

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 03 Super District 07

**Application of Dr. Anterro Graham c/o Pro Cutters Lawnscares, Inc. to rezone property from O-I (Office-Institution) zoning district to C-1 (Local Commercial) zoning district to allow a landscape business and related uses, at 3089 Snapfinger Road.**

**PETITION NO:** D4-2024-1111 Z-24-1247192

**PROPOSED USE:** Landscape business and related uses.

**LOCATION:** 3089 Snapfinger Road, Decatur, Georgia 30034

**PARCEL NO. :** 15 096 03 009

**INFO. CONTACT:** Lucas Carter, Planner

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Dr. Anterro Graham c/o Pro Cutters Lawnscares, Inc. to rezone property from O-I (Office-Institution) zoning district to C-1 (Local Commercial) zoning district to allow for al landscape business and related uses.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** (February 2025) Approval w/conditions. (October 2024) Full cycle deferral.

**PLANNING COMMISSION:** (March 4, 2025) Denial. (November 7, 2024) Two-cycle deferral.

**PLANNING STAFF:** (March 2025) Denial. (Nov. 2024) Two-Cycle Deferral.

**STAFF ANALYSIS:** This application was deferred from the November 2024 agenda cycle to allow sufficient time for the applicant to clarify the scope of their application. Based on subsequent information from the applicant, the proposed rezoning is to allow for the parking of fleet landscape vehicles overnight in the garage bays of the existing structure, and to allow office use within the existing building. The applicant has indicated there will be no overnight parking of vehicles outside the garage bays of the existing structure. The proposed scope of application falls under the *Landscape Business* land use category of the Zoning Ordinance and would require a rezoning to C-1 (Local Commercial). This property falls within an area of office zoned (O-I) parcels along Snapfinger Road which are adjacent to single-family uses. Given the Suburban (SUB) Character area policy to protect adjacent and surrounding single-family neighborhoods, the proposed rezoning would result in an intensification of commercial zoning along this stretch of Snapfinger road. This may undermine the goal of protecting nearby single-family neighborhoods. However, if the use is limited to the proposal, including the indoor parking of fleet vehicles, the impact on the neighborhood may be minimal. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be “*Denied*”. However, should the Board of Commissioners desire to approve the rezoning, Staff offers the attached conditions.

**PLANNING COMMISSION VOTE:** (March 4, 2025) Denial 6-1-0. Jon West moved, Jan Costello seconded for denial, per Staff recommendation. Edward Patton opposed; Winton Cooper was not present for this vote. (November 7, 2024) Two-cycle deferral 6-0-0. Jan Costello moved, Jana Johnson seconded for a two-cycle deferral to the March 2025 zoning agenda.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (February 2025) Approval with conditions 6-3-1.** Council recommended approval with the following conditions: 1. Existing tree buffers to be preserved; 2. Parking must be located within existing enclosed structure; and, 3. Applicant to meet with the community prior to Planning Commission meeting. **(October 2024) Full Cycle Deferral 7-0-0** to allow the amended rezoning request to be properly re-advertised.

**Z-24-1247192 (2024-111)**  
**Recommended Conditions, if approved.**  
**3089 Snapfinger Road, Decatur, GA 30034**

1. Limited to office use and accessory parking of landscape vehicles within the existing structure. All overnight parking of vehicles shall be within the garage bays of the existing structure. Outdoor storage of materials or goods is prohibited.
2. Driveway and parking lot for employees and customers must be paved and striped and comply with internal and perimeter parking lot landscaping requirements of Section 5.4.4 (parking dimensions) and Section 5.4.4 (perimeter park landscaping) of the Zoning Ordinance. Per Section 6.1.4 (Off-Street Parking Ratios) of the Zoning Ordinance, a minimum of 1 parking space for every 500 square feet of floor area in the existing structure is required.
3. Street trees and sidewalks required along the frontage of Snapfinger Road per Article 5 of the Zoning Ordinance prior to issuance of any building permits or certificates of occupancy.
4. Existing trees on site shall be preserved.

**Planning Commission Hearing Date: March 4, 2025**  
**Board of Commissioners Hearing Date: March 27, 2025**

## STAFF ANALYSIS

<b>CASE NO.:</b>	Z-24-1247192	<b>File ID #:</b> 2024-1111
<b>Address:</b>	3089 Snapfinger Road, Decatur, Georgia.	<b>Commission District:</b> 3 <b>Super District:</b> 7
<b>Parcel ID(s):</b>	15 096 03 009	
<b>Request:</b>	To rezone properties from O-I (Office Institutional) to C-1 (Local Commercial) district to allow for landscape business and related uses.	
<b>Property Owner(s):</b>	Pro-Cutters Landscapes, Inc.	
<b>Applicant/Agent:</b>	Dr. Anterro Graham	
<b>Acreage:</b>	1.31 acres	
<b>Existing Land Use:</b>	Vacant land and vacant building.	
<b>Surrounding Properties:</b>	Vacant land and single-family uses.	
<b>Adjacent Zoning:</b>	<b>North:</b> O-I & R-100 <b>South:</b> O-I & NS <b>East:</b> R-100 <b>West:</b> O-I and R-100	
<b>Comprehensive Plan:</b>	SUB (Suburban) <u>  X  </u> <b>Consistent</b> <u>      </u> <b>Inconsistent</b>	
<b>Proposed Density:</b> N/A	<b>Existing Density:</b> N/A	
<b>Proposed Units/Square Ft.:</b> Office within existing building and related uses/structures.	<b>Existing Units/Square Feet:</b> Vacant	

