



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

Case No.: CZ-18-22045 **Agenda #:** N. 11

Location/Address: 3130, 3138, 3158, 3220, 3224, and 3234 Snapfinger Road, Decatur. **Commission District:** 5 **Super District:** 7

Parcel ID(s): 15-065-01-002 & 036 – 037, and 15-096-02-002, -008, -009, -010, & -071

Request: A Major Modification of conditions of zoning pursuant to CZ-07-3899, to allow development of trade contractors’ offices with accessory indoor storage, on property zoned C-1 (Local Commercial).

Property Owner(s): Robert A. Wilson

Applicant/Agent: Paul Girardeau

Acreage: 10.63

Existing Land Use: Vacant and wooded, and abandoned buildings formerly used for a landscaping business.

Surrounding Properties: 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.

Adjacent Zoning: **North:** C-1 **South:** C-1 **East:** R-100 **West:** NS **Northeast:** R-100 **Northwest:** O-I **Southeast:** C-2 **Southwest:** C-1

Comprehensive Plan: Suburban **Consistent** **Inconsistent**

Proposed Density: 3,303 s.f./acre	Existing Density: None (vacant)
Proposed Square Ft.: 35,117 s.f.	Existing Square Feet: None (vacant)
Proposed Lot Coverage: Information not provided	Existing Lot Coverage: None (vacant)

Zoning History: In 2007, the Board of Commissioners rezoned the subject property from R-75 (Single-Family Residential) and C-1 (Local Commercial) to C-1 with conditions for a mixed office and retail development called the Mill at Snapfinger (CZ-07-3899). In addition to the subject property, the Mill at Snapfinger would have included adjoining properties to the west, i.e., the abandoned right-of-way of Old Snapfinger Road, and the land between this abandoned right-of-way and Snapfinger Road. Approval of CZ-07-3899 was conditioned on site plans, elevations,

provision of a deceleration lane, maximum building height, description of tenant types, maximum building floor area, and building materials.

PROJECT ANALYSIS

The subject property is a 10.63-acre tract comprised of six parcels located on the east side of the abandoned right-of-way of Old Snapfinger Road. The east side of the property is bordered by Snapfinger Creek, which also forms the boundary of the City of Stonecrest. As shown on the site plan, the southeastern portion of the property is in the floodplain. The property is undeveloped. Portions of it have been cleared and other portions are wooded. Vacated landscaping supply company buildings are located at the southern end of the property. The land between the abandoned right-of-way and Snapfinger Road is densely wooded.

Snapfinger Road is a four-lane, divided major arterial. A multipurpose path, suitable for bicycling, has been constructed on the east side of Snapfinger Road. Flat Shoals Parkway, also a four-lane, divided major arterial, intersects with the west side of Snapfinger Road just south of the southern end of the subject property. Cleveland Road, a local street, intersects with the east side of Snapfinger approximately 500 feet south of Flat Shoals Road.

The intersections of Snapfinger, Flat Shoals, and Cleveland form a node of low-intensity commercial uses with C-1, OI, and NS zoning. Within this node, the land uses with frontage on Snapfinger Road and Flat Shoals Road include the Creekview Plaza shopping center, two gas stations with convenience stores (Exxon and Chevron), a hair salon, a day care center, and a Progressive Insurance office. Land uses beyond this node are single-family residential with R-100 zoning. Several contractors' office are located on nearby or adjoining C-1 properties: The T&J Industries contractors' office is located on Cleveland Road, on the parcel immediately west of the Chevron Station, and there is a contractors' office on the property that adjoins the north end of the subject property. In addition, contractors' office or warehouses are located on the C-2 property behind Tract 8.

The applicant proposes to construct six buildings suitable for contractors' offices. Five would be on the northern part of the site on Tracts 4, 5, and 6, and one would be on Tract 8, and the southern tip of the property. The buildings range from 1,717 square feet to 11,900 square feet of floor area and total 35,117 square feet. The applicant has described the buildings as offices for building contractors and building trade companies such as electrical or plumbing businesses. Space for accessory storage would be provided inside the buildings, but there would be no outdoor storage of building materials. The abandoned right-of-way would be improved as a private drive to provide vehicular access to the buildings on Tracts 4, 5, and 6; a private drive from Snapfinger Road would provide access to the building on Tract 8.

LAND USE AND ZONING ANALYSIS

Section 27-832 of the Zoning Ordinance, "Standards and factors governing review of proposed amendments to the official zoning map" states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

The proposal is consistent with the economic development policies summarized in the 2035 Comprehensive Plan to support existing industry clusters and to create new ones.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:

The proposed development is suitable in view of the use of adjacent and nearby properties for similar contractors' office and other commercial land uses.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

It does not appear that the property has reasonable economic use with the zoning conditions approved in 2007, which limit development to a project that is no longer being pursued by the property owner.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property, which is used for similar contractors’ offices on the north, a gas station and contractors’ office on the south and southeast. An undevelopable floodplain several hundred feet wide is located on the eastern border of the property. The proposed buildings would be screened from view from Snapfinger Road by what is now a wooded tract of land, and what might be developed in the future under its existing C-1 zoning classification for pedestrian-friendly commercial uses.

E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:

Staff is unaware of other conditions that would support either approval or disapproval of the zoning proposal.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:

No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

There has been no indication that the zoning proposal would be burdensome to existing public infrastructure.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:

It does not appear that the zoning proposal would have unusual or unexpected impacts on the environment or surrounding natural resources.

Compliance with District Standards:

C-1 STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED (for entire site unless otherwise noted)	COMPLIANCE
MIN. LOT AREA	20,000 s.f.	10.63 acres	Yes
MIN. LOT WIDTH	100 ft.	1,366.79 feet	Yes
MAX. LOT COVERAGE	80%	Estimate: 20%	Yes
MIN. OPEN SPACE	15%	Estimate: 80%	Yes

MIN. TRANSITIONAL BUFFER		50-foot buffer superseded by 75-foot stream buffer on east side	150 ft.	Yes
YARD SETBACKS	FRONT	Arterials: 60 ft.	Tracts 3-6: 200 ft. Tract 8: 120 ft.	Yes
	INTERIOR SIDE	Min. 20 ft.	Tracts 3-6: north side – 30 ft.; south side – 575 ft. Building on Tract 8: north side – 15'; south side – 12 ft.	The applicant must reconfigure the site, or obtain variances from side yard setbacks on Tract 8.
	REAR	Min. 30 ft.	Tracts 3-6: 150 ft. Tract 8: 30 ft.	Yes Yes
MAX. BLDG. HEIGHT WITHOUT SLUP		2 stories and 35 ft.	1 story and max. 21.8 ft.	Yes
TRANS'L HEIGHT PLANE		Not required; site does not adjoin R zoning	_____	_____
PARKING		Min. 1 space/500 s.f. = Tracts 3-6: 66.8 spaces; Tract 8: 3.43 spaces Max. 1 space/250 s.f. = Tracts 3-6: 133.6 spaces; Tract 8: 7 spaces	Tracts 3-6: 87 spaces Tract 8: 11 spaces	Tracts 3-6: Yes Tract 8: exceeds maximum by 4 spaces; the applicant must reconfigure the site, or obtain a variance

STAFF RECOMMENDATION:

The proposal is consistent with the economic development policies summarized in the 2035 Comprehensive Plan to support existing industry clusters and to create new ones. The proposed development is suitable in view of the use of adjacent and nearby properties for similar contractors' office and other commercial land uses. The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property, which is used for similar contractors' offices on the north, a gas station and contractors' office on the south and southeast. An undevelopable floodplain several hundred feet wide is located on the eastern border of the property. The proposed buildings would be screened from view from Snapfinger Road by what is now a wooded tract of land, and what might be developed in the future under its existing C-1 zoning classification for pedestrian-friendly commercial uses. Therefore, the Department of Planning and Sustainability recommends "Approval" of the proposal with the following condition:

1. The subject property shall be developed for contractors' offices with no more than 35,117 square feet of floor area.
2. There shall be no outdoor storage of materials and supplies.

3. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Application
4. Site Plan
5. Zoning Map
6. Land Use Plan Map
7. Aerial Photograph
8. Site Photographs

NEXT STEPS

Following an approval of this zoning action, one or several of the following may be required:

- ✔ • **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✔ • **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✔ • **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- ✔ • **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control is required as a condition of land development permit approval.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV**

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: CZ-18-2204 Parcel I.D. #: 15-065-01-036

Address: Snapping Rd
Decatur, GA

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	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) 6/7TH 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:

Field and plans reviewed. Nothing found that would disrupt traffic.

Signature: [Handwritten Signature]

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

2/14/2018

N.9

Z-18-22040/15-250-06-001 through -006

3337,3345,3353,3361,3367 and 3375 Kensington Road, Decatur, A

Amendment

- Please see general comments.

N.10

SLUP-18-222032/16 100 06 004

2053 South Stone Mountain, Lithonia , GA

Amendment

- Note: Septic system installed in on property 2-16-1961. Septic system was repalced on 8/21/2003.
- Contact Division of Environmental Health regarding septic system capacity. Please see general comments.

→ N.11

CZ-18-22045/15-065-01-036-037 and 15-096-01-002, -009,010,- 071

3130,3138,3158,3220,3224, and 3234 Snapfinger Road, Decatur, GA

Amendment

- Septic system installe don 6/3/204 on proeprty 3138 Snapfinger Road, Decatur.
- Please see general comments.

N.12

TA-18-22052

The Bouldercrest-CedarGrove-Moreland Overlay District Table

Amendment

- Please see general comments.



Board of Health

02/14/2018

To: Ms. Madolyn Spann, Planning Manager
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
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, Hotel Accommodation or **swimming pool** prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a pre-existing 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.



DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

RECEIVED
JAN 04 REC'D
BY:

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

Existing Conditional Zoning No.: C-1 CZ-07-3899

APPLICANT NAME: PAUL GIRARDEAU

Daytime Phone#: 770-639-0290 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@wilserv.net

Mailing Address: 407 HILL 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): _____ P 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



Date: December 13, 2017

Dear Sir/Madam:

In keeping with the guidelines of the DeKalb County Board of Commissioners, RAW Properties, Inc., would like to notify neighbors in the nearby area about a meeting that is scheduled Wednesday, January 3, 2018 at 7:00pm at the Ray of Hope Christian Church Education Center Auditorium at 2767 Snapfinger Road, Decatur, Georgia 30034-2446. The Christian Education Center is across the street from the main church building.

