



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.: _____ Date Received: _____

Applicant's Name: Georgia General Snapfinger Development, LLC E-Mail: mlb@battlelawpc.com

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 OF APPLICANT

Check One: Owner X Agent June 21, 2019

DATE

NOTARY
COMMISSION EXPIRES
7-27-20

EXPIRATION DATE / SEAL
Jasper M. Highman
50 Oakley Ct.
Monticello, Ga. 31064
JASPER COUNTY, GA

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Bottle Law Phone: 4/601-7616 Email: m/b@bottlelawllc.com
Property Address: 2349, 2410, 2317 Snopfinger Rd, 2658 Valley Chapel Rd. (4116, 4124, 4132, 4140)
Tax Parcel ID: 15-126-05-021, 022 Comm. District(s): 3, 7 Acreage: Rainbow Dr's 2381
Existing Use: undveloped Proposed Use: townhouse See Snopfinger Rd
Supplemental Regs: _____ Overlay District: NA DRI: NA 15-126-05-004
Rezoning: Yes X No _____ 013
Existing Zoning: R-100 Proposed Zoning: MP-1 Square Footage/Number of Units: _____ 012
Rezoning Request: 168 townhomes 011
010

Land Use Plan Amendment: Yes X No _____

Existing Land Use: SUB Proposed Land Use: TN Consistent _____ Inconsistent _____

Special Land Use Permit: Yes _____ No _____ Article Number(s) 27- _____

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified: _____



What is a Community Meeting?

Community meetings are designed to inform the surrounding communities of current rezoning, and special land use permit applications. It's an opportunity for the community to learn about the proposed projects, ask questions, present concerns, and make suggestions. We take this opportunity to encourage you to come out and participate. Owner? Renter? Doesn't matter. All are welcome.

For More Info Contact Batoya Clements at:
Phone: 404-601-7616 ext. 2
Fax: 404-745-0045
Email: bdc@battlelawpc.com

You recently received a Community Meeting notice regarding a Rezoning and a Possible Land Use Amendment for property located at

2658 Kelly Lake Road

THE CORRECT ADDRESS IS
2658 Kelley Chapel Road, 2317, 2349, &
2610 Snapfinger Road

Once again this meeting will be held
Tuesday, June 25, 2019 at 6:30pm —
8:00pm

At Wesley Chapel Library
2681 Wesley Chapel Road
Decatur, GA 30034

SIGN IN SHEET

2658 Kelly Lake Road, 2317, 2349, & 2610 Snapfinger Road

COMMUNITY MEETING

Wesley Chapel Library-2861 Wesley Chapel Road

Tuesday, June 25, 2019 6:30 PM – 8:00 PM

Please print legibly

First Name	Last Name	Address	City, State	Zip Code	Phone Number	Email Address
Lakeysha	Tucker	4034 shadowbrook Pl	Decatur, GA	30034	404-5430-0817	Keyshia00@hotmail.com
Gloria	Tucker				404-798-5721	
Janice	Kelsey	4066 Rainbow Dr	Decatur, GA	30034	404-288-5685	kelsey4066@comcast.net
Van	Karski	Kelley Chapel Dr	"	"	678-249-7881	cln.greatland@gmail.com
Terrilyn	Heath	2631 Candler Woods Dr	Decatur	30032	404-381-6006	kekefy@bellsouth.net
Arthur	Baugh	3985 Rainover Dr	Dec	30034	404-542-7237	
Treandus	Baugh	3985 Rainover Dr	De Catur	30034	404-438-4609	
Charles	Shaw					
Thomas	Allen	2586 Bright Ct. Decatur GA 30034				gme205@comcast.net
Betty	Allen	2586 Bright CT	Decatur	30034		

2658 Kelly Lake Road, 2317, 2349, & 2610 Snapfinger Road

Wesley Chapel Library-2861 Wesley Chapel Road

Please print legibly

[illegible]

Snapfinger Road Mailing Addresses

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
2015 3 IH2 Borrower Lp	1717 Main St	Dallas	TX	75201-4612
4148 Rainbow Llc	Po Box 3206	Alpharetta	GA	30023-3206
Akeen Raji	2602 Rainwater Ct	Decatur	GA	30034-2247
Akter Chowdhury	2578 Shadowbrook Dr	Decatur	GA	30034-2200
Aletha M Richardson	2542 Kelly Lake Dr	Decatur	GA	30032-6556
Almanee Williams	2600 Shadowbrook Dr	Decatur	GA	30034-2200
Anawah E Reuven	2729 Kelly Lake Rd	Decatur	GA	30032-6432
Andrea Metika Luxella Mackey	2670 Kelley Chapel Rd	Decatur	GA	30034-2203
Anita K Smith	2583 Rainwater Ct	Decatur	GA	30034-2248
Ann Marie McPhail	2428 Lafortune Dr	Decatur	GA	30032-6439
Annie Maude McCoy	2682 Kelly Lake Rd	Decatur	GA	30032-6418
Annie W Robinson	2466 Kelly Lake Dr	Decatur	GA	30032-6416
Aponb City Llc	1416 Greenridge Trl	Lithonia	GA	30058-2204
Arthur L Baugh	3985 Rainover Dr	Decatur	GA	30034-2243
Ashley K Adams	2594 Rainwater Ct	Decatur	GA	30034-2247
Ayyappa Llc	4200 Wesley Club Dr	Decatur	GA	30034-2342
Barbara A Pratt	2510 Kelly Lake Dr	Decatur	GA	30032-6556
Barry A Gladden	2743 Kelly Lake Rd	Decatur	GA	30032-6432
Bernice S Allen	2677 Kelly Lake Ct	Decatur	GA	30032-6421
Betty T Ross	2517 Candler Woods Dr	Decatur	GA	30032-6562
Beverly Turner Blake	1850 Farris Dr	Decatur	GA	30032-7019
Bhakta Hospitality Llc	2565 Wesley Chapel Rd	Decatur	GA	30035-3406
Blayke L Grider	2591 Bright Ct	Decatur	GA	30034-2245
Bradley D Shelton	2638 Shadowbrook Dr	Decatur	GA	30034-2235
Brand Banking Company	141 Hurricane Shoals Rd Ne	Lawrenceville	GA	30046-4459
Brenda Jefferson	2516 Kelly Lake Dr	Decatur	GA	30032-6556
Brenda Thompkins	2732 Kelly Lake Rd	Decatur	GA	30032-6419
Candice J McCloskey	2725 Oak Village Trl	Decatur	GA	30032-6496
Cerberus Sfr Holdings Lp	1850 Parkway Pl Se Ste 900	Marietta	GA	30067-8261
Charles S Hill MD	4171 Snapfinger Woods Dr	Decatur	GA	30035-3412
Charles Williams	2522 Kelly Lake Dr	Decatur	GA	30032-6556
Charlie F Smith	2632 Kelly Lake Rd	Decatur	GA	30032-6417
Charlie L Florence	2412 Kelly Lake Dr	Decatur	GA	30032-6413
Clara H Singletary	2421 Kelly Lake Dr	Decatur	GA	30032-6415
Clarence Carter	2626 Candler Woods Way	Decatur	GA	30032-6559
Current Property Owner	7539 Redbud Trce	Lithonia	GA	30038-3363
Cynthia Arnella Eason	2477 Kelly Lake Dr	Decatur	GA	30032-6415
Cynthia Y Gill	2533 Candler Woods Dr	Decatur	GA	30032-6562
Dan E Gilley	2677 Kelly Lake Rd	Decatur	GA	30032-6430
Darryl Barron	2389 Kelly Lake Dr	Decatur	GA	30032-6424
David Lee Woodard	410 Copeland Dr	Cedar Hill	TX	75104-5058
Debbie D Pinkins	1509 McPherson Ave Se	Atlanta	GA	30316-1757
Dekalb Board Of Education	1701 Mountain Industrial Blvd	Stone Mountain	GA	30083-1027
Dekalb County	1300 Commerce Dr	Decatur	GA	30030-3222

