



**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: September 06, 2018, 6:30 P.M.**  
**Board of Commissioners Hearing Date: September 25, 2018, 6:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** LP-18-1235096 **Agenda #:** N.15

**Location/Address:** 2604 Snapfinger Road, Decatur **Commission District:** 3 **Super District:** 7

**Parcel ID(s):** 15-127-03-007 "Portion of"

**Request:** To allow a land use amendment from Suburban (SUB) to Town Center (TC) for future commercial development. The property is located on the north side of Snapfinger Road .The property has approximately 33 feet of frontage and contains 0.4 acres.

**Property Owner(s):** Lloyd Nurse

**Applicant/Agent:** Lloyd Nurse

**Acreage:** 0.4 acres

**Existing Land Use:** Suburban

**Adjacent Land Use:** **North:** Suburban & Town Center **South:** Portion of Town Center & Suburban  
**East:** Suburban **West:** Town Center **Northeast:** Suburban & Town Center  
**Northwest:** Town Center **Southeast:** Suburban **Southwest:** Town Center

**Comprehensive Plan:** SUB (SUBURBAN) :  Consistent  Inconsistent

<b>Proposed Density:</b> No units/ 0.4 acre	<b>Existing Density:</b> No units/ 0.4 acre
<b>Proposed Units/Square Footage:</b> units/ s.f. non-residential N/A	<b>Existing Units:</b> 0

**Land Use Analysis :**

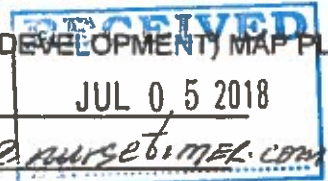
The applicant is requesting a land use amendment from Suburban to Town Center for future commercial development. According to the applicant he is only interested in converting the southwest portion of the parcel to Town Center. The comprehensive plan will support extending the Town Center designated properties to the west to the lower portion of the parcel (ie the subject property –see attached) along this major thoroughfare. It should be noted that the comprehensive plan will not support encroachment toward the northern portion of this parcel which is an established suburban land use. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be “approved”.

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

APPLICATION TO AMEND COMPREHENSIVE LAND USE (FUTURE DEVELOPMENT) MAP PLAN  
OF DEKALB COUNTY, GEORGIA



Application No.: LP-18-1235096 Date Received: \_\_\_\_\_  
(for DeKalb County stamp)  
Applicant's Name: Lloyd Nurse E-Mail: Lloyd@nurse6time.com  
Applicant's Mailing Address: PO Box 361137 Decatur GA 30036  
Applicant's Daytime Phone #: 678 698 1717 Fax: 770 783 8571

(If more than one owner, attach information for each owner as Exhibit "A")  
Owner's Name: Lloyd Nurse E-Mail: Lloyd@nurse6time.com  
Owner's Mailing Address: PO Box 361137 Decatur GA 30034  
Owner's Daytime Phone #: 678 698 1717 Fax: 770 783 8571

Address/Location of Subject Property: 2604 Snapfinger Rd. Decatur GA 30034

District(s): 3 Land Lot(s): 15/127 Block(s): \_\_\_\_\_ Parcel(s): 15 098 01 006  
Acreage: .4 Commission District(s): 3  
Current Land Use Designation: DR SUB Proposed Land Use Designation: SEE TC  
Current Zoning Classification(s): R100

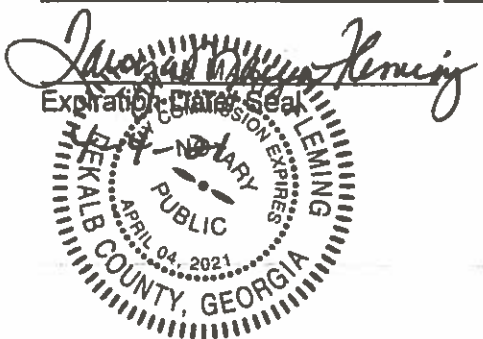
PLEASE READ THE FOLLOWING BEFORE SIGNING

- I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.
  - II. Disclosure of Campaign Contributions: In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered: Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes  No
- If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:  
1. The name and official position of the local government official to whom the campaign contribution was made.  
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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

[Signature]  
SIGNATURE OF APPLICANT

Check one: Owner  Agent  Date 07/01/18



1/2017

# **PUBLIC NOTICE**

## **ZONING CHANGE FROM R100 TO R75 and SPECIAL LAND USE AMENDMENT**

THIS PUBLIC MEETING WILL BE HELD ON TUESDAY, JULY 3, 2018 AT 7:00 PM AT THE WELLNESS CENTER LOCATED AT 2760 PLEASANTWOOD DR DECATUR GA 30034.

