



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: September 10, 2019, 6:30 P.M.

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

STAFF ANALYSIS

Case No.: Z-19-1243385 **Agenda #:** N. 7

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).



MICHELE L. BATTLE, ESQ.
President

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



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.: 2-19-1243385 Z/CZ No. _____ Filing Fee: _____

Applicant: Georgia General Snapfinger Development LLC E-Mail: mlb@battlawpc.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 MUE

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

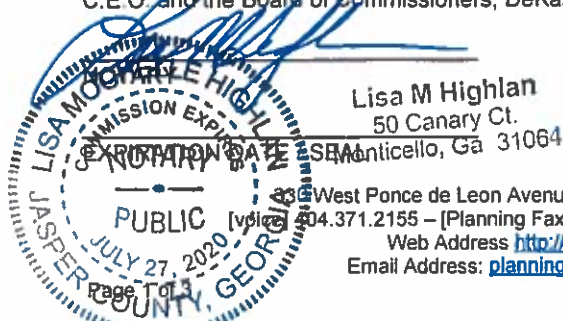
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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? X 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.
Monticello, Ga 31064

By: [Signature]
SIGNATURE OF APPLICANT / DATE

Check One: Owner X Agent

335 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030
Voice: 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

N. 7 LP-19-1243384

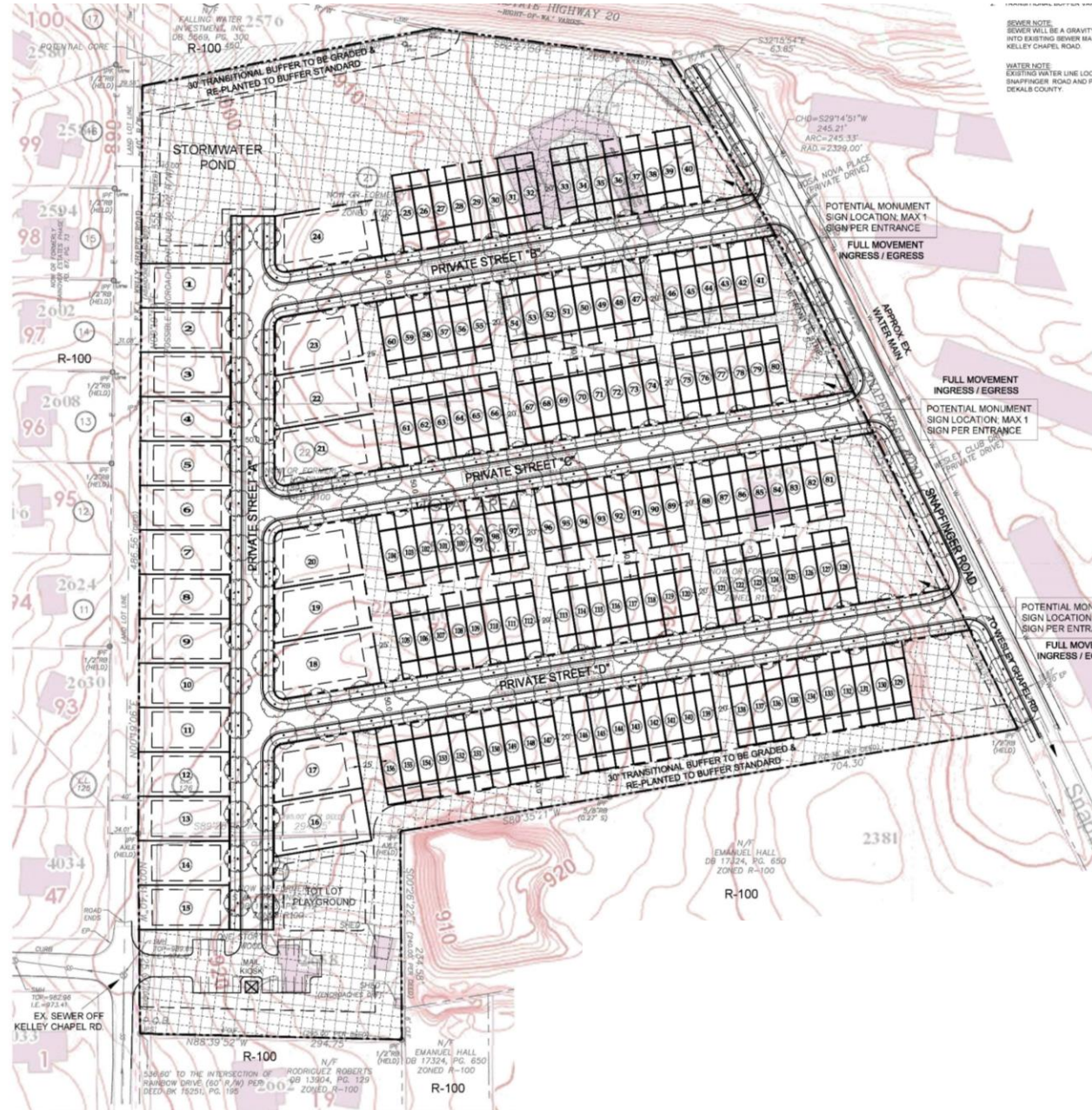
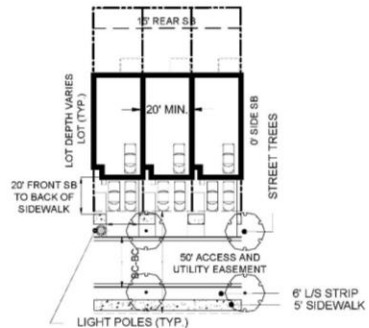
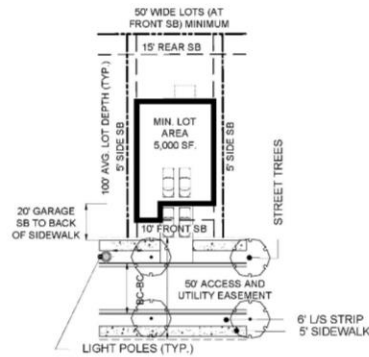
N. 8 Z-19-1243385

