



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300
 Decatur, GA 30030
 (404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: September 6, 2018, 6:30 P.M.
Board of Commissioners Hearing Date: September 25, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.:	LP-18-1235089	Agenda #: N.8
Location/Address:	1473 Columbia Drive	Commission District: 3 Super District: 7
Parcel IDs:	15 186 01 004	
Request:	To amend the Land Use Plan Map from Suburban (SUB) to Town Center (TC)	
Property Owner(s):	Aaron & Laura Pettiford	
Applicant/Agent:	Battle Law, PC	
Acreage:	2.366 acres.	
Existing Land Use:	Suburban (SUB)	
Surrounding Properties:	Suburban (SUB) & Town Center (TC)	
Adjacent Zoning:	North: R-75 (SUB) South: R-75 (SUB) East: R-75 (SUB) West: R-75 (SUB) Northeast: R-75 (SUB) Northwest: MR-2 (TC) Southeast: R-75 (SUB) Southwest: R-75 (SUB)	
Comprehensive Plan:	<input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Inconsistent
Proposed Density: 10.5 units/acre	Existing Density: 1 dwelling unit	
Proposed Units/Square Ft.: 25 units/1,000 sq.ft.	Existing Units/Square Feet: 4 du/acre	
Proposed Lot Coverage: N/A	Existing Lot Coverage: N/A	

Companion Application:

The applicant has filed a companion application (Z-18-22313) to amend the zoning of the subject property from R-75 (Single-family residential) to MR-2 (Medium Density Residential - 2).

STAFF RECOMMENDATION:

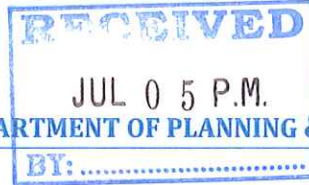
SUBJECT PROPERTY AND SURROUNDING AREA

PROPOSED PROJECT



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

APPLICATION TO AMEND COMPREHENSIVE LAND USE PLAN
OF DEKALB COUNTY, GEORGIA

Application No.: LP 18 1235089 Date Received: _____

Applicant's Name: Grandview Residential, LLC c/o Battle Law, PC E-Mail: mlb@battlelawpc.com

Applicant's Mailing Address: One West Court Square, Suite 750, Decatur, GA 30030

Applicant's Daytime Phone #: 404-601-7616 Fax: 404-745-0045

(If more than one owner, attach information for each owner as Exhibit "A")

Owner's Name: Aaron and Laura Pettiford E-Mail lauraepet@gmail.com

Owner's Mailing Address 5277 Rosser Road, Stone Mountain, GA 30087

Owner's Daytime Phone # 770-934-5705 Fax: _____

Address/Location of Subject Property: 1473 Columbia Drive, Decatur, GA

District(s): 15 Land Lot(s): 186 Block(s): 01 Parcel(s): 004

Acreage: 2.366 Commission District(s): 3 & 7

Current Land Use Designation: SUB Proposed Land Use Designation: ~~XX~~ Town Center (TC)

Current Zoning Classification(s): R-75

PLEASE READ THE FOLLOWING BEFORE SIGNING

- I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.
- II.
- III. 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
- IV.

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.

NOTARY
May 04, 2020
EXPIRATION DATE / SEAL

SIGNATURE OF APPLICANT
Check One: Owner _____ Agent ✓ DATE _____





ONE WEST COURT SQUARE, SUITE 750
DECATUR, GA 30030

What is a Community Meeting?

Community meetings are designed to inform the surrounding communities of current rezoning, and special land use permit applications. It's an opportunity for the community to learn about the proposed projects, ask questions, present concerns, and make suggestions. We take this opportunity to encourage you to come out and participate. Owner? Renter? Doesn't matter. All are welcome.

