



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: July 07, 2020

Board of Commissioners Hearing Date: July 30, 2020

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)** **Consistent** **Inconsistent**

Proposed Building Sq. Ft.: approximately 7,250 square feet	Existing Building Sq. Footage: (Undeveloped)
Proposed Lot Coverage: <80%	Existing Lot Coverage: <80%

SUBJECT PROPERTY

The subject property is a 3.02-acre tract that consists of four contiguous lots zoned C-1 (Local Commercial) at the northeast corner of Wesley Chapel Road (a major thoroughfare) and New Snapfinger Woods Drive within Tier I of the I-20 Overlay District. The subject site contains vacant land that was previously developed with commercial uses. The site has curb, gutter, sidewalks and a deceleration lane. The site is west of Interstate 20 and surrounded by several existing commercial uses and an adjacent undeveloped outparcel north of the site. Further north are fast food restaurants (Taco Bell, Captain D's & Subway). Southeast of the site is Home Depot. South of the site is Kentucky Fried Chicken. East of the site is Wesley Chapel Crossing Shopping Center which has various commercial retail stores and a Planet Fitness exercise center. Across from the site along the west side of Wesley Chapel Road is Church's Chicken and Chick Fil-A fast food restaurants, strip commercial uses, and Kroger Shopping Center. To the southwest are various commercial uses.

The subject site is located within a Town Center Character Area designated by the 2035 DeKalb County Comprehensive Plan. The site is a part of the Wesley Chapel Activity Livable Centers Initiative (LCI) Study adopted by the DeKalb County Board of Commissioners on April 10, 2012. The objective of the study was to layout a desirable vision for development that the community would like the area to evolve into over a period of time. Features of this vision include a mixture of land uses, sustainable site and building features, diverse housing options, and a mix of community resources. The study concluded that the most logical location for new commercial and dining options is the northeastern corner of Wesley Chapel Road and Interstate-20 where a large concentration of such uses has been located in the past, and in proximity to other existing viable commercial uses. Suggestions for accomplishing this vision included increasing standard building height to three or four stories and introducing an internal grid of local streets to create a more urban multi-story form. Per the study, the master plan calls for general beautification of the area and the introduction of a gateway feature, such as a monument to announce to visitors that they have entered the Wesley Chapel Community.

On December 17, 2019, the DeKalb County Board of Commissioners approved the I-20 East Transit Oriented Development Plan which includes a proposed Wesley Chapel Road Transit Station as a hub supported by mixed-use development. The vision is to propose a mix of office, retail, apartments, townhouses and open spaces in the station area to create a vibrant transit-oriented community.

ZONING HISTORY

The 3.02-acre site was part of a larger 37.45-acre site zoned C-1 (Local Commercial) pursuant to CZ-87034, CZ-78033 and CZ-79079 with conditions. The combined tracts have been through several rezonings and modifications. Staff research revealed that approximately two acres of the site were rezoned from R-CH (Residential) to C-1 (Local Commercial) on March 28, 1978 with conditions pursuant to CZ-78033. Conditions on the two-acre site were modified on November 28, 1978 to delete a 20-foot buffer along the south side of the property to accommodate parking spaces on the site. A subsequent modification allowed a restaurant on the site. On January 27, 1981, an .86-acre tract was modified to change the use from a restaurant to a service station. A portion of the large tract is currently developed as the Wesley Chapel Crossing shopping center adjacent to the site along the east property line. Previous commercial uses on the combined four parcels included Village Inn Pizza, China Buffet restaurant, Shoney's restaurant and a Shell gas station. These uses were eventually torn down, but the concrete slabs remained.

The site was rezoned to C-1 on May 28, 2013 to allow the development of a RaceTrac auto fuel station with retail and a convenience store pursuant to CZ-13-1809, SLUP-13-18511 and SLUP-13-18512. A copy of the approved conditions is included in the attachments. However, RaceTrac was never developed and the concrete slabs along with weeds and shrubbery remain on the site.

PROJECT ANALYSIS

Per the submitted Letter-of-Intent, the intent of the rezoning is to remove all conditions from the previous approved RaceTrac and develop the properties in accordance with C-1 (Local Commercial) District and I-20 Overlay District Development standards. Pursuant to the submitted application, an option is to develop the existing four lots into three rectangular parcels for use as Quick Service Restaurants (QSR). However, the applicant wants to reserve the right to change the use on the site as long as it is permitted within the I-20 Overlay District. The development will have three buildings with various floor areas and the average building square footage is estimated to be 2,400 square feet. The proposed buildings are one-story with an average height of 20 feet. Building architecture will be in compliance with I-20 Development standards. One point of access is proposed along Wesley Chapel Road with two-interparcel access connections to the adjacent Wesley Chapel Crossing shopping center. The applicant is also applying for a companion Special Land Use Permit (SLUP-20-1243956) to request up to three drive-throughs in case all of the prospective tenants has a use with a drive-through lane.

COMPLIANCE WITH DISTRICT STANDARDS

The site must comply with minimum development standards of the C-1 (Local Commercial) District per Table 2.2 of the DeKalb County Zoning Ordinance and the I-20 Overlay District.

STANDARD	REQUIREMENT	EXISTING/PROPOSED	COMPLIANCE
LOT WIDTH (C-1)	A minimum 100 feet of lot width on a public street frontage	Approximately 292 feet of frontage along the east side of Wesley Chapel Road.	Yes
LOT AREA (C-1)	20,000 Square Feet	3.02 acres or 131,551 Square feet	Yes
FRONT BUILDING SETBACK	Minimum 20 Feet for a major arterial (Wesley Chapel Road) and 10 feet minimum along New Snapfinger Woods Drive within a Town Center Character Areas	Submitted site plan complies with development standards.	Yes
SIDE INTERIOR BUILDING SETBACK	10 Feet	Proposed 10 feet	Yes

REAR BUILDING SETBACK	10 Feet	Proposed exceeds 10 Feet	Yes
HEIGHT	2 stories/35 feet	1 story	Yes
PARKING I-20 Overlay	4 parking spaces per 1,000 square feet. A minimum of 10 spaces per development	At least 25 parking spaces proposed for each development	Yes. Exceeds number of parking spaces.
OPEN SPACE	20%	Not calculated or depicted on submitted survey	Site should be able to accommodate this standard.
LINEAR FEET OF NEW SIDEWALK	Sidewalk along Wesley Chapel Road and New Snapfinger Woods Drive frontage	Sidewalk currently exists along Wesley Chapel Road and New Snapfinger Woods Drive frontage.	Yes

ZONING ANALYSIS

The request is to rezone property from the C-1 (Local Commercial) District to the C-1 (Local Commercial) District to develop three commercial parcels. The requested C-1 (Local Commercial) District is consistent with the existing C-1 zoning on the site and surrounding properties. The proposed uses are compatible with existing retail and commercial uses currently developed near the intersection of Wesley Chapel Road and New Snapfinger Woods Drive.