The purpose of the meeting will be for RAW Properties, Inc. to outline and discuss their plans to develop property near the intersection of Flat Shoals Parkway and Snapfinger Road.

We look forward to seeing you at the meeting and thank you in advance for the opportunity to make a presentation to you about the planned development.

Thank you,

Bryant Green
Berkshire Hathaway Georgia Properties
bryantgreenteam@yahoo.com
770-597-5711



January 4, 2018

LETTER OF INTENT

Robert A Wilson of RAW Properties, 407 Mill House Road, Sparta Ga 31087, 404-697-0973 is looking to modify the previously approved land use C2-07-3899 from office retail to trade contractors and retail. The development will be smaller than what was approved and the architecture material will be brick and E.I.F.S..

PROJECT BREAKDOWN

Trade Contractors, Gas Station and Retail

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Girardeau", is written over the word "Sincerely,". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Abri Design Studio Inc.
By: Paul Girardeau, RA
President



January 10, 2018

Impact Analysis

Section 27-7.3.4. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
 - a. *The proposed use of Trade Shops will be in conformance to the existing use allowed in the current zoning (C-1) use chart: Commercial/Retail/Trade shops: electrical, plumbing, heating/cooling, roofing/siding, with no outside storage.*
 - b. *The proposed use of Retail Shops under 5000 sf and Retail Shops over 5000 sf will be in conformance to the existing use allowed in the current zoning (C-1) use chart: Commercial/Retail/ Retail Shops under 5000 sf and Commercial/Retail/ Retail Shops over 5000 sf*
 - c. *The proposed use of Restaurants will be in conformance to the existing use allowed in the current zoning (C-1) use chart: Restaurant/Food establishments/Restaurants (non-drive thru).*
 - d. *We are with drawing the Gas station as shown on the site plan at this time. I currently does not meet the zoning requirements and if we ever decide to do it we will separate a portion of the property out and apply for rezoning for that portion.*
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
 - a. *Adjacent Zoning: North: C-1, South: C-2, East: R-100, West: PSD. The property is adjoined on the north by the Eastiden Concrete Contractors. Property to the west across Snapsinger is vacant as well adjacent property to the east. Adjacent to the south is an automotive repair facility and a Marathon gas service station. We feel our project will bring up the value of the area.*
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
 - a. *The retail portion of the proposed change already exists in the area and is in conformance of the approved Rezoning of the Snapsinger Property from June 12 2007. The Trade Shops do not exist in the are and we feel that they will be useful in the area.*
- D. Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby properties.
 - a. *Adjacent Zoning: North: C-1, South: C-2, East: R-100, West: PSD. The property is adjoined on the north by the Eastiden Concrete Contractors Property to the west across Snapsinger is vacant as well adjacent property to the east. Adjacent to the south is an automotive repair facility and a Marathon gas service station. We feel our project will bring up the value of the area.*
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

 - a. *We do not feel that any exist for disapproval*
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.
 - a. *Will not affect any historical buildings, site, or districts.*
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
 - a. *All proposed uses are low impact uses. We do not anticipate any impact on the transportation facilities, utilities, or schools.*
- H. **Planning and Development Department Recommendation from original approval June 12, 2007 (see attached):**
APPROVAL WITH CONDITION: The proposed C-1 zoning is consistent with the Comprehensive Plan LIC (Low Intensity Commercial) land use category. It appears that the site may not able to be developed as proposed, given portions of the site is located within a designated flood prone area. Therefore, approval is not recommended based on the submitted plan. Not withstanding the above comments, it is the recommendation of the Planning and Development Department that the application be approved subject to the following conditions:
 - 1. *Approval shall not be based on the submitted site plan.*
 - 2. *Storm water drainage improvements shall be subject to the approval of the Roads and Drainage Division of the Dekalb Public Works Department and the Development Division of the Planning and Development Department.*
 - 3. *Access and circulation shall be subject to approval by Dekalb County Public Works Division and the Georgia Department of Transportation (GA D.O.T).*

DEKALB COUNTY

ITEM NO.

BOARD OF COMMISSIONERS

ZONING AGENDA / MINUTES

MEETING DATE: June 12, 2007

HEARING TYPE
PUBLIC HEARING

ACTION TYPE
ORDINANCE

SUBJECT: Rezone – WS Snapfinger, LLC

COMMISSION DISTRICTS: 5 & 7

DEPARTMENT: Planning

PUBLIC HEARING: YES NO

ATTACHMENT: YES No

INFORMATION Patrick Ejike/Kevin Hunter

PAGES: 18

CONTACT:

PHONE NUMBER: (404) 371-2155

Deferred from 2/13/07, 3/13/07, 4/10/07, 4/24/07 & 5/8/07 for a public hearing.

PURPOSE:

Z-07-3899

Subject Property: 15-065-03-040

Application of WS Snapfinger, LLC to rezone property from R-100 and C-1 to C-1. The property is located on the east side of Snapfinger Road, at its intersection with Flat Shoals Parkway. The property has approximately 1,535 feet of frontage along Snapfinger Road, and contains 13.28 acres.

RECOMMENDATION(S):

PLANNING DEPARTMENT:

APPROVAL W/CONDITION(S) (Revised 6/4/07). The proposed C-1 zoning is consistent with the Comprehensive Plan LIC (Low Intensity Commercial) land use category. Based on the submitted site plan, it appears that the proposed project meets the minimum requirements of the zoning ordinance for approval of the requested zoning classification. Therefore, it is the recommendation of the Planning and Development Department that the application be approved subject to the following conditions:

1. Building elevation rendering, as indicated on Sheet A0.0, and Building Elevations, as indicated on Sheet A2.0, submitted by "The Artisan Design Group, LLC", date stamped received May 23 2007, by the Planning and Development Department;
2. General Compliance with Site Plan(s) as indicated on Sheet (s) C1, C2, and C3, as submitted by Patton-Boyer, Inc. Land Surveyors & Civil Engineers, date stamped May 23, 2007, with revisions to be approved by the Planning and Development Department, to include the following changes:
 - A. Provide a one hundred (100) foot deceleration lane, tapered fifty (50) feet in length at the existing Snapfinger Road entrance located approximately 300-400 feet north of Flat Shoal Parkway (with incoming traffic onto the site having right-of-way);
 - B. Corner Radius from Snapfinger Road shall be of sufficient size to accommodate fire trucks;
3. Compliance with the Letter of Intent, submitted by Artisan Design Group, LLC dated May 21, 2007, indicating maximum height of buildings at two (2) stories; Project Breakdown (indicating Tenant types that would be excluded from the project; Building Breakdown (indicating maximum building floor area of 81,000 square feet), and Building Materials to be used;
4. Storm water drainage improvements shall be subject to the approval of the Roads and Drainage Division of the DeKalb Public Works Department and the Development Division of the Planning and Development Department, and
5. Access and circulation shall be subject to approval by DeKalb County Public Works Division and the Georgia Department of Transportation (GA D.O.T).

PLANNING COMMISSION:

Approval per staff recommendation an additional condition which requires the applicant to develop a list of commercial uses (including restricted uses), by the Board of Commissioners public hearing.

COMMUNITY COUNCIL:

Approval.

FOR USE BY COMMISSION OFFICE/CLERK ONLY

ACTION: H5

MOTION was made by Commissioner May, seconded by Commissioner Stokes and passed 7-0-0-0, to approve with conditions, the rezoning application of WS Snapfinger, LLC.

ADOPTED: JUN 12 2007
(DATE)

Burrell Ellis

PRESIDING OFFICER
DEKALB COUNTY BOARD OF COMMISSIONERS

CERTIFIED: JUN 12 2007
(DATE)

Darlene St. Andrew

CLERK, *Chief Deputy Clerk*
DEKALB COUNTY BOARD
OF COMMISSIONERS

FOR USE BY CHIEF EXECUTIVE OFFICER ONLY

APPROVED: JUN 18 2007

Vernon Jones

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETOED: _____

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETO STATEMENT ATTACHED: _____

MINUTES:

Commissioner May submitted a list of conditions for the record, to be kept on file in the Clerk's office.

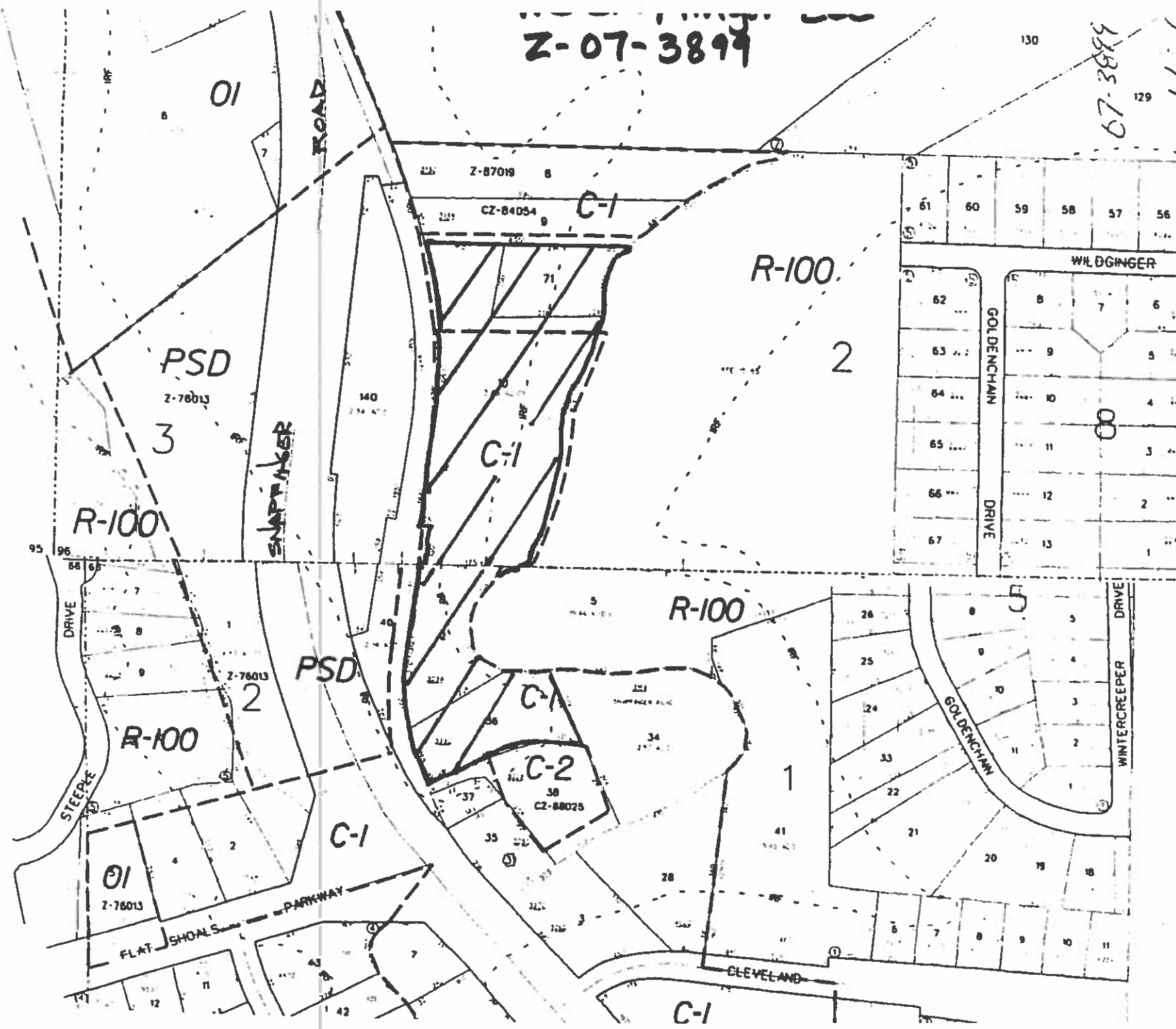
Paul Girardeau, 8100 B Roswell Road, Sandy Springs, Ga. 30350, spoke in support of the application.

