



**DeKalb County Department of Planning & Sustainability**

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

**Planning Commission Hearing Date: March 6, 2018, 6:30 P.M.**

**Board of Commissioners Hearing Date: March 27, 2018, 6:30 P.M.**

**STAFF ANALYSIS**

<b>Case No.:</b>	CZ-18-22045	<b>Agenda #:</b> N. 11
<b>Location/Address:</b>	3130, 3138, 3158, 3220, 3224, and 3234 Snapfinger Road, Decatur.	<b>Commission District:</b> 5 <b>Super District:</b> 7
<b>Parcel ID(s):</b>	15-065-01-036 – 037 and 15-096-01-002, -009, 010, -071	
<b>Request:</b>	A Major Modification of conditions of zoning pursuant to CZ-07-3899, to allow development of trade contractor's offices with accessory indoor storage, on property zoned C-1 (Local Commercial).	
<b>Property Owner(s):</b>	Robert A. Wilson	
<b>Applicant/Agent:</b>	Paul Girardeau	
<b>Acreage:</b>	10.63	
<b>Existing Land Use:</b>	Vacant and wooded, and abandoned buildings formerly used for a landscaping business.	
<b>Surrounding Properties:</b>	To the north: a commercial property and a property with roads installed for a subdivision; to the northeast and east: floodplain; to the south and southeast, an Exxon station, an auto sales and repair business, the Bazaar Hair Fashions salon; to the south: Creekview plaza shopping plaza; to the west and northwest, vacant and wooded property.	
<b>Adjacent Zoning:</b>	<b>North:</b> C-1 <b>South:</b> C-1 <b>East:</b> R-100 <b>West:</b> NS <b>Northeast:</b> R-100 <b>Northwest:</b> O-I <b>Southeast:</b> C-2 <b>Southwest:</b> C-1	
<b>Comprehensive Plan:</b>	Suburban <input checked="" type="checkbox"/> <b>Consistent</b> <input type="checkbox"/> <b>Inconsistent</b>	
<b>Proposed Density:</b> 3,142 s.f./acre	<b>Existing Density:</b> None (vacant)	
<b>Proposed Square Ft.:</b> 33,400	<b>Existing Square Feet:</b> None (vacant)	
<b>Proposed Lot Coverage:</b> Information not provided	<b>Existing Lot Coverage:</b> None (vacant)	

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION



Date Submitted: 1-4-18 Case No.: CZ-18-22045

Existing Conditional Zoning No.: C-1 CZ-D7-3899

APPLICANT NAME: PAUL GIRARDEAU

Daytime Phone#: 770-639-0200 Fax #: \_\_\_\_\_ E-mail: paul@abri-ds.com

Mailing Address: 2969 MANITOBA LANE, MARIETTA, GA. 30062

OWNER NAME: ROBERT A. WILSON  
(If more than one owner, attach contact information for each owner)

Daytime Phone#: 404-697-0973 Fax #: \_\_\_\_\_ E-mail: robert@wilscrv.net

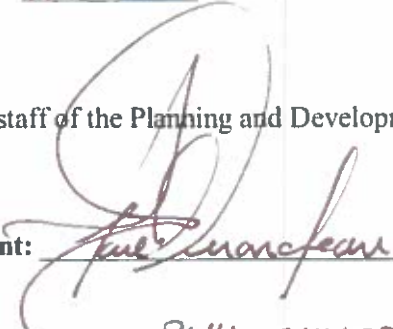
Mailing Address: 407 MILL HOUSE ROAD, SPARTA, GA. 31087

SUBJECT PROPERTY ADDRESS OR LOCATION: 3150 SNAPPINGER ROAD  
\_\_\_\_\_, DeKalb County, GA, \_\_\_\_\_

District(s): 15th Land Lot(s): 65 & 96 Block(s): \_\_\_\_\_ Parcel(s): \_\_\_\_\_

Acreage or Square Feet: 18.89 ac Commission District(s): \_\_\_\_\_ Existing Zoning: C-1