For More Info Contact Batoya Clements at:

Phone: 404-601-7616 ext. 2

Fax: 404-745-0045

Email: bdc@battlelawpc.com

LAND USE CHANGE TO TRADITIONAL NEIGHBORHOOD & REZONING TO MR-1 FOR 25 UNITS TOWNHOME COMMUNITIES

Community Meeting
Monday, July 2, 2018
6:30 pm until 7:30 pm
1473 Columbia Drive
Decatur, Georgia 30032

PROPOSED LOCATION:
1473 Columbia Drive
Decatur, Georgia 30032

LEGAL DESCRIPTION

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

Commencing at the corner formed by the intersection of the North side of said Land Lot 186 with the southwestern side of Columbia Drive, at a point, thence run southeastern along southwestern Right of Way of Columbia Drive 214 feet to a 0.5"RBF,

Thence run North 89 Degrees 44 Minutes 35 Seconds West a distance of 6.30 feet to a 0.5"RBS,
The True Point of Beginning;

From The True Point of Beginning established run southeasterly along said Right of Way of Columbia Drive South 23 Degrees 12 Minutes 30 Seconds East a distance of 193.46 feet to a 0.5"RBS,

Thence leaving said Right of Way run South 67 Degrees 14 Minutes 05 Seconds West a distance of 199.90 feet to a 0.5"RBS,

Thence run South 58 Degrees 14 Minutes 05 Seconds West a distance of 179.00 feet to a 0.5"RBS,

Thence run South 03 Degrees 59 Minutes 05 Seconds West a distance of 152.45 feet to a 0.5"RBF,

Thence run South 89 Degrees 19 Minutes 33 Seconds West a distance of 22.50 feet to a 0.5"RBF,

Thence run North 02 Degrees 05 Minutes 50 Seconds West a distance of 28.99 feet to a 0.5"RBF,

Thence run North 01 Degrees 31 Minutes 02 Seconds West a distance of 79.96 feet to a 0.5"RBF,

Thence run North 01 Degrees 33 Minutes 35 Seconds West a distance of 138.17 feet to a 0.5"RBF,

Thence run North 01 Degrees 20 Minutes 10 Seconds West a distance of 142.89 feet to a 1" ROD,

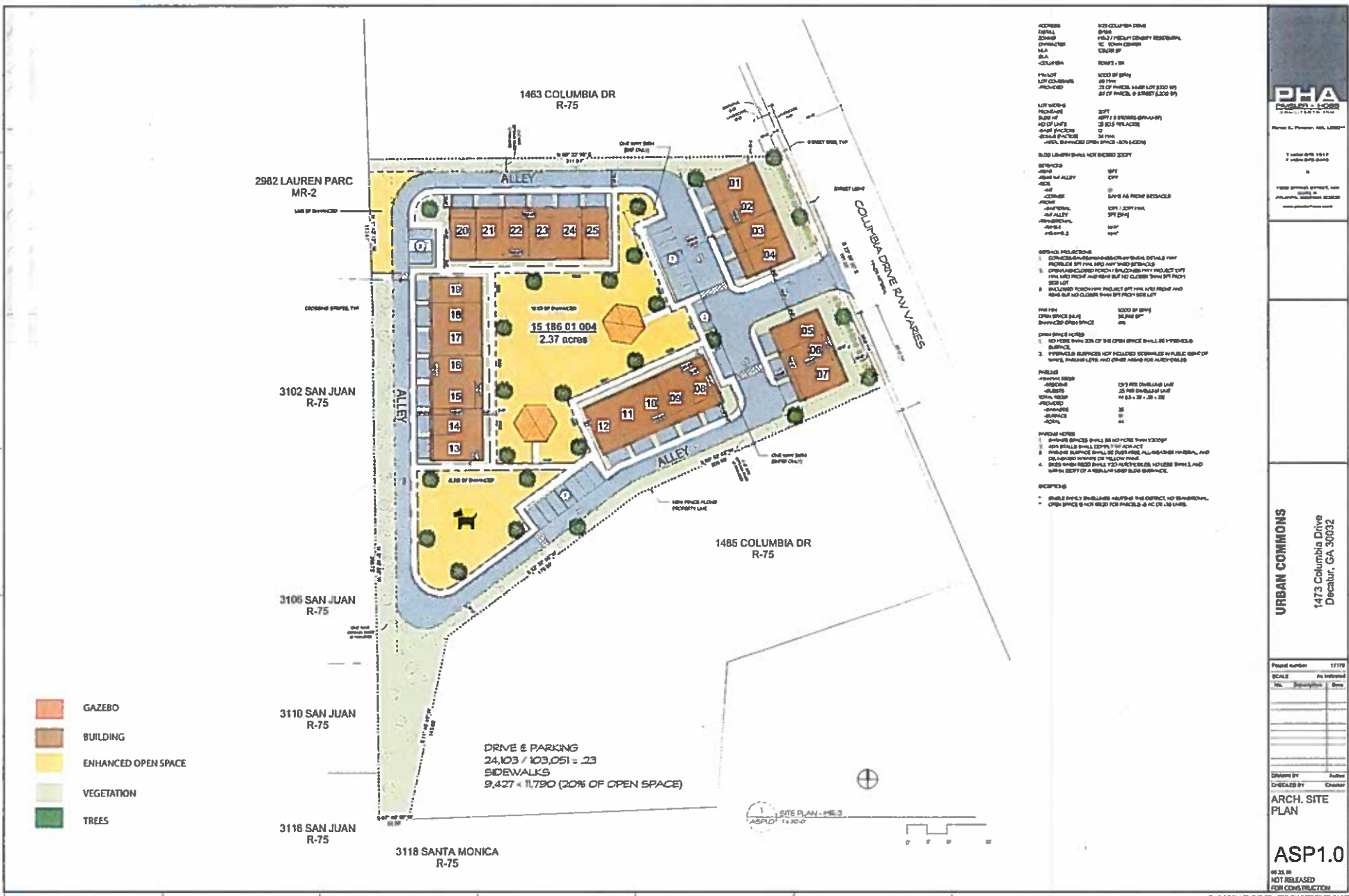
Thence run North 01 Degrees 42 Minutes 09 Seconds West a distance of 113.29 feet to a 0.5"RBS,