Delphia Yvonne Jobe	2441 Lafortune Dr	Decatur	GA	30032-6440
Dennis L Keith	2594 Bright Ct	Decatur	GA	30034-2245
Destiny Dawn Layfield	2742 Oak Village Trl	Decatur	GA	30032-6496
Donna S Frank	2613 Shadowbrook Dr	Decatur	GA	30034-2241
Doris D Parker	2583 Bright Ct	Decatur	GA	30034-2245
Eddie J Beasley	2621 Shadowbrook Dr	Decatur	GA	30034-2241
Ees Bey Llc	Po Box 370247	Decatur	GA	30037-0247
Elaine Smtih	2642 Shadowbrook Dr	Decatur	GA	30034-2235
Eloise Henry	3912 John Hopkins Ct	Decatur	GA	30034-5708
Epic Xxxvii Llc	Po Box 660066	Atlanta	GA	30366-6666
Eraine Johnson Blount	14543 Old Mill Rd	Centreville	VA	20121-2520
Eric R Peek	2615 Candler Woods Dr	Decatur	GA	30032-6564
Evelyn B Williams	2536 Kelly Lake Dr	Decatur	GA	30032-6556
Falling Water Investment Inc	2905 Manor Bridge Dr	Alpharetta	GA	30004-8813
Fannie Walker	4033 Shadowbrook Pl	Decatur	GA	30034-2239
FLAT5 Llc	275 Davenham Ct	Alpharetta	GA	30005-8987
Floyd Gilkes	4023 Shadowbrook Pl	Decatur	GA	30034-2239
Frederick Lynch	2548 Kelly Lake Dr	Decatur	GA	30032-6556
Freeport Title Guaranty	Po Box 370041	Decatur	GA	30037-0041
Fyr Sfr Borrower Llc	5100 Tamarind Reef	Christiansted	VI	00820-4849
Gary A Jackson	2577 Bright Ct	Decatur	GA	30034-2245
Gary F Gibbs	1601 Teakwood Dr	Wylie	TX	75098-8182
Gen Snapfinger Dev Georgia	Po Box 704	Loganville	GA	30052-0704
George Edward Bricker	13425 Compton Rd	Clifton	VA	20124-1202
Geosam Capital Us Atlanta Lp	2170 Satellite Blvd Ste 425	Duluth	GA	30097-6270
Geraldo Torres	2624 Rainwater Ct	Decatur	GA	30034-2247
Girtis H Conyers	4006 Shadowbrook Pl	Decatur	GA	30034-2238
Gloria J Udoh	2578 Bright Ct	Decatur	GA	30034-2245
Gloria J Wright	2529 Candler Woods Dr	Decatur	GA	30032-6562
Gloria Tucker	4034 Shadowbrook Pl	Decatur	GA	30034-2238
Hazel Jarrett	2610 Candler Woods Dr	Decatur	GA	30032-6563
Helen Katrina Hunter	345 Loomis Ave Se Apt 4D	Atlanta	GA	30312-2265
Hendria Lee	2605 Bright Ct	Decatur	GA	30034-2245
Henry Collins	2599 Candler Woods Dr	Decatur	GA	30032-6564
Holly C Vandercoy	2643 Shadowbrook Dr	Decatur	GA	30034-2234
Home Sfr Borrower Ii Llc	1110 Strand St Ste 2A	Christiansted	VI	00820-5083
Homemaster Properties Llc	1000 Peachtree Industrial Blvd S	Suwanee	GA	30024-6777
Ian S Ybarbo	2671 Kelly Lake Ct	Decatur	GA	30032-6421
Ira Robinson	3098 Lions Club Ln	Lithonia	GA	30038-2289
Iris Terrell	2025 W Balboa Blvd Ste C	Newport Beach	CA	92663-4342
Irma Jean Moses	2610 Bright Ct	Decatur	GA	30034-2245
Isaac Carwile	2404 Lafortune Dr	Decatur	GA	30032-6439
Jackie E Brown	2584 Rainwater Ct	Decatur	GA	30034-2247
Jacqueline C Joyce	2614 Shadowbrook Dr	Decatur	GA	30034-2235
Jacquelyn Willis Anthony	2388 Kelly Lake Dr	Decatur	GA	30032-6423
James A Cole	2636 Candler Woods Dr	Decatur	GA	30032-6563
James Arnold Jr	2665 Kelly Lake Ct	Decatur	GA	30032-6421

James E Luster	2627 Candler Woods Dr	Decatur	GA	30032-6564
Janice M Williams	2403 Kelly Lake Dr	Decatur	GA	30032-6415
Jerome Atkinson	2589 Shadowbrook Dr	Decatur	GA	30034-2241
Jerome Pratt	Po Box 24564	Chattanooga	TN	37422-4564
Jerry J Latimer	2773 Knollview Dr	Decatur	GA	30034-3212
Jessica L Johnson	2733 Oak Village Trl	Decatur	GA	30032-6496
Jim O Turnipseed	2676 Kelly Lake Rd	Decatur	GA	30032-6418
Joane E Kain	490 Mossyvale Way	Atlanta	GA	30328-2828
Joann Dade	2621 Rainwater Ct	Decatur	GA	30034-2249
Joe H Shy Jr	2664 Kelly Lake Rd	Decatur	GA	30032-6418
Joe L Bryant Sr	4018 Shadowbrook Pl	Decatur	GA	30034-2238
John E Ellison	2719 Kelly Lake Rd	Decatur	GA	30032-6432
John H Penn	2465 Kelly Lake Dr	Decatur	GA	30032-6415
John Searson	2760 Kelly Lake Rd	Decatur	GA	30032-6419
Johnnie M Love	2597 Shadowbrook Dr	Decatur	GA	30034-2241
Johnson Tellye A Collins	2651 Shadowbrook Dr	Decatur	GA	30034-2234
Jonathan David Markham	2697 Kelly Lake Rd	Decatur	GA	30032-6430
Josephine Sirmans	2608 Rainwater Ct	Decatur	GA	30034-2247
Jospeh Jefferds Sinclair Trust Sin	106 Hardwood Dr	Scott Depot	WV	25560-9225
Joyce Marie Dedeaux	2445 Kelly Lake Dr	Decatur	GA	30032-6415
Julian E Relf	2421 Lafortune Dr	Decatur	GA	30032-6440
Kaivon Mayberry	2741 Oak Village Trl	Decatur	GA	30032-6496
Kartrina D Thomas	2592 Candler Woods Dr	Decatur	GA	30032-6563
Katherine A Farner	2499 N Brians Way	Flagstaff	AZ	86004-6702
Kevin D Carr	81 Beachland Ave	Milford	CT	06460-7409
Larry Brown	2614 Kelly Lake Rd	Decatur	GA	30032-6417
Larry R Askew	3923 Brookside Pkwy	Decatur	GA	30034-5629
Lashayla S Waters	2773 Oak Village Trl	Decatur	GA	30032-6496
Latoni A Dennis	3170 Cooper Woods Dr	Loganville	GA	30052-8205
Latreica Renee Walton	2552 Candler Woods Dr	Decatur	GA	30032-6561
Leslie A Wallace	2554 Kelly Lake Dr	Decatur	GA	30032-6556
Lester Thomas	2625 Candler Woods Way	Decatur	GA	30032-6559
Lillie R Hughes	6573 Grange Ln	Alexandria	VA	22315-5862
Lillie R Lewis	2457 Lafortune Dr	Decatur	GA	30032-6440
Lonnie L Thomas	2912 Pheasant Dr	Decatur	GA	30034-3201
Louise Johnson	2580 Rainwater Ct	Decatur	GA	30034-2247
Lurline Newton	Po Box 371722	Decatur	GA	30037-1722
Lynnett R Chapman	2399 Snapfinger Rd	Decatur	GA	30034-2316
Major E Bell	2629 Rainwater Ct	Decatur	GA	30034-2249
Margaret Carr	2235 Springdale Rd Sw	Atlanta	GA	30315-6117
Margie E Miller	Po Box 370049	Decatur	GA	30037-0049
Margie Preston	2579 Shadowbrook Dr	Decatur	GA	30034-2241
Marilyn Forney	2635 Cloud Ln	Decatur	GA	30034-2257
Marjorie N Cowan	2749 Oak Village Trl	Decatur	GA	30032-6496
Mary Lee Datcher	2444 Kelly Lake Dr	Decatur	GA	30032-6416
Maryann Harden	3977 Rainover Dr	Decatur	GA	30034-2243
Melvin H Kelsey	4066 Rainbow Dr	Decatur	GA	30034-2222