Chapter 27-Article 7.3.5. Standards and factors governing review of proposed amendments to the Official Zoning Map. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

Located within a Town Center Character Area designated by the 2035 Comprehensive Plan in the Wesley Chapel Activity Center. The existing and requested C-1 (Local Commercial) District is a permitted district within a Town Center character area.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

The rezoning request for C-1 (Local Commercial) District in view of adjacent and nearby commercial uses zoned C-1 at the intersections of Wesley Chapel Road and New Snapfinger Woods Drive.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Given that the site is currently C-1, the request has a reasonable economic use as currently zoned.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

The approval of the C-1 district on the subject site will not affect the existing use or usability of adjacent or nearby commercial.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The existing conditions requires a RaceTrac development which will never be developed. The current condition of the property (concrete slabs with weeds and shrubbery) give supporting grounds for development on this site. The site has been vacant for several years.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

The proposed rezoning request should not have an adverse effect on historic buildings, sites, districts, or archaeological resources.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The site is located on a major six-lane arterial (Wesley Chapel Road). There should not be a burden on existing streets. The proposed use will have no impact on area schools.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The rezoning proposal to the C-1 district should not adversely impact the environment or surrounding natural resources.

Staff Recommendation: APPROVAL WITH CONDITIONS

The site is currently zoned C-1 (Local Commercial) District. The re-approval of the C-1 District on the subject site will not affect the existing use or usability of adjacent or nearby commercial properties. Given that Wesley Chapel Road is a six-lane major arterial, additional commercial uses should not cause an excessive burden on existing streets and transportation facilities. The proposed use will have no impact on area schools. Therefore, the Department of Planning and Sustainability recommends **APPROVAL** of the rezoning request to C-1 (Local Commercial) District subject to the following conditions for consideration:

1. Limit site to general retail, commercial or office uses permitted within the C-1 (Local Commercial) District and the I-20 Overlay District. Site plan is conceptual and subject to the approval of the Director for compliance to zoning code and I-20 Overlay District standards.
2. Access points are subject to approval by the Transportation Division of the Department of Public Works.
3. Right of way dedication of 50 feet required from centerline of Wesley Chapel Road.
4. All building facades visible from the public street shall consist of concrete, stone, brick or stucco.
5. Architectural accents, where utilized, shall consist of non-reflective glass, glass block, natural stone, pre-cast concrete, brick, terra cotta, stucco or wood.
6. Roof materials shall not consist of any reflective surface.
7. All exterior painted surfaces, where visible from the public street, shall be painted in earth tones. Colors shall be nonprimary colors including darker and cooler shades of green, red such as brick, yellow including beige, and lighter shades of brown including tan.
8. Dumpsters shall not be visible from the public street and shall be fenced or screened so as not to be visible from any adjoining residential district.

Attachments:

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map & Land Use Map
5. Aerial Photograph/Site Photographs

NEXT STEPS

Following an approval of this zoning action, one or several of the following may be required:

- ✓ **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✓ **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ **Certificate of Occupancy** *(Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*
- ✓ **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- ✓ **Variance or Special Exception** *(Required seeking relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- ✓ **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*

Each of the approvals and permits listed above require submittal of application, fees and supporting documents. Please consult with the appropriate department/division.

TRANSPORTATION COMMENTS-JULY 2020 ZONING AGENDA CASES

N1., N2 No comment

N3. No Comment

N4. Stephenson Rd is classified as a collector road. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Add sidewalks across frontage of outparcel at 1451 Stephenson Road (16 162 05 001). Interior Streets residential: 55 right of way, 5 foot sidewalks, streetlights required. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

N5. Stephenson Rd is classified as a collector road. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Alford is classified at a local road. ROW dedication of 27.5 feet from centerline or to accommodate all public infrastructure, whichever greater. 5-foot sidewalk, streetlights required. Provide an enhanced pedestrian crossing with a pedestrian refuge median and rectangular rapid flashing beacon for access to school. Add sidewalks across frontage of outparcel at 949 Stephenson Road (16 129 02 008). Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

N6 & N7. Wesley Chapel Road is classified as a major arterial. ROW dedication of 50 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

N8. Parcel has no frontage to right of way. Verify access easements.

N9. Panola Industrial and Acuity Way are both classified as collectors. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required on all public right of way frontages. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting. Access to interior road needs to meet at a 90-degree angle to the existing street to meet county code.

N10. Memorial Drive. GDOT review and permits required prior to LDP. The right of way falls within the jurisdiction of the City of Atlanta. Professional courtesy would allow COA a chance to comment. No comments.

N11. Bermuda Road is classified as a collector. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Interior roads are shown as private. If public- ROW must be 55 feet, 5-foot sidewalks and streetlights required. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

N12. Columbia Drive is classified as a minor arterial. ROW dedication of 40 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Watch required ROW dedication as it may impact offsets and # of lots. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site.. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-20-1243955

Parcel I.D. #: 15-131-03-009; 15-131-03-011; 15-131-03-012; 15-131-03-013

Address: 2450, 2452, and 2470 Wesley Chapel Road and 4292 New Snapfinger Woods Drive

Decatur, Georgia

WATER:

Size of existing water main: 8" DI, 12" DI, and 20' DI Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Lower Snapfinger Creek Basin

Is sewer adjacent to property: Yes (X) No () If no, distance to nearest line:

Water Treatment Facility: Snapfinger WTF () adequate () inadequate

Sewage Capacity; * (MGPD)