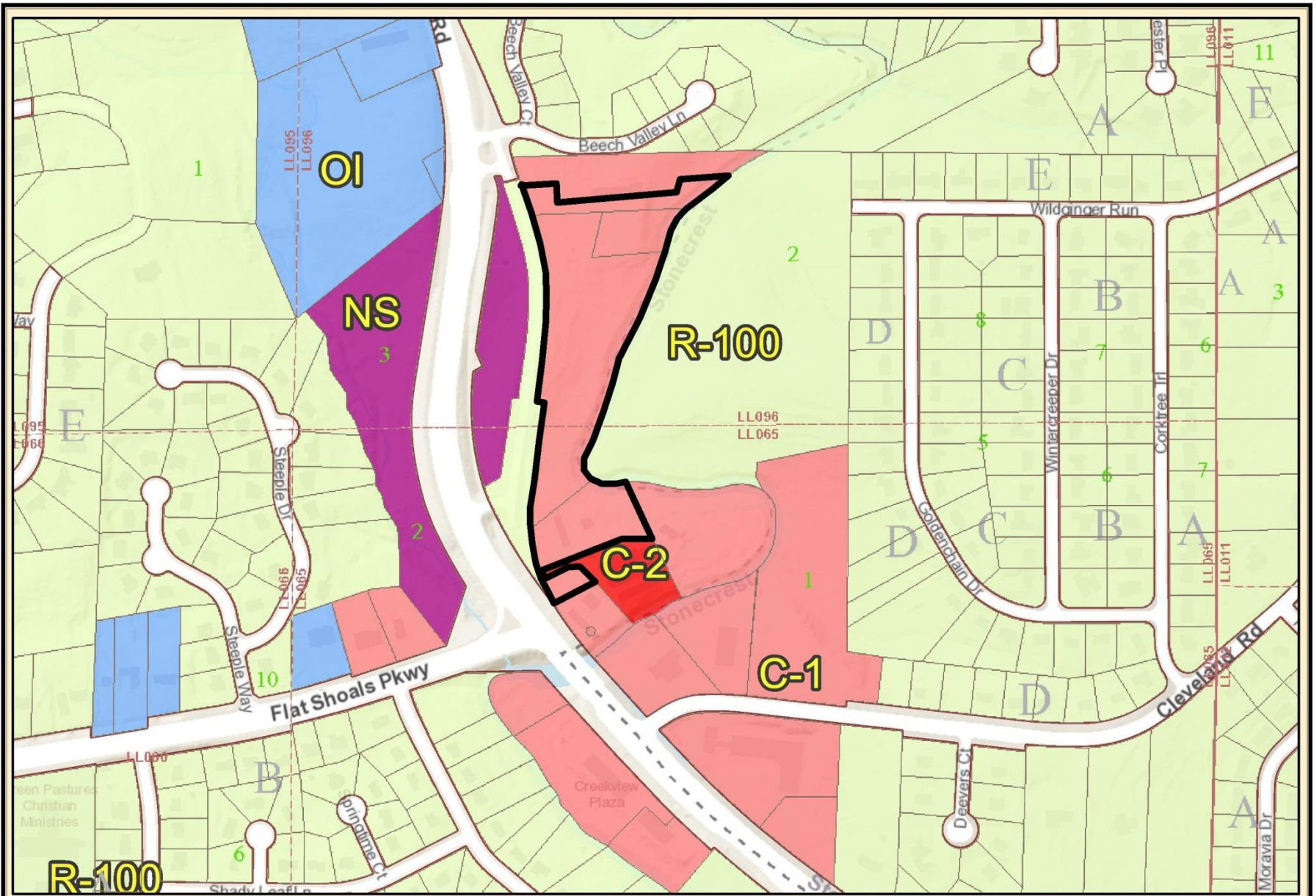
I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Signature of Applicant: 