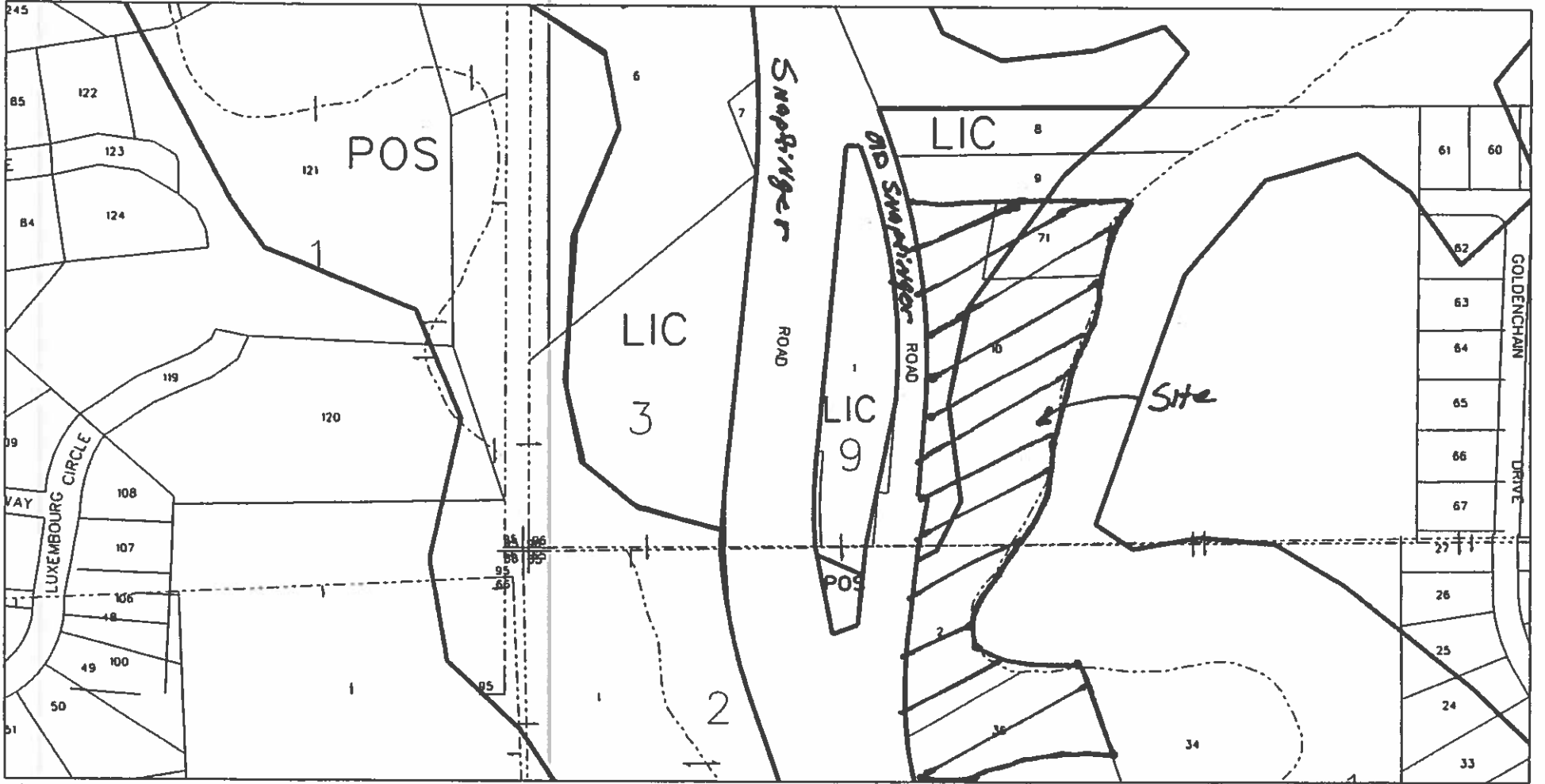
No one spoke in opposition of the application.

	FOR	AGAINST	ABSTAIN	ABSENT
DISTRICT 1 - ELAINE BOYER	X			
DISTRICT 2 - JEFF RADER	X			
DISTRICT 3 - LARRY JOHNSON	X			
DISTRICT 4 - BURRELL ELLIS	X			
DISTRICT 5 - LEE MAY	X			
DISTRICT 6 - KATHIE GANNON	X			
DISTRICT 7 - CONNIE STOKES	X			

Z-07-3899

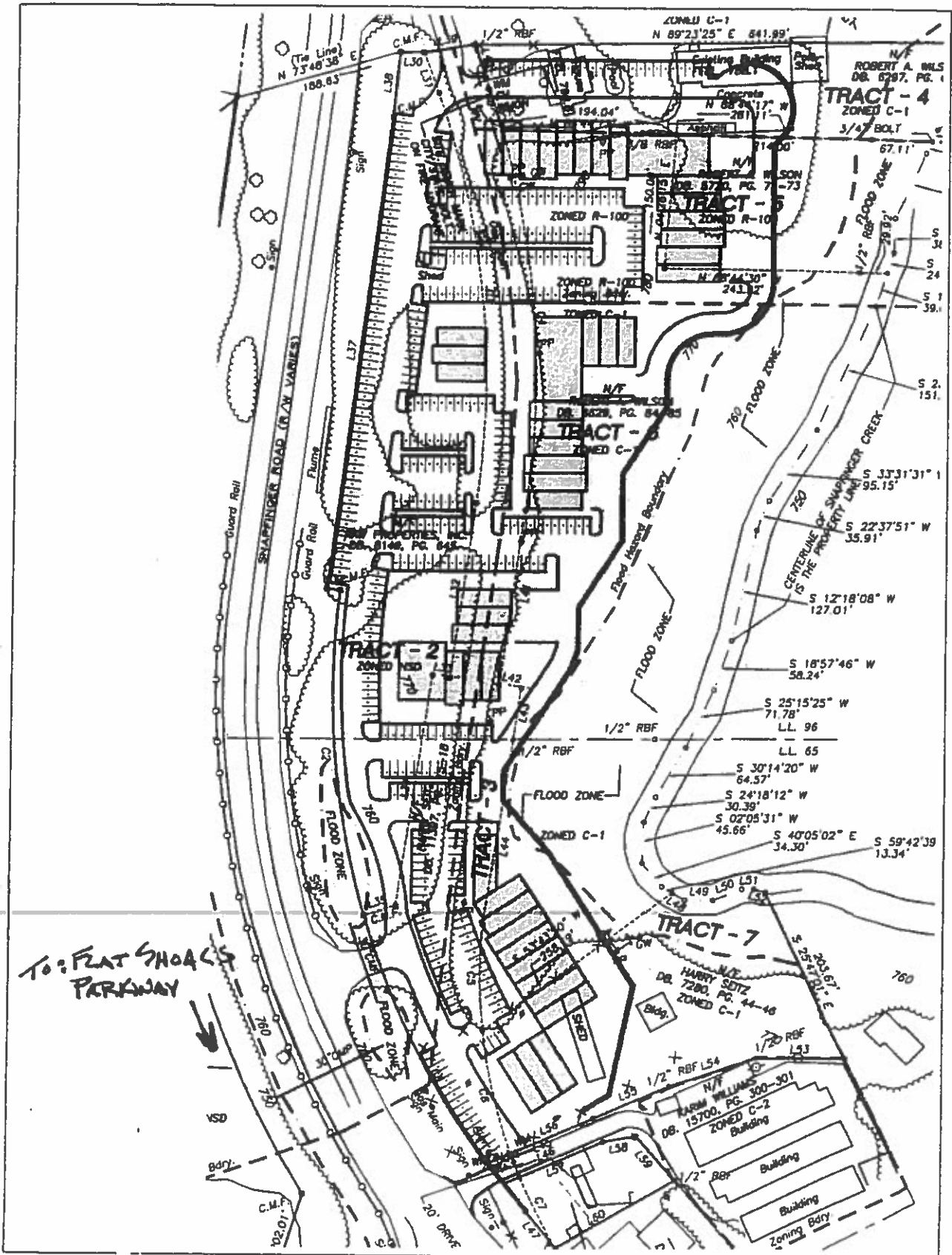
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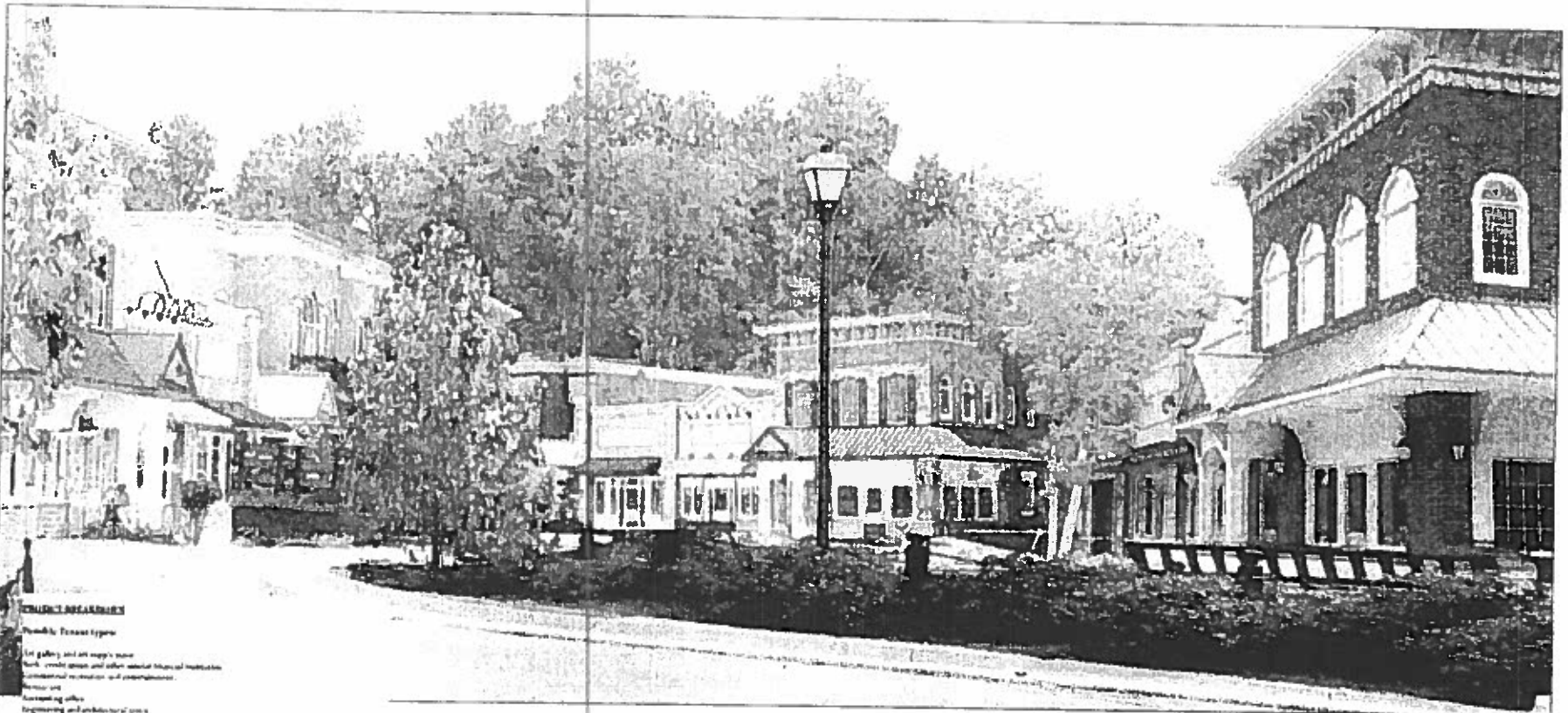