Michael L Childs	2870 Pharr Court South Nw	Atlanta	GA	30305-2174
Naomi K Ward	2510 Candler Woods Dr	Decatur	GA	30032-6561
Nathaniel Deal	2451 Lafortune Dr	Decatur	GA	30032-6440
Nathaniel O Edwards	2624 Kelly Lake Rd	Decatur	GA	30032-6417
Nazar Holdings 14 Llc	5 Pointe Ridge Dr	Atlanta	GA	30328-2755
Osman Dillard	2416 Lafortune Dr	Decatur	GA	30032-6439
P Fin Li Llc	6300 Powers Ferry Rd Ste 600	Atlanta	GA	30339-2961
Pabra Trading Latin America Llc	4250 Biscayne Blvd Apt 918	Miami	FL	33137-3275
Palma R Boyd	2573 Bright Ct	Decatur	GA	30034-2245
Pamela K Swingle	2782 Oak Village Trl	Decatur	GA	30032-6496
Paula Resley	2717 Oak Village Trl	Decatur	GA	30032-6496
Piedmont Capital Lending Llc	Po Box 1578	Roswell	GA	30077-1578
Poc Ga Investment Llc	1845 Satellite Blvd Ste 750	Duluth	GA	30097-4005
Prince Ella Putmon	2429 Kelly Lake Dr	Decatur	GA	30032-6415
Ralph W Covington	2601 Kelly Lake Rd	Decatur	GA	30032-6494
Ramiro Aguirre Villalvazo	2944 Catalina Dr	Decatur	GA	30032-3522
Randy Fowler	2602 Bright Ct	Decatur	GA	30034-2245
Reginald B Brown	2645 Kelly Lake Rd	Decatur	GA	30032-6430
Rita Sembajwe	2781 Oak Village Trl	Decatur	GA	30032-6496
Robert A Pryor	2593 Rainwater Ct	Decatur	GA	30034-2248
Robert Bouloute	2537 Candler Woods Dr	Decatur	GA	30032-6562
Robert Keith Ford	2407 Kelly Lake Dr	Decatur	GA	30032-6415
Robert Woods	2592 Shadowbrook Dr	Decatur	GA	30034-2200
Ronda S Plowright	2606 Kinnett Dr Sw	Lilburn	GA	30047-5710
Roscoe McMillian	4080 Paradise Rd Ste 15	Las Vegas	NV	89169-4836
Rudolphus Alphonse Riley	2601 Rainwater Ct	Decatur	GA	30034-2248
Samantha Jenkins	2630 Candler Woods Way	Decatur	GA	30032-6559
Samuel Wright	2409 Lafortune Dr	Decatur	GA	30032-6440
Sanford Realty Company Inc	4118 Snapfinger Woods Dr	Decatur	GA	30035-3411
Sanford Realty Company Inc	4183 Snapfinger Woods Dr	Decatur	GA	30035-3412
Sarah C Durham	4026 Shadowbrook Pl	Decatur	GA	30034-2238
Sarah Kate Conway	2766 Oak Village Trl	Decatur	GA	30032-6496
Scarlett Walker	2774 Oak Village Trl	Decatur	GA	30032-6496
Securcare Properties Ii Llc	9226 Teddy Ln	Lone Tree	CO	80124-6725
Shane Irwin Booth	2395 Lafortune Dr	Decatur	GA	30032-6438
Shannon F Ulmer	2758 Oak Village Trl	Decatur	GA	30032-6496
Sharon L Presley	2471 Kelly Lake Dr	Decatur	GA	30032-6415
Sharon P Mills	6716 Chaparral Dr	Lithonia	GA	30038-3104
Shirley A Evans	2516 Candler Woods Dr	Decatur	GA	30032-6561
Skylott Properties Llc	2546 Candler Woods Dr	Decatur	GA	30032-6561
Sorab Wadia	423 W 120th St	New York	NY	10027-6028
Sula H Saddler	4132 Rainbow Dr	Decatur	GA	30034-2223
Susan Schnedeker	2664 Kelly Lake Ct	Decatur	GA	30032-6421
Sylvester Johnson	2579 Rainwater Ct	Decatur	GA	30034-2248
Terrilynn Heath	2631 Candler Woods Dr	Decatur	GA	30032-6564
Terry Bigby	2622 Candler Woods Dr	Decatur	GA	30032-6563
Thomas A Allen	2586 Bright Ct	Decatur	GA	30034-2245

