	pat.lawrencecraig@gmail.com	3830 Brookview Point	Decatur	GA
Hodby	Peggy	phthompson3@msn.com			
Jackson	Nettie	NettieJackson@me.com	3714 Valpariso Circle	Decatur	GA
Jones	Carolyn	carolyn.jones818@yahoo.com			
Pringle	Willie	apringle@bellsouth.net			
Smith	Samuel	samandbettysmith@bellsouth.net			
Travis	Tommy	TommyTTravisconsulting@gmail.com			
Washington	Norma	nahwash4ms@aol.com			
Harris	Tene	tharris@galleryatsouthdekalb.com	2801 Candler Rd	Decatur	GA
Sanders	Christopher	csanders@eastmetrocid.com	2724 Wesley Chapel Road #360909	Decatur	GA
Wayne	Powell	Pdk-powell@comcast.net	P.O. 374	Decatur	GA
Roark	Rob	robroark@allsouthwarehouse.com	1775 Continental Way	Atlanta	GA
Gross	Joel L.	jgross@stickybusiness.net	4140 Bonsal Road	Conley	GA
Roark	Rob	robroark@allsouthwarehouse.com			
Hassan	Ali	AliHasanandassociates.com	3496 Midway	Decatur	GA
Locks	Danita	dlocks1019@aol.com	1211 Crescentwood Lane	Decatur	GA
Stephens	Sandra	sls1289@gmail.com	1289 Crescentwood Lane	Decatur	GA
Frank	Leanne	leannef@lightnountain.com	3141 Bonway Dr	Decatur	GA
Golley	Frank	frank@golleyrealty.com	3392 Midway Rd	Decatur	GA
Funk	Melanie	mfunk64@att.net	3392 Midway Rd	Decatur	GA
Barrow	Rachel	rbarrow@comcast.net	3355 Beech Dr	Decatur	GA
Preston	Judy	hjpreston23@gmail.com	2305 Bailey St		
Lips	Erik		1307 Crescent Wood Lane	Decatur	GA
Akins	Pat		3347 Beech Dr	Decatur	GA
Berlinsky	Samantha	saberlinsky@gmail.com	1301 Crescentwood Lane	Decatur	GA
McGannon	Monica	mhand27@gahoe.com	1305 Crescentwood Lane		
Gross	Joel	jgross@stickybusiness.net	4140 Bonsal Rd	Conley	GA
Arnold	Sandra	edsan@bellsouth.net	4296 Cedar Valley Court	Conley	GA
Barnes, AIA	Vernell	barnesve@yahoo.com	3826 Loyola Court	Decatur	GA
Evans	John	naacpdek@comcast.net	3011 Rainbow Drive, Suite 180A	Decatur	GA
Pace	Brenda	bcpace2@gmail.com	2638 Glenvalley Drive	Decatur	GA
Roberts	Regenia	regeniaroberts@bellsouth.net			
Culp	Patricia	ppculp@att.net			
Dennis	Robert	christinedennis@bellsouth.net	1987 Joseph Court	Decatur	GA
Bonino	Doninck	dbonino1@aol.com	4125 Milton Parkway	Alpharetta	GA



Exhibit - D

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

178 Sams Street
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.

Date: 6/17/23

TO WHOM IT MAY CONCERN:

(I) (WE) CYRIL NWUSA
Name of owner(s)

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

Cecil Francis for Stix & Stones Homes, LLC

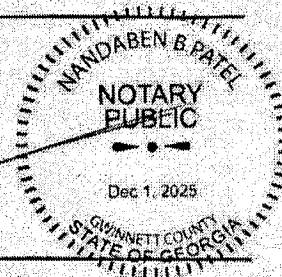
Name of Agent or Representative

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

NANDABEN B. PATEL 06/17/2023

Notary Public

[Signature]
Owner



Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

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 A 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).

BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS 1484 COLUMBIA DRIVE, DECATUR, GA 30032; AND BEING THE SAME PROPERTY CONVEYED VIA DEED RECORDED IN DEED BOOK 21733 PAGE 441 DEKALB COUNTY RECORDS

TAX ID: 15-186-04-028

As to 1520R Columbia Circle

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:

Clerk of Superior Court

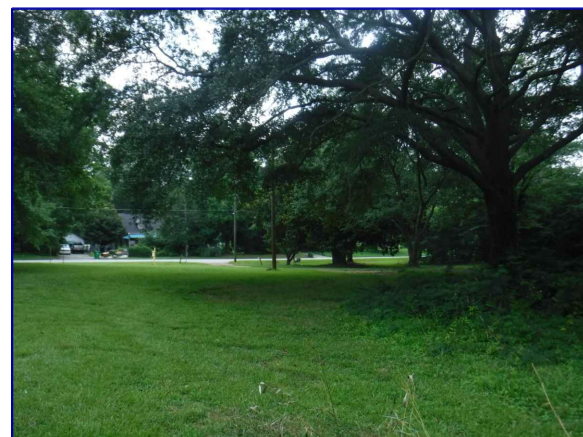
All that tract or parcel of land lying and being in Land Lot 186 of the 15th District of DeKalb County, Georgia, being part of Lot 4, Block A, Columbia Drive Subdivision Unit No. 2, according to the plat of record at Plat Book 18, Page 7, DeKalb County records, and being more particularly described as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

Being improved property more commonly known as 1520 R Columbia Circle Decatur, GA 30032 and being the same property conveyed via deed recorded in Deed Book 23793 Page 784 DeKalb County Records,

Tax ID 15-186-04-029

(CLERK OF COURT RECORDING INFORMATION)

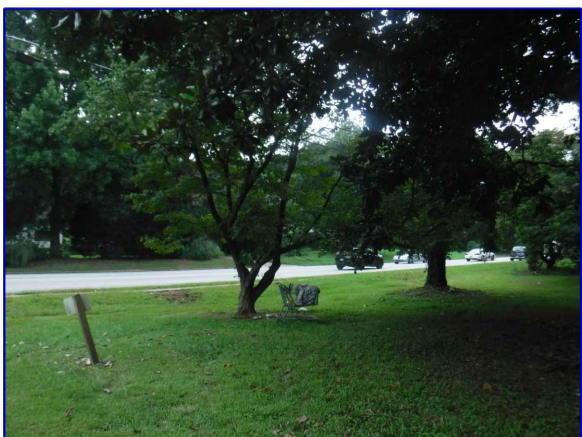
SITE PHOTOGRAPHS



1



2



3



4

TITLE EXCEPTIONS - Tract One (2.575 acres)

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 210428, EFFECTIVE DATE AUGUST 3, 2021.
RIGHT OF WAY DEED recorded in Deed Book 1645, Page 349, Dekalb County Records.
AFFECTS SITE - BLANKET EASEMENT FOR DRAINAGE - NOT PLOTTABLE

TITLE EXCEPTIONS - Tract Two (0.220 acres)

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 210428, EFFECTIVE DATE AUGUST 3, 2021.
- All matters and exceptions appearing at Plat Book 18 Page 7 are as recorded.
NO EASEMENTS AFFECTING SITE ARE DEPICTED ON DOCUMENT

