



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: November 5, 2019, 6:30 P.M.
Board of Commissioners Hearing Date: November 19, 2019, 6:30 P.M.**

STAFF ANALYSIS

Case No.:	LP-19-1243384	Agenda #: D.3
Location/Address:	2658 Kelley Chapel Road, Decatur, GA 30034	Commission District: 3 Super District:7
Parcel IDs:	15 126 05 003, 015, 021, & 022	
Request:	Future Land Use Plan Map Amendment	
Property Owner(s):	Georgia General Snapfinger Dev	
Applicant/Agent:	Battle Law Group	
Acreage:	17.23	
Existing Land Use:	Suburban (SUB)	
Proposed Land Use:	Town Center (TC)	
Surrounding Properties:		
Adjacent Zoning:	North:R-100 (SUB) South: R-100 (SUB) East: HR-2 (TC) West: R-100 (SUB) Northeast: HR-	
(Adjacent Land Use):	2 (TC) Northwest: R-100 (SUB) Southeast: R-100 (SUB) Southwest: R-100 (SUB)	
Comprehensive Plan:		

Consistent

Inconsistent

Proposed Density: 9.75 units/a.c.

Existing Density: 1 unit

Proposed Units/Square Ft.: 132 townhomes; 24 lots

Existing Units/Square Feet:

Proposed Lot Coverage: N/A

Existing Lot Coverage:

Companion Application:

The applicant has filed a companion application (Z-19-1243385) to amend the Zoning of the parcels from R-100 (single-family) to MR-1 (medium density residential 1).

STAFF RECOMMENDATION: N/A



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

APPLICATION TO AMEND COMPREHENSIVE LAND USE PLAN
OF DEKALB COUNTY, GEORGIA



Application No.: LP-19-1243384 Date Received: _____
Applicant's Name: Georgia General Snapfinger Development, LLCE-Mail: mlb@battlelawpc.com By [Signature]
Applicant's Mailing Address: c/o Battle Law P.C.- One West Court Sq. Ste 750, Decatur, GA 30030
Applicant's Daytime Phone #: 404.601.7616 Fax: 404.745.0045
.....
(If more than one owner, attach information for each owner as Exhibit "A")
Owner's Name: Georgia General Snapfinger Development, LLC E-Mail: maxieprice1@gmail.com
Owner's Mailing Address P.O. Box 704 Loganville, Georgia 30052
Owner's Daytime Phone # 770.317.3000 Fax: _____

Address/Location of Subject Property: 2658 Kelley Chapel Road, 2317, 2349 & 2610 Snapfinger Road

District(s): 15 Land Lot(s): 126 Block(s): 05 Parcel(s): 003, 015, 021 & 022

Acreage: 17.23 Commission District(s): 3 & 7

Current Land Use Designation: SUB Proposed Land Use Designation: Traditional Neighborhood

Current Zoning Classification(s): R-100

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.
- III. 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? X Yes No
- IV.

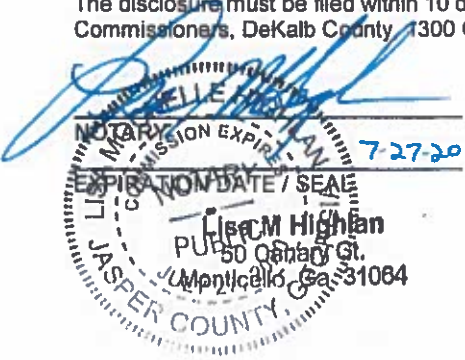
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

- 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.

Georgia General Snapfinger Development, LLC
By: [Signature]
SIGNATURE OF APPLICANT

Check One: Owner X Agent _____
DATE June 21, 2019



August 6, 2019

VIA E-MAIL

Marian Eisenberg, DeKalb County Zoning Administrator
330 W. Ponce De Leon Ave., 3rd Fl.
Decatur, GA 30030

Re: Snapfinger Road - Applications Z-19-1243385 & LP 19-1243384 – Full Cycle Deferral Request

Dear Marian:

On behalf of Georgia General Snapfinger Development, LLC, please be advised that we are requesting a full cycle deferral of the above referenced Applications. Please feel free to contact us with any questions regarding this deferral.

