



DeKalb County Department of Planning & Sustainability

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Decatur, GA 30030

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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.14

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

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

DeKalb County Long Range Planning Division
Supplemental Land Use Report (for developments proposed in Activity Centers)

Case No.N.14 Project Name:	Existing FLU: Suburban Proposed FLU: Town Center	BOC Hearing Date 9/25/2018	Staff Recommendation Approval
LP-18-1235096	<p>Town Center Premise - These policies are primarily applicable to activity centers that do not have adopted studies. Studies that are adopted for Town Centers are referred to as Small Area Plans (SAP), and they provide more detailed guidelines and recommendations for land use, zoning, development, transportation, housing, economic development, and green space. If there are conflicts between SAP and Town Center policies, SAP policies shall take precedence.</p> <p>Town Center Intent - The intent of the Town Center Character Area is to promote the concentration of residential and commercial structures, which serve many communities in order to reduce automobile travel, promote walkability and increased transit usage. The areas consist of a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale. The preferred density for areas of this type is up to 60 dwelling units per acre.</p>		

MAPS

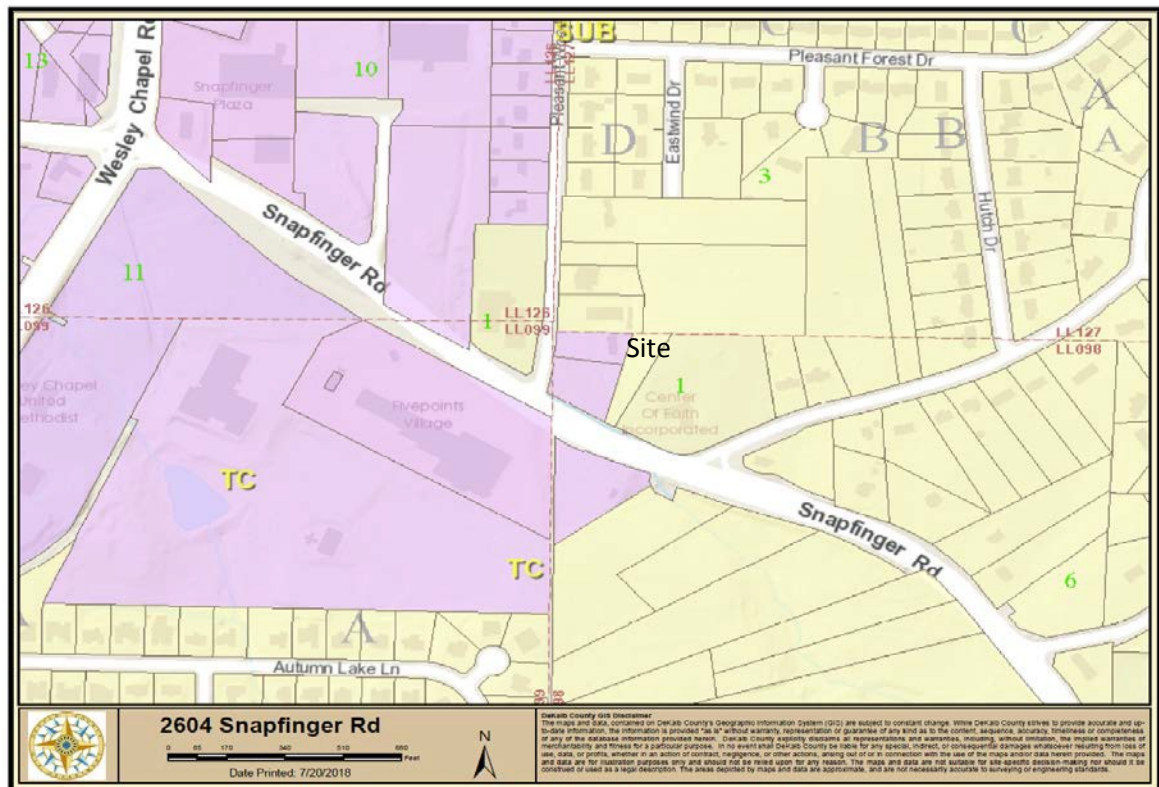
N14 LP-18-1235096

Land Use

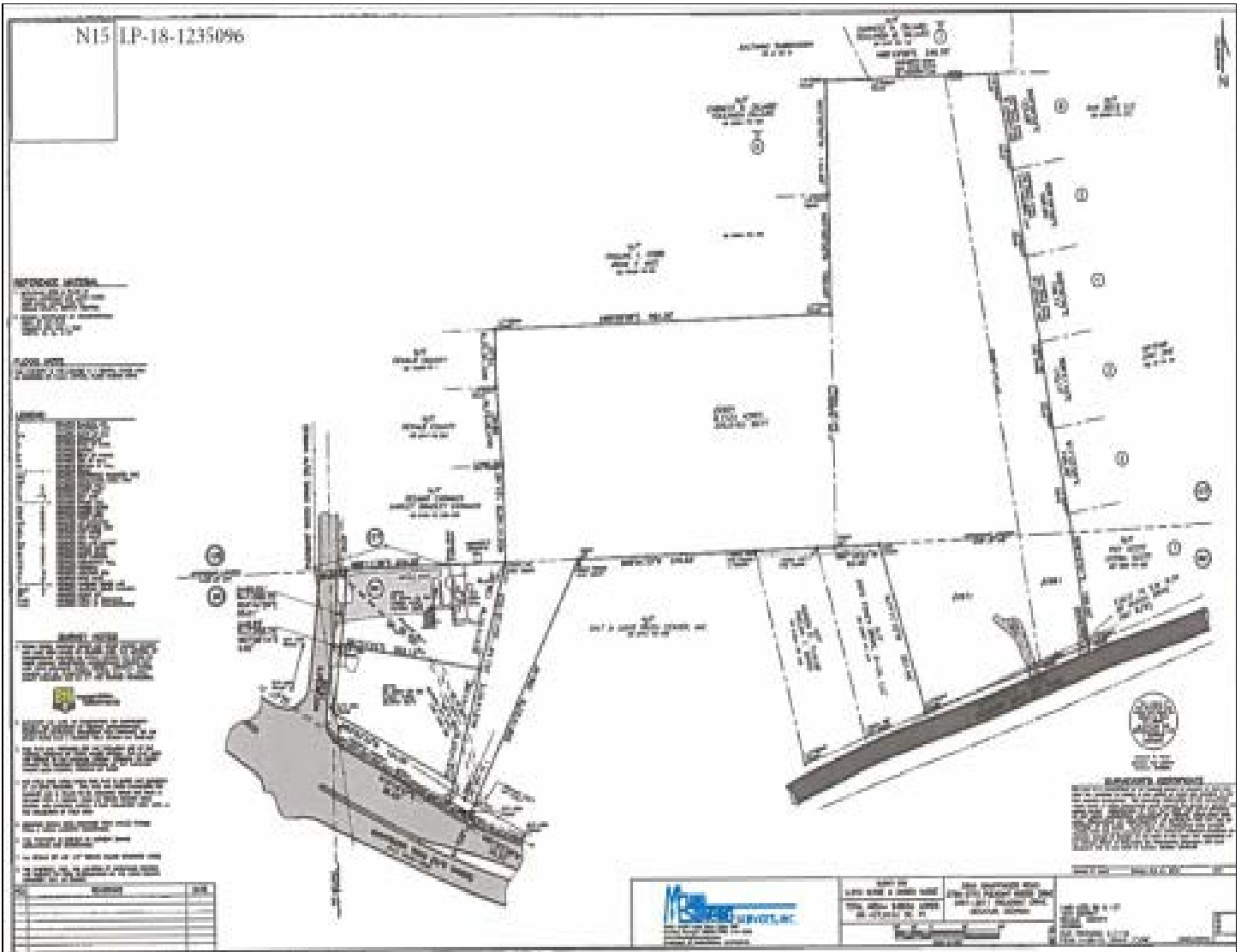
Town Center
60 dwelling units
per acre

Primary Uses

- Townhomes
- Condominiums
- Apartments
- Health Care Facilities
- Retail and Commercial
- Office
- Institutional
- Entertainment and Cultural Facilities
- Park and Recreational Facilities
- Public and Civic Facilities



DeKalb County Long Range Planning Division
Supplemental Land Use Report *(for developments proposed in Activity Centers)*



Project Description

Location: This proposed development is in unincorporated DeKalb County. The property is located on the north side of Snapfinger Road. The property has approximately 33 feet of frontage and contains 0.4 acres.

Developer/Owner: Lloyd Nurse

Estimated Completion: Unknown Development.

Project Size (Acres, Square Footage, etc.)

