



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: November 5, 2019, 6:30 P.M.

Board of Commissioners Hearing Date: November 19, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-19-1243385 **Agenda #:** D. 4

Location/Address: 2658 Kelley Chapel Road, Decatur **Commission District:** 3 **Super District:** 7

Parcel ID(s): 15-126-05-003, -015, -021, -022

Request: Rezone property from R-100 (Residential Medium Lot-100) to MR-1(Medium Density Residential-1) for a mixed residential development consisting of 132 single-family detached townhomes and 24 single-family detached homes at a density of 9.05 units per acre.

Property Owner(s): Georgia General Snapfinger Development, LLC

Applicant/Agent: Georgia General Snapfinger Development, LLC c/o Battle Law, P.C.

Acreage: 17.24 acres

Existing Land Use: Two single-family homes

Surrounding Properties: To the north: Interstate 20; to the northeast and east: the Wesley Club multifamily residential development; to the southeast: vacant, wooded land; to the south, southwest, west, and northwest: single-family detached homes

Adjacent Zoning: **North:** I-20 **South:** R-100 **East:** HR-2 **West:** R-100 **Northeast:** HR-2 **Northwest:** R-100
Southeast: R-100 **Southwest:** R-100

Comprehensive Plan: SUB (Suburban) **Consistent** **Inconsistent** (See LP-19-1243384)

Proposed Density: 9.05 units/acre	Existing Density: .12 units/acre
Proposed Units: 156	Existing Units: 2
Proposed Open Space: Information not provided	Existing Open Space: (estimated) 98%

Companion Application: The applicant has filed a companion application (LP-19-1243384) to amend the 2035 Future Land Use Map from SUB (Suburban) to TC (Town Center).

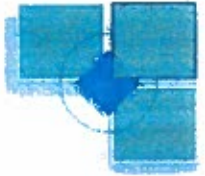
Zoning History: In June, 2007, the Board of Commissioners denied an application to rezone the subject property from R-100 (Residential Medium Lot-100) to RM-75 (a pre-2015 multifamily residential zoning classification that allowed up to 18 units per acre). The Board of Commissioners also denied a companion application to amend the Future Land Use Map from LDR (Low Density Residential) to HDR (High Density Residential).



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA



Date Received: _____ Application No.: Z-19-1243385
Z/CZ No. _____ Filing Fee: _____

Applicant: Georgia General Snapfinger Development LLC E-Mail: mlb@battlelawpc.com

Applicant Mailing Address:
c/o Battle Law P.C. One West Court Square, Ste 750 Decatur, GA 30030

Applicant Phone: 404.601.7616 Fax: 404.745.0045

Owner(s): Georgia General Snapfinger Development, LLC E-Mail: maxieprice1@gmail.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:
P.O. Box 704 Loganville, Georgia 30052

Owner(s) 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: 05 Parcel(s): 003, 015, 021 & 022

Acreage: 17.20 Commission District(s): 3 & 7

Present Zoning Category: R100 Proposed Zoning Category: MR-1

Present Land Use Category: SUB Proposed: IN TC MUF

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

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.



Lisa M Highlan
50 Canary Ct.
Smyrna, Ga 31064

By: [Signature]
SIGNATURE OF APPLICANT / DATE

Check One: Owner Agent

335 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030
Phone: 404.371.2155 – [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address: <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov

D. 3 LP-19-1243384

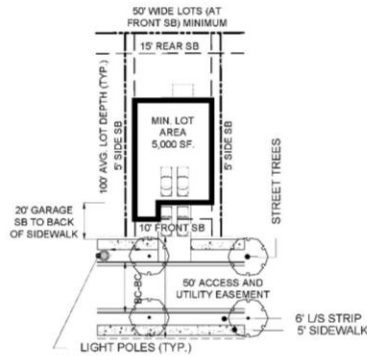
D. 4 Z-19-1243385

Site Plan

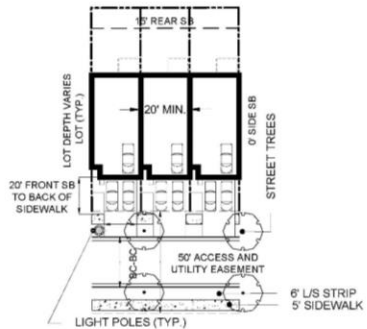


VICINITY MAP - NOT TO SCALE
 LAND LOT(S): 126 DISTRICT: 15TH
 DEKALB COUNTY
 DATE: JUNE 16, 2019

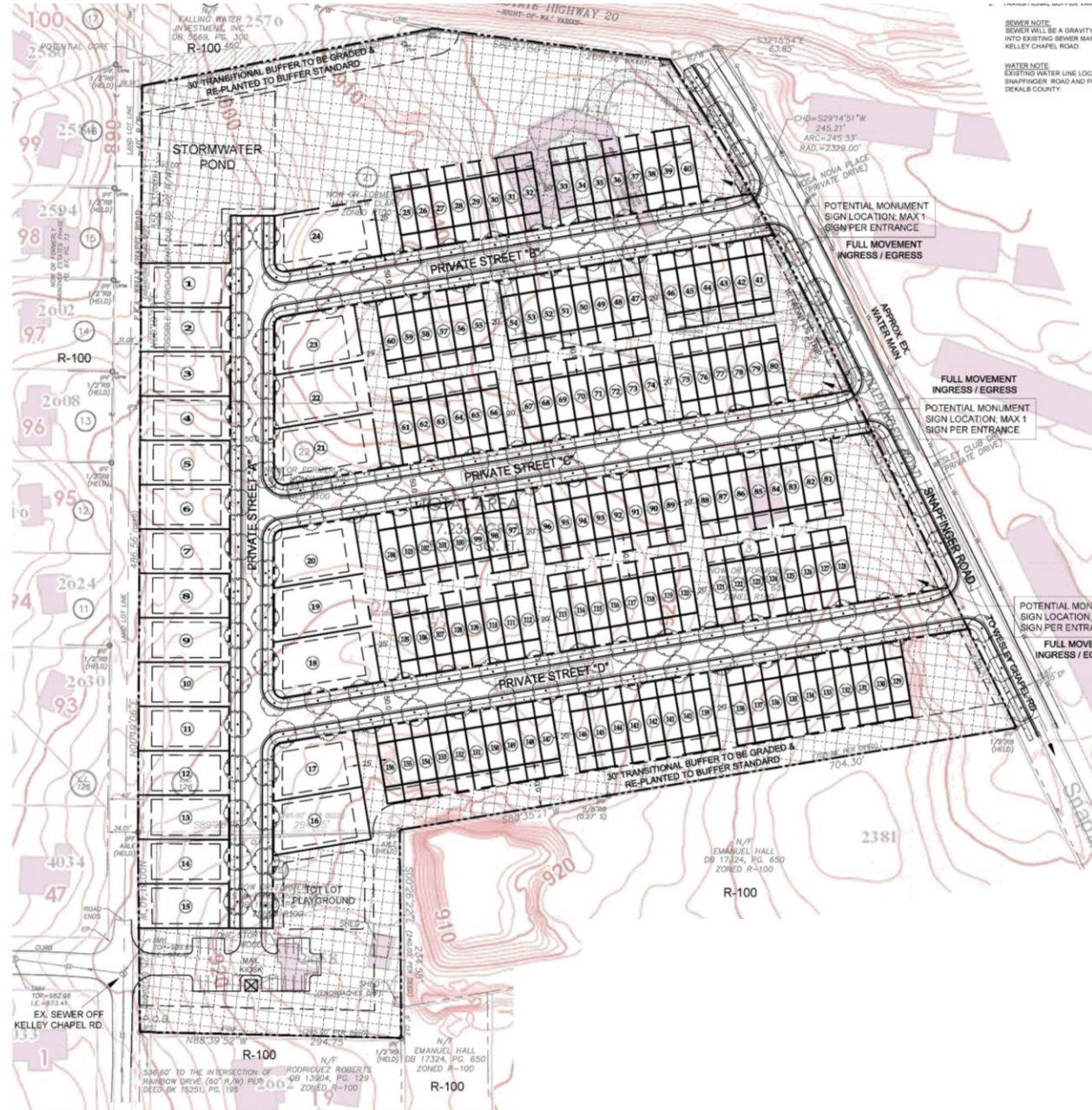
NO PORTION OF THIS PROPERTY IS LOCATED IN
 A FEMA FLOOD PLAIN AS PER FEMA MAP NO.
 13099C0151, DATED MAY 16, 2013



TYPICAL LOT DETAIL - N.T.S.
 SINGLE FAMILY DETACHED
 FRONT ENTRY - 30' X 100'



TYPICAL LOT DETAIL - N.T.S.
 SINGLE FAMILY ATTACHED
 FRONT ENTRY - 20' X 48'



SEWER NOTE:
 SEWER WILL BE A GRAVITY /
 INTO EXISTING SEWER MAIN
 KELLEY CHAPEL ROAD.