ARTISAN DESIGN GROUP, LLC
 ARCHITECTURE
 PROJECT:

PROJECT ADDRESS:
STE PLN

THIS IS A PRELIMINARY SITE PLAN. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE ARCHITECTURE SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE ARCHITECTURE SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

AS-OI
 JOB NUMBER: 200634



PROJECT FEATURES

Typical Feature Types

Lot gallery and art shop's store
 Park, central green and other outdoor physical installations
 Commercial recreation and entertainment

Business office
 Engineering and architectural office
 Professional services office

Shop gallery
 Long office

Mail office
 Real estate office

Publishing and printing industries
 Apparel and accessories store
 Book, greeting card, and stationery store
 Grocery and drug/grocery and dry store

Floral
 Food stores including bakeries
 Restaurant, bar, hotel/motel and equipment store

General merchandise store
 Gift, novelty, and souvenir stores and adult stores
 Hardware store

Hobby, toy and game store (for adult store)
 Jewelry store
 Men's and children's equipment store

Tire and auto and car wash
 Pet and pet accessories store
 Pharmacy and drug store

Shoe and shoe accessories store
 Specialty store
 Sporting goods and toys store

Restaurant and cafe/pizzeria
 Combination of existing service
 Photographic studio
 Grocery super store

Features to pass that will be excluded from this project

For single store - general programming shop
 Food stores including bakeries
 Restaurant, bar, hotel/motel and equipment store
 General merchandise store
 Gift, novelty, and souvenir stores
 Adult hobby, toy and game store

Mill at Snapfinger

RECEIVED
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 BY: _____



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 DESIGN
 GROUP LLC

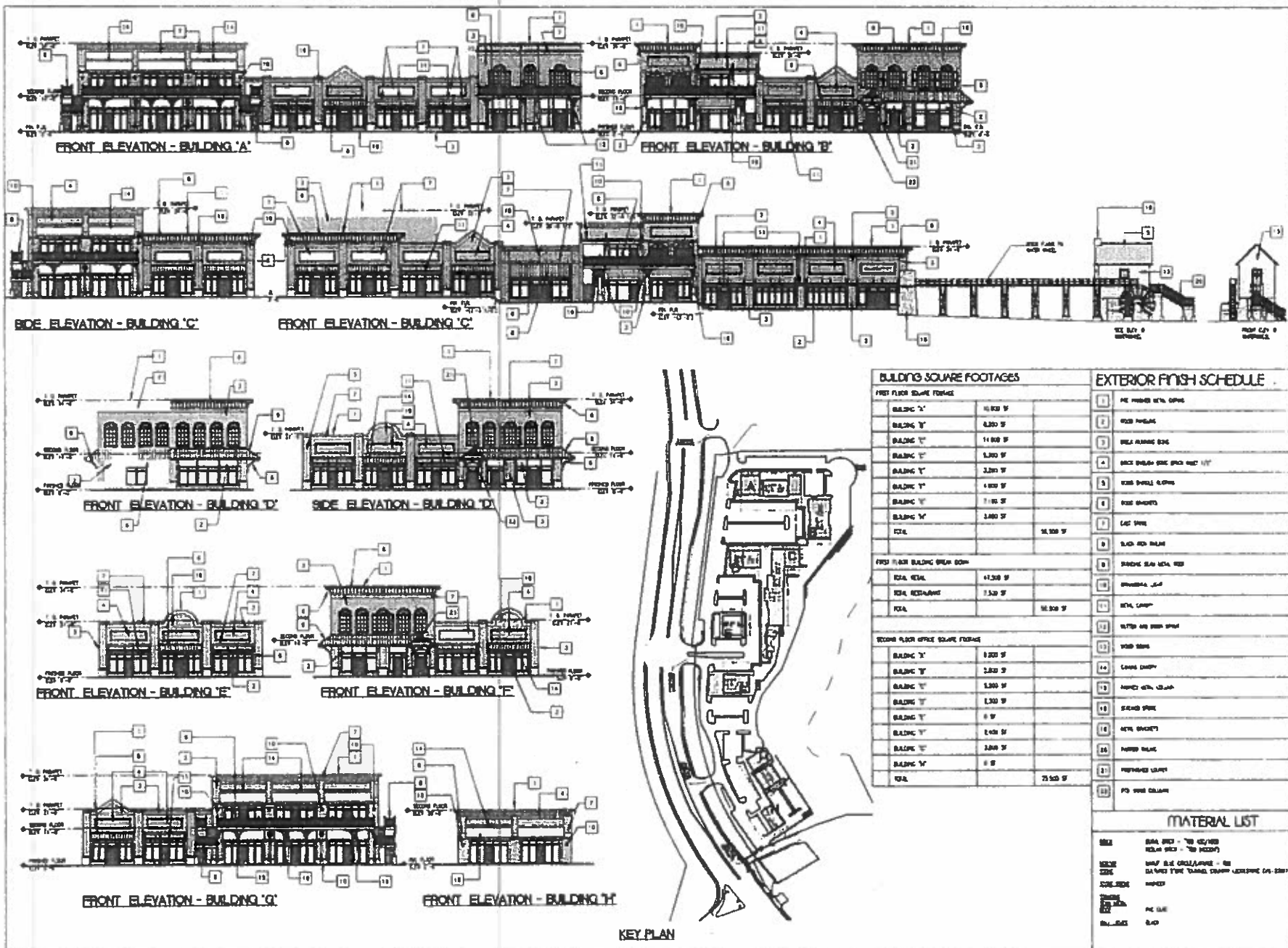


**MILL AT
 SNAPFINGER**

LANDLORD'S
 15TH DISTRICT
 ROBERT WILSON
 COLLECTIVE
 ARCHITECTURAL
 COVER SHEET

770-633-5345

2003
A.O.O.
 2003



BUILDING SQUARE FOOTAGES		
FIRST FLOOR SQUARE FOOTAGE		
BUILDING 'A'	11,800 SF	
BUILDING 'B'	8,200 SF	
BUILDING 'C'	11,800 SF	
BUILDING 'D'	3,800 SF	
BUILDING 'E'	3,200 SF	
BUILDING 'F'	1,800 SF	
BUILDING 'G'	7,100 SF	
BUILDING 'H'	1,800 SF	
TOTAL		50,500 SF
FIRST FLOOR BUILDING OVER COM.		
REAR DECK	11,200 SF	
REAR RESTAURANT	1,200 SF	
TOTAL		12,400 SF
SECOND FLOOR OFFICE SQUARE FOOTAGE		
BUILDING 'A'	1,200 SF	
BUILDING 'B'	2,800 SF	
BUILDING 'C'	1,800 SF	
BUILDING 'D'	1,200 SF	
BUILDING 'E'	0 SF	
BUILDING 'F'	1,400 SF	
BUILDING 'G'	2,800 SF	
BUILDING 'H'	0 SF	
TOTAL		13,200 SF