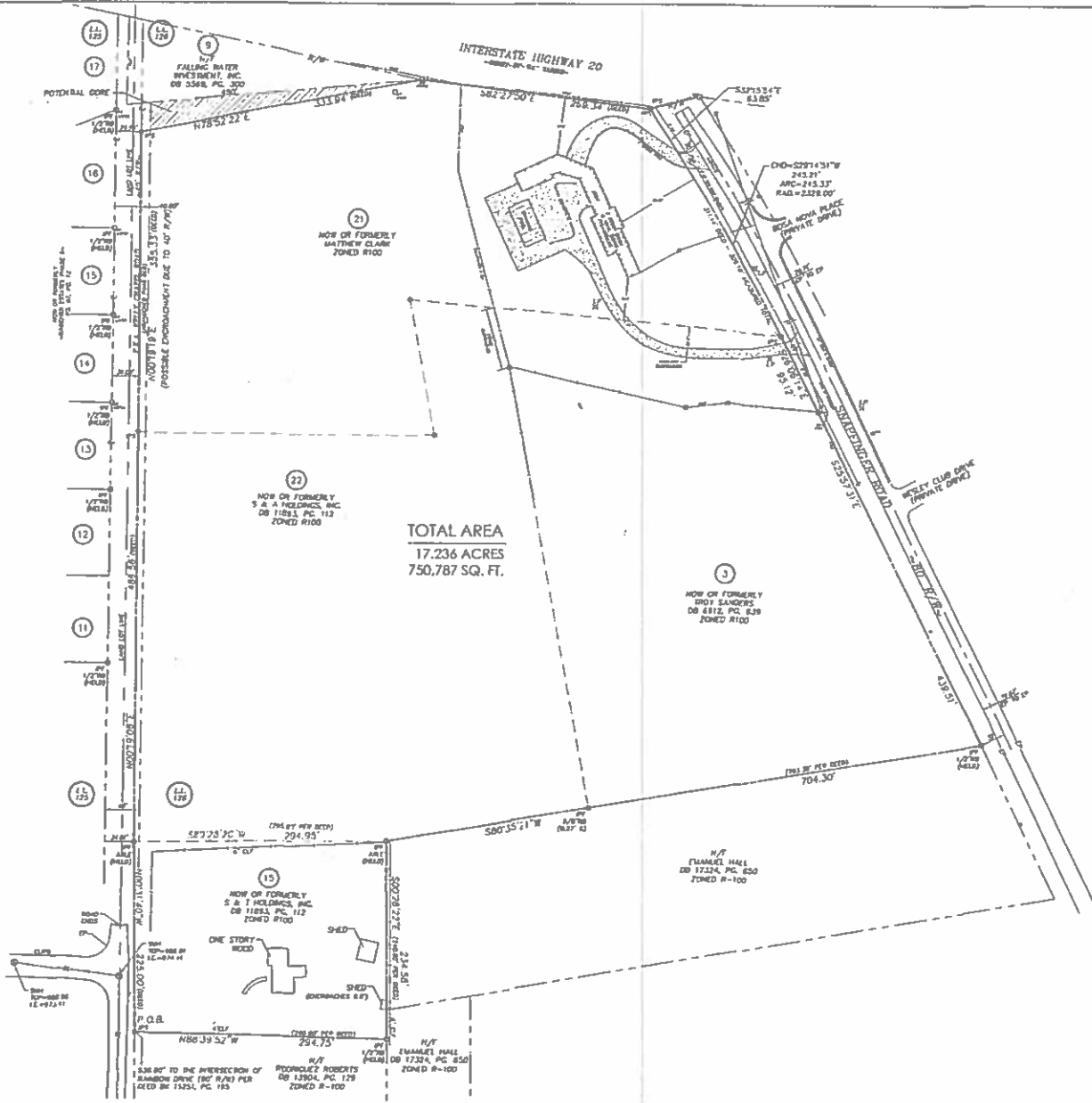
Sincerely,



Michèle L. Battle



LOCATION MAP
N13



ALL BEARINGS ARE CALCULATED FROM ANGLES MEASURED TO A SINGLE MAGNETIC MERIDIAN

- LEGEND**
- 1) BOUNDARY WHICH IS NOT SHOWN ON THE SURVEY
 - 2) BOUNDARY WHICH IS SHOWN ON THE SURVEY
 - 3) CHAINED BY ANY FORM
 - 4) POINT OF NON-INCREMENT FORCE
 - 5) SHED
 - 6) SHED WITH FOUNDATION
 - 7) SHED WITH FOUNDATION
 - 8) LIGHT POLE
 - 9) POLE WITH TOP
 - 10) SHED

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURVED MILE CORRECTION & THEREFORE THE ENCLOSURES MAY EXIST THEREABOUTS AND SHOULD BE CORRECTED.

BE FOR & BEHOLDERS OF THE PARCEL & BEHOLDERS OF THE PARCEL OF THE PARCEL IN THE SURVEY AND IN ALL OTHER PARTS OF THE SURVEY AND IN ALL OTHER PARTS OF THE SURVEY.

THE DATA SHOWN ON THIS PLAN WAS OBTAINED FROM A COURSE RUN AND MEASUREMENT TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET.

ALL THE DATA ON THIS PLAN WAS OBTAINED FROM A COURSE RUN AND MEASUREMENT TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET.