Thomas Graves	2724 Kelly Lake Rd	Decatur	GA	30032-6419
Thomas R Nessen	12460 Crabapple Rd	Alpharetta	GA	30004-6602
Titus J Ware	2618 Bright Ct	Decatur	GA	30034-2245
Toney Cross	5289 Deer Run Dr Sw	Conyers	GA	30094-4703
Tony Riggins	2599 Bright Ct	Decatur	GA	30034-2245
Vivian A Lewis	2646 Kelly Lake Rd	Decatur	GA	30032-6418
Vivian Minter	2422 Lafortune Dr	Decatur	GA	30032-6439
Wainwright Jeffers	2421 Snapfinger Rd	Decatur	GA	30034-2318
Walter L Davis	3782 Snapfinger Rd	Lithonia	GA	30038-3527
Walter L Powell	2541 Candler Woods Dr	Decatur	GA	30032-6562
Walter N Terrell	4143 Liffey Ln	Decatur	GA	30034-3525
Wb Holdings-East Llc	12650 Crabapple Rd	Milton	GA	30004-4702
Wesley Club Llc	501 N Magnolia Ave	Orlando	FL	32801-1364
William Michael Hutchinson	2354 Whites Mill Rd	Decatur	GA	30032-6311
William Orval Runge	2765 Oak Village Trl	Decatur	GA	30032-6496
Willie Forte	2432 Kelly Lake Dr	Decatur	GA	30032-6413
Willie Hall	18211 Milmore Ave	Carson	CA	90746-1751
Willowdale Investments Llc	150 Vintage Club Ct	Duluth	GA	30097-2075
Yolanda G Williams	2609 Candler Woods Dr	Decatur	GA	30032-6564
Yvonne Enlow Cawthon	2399 Kelly Lake Dr	Decatur	GA	30032-6424
Zack Cook Jr	2633 Rainwater Ct	Decatur	GA	30034-2249



STATEMENT OF INTENT AND
IMPACT ANALYSIS

and

Other Material Required by
DeKalb County Zoning Ordinance
for the
Application for Zoning Map Amendment

of

GEORGIA GENERAL SNAPFINGER DEVELOPMENT, LLC

for

17.23± Acres of Land
located in
Land Lot 126, 15th District, DeKalb County

From R-100 to MR-1

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
One West Court Sq., Suite
Decatur, GA 30030
Phone: 404-601-7616
Fax: (404) 745-0045
Email: mlb@battlelawpc.com

I. STATEMENT OF INTENT

The Applicant, Georgia General Snapfinger Development, LLC, is the owner of the following four tax parcels with an assembled acreage of 17.23 acres (the “Subject Property”):

Tax Parcel 15 126 05 015 2658 Kelley Chapel Road

Tax Parcel 15 126 05 021 2317 Snapfinger Road

Tax Parcel 15 126 05 022 2610 Snapfinger Road

Tax Parcel 15 126 05 003 2349 Snapfinger Road

The Subject Property has a land use designation of Suburban (SUB) and is currently zoned R-100. The Applicant is seeking to develop 132 townhome units, and 24 single-family detached units on the Subject Property. In order to develop the proposed project, the Applicant is seeking to rezone the Subject Property from R-100 to MR-1. Additionally, simultaneously with the submission of this Application, the Applicant has filed an application to amend the land use designation from SUB to Traditional Neighborhood.

This document is submitted both as a Statement of Intent regarding this Application, a preservation of the Applicant’s constitutional rights, and the Impact Analysis of this Application as required by the DeKalb County Zoning Ordinance. A surveyed plat and conceptual site plan of the Subject Property controlled by the Applicant has been filed contemporaneously with the Application, along with other required materials.

III. IMPACT ANALYSIS

- (a) Suitability of use: The proposed rezoning will permit uses that are suitable in view of the existing residential and multi-family uses on the parcels adjacent and nearby the Subject Property. The proposed rezoning will allow for the development of both

townhome and single family uses which are in line with the Wesley Chapel Activity Center small study. The Subject Property is abutted to the North by the Wesley Club apartment complex which is within the I-20 Overlay District with a land use designation of Town Center, to the South by the Rainover Estates and Shadowbrook single-family detached subdivisions zoned R-100 with a land use of SUB, to the West by I-20, and to the East by vacant land zoned R-100 and MR-1. The proposed rezoning to MR-1 will provide for a suitable transition between these existing uses. It should also be noted that with the exclusion of the Subject Property and one adjacent tract, the remaining properties with frontage on Snapfinger Road have a land use designation of Town Center, are included in the I-20 Overlay District, and are zoned MR-1. There is little to no logic in forcing the Subject Property to remain zoned R-100.

- (b) Effect on adjacent property: The proposed rezoning of the Subject Property for the development of townhomes and single-family homes will have no inverse impact on the adjacent properties. Currently, the Subject Property is undeveloped and serves as a pedestrian cut-through and dumping ground. The proposed development will alleviate these issues, as there will be more eyes on the street, and the Applicant is proposing fencing along Snapfinger Road to cut down on pedestrian cut through traffic.

Additionally, the development of the proposed project will provide an economic uplift to an area that was hit hard by the 2007/2008 housing crisis. Many homeowners are still recovering from the economic downturn. The sales price for the proposed townhome units will start at \$175,000.00 and increase as units sell. The single-family detached

homes in the area have an average value of \$135,000.00. The proposed townhomes will exceed this value, which will help to increase the surrounding home values. Diversifying the housing type in the area, is a policy goal in the Comprehensive Plan for the area, and there is no question that allowing townhomes will support this goal by providing for homeownership that is more attractive to empty nesters, and millennials who are looking for newer homes, at a great value with less maintenance.

- (c) Economic use of current zoning: The Subject Property has no use as currently zoned R-100 based on the adjacent multi-family use.
- (d) Effect on public facilities: The Subject Property is in an area with public utility availability and convenient access to major thoroughfares. The proposed rezoning will not cause excessive use of streets, transportation facilities, utilities, or schools in the area.
- (e) Environmental Impact. The approval of this Rezoning Application will not result in any adverse environmental impact.
- (f) Effect on adjoining governmental interest. The approval of this Rezoning Application will not have any adverse impact on any adjoining governmental interests. The Subject Property is located in unincorporated DeKalb County, as is not near the boundaries of any incorporated City.
- (g) Conformity with the Intent of the Comprehensive Plan or Land Use Plan: The proposed

Rezoning is consistent with the intent of the Wesley Chapel Activity Center policies, and with the Traditional Neighborhood policies, including:

- (i) Protection of Existing Residential Neighborhoods;
- (ii) Walkability;
- (iii) Infill Development;
- (iv) Connectivity; and
- (v) Sense of Place.

(h) Effect on historical buildings, etc. The approval of this Rezoning Application will not have any adverse impact on any historical buildings, sites, district or archeological resources resulting from any proposed future development of the Subject Property.

(i) Existing or changing conditions supporting approval or denial. The DeKalb County Board of Commissioners has acknowledged its commitment to the growth and development of the Wesley Chapel Corridor. The Subject Property is one of the largest assembled underdeveloped tracts within the Wesley Chapel corridor. Change in the area is coming but has been slow along the East side of the I-20 Corridor. The proposed project will support the development and redevelopment of other property within the Wesley Chapel corridor. As currently zoned R-100, there is no market for the sole development of single-family homes on the Subject Property, particularly in light of the multi-family development which is on the north side of Snapfinger Road.

Furthermore, while the small area study for Wesley Chapel shows the Subject Property

being developed for single family detached homes, it assumes that the Wesley Club Apartments will be demolished and replaced with a multifamily mixed use project and townhomes to provide for a suitable transition between the higher intensity apartment use and the existing single-family detached subdivisions off of Kelley Chapel Road. Unfortunately, this assumption is dubious as the Wesley Club Apartments is subject to Declaration of Land Use Restrictive Covenants recorded in Deed Book 19230, Page 323, DeKalb County real property records, in favor of the Georgia Housing and Finance Authority which requires the use of the Subject Property for Low Income Housing until 2021. The current owner, Wesley Club, LLC, is a subsidiary of AGPM, LLC out of Florida, which specializes in the development and maintenance of affordable housing developments. Wesley Club Apartments was acquired and rehabbed in 2002 with the use of bond financing issued by the DeKalb County Housing Authority. Therefore, the likelihood of the Wesley Club being sold and developed for market rate housing is fairly slim, as Wesley Club, LLC's current financing for the Subject Property doesn't expire until 2026. Previous discussion with the property owner suggests that they will be looking to renew the Land Use Restrictive Covenants in order to continue with their current Fannie Mae financing for the property.