### **STAFF RECOMMENDATION: DENIAL.**

This application was deferred from the November 2024 agenda cycle to allow sufficient time for the applicant to clarify the scope of their application. Based on subsequent information from the applicant, the proposed rezoning is to allow for the parking of fleet landscape vehicles overnight in the garage bays of the existing structure, and to allow office use within the existing building. The applicant has indicated there will be no overnight parking of vehicles outside the garage bays of the existing structure. The proposed scope of application falls under the *Landscape Business* land use category of the Zoning Ordinance and would require a rezoning to C-1 (Local Commercial).

This property falls within an area of office zoned (O-I) parcels along Snapfinger Road which are adjacent to single-family uses. Given the Suburban (SUB) Character area policy to protect adjacent and surrounding single-family neighborhoods, the proposed rezoning would result in an intensification of commercial zoning along this stretch of Snapfinger road. This may undermine the goal of protecting nearby single-family neighborhoods. However, if the use is limited to the proposal, including the indoor parking of fleet vehicles, the impact on the neighborhood may be minimal. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be **“Denied”**. However, should the Board of Commissioners desire to approve the rezoning, Staff offers the following conditions:

1. Limited to office use and accessory parking of landscape vehicles within the existing structure. All overnight parking of vehicles shall be within the garage bays of the existing structure. Outdoor storage of materials or goods is prohibited.

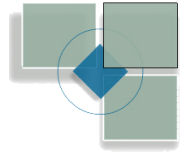
2. Driveway and parking lot for employees and customers must be paved and striped and comply with internal and perimeter parking lot landscaping requirements of Section 5.4.4 (parking dimensions) and Section 5.4.4 (perimeter park landscaping) of the Zoning Ordinance. Per Section 6.1.4 (Off-Street Parking Ratios) of the Zoning Ordinance, a minimum of 1 parking space for every 500 square feet of floor area in the existing structure is required.
3. Street trees and sidewalks required along the frontage of Snapfinger Road per Article 5 of the Zoning Ordinance prior to issuance of any building permits or certificates of occupancy.
4. Existing trees on site shall be preserved.



Michael Thurmond  
Chief Executive Officer

## DeKalb County Department of Planning & Sustainability

178 Sams Street, Suite 3600  
Decatur, GA 30030  
(404) 371-2155 / plansustain@dekalbcountyga.gov



Planning Commission Hearing Date: November 7, 2024  
Board of Commissioners Hearing Date: November 21, 2024

### STAFF ANALYSIS

Case No.:	Z-24-1247192	Agenda #: 2024-1111
Location/Address:	3089 Snapfinger Road in Stone Mountain, Georgia.	Commission District: 3 Super District: 7
Parcel ID:	15-096-03-009	
Request:	To rezone property from O-I (Office Institutional) to C-1 (Local Commercial) district to allow for landscape business and related uses.	
Property Owner:	Pro-Cutters Landscapes Inc.	
Applicant/Agent:	Dr. Anterro Graham	
Acreage:	1.31 acres	
Existing Land Use:	Vacant land and vacant building	
Surrounding Properties:	Vacant land and single-family land uses	
Adjacent Zoning:	North: O-I & R-100 South: O-I & NS East: R-100 West: O-I & R-100	
Comprehensive Plan	SUB (Suburban) X Consistent Inconsistent	
Proposed Density:	NA	Existing Density: NA
Proposed Units/Square Ft.:	Office within existing building and related uses/structures	Existing Units/Square Feet: Vacant

### STAFF RECOMMENDATION: TWO- CYCLE DEFERRAL

Based on the submitted application, the proposed rezoning is to allow for the parking of fleet landscaping vehicles overnight and office use within the existing building. The applicant's original zoning application was for C-2 but was amended by the applicant to C-1 at the Community Council District 3 meeting. **While the applicant amended their application to C-1, fleet vehicle parking falls under the "Transportation and vehicle storage" land use category in the Zoning Ordinance and is not an allowed land use in the C-1 zoning district that the applicant has requested.** Instead, "Transportation

*and vehicle storage*" requires M (Light Industrial) zoning. Since the subject property falls within a SUB character area, any rezoning to M (Light Industrial) would also require a land use amendment application to LIND (Light Industrial).

This property falls within an area of office zoned (O-I) parcels along Snapfinger Road which are adjacent to single-family uses. Given the SUB Character area policy to protect adjacent and surrounding single-family neighborhoods, Staff would not support any intensification of commercial zoning along this stretch of Snapfinger road. Nonetheless, Section 7.2.2.B.4.h of the Zoning Ordinance requires any change to the proposed zoning application to be deferred full cycle to allow proper advertising. Therefore, should the applicant desire to proceed forward with an amended C-1 request, the Planning Department recommends a ***“Two-cycle deferral to the March 2025 zoning cycle”*** to allow the applicant to time fully consider any proposed changes to the rezone application, as well as to allow for proper advertising and consideration by the Community Council, Planning Commission, and Board of Commissioners.