Site Plan



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

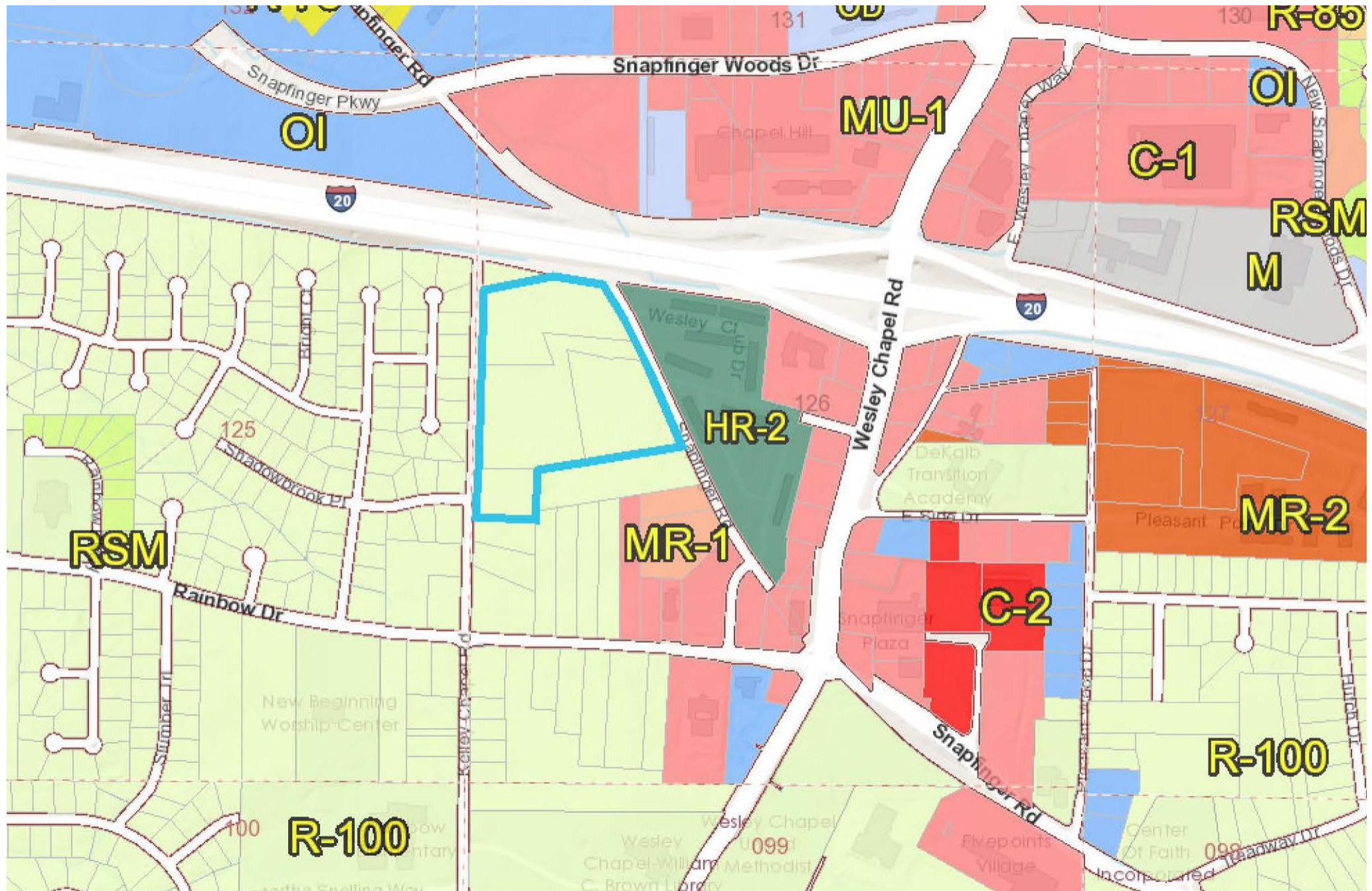
NO PORTION OF THIS PROPERTY IS LOCATED IN
A FEMA FLOOD PLAIN AS PER FEMA MAP NO.
13089C0153, DATED MAY 16, 2013



N. 7 LP-19-1243384

N. 8 Z-19-1243385

Zoning Map



N. 7 LP-19-1243384
N. 8 Z-19-1243385

Land Use Map