With respect to the small area study, what is most stunning is that it seeks to displace affordable housing units built with federal and state funds. It should not be the County's goal and objective to displace or reduce the number of affordable housing units in the area in order to accommodate new market rate units. Affordable housing is needed and very difficult to come by, as fewer and fewer communities are supportive of affordable

housing, yet more and more people need affordable housing. It is no secret that the County is seeking rapid rail from to the Stonecrest Mall area. In order to achieve this goal density must increase along the route to justify the rail line. The remove of 257 dwelling units would therefore be in opposition to the goal of increased density. Furthermore, it is counter intuitive to actively seek to displace those families living in Wesley Club who are most in need of direct access to public transportation. Plans already exist to provide an express lane and bus route along the I-20 Corridor, with a bus station to be located on Wesley Chapel Road. The redevelopment of the Wesley Club Apartments may be necessary if the MARTA Station is located adjacent to the site, but that does not mean that 100% of the land will be impacted, nor does it mean that the owner will elect to displace over 257 units of affordable housing in favor of a market rate mixed use project and townhomes. In all likelihood, they will simply seek to upgrade their units, or redevelop the project with newer units. Consequently, the development of the Subject Property is what will be providing a suitable transition between the Wesley Club Apartments and the existing residential subdivision starting at Kelley Chapel Road. The small area study clearly shows that townhome units provide a suitable transition between a multi-family product and a single-family detached product. The Subject Property can and should provide this transition.

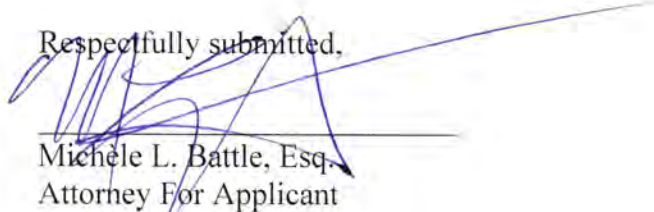
IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning Application at issue be approved. Please note that the Applicant's Notice of Constitutional Allegations and Preservation of Constitutional Rights have been submitted with this Application

and are attached hereto and by this reference incorporated herein.

This 3rd day of July, 2019.

Respectfully submitted,


Michèle L. Battle, Esq.
Attorney For Applicant

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The following constitutional allegations are given in order to preserve the rights of the Applicant to appeal any adverse decisions that may be rendered by DeKalb County with respect to this Application:

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

DEPARTMENT OF PLANNING & SUSTAINABILITY

LAND USE (FUTURE DEVELOPMENT) MAP AMENDMENT APPLICATION
AUTHORIZATION

Completion of this form is required if the individual making the request is **not** the owner of the property.

DATE: June 21, 2019

CHECK TYPE OF APPLICATION:

(X) LAND USE MAP AMENDMENT

() REZONE

() MINOR MODIFICATION

() SPECIAL LAND USE PERMIT

TO WHOM IT MAY CONCERN:

(I) / (WE), Georgia General Snapfinger Development, LLC
(Name of owner(s))

being (owner)/(owners) of the property described below or attached hereby delegate authority to

Battle Law, P.C.

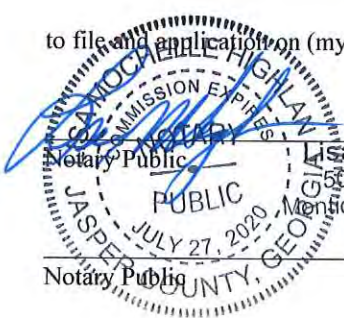
(Name of Applicant or Agent Representing Owner)

to file and application on (my)/(our) behalf.

Georgia General Snapfinger Development, LLC

By: 
Owner

Lisa M Highlan
50 Canary Ct.
Mableton, Ga 31064


Notary Public

Owner

Notary Public

Owner

EXHIBIT A

List of Owners

Tax Parcel 15 126 05 015	2658 Kelley Chapel Road
Tax Parcel 15 126 05 021	2317 Snapfinger Road
Tax Parcel 15 126 05 022	2610 Snapfinger Road
Tax Parcel 15 126 05 003	2349 Snapfinger Road

Georgia General Snapfinger Development, LLC

P.O. Box 704

Loganville, GA 30052

(770) 317-3000

maxieprice1@gmail.com

RECEIVED

2019 JUL -2 PM 12:26

CLERK OF SUPERIOR COURT
DEKALB COUNTY GA

2018138125

DEED BOOK

27082 Pg 181

Real Estate Transfer Tax \$0.00

Filed and Recorded:

8/13/2018 8:57:04 AM

Debra DeBerry

Clerk of Superior Court
DeKalb County, Georgia

Parcel # 15 126 05015

This instrument is being re-recorded
to correct Exhibit "A" hereto.

After Recording Return To:
MAHAFFEY PICKENS TUCKER, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043
File #1001-0007 (MOP Workout)

Please cross-reference:
Deed Book 22652, Page 716
DeKalb County, Georgia Records

QUIT-CLAIM DEED FOR RELEASE OF TAX DEED
(Release of Tax Deed)

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, made this 29th day of June, in the year of our Lord Two Thousand and Eighteen between,

The Brand Banking Company

as party or parties of the first part (hereinafter referred to as "Grantor"), and

Georgia General Snapfinger Development, LLC

as party or parties of the second part (hereinafter referred to as "Grantee").

WITNESSETH: That the said Grantor for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said Grantee, its heirs and assigns, all the right, title, interest, claim or demand which the said Grantor has or may have had in and to:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 126 of the 15th District of DeKalb County, Georgia, and being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

This deed is given for the sole purpose of releasing any and all claims and rights which

the grantor herein has or may have in and to the above described property by virtue of that Tax Deed dated August 2, 2011, recorded at Deed Book 22652, Page 716, DeKalb County, Georgia Records.

Further, this deed is given subject to that certain Deed to Secure Debt and Security Agreement from Georgia General Snapfinger Development, LLC to The Brand Banking Company dated July 7, 2006 and recorded in Deed Book 18914, Page 770, aforesaid records, as modified by that certain Modification Agreement dated August 19, 2008 and recorded in Deed Book 21121, Page 193, aforesaid records, as further modified by that certain Modification Agreement dated September 27, 2010 and recorded in Deed Book 22205, Page 489, aforesaid records (the "Security Deed") **and does not convey, release, waive, or otherwise affect any rights held by the Grantor in the above-described property by virtue of the Security Deed.**

TO HAVE AND TO HOLD the said described premises unto the said Grantee, its heirs and assigns, so that neither the said Grantor nor its successors, nor any other person claiming under it shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and affixed its seal the day and year above written.