THE MEETING IS TO INFORM THE RESIDENTS OF THE COMMUNITY, OF THE PROPOSED REZONING OF PROPERTY ADDRES 2861 & 2871 TREADWAY DRIVE AND 2604 SNSPFINGER RD, NOW ZONED R100 TO R75 TO ALLOW FOR RESIDENTIAL DEVELOPMENT.

ALSO, A LAND USE AMENDMENT IS BEING PROPOSED TO MODIFY A SMALL PART ADDRESS 2604 SNAPFINGER RD DECATUR GA TO ADD TO ADDRESS 2766 AND 2772 PLEASANTWOOD DR.

AT THIS MEETING, ATTENDIES CAN ADDRESS AND DISCUSS ANY CONCERNS OR QUESTIONS THEY MAY HAVE.

Date 06/14/2018

# SIGN IN SHEET

NAME	ADDRESS	EMAIL
Karen Taylor & Thelma Davis	2884 Treadway Dr. Decatur, GA 30034	KTSTAYLOR @ 401. com
Sudhiti FOSKIP	2850 Treadway Dr. Decatur, GA. 30034	
Shawn Craig		Smcraig@dekalbcountyga.gov
C. Childers	Dec. 30034	
Fred Berry	2759 HUTCH DR	efred227@att.net
MYRA WALTERS		CREATER CS @ GMAIL. com
Iita Williams	2705 Eastwind DR DECATUR GA (30034)	W. ALTA @ bell south. net
Yvonne Sarriv Collins	2718 Hutch Dr Decatur Ga 30034	Angelldoug@bellsouth.net
Gloria Nubur	Pleasant Forest	
Yvette Bonhomme		
Katie Cunningham	Pleasant Forest Dr	katiec@bellsouth.net
Aina	2706 Pleasantwood DR	aina43@gmail.com
Commissioner Gregory Adams	gregoryadams@dekalbcountyga.gov	
Peggy Hobdy	2791 Treadway Dr. Decatur	
Lolara Key	4347 Pleasant Forest Dr	lolarakey@yahoo.com

## LETTER OF APPLICATION

This application relates to a currently unusable strip of land that is East of the corner of Pleasantwood Dr. and Snapfinger Rd. in Decatur. The track has approximately 33 ft. of frontage on Snapfinger Rd and runs triangular with 311 ft on one side 356 ft on another side and 105 ft on another side.

The current land use is ~~EDR~~<sup>SUB</sup> and a usage of ~~CRE~~<sup>TC</sup> is being requested to confirm with adjoining ~~CRE~~<sup>TC</sup> zoning to the ~~East~~<sup>WEST</sup>. The requested amendment will allow for this property to be usefully developed with adjoining 2766 and 2772 Pleasantwood Dr to the West. The vision of Dekalb County is for the development of Town Center communities within this corridor and it is the intent of applicant to develop 2766 and 2772 in compliance with all details and characteristics requirements of the current Overlay District plans.