PROPERTY DESCRIPTION

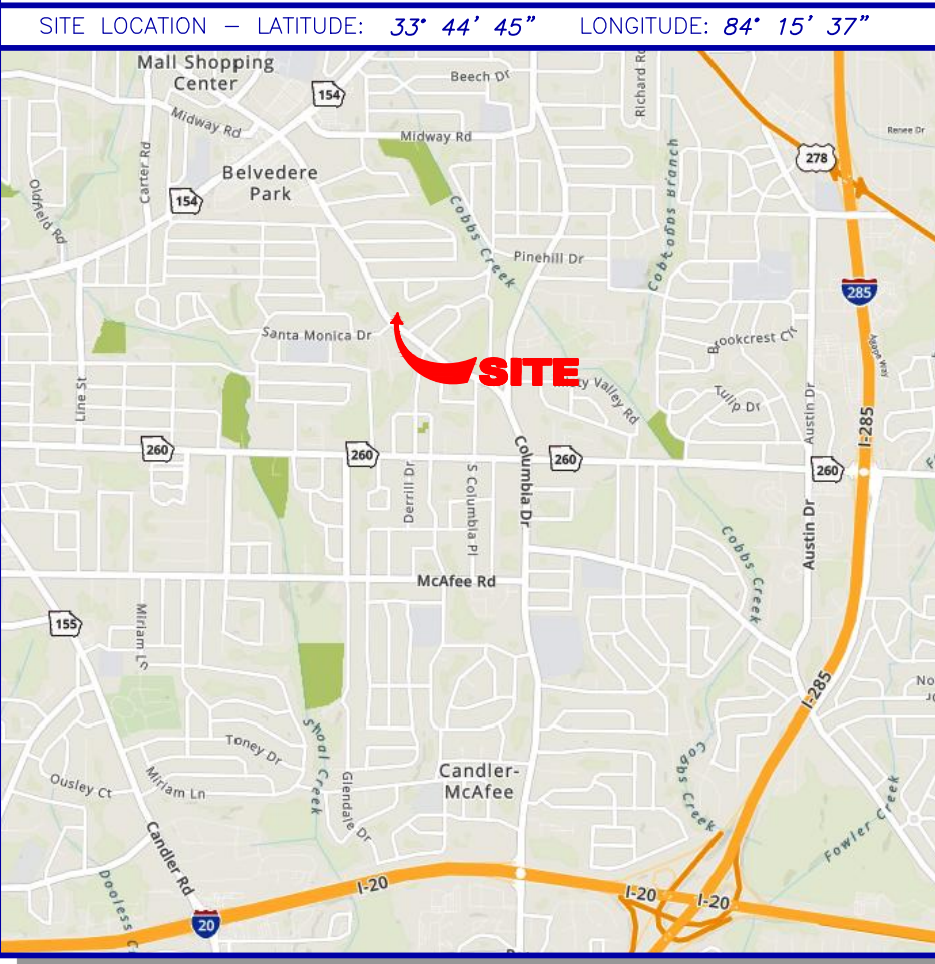
OVERALL PROPERTY DESCRIPTION
All that tract or parcel of land lying or being in Land Lot 186, 15th District, Dekalb County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the Northwesterly right-of-way of Columbia Circle (60 foot right-of-way) with the Northeasterly right-of-way of Columbia Drive (variable right-of-way); thence along said right-of-way of Columbia Drive, in a Northwesterly direction, 338.33 feet to a 5/8 inch rebar set, said point having State Plane Coordinates of North 1,362,354.00, East 2,268,038.08, Georgia West Zone, said point being the True Point of Beginning;

Thence continuing along said right-of-way, along a curve to the right, said curve having an arc length of 51.40 feet with a radius of 1206.73 feet, being subtended by a chord bearing of North 45 degrees 50 minutes 46 seconds West, a distance of 51.40 feet to a point; thence along a curve to the right, said curve having an arc length of 148.93 feet with a radius of 508.77 feet, being subtended by a chord bearing of North 36 degrees 14 minutes 23 seconds West, a distance of 148.40 feet to a point; thence North 27 degrees 51 minutes 13 seconds West, a distance of 40.49 feet to a point; thence along a curve to the right, said curve having an arc length of 107.13 feet with a radius of 1219.19 feet, being subtended by a chord bearing of North 25 degrees 20 minutes 08 seconds West, a distance of 107.13 feet to a point; thence North 22 degrees 49 minutes 02 seconds West, a distance of 66.80 feet to a 1/2 inch rebar found; thence leaving said right-of-way North 81 degrees 23 minutes 33 seconds East, a distance of 295.23 feet to a 1/2 inch rebar found; thence South 29 degrees 08 minutes 36 seconds East, a distance of 140.67 feet to a 1/2 inch open top pipe found; thence North 60 degrees 01 minutes 46 seconds East, a distance of 56.14 feet to a 5/8 inch rebar set; thence South 26 degrees 48 minutes 17 seconds East, a distance of 51.07 feet to a 5/8 inch rebar set; thence South 40 degrees 09 minutes 12 seconds East, a distance of 128.94 feet to a 1/2 inch rebar found; thence North 64 degrees 35 minutes 01 seconds East, a distance of 71.42 feet to a 1/2 inch rebar found; thence South 32 degrees 48 minutes 55 seconds East, a distance of 92.72 feet to a 5/8 inch rebar set; thence South 64 degrees 37 minutes 54 seconds West, a distance of 89.76 feet to a 5/8 inch rebar set; thence North 49 degrees 24 minutes 28 seconds West, a distance of 100.52 feet to a 1/2 inch rebar found; thence South 64 degrees 32 minutes 34 seconds West, a distance of 289.94 feet to a 5/8 inch rebar set, said point being the True Point of Beginning.