Signed, sealed and delivered
in the presence of:

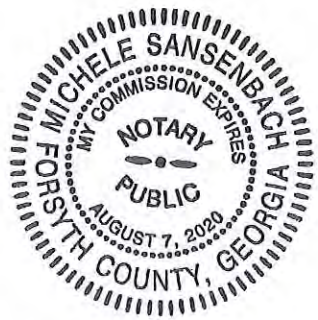


Unofficial Witness

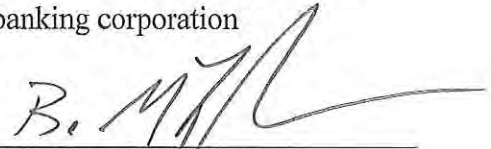


Notary Public

My Commission Expires:



THE BRAND BANKING COMPANY,
a Georgia banking corporation

By: 

Name: B. Scott Longshore

Title: Senior Vice President

[AFFIX BANK



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 126 of the 15th District of DeKalb County, Georgia containing 1.574 acres as shown on plat of survey for Michael A. Wright by Alvin E. Vaughn & Associates, Inc., certified by A.E. Vaughn Georgia Registered Land Surveyor Number 1629, dated May 26, 1994, and being more particularly described as follows:

BEGINNING at an iron pin located on the East side of Kelley's Chapel Road (also known as Kelley Chapel Road) a distance of 536.6 feet North, as measured along the East side of said Kelley's Chapel Road, from its intersection with the North line of Rainbow Drive; thence North 00 degrees 30 minutes 00 seconds East along the East side of Kelley's Chapel Road a distance of 225.00 feet to an iron pin; thence South 89 Degrees 30 minutes 00 seconds East a distance of 292.00 feet to an iron pin; thence South 00 degrees 35 minutes 28 seconds West a distance of 240.00 feet to an iron pin; thence North 86 degrees 35 minutes 08 seconds West a distance of 295.00 feet to an iron pin located on the East side of Kelley's Chapel Road and the POINT OF BEGINNING.

LEGAL DESCRIPTION of TAX PARCEL ID #15 126 05 003, 015, 021 & 022

All that tract or parcel of land lying situate and being in Land Lot 126 of the 15th District of Dekalb County, Georgia, being more particularly described as follows:

Beginning at a the intersection of the Northerly right of way of Rainbow Drive. (60' R/W) and the Easterly right of way of Kelly Chapel Road (R/W varies), said point being the Point of Commencement; thence running northerly along the right of way of Kelly Chapel Road 536.60 feet to an iron pin set and said point being the TRUE POINT OF BEGINNING;

Thence continuing along said right of way N.00°31'40"W. a distance of 225.00 feet to an axle found; thence N.00°19'06"E. a distance of 486.56 feet to an iron pin set; thence N.00°19'19"E. a distance of 355.33 feet to an iron pin set; thence leaving said right of way N.78°52'22"E. a distance of 333.94 feet to a concrete monument found and the right of way of Interstate Highway 20; thence running along the right of way of Interstate Highway 20 S.82°27'50"E. a distance of 269.34 to an iron pin set and the Western right of way of Snapfinger Road (60' R/W); thence running Southerly along said right of way S.32°15'54"E. a distance of 63.85 feet to a point; thence along a curve to the right having a radius of 2329.00 and an arc length of 245.33 feet, subtended by a chord bearing S.29°14'51"E. a distance of 245.21 feet to an iron pin set; thence S.26°06'14"E. a distance of 95.12 feet to an iron pin set; thence S.25°57'31"E. a distance of 439.51 feet to an iron pin found; thence leaving Snapfinger Road right of way S.80°35'21"W. a distance of 704.30 feet to an axle found; thence S.00°26'22"E. a distance of 234.58 feet to an iron pin found; thence N.88°39'52"W. a distance of 294.75 feet to an iron pin set and the TRUE POINT OF BEGINNING.

Said parcel contains 750,787 square feet or 17.236 acres, more or less.

Campaign Contribution Disclosure Statements

CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT

Pursuant to the provisions of 36 O.C.G.A. 67(A), please find below a list of those contributions made by Michele L. Battle or Battle Law, P.C. in the past two years, aggregating \$250.00 or more, to local government officials who will consider this application.

NAME OF GOV'T OFFICIAL	OFFICIAL POSITION	AMOUNT OF CONTRIBUTION
Kathie Gannon	Commissioner	\$350
Mereda Davis Johnson	Commissioner	\$500
Larry Johnson	Commissioner	\$250
Lorraine Cochran-Johnson	Commissioner	\$250

By: 