THE SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURVED MILE CORRECTION & THEREFORE THE ENCLOSURES MAY EXIST THEREABOUTS AND SHOULD BE CORRECTED.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURVED MILE CORRECTION & THEREFORE THE ENCLOSURES MAY EXIST THEREABOUTS AND SHOULD BE CORRECTED.

OWNER/DEVELOPER
LANDMARK VENTURES, LLC
144 WOODLICK RD
SUITE 100
MARIETTA, GA 30067
PHONE: 404-576-1110

SITE NOTES
1. BOUNDARY MARKS OF LOTS 8 & 9
2. POINT APPROXIMATELY 100 FT TO SOUTH

COMMENTS
DRAWN BY: JLS
CHECKED BY: JLS
DATE: 06/14/06
SCALE: AS SHOWN
NAD 83 DATUM
UTM ZONE 18Q UTM
MAGN. DECL. 8.2006

SITE ADDRESS
144 WOODLICK RD
SUITE 100
MARIETTA, GA 30067

- BOUNDARY REFERENCES:**
- 1) BEHOLDERS OF THE PARCEL (1) 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SURVEY FOR
LANDMARK VENTURES, LLC

PARCEL # 15 126 05 021, 022, 003, & D15
LAND LOT 126 15TH DISTRICT
DEKALB COUNTY, GEORGIA
DATE: JUNE 14, 2006 SCALE: 1" = 60'

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
3982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127
PH. (770) 430-2578 - FAX (770) 943-8812



