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Planning Commission Hearing Date: July 8th, 2025
Board of Commissioners Hearing Date: July 24th, 2025

STAFF ANALYSIS

Case No.:	Z-25-1247521	Agenda #: 2025-0625
Address:	2381 Snapfinger Road, Decatur GA 30034	Commission District: 03 Super District: 07
Parcel ID(s):	15-126-05-004	
Request:	Rezone property from R-100 (Residential Medium Lot -100) zoning district to MR-1 (Medium Density Residential) zoning district to allow for townhome development.	
Property Owner(s):	Valley Consulting LLC.	
Applicant/Agent:	Valley Consulting LLC c/o Linda Dunlavy	
Acreage:	3.3 acres	
Existing Land Use:	Vacant Land	
Surrounding Properties:	North: MR-1 (Medium Density Residential-1) East: C-1 (Local Commercial), South: MR-1, C-1, R-100 (Residential Medium Lot-100) West: MR-1.	
Comprehensive Plan:	TC (Town Center) Consistent X Inconsistent	

Staff Recommendation: Approval with Conditions.

The applicant, Valley Consulting, LLC c/o Linda Dunlavy, is seeking to rezone the subject site from R-100 (Residential Medium Lot-100) to MR-1 (Medium Density Residential) for twenty-four (24) attached townhome units. Based on feedback from Staff, the Applicant updated the site plan and submitted a revised site plan on 6/13/25. While the proposed concept remained, the site design improved to better align with the design goals of the TC (Town Center) Character Area and the *Wesley Chapel Activity Center LCI* (Livable Centers Initiative) via improved pedestrian and vehicular access and inter-parcel connections. Staff performed a conceptual review of the site plan to meet criteria of *Section 27-7.3.5 (A-H)* of the *Zoning Ordinance*, however, the site plan will require additional reviews prior to the permitting stage of the project.

The proposed rezoning to MR-1 and townhome development aligns with the MR-1 and townhome/multi-family zoning and development pattern in the surrounding area. The proposal is consistent with the redevelopment of properties along Snapfinger Road. Directly east of the subject site is a property rezoned in 2019 to MR-1 (Z-19-1243384) for a one hundred and twenty-four (124) townhome and single-family development. The 24-unit residential development at a density of approximately seven (7) units per acre is below both MR-1 maximum densities (8 units per acre) and the TC Character Area (60 units per acre). MR-1 zoning is a permitted zoning district in the TC Character Area, and the proposed design clusters the units in groups of four (4) and up to seven (7) units. The proposed zoning district (MR-1) is consistent with the intent of the TC, to serve as a focal point for surrounding neighborhoods, and suitable in view of the use and transition to the development adjacent to the subject site. TC promotes walkable, higher density developments that support community interaction through a variety of development designs, uses, and preservation of green space (*DeKalb 2050 Unified Plan, Pg. 35*). Additionally, the site lies within the *Wesley Chapel Activity Center LCI*, which emphasizes street connectivity within and between new developments. These key policy goals are reflected in the most recent submission on 6/13/25.

Site Plan Conceptual Review (Revised “Zoning Exhibit for 2381 Snapfinger” dated 6/13/25):

The site plan appears to comply with most of Section 27-2.11.1 – *Dimensional Requirements* for MR-1. However, since the site plan has been revised, the applicant will need to state compliance with all MR-1 zoning requirements at the permitting stage of the project, including but not limited to the following:

- Provide tabular data to show compliance with minimum parking requirements, minimum building setback and lot frontage requirements, minimum open space, and minimum unit size.
- Staff recommends the Applicant correspond with the Fire Review Division and Sanitation Division to ensure appropriate access to the rear units (19-24) by way of the cul-de-sac and/or alley provided.
- The portion of the pedestrian walkway along the northern boundary line appears to encroach into the transitional buffer. However, Per *Section 5.4.5 Transitional Buffers B 6. A pedestrian walkway, a maximum width of five (5) feet, may be in the buffer to provide pedestrian access to the adjoining property. Where a pedestrian walkway is provided, a gate shall be installed in the required screening fence.*

Design and Connectivity Considerations:

- New streets require internal landscape strips per *Section 5.4.3. - Streetscape Elements and Dimensions A1*.
- Staff recommends more consideration of enhanced open space surrounding the detention pond located in the northern portion of the site, in addition to compliance with *Section 5.4.6 Screening (E)* which requires screening around detention facilities, incorporating walking paths and/or a pocket park.

The proposal appears to be consistent with the maximum densities allowed by MR-1 and the TC Character Area, demonstrates appropriate compatibility, interconnected design, and supports the intent of the LCI. Upon review of 27-7.3.5 (A-H), Staff recommends a “*Approval*” with Conditions:

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Staff Recommended Conditions 06/16/2025
2381 Snapfinger Road
Decatur, GA 30034

1. Facades facing a street must comply with *Section 27-5.7.6 (A-M) –Single Family Attached*, particularly *I (Facades)* regardless of renderings submitted in the rezoning application (Z-25-1247521).
2. The site plan is conceptual, however, the road and pedestrian connectivity and access by alley and/or pedestrian walkway features shall be maintained or improved. Alterations to the site plan (*Revised “Zoning Exhibit for 2381 Snapfinger” dated 6/13/25*) to better support other compact pedestrian-oriented improvements, such as enhanced open space around the stormwater detention facilities and inter-parcel connection, are subject to approval of the Planning Director.
3. Approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.