Thence run South 89 Degrees 44 Minutes 35 Seconds East a distance of 307.01 feet to a 0.5"RBS,
said point being the True Point of Beginning.

Land Area = 2.263 AC

Survey completed by Survey Land Express, Inc., dated February 28, 2018

The End



ADDRESS: 1463 COLUMBIA DRIVE
 ZONING: R-75
 COUNTY: DEKALB
 CITY: ATLANTA
 STATE: GA
 COUNTY: DEKALB
 CITY: ATLANTA
 STATE: GA

LOT AREA: 103,051 SQ FT
 LOT DIMENSIONS: 103.051 FT X 103.051 FT
 PROJECTED: 103.051 FT X 103.051 FT

LOT WIDTH: 103.051 FT
 LOT DEPTH: 103.051 FT
 LOT AREA: 103,051 SQ FT
 LOT DIMENSIONS: 103.051 FT X 103.051 FT

SETBACKS:
 FRONT: 10 FT
 REAR: 10 FT
 SIDE: 10 FT
 CORNER: 10 FT
 ALLEY: 10 FT
 DRIVE: 10 FT

OPEN SPACE NOTES:
 1. NO MORE THAN 25% OF THE OPEN SPACE SHALL BE PAVED SURFACE.
 2. PAVED SURFACES NOT INCLUDED SHALL BE PUBLIC, STATE, COUNTY, FEDERAL, LOCAL, AND OTHER AGENCIES FOR AUTHORITY.

PERMITS:
 - ZONING: R-75
 - SUBDIVISION: 103.051 FT X 103.051 FT
 - PLANNING: 103.051 FT X 103.051 FT
 - ENVIRONMENTAL: 103.051 FT X 103.051 FT
 - UTILITIES: 103.051 FT X 103.051 FT

DISCLAIMER:
 1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.



URBAN COMMONS
 1473 Columbia Drive
 Decatur, GA 30032

Project number	11719
SCALE	As Indicated
DATE	08/11/11
DESIGNED BY	Chandler
CHECKED BY	Chandler
ARCH. SITE PLAN	
ASP1.0	
NOT FOR CONSTRUCTION	



2
A3.1 Big Elverson Garage



1
A3.1 Big Elverson Road

PHA
 PLANNING + ARCHITECTURE
 7 HUNTERS HILL
 FARMERS BRIDGE RD
 ATLANTA, GEORGIA 30328
 www.phaarchitect.com