## **ZONING COMMENTS – OCTOBER 2024**

**N1. (SLUP-24-1247188) 4293 Hambrick Road:** No overlay district in place. No changes to the structure just the functional property use. Roadway classified as Local. No proposed changes or edits to the property frontage.

**N2. (Z-24-1247190) 1491, 1531 & 1555 Austin Drive:** No overlay district in place. No site distance issues. Proposed improvement along a roadway classified as a collector: Rezoning and property upgrade; Shoulder improvements requirements in Zoning Code 5.4.3, 10-foot multiuse path with pedestrian scale streetlights. Project is on a bus route maintain exiting Marta bus stops.

**N3. (Z-24-1247191) 3960 Rockbridge Road:** No overlay restrictions. Road classified as Minor Arterial. Regulatory traffic signs posted at 45 MPH. No site distance issues to note. Rezoning and reuse of property would require proper parking lot marking for ingress and egress with plaza directly in front of subject property. Right and Left turning issues should be mitigated with proper Traffic engineering evaluation in reference to placement of parking lot entrance and exit. Would consider placing KIDS AT PLAY (NON regulatory) warning signs in advance of subject property in both directions. Contact Dekalb County Roads and Drainage for signage installation. Project is on along Marta bus route.

**N4. (Z-24-1247192) 3089 Snapfinger Road:** Roadway classification Major Arterial. Snapfinger Road is SR 155. Regulatory posted speed is 45MPH. Limited sight distance to driveway. MUTCD calls for Vehicular warning signs Section 2C.49. Subject parcel driveway has limited sight distance. Advance warning signs should be posted on the shoulder and median for both lanes going east bound. Contact ([JLivingston@dot.ga.gov](mailto:JLivingston@dot.ga.gov)) with GDOT for on state routes.

**N5. (Z-24-1247194) 2452 La Fortune Drive:** No overlay district. Roadway classification is local road. Shoulder/Frontage improvements requirements in Zoning Code 5.4.3, 10-foot multiuse path with pedestrian scale streetlights.





9/20/2024

To: Ms. LaSondra Hill, Planning  
From: Ryan Cira, Environmental Health Director  
Cc: Alan Gaines, Deputy Director  
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for:

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.



This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DeKalb Public Health

445 Winn Way – Box 987  
Decatur, GA 30031

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)



Rezoning Comments from Division of Environmental Health

N.1-2024-1108 SLUP-24-1247188 / 18 122 03 053

4293 HAMBRICK WAY, STONE MOUNTAIN, GA 30083

Amendment

- PLEASE REVIEW GENERAL COMMENTS
- NO COMMENTS

N.2-2024-1109 Z-24-1247190 / 15 197 02 001, 15 197 02 010, 15 197 02 033

1491, 1531 & 1555 AUSTIN DRIVE, DECATUR, GA 30032

Amendment

- PLEASE REVIEW GENERAL COMMENTS
- SEPTIC INSTALLED ON PROPERTY

N.3-2024-1110 Z-24-1247191 / 18 043 02 009

3960 ROCKBRIDGE ROAD, STONE MOUNTAIN, GA 30083

Amendment

- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATED

N.4-2024-1111 Z-24-1247192 / 15 096 03 009

3089 SNAPFINGER ROAD, DECATUR, GA 30034

Amendment

- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATED

DeKalb Public Health

445 Winn Way – Box 987  
Decatur, GA 30031

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)



<p><b>MARTA November 2024</b> <b>Case Comments</b></p>
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**N3-2024-1109 Z-24-1247190 (1491, 1531 & 1555 Austin Drive):**

- There is existing MARTA bus service by this development. Additionally, there are plans for high-frequency bus service at Redwing Ct. Recommend the project include pedestrian connectivity north to Redwing Ct to connect to transit as well as the school.
- If developed, inter-parcel connectivity between the development and Towers High School should be included to allow students to walk from development to school directly, without needing to use Towers Way.

**N4-2024-1110 Z-24-1247191 (3960 Rockbridge Road):**

- This development is on a MARTA route and should coordinate with MARTA on bus stop placement.



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE:** PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

**REZONE  
COMMENTS FORM:**

**PUBLIC WORKS ROAD AND DRAINAGE**

Case No.: \_\_\_\_\_ Parcel I.D. #: \_\_\_\_\_

Address: \_\_\_\_\_

Drainage Basin: \_\_\_\_\_

Upstream Drainage Area: \_\_\_\_\_

Percent of Property in 100-Year Floodplain: \_\_\_\_\_

Impact on property (flood, erosion, sedimentation) under existing zoning: \_\_\_\_\_

Required detention facility(s): \_\_\_\_\_

**COMMENTS:**

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Signature: Akin A. Akinsola



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

**COMMENTS FORM:**

**PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: 2-24-1247192  
N5-2024-1111 Parcel I.D. #s: 15 090 03 009  
Address: 3009 Snapfinger Road, Decatur 30034

Adjacent Roadway (s):

Snapfinger Rd. Flat Shoals Pkwy

(classification) (classification)

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>th</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: No traffic Engineering concerns at this time.

