Staff Analysis

Case No.: SLUP-20-1243956
Agenda #: N.7

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


Request: To request a Special Land Use Permit (SLUP) to allow up to three drive-throughs on a multi-tenant commercial site in a C-1 (Local Commercial) District and within the I-20 Overlay District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.23 Supplemental Regulations of the DeKalb County Code.

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: 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.

Proposed Building Sq. Ft.: approximately 7,250 square feet
Existing Building Sq. Footage: Undeveloped

Proposed Lot Coverage: <80%
Existing Lot Coverage: <80%
DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: APR 29, 2020

Application No.: SLP-20-1243956

APPLICANT NAME: CSC Properties LLC

Daytime Phone #: 727-446-3444

Fax #: 727-346-1253

Mailing Address: 5795 Ulmerton Road Clearwater, FL 33760

_________________________________________ E-mail: derek@cscproperties.com

OWNER NAME: MOUNTAINPRIZE, INC. & RACETRAC PETROLEUM, INC.

(if more than one owner, attach contact information for each owner)

Daytime Phone #: 770-431-7600

Fax #: 770-431-3522

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

_________________________________________ E-mail: jpridee@racetrac.com

SUBJECT PROPERTY ADDRESS OR LOCATION: NORTHEAST CORNER OF WESLEY CHAPEL ROAD

AND NEW SNAPFINGER WOODS DRIVE, DeKalb County, GA, 15 131 03 012, 15 131 03 009,

15 131 03 011, 15 131 03 013

District(s): 15

Land Lot(s): 130 & 131

Block(s): TOTAL - 3.019

Parcel(s): 15 131 03 011, 15 131 03 013

Acreage or Square Feet: ACRES

Commission District(s): 3

Existing Zoning: C-1

Proposed Special Land Use (SLUP): 3 drive thru's

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: Agent: X Signature of Applicant: __________________________

(Chaeck One)

Printed Name of Applicant: X. Rock Marshall

Notary Signature and Seal:

Annette Jacoby

ANNETTE JACOBY
MY COMMISSION # 94 914405
EXPIRES: October 24, 2023
Bonded thru Notary Public Underwriters

404.331.2155 (o) 404.331.4556 (f)
DeKalbCountyGa.gov 330 W. Peachtree de Leon Ave
Clark Harrison Building Decatur, GA 30030