Acres: 0.4 -acre

- Future Commercial Development

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Land Use Policy Analysis <i>(Based on Chapter 7 Land Use of the DeKalb County 2035 Comprehensive Plan)</i>				
Town Center Policies	Compliant with Comprehensive Plan			Additional comments that justify staff recommendation
	YES	NO	Not Applicable	
1. Protect Single Family Neighborhoods - Preserve and enhance the integrity and quality of existing residential neighborhoods.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Maximum Density — Encourage the maximum density of residential in mixed use projects not to exceed 60 dwelling units per acre, with the most intense development located towards the commercial and/or office core of the Town Center. Properties located along the outer edges of the Town Center shall be sensitive to the building height and density of adjacent single family residential. (Refer to Figure 7.3, page 60 of the comprehensive plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Retrofitting - Foster retrofitting for conformity with traditional neighborhood principles.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Pedestrian Scale Development - Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does not foster the pedestrian scale development that encourages the relationship between street, buildings, streetscaping and people. Recommendations: reconfigure design layout of site.
5. Mixed Use Development - Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Transitional Buffers - Require greater setbacks and/or transitional buffers for developments when located adjacent to lower density residential uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Enhanced Buffers - Require the incorporation of enhanced buffers in efforts to protect single family neighborhoods.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Staggered Heights - Require the consideration of staggered height implementation when developments are adjacent to single family residential neighborhoods.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Streetscaping - Improve street character with consistent signage, lighting, landscaping and other design features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Pocket Parks - Create focal points through the use of existing pocket parks and squares for community activities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Cultural Diversity - Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. Infill Development - Utilize vacant properties in the neighborhood as an opportunity for infill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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development of compatible structures.				
13. Parking - Clearly define road edges by locating buildings near the roadside with parking in the rear.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	According to policy, parking should remain in the rear of the building to creating a pedestrian friendly site.
14. Open Space and linkages - Encourage that all development and redevelopment in activity centers provide open space and/or contribute to the public realm with wider public sidewalks, pedestrian linkages and other design features.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does not meet the pedestrian friendly linkages.
15. Healthy Neighborhoods - Promote healthy living in neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking and connectivity. Implement the recommendations of the Master Active Living Plans (MALPs).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In order to achieve this policy, a pedestrian friendly environment that encourages biking and connectivity is needed per the Master Active Living Plan.
16. High Density Residential - Residential development shall reinforce the center by locating higher density housing options adjacent to the center. Housing in Town Center shall be targeted to a broad range of income levels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
17. Pedestrian Enhancements - Create a pedestrian-friendly environment by adding sidewalks that link neighborhood amenities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does not meet the requirements
18. Traffic Calming - Organize circulation patterns through traffic calming techniques and access management. Add traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walkability.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does not meet the requirements
19. Pedestrian Oriented Design - Design shall be pedestrian-oriented with walkable connections between different uses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does not meet the requirements
20. VMT - Promote new and redevelopment at or near activity centers as a means of reduce vehicle miles traveled (VMT).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Transit access within ½ mile? Yes
21. High Density Development - Each Town Center shall include a very high-density mix of retail, office, services, and employment opportunities to serve several neighborhoods.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Percentage of mixed use: __ Residential Office Retail_Open Space Job Creation Numbers: __ Construction Permanent Jobs Wages
22. Small Area Plans (SAPs) -Implement appropriate sub-policies (pages 85-114 in the comprehensive plan) and development guidelines in Town Centers that have Small Area Plans, which provide more guidance to the development of mixed use and transition down to single family residential.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This project is within the following SAP of the Town Center: <input type="checkbox"/> Medline Activity Center <input type="checkbox"/> Wesley Chapel LCI <input type="checkbox"/> Candler Road Flat Shoals LCI <input type="checkbox"/> Redan Road Indian Creek Master Active Plan <input type="checkbox"/> Toco Hills Node of the North Druid Hills LCI <i>If one of the above is checked, provide policies and map for that particular study, that supports recommendation.</i>
23. Preferred Uses – Each Town Center shall include a high density mix of retail, office, services, and employment to serve neighborhoods.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Percentage of mixed use: __ Residential Office Retail_Open Space Job Creation Numbers: __ Construction Permanent Jobs Wages

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Impact Analysis

(In support of Section 27-7.3.4 of the DeKalb County Code states that the following standards and factors shall govern the review of all proposed amendments to the Official Zoning Map.)