Signature: \_\_\_\_\_



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

**COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER**

**Case No.:** \_\_\_\_\_ **Parcel I.D. #:** \_\_\_\_\_

**Address:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**WATER:**

**Size of existing water main:** \_\_\_\_\_ (adequate/inadequate)

**Distance from property to nearest main:** \_\_\_\_\_ **Size of line required, if inadequate:** \_\_\_\_\_

\_\_\_\_\_

**SEWER:**

**Outfall Servicing Project:** \_\_\_\_\_

**Is sewer adjacent to property:** Yes \_\_\_\_\_ No \_\_\_\_\_ **If no, distance to nearest line:** \_\_\_\_\_

**Water Treatment Facility:** \_\_\_\_\_ **adequate** \_\_\_\_\_ **inadequate** \_\_\_\_\_

**Sewage Capacity:** \_\_\_\_\_ (MGPD) **Current Flow:** \_\_\_\_\_ (MGPD)

**COMMENTS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signature:** \_\_\_\_\_

DEPARTMENT OF PLANNING & SUSTAINABILITY

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**Rezoning Application to Amend the Official Zoning Map of DeKalb  
County, Georgia**

Date Received: \_\_\_\_\_ Application No: \_\_\_\_\_

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Applicant Name: \_\_\_\_\_

Applicant E-Mail Address: \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

---

Applicant Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

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Owner Name: \_\_\_\_\_

If more than one owner, attach list of owners.

Owner Mailing Address: \_\_\_\_\_

Owner Daytime Phone: \_\_\_\_\_

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Address of Subject Property: \_\_\_\_\_

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Parcel ID#: \_\_\_\_\_

Acreage: \_\_\_\_\_ Commission District: \_\_\_\_\_

Present Zoning District(s): \_\_\_\_\_

Proposed Zoning District: \_\_\_\_\_

Present Land Use Designation: \_\_\_\_\_

Proposed Land Use Designation (if applicable): \_\_\_\_\_



**B. Pre-submittal community meeting notice and sign-in sheet and other documentation of meeting**



## **Notice of Proposed re-zoning at 3089 Snapfinger Road, Decatur, GA 30034 Application Community Meeting**

To: **Home Owner**

We intend to apply for a Dekalb County re-zoning permit from Office Institutional Districts (OI) to General Commercial Districts (C2) for the property located at 3089 Snapfinger Road, Decatur, GA 30034. To learn more about our petition, ask questions, and share your thoughts, please join us at the following community meeting:

**You are invited to a Microsoft Teams meeting.**

**Date: 8/16/2024**

**Time: 5:30 PM Eastern Time (U.S and Canada)**

Meeting ID: 236 010 323 535

Passcode: u2yqTB

If you have any questions about the meeting, please call 770-761-6816 or email us at [agraham@procutterslawnsclapes.com](mailto:agraham@procutterslawnsclapes.com). We look forward to seeing you there!

Sincerely,

Dr. Anterro Graham

Dekalb Community Re-Zoning Event - Attendance report 8-16-24

1. Summary																				
Meeting title    "Dekalb Community Re-Zoning Event "																				
Attended participants    3																				
Start time        8/16/24							5:15:14 PM													
End time         8/16/24							6:08:37 PM													
Meeting duration        53m 22s																				
Average attendance time        24m 54s																				
2. Participants																				
Name	First Join	Last Leave	In-Meeting Duration	Email	Participant ID (UPN)	Role														
Anterro Graham		8/16/24					5:15:31 PM	8/16/24		6:08:01 PM	52m 30s	agraham@procutterslawnsclapes.com	agraham@procutterslawnsclapes.com	Organizer						
Jean Casseus (Unverified)			8/16/24				5:36:57 PM	8/16/24		6:08:37 PM	1m 4s	Presenter								
Peggy Hobdy (Unverified)			8/16/24				5:37:31 PM	8/16/24		5:58:40 PM	21m 9s	Presenter								
3. In-Meeting Activities																				
Name	Join Time	Leave Time	Duration	Email	Role															
Anterro Graham		8/16/24					5:15:31 PM	8/16/24		6:08:01 PM	52m 30s	agraham@procutterslawnsclapes.com	Organizer							
Jean Casseus (Unverified)			8/16/24				5:36:57 PM	8/16/24		5:38:02 PM	1m 4s	Presenter								
Jean Casseus (Unverified)			8/16/24				6:08:37 PM		Presenter											
Peggy Hobdy (Unverified)			8/16/24				5:37:31 PM	8/16/24		5:58:40 PM	21m 9s	Presenter								



### Certificate Of Mail

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Pro Cutters Landscapes Inc  
1123 Brett Dr Conyers Ga 30094  
To: Port Atkins or Current Road  
3347 Beech Dr Decatur Ga 30032