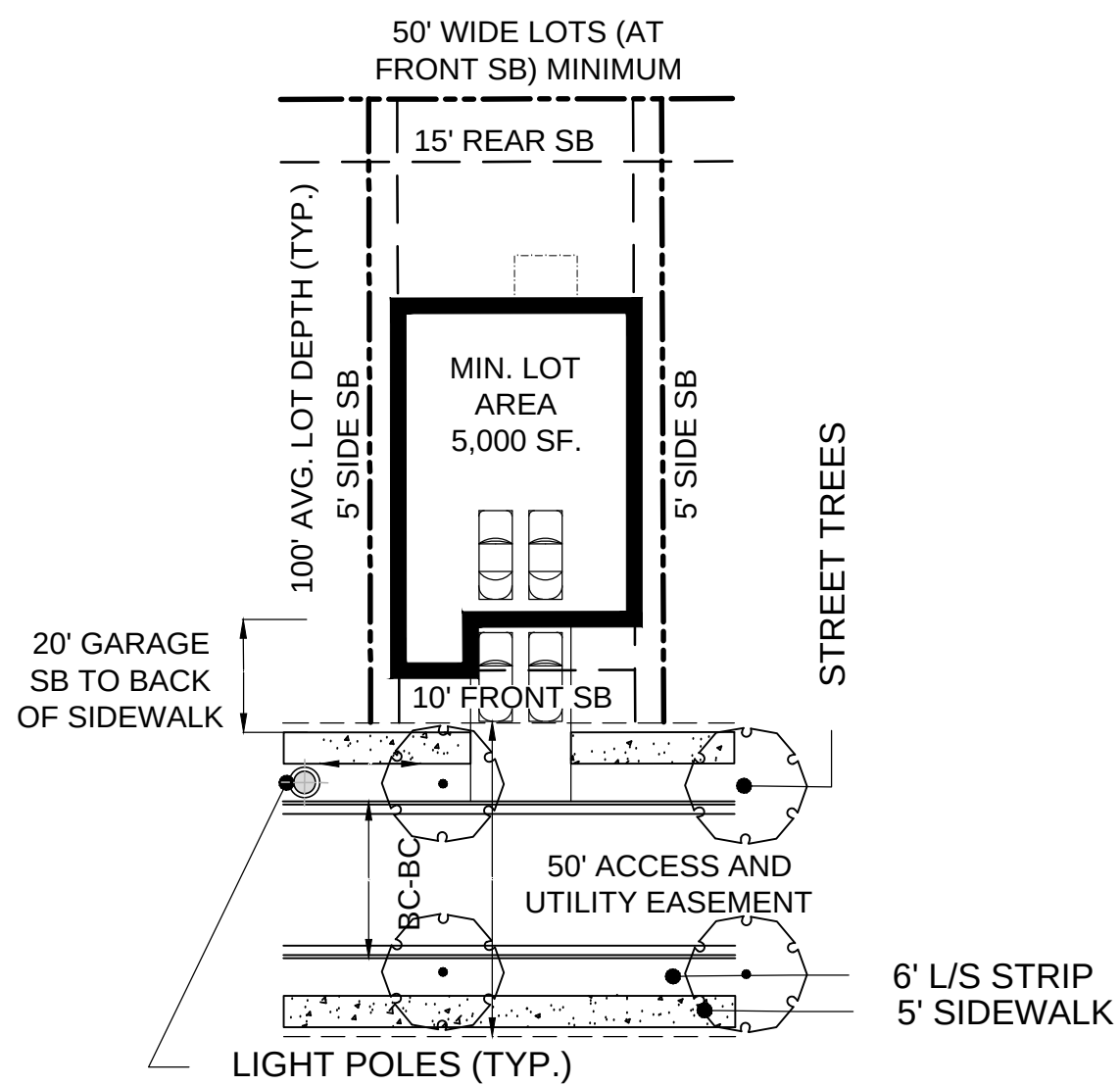
Printed Name: Michele L. Battle



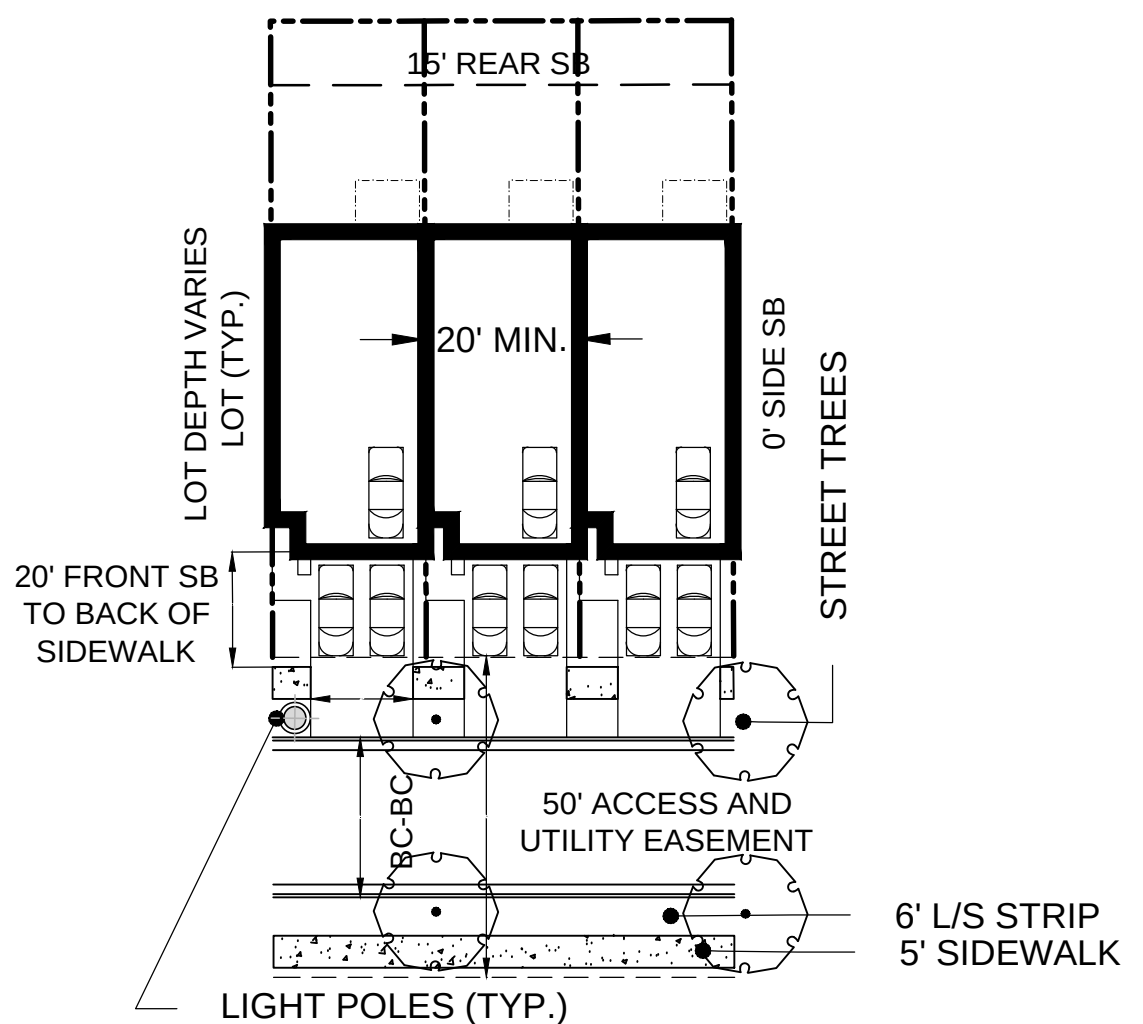
VICINITY MAP - NOT TO SCALE

LAND LOT(S): 126 DISTRICT: 15TH
DEKALB COUNTY
DATE: JUNE 16, 2019

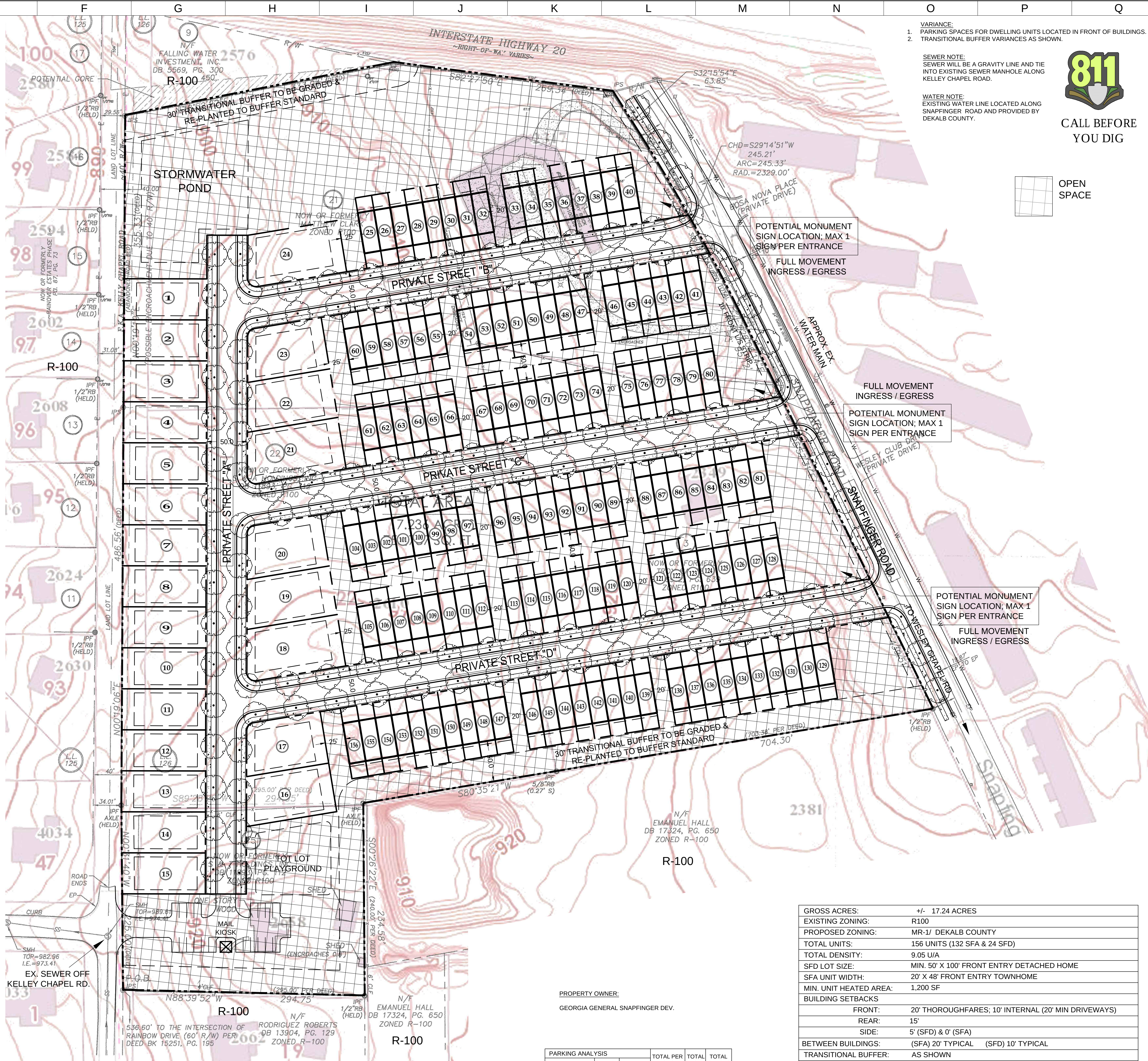
NO PORTION OF THIS PROPERTY IS LOCATED IN
A FEMA FLOOD PLAIN AS PER FEMA MAP NO.
13089C0153J, DATED MAY 16, 2013