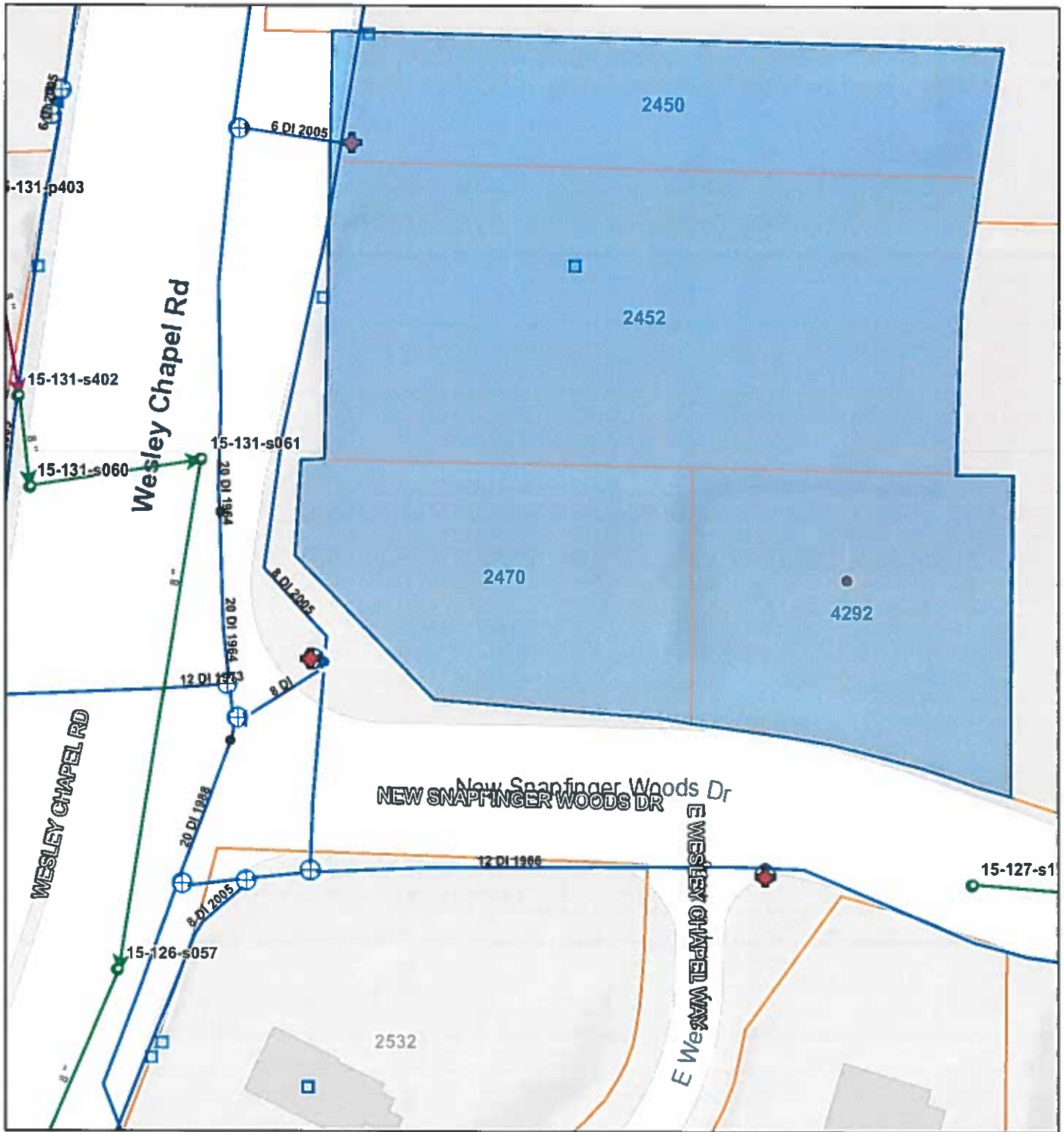
Current Flow: 21.77 (MGPD)

COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

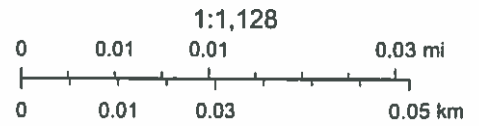
Signature: 

Z-20-1243955



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- | | | |
|------------------|----------------|---------------|
| Manholes | ⊕ Water Valves | — Water Mains |
| ● DEKALB | Water Fittings | □ Water Meter |
| Sewer Mains | ◄ Reducer | Streets |
| — DEKALB | ● Tap Sleeve | ▭ Parcels |
| — PRIVATE | ● Tee | ▭ Land Lot |
| ⊕ Water Hydrants | ● WML | ▭ Districts |





Board of Health

06/15/2020

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.



Board of Health

- N.1 Z-20-1243838 2020-0598 / 15-013-01, 15-013-01-018
4341 East Conley Road, Conley, GA 30288
- Please review general comments.
- N.2 Z-20-1243839 2020-0599 / 15-013-02-017
4388 East Conley Road, Conley, GA 30288
- Please review general comments.
- N.3 CZ-20-1243935 2020-0600 / 18-261-01-006, 18-261-01-062
4575 Chamblee Tucker Road, Tucker, GA 30084
- Please review general comments.
- N.4 Z-20-1243841 2020-0601/ 16-159-01-003, 16-162-05-002, 16-162-05-003
1503 Stephenson Road, Lithonia, GA 30058
- Please review general comments.
- N.5 Z-20-1243958 2020-0602 / 16-128-02-001, 16-128-02-003, 16-128-02-011, 16-129-02-009
800 Alford Road, Stone Mountain, GA 30087
- Please review general comments.
- N.6 Z-20-1243955 2020-0603 15-131-03-009, 15-131-03-001, 15-131-03-012, 15-131-03-013
2450 Wesley Chapel Road, Decatur, GA 30035
- Please review general comments.
- N.7 SLUP-20-1243956 2020-0604 15-131-03-009, 15-131-03-001, 15-131-03-012, 15-131-03-013
2450 Wesley Chapel Road, Decatur, GA 30035
- Please review general comments.
- N.8 SLUP-20-1243957 2020-0605 / 15-015-04-013
3468 Moreland Ave., Conley, GA 30288
- Please review general comments.
- N.9 CZ-2—1243960 2020-0606 16-009-01-001,18-024-06-001
2620 Shell Bark Road, Decatur, GA 30035



Board of Health

- N.10 Z-20-1243968 2020-0607 / 15-179-11-025
2017 Memorial Drive, Atlanta, GA 30317
 - Please review general comments.