U.S. POSTAGE PAID  
FCM LETTER  
CONYERS, GA  
30012  
AUG 01, 24  
AMOUNT  
**\$2.20**  
S2324A502928-21

PS Form 3817, April 2007 PSN 7530-02-000-9065



### Certificate Of Mail

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Pro Cutters Landscapes Inc  
1123 Brett Dr  
Conyers Ga 30094  
To: Ali Hasson or Current Rd  
3496 Midway  
Decatur Ga 30032

U.S. POSTAGE PAID  
FCM LETTER  
CONYERS, GA  
30012  
AUG 01, 24  
AMOUNT  
**\$2.20**  
S2324A502928-21

PS Form 3817, April 2007 PSN 7530-02-000-9065



### Certificate Of Mail

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Pro Cutters Landscapes Inc  
1123 Brett Dr Conyers Ga 30094  
To: Monica McGowan  
1305 Crescentwood Ln  
Decatur Ga 30032

U.S. POSTAGE PAID  
FCM LETTER  
CONYERS, GA  
30012  
AUG 01, 24  
AMOUNT  
**\$2.20**  
S2324A502928-21

PS Form 3817, April 2007 PSN 7530-02-000-9065

S2324A502928-21

**\$2.20**

U.S. POSTAGE PAID  
FCM LETTER  
CONYERS, GA  
30012  
AUG 01, 24  
AMOUNT

### Certificate Of Mail

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From: Pro Cutters Landscapes Inc  
1123 Brett Dr Conyers  
Ga 30094

To: Leanne Frank or Current  
3141 Bayway Dr Decatur  
Ga 30032

PS Form 3817, April 2007 PSN 7530-02-000-9065



### Certificate Of Mailing

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From: Pro Cutters Landscapes  
1123 Brett Dr Conyers  
Ga 30094

To: Erik Lips or Current  
1307 Crescentwood Lr.  
Decatur Ga. 30032

U.S. POSTAGE PAID  
FCM LETTER  
CONYERS, GA  
30012  
AUG 01 24  
AMOUNT  
**\$2.20**  
S2324A502928-21

PS Form 3817, April 2007 PSN 7530-02-000-9065



### Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Pro Cutters Landscapes Inc  
1123 Brett Dr Conyers  
Ga 30094

To: Samantha Berlinsky  
1301 Crescentwood Lr  
Decatur Ga. 30032

U.S. POSTAGE PAID  
FCM LETTER  
CONYERS, GA  
30012  
AUG 01 24  
AMOUNT  
**\$2.20**  
S2324A502928-21

PS Form 3817, April 2007 PSN 7530-02-000-9065



### Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Pro Cutters Landscapes Inc  
1123 Brett Dr. Conyers Ga  
30094

To: Khirstine Simmons or Cur  
1502 Swapping Rd.  
Decatur Ga 30032

U.S. POSTAGE PAID  
FCM LETTER  
CONYERS, GA  
30012  
AUG 01 24  
AMOUNT  
**\$2.20**  
S2324A502928-21

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CONYERS, GA  
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From: Pro Cutters Landscapes Inc  
P.O. Box 3602039  
Decatur Ga 30036-2039  
To: Jones Freeman or Cur  
P.O. Box 3602039  
Decatur Ga  
30036-2039

PS Form 3817, April 2007 PSN 7530-02-000-9065



**Letter Of Application**

Subject: Rezoning Application for 3089 Snapfinger Road, Decatur GA, 30034

Dear Department of Planning & Sustainability,

We are writing to formally submit our application for rezoning the property located at 3089 Snapfinger Road, Decatur GA, 30034. Below are the details pertaining to this application:

a) Proposed Zoning Classification:

We are requesting a rezoning to C2 which will allow for the overnight parking of our company vehicles on the premises.

b) Reason for Rezoning Request:

The current zoning classification does not permit the overnight parking of commercial vehicles. As our business operations require the availability of company vehicles on-site for early morning dispatch, rezoning is necessary to accommodate this aspect of our operations without violating existing zoning regulations.

c) Existing and Proposed Use of the Property:

Existing Use: The property is currently used for unoccupied

Proposed Use: The primary use of the property will remain unchanged; however, we propose to include the overnight parking of our company vehicles as part of the property's usage.

d) Detailed Characteristics of the Proposed Use:

Floor Area: There are no planned changes to the existing floor area.

Height of Building(s): The current building height will remain unchanged.

Number of Units: The property will continue to function as a single-unit facility.

Number of Employees: We expect to have between six to ten employees working at this location.

Manner and Hours of Operation: The property will operate from 6:00 am to 6:00 pm EST, Monday through Friday. Company vehicles will be parked on-site overnight.

e) Statement of Conditions (Optional):

We believe this rezoning aligns with the community's existing land use patterns and will have minimal impact on surrounding properties. We respectfully request your consideration of this application.

Thank you for your attention to this matter. We are available to provide any additional information or to meet with the appropriate parties as needed.

Sincerely,

Dr. Anterro Graham

General Manager

Pro Cutters Landscapes, Inc.

770-365-9017

## **Impact Analysis**

In response to the impact analysis requested for the proposed use and rezoning, we have carefully reviewed the standards and factors outlined in Article 7.3 of the DeKalb County Zoning Ordinance.