**COLUMBIA DRIVE
 TOWNHOMES**
 1473 Columbia Drive
 Decatur, GA 30032

Project number	17179
SCALE	MTS
NO.	Description

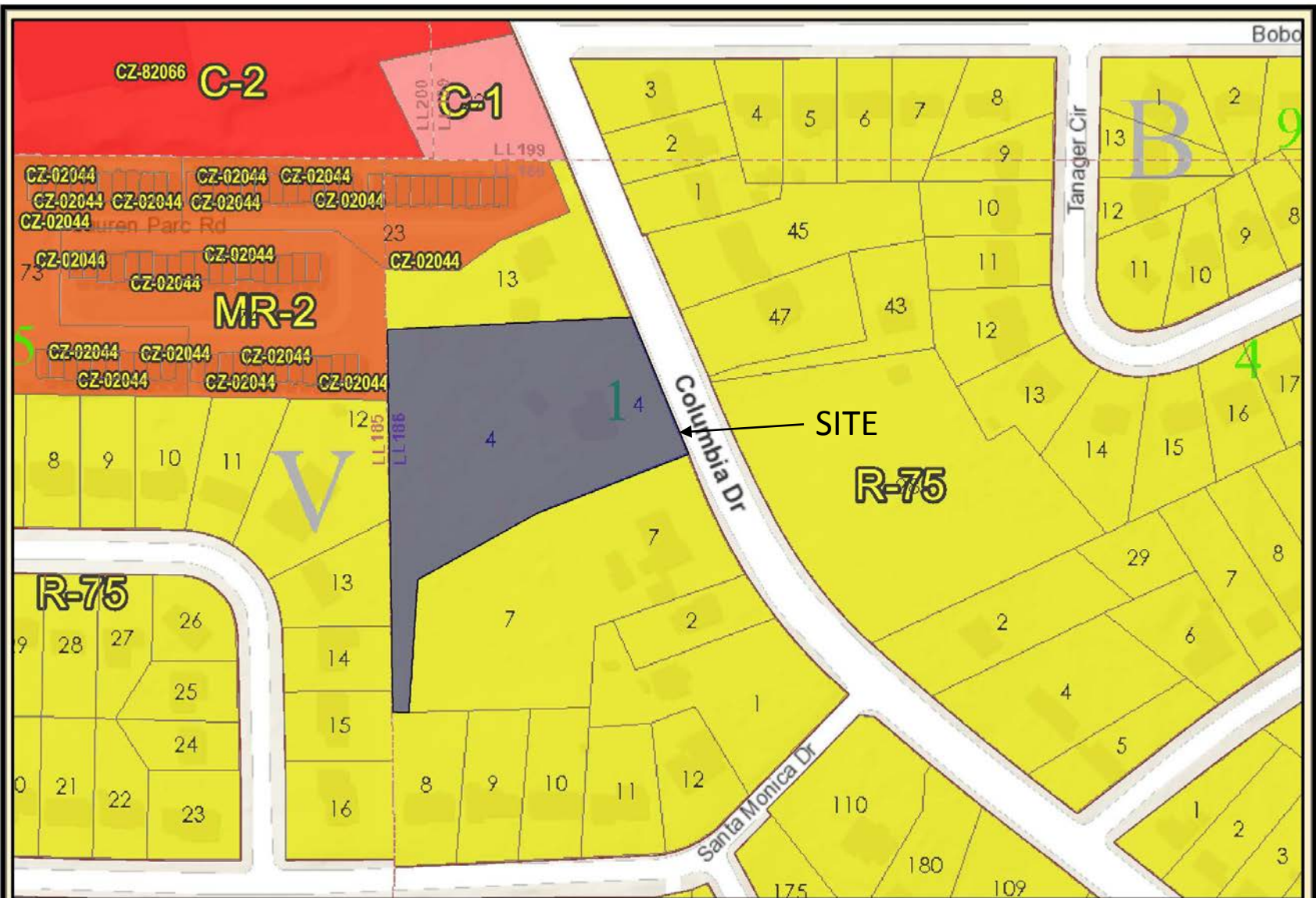
DRAWN BY: [blank] Architect
 CHECKED BY: [blank] Designer