- N.11 Z-20-1243972 2020-0608 /18-083-01-010
1347 Bermuda Road, Stone Mountain, GA 30087
 - Please review general comments.

- N.12 Z-20-1243977 2020-0609 15-154-12-003
2043 Columbia Drive, Decatur, GA 30032
 - Septic system installed on this property on June 24, 1975
 - Please review general comments.

- N.13 TA-20-1244029 2020-0610
DeKalb County, GA
 - Please review general comments.

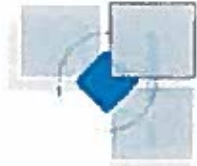
- N.14 RE: Public Art 2020-0611 / 16-071-09-001
2387 Wellborn Road, Lithonia, GA 30058
 - Please review general comments.



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



RECEIVED
APR 29 2020

APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

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

Date Received: 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: 727-346-1253

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

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 X 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
NOTARY

SIGNATURE OF APPLICANT / DATE 4/24/20

EXPIRATION DATE: October 24, 2020 Check One: Owner Agent X



MULTI – TENANT DEVELOPMENT – WESLEY CHAPEL ROAD

DEKALB COUNTY, GA

REQUEST TO REZONE

APRIL 29, 2020

LETTER OF APPLICATION

CSC Properties is requesting that the subject 3.019-acre properties at 2450, 2452, & 2470 Wesley Chapel Road and 4292 New Snapfinger Woods Drive be rezoned from C-1 with conditions as per previous re-zoning Z-13-18509 to C-1. The intent of the re-zoning is to remove all conditions as previously agreed upon by Race Trac, Inc. and develop the properties to follow in accordance C-1 zoning and I-20 Overlay Districts.

BACKGROUND

The subject sites are located on the northeastern corner of the intersection of Wesley Chapel Road and New Snapfinger Woods Drive. There is a total of 4 existing lots. Racetrac Petroleum, Inc. and Mountainprize, Inc. are the current property owners. They previously rezoned the property to C-1 with conditions in 2013 and site specific for a gas station. They have engaged CSC Properties, LLC to act on their behalf as agent for this Application. Currently the property is vacant with old asphalt and concrete pavement.

EXISTING PROPERTY USE

The subject sites are located on the northeastern corner of the intersection of Wesley Chapel Road and New Snapfinger Woods Drive. The site was previously developed however it is currently vacant although concrete and asphalt pavement remain. The topography mostly slopes from Wesley Chapel Road to the eastern property line in sheet flow conditions. The properties are currently zoned C-1 with conditions (*C2-13-18509, S-13-18511, s-13-18512, C2-79079, C2-87034, C2-78033*). Existing zoning and land uses surrounding the site are as follows: to the north, C-1; to the east, C-1; to the west, Wesley Chapel Road; and to the south, New Snapfinger Woods Drive. To the north of this site, a Taco Bell, Captain D's, Subway, and

Checkers exist. To the east of the site exist a shopping center with Little Giant Farmers Market and Plant Fitness. To the south of the site on the opposite side of New Snapfinger Woods Drive exist KFC and Waffle House, and finally to the west of the site on the opposite side of Wesley Chapel Road exist Church's Chicken and Chick-Fil-A.

PROPOSED SITE

The project is to develop the existing 4 lots into three rectangular parcels for use as Quick Service Restaurants (QSR). The developer reserves the right to change the use so long as it is permitted by the zoning ordinance and I-20 overlay district. The proposed zoning is C-1. The project will be constructed with a single access point along Wesley Chapel Road and two inter-parcel connections to the existing shopping center to the east.

BUILDINGS

The development will have three (3) buildings with various floor areas. Average building square footage is estimated to be 2,400 sf. The proposed buildings are one-story with an average height of 20'. Buildings will be wood or steel construction, with exterior facades and accents including, but not limited to: architectural brick, stone, simulated or cultured stone, cast stone, cement fiber board plank siding, board and batten siding, shingle siding, cedar plank and shingle siding, and stucco, with asphalt shingled roofs, metal roofs, or parapet surrounded flat roof systems. Building architecture to meet or exceed Dekalb County Zoning Ordinance requirements. See attached representative renderings.

WATER SUPPLY

An 8" water main currently exists in the right-of-way of Wesley Chapel Road on the developments side of the roadway. Each parcel will connect with a separate water meter and irrigation meter off this 8" water main.

SANITARY SEWER

A sanitary sewer manhole exists in Wesley Chapel Road directly in front of this property and a second manhole exists just to the east of the property line in New Snapfinger Woods Drive. It appears the existing 12" DIP line crosses the front corner of the subject property. We are proposing connection to the existing main at this location via a proposed "doghouse" manhole. Each QSR will have its own grease trap. All three properties will connect to the existing sanitary by way of the same manhole. The sewer line for each property will be private.

SURFACE WATER DRAINAGE – STORMWATER MANAGEMENT

Proposed concrete curb & gutter, storm water pipe, and structures will be employed to collect and divert stormwater to proposed storm management areas. Post development run-off will be maintained at predevelopment rates for 1, 2, 5, 10, 25, 50, and 100-year events. The proposed storm-water management area will be designed to achieve the required capacity and volume in accordance with proposed site improvements. Storm-management will follow the Dekalb County Stormwater Management Manual.

SCHOOLS

Impact to schools will be positive by generating an increased positive net tax base without generating more students. There will be favorable initial and ongoing ripple economic impact on the county as a result of this development.

SIDEWALKS

Concrete sidewalks exist along the entire frontage of this project and will remain. The project will enhance the existing sidewalks with landscaping and site lighting as required by the I-20 Overlay District Regulations. We will connect sidewalk from each building to the sidewalks along the right of way.

DETAILED ANALYSIS OF THE ANTICIPATED
IMPACT OF THE PROPOSED USE AND
REZONING OF SURROUNDING PROPERTIES

FOR

+/- 3.016 ACRES OF LAND LOCATED AT
2450, 2452, & 2470 Wesley Chapel Road
and 2492 New Snapfinger Woods Drive

Applicant:

CSC Properties, Inc.
5795 Ulmerton Road
Clearwater, FL 33760

Submitted for Applicant by:



3740 Davinci Court, Suite 100
Peachtree Corners, Georgia 30092
o | 770.368.1399
f | 770.368.1944
w | www.fg-inc.net

Per Section 27.7.3.4 of the Dekalb County Zoning Ordinance, Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps”

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan?