DRAWN BY
B.C.L.
JOB NO.
2005-101

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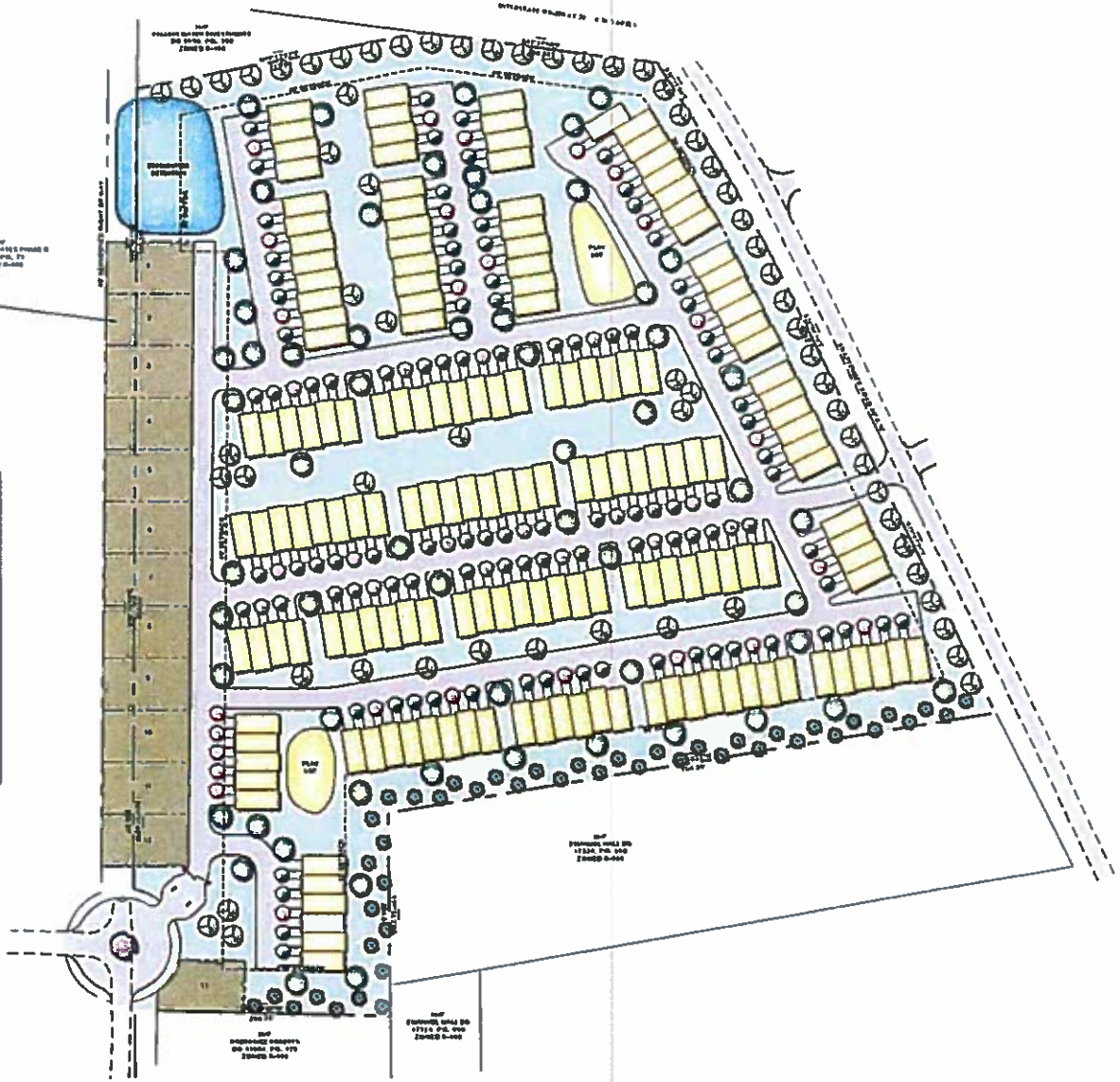
SITE SUMMARY

