



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.: 2018-2105/ Z-18-22313 **Agenda #:** N.9

Location/Address: The west side of Columbia Drive approximately 357 feet north of Santa Monica Drive at 1473 Columbia Drive, Decatur, Georgia. **Commission District:** 3 **Super District:** 7

Parcel ID: 15-186-01-004

Request: To rezone property from R-75 (Residential Medium Lot) District to MR-2 (Medium Density Residential 2) District to allow for construction of twenty-five (25) single-family attached fee-simple townhomes in accordance with Section 27-4.1 of the DeKalb County Code.

Property Owners: Aaron & Laura Pettiford

Applicant/Agent: Grandview Residential, LLC/ Battle Law P.C.

Acreage: 2.366 Acres

Existing Land Use: Single-Family Residence

Surrounding Properties: Lauren Parc Townhomes & Single-Family detached residences

Adjacent & Surrounding Zoning: North, South, East & West: R-75 (Residential Medium Lot) District
Further North & West: MR-2 (Medium Density-Residential-2) District
Further North: C-1 & C-2 (Commercial) District

Comprehensive Plan: Suburban Consistent X

Proposed Units: 18	Existing: 1
Proposed Lot Coverage: < 35% Per Lot	Existing Lot Coverage: N/A

DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director

JUL 05 P.M.

AMENDED AND RESTATED
APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA



Z/CZ No. 2-18-22313

Filing Fee: _____

By _____ Date Received: _____ Application No.: _____

Applicant: Grandview Residential, LLC c/o Battle Law, P.C. E-Mail: mlb@battlelawpc.com

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

Applicant Phone: (404) 601-7616 Fax: _____

Owner(s): Aaron and Laura Pettiford E-Mail: LAURAPET@gmail.com
(If more than one owner, attach as Exhibit "A")

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

Owner(s) Phone: 770-934-5705 Fax: _____

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

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

Acreage: 2.366 Commission District(s): _____

Present Zoning Category: R-75 Proposed Zoning Category: BSMX MR-2

Present Land Use Category: Suburban

PLEASE READ THE FOLLOWING BEFORE SIGNING

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

Disclosure of Campaign Contributions

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

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

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

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

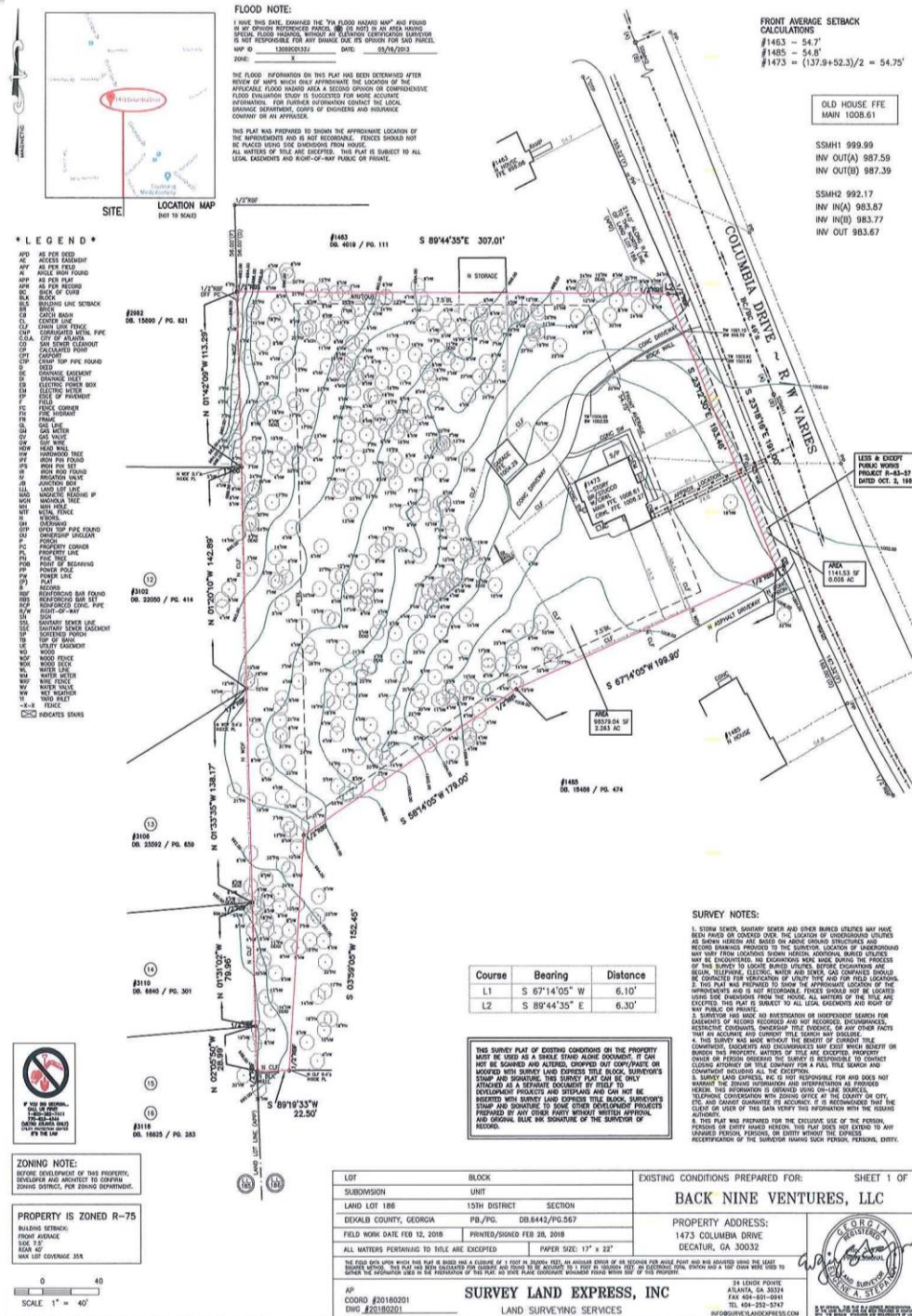
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

SIGNATURE OF APPLICANT / DATE

Check One: Owner ☐ Agent ☒

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









(2) Bldg Elevation Garage
A31



1
A3 Bldg Elevation Road

DRAWING NOT TO SCALE.
UNITS ARE 20' W X 40' D X 35' H.

PHA
PIMSLER - HOSS
ARCHITECTS
Randy C. Pimslir, AIA, LEED®
T 404/275-1337
F 404/275-0478
1005 SPRING STREET, NW
SUITE 2
ATLANTA, GEORGIA 30309
WWW.PHAPIMSLERHOSS.COM

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

[illegible]

DRAWN BY	Author
CHECKED BY	Checker

BUILDING ELEVATIONS

A3.1

06/29/10
NOT RELEASED
FOR CONSTRUCTION