The zoning proposal is consistent with policies and strategies of the 2035 Comprehensive Plan: “Provide intense development in the center of the Town Center land use”.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:

Adjacent and nearby properties will benefit from this multi-tenant development. The commercial character of this Town Center Land Use will be enhanced by redevelopment of these vacant lots. The proposed development will provide inter-parcel connection to the shopping center to the east.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

Development of the subject property as C-1 and a site specific use of a gas station is a reasonable economic use. The proposed re-zoning for use as restaurants or other commercial retail operations which are allowed by zoning within Dekalb County will equally provide a positive economic impact.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

The zoning proposal will not adversely affect the existing use or ability of adjacent or nearby property. The proposed development will provide inter-parcel connection to the shopping center to the east which will have a positive effect on both properties.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:

There are no other existing or changing conditions affecting the use and development of the property. The surrounding area is stable with mixed use commercial properties. The proposed multi-tenant development will further enhance the abandoned and unused property.

F. Whether the zoning proposal will adversely affect the historic buildings, sites, districts, or archaeological resources:

The zoning proposal will not adversely affect historic buildings, sites, districts, or archaeological resources. The proposed zoning will provide for 20% open space and enhanced landscape plan.

G. Whether the zoning proposal will result in a use which will cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, or schools. The proposed development will reconstruct an existing driveway that was utilized for the previously removed gas station facility. The development is in an area with public utility availability. The development will provide a sewer action plan with a "wet condition" as required by the response from Dekalb County from the Sewer Capacity Application. The applicant will enhance with landscaping the existing sidewalks along Wesley Chapel Road and New Snapfinger Woods Drive

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:

The proposed multi-tenant commercial development is designed to provide for 20% open space as required by the Dekalb County Zoning Ordinance and I-20 Overlay District. There are no existing streams or other buffers impacted by the proposed development.

GENERAL NOTES:

1. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATIONS ARE SHOWN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
2. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURBS AND OUTER SIDEWALKS, WALLS AND UTILITIES.

SITE NOTES:

1. TRACT IS ZONED C-1 WITH CONDITIONS (LOCAL COMMERCIAL), 6-20 OVERLAY DISTRICT TIER 1.
2. SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
3. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
4. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. USE PHOTO-CURTAIN PLAN IN ARCH PLANS.
5. ALL BUFFERS, TREE SAVE AREAS AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
6. NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
7. SIGNING LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SIGNAGE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
8. ALL PAVEMENT MARKINGS WITHIN DEKALB COUNTY RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO GA DOT SPECIFICATIONS.
9. ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER. HOWEVER, A CONTRACTOR/DEVELOPER CAN DO PERMITS WITH ASBENT AUTHORIZATION.
10. ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
11. MAXIMUM CUT OR FILL SLOPE=3:1V
12. DEKALB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA). EXCEPT FOR NOTICED ACTION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR ADACT.
13. 24 HOUR CONTACT: JEFF WALKER, (770) 388-1389
14. CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY TIES REQUIRING APPROVAL OR CERTIFICATION BY THE ENGINEER.

LEGEND

	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	DOT SPECIFICATION ASPHALT PAVING
	CONCRETE SIDEWALK PAVING
	HEAVY DUTY CONCRETE PAVING
	PROPERTY LINE
	PARKING COUNT
	SPILL CURB
	TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS
	TRAFFIC FLOW LANE DESIGNATION
	VEHICLE STAKING POSITION

ZONING:
CURRENT ZONING: C-1 WITH CONDITIONS
PROPOSED ZONING: C-1
OVERLAY DISTRICT: 6-20 OVERLAY DISTRICT TIER 1

LAND USE DESIGNATION:
300 - VACANT COMMERCIAL LAND

BUILDING SETBACK REQUIREMENTS:
FRONT STREET: 10'
SIDE YARD: 10'
REAR YARD: 10'
MAX. BUILDING HEIGHT: 30 STORES
PROPOSED BUILDING HEIGHT: 20 FEET

LOT REQUIREMENTS (INS):
LOT AREA MIN = 20,000 SF
LOT WIDTH = 100'
MAX FLOOR AREA RATIO = 3.3
ACTUAL FLOOR AREA = 1,200 SF (131,988 SF @ 1.0%)
MAX. LOT COVERAGE = 80%
LOT #1 = 30,450 SF X 115.00 SF = 3,501 SF (90.45 SF @ 0.25%)
LOT #2 = 46,111 SF X 12.60 SF = 581 SF (1.11 SF @ 2.72%)
LOT #3 = 50,000 SF X 20.42 SF = 10,211 SF (20.00 SF @ 50.14%)