The proposed rezoning is intended solely to allow for the overnight parking of company vehicles on the premises, with no structural alterations planned for the existing building. Given the nature of this use, the impact on surrounding properties is expected to be minimal.

Key points of consideration:

1. **Traffic and Noise:** The operation of our vehicles will be confined to the hours between 6:00 am and 6:00 pm, Monday through Friday, which aligns with normal business hours. This schedule will minimize any potential noise or traffic disturbances to the neighboring properties during evening and night hours.
2. **Aesthetic Impact:** There will be no visible changes to the building or the landscape, ensuring that the visual character of the area remains unchanged. The parking of company vehicles will be managed to maintain a neat and orderly appearance.
3. **Environmental Impact:** The proposed use does not involve any activities that would increase pollution or negatively affect the local environment. There will be no changes to drainage, air quality, or other environmental factors as a result of this rezoning.
4. **Compatibility with Surrounding Properties:** The proposed use is consistent with the commercial nature of the surrounding area. The addition of overnight parking for company vehicles aligns with existing business practices in the vicinity and should not disrupt the current land use patterns.

In summary, the anticipated impact of the proposed rezoning on surrounding properties will be minimal, with no significant adverse effects on traffic, noise, aesthetics, or the environment. We believe this proposal aligns well with the standards set forth in Article 7.3 and respectfully request your consideration of this application.

Please note that there are no previously approved conditions or Board of Commissioner meeting minutes relevant to this request, as this is not a Major Modification.

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: 8/23/2024

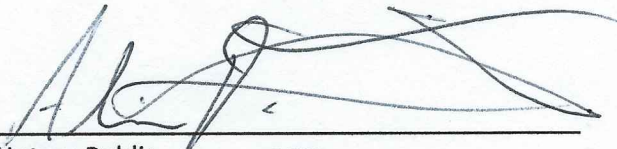
TO WHOM IT MAY CONCERN:

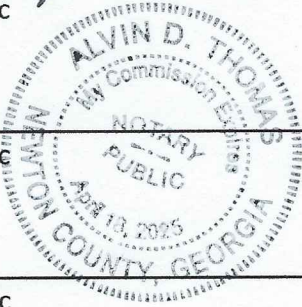
(I) (WE) Pro Cutters Lawnscaapes, Inc.  
Name of owner(s)

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

Dr. Anterro Graham  
Name of Agent or Representative

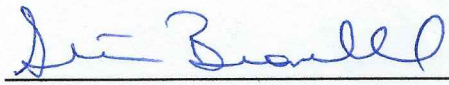
to file an application on (my) (our) behalf.

  
Notary Public

  
Notary Public

Notary Public

Notary Public

  
Owner

Owner

Owner

Owner



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 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 to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

\_\_\_\_\_  
Notary

  
\_\_\_\_\_  
Signature of Applicant /Date

8/26/24

Check one: Owner ☐ Agent ☒

\_\_\_\_\_  
Expiration Date/ Seal

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



**G- Site Plan, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:**

- \_\_\_\_\_ a. complete boundaries of subject property;**
  - \_\_\_\_\_ b. dimensioned access points and vehicular circulation drives;**
  - \_\_\_\_\_ c. location of all existing and proposed buildings, structures, setbacks and parking;**
  - \_\_\_\_\_ d. location of 100-year floodplain and any streams;**
  - \_\_\_\_\_ e. notation of the total acreage or square footage of the subject property;**
  - \_\_\_\_\_ f. landscaping, tree removal and replacement, buffer(s); and**
  - \_\_\_\_\_ e. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces,**
- parking ratios, open space calculations, and other applicable district standards.**

There is no proposed development or redevelopment for this property. As such, a site plan is not applicable at this time. The existing conditions will remain unchanged, and therefore, no new boundaries, access points, buildings, floodplain locations, landscaping, or other site plan elements are being altered or introduced.



LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 96 OF THE 15TH LAND DISTRICT OF DeKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MONUMENT FOUND 50' LEFT OF AND OPPOSITE OF STA.29+97.19 ON CONSTRUCTION & OF SNAPPINGER RD ON GA HWY PROJ NO. STP-165-1(60); THENCE, LEAVING AFORESAID RIGHT-OF-WAY, RUNNING S66°13'55"W A DISTANCE OF 283.91' TO A 1/2" RE-BAR FOUND; THENCE RUNNING N25°14'48"W A DISTANCE OF 189.73' TO A 1/2" RE-BAR FOUND; THENCE RUNNING N65°58'44"E A DISTANCE OF 301.63' TO A 1/2"RE-BAR SET ON AFORESAID RIGHT-OF-WAY; THENCE RUNNING, ALONG AFORESAID RIGHT-OF-WAY, S21°58'56"E A DISTANCE OF 136.34' TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND 50' LEFT OF AND OPPOSITE OF STA.30+52.47 ON CONSTRUCTION & GA HWY PROJ NO. STP-165-1(60); THENCE CONTINUING, ALONG AFORESAID RIGHT-OF-WAY AND FOLLOWING A CURVE TO THE RIGHT, AN ARC DISTANCE OF 55.395' AS SUBTENDED BY A CHORD OF S14°51'37"E A DISTANCE OF 55.39', WITH A RADIUS OF 1550', TO THE POINT OF BEGINNING;

AFORESAID TRACT OR PARCEL OF LAND CONTAINING 56,198 SQUARE FEET OR 1.2920 ACRES AS SHOWN ON PLAT PREPARED FOR: ROLLIN SIXTY TRANSPORTATION LLC, LAMAR JONES & CHICAGO TITLE INSURANCE COMPANY BY TOTAL SITE SOLUTIONS, DATED 4/28/22.