Said tract of land contains 2.795 Acres.

VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13080C033A, AND THE DATE OF SAID MAP IS MAY 16, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

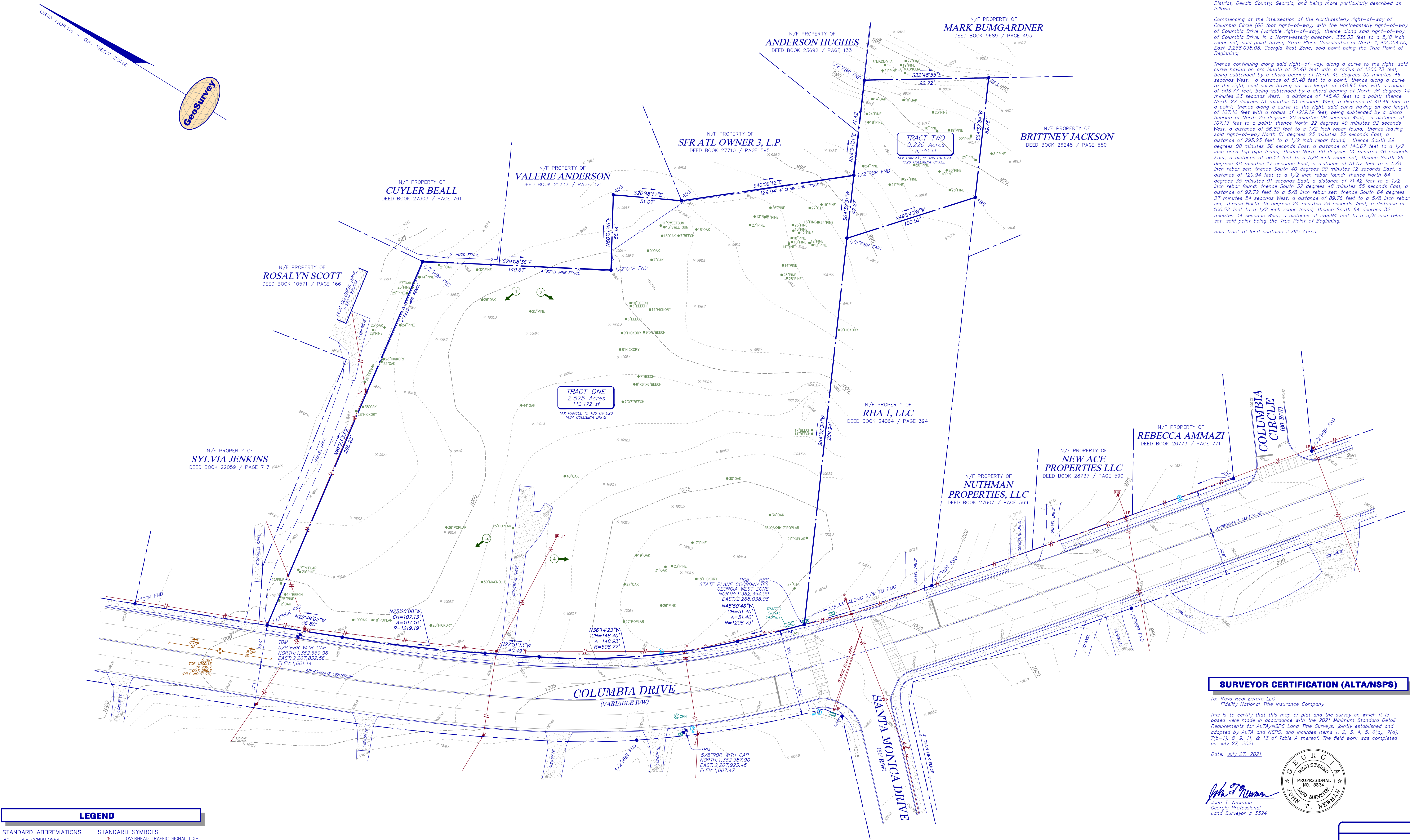
PLEASE NOTE: TREES 6-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.
NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DERIVED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "R-75" (RESIDENTIAL MEDIUM LOT-75 DISTRICT) AS SHOWN ON THE ZONING MAP OF DEKALB COUNTY.
THE MINIMUM YARD SETBACKS ARE:
FRONT (THOROUGHFARE) - 45 FEET, FRONT (ARTERIALS) - 35 FEET, FRONT (COLLECTOR & OTHER STREETS) - 30 FEET
SIDE - 7.5 FEET, REAR - 40 FEET