PARKING REQUIREMENTS:
TOTAL EXISTING SPACES: 3 SPACES

PARKING SPACE REQUIREMENTS:
RESTAURANT WITH DRIVE THRU: 1 SP/150 SF, MINIMUM TO 1 SP/75 MAXIMUM

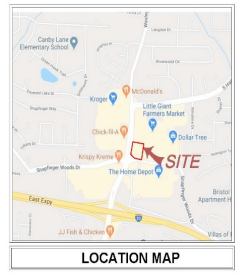
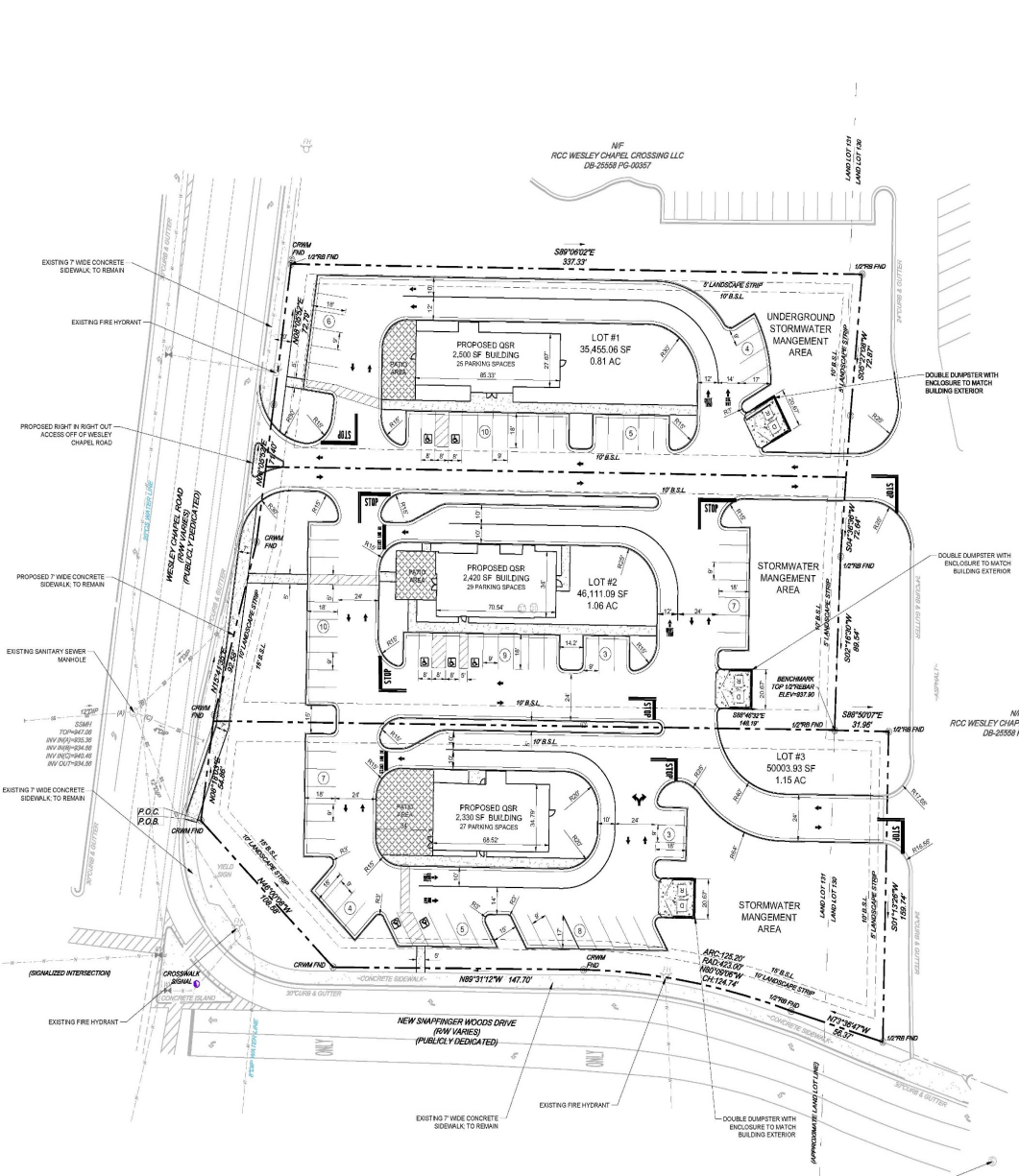
PARKING SPACE CALCULATIONS:
LOT #1: 2,500 SF X 1/150 = 16.66 SPACES MIN, 2,500 SF X 1/75 = 33.33 SPACES MAX.
LOT #2: 2,400 SF X 1/150 = 16.00 SPACES MIN, 2,400 SF X 1/75 = 32.00 SPACES MAX.
LOT #3: 2,300 SF X 1/150 = 15.33 SPACES MIN, 2,300 SF X 1/75 = 30.66 SPACES MAX.
TOTAL: 48.33 SPACES MINIMUM, 96.33 SPACES MAXIMUM

PARKING SPACES PROVIDED:
LOT #1: 25 SPACES INCLUDING 1 ACCESSIBLE SPACE
LOT #2: 25 SPACES INCLUDING 2 ACCESSIBLE SPACES
LOT #3: 27 SPACES INCLUDING 1 ACCESSIBLE SPACE
TOTAL PARKING SPACES = 81 SPACES INCL. 7 ACCESSIBLE SPACES



NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD AREA PER FROM MAP NUMBER 13060(C)14(D) DATED MAY 16, 2013.

THERE ARE NO WETLANDS OR STATE WATERS WITHIN 200 FEET OF THIS PROJECT SITE.



GENERAL NOTES:

1. CURRENT OWNER: MOUNTAINPRICE, INC. & RACETRAC PETROLEUM, INC. P.O. BOX 2827 BRYAN, GA. 30081
2. FUTURE OWNER: CSC PROPERTIES, LLC
3. DEVELOPER: CSC PROPERTIES, LLC 5795 LUMBERTON ROAD CLEARWATER, FL 33709 727-498-8444
4. ENGINEER: FORESITE GROUP 3740 DANFORD COURT SUITE 100 PEACHTREE CORNERS, GA. 30082 770-388-1389
5. SITE ADDRESS: NORTHEAST CORNER OF WESLEY CHAPEL ROAD AND NEW SNAPPFINGER WOODS DRIVE EX. LOT #1 - 240 WESLEY CHAPEL ROAD ROAD TAX ID #10 131 03 010 EX. LOT #2 - 240 WESLEY CHAPEL ROAD ROAD TAX ID #10 131 03 000 EX. LOT #3 - 400 NEW SNAPPFINGER WOODS DRIVE TAX ID #10 131 03 015 EX. LOT #4 - 240 WESLEY CHAPEL ROAD ROAD TAX ID #10 131 03 011 LL 78, DISTRICT 18, SECTION 2
6. SITE ACREAGE: TOTAL: 3.918 ACRES (101,581 SF) EX. LOT #1 - 0.994 ACRES (24,588 SF) EX. LOT #2 - 1.288 ACRES (34,408 SF) EX. LOT #3 - 0.998 ACRES (24,781 SF) EX. LOT #4 - 0.991 ACRES (27,801 SF)

ENGINEER:

FORESITE group

Foresite Group, Inc. | www.fg-inc.net
3740 Danford Ct. | 770.388.1399
Suite 100 | Peachtree Corners, GA 30092 | 770.388.1944

DEVELOPER:

CSC PROPERTIES

CSC PROPERTIES, LLC
5795 LUMBERTON RD.
CLEARWATER, FL 33709

CONTACT: DEPEX OBERSCHALL

PROJECT:

MULTI-TENANT DEVELOPMENT - WESLEY CHAPEL RD

WESLEY CHAPEL ROAD AND NEW SNAPPFINGER WOODS DRIVE
DEKALB COUNTY, GA
PARCEL # 15 131 03 012, 15 131 03 011, 15 131 03 013

SEAL:

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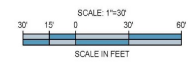
REVISIONS

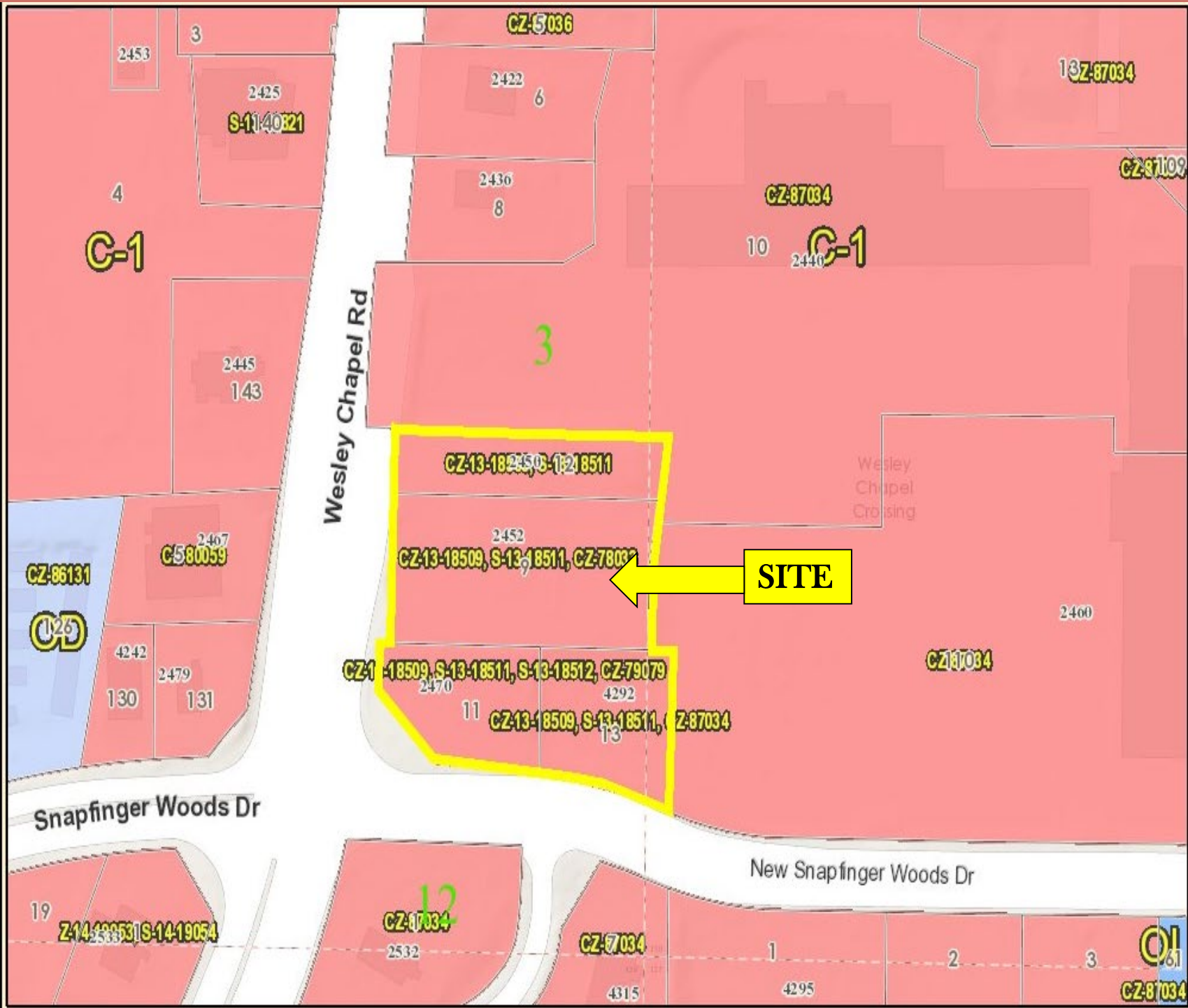
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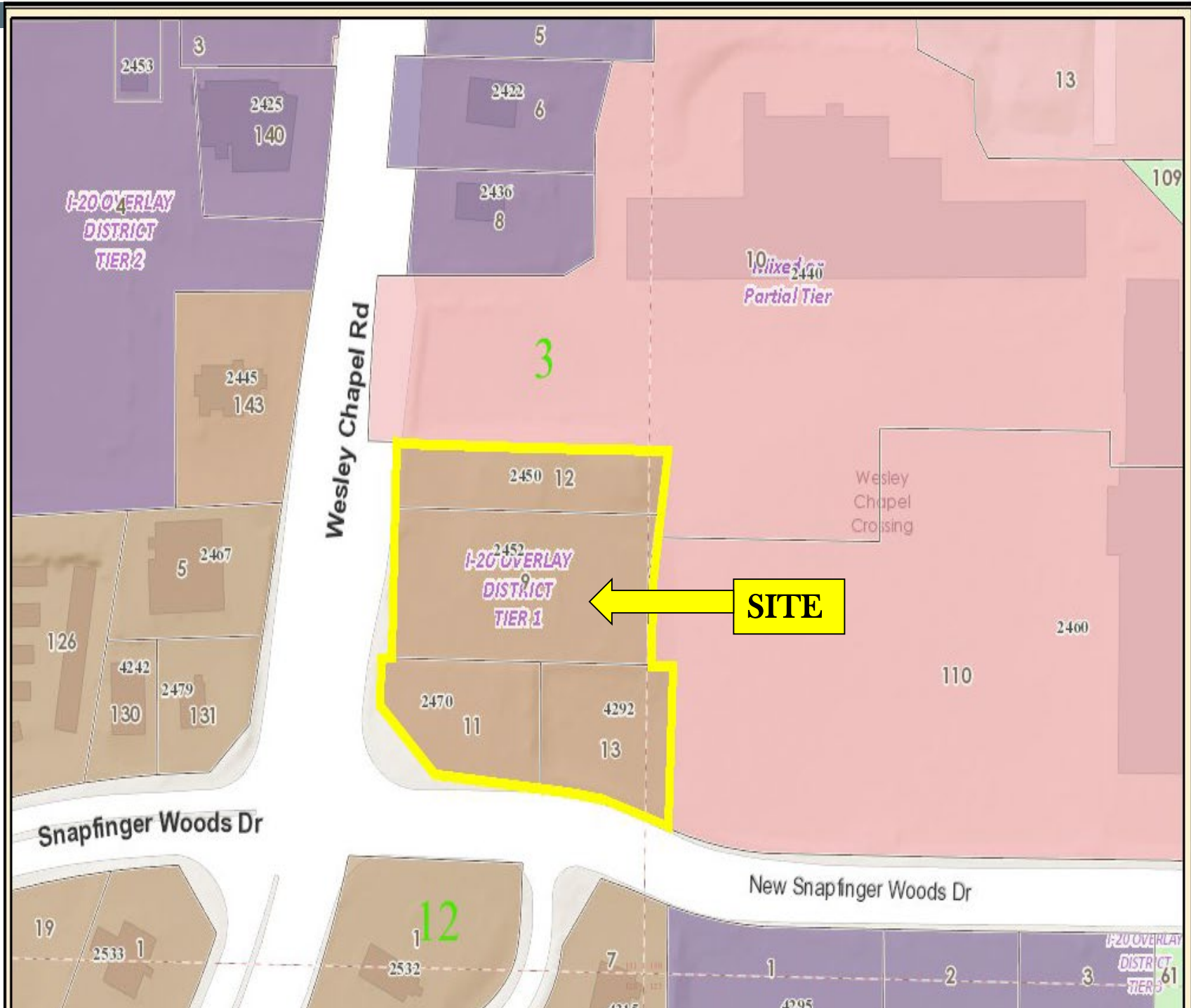
PROJECT MANAGER: JCW
DRAWING BY: JCH
JURISDICTION: DEKALB COUNTY
DATE: 04/20/2013
SCALE: 1" = 30'
TITLE: PRELIMINARY SITE PLAN

