



## **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: September 10, 2019, 6:30 P.M.  
Board of Commissioners Hearing Date: September 24, 2019, 6:30 P.M.**

### **STAFF ANALYSIS**

**Case No.:** LP-19-1243384 **Agenda #:** N.7  
**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)  
**Surrounding Properties:**  
**Adjacent Zoning:** **North:**R-100 (SUB) **South:** R-100 (SUB) **East:** HR-2 (TC) **West:** R-100 (SUB) **Northeast:** HR-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

**Existing Units/Square Feet:**

s.f. lots

**Existing Lot Coverage:**

**Proposed Lot Coverage:** N/A

#### **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:**

#### **SUBJECT PROPERTY AND SURROUNDING AREA**

#### **PROPOSED PROJECT**

#### **LAND USE ANALYSIS**

#### **LAND USE MAP AMENDMENT EVALUATION**



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, LLC E-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    June 21, 2019

DATE





MICHELE L. BATTLE, ESQ.  
President

August 6, 2019

VIA E-MAIL

Marian Eisenberg, DeKalb County Zoning Administrator  
330 W. Ponce De Leon Ave., 3<sup>rd</sup> 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,

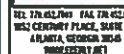
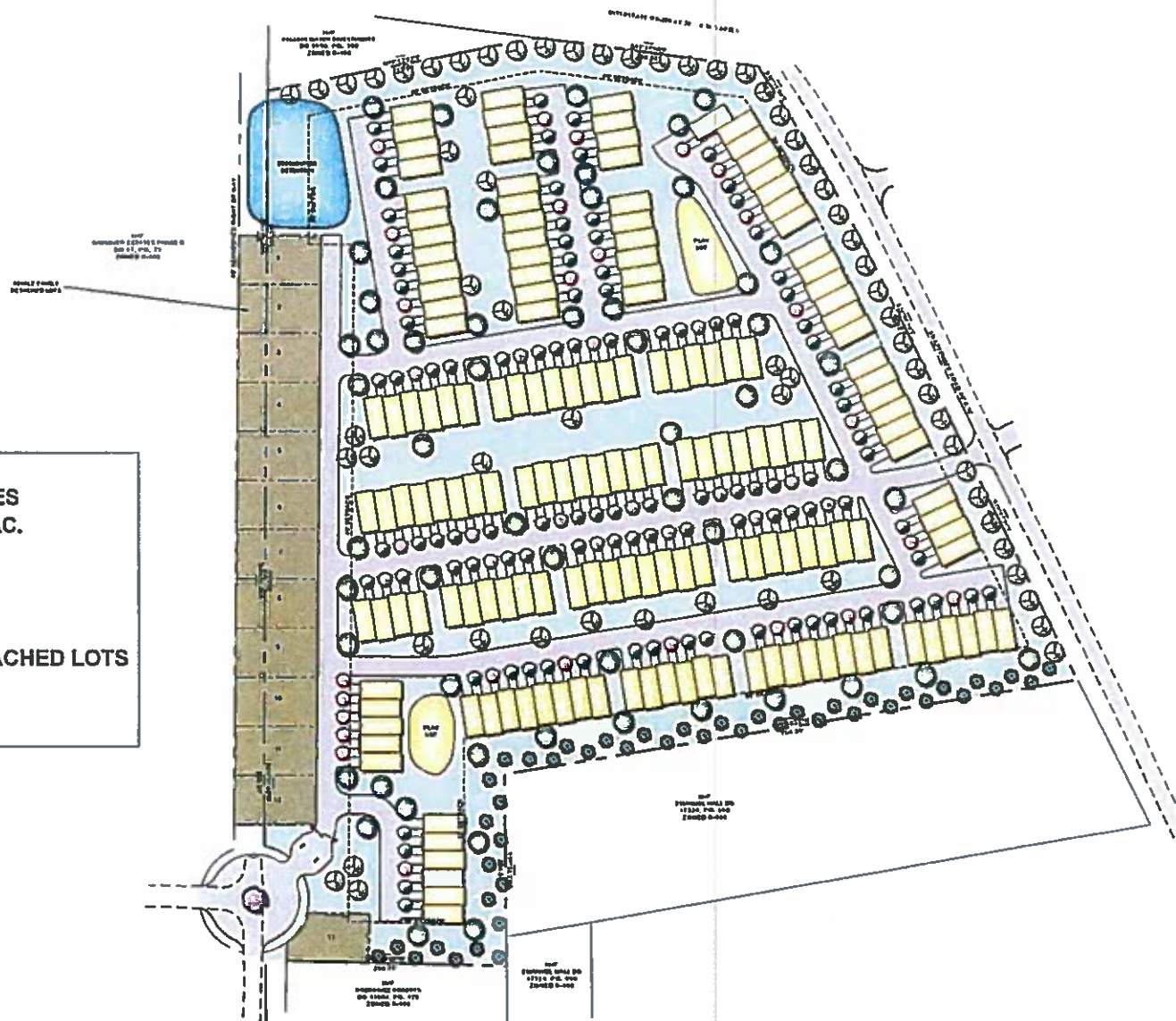
Michèle L. Battle