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OT OVERHEAD TRAFFIC SIGNAL LIGHT
BS BORE HOLE	PP POWER POLE
BSL BUILDING SETBACK LINE	QW QUIET WIRE
CI CURB INLET	PL POWER LINE
CM CORRUGATED METAL PIPE	LP LIGHT POLE
CMF CONCRETE MONUMENT FND	EL ELECTRIC TRANSFORMER
CO SANITARY CLEANOUT	WV WATER VAULT
CPED COMMUNICATION PEDESTAL	GV GAS VALVE
CTP CROWNED TOP PIPE	GM GAS METER
DI DROP INLET	WV WATER VALVE
DIP DOUBLE WIND CATCH BASIN	WV WATER METER
DWB DOUBLE WIND CATCH BASIN	WV WATER METER
FND FENCE	WV WATER METER
FM FOUND	WV WATER METER
GM GAS METER	WV WATER METER
INV INVERT	WV WATER METER
JN JUNCTION BOX	WV WATER METER
JH JUNCTION BOX	WV WATER METER
OCS OUTLET CONTROL STRUCTURE	WV WATER METER
OP OPEN TOP PIPE	WV WATER METER
PM POWER METER	WV WATER METER
PK PK NAIL SET	WV WATER METER
POB POINT OF BEGINNING	WV WATER METER
POC POINT OF COMMENCEMENT	WV WATER METER
RCP REINFORCED CONCRETE PIPE	WV WATER METER
RIR IRON REINFORCING BAR	WV WATER METER
RIS 5/8\"RBR SET CAPPED LSF 621	WV WATER METER
SS SINGLE WIND CATCH BASIN	WV WATER METER
SWB SINGLE WIND CATCH BASIN	WV WATER METER
TRANS ELECTRIC TRANSFORMER	WV WATER METER

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 106,564, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE 5-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

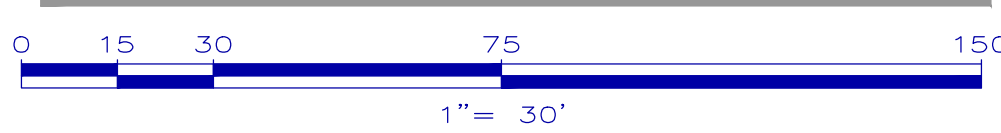
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 386,724 FEET. (LSD 1/10\"

IF YOU DIG



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

GRAPHIC SCALE



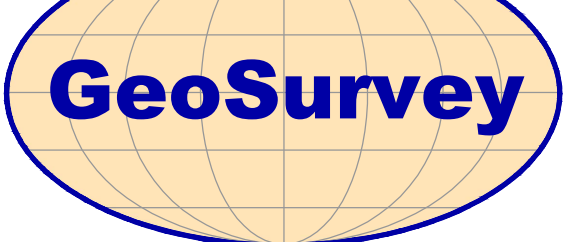
N/F PROPERTY OF
**THE CHRISTIAN JUBILEE FULL
WORD BAPTIST CHURCH, INC.**

DEED BOOK 21733 / PAGE 441
DEED BOOK 23793 / PAGE 781

TRACT ONE
2.575 Acres
112,172 sf

TRACT TWO
0.220 Acres
9,578 sf

TOTAL SITE AREA
2.795 Acres
121,750 sf



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900

Fax: (770) 795-8880

www.geosurvey.com

EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

SURVEYOR CERTIFICATION (ALTA/NSPS)

To: Kova Real Estate LLC
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)-(1), 8, 9, 11, & 13 of Table A thereof. The field work was completed on July 27, 2021.