EXTERIOR FINISH SCHEDULE	
1	RED BRICK WITH GROUT
2	RED BRICK
3	WHITE GRASS BRICK
4	BLACK GRASS BRICK (SEE DETAIL 117)
5	RED BRICK CORNER
6	RED BRICK
7	LAG STONE
8	SLAB RED BRICK
9	BRICKS SET WITH RED
10	BRICKWORK - 1/2"
11	STYL. CORNER
12	WHITE AND BROWN STONE
13	WOOD STONE
14	CONCRETE CORNER
15	BRICK WITH GROUT
16	STONE STONE
17	WHITE BRICK
18	HONEY BRICK
19	RENDERED BRICK
20	RED BRICK CORNER

MATERIAL LIST	
BRICK	RED BRICK - 7 1/2" x 3 1/2" x 2 1/4"
BRICK	RED BRICK - 4" x 8" x 2 1/4"
BRICK	WHITE GRASS BRICK - 4" x 8" x 2 1/4"
BRICK	BLACK GRASS BRICK - 4" x 8" x 2 1/4"
BRICK	RED BRICK CORNER - 4" x 8" x 2 1/4"
BRICK	LAG STONE
BRICK	SLAB RED BRICK
BRICK	BRICKS SET WITH RED
BRICK	STYL. CORNER
BRICK	WHITE AND BROWN STONE
BRICK	WOOD STONE
BRICK	CONCRETE CORNER
BRICK	BRICK WITH GROUT
BRICK	STONE STONE
BRICK	WHITE BRICK
BRICK	HONEY BRICK
BRICK	RENDERED BRICK
BRICK	RED BRICK CORNER



ADG
ARTISAN
DESIGN
GROUP LLC



ARCHITECTURE

At Snapfinger
PROPERTY GROUP
LAND PLOTS AS
15TH DISTRICT
BY ROBERT WILSON
COURT REPORT
2502 LAUREL
CHERRY BLVD
77064-3345

MATERIAL LIST	
BRICK	RED BRICK - 7 1/2" x 3 1/2" x 2 1/4"
BRICK	RED BRICK - 4" x 8" x 2 1/4"
BRICK	WHITE GRASS BRICK - 4" x 8" x 2 1/4"
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BRICK	WHITE BRICK
BRICK	HONEY BRICK
BRICK	RENDERED BRICK
BRICK	RED BRICK CORNER

THIS IS A PRELIMINARY DRAWING AND NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR SOURCES. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR SOURCES.

ARCHITECT
A20
200630

GENERAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH LOCAL COUNTY ORDINANCES AND REGULATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES, AS APPLICABLE TO THE JURISDICTION OF THE PROJECT.
3. ALL UTILITIES SHALL BE DEPTH TO THE CENTER OF THE MAIN LINE OF THE PIPE.
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TRAFFIC NOTES

1. ALL TRAFFIC SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES, AS APPLICABLE TO THE JURISDICTION OF THE PROJECT.
2. ALL TRAFFIC SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES, AS APPLICABLE TO THE JURISDICTION OF THE PROJECT.

LEGEND

- 1.01 CONCRETE
- 1.02 BRICK
- 1.03 BLOCK
- 1.04 STONE
- 1.05 METAL
- 1.06 WOOD
- 1.07 GLASS
- 1.08 ASPHALT
- 1.09 GRAVEL
- 1.10 SAND
- 1.11 SOIL
- 1.12 VEGETATION
- 1.13 FENCE
- 1.14 SIGN
- 1.15 LIGHT
- 1.16 UTILITY
- 1.17 EROSION CONTROL
- 1.18 LANDSCAPE
- 1.19 PAVEMENT
- 1.20 CURB
- 1.21 GUTTER
- 1.22 DRAINAGE
- 1.23 RETENTION WALL
- 1.24 FLOOD WALL
- 1.25 EMBANKMENT
- 1.26 CUTTING
- 1.27 BRIDGE
- 1.28 TUNNEL
- 1.29 UNDERPASS
- 1.30 OVERPASS
- 1.31 VIADUCT
- 1.32 TRUSS
- 1.33 ARCH
- 1.34 CANTILEVER
- 1.35 PIER
- 1.36 ABUTMENT
- 1.37 PILE
- 1.38 BENT
- 1.39 TOWER
- 1.40 MAST
- 1.41 FLAGPOLE
- 1.42 MONUMENT
- 1.43 MARKER
- 1.44 BENCHMARK
- 1.45 CONTROL POINT
- 1.46 ADJUSTMENT POINT
- 1.47 OBSERVATION POINT
- 1.48 TARGET POINT
- 1.49 REFERENCE POINT
- 1.50 CHECK POINT
- 1.51 BOUNDARY POINT
- 1.52 CORNER POINT
- 1.53 END POINT
- 1.54 START POINT
- 1.55 INTERSECTION POINT
- 1.56 JUNCTION POINT
- 1.57 CROSSING POINT
- 1.58 OVERLAP POINT
- 1.59 GROUND POINT
- 1.60 SURFACE POINT
- 1.61 SUBSURFACE POINT
- 1.62 CENTER POINT
- 1.63 PERIPHERY POINT
- 1.64 TANGENT POINT
- 1.65 NORMAL POINT
- 1.66 CHORD POINT
- 1.67 ARC POINT
- 1.68 QUANTILE POINT
- 1.69 MODULUS POINT
- 1.70 GRAVITY POINT
- 1.71 PRESSURE POINT
- 1.72 TEMPERATURE POINT
- 1.73 HUMIDITY POINT
- 1.74 WIND POINT
- 1.75 RAINFALL POINT
- 1.76 SUNSHINE POINT
- 1.77 CLOUD POINT
- 1.78 VISIBILITY POINT
- 1.79 WIND DIRECTION POINT
- 1.80 WIND VELOCITY POINT
- 1.81 WIND BURST POINT
- 1.82 WIND GUST POINT
- 1.83 WIND SUSTAINED POINT
- 1.84 WIND MAXIMUM POINT
- 1.85 WIND MINIMUM POINT
- 1.86 WIND AVERAGE POINT
- 1.87 WIND STANDARD POINT
- 1.88 WIND DEVIATION POINT
- 1.89 WIND COEFFICIENT POINT
- 1.90 WIND CORRECTION POINT
- 1.91 WIND ADJUSTMENT POINT
- 1.92 WIND FACTOR POINT
- 1.93 WIND INDEX POINT
- 1.94 WIND RATIO POINT
- 1.95 WIND PERCENTAGE POINT
- 1.96 WIND FRACTION POINT
- 1.97 WIND DECIMAL POINT
- 1.98 WIND INTEGER POINT
- 1.99 WIND WHOLE POINT
- 2.00 WIND PARTIAL POINT

VEHICLES PROTECTION CENTER, INC.



Call FREE
1-800-282-7411

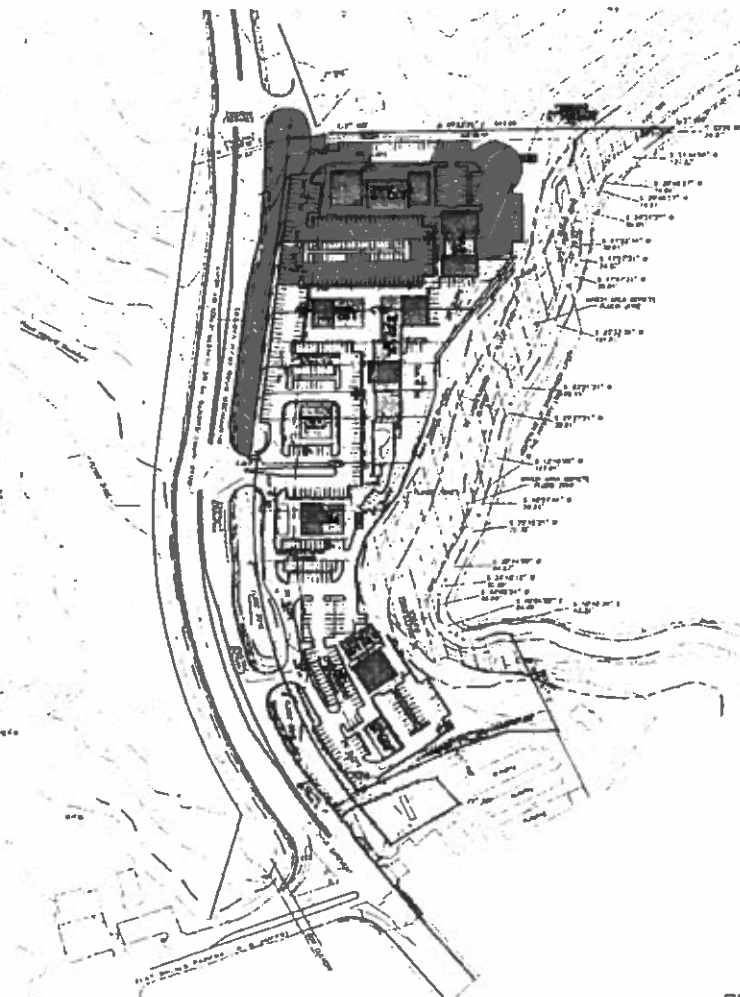
THREE WORKING DAYS BEFORE YOU GO
IT'S THE LAW

OWNER/DEVELOPER

THE MILL AT SNAPPING

24 HOUR CONTACT

111 NE 141st Ave, Snapping, FL 33411

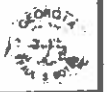


PROPERTY AREA: 13.31 ACRES



REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/03	ISSUED FOR PERMIT
2	10/20/03	REVISED PER PERMIT COMMENTS



Professional Engineer
State of Florida
No. 12345



CONCEPTUAL SITE PLAN
THE MILL AT SNAPPING
DEVELOPER: PATTON-BRYANT, INC.
111 NE 141st Ave, Snapping, FL 33411
AND LOTS 65 AND 64 - 15th LAND DISTRICT

C1 03

GENERAL NOTES

1. THE PROPERTY IS TO BE DEVELOPED AS A COMMERCIAL/INDUSTRIAL PARK.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND SERVICES.
5. THE DEVELOPER SHALL MAINTAIN THE EXISTING ROADS AND DRIVEWAYS.
6. THE DEVELOPER SHALL MAINTAIN THE EXISTING FENCES AND BARRIERS.
7. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPING AND PLANTINGS.
8. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND SERVICES.
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LEGEND