TYPICAL LOT DETAIL - N.T.S.
SINGLE FAMILY DETACHED
FRONT ENTRY - 50' X 100'



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



VARIANCE:
1. PARKING SPACES FOR DWELLING UNITS LOCATED IN FRONT OF BUILDINGS.
2. TRANSITIONAL BUFFER VARIANCES AS SHOWN.

SEWER NOTE:
SEWER WILL BE A GRAVITY LINE AND TIE INTO EXISTING SEWER MANHOLE ALONG KELLEY CHAPEL ROAD.

WATER NOTE:
EXISTING WATER LINE LOCATED ALONG SNAPPING ROAD AND PROVIDED BY DEKALB COUNTY.

811
CALL BEFORE YOU DIG

OPEN SPACE

PARKING ANALYSIS			
LOT TYPE	GARAGE DRIVEWAY	TOTAL PER HOUSE	TOTAL TOTAL SPACES
SFD	2	4	96
SFA	1	2	264
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL			234
MAIL KIOSK PARKING			19
TOTAL PARKING SPACES PROPOSED FOR RESIDENTIAL			379

GROSS ACRES:	+/- 17.24 ACRES
EXISTING ZONING:	R100
PROPOSED ZONING:	MR-1/ DEKALB COUNTY
TOTAL UNITS:	156 UNITS (132 SFA & 24 SFD)
TOTAL DENSITY:	9.05 U/A
SFD LOT SIZE:	MIN. 50' X 100' FRONT ENTRY DETACHED HOME
SFA UNIT WIDTH:	20' X 48' FRONT ENTRY TOWNHOME
MIN. UNIT HEATED AREA:	1,200 SF
BUILDING SETBACKS:	
FRONT:	20' THOROUGHFARES; 10' INTERNAL (20' MIN DRIVEWAYS)
REAR:	15'
SIDE:	5' (SFD) & 0' (SFA)
BETWEEN BUILDINGS:	(SFA) 20' TYPICAL (SFD) 10' TYPICAL
TRANSITIONAL BUFFER:	AS SHOWN
LANDSCAPE STRIP:	AS SHOWN
BUILDING HEIGHT:	3 STORIES OR 45 FT MAX. / PROPOSED 2 STORIES OR 35 FT.
PARKING REQUIRED:	1.5 / UNIT FOR EACH DWELLING
OPEN SPACE REQUIRED:	20%

ALLIANCE
ENGINEERING + PLANNING
LANDSCAPE ARCHITECTURE

CIVIL ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE
6845 Shiloh Road East #D3 | Alpharetta, GA 30005
770.223.4730 | www.depat.com

GEORGIA
REGISTERED
LANDSCAPE ARCHITECT
No. 1774
ROBERT L. WATKINS

Developer:
Georgia General Snapping
Development, LLC.
Contact No. 770-232-0000

Site Zoning Plans for
SNAPPING ROAD TRACT
2610 SNAPPING ROAD
DEKALB COUNTY, GA
LAND LOT 126, 15TH DISTRICT
PARCEL I.D. #15 126 05 03, 015, 021, & 022

Issue:	Date:	Description:
Issue (1)	7/15/19	
Rev. (2)		
Rev. (3)		
Rev. (4)		
Rev. (5)		
Rev. (6)		
Rev. (7)		

Designed by: BW
Checked by: JJ
Project #:

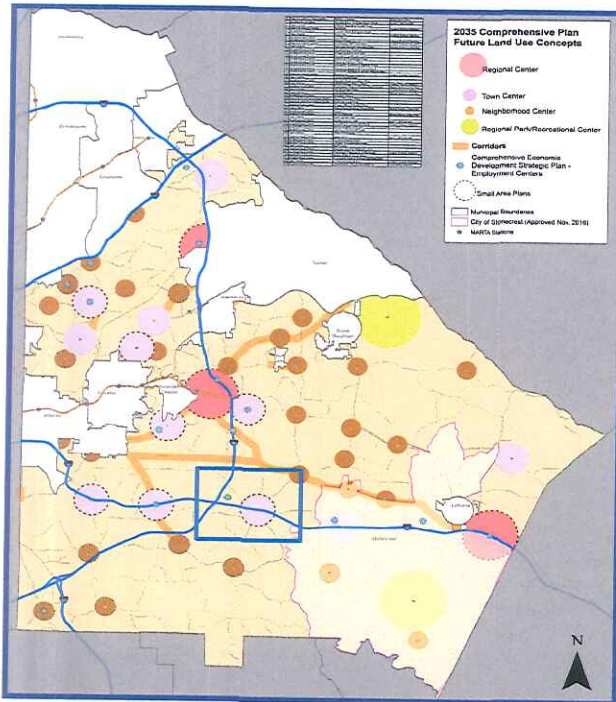
NORTH

Scale: 1" = 60'

SITE ZONING EXHIBIT

Wesley Chapel Activity Center

Location: Northern portion of the county.
Commission Districts 3
Super District 7
Small Area Plan (SAP): Wesley Chapel LCI Plan
Implementation Tool: I-20 Overlay District



The Wesley Chapel Activity Center derives from the Wesley Chapel Livable Centers Initiative (LCI) Study. The core of the study is the nexus of Interstate 20 and Wesley Chapel Road. Some of the goals of the plan:

- **Encourage diversity** of mixed income neighborhoods, employment, and recreational choices
- Provide access to a wide range of **travel modes**, including transit, walking and biking.
- Develop an **outreach process** that promotes involvement of all stakeholders.

Land Use recommendations from the study are being used as policy guidelines in the comprehensive plan.

Refer to the Wesley Chapel LCI Plan for more details.