Date: July 27, 2021

John T. Newman
John T. Newman
Georgia Professional
Land Surveyor # 3324



SURVEYOR CERTIFICATION (GEORGIA)

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

John T. Newman
John T. Newman
Georgia Professional
Land Surveyor # 3324

ALTA/NSPS LAND TITLE SURVEY

1484 Columbia Drive

FOR

Kova Real Estate LLC
Fidelity National Title Insurance Company

GS JOB NO:	20217054	DRAWING SCALE:	1"= 30'	SURVEY DATE:	07-27-2021
FIELD WORK:	CS	CITY:	UNINCORPORATED	REVISIONS (SEE GENERAL NOTES)	
PROJ MGR:	JTN	COUNTY:	DEKALB	STATE:	GA
REVIEWED:	DLH	LAND LOT:	186	No. Date Description	
				1. 8-9-21 Add ALTA notes	
DWG FILE:	20217054-01.dwg	DISTRICT:	15TH		

2022-1477

SUBSTITUTE

RECOMMENDED ZONING CONDITIONS

07-26-2022 (as amended by the BOC)

1. The development shall have a maximum of eleven (11), detached, single-family homes. General compliance with the site plan received May 3, 2022, shall be required. The community must establish a homeowners' or property owners' association (HOA or POA) per the *Zoning Ordinance* and *Land Development Code*. The HOA/POA shall limit the number of rental units to 10% of the total homes constructed.
2. All home designs shall be consistent with the enclosed color rendering entitled "2021-12-20_11-19-43," including the following building materials: cementitious hardie plank, vinyl glass windows, shingle roofing, metal roofs over porches, stained cedar plank for post beams and gable crosses, and vinyl garage doors, and must comply with the applicable provisions of Article 5 of the *Zoning Ordinance* related to building form and design.
3. The developer shall construct at least one, stacked stone, monument, subdivision sign on community property along Columbia Drive (as enclosed). Signage shall comply with applicable sections of the *Sign Ordinance*.
4. Signs shall be posted inside the community and at the curb cut on Columbia Drive to indicate that the southernmost driveway is one-way only into the property.
5. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

LETTER OF APPLICATION

This application seeks to modify rezoning conditions established for application Z-22-1245496.

The Subject Property was approved for the development of eleven (11), detached single family homes.

The Applicant hopes to redevelop the site with (20) single family cottage-style single family homes on fee simple lots. The development is modeled on the Cottages at Vaughn (www.microlifeinstitute.org) an award winning micro-cottage development in Dekalb County and the City of Clarkston providing small homes arranged around a common areas and green space, the cottages at Vaughn contains 8 micro-units on ½ acre (16 units per-acre). The units' range in size from +/- 260-500 square feet. They are one to one and aa half stories in height and clustered around a central green. They also share a common parking lot.

Stix and Stones Homes, LLC plans to emulate the concept while providing larger single family cottage homes ranging in size from 1100 – 1200 SF. The development proposed will contain 20 cottage-style homes on 2.795 acres (7.3 units per-acre (the “Proposed Development”). Similar to the Cottages at Vaughn, the units will be one to one- and one-half stories in height, clustered around central green space and shared parking lots. A total of (8) units will have driveways that allow off-street parking while the remaining (12) units will have shared parking spaces situated

to the East and West of the site. The design provides connectivity to the shared green space and community pavilion through sidewalks situated throughout the development.

A Site Plan has been filed with the application, along with other required materials. To the applicant's knowledge, no other major modification application has been filed concerning the Subject Property. The subject Property is zoned R60 and designated as "Suburban" on the County's Future Land Use Map and is convenient to a commercial corridor known as the Belvedere Shopping District.

Cecil Francis

Respectfully submitted,

Cecil Francis
Stix & Stones Homes, LLC
PO Box 4359
Atlanta GA 30302
404-454-6699

IMPACT ANALYSIS

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

Dekalb County has adopted the 2035 Comprehensive Plan (the “Plan”), which consists of text and series of maps. The Future Land Use Map designation for the Subject Property is “Suburban”, which is fully consistent and commensurate with the proposed use and fosters a number of general policies and strategies of the County’s Comprehensive Plan for the Suburban character area, including:

Traditional Neighborhood Principles – In appropriate locations encourage residential development to conform with traditional principles including a higher mix of uses.

Residential Protection – Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density. Protect single family stable neighborhoods adjacent Activity Centers from incompatible development that could alter established residential development patterns and density.

Infill Development – Enforce residential infill development regulations in efforts to preserve and stabilize existing neighborhoods.

Density – Promote moderate density, traditional neighborhood development style residential subdivisions, which may utilize alley ways and rear vehicular access, as well as automobile dependency.