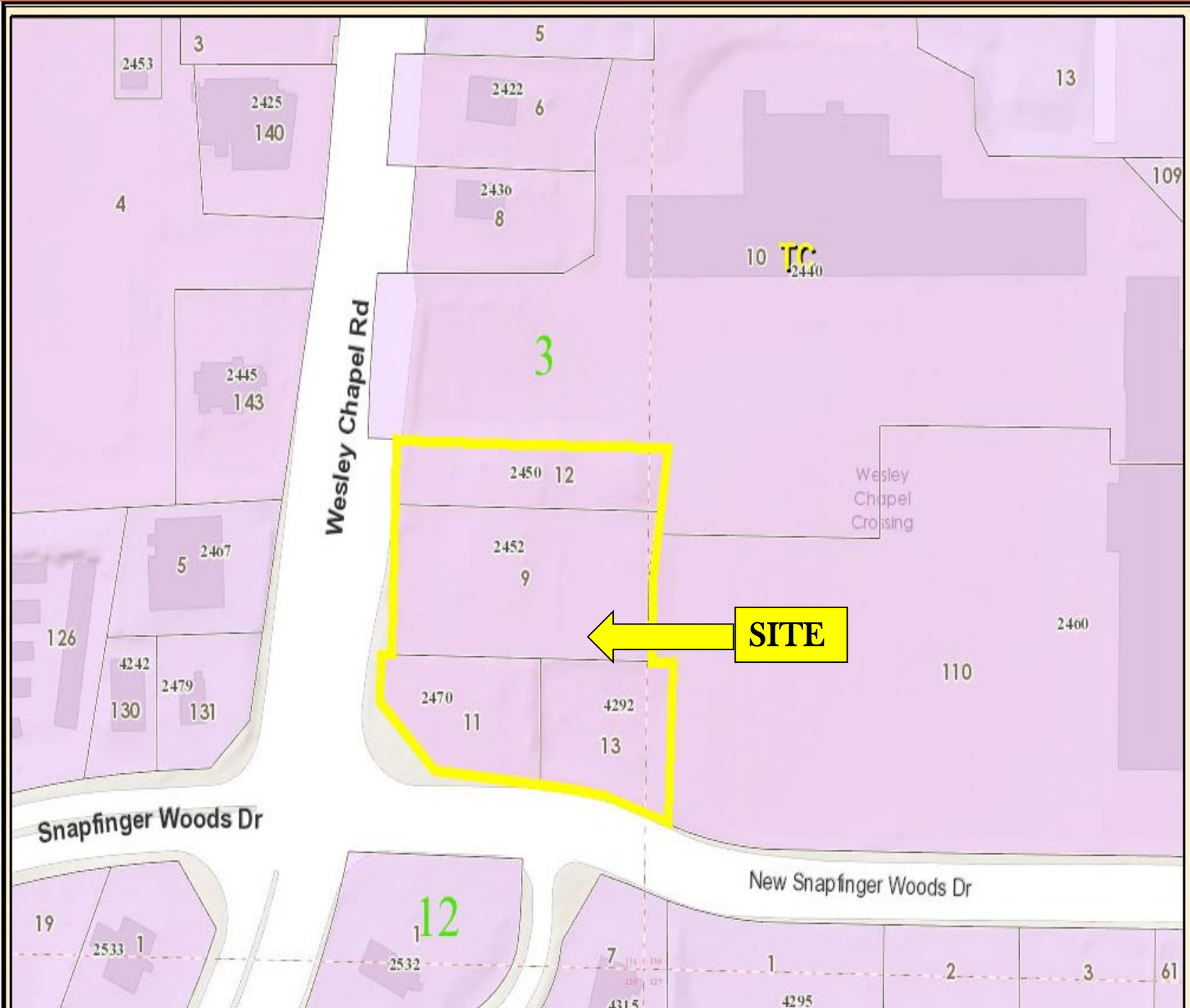
SHEET NUMBER: **C-1**

COMMENTS: NOT RELEASED FOR CONSTRUCTION
JOBFILE NUMBER: 930.026













Existing Site View From New Snap finger Woods Drive



Existing site looking across Wesley Chapel Road



Existing View looking north on Wesley Chapel Road; site is to the right of the road; existing sidewalk to remain