17.236 ACRES
168 UNITS-TOWNHOMES
DENSITY: 9.75 UNITS/AC.

167 - 22 x 50 UNITS

SINGLE FAMILY DETACHED LOTS

13 LOTS - 60' x 100'



E&A
ENGINEERING & ASSOCIATES

TEL: 770.640.1114 FAX: 770.640.1115
 1652 CENTURY PLACE, SUITE 200
 ATLANTA, GEORGIA 30345
 WWW.E&A-GE.COM

LAND PLANNING
 CITY ENGINEERING
 LANDSCAPE ARCHITECTURE

PROJECT: WESLEY CHAPEL
SINGLE FAMILY ATTACHED
HOUSING DEVELOPMENT
LAND LOT 124
DEKALB COUNTY, GEORGIA
SNAPPINGER ROAD

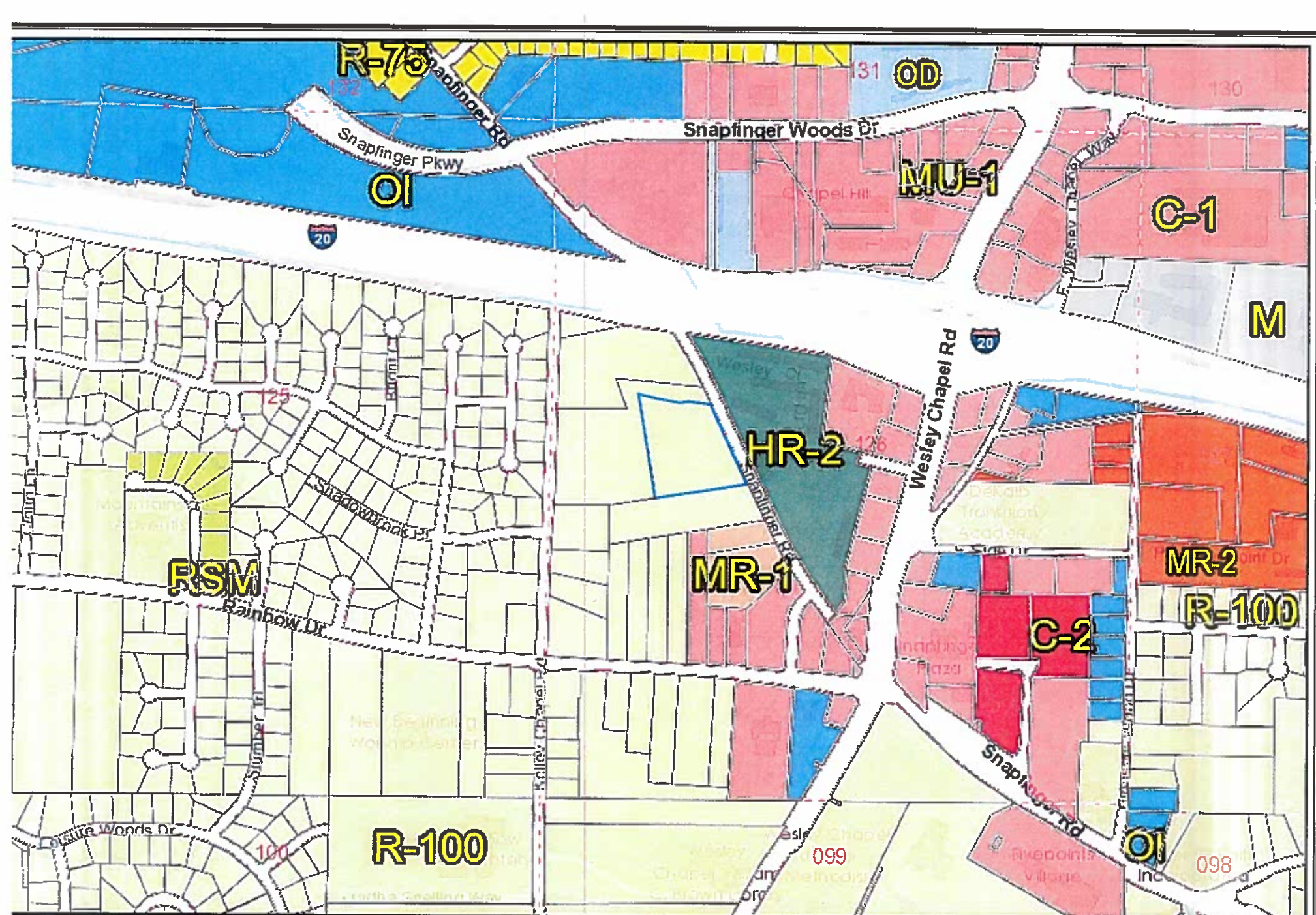
REVISIONS:

MASTER PLAN	
SCALE	1" = 10'
DATE	11.11.10
DRAWN BY	CS
CHECKED BY	DL
PROJECT NO.	06-112
DATE	11.11.10

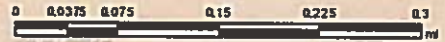
PROJECT NO.
06-112

S1.0

B:\Projects\06-112\06-112_S1.0_SitePlan.dwg 11/11/2010 11:11:10



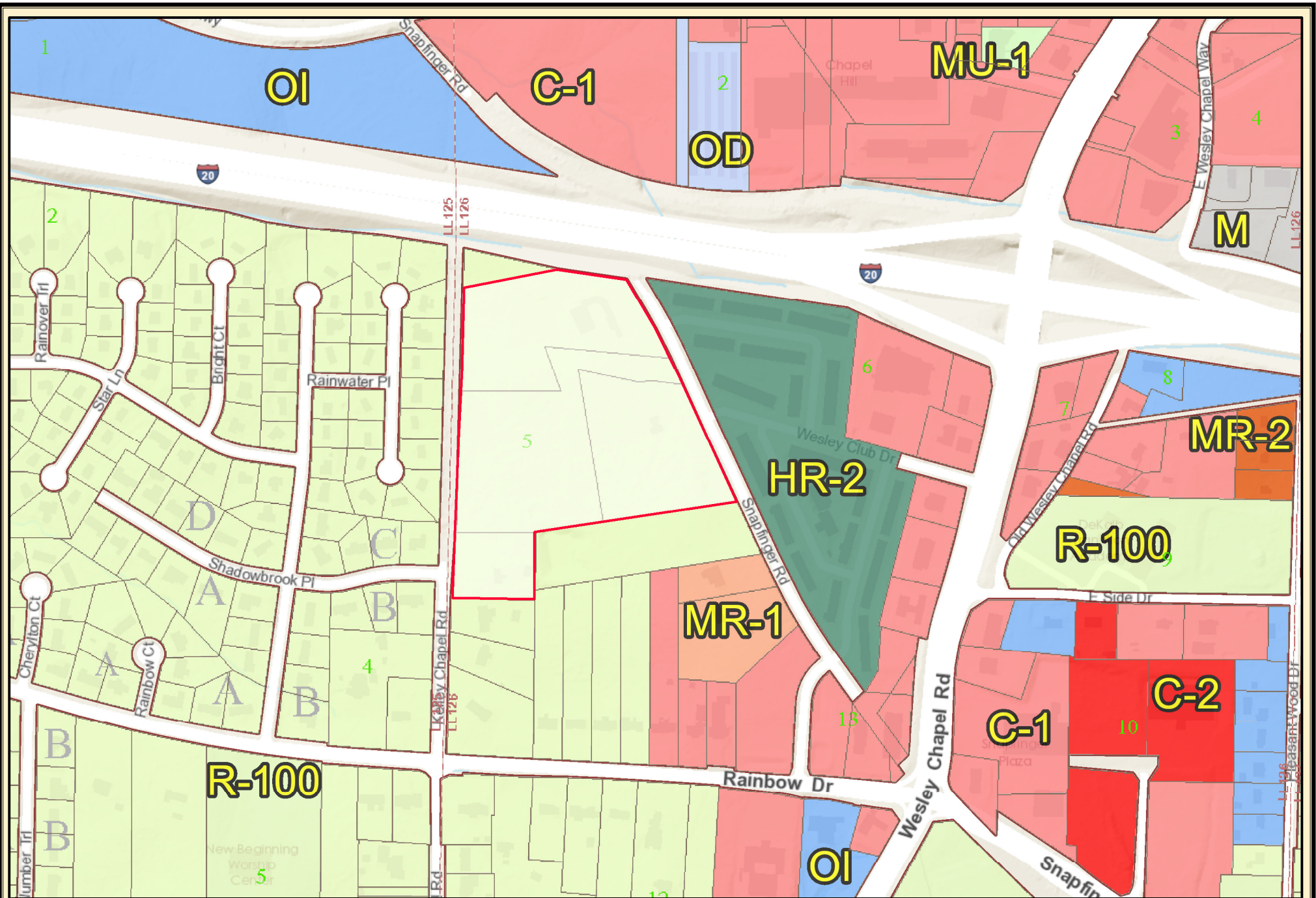
DeKalb County Parcel Map



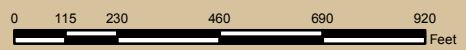
Date Printed: 6/24/2019



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LP-19-1242284 Zoning



Date Printed: 7/17/2019



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