**BUILDING
 ELEVATIONS**

A3.1

DRAWING NOT TO SCALE
 UNITS ARE 30" W X 60" D X 30" H

original
 NOT RELEASED
 FOR CONSTRUCTION



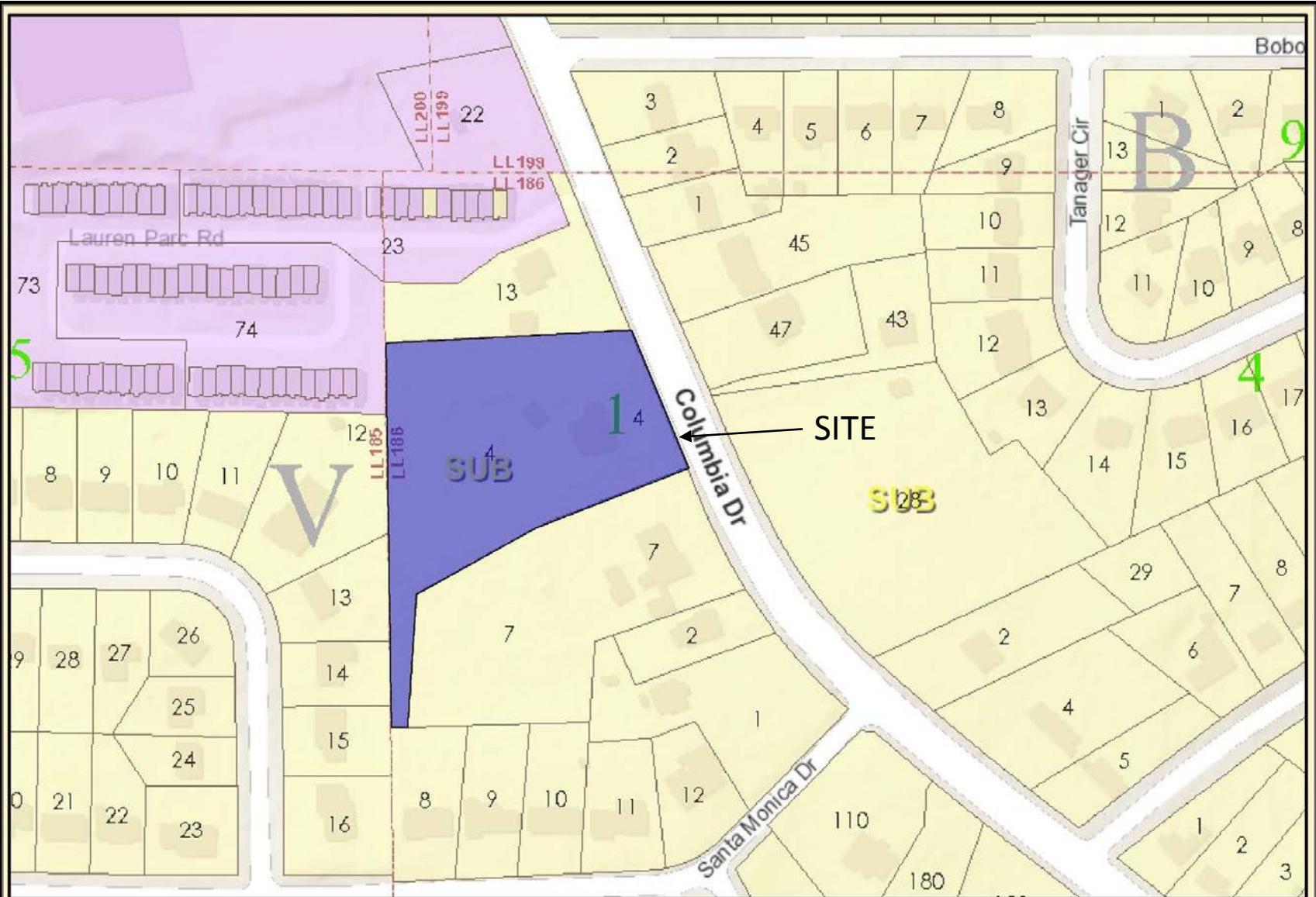
LP-18-1235089 Zoning Map



Date Printed: 8/2/2018



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LP-18-1235089 Land Use Map



Date Printed: 8/2/2018

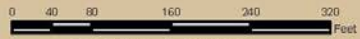


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LP-18-1235089 Aerial Map



Date Printed: 8/2/2018



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