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: March 6, 2018, 6:30 P.M.
Board of Commissioners Hearing Date: March 27, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.:	CZ-18-22045	**Agenda #:** N. 11	
Location/Address:	3130, 3138, 3158, 3220, 3224, and 3234 Snapfinger Road, Decatur.	**Commission District:** 5 **Super District: 7**	
Parcel ID(s):	15-065-01-002 & 036 – 037, and 15-096-02-002, -008, -009, -010, & -071		
Request:	A Major Modification of conditions of zoning pursuant to CZ-07-3899, to allow development of trade contractors' offices with accessory indoor storage, on property zoned C-1 (Local Commercial).		
Property Owner(s):	Robert A. Wilson		
Applicant/Agent:	Paul Girardeau		
Acreage:	10.63		
Existing Land Use:	Vacant and wooded, and abandoned buildings formerly used for a landscaping business.		
Surrounding Properties:	To the north: a commercial property and a property with roads installed for a subdivision; to the northeast and east: floodplain; to the south and southeast, an Exxon station, an auto sales and repair business, the Bazaar Hair Fashions salon; to the south: Creekview Plaza shopping plaza; to the west and northwest, vacant and wooded property.		
Adjacent Zoning:	**North:** C-1 **South:** C-1 **East:** R-100 **West:** NS **Northeast:** R-100 **Northwest:** O-I **Southeast:** C-2 **Southwest:** C-1		
Comprehensive Plan:	Suburban	[x] **Consistent**	[ ] **Inconsistent**

Proposed Density: 3,303 s.f./acre	**Existing Density:** None (vacant)
Proposed Square Ft.: 35,117 s.f.	**Existing Square Feet:** None (vacant)
Proposed Lot Coverage: Information not provided	**Existing Lot Coverage:** None (vacant)

Zoning History: In 2007, the Board of Commissioners rezoned the subject property from R-75 (Single-Family Residential) and C-1 (Local Commercial) to C-1 with conditions for a mixed office and retail development called the Mill at Snapfinger (CZ-07-3899). In addition to the subject property, the Mill at Snapfinger would have included adjoining properties to the west, i.e., the abandoned right-of-way of Old Snapfinger Road, and the land between this abandoned right-of-way and Snapfinger Road. Approval of CZ-07-3899 was conditioned on site plans, elevations,

provision of a deceleration lane, maximum building height, description of tenant types, maximum building floor area, and building materials.

PROJECT ANALYSIS

The subject property is a 10.63-acre tract comprised of six parcels located on the east side of the abandoned right-of way of Old Snapfinger Road. The east side of the property is bordered by Snapfinger Creek, which also forms the boundary of the City of Stonecrest. As shown on the site plan, the southeastern portion of the property is in the floodplain. The property is undeveloped. Portions of it have been cleared and other portions are wooded. Vacated landscaping supply company buildings are located at the southern end of the property. The land between the abandoned right-of-way and Snapfinger Road is densely wooded.

Snapfinger Road is a four-lane, divided major arterial. A multipurpose path, suitable for bicycling, has been constructed on the east side of Snapfinger Road. Flat Shoals Parkway, also a four-lane, divided major arterial, intersects with the west side of Snapfinger Road just south of the southern end of the subject property. Cleveland Road, a local street, intersects with the east side of Snapfinger approximately 500 feet south of Flat Shoals Road.

The intersections of Snapfinger, Flat Shoals, and Cleveland form a node of low-intensity commercial uses with C-1, OI, and NS zoning. Within this node, the land uses with frontage on Snapfinger Road and Flat Shoals Road include the Creekview Plaza shopping center, two gas stations with convenience stores (Exxon and Chevron), a hair salon, a day care center, and a Progressive Insurance office. Land uses beyond this node are single-family residential with R-100 zoning. Several contractors' office are located on nearby or adjoining C-1 properties: The T&J Industries contractors' office is located on Cleveland Road, on the parcel immediately west of the Chevron Station, and there is a contractors' office on the property that adjoins the north end of the subject property. In addition, contractors' office or warehouses are located on the C-2 property behind Tract 8.

The applicant proposes to construct six buildings suitable for contractors' offices. Five would be on the northern part of the site on Tracts 4, 5, and 6, and one would be on Tract 8, and the southern tip of the property. The buildings range from 1,717 square feet to 11,900 square feet of floor area and total 35,117 square feet. The applicant has described the buildings as offices for building contractors and building trade companies such as electrical or plumbing businesses. Space for accessory storage would be provided inside the buildings, but there would be no outdoor storage of building materials. The abandoned right-of-way would be improved as a private drive to provide vehicular access to the buildings on Tracts 4, 5, and 6; a private drive from Snapfinger Road would provide access to the building on Tract 8.