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

### SINGLE FAMILY DETACHED LOTS

**13 LOTS - 60' x 100'**



LAND PLANNING  
CITY ENGINEERING  
LANDSCAPE ARCHITECTURE

**PROJECT:**  
**WESLEY CHAPEL**  
**SINGLE FAMILY ATTACHED**  
**HOUSING DEVELOPMENT**  
**LAND LOT 124**  
**15th DISTRICT**  
**DEKALB COUNTY, GEORGIA**

## REVISION:

[illegible]

## MASTER PLAN

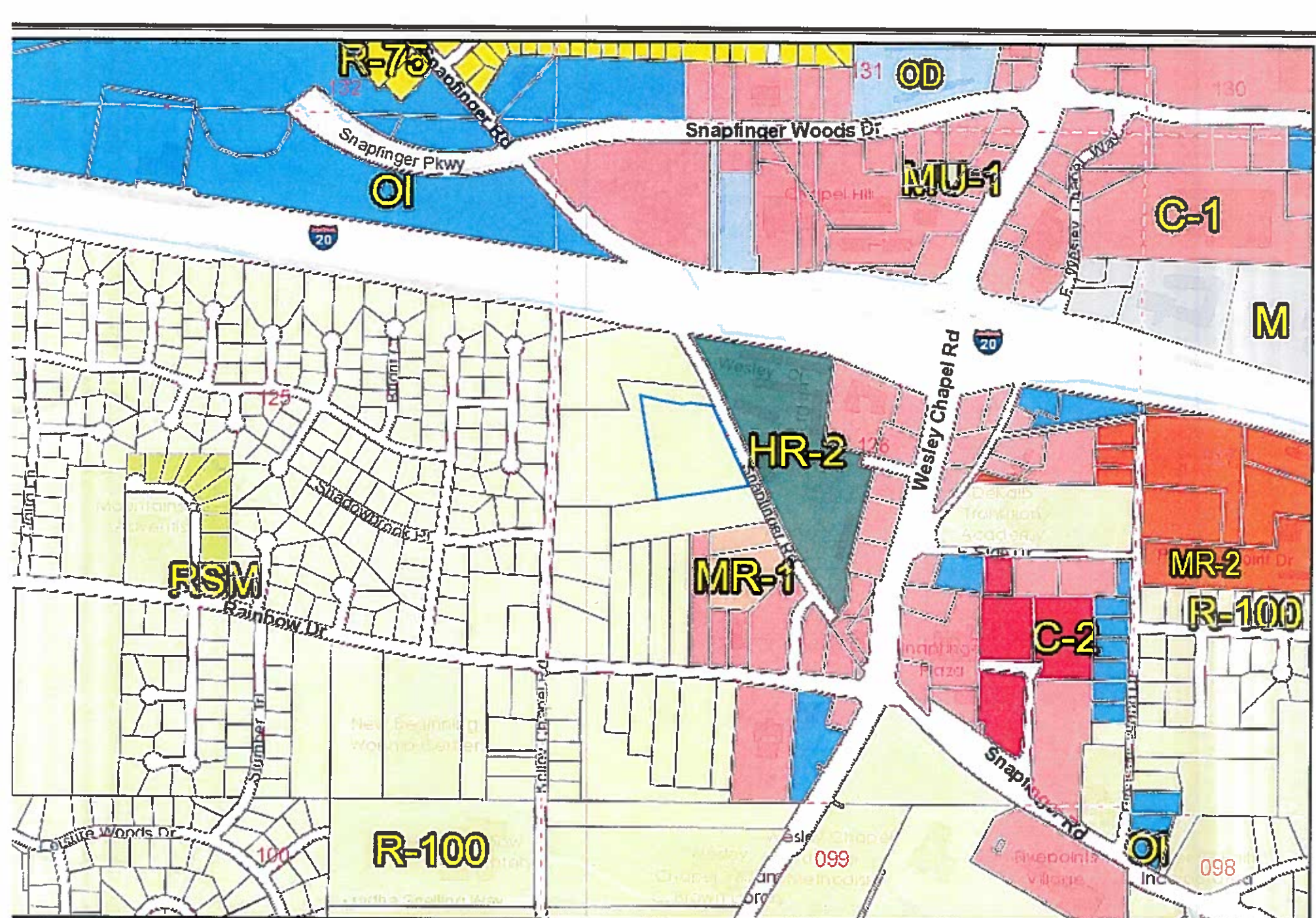
10	680705 22007
25	4806022
40 00 0	2173
01 0 0 1	2172