- 1. EXISTING ROADS
- 2. EXISTING UTILITIES
- 3. EXISTING FENCES
- 4. EXISTING LANDSCAPING
- 5. EXISTING BUILDINGS
- 6. EXISTING DRIVEWAYS
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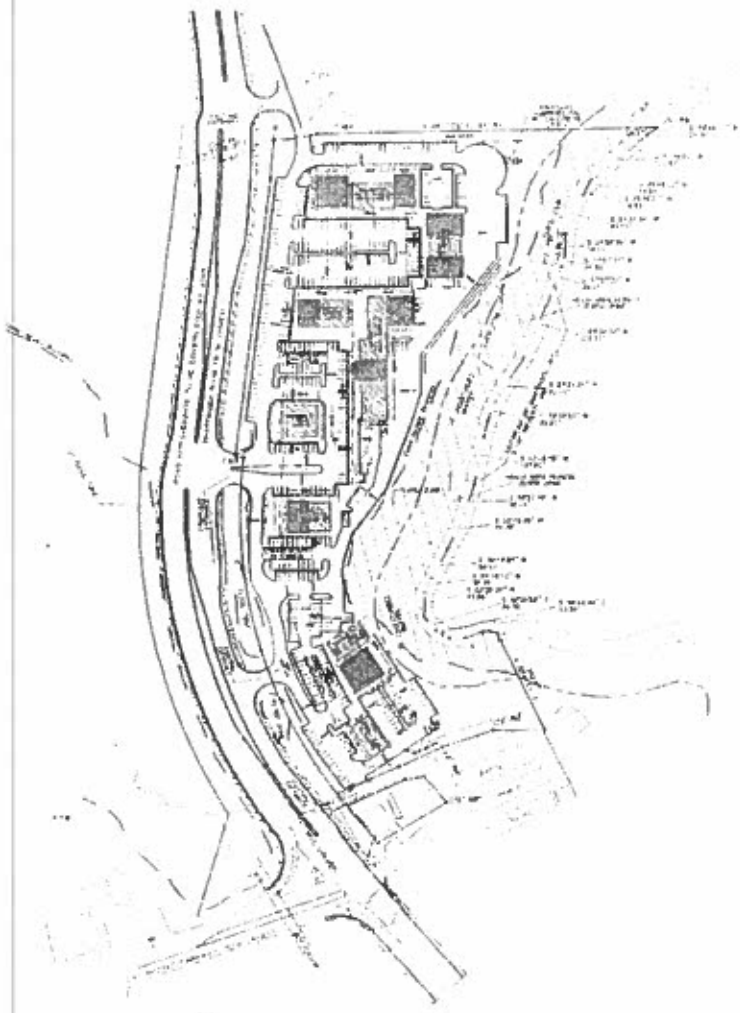
THE MILL AT SNAPPINGER



NO PARKING
ANYTIME
IN THIS ZONE
EXCEPT AS SHOWN
ON THIS SIGN

GENERAL NOTES

1. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND SERVICES.
2. THE DEVELOPER SHALL MAINTAIN THE EXISTING ROADS AND DRIVEWAYS.
3. THE DEVELOPER SHALL MAINTAIN THE EXISTING FENCES AND BARRIERS.
4. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPING AND PLANTINGS.



PROPERTY AREA - 13.31 ACRES



REV. SHEETS

DATE

BY

APP. BY

THE MILL AT SNAPPINGER

1000 S. MAIN ST. SNAPPINGER, VA

1-800-833-8333

WWW.SNAPPINGER.COM

C2 03



ADg LLC
ARTISAN DESIGN group LLC

May 21, 2007

LETTER OF INTENT

Harry Seitz and Robert Wilson Sr. of Wilserv 2502 Lantrac Ct. Decatur Georgia 30035 is looking to rezone and combine adjacent properties he owns into one C1 property at 3138 Snapfinger Road in the 5th district and land lots 65 and 96. The properties currently exist as (C1, (1)R100, and (1)NS. Harry and Robert plan on building a office retail development as shown on attached rendering and site plan and building elevations. The development will be an old world design with retail on the bottom floors and office on the upper floors. The buildings will be maximum 2 stories. We have revised the site plan per comments by Planning and Traffic as well as DOT.

PROJECT BREAKDOWN

Possible Tenant types:

Art gallery and art supply store.
Bank, credit union and other similar financial institution.
Commercial recreation and entertainment:
Restaurant
Accounting office.
Engineering and architectural office.
Financial services office.
Insurance office.
Legal office.
Medical office.
Real estate office.

Publishing and printing establishment.
Apparel and accessories store.
Book, greeting card, and stationery store.
Camera and photographic supply store.
Florist.
Food stores including bakeries.
Furniture, home furnishings and equipment store.
General merchandise store.
Gift, novelty, and souvenir store (no adult stores).
Hardware store.
Hobby, toy and game store (no adult stores).
Jewelry store.
Music and musical equipment store.
News dealer and newsstand.
Office supplies and equipment store.

Pharmacy and drug store.
Quick copy printing store.
Shopping center.
Specialty store.
Sporting goods and bicycle sales.
Business service establishment.
Outdoor advertising service.
Photographic studios.
Jewelry repair store.

Tenant types that will be excluded from this project:

Pet supply store, animal grooming shop.
Food stores including bakeries.
Furniture, home furnishings and equipment store.
General merchandise store.
Adult Gift, novelty, and souvenir stores.
Adult Hobby, toy and game store.
Retail automobile parts and tire store.
Variety store.
Video tape sales and rental store.
Business service establishment.
Outdoor advertising service.
Photographic studios.
Shoe repair store.

Building Breakdown:

Retail Shops	+/-55,500 SF
Office (2 nd Floor)	+/-25,500 SF
Total Building Area:	81,000 SF

Building Materials to be used

Stone
 Stacked
 Cast
Brick
 At least 2 colors
Wood Siding
 Horizontal
 Board and Batten
Stucco
 Limited to less than 10% of Building Exterior

GENERAL NOTES

1. THIS PLAN IS TO BE USED IN CONNECTION WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE ADJACENT PROPERTY OWNERS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION FROM THE UTILITIES COMPANIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA FROM THE SURVEYOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS FROM THE LOCAL GOVERNMENT.
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19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT SERVICES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIAL SERVICES.

GENERAL NOTES

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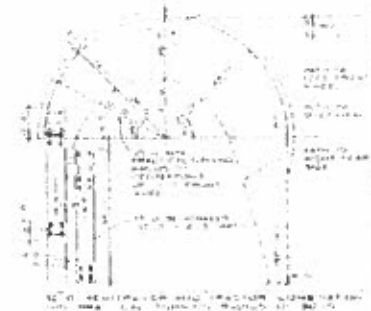
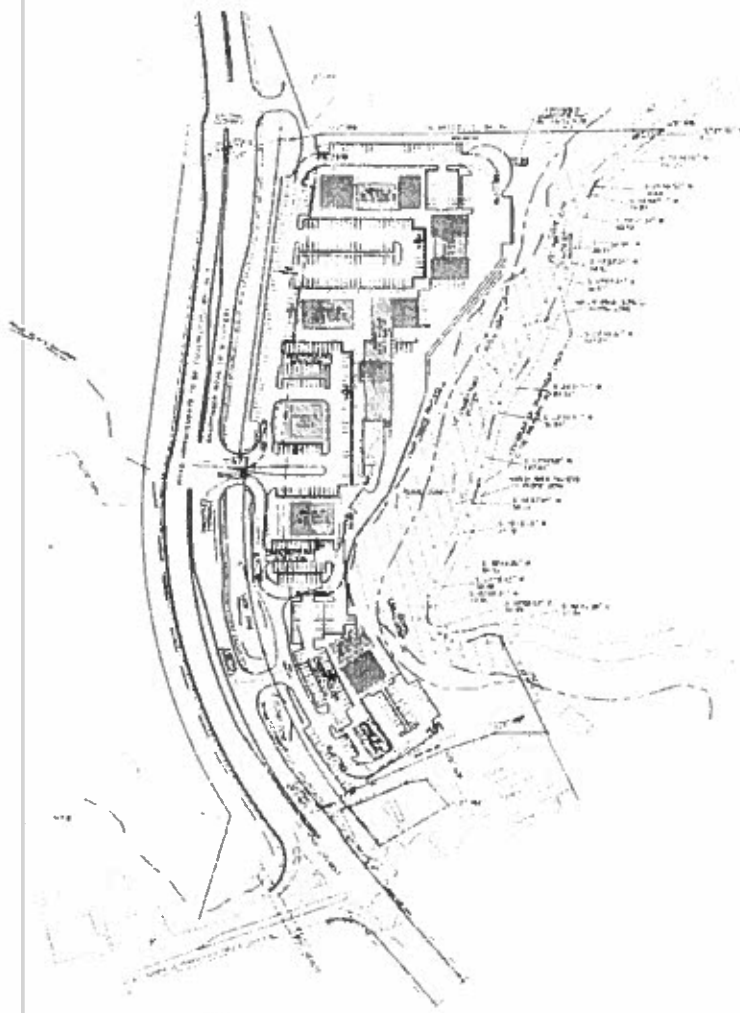
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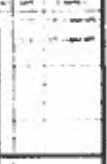


