

REZONING APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 1942 Columbia Drive

City: Decatur State: GA Zip: 30032

Parcel ID Number(s): 15 166 01 010

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

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

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

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

Owner Agent

Warsame Heban

Signature

Date

REZONE APPLICATION FEES:

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

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

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

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

SECTION F

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

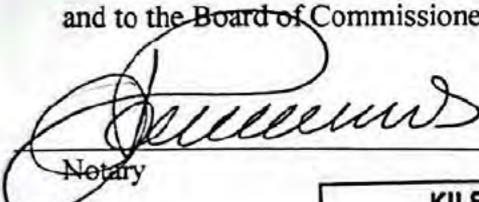
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes: _____ No: _____ *

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

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

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


Notary

KILSY RAMOS
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Aug. 29, 2026

 1/29/2026
Signature of Applicant /Date

Check one: Owner Agent _____

8/29/2026

Expiration Date/ Seal

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

AUTHORIZATION

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

Date: _____

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

I/WE: _____

being owner(s) of the subject property d

by delegate authority to:

Name of Agent or Representative

to file an application on my/our behalf.

Notary Public

Owner

SECTION B

COMMUNITY MEETING

Rezoning Request for 1942 Columbia Drive



PROPOSED REZONING

REZONE FROM R-75 TO RSM

12 SINGLE-FAMILY HOMES PLANNED 

Small Lot Development in Your Neighborhood

VIRTUAL COMMUNITY MEETING

DATE: January 20, 2026

TIME: 6:00 PM (Eastern Time)

HOW TO JOIN:



Join Online:

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



Join by Phone:

Call: 836-110-2699

Passcode: **FDGXP**



OPTIMAL
CONSULTING LLC

For More Information Contact:

Email: OptimalConsultingGA@gmail.com

Phone: 404-395-2603

SECTION C

LETTER OF APPLICATION – REZONING REQUEST

Applicant: OPTIMAL CONSULTING LLC

Property Address: 1942 COLUMBIA DRIVE, DECATUR GA 30032

Parcel ID: 15 166 01 010

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

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

Jurisdiction: DEKALB COUNTY

1. Proposed Zoning Classification

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

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

2. Reason for the Rezoning Request

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

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

SECTION C

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

3. Existing and Proposed Use of the Property

Existing Use:

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

Proposed Use:

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

4. Characteristics of the Proposed Development

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

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

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

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

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

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

SECTION C

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

5. Conclusion

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

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

Submitted by:

Optimal Consulting LLC



Date: January 25th, 2026

Wassane Afelan

SECTION D

IMPACT ANALYSIS

Rezoning Request: R-75 to RSM

Property: 1942 Columbia Drive, Decatur, GA 30032

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

A. Conformity with the Comprehensive Plan

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

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

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

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

SECTION B

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

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

C. Reasonable Economic Use Under Current Zoning

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

D. Impact on Adjacent or Nearby Properties

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

E. Existing or Changing Conditions Supporting the Rezoning

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

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

SECTION D

F. Impact on Historic or Archaeological Resources

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

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

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

H. Environmental and Natural Resource Impacts

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

Conclusion

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

Submitted by:

Optimal Consulting LLC

[Redacted Signature]

Date: January 25th, 2026

Wassane A. Felan

SECTION D

RESERVATION OF CONSTITUTIONAL AND OTHER RIGHTS

Subject Property: 1942 Columbia Drive, Decatur, Georgia 30032

Parcel ID: 15 166 01 010

Zoning Request: R-75 to RSM for residential development

Applicant/Agent: Optimal Consulting LLC

Acreage: 2.6

Existing Land Use: Underutilized Residential Property

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

Comprehensive Plan: Suburban / Consistent

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

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

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

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

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

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

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

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

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

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

Submitted by:

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

Date: 01/29/2026

Warsame Heban



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

SECTION G

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

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

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

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

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

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



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

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

SECTION G

BOUNDARY RETRACEMENT
OPTIMAL CONSULTING LLC

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

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

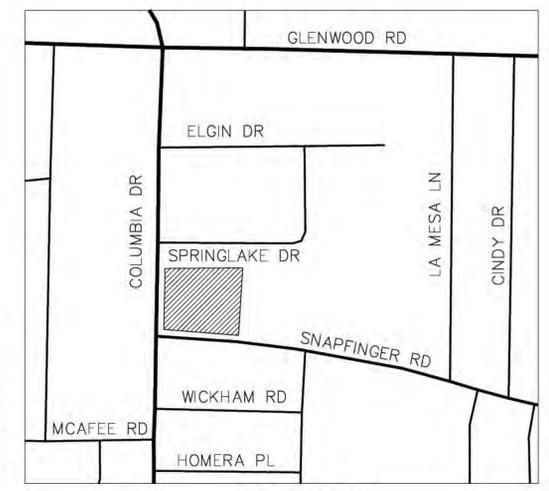
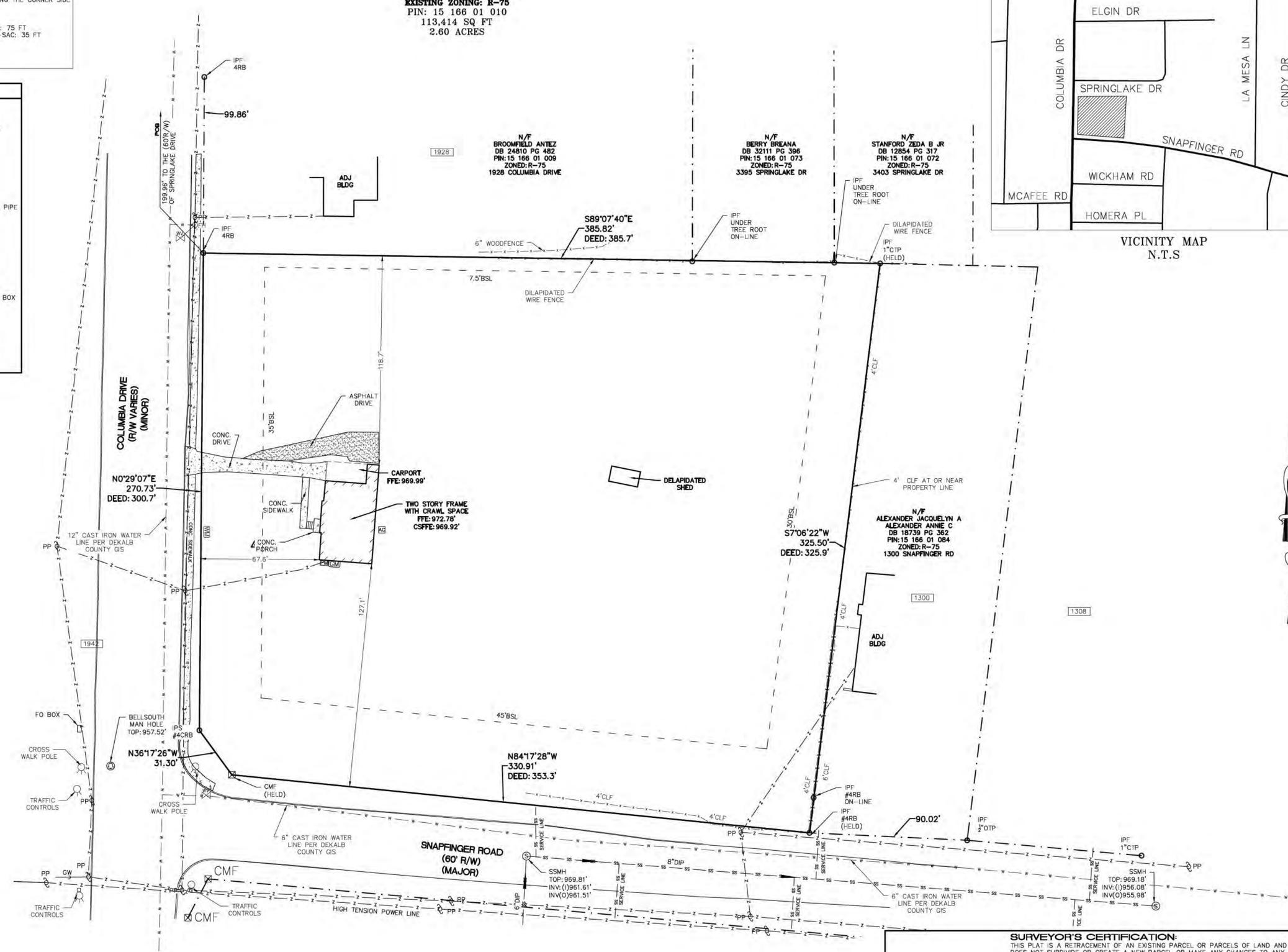
THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

LEGEND:

Table with 2 columns: Symbol and Description. Includes items like IRON PIN SET, SANITARY SEWER MAN HOLE, and various utility lines.

SURVEY NOTES:

- 1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- 2) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
- 3) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF DEKALB COUNTY, GEORGIA...



NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REIFICATION BY THE SURVEYOR. THE SERVICE REMAINS THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. ©2026. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
FRONTLINE SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

Table with columns: DATE OF FIELD SURVEY, SCALE, SECTION, DISTRICT, UNIT, PHASE.