**I. Building Form Information. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.**

In response to the request for Building Form Information, please note that no changes will be made to the structure. Therefore, there is no need for new elevation drawings, renderings, or material details. The existing structure complies with Article 5 of the Zoning Ordinance for DeKalb County, GA.



## Application Submittal Procedures

To enable you to securely submit your application and payment, please follow the procedures listed below:

### **\*Steps to be done POST Pre-Application Meeting\***

  X   To ensure proper processing and payment, please create a profile and upload at least page 1 of your application to: <https://epermits.dekalbcountyga.gov/> (no more than 10mb permitted).

- If you have an existing account, you may use that account and create a *new application number* by selecting the proper application type.
- Fill out *all* Account Portal Questions!
- Put your **email address** under **"WEB ACCOUNT"**
- SAVE APPLICATION NUMBER (1246XXX) – send to staff when you email your complete application.

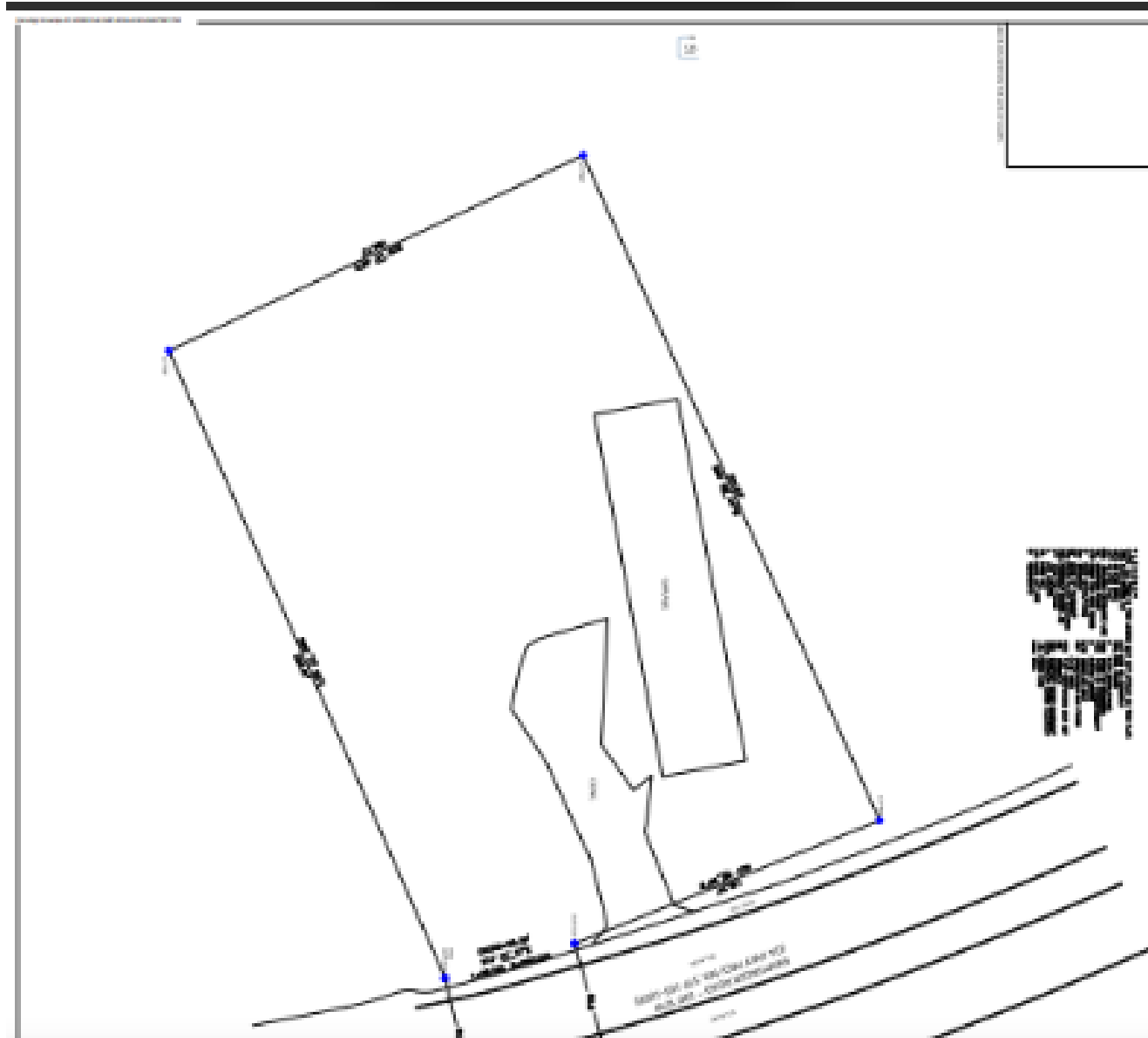
  X   We now require one electronic application only – no printed applications.