WATER NOTE:
 EXISTING WATER LINE LOCA
 SNAPPING ROAD AND PR
 DEKALB COUNTY.

POTENTIAL MONUMENT
 SIGN LOCATION, MAX 1
 SIGN PER ENTRANCE

FULL MOVEMENT
 INGRESS / EGRESS

FULL MOVEMENT
 INGRESS / EGRESS

POTENTIAL MONUMENT
 SIGN LOCATION, MAX 1
 SIGN PER ENTRANCE

POTENTIAL MONUMENT
 SIGN LOCATION, 1
 SIGN PER ENTRANCE

FULL MOVEMENT
 INGRESS / EG

R-100

R-100
 N/E
 1/2"=90'
 (HOLD)
 DEB 17324, PG. 650
 ZONED R-100

R-100

D. 3 LP-19-1243384

D. 4 Z-19-1243385

Building Design Example 1



D. 3 LP-19-1243384

D. 4 Z-19-1243385

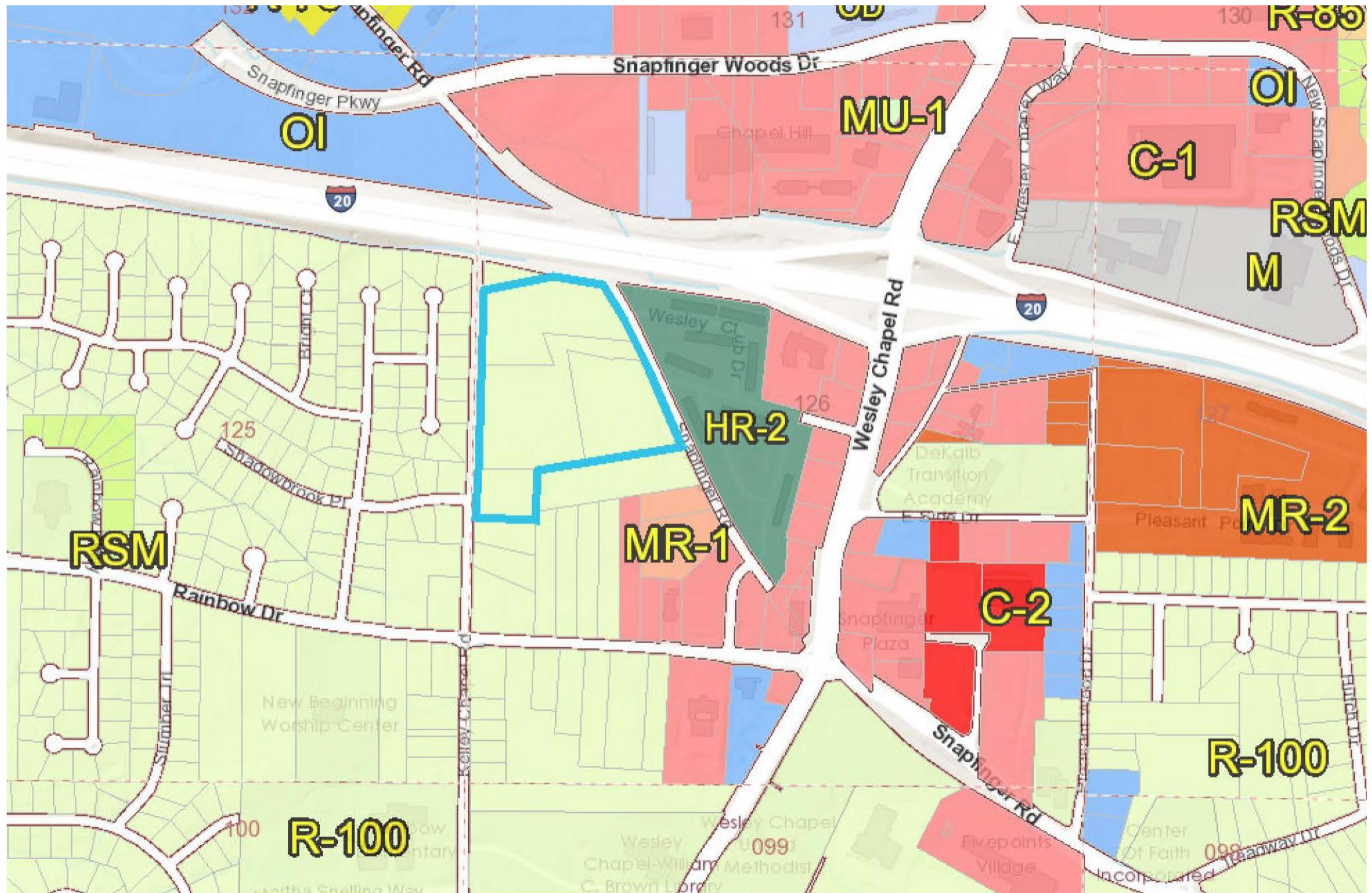
Building Design Example 2



D. 3 LP-19-1243384

D. 4 Z-19-1243385

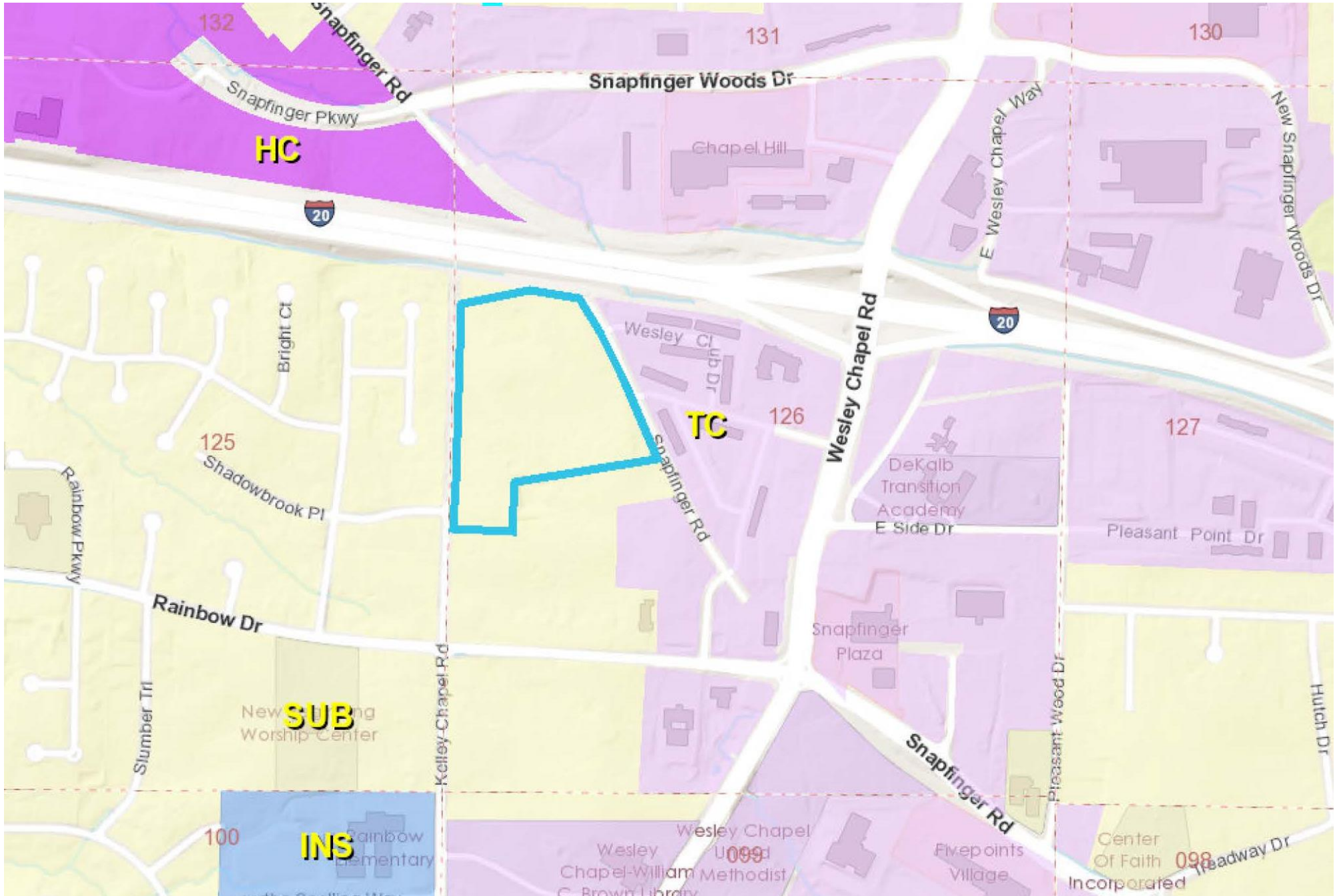
Zoning Map



D. 3 LP-19-1243384

D. 4 Z-19-1243385

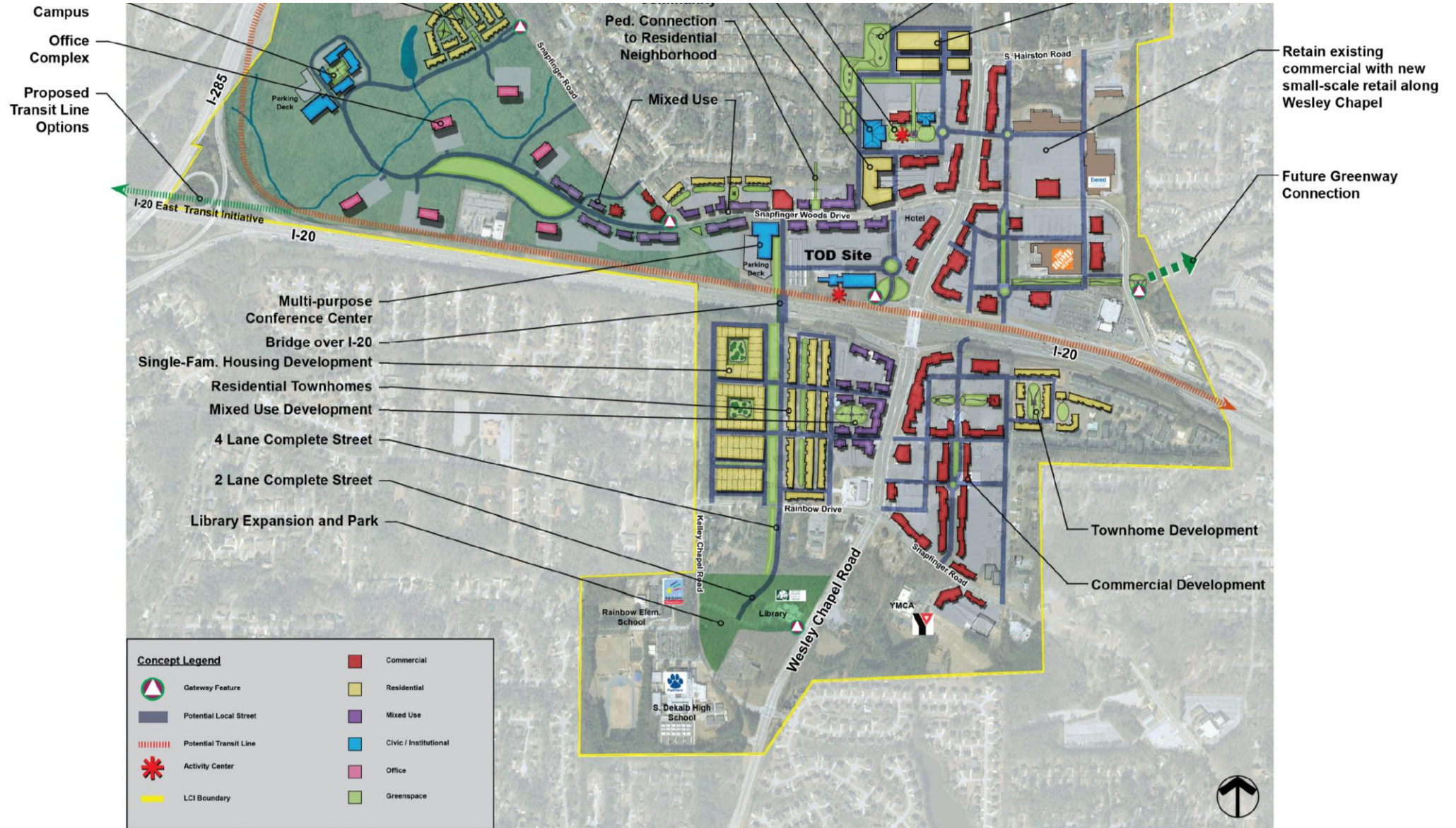
Land Use Map



D. 3 LP-19-1243384

D. 4 Z-19-1243385

Wesley Chapel LCI Plan (detail)



D. 3 LP-19-1243384

D. 4 Z-19-1243385

Aerial View



D. 3 LP-19-1243384

D. 4 Z-19-1243385

Site Photos



Kelley Chapel Road frontage and single-family homes to the west.



D. 3 LP-19-1243384

D. 4 Z-19-1243385

Site Photos



Snapfinger Road frontage and Wesley Club Apartments on opposite side.