Questions	Compliant			Comments to support zoning proposal
	YES	NO	N/A	
A. Zoning proposal is in conformity with the policy and intent of the comprehensive plan:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is located within a designated Town Center Character Area by the 2035 Comprehensive Plan. Town Centers allow a residential density of up to 60 units per acre.
B. The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C. The property to be affected by the zoning proposal has a reasonable economic use as currently zoned:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D. The zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E. 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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F. The zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
G. 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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
H. The zoning proposal adversely impacts the environment or surrounding natural resources.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Transportation Planning Analysis

(Based on the DeKalb County 2014 Comprehensive Transportation Plan)

Policies	Compliant with the CTP			Additional comments that justify staff recommendation
	Yes	No	N/A	
Functional Classification for the project site: <input type="checkbox"/> Freeway <input checked="" type="checkbox"/> Major Arterial <input type="checkbox"/> Minor Arterial <input type="checkbox"/> Collector <input type="checkbox"/> Local	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Freight <input checked="" type="checkbox"/> Located on a truck or sanitation route <input type="checkbox"/> Proximity of Landfill or Transfer Station <input checked="" type="checkbox"/> Located on a state route <input type="checkbox"/> Located in proximity of rail lines and / or crossings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Complete Streets Policy County / Developer will consider installing bicycle and / or pedestrian facilities, and Transit facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Design: The following street design guidelines and best practices are listed on page 16 in the Appendix document of the CTP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Application: See page 16 in the Appendix document of the CTP	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Exemptions: <input type="checkbox"/> Roadway corridor legally prohibits specific users (e.g. bicyclists and pedestrians on interstate) <input type="checkbox"/> Cost of providing bicycle or pedestrian facilities is excessively disproportionate to the need or probable use <input type="checkbox"/> Absence of current and future need is documented <input type="checkbox"/> Roadways not owned or operated by DeKalb County.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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Performance Measures. Success of complete streets include: <input type="checkbox"/> Miles of new on-street bicycle routes <input type="checkbox"/> Miles of new or reconstructed sidewalks <input type="checkbox"/> Percentage completion of bicycle and pedestrian networks as envisioned by the latest DeKalb County Comprehensive Transportation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Increase in pedestrian and bicycle volumes along key corridors				
Human Services Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Bicycle and Pedestrian Level of Service Goals and Connectivity <input checked="" type="checkbox"/> LOS B (within an activity center) <input type="checkbox"/> LOS C (not within an activity center) <input type="checkbox"/> Existing PATH Trail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Priority Bicycle Network <input type="checkbox"/> First Tier Priority Network <input checked="" type="checkbox"/> Second Tier Priority Network <input type="checkbox"/> Existing PATH <input checked="" type="checkbox"/> Future PATH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A trail path is recommended along the Multi-Family parcel.
MARTA and TOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bus Routes <input checked="" type="checkbox"/> Project is on a bus route <input checked="" type="checkbox"/> Project is near a bus route <input type="checkbox"/> Project is not close to a bus route	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Transit Stations <input type="checkbox"/> Project is on a transit station site <input type="checkbox"/> Project is near a transit station <input checked="" type="checkbox"/> Project is not close to a transit station	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Priority Projects for DeKalb County <input checked="" type="checkbox"/> Tier 1 <input type="checkbox"/> Tier 2 <input type="checkbox"/> Tier 3 <input type="checkbox"/> None	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	According to the Transportation Plan, N. Druid Hills Road at Lawrenceville Highway/Highway 78 Exit and Entry Ramp Improvements

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See Appendix

- Application
- Land Use Map
- Ariel Land Use Map
- Site Survey

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: JUL 05 2018
(for DeKalb County stamp)
Applicant's Name: Lloyd Nurse E-Mail: Lloyd@nursestimer.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@nursestimer.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: DRS4B 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 X No

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

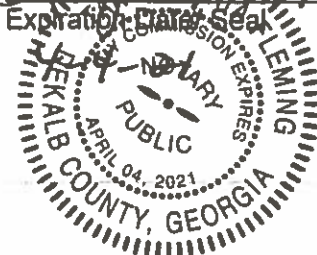
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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 OF APPLICANT

Check one: Owner X 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

NAME _____

APPLES

EMAIL

[illegible]

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~~^{SUB} and a usage of ~~CDE~~^{TC} is being requested to confirm with adjoining ~~CDE~~^{TC} zoning to the ~~East~~^{WEST}. 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.

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 1-20 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.