  X   E-mail an electronic application as **one .pdf file (not in separate parts)** and **application number (1246XXX)** to the Planner who conducted your pre-application conference. The date of receipt of the e-mail will be used to determine if the application has met the submittal deadline. No flash drive needs to be submitted.

  X   Make sure to review the checklist included with the application form. Incomplete applications will not be accepted. Contact the planner who conducted pre-application conference if you have questions.

**Note:** The planner assigned to case will prepare Planning Commission/Board of Commissioners sign(s) for posting on the site. The planner assigned to your case will contact you with instructions about posting the sign(s). You must e-mail a photo or photos of the posted sign(s) to the planner assigned to your case.

  
8/26/24





Z 24 1247192

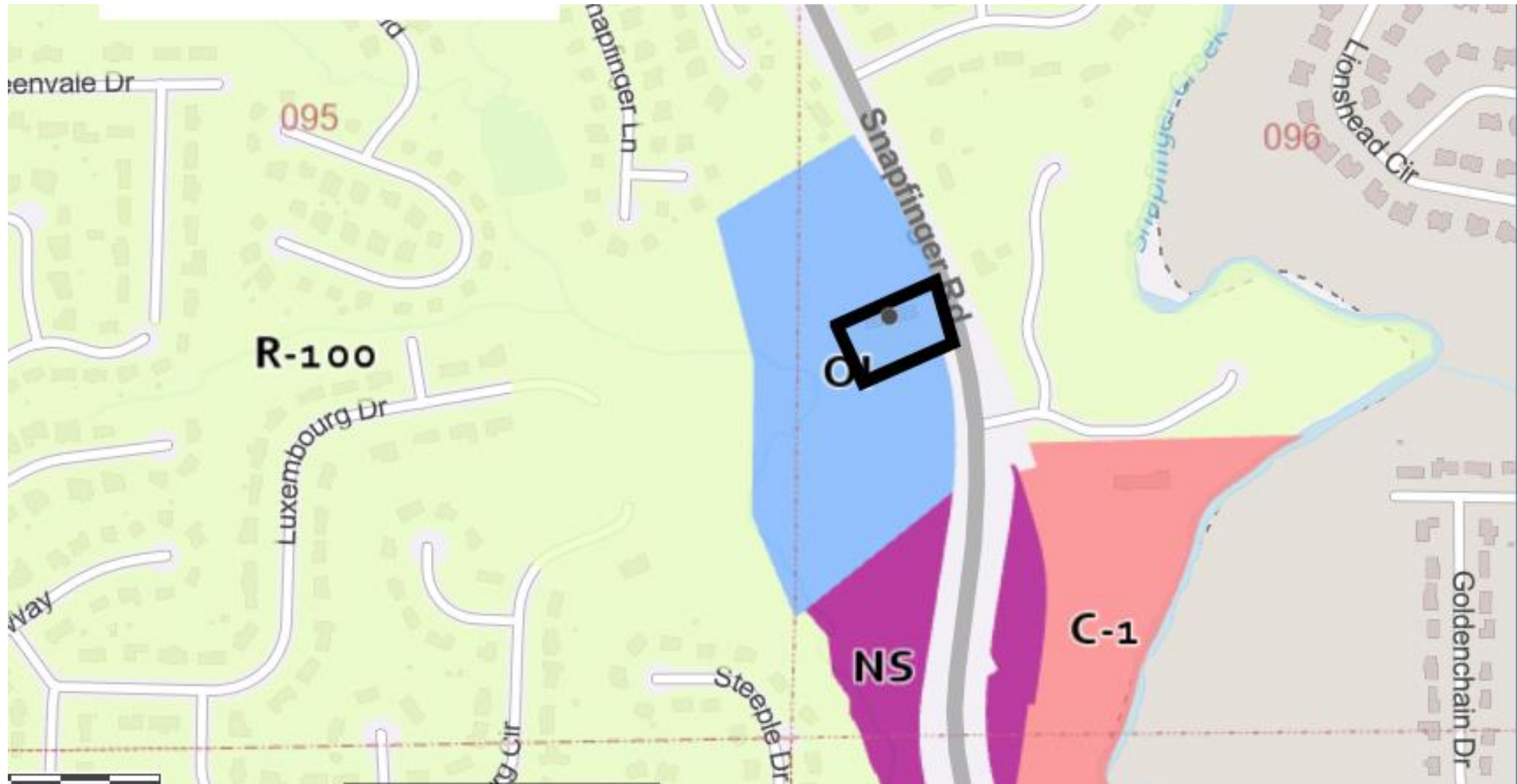
Site Photo





Z 24 1247192

ZONING MAP



Z 24 1247192

## FUTURE LAND USE MAP





Z 24 1247192

Aerial Photo