Street Design – Promote Street design that fosters calming including narrower residential streets, on street parking, and the addition of bicycle and pedestrian facilities.

Nodes – Create neighborhood focal points through the use of existing pocket parks and squares for community activities.

Architecture – Encourage compatible architecture styles that maintain regional and neighborhood character.

In summary, the proposed development serves to implement specific goals, objectives, and policies of the City's Comprehensive Plan. The project at issue represents a consistent use commensurate with other existing uses on adjacent and nearby properties. The proposed use therefore is suitable vis-à-vis the policies 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.

Yes. The Subject Property sits in transition between (2) single family homes (1512 Columbia Drive and 1460 Columbia Drive). Except for 1473 Columbia Drive, located directly to the north of the Subject Property zoned MR-2, the remaining single-family homes are zoned R75. The existing R60 zoning is consistent with the majority of the R75 zoned parcels that allow for single-family detached housing options. "The Proposed Development offers a housing option that is consistent with the existing homes in size and scope of construction.

The final appearance of this development will include appropriate attention to scale, buffering, setbacks and landscaping so that this development will blend harmoniously with its surroundings. **The maximum height of 1.5 stories will prevent the project from overwhelming adjoining homes in scale.** The proposed homes will provide an elegant and attractive design that will offer much needed upscale housing stock, at an affordable price, in a community that has experienced rapid home price inflation. Therefore, the requested zoning district is therefore entirely consistent with and suitable in light of the current and future development plans and patterns,

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

Yes. The subject property is zoned R60.

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

No. The primary goal of land use planning is to eliminate or minimize the potential adverse effect of the dissimilar uses of adjacent tracts of land by establishing a harmonious transition

between them. The traditional method of achieving this goal is through both “off-site” and “on-site” transition. Off-site transition consists of avoiding the placement of dissimilar uses next to each other by placing uses of intermediate density between them. On-site transition, which might either supplement or replace off-site transition, consist of measures imposed on or adjacent to the more intensive use to protect neighborhoods from adverse effects. Thus, this method of land use planning includes measures such as maintenance of buffers; walls, fences or berms; lighting control; noise control; aesthetic control; limitations on building location and orientation; location of or restrictions upon accessory uses; and prohibition of certain uses or hours of use normally permitted for that district. Many of these devices have been or will be utilized in this application.

Located between attached single family homes and detached homes, the Proposed Development will pay careful attention to scale, buffering, setbacks and landscaping so that it will blend and complement the adjacent developments. Accordingly, approving our request for a modification will not adversely affect the nearby existing uses and will enhance the adjacent properties.

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

No. The proposal is merely a request to modify the density of homes from (11) single family units to (20) single family cottage units.

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

The Applicant is not aware of any historic buildings, sites, districts, or archeological resources either on the Subject property or located in the immediate vicinity that would suffer adverse impacts from the rezoning requested.

G. WHETHER THE REQUESTED REZONING WILL NOT RESULT IN A USE WHICH WILL OR COULD CAUSE EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS.

No The proposed development will not overly burden existing streets or transportation facilities. The ITE Trip generation Manual does not have data on this type of cottage-style , urban single family community, which has more single-person occupancy and fewer car counts than a traditional single-family detached neighborhood. Therefore, traditional ITE data is likely overstated. With that said, the ITE data states that sixteen (16) single family detached homes

(ITE category 210) will generate 12.32 trips during the AM peak hour and 16.32 trips during the PM peak hour. As for utilities, the Subject Properties have access to water and sewer. Finally, the proposed development will not create excessive or burdensome use of the community's schools. This type of development is not marketed towards families. Nonetheless, the Subject Property is served by Peachcrest Elementary School, Towers High School and Mary Mcleod Bethune Middle School, all of which are listed at, significantly, below capacity according to the enrollment and capacity data provided on the Dekalb County Schools Operations website.

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

The Applicant will comply with all federal, state and city regulations relating to environmental protection to ensure that the proposed development will not adversely affect the environment.

CONCLUSION

For the foregoing reasons, the Applicant respectfully request that the Rezoning Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the County so that recommendations or input might be incorporated as conditions of approval of the Application.