Printed Name of Applicant: PAUL GIRARDEAU

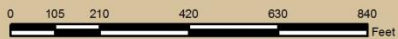






R-100

**CZ-18-22045**



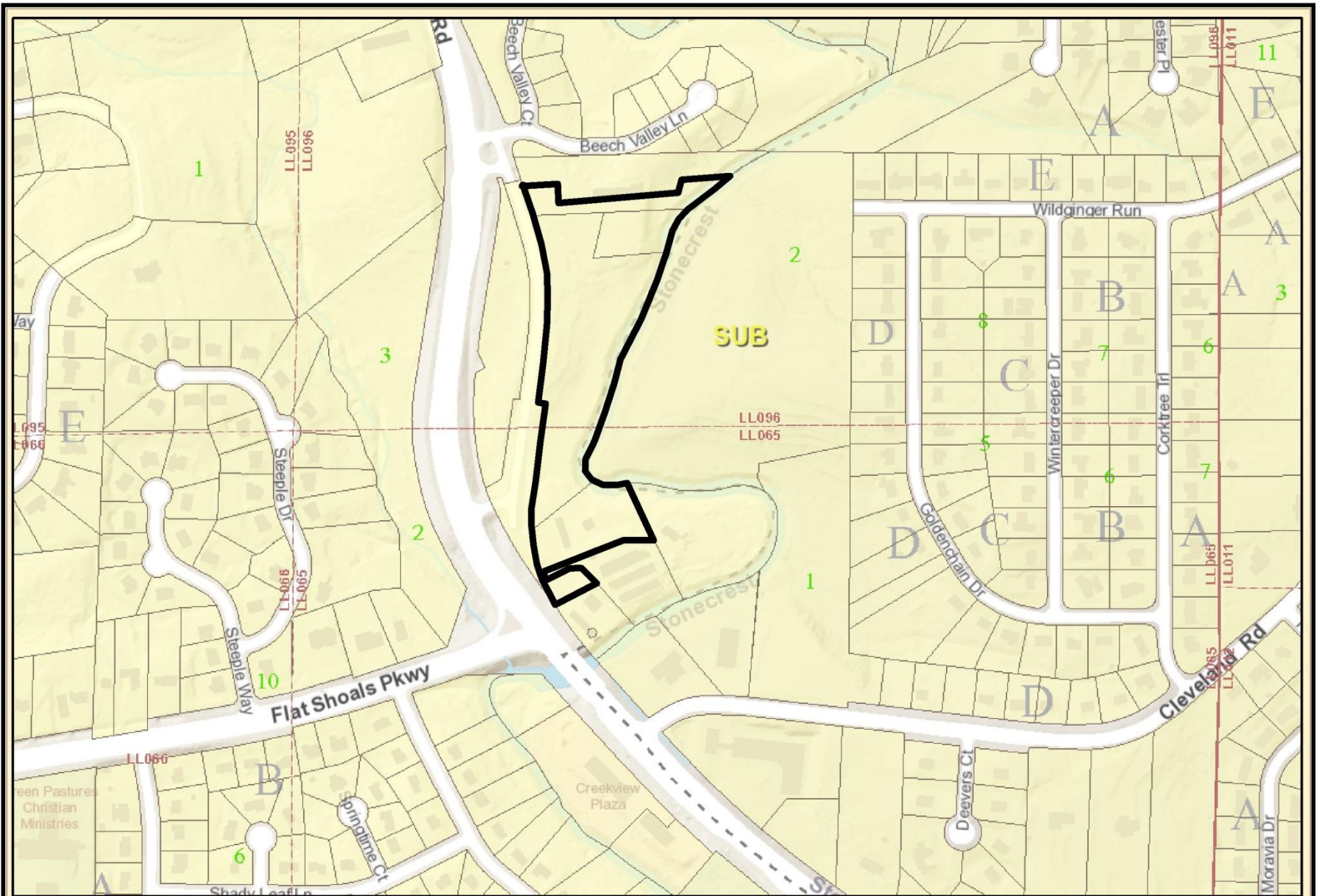
Date Printed: 2/8/2018



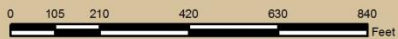
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