### **PROJECT NAME**

06-112

**S1.0**





# DeKalb County Parcel Map

0 0.0375 0.075 0.15 0.225 0.3 mi

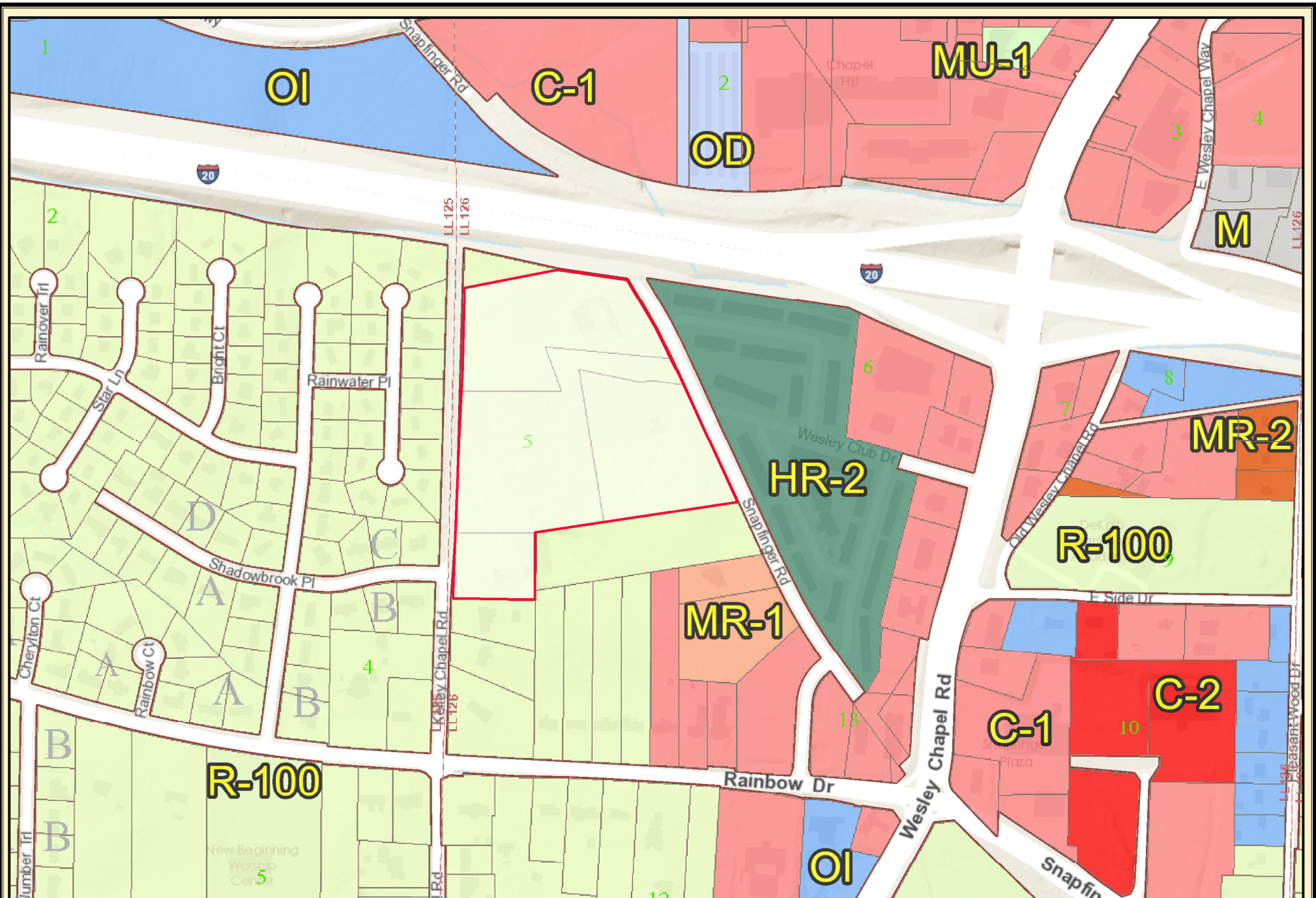
Date Printed: 6/24/2019



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## LP-19-1242284 Zoning

0 115 230 460 690 920 Feet

Date Printed: 7/17/2019



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