LAND USE AND ZONING ANALYSIS

Section 27-832 of the 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 proposal is consistent with the economic development policies summarized in the 2035 Comprehensive Plan to support existing industry clusters and to create new ones.

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

The proposed development is suitable in view of the use of adjacent and nearby properties for similar contractors' office and other commercial land uses.

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

It does not appear that the property has reasonable economic use with the zoning conditions approved in 2007, which limit development to a project that is no longer being pursued by the property owner.

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

The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property, which is used for similar contractors' offices on the north, a gas station and contractors' office on the south and southeast. An undevelopable floodplain several hundred feet wide is located on the eastern border of the property. The proposed buildings would be screened from view from Snapfinger Road by what is now a wooded tract of land, and what might be developed in the future under its existing C-1 zoning classification for pedestrian-friendly commercial uses.

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:

Staff is unaware of other conditions that would support either approval or disapproval of the zoning proposal.

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

No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

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:

There has been no indication that the zoning proposal would be burdensome to existing public infrastructure.

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

It does not appear that the zoning proposal would have unusual or unexpected impacts on the environment or surrounding natural resources.

<u>Compliance with District Standards</u>:

C-1 STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED (for entire site unless otherwise noted)	COMPLIANCE
MIN. LOT AREA	20,000 s.f.	10.63 acres	Yes
MIN. LOT WIDTH	100 ft.	1,366.79 feet	Yes
MAX. LOT COVERAGE	80%	Estimate: 20%	Yes
MIN. OPEN SPACE	15%	Estimate: 80%	Yes

MIN. TRANSITIONAL BUFFER		50-foot buffer superseded by 75-foot stream buffer on east side	150 ft.	Yes
YARD SETBACKS	FRONT	Arterials: 60 ft.	Tracts 3-6: 200 ft. Tract 8: 120 ft.	Yes
	INTERIOR SIDE	Min. 20 ft.	Tracts 3-6: north side – 30 ft.; south side – 575 ft. Building on Tract 8: north side – 15'; south side – 12 ft.	The applicant must reconfigure the site, or obtain variances from side yard setbacks on Tract 8.
	REAR	Min. 30 ft.	Tracts 3-6: 150 ft. Tract 8: 30 ft.	Yes Yes
MAX. BLDG. HEIGHT WITHOUT SLUP		2 stories and 35 ft.	1 story and max. 21.8 ft.	Yes
TRANS'L HEIGHT PLANE		Not required; site does not adjoin R zoning	____	____
PARKING		Min. 1 space/500 s.f. = Tracts 3-6: 66.8 spaces; Tract 8: 3.43 spaces Max. 1 space/250 s.f. = Tracts 3-6: 133.6 spaces; Tract 8: 7 spaces	Tracts 3-6: 87 spaces Tract 8: 11 spaces	Tracts 3-6: Yes Tract 8: exceeds maximum by 4 spaces; the applicant must reconfigure the site, or obtain a variance

STAFF RECOMMENDATION:

The proposal is consistent with the economic development policies summarized in the 2035 Comprehensive Plan to support existing industry clusters and to create new ones. The proposed development is suitable in view of the use of adjacent and nearby properties for similar contractors' office and other commercial land uses. The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property, which is used for similar contractors' offices on the north, a gas station and contractors' office on the south and southeast. An undevelopable floodplain several hundred feet wide is located on the eastern border of the property. The proposed buildings would be screened from view from Snapfinger Road by what is now a wooded tract of land, and what might be developed in the future under its existing C-1 zoning classification for pedestrian-friendly commercial uses. Therefore, the Department of Planning and Sustainability recommends "Approval" of the proposal with the following condition:

1. The subject property shall be developed for contractors' offices with no more than 35,117 square feet of floor area.
2. There shall be no outdoor storage of materials and supplies.

3. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Application
4. Site Plan
5. Zoning Map
6. Land Use Plan Map
7. Aerial Photograph
8. 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 or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued "administratively"; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **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.)*
- **Historic Preservation** (*A* Certificate of Appropriateness *is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- ✓ **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

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

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 is required as a condition of land development permit approval.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was 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.