This 24th day of August 2023

Respectfully submitted,

Cecil Francis

Stix & Stones Homes, LLC

Cecil Francis

Stix & Stones Homes, LLC
PO Box 4359
Atlanta, GA 30302
(404) 454-6699
Stixandstonesgeorgia@gmail.com



DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

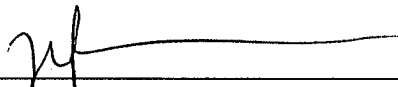
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes ____ No ____*

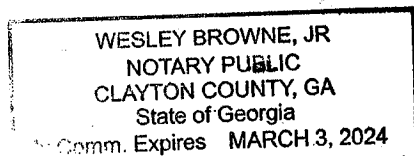
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

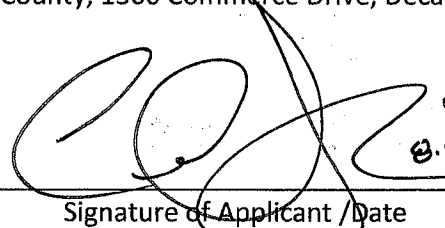
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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



Notary



 0.24.2023

Signature of Applicant / Date

Check one: Owner _____ Agent ☒

Expiration Date/ Seal

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

SITE INFORMATION

LOCATION:

ADDRESS: 1484 COLUMBIA DR
DECATUR, GA
LAND LOT: 186
DISTRICT: 15TH
COUNTY: DEKALB
CURRENT ZONING: R - 60
PROPOSED ZONING: R - 60
SITE AREA: 121,750 SF (2.794 ACRES)

OVERALL SITE REQUIREMENTS:

DWELLINGS PER ACRE: 12
DWELLING UNITS PROVIDED: 20 TOTAL (7.3 PER ACRE)
LOT COVERAGE (35% * 121,750) : 42, 613 SF

PROPOSED BUILDING SETBACKS:

FRONT YARD (COLUMBIA DRIVE): 20' - 0" (EXISTING)
FRONT YARD (ALLEY): 7' - 0" (EXISTING)
INTERIOR SIDE YARD (MIN.): 3' - 0" (7'-6" EXISTING)
REAR YARD: 10' - 0" (30' - 0" EXISTING)

COTTAGE SIZE

SF DETACHED - COTTAGE (MIN.): 800 SF
SF LOTS - CURRENTLY: 3,500 SF
BUILDING HEIGHT: 35' - 0"

PARKING

PARKING REQUIRED: 2 PER UNIT (41 TOTAL)
COMMON PARKING PROVIDED: 23
ON-LOT PARKING PROVIDED: 18
TOTAL SPACES PROVIDED: 41



0 - Site Plan - 3500 SF LOT R-60 Zoning
Copy 1
1" = 30'-0"

SITE INFORMATION
1/4" = 1'-0"

COMPLIANCE WITH DISTRICT STANDARDS (SINGLE FAMILY COTTAGE):

R-60 STANDARD		REQUIRED/ALLOWED	PROPOSED
MIN. LOT AREA		6000 SF	3,500 SF
MIN. LOT WIDTH		NONE	VARIES
MIN. LOT WIDTH - NEW CORNER LOT		NONE	VARIES
MIN. YARD SETBACKS	FRONT	20 feet	
	CORNER LOT - SIDE	20 feet	3 feet
	INTERIOR LOT - SIDE	7.5 feet	3 feet
	REAR	30 feet	10 feet
MAX. HEIGHT		1.5 stories	1.5 stories
MIN. FLOOR AREA OF		800-1,200 SF	800-1,200 SF
PARKING		2 spaces per dwelling unit (40)	(41) Provided
STREETSCAPE-COLUMBIA DRIVE		(Minimums) 6-foot landscape Strip back of curb, 10 foot wide Sidewalk, street trees every 50 feet, light poles every 80 feet.	(Minimums) 6-foot landscape Strip back of curb, 10 foot wide Sidewalk, street trees every 50 feet, light poles every 80 feet.

COLUMBIA COTTAGES
1484 COLUMBIA DRIVE | DECATUR | 30032

NOT RELEASED FOR
CONSTRUCTION

xmetrical
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No.	Description	Date
1	CONCEPT SITE PLAN	2023.08.22

CECIL FRANCIS

ARCHITECTURAL
SITE PLAN

Project number	452
Date	2023.01.01
Drawn by	J.K.AVERY
Checked by	J.K.AVERY

A100

Scale As indicated