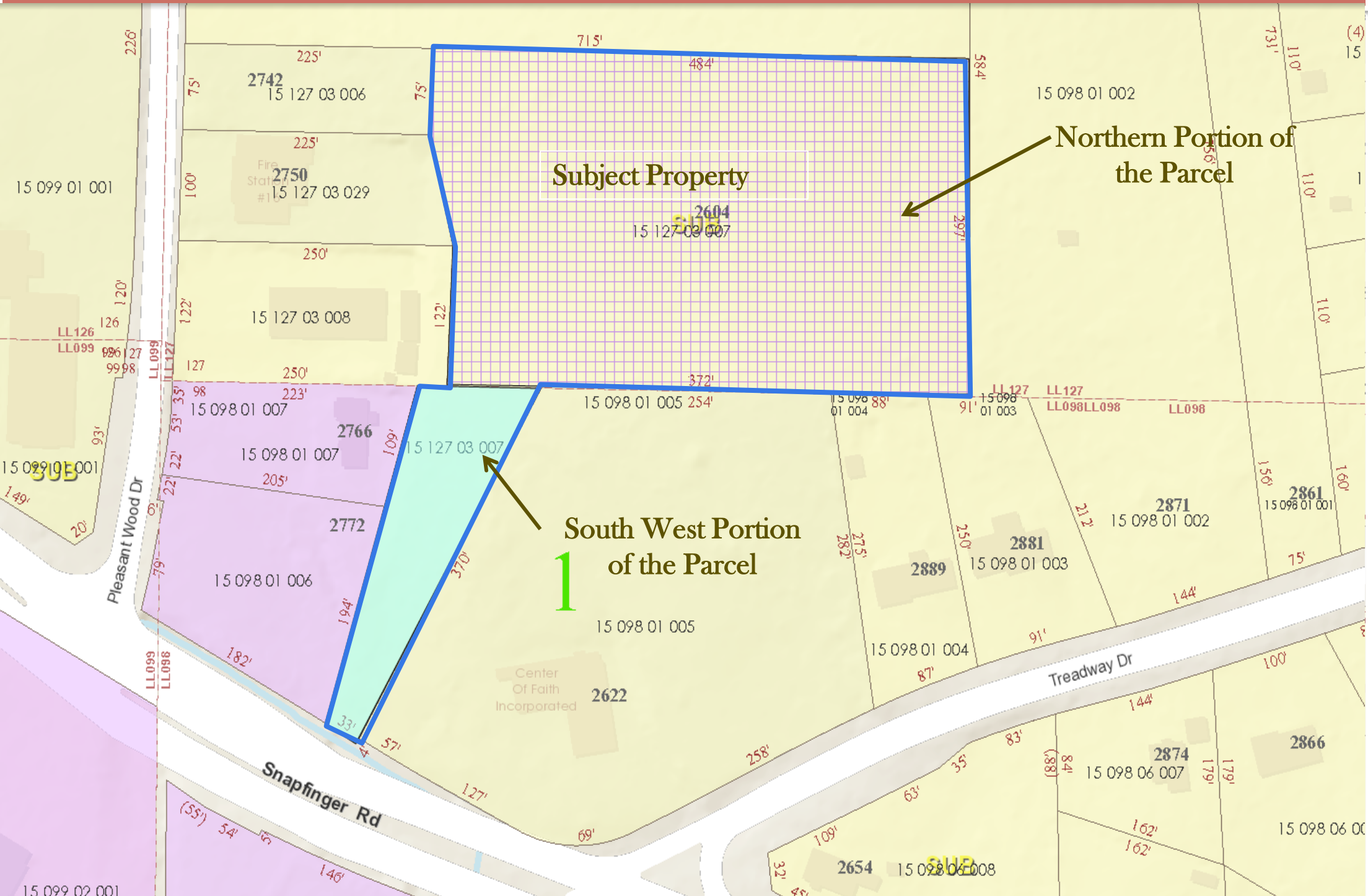
By itself, this piece of land is unbuildable, but the amendment will remove unnecessary buffer requirements and allow for possible parking.

## **Additional Request from applicant**

**In anticipation of the approval of the requested amendment, applicant requests that the track be attached to 2766 and 2772 Pleasantwood Drive and be assigned all designations resident in those tracks to included being part of the Wesley Chapel I-20 overlay. This will allow for the best use of these properties in keeping with the plans and vision of Dekalb County.**

## Comprehensive land use plan (section 27-829)

1. The proposed land use amendment will allow for the best use of this track in relation to adjoining O&I zoning and the presents of a church to the East. The track is otherwise unusable, would have no economic value and hinder the development of the adjoining property.
2. There is no adverse effect on the development of adjacent properties. In fact, it will have a positive impact on usability of adjoining properties.
3. The proposed will not result is usage that will cause any burdensome use.
4. The amendment is consistent with the written policies of the Comprehensive Plan Text.
5. There are no environmental impacts or consequences resulting from the proposed change.
6. There are no impacts on properties in adjoining governmental jurisdiction.
7. In 2008, dekalb County voted to create the I-20 overlay district. The adjoining property lies within that district and is a critical location to jump start the plans of those initiatives. The proposed amendment will allow for an enhancement of those plans.
8. There are no impacts on any historical sites, buildings, district or archaeological resources.