EXISTING AERIAL PHOTO

PROPERTY AREA: 13.31 ACRES



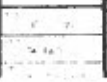
GENERAL NOTES

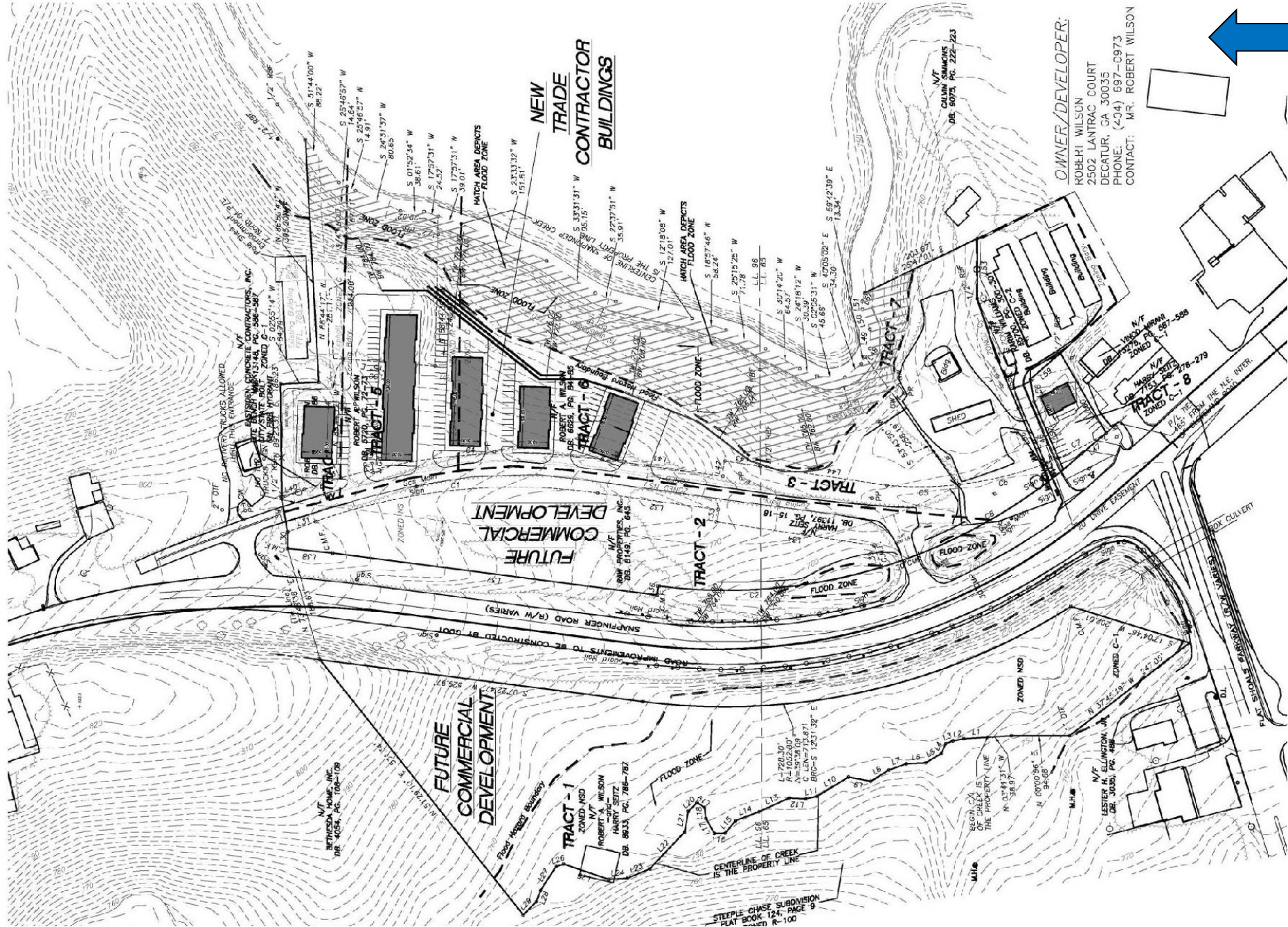


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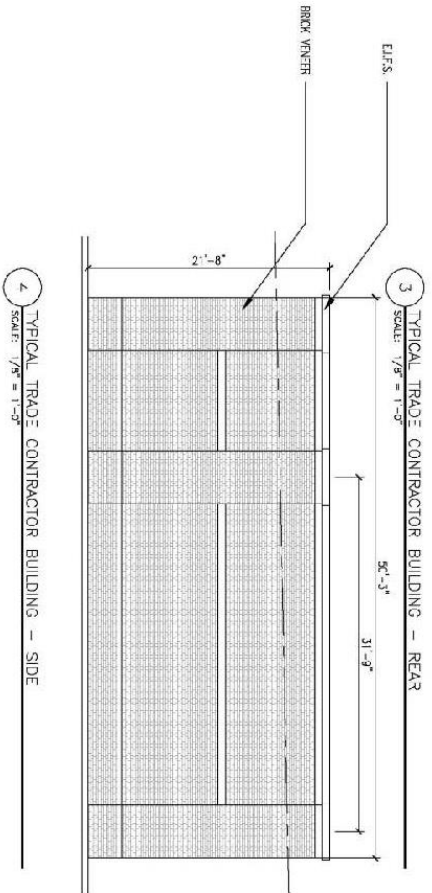
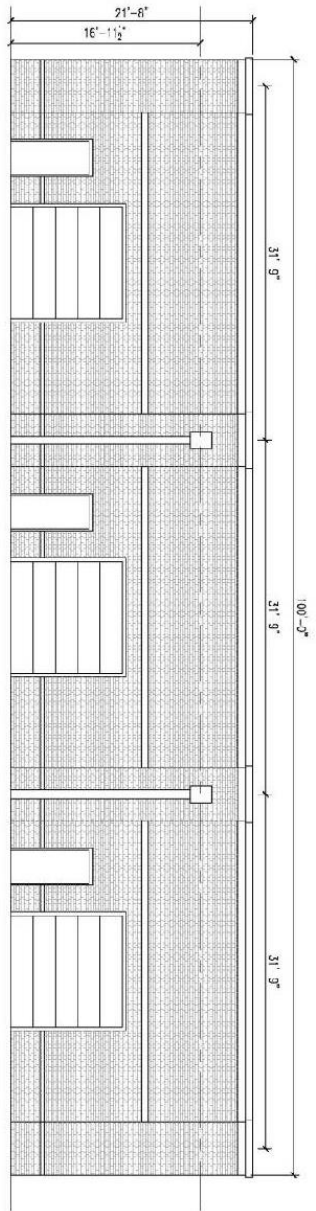
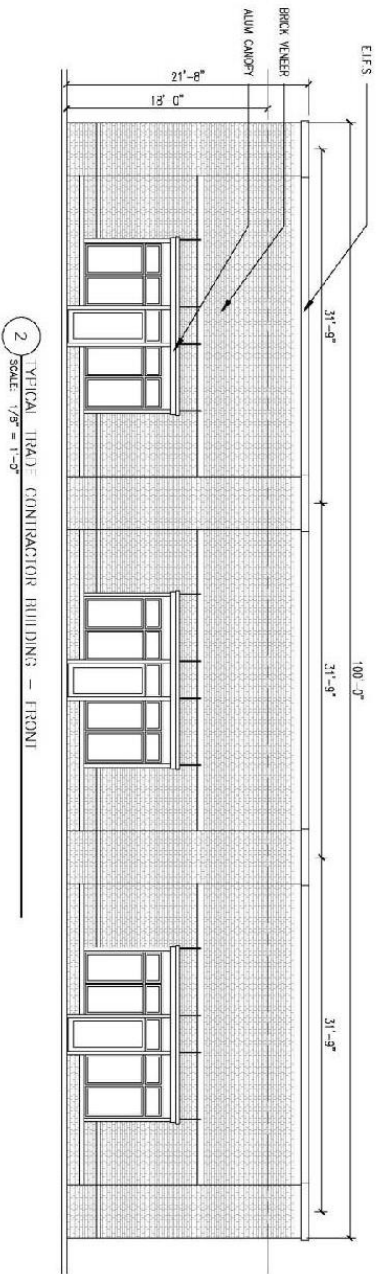
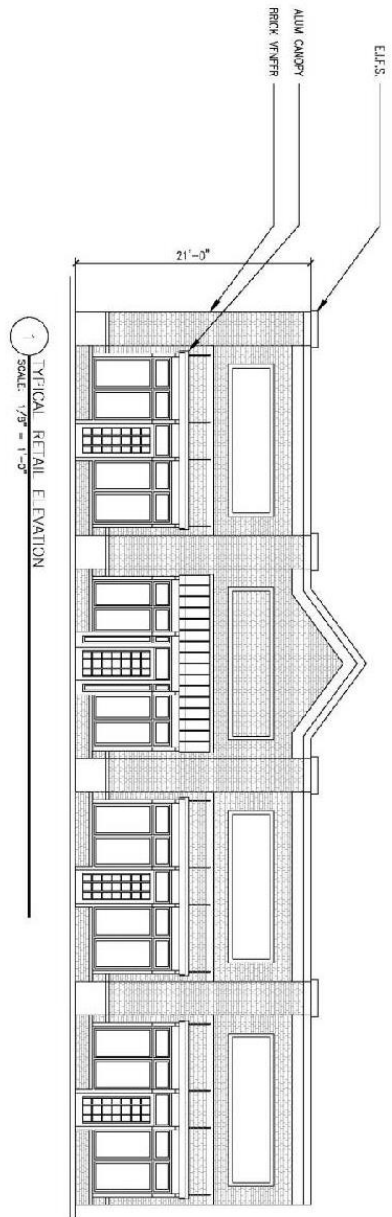