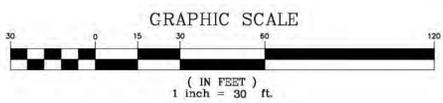
BOUNDARY RETRACEMENT SURVEY FOR:
OPTIMAL CONSULTING LLC
15TH DISTRICT
LAND LOT 166
SUBDIVISION -
BLOCK -
UNIT -
PHASE -

I HAVE THIS DATE EXAMINED THE "PLAT OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC BLOCK ONLY THE REFERENCE PARCEL (S/N) IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP ID: 1308901514
EFFECTIVE DATE: 05-16-2013

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



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



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

Z:\dwg 80000 - 89999\86895.dwg, 1/23/2026 12:31:05 PM, AutoCAD PDF (General Documentation).pc3, CR

SECTION G

TOPOGRAPHIC SURVEY FOR:
OPTIMAL CONSULTING LLC

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

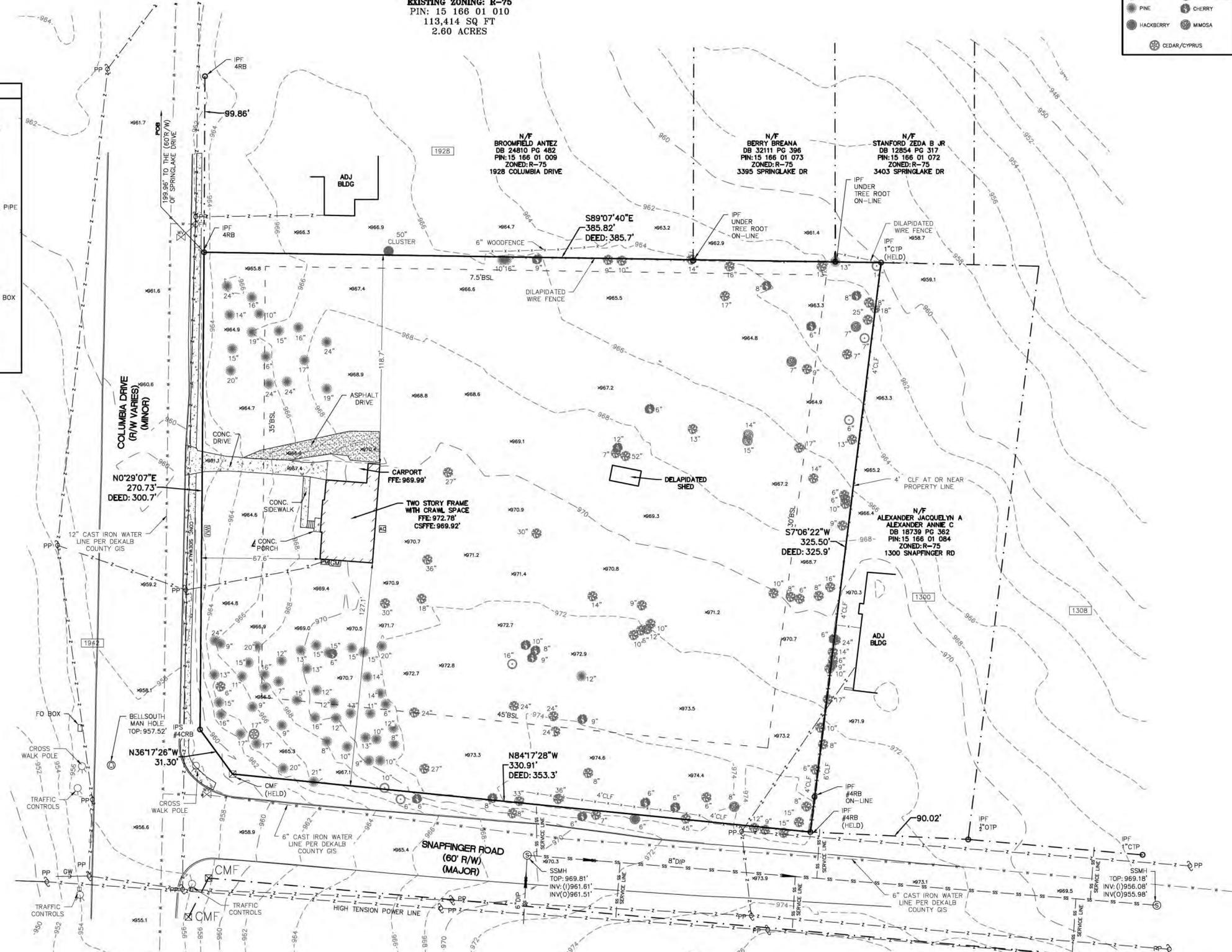
TREE LEGEND:

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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

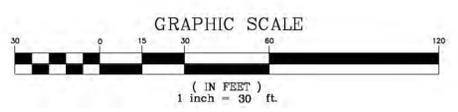
LEGEND:

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



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

TOPOGRAPHIC NOTE:
TOPOGRAPHIC CONTOURS SHOWN WITHIN PROPERTY LINE
WERE FIELD RUN 01-06-2026 BY FRONTLINE SURVEYING & MAPPING, INC.
NAD 83 GA WEST, GEOID GA 2018, GPS RTK NETWORK, GEOMAX ZENITH 60 PRO,
GEOMAX ZOOM 90 TOTAL STATION, 5 CONTROL POINTS WERE REDUNDANTLY
OBSERVED/MEASURED TO ESTABLISH ELEVATION.
OFF-SITE CONTOURS RETRIEVED FROM NOAA DIGITAL COAST: DATA ACCESS VIEWER
WEBSITE (https://coast.noaa.gov/datasetviewer/#/lidar/search/) 2019
APPROXIMATE, USE AT YOUR OWN DISCRETION.



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Fax (678) 355-9805
FRONTLINE SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

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

TOPOGRAPHIC SURVEY FOR:
OPTIMAL CONSULTING LLC
15th DISTRICT
LAND LOT 166
UNIT -
BLOCK -
PHASE -
I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC FLOODING ONLY THE REFERENCE PARCEL (S 15 166 01 010) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
FOR THE FIRM:
FRONTLINE SURVEYING & MAPPING, INC. LSF#000631
EDWARD P. JONES
PROFESSIONAL SURVEYOR
NO. 3281
EXPIRES 12-31-2026
MAP ID: 13080201J
EFFECTIVE DATE: 05-16-2013

DATE OF FIELD SURVEY: 01-06-2026
SCALE: 1" = 30'
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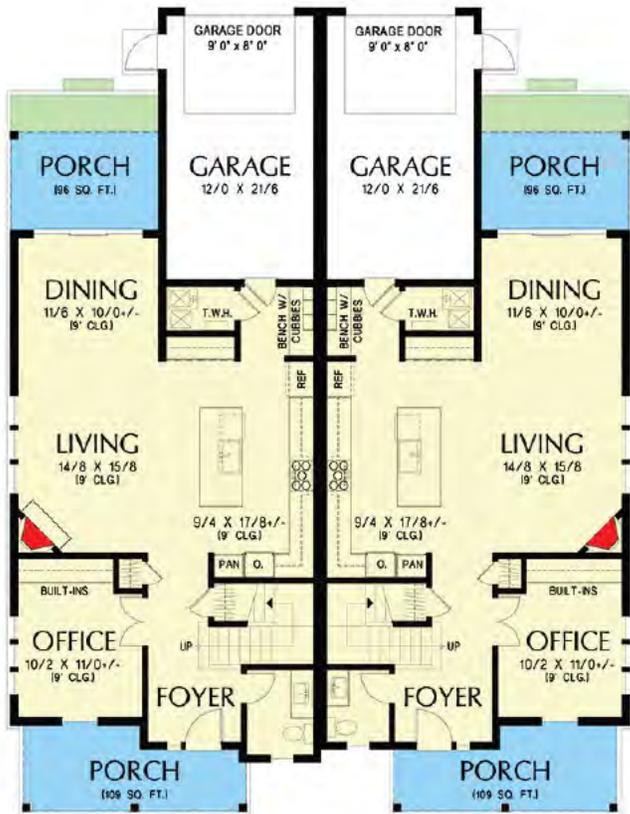
REAR ENTRY SECTION H



FRONT FACING



SECTION H



1ST FLOOR



2ND FLOOR



REAR ELEVATION



SIDE ELEVATION



SECTION J

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

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

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

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

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

Property Address: 1942 Columbia Drive, Decatur 30032

Tax Parcel ID: 15 166 01 010 Acreage: 2.6

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

Supplemental Regs: _____ Overlay District: _____

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

DRI: _____ Square Footage/Number of Units: _____

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

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

Land Use Amendment Request: _____

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

Special Land Use Request(s): _____

Major Modification - Existing Zoning Conditions: None

Major Modification Request: n/a

n/a

Condition(s) to be modified: n/a

SECTION J

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

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

PC: 05.05.2026 BOC: 05.28.2026

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

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

Submittal Format:

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

Site Plan Checklist, if applicable:

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

Possible Variances: _____

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

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

Planner: John Reid, Sr. Planner

Date: January 13, 2026

WARSAME HEBAN *Warsame Heban*

Date: January 13, 2026