# STAFF ANALYSIS

**Case No.:** Z-20-1243955  
**Agenda #:** N.6  

**Location/Address:** The property is located along the east side of Wesley Chapel Road, north of Interstate-20 at 2450, 2452, and 2470 Wesley Chapel Road and 4292 New Snapfinger Woods Drive, Decatur, GA.  

**Commission District:** 5  
**Super District:** 7  

**Parcel ID:** 15-131-03-009, 15-131-03-011, 15-131-03-012, 15-131-03-013  

**Request:** To rezone properties from C-1 (Local Commercial Conditional) District to C-1 (Local Commercial) District to delete all existing conditions pursuant to CZ-13-18509, SLUP-13-18511, and SLUP-13-18512 to develop a multi-tenant commercial development within Tier 1 of the I-20 Overlay District.  

**Property Owner/Agent:** Mountainprize, Inc. & RaceTrac Petroleum, Inc.  

**Applicant/Agent:** CSC Properties LLC  

**Acreage:** 3.02 Acres  

**Existing Land Use:** Currently Undeveloped (concrete slabs on site from previous commercial businesses)  

**Surrounding Properties**  

**Adjacent Zoning:** East and north is Wesley Crossing Shopping Center. South and west are various retail uses zoned C-1 (Local Commercial) District along the Wesley Chapel corridor.  

**Comprehensive Plan:** Town Center (TC)  

<table>
<thead>
<tr>
<th>Proposed Building Sq. Ft.: approximately 7,250 square feet</th>
<th>Existing Building Sq. Footage: (Undeveloped)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Lot Coverage: &lt;80%</td>
<td>Existing Lot Coverage: &lt;80%</td>
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</tbody>
</table>

Prepared by: KFH  
**PC 07-07-20**  

DeKalb County Department of Planning & Sustainability  
330 Ponce De Leon Avenue, Suite 300  
Decatur, GA 30030  
(404) 371-2155 / www.dekalbcountyga.gov/planning  

Planning Commission Hearing Date: July 07, 2020  
Board of Commissioners Hearing Date: July 30, 2020  

Michael Thurmond  
Chief Executive Officer
DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director

APPL. NO. 2019-017
AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Z/CZ No. Z-20-1243955
Filing Fee: __________

Date Received: APR 29 2020

BY: Application No.: __________

Applicant: CSC PROPERTIES, LLC
E-Mail: derek@cscproperties.com

Applicant Mailing Address: 5795 ULMERTON ROAD CLEARWATER, FL 33760

Applicant Phone: 727-446-3444
Fax: 727-346-1233

Owner(s): MOUNTAIN PRIZE, INC & RACETRAC PETROLEUM, INC.
If more than one owner, attach as Exhibit "A"
E-Mail: joriade@racetrac.com

Owner’s Mailing Address: P.O. BOX 2437 SMYRNA, GA 30081

Owner(s) Phone: (770) 431-7600
Fax: (770) 431-3522

Address/Location of Subject Property: NORTH EAST CORNER OF WESLEY CHAPEL ROAD AND NEW SNAPPINGER WOODS DRIVE

District(s): 15
Land Lot(s): 130 & 131
Block: __________
Parcel(s): 15 131 03 012, 15 131 03 009,
15 131 03 011, 15 131 03 013

Acreage: TOTAL - 3.019 Acres

Commission District(s): __________

Present Zoning Category: C-1 WITH CONDITIONS
Proposed Zoning Category: C-1

Present Land Use Category: 300 - VACANT COMMERCIAL LAND

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.

ANNETTE JACOBY
SIGNATURE OF APPLICANT

NOTARY

[Signature]

EXPIRATION DATE: [Exp date]

Email Address: planninganddevelopment@dekalbcountyga.gov

Revised 1/1/17

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Aerial

N.6 Z-20-1243955

Wesley Crossing Shopping Center
New Snapfinger Woods Drive

SITE