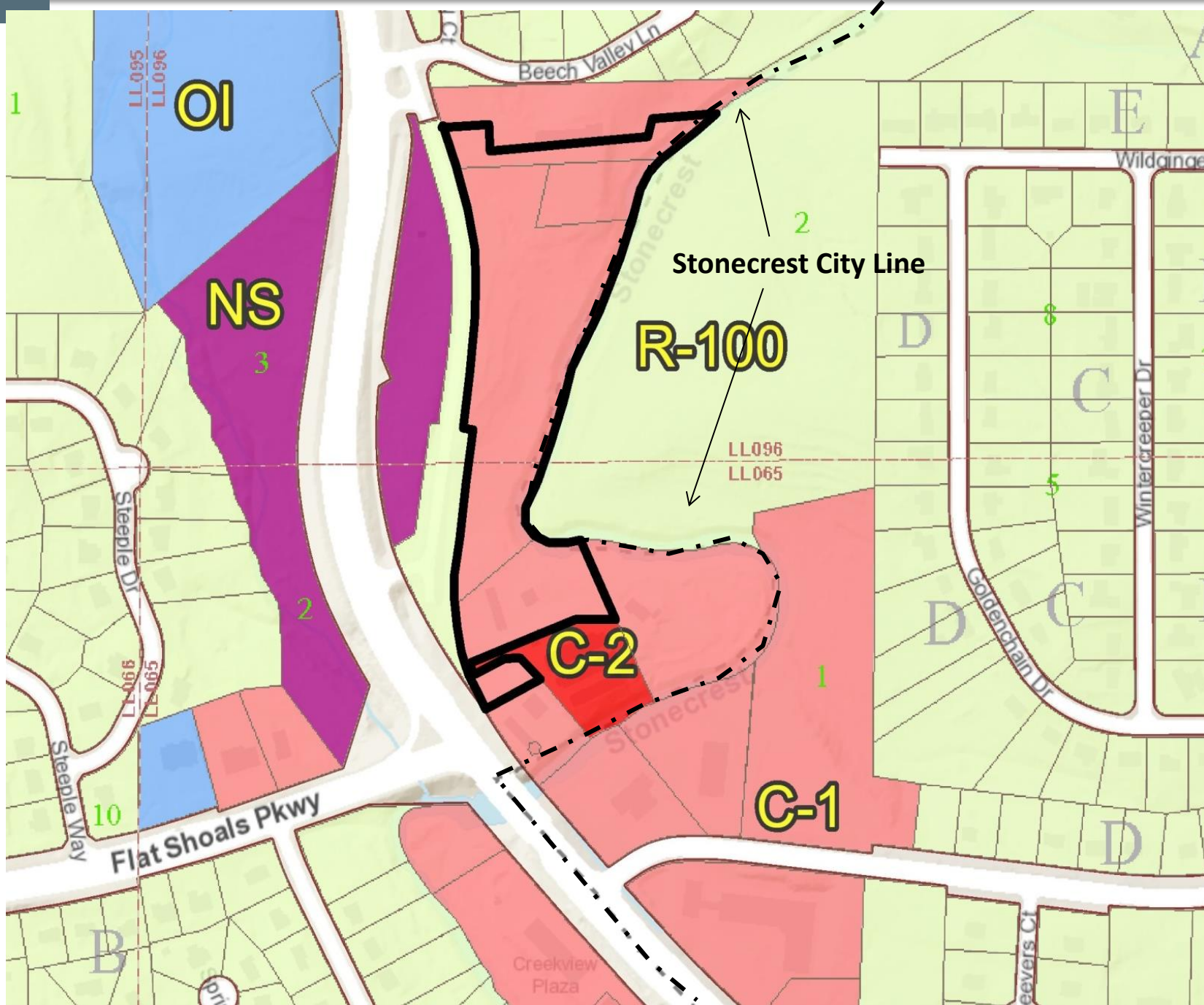


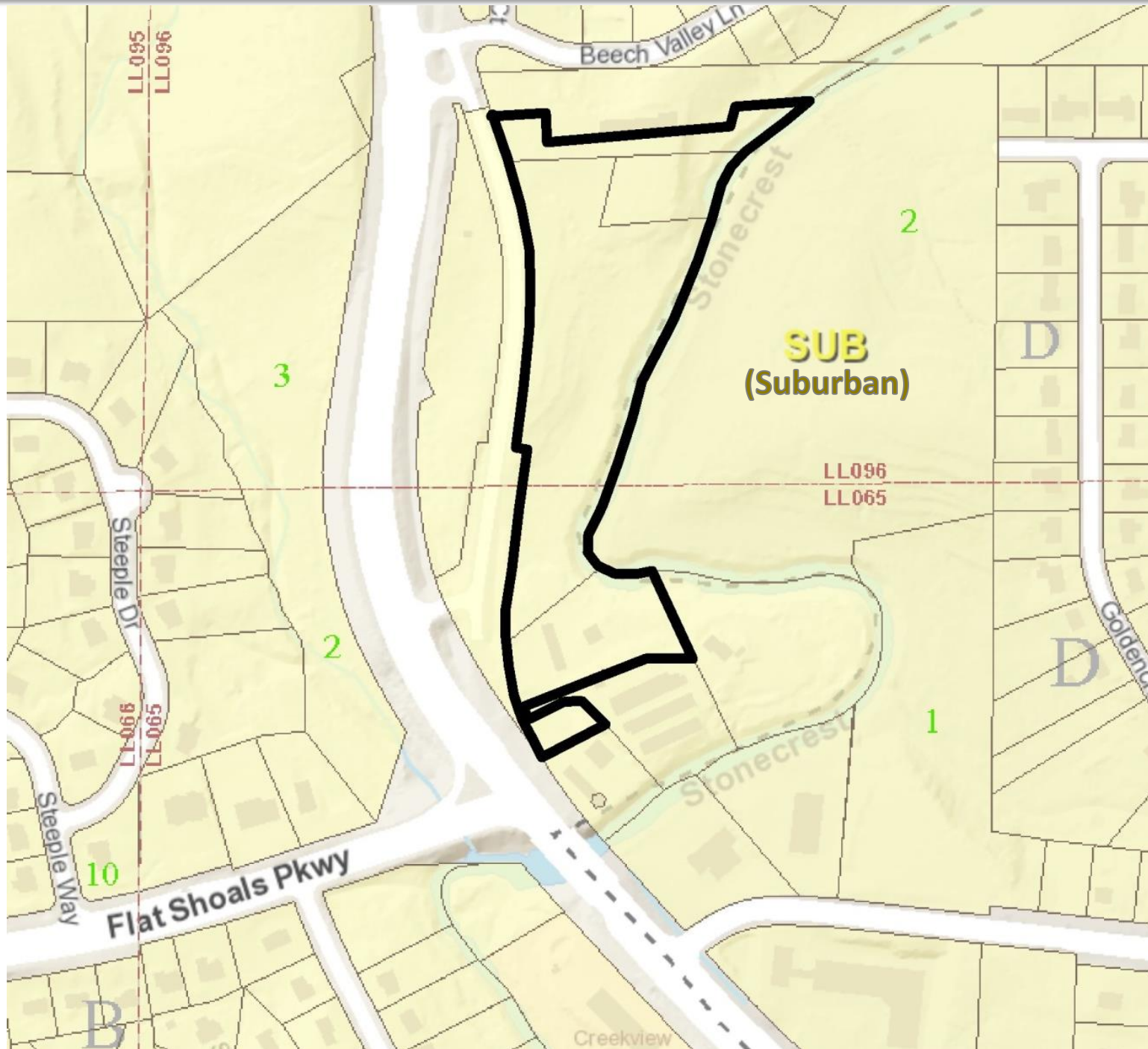
OWNER/DEVELOPER:
ROBERT WILSON
2502 LANTRAC COURT
DECATUR, GA 30035
PHONE: (404) 697-0973
CONTACT: MR. ROBERT WILSON

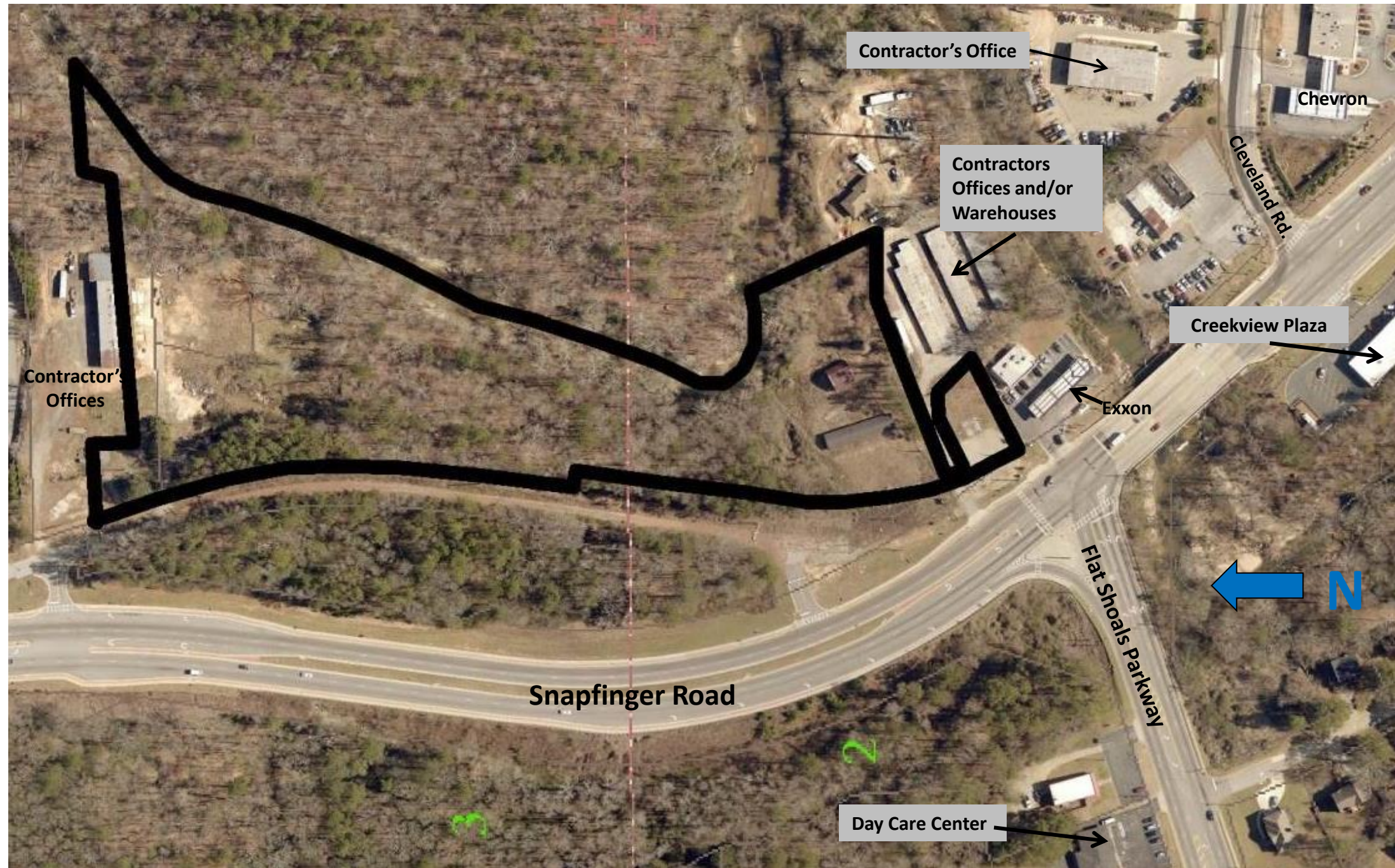


STEEPLE CHASE SUBDIVISION
PLAT BOOK 124, PAGE 9
ZONED R-100













(Left) View of property , looking southward, that shows abandoned R-O-W of Old Snapfinger Road, now owned by applicant.



(Right) Proposed building site ;ooking east towards floodplain.



(Left) Adjoining property to the north.

(Right) Adjoining and nearby properties to the south.