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

  State water buffer was 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 MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV***

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: CZ-18-22045 **Parcel I.D. #:** 15-065-01-036

Address: Snapfinger Rd
Decatur, GA

Adjacent Roadway (s):

_____ _____

_____ _____
(classification) **(classification)**

Capacity (TPD)_____	**Capacity (TPD)**_____
Latest Count (TPD) _____	**Latest Count (TPD)** _____
Hourly Capacity (VPH)_____	**Hourly Capacity (VPH)** _____
Peak Hour. Volume (VPH)_____	**Peak Hour. Volume (VPH)**_____
Existing number of traffic lanes _____	**Existing number of traffic lanes** _____
Existing right of way width _____	**Existing right of way width** _____
Proposed number of traffic lanes _____	**Proposed number of traffic lanes** _____
Proposed right of way width _____	**Proposed right of way width** _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____square foot place of worship building would generate _____ vehicle trip ends, with approximately ___ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of ____units per acres, and the given fact that the project site is approximately ____ acres in land area, _____ daily vehicle trip end, and ___ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Field and plans Reviewed. Nothing found that would disrupt traffic.

Signature: David M Ross

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

2/14/2018

N.9 Z-18-22040/15-250-06-001 through -006

3337,3345,3353,3361,3367 and 3375 Kensingston Road, Decatur, A

☐ Amendment

- Please see general comments.

N.10 SLUP-18-222032/16 100 06 004

2053 South Stone Mountain, Lithonia , GA

☐ Amendment

- Note: Septic system installed in on property 2-16-1961. Septic system was repalced on 8/21/2003.
- Contact Division of Environmental Health regarding septic system capacity. Please see general comments.

N.11 CZ-18-22045/15-065-01-036-037 and 15-096-01-002, -009,010,- 071

3130,3138,3158,3220,3224, and 3234 Snapfinger Road, Decatur, GA

☐ Amendment

- Septic system installe don 6/3/204 on proeprty 3138 Snapfinger Road, Decatur.
- Please see general comments.

N.12 TA-18-22052

The Bouldercrest-CedarGrove-Moreland Overlay District Table

☑ Amendment

- Please see general comments.

DEKALB COUNTY

Board of Health

02/14/2018

To: Ms. Madolyn Spann, Planning Manager
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, Hotel Accommodation or **swimming pool** prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a pre-existing 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.

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

DeKalb County

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

RECEIVED
JAN 04 REC'D
BY: .....

MAJOR MODIFICATION APPLICATION

Date Submitted: 1-4-18 Case No.: CZ-18-22045

Existing Conditional Zoning No.: C-1 CZ-07-3899

APPLICANT NAME: PAUL GIRARDEAU

Daytime Phone#: 770-639-0290 Fax #: _____ E-mail: paul@abri-ds.com

Mailing Address: 2969 MANITOBA LANE, MARIETTA, GA. 30062

OWNER NAME: ROBERT A. WILSON
(If more than one owner, attach contact information for each owner)

Daytime Phone#: 404-697-0973 Fax #: _____ E-mail: robert@wilserv.net

Mailing Address: 407 MILL HOUSE ROAD, SPARTA, GA. 31087

SUBJECT PROPERTY ADDRESS OR LOCATION: 3150 SNAPFINGER ROAD

_____, DeKalb County, GA, _____

District(s): 15th Land Lot(s): 65 & 96 Block(s): _____ Parcel(s): _____

Acreage or Square Feet: 18.89 ac Commission District(s): _____ Existing Zoning: C-1

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

Signature of Applicant: Paul Girardeau

Printed Name of Applicant: PAUL GIRARDEAU

BERKSHIRE
HATHAWAY
HomeServices

Date: December 13, 2017

Dear Sir/Madam:

In keeping with the guidelines of the Dekalb County Board of Commissioners, RAW Properties, Inc., would like to notify neighbors in the nearby area about a meeting that is scheduled Wednesday, January 3, 2018 at 7:00pm at the Ray of Hope Christian Church Education Center Auditorium at 2767 Snapfinger Road, Decatur, Georgia 30034-2446. The Christian Education Center is across the street from the main church building.

The purpose of the meeting will be for RAW Properties, Inc. to outline and discuss their plans to develop property near the intersection of Flat Shoals Parkway and Snapfinger Road.

We look forward to seeing you at the meeting and thank you in advance for the opportunity to make a presentation to you about the planned development.

Thank you,

Bryant Green
Berkshire Hathaway Georgia Properties
bryantgreenteam@yahoo.com
770-597-5711

3150 Snapfinger Road Community Meeting
Sign-In Sheet
January 3, 2018

Name	*Street Address*	*City / Zip Code*
PAUL GIRARDEAU	2969 MANITOBA LN	MARIETTA GA 30062
BRYANT GREEN	1111 PARK ST EXT	GAINESVILLE GA 30501
ROBERT A. WILSON	407 MILL HOUSE RD	SPARTA, GA. 31087
Dennis Ducote	74812 Hwy 41 Pearl River LA.	Pearl River LA. 70452
Dorrant Baylor	3262 STEEPLE DRIVE	3004
Kevin J Smith	4057 Hodgdon Corners Rd.	Lithonia, GA 30038

Abri
Design Studio Inc.

January 4, 2018

LETTER OF INTENT

Robert A Wilson of RAW Properties, 407 Mill House Road, Sparta Ga 31087, 404-697-0973 is looking to modify the previously approved land use C2-07-3899 from office retail to trade contractors and retail. The development will be smaller that what was approved and the architecture material will be brick and E.I.F.S..

PROJECT BREAKDOWN

Trade Contractors, Gas Station and Retail

Sincerely,

Abri Design Studio Inc.
By: Paul Girardeau, RA
President

Abri
Design Studio Inc.

January 10, 2018

Impact Analysis

Section 27-7.3.4. 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.
   a. *The proposed use of Trade Shops will be in conformance to the existing use allowed in the current zoning (C-1) use chart: Commercial/Retail/Trade shops: electrical, plumbing, heating/cooling, roofing/siding, with no outside storage.*
   b. *The proposed use of Retail Shops under 5000 sf and Retail Shops over 5000 sf will be in conformance to the existing use allowed in the current zoning (C-1) use chart: Commercial/Retail/ Retail Shops under 5000 sf and Commercial/Retail/ Retail Shops over 5000 sf*
   c. *The proposed use of Restaurants will be in conformance to the existing use allowed in the current zoning (C-1) use chart: Restaurant/Food establishments/Restaurants (non-drive-thru).*
   d. *We are with drawing the Gas station as shown on the site plan at this time. I currently does not meet the zoning requirements and if we ever decide to do it we will separate a portian of the property out and apply for rezoning for that portian.*

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
   a. *Adjacent Zoning: North: C-1, South: C-2, East: R-100, West: PSD. The property is adjoined on the north by the Eastiden Concrete Contractors. Property to the west across Snapfinger is vacant as well adjacent property to the east. Adjacent to the south is an automotive repair facility and a Marathon gas service station. We feel our project will bring up the value of the area.*

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
   a. *The retail portion of the proposed change already exists in the area and is in conformance of the approved Rezoning of the Snapfinger Property from June 12 2007. The Trade Shops do not exist in the are and we feel that they will be useful in the area.*

D. Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby properties.
   a. *Adjacent Zoning: North: C-1, South: C-2, East: R-100, West: PSD. The property is adjoined on the north by the Eastiden Concrete Contractors. Property to the west across Snapfinger is vacant as well adjacent property to the east. Adjacent to the south is an automotive repair facility and a Marathon gas service station. We feel our project will bring up the value of the area.*

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.
   a. *We do not feel that any exist for disapproval*

F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.
   a. *Will not affect any historical buildings, site, or districts.*

G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
   a. *All proposed uses are low impact uses. We do not anticipate any impact on the transportation facilities, utilities, or schools.*

H. Planning and Development Department Recommendation from original approval June 12, 2007 (see attaxhed):
APPROVAL WITH CONDITION: The proposed C-1 zoning is consistent with the Comprehensive Plan LIC (Low Intensity Commercial) land use category. It appears that the site may not able to be developed as proposed, given portions of the site is located within a designated flood prone area. Therefore, approval is not recommended based on the submitted plan. Not withstanding the above comments, it is the recommendation of the Planning and Development Department that the application be approved subject to the following conditions:

1. *Approval shall not be based on the submitted site plan.*
2. *Storm water drainage improvements shall be subject to the approval of the Roads and Drainage Division of the Dekalb Public Works Department and the Development Division of the Planning and Development Department.*
3. *Access and circulation shall be subject to approval by Dekalb County Public Works Division and the Georgia*
   A. *Department of Transportation (GA D.O.T).*

	DEKALB COUNTY **BOARD OF COMMISSIONERS** **ZONING AGENDA / MINUTES** **MEETING DATE:** June 12, 2007	ITEM NO.
HEARING TYPE PUBLIC HEARING		ACTION TYPE ORDINANCE

SUBJECT: **Rezone** – WS Snapfinger, LLC

COMMISSION DISTRICTS: 5 & 7

DEPARTMENT: Planning	PUBLIC HEARING: ✓ YES NO
ATTACHMENT: ✓ YES ☐ No PAGES: 18	INFORMATION CONTACT: Patrick Ejike/Kevin Hunter PHONE NUMBER: (404) 371-2155

Deferred from 2/13/07, 3/13/07, 4/10/07, 4/24/07 & 5/8/07 for a public hearing.

PURPOSE:
Z-07-3899 **Subject Property:** 15-065-03-040

Application of WS Snapfinger, LLC to rezone property from R-100 and C-1 to C-1. The property is located on the east side of Snapfinger Road, at its intersection with Flat Shoals Parkway. The property has approximately 1,535 feet of frontage along Snapfinger Road, and contains 13.28 acres.

RECOMMENDATION(S):

PLANNNG DEPARTMENT:

APPROVAL W/CONDITION(S) (Revised 6/4/07). The proposed C-1 zoning is consistent with the Comprehensive Plan LIC (Low Intensity Commercial) land use category. Based on the submitted site plan, it appears that the proposed project meets the minimum requirements of the zoning ordinance for approval of the requested zoning classification. Therefore, it is the recommendation of the Planning and Development Department that the application be approved subject to the following conditions:

1. Building elevation rendering, as indicated on Sheet A0.0, and Building Elevations, as indicated on Sheet A2.0, submitted by "The Artisan Design Group, LLC", date stamped received May 23 2007, by the Planning and Development Department;
2. General Compliance with Site Plan(s) as indicated on Sheet (s) C1, C2, and C3, as submitted by Patton-Boyer, Inc. Land Surveyors & Civil Engineers, date stamped May 23, 2007, with revisions to be approved by the Planning and Development Department, to include the following changes:
   A. Provide a one hundred (100) foot deceleration lane, tapered fifty (50) feet in length at the existing Snapfinger Road entrance located approximately 300-400 feet north of Flat Shoal Parkway (with incoming traffic onto the site having right-of-way);
   B. Corner Radius from Snapfinger Road shall be of sufficient size to accommodate fire trucks;
3. Compliance with the Letter of Intent, submitted by Artisan Design Group, LLC dated May 21, 2007, indicating maximum height of buildings at two (2) stories; Project Breakdown (indicating Tenant types that would be excluded from the project; Building Breakdown (indicating maximum building floor area of 81,000 square feet), and Building Materials to be used;
4. Storm water drainage improvements shall be subject to the approval of the Roads and Drainage Division of the DeKalb Public Works Department and the Development Division of the Planning and Development Department, and
5. Access and circulation shall be subject to approval by DeKalb County Public Works Division and the Georgia Department of Transportation (GA D.O.T).

PLANNING COMMISSION:
Approval per staff recommendation an additional condition which requires the applicant to develop a list of commercial uses (including restricted uses), by the Board of Commissioners public hearing.

COMMUNITY COUNCIL:
Approval.

FOR USE BY COMMISSION OFFICE/CLERK ONLY

ACTION: H5

MOTION was made by Commissioner May, seconded by Commissioner Stokes and passed 7-0-0-0, to approve with conditions, the rezoning application of WS Snapfinger, LLC.

ADOPTED: JUN 12 2007
(DATE)

PRESIDING OFFICER
DEKALB COUNTY BOARD OF COMMISSIONERS

CERTIFIED: JUN 12 2007
(DATE)

~~CLERK,~~ Chief Deputy Clerk
DEKALB COUNTY BOARD
OF COMMISSIONERS

FOR USE BY CHIEF EXECUTIVE OFFICER ONLY

APPROVED: JUN 18 2007

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETOED: _____

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETO STATEMENT ATTACHED: _____

MINUTES:

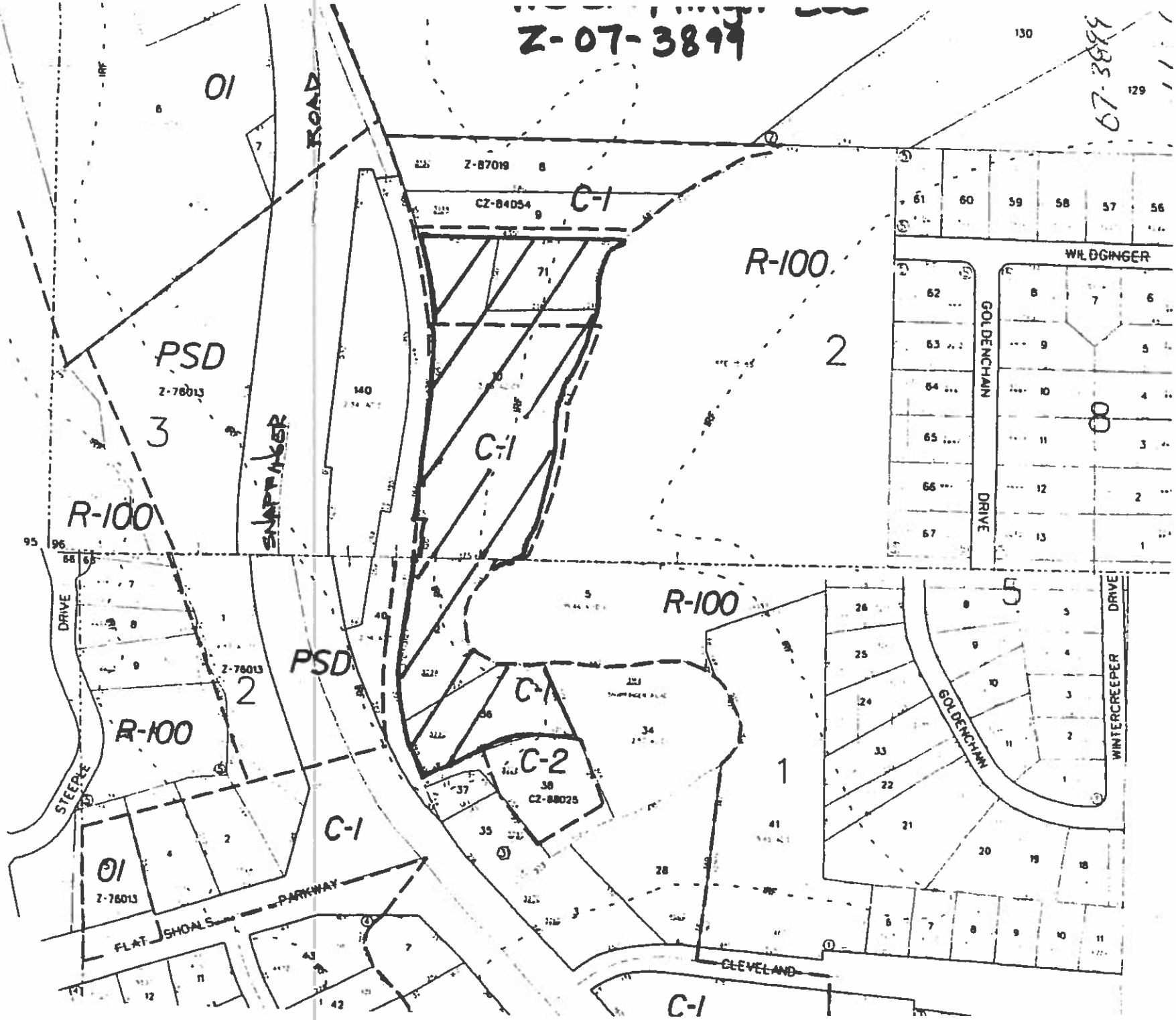
Commissioner May submitted a list of conditions for the record, to be kept on file in the Clerk's office.

Paul Girardeau, 8100 B Roswell Road, Sandy Springs, Ga. 30350, spoke in support of the application.

No one spoke in opposition of the application.

	FOR	AGAINST	ABSTAIN	ABSENT
DISTRICT 1 - ELAINE BOYER	X			
DISTRICT 2 - JEFF RADER	X			
DISTRICT 3 – LARRY JOHNSON	X			
DISTRICT 4 – BURRELL ELLIS	X			
DISTRICT 5 – LEE MAY	X			
DISTRICT 6 – KATHIE GANNON	X			
DISTRICT 7 – CONNIE STOKES	X			

Z-07-3899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Z-87019
CZ-84054
C-1
R-100
2
WILDGINGER
GOLDENCHAIN
DRIVE
PSD
Z-76013
3