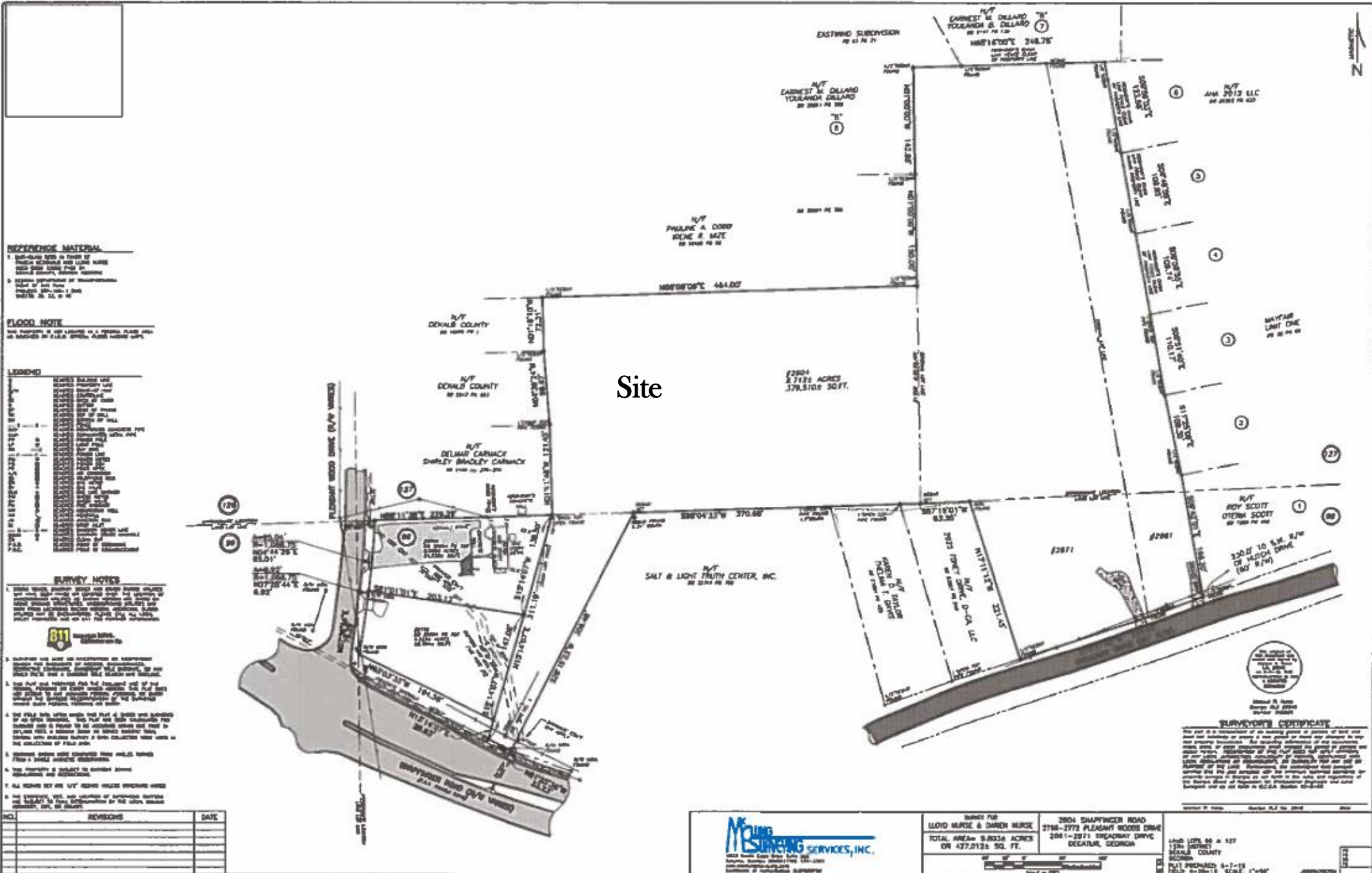


Northern Portion  
of the Parcel

Subject Property

South West Portion  
of the Parcel





**REFERENCE MATERIAL**

1. SURVEY MAPS IN FILE OF THESE RECORDS AND LOTS TO BE SOLD AND LOTS TO BE DIVIDED THEREOF, AND OTHER RECORDS.
2. RECORDS OF THE SURVEYOR.
3. RECORDS OF THE COUNTY.
4. RECORDS OF THE STATE.
5. RECORDS OF THE FEDERAL GOVERNMENT.

**FLOOD NOTE**

THIS SURVEY IS NOT A FLOOD HAZARD AS SHOWN BY F.L.D. SPECIAL FLOOD HAZARD MAP.

**LEGEND**

Symbol	Description
---	Survey Line
---	Property Line
---	Right of Way Line
---	Utility Line
---	Other

**SURVEY NOTES**

1. THIS SURVEY WAS MADE BY THE SURVEYOR USING THE FOLLOWING INSTRUMENTS AND METHODS: ...
2. ...
3. ...
4. ...
5. ...
6. ...
7. ...
8. ...

NO.	REVISIONS	DATE

**MEASURING SERVICES, INC.**

3523 South Coyle Drive, Suite 100  
 Marietta, Georgia 30066  
 Phone: 770-428-1700  
 Fax: 770-428-1701  
 Website: www.measuring.com

SURVEY FOR <b>LLOYD MURGE &amp; DAREN MURGE</b>	2804 SHAFFNER ROAD 3756-2772 PLEASANT WOOD DRIVE 2861-2971 TREADWAY DRIVE DECATUR, GEORGIA
TOTAL AREA 5.8236 ACRES OR 427,012.6 SQ. FT.	

LAND 1075.00 A 127 128A DISTRICT DECATUR COUNTY GEORGIA	PLAT PREPARED 8-7-18 FIELD NO. 18-1235096 SCALE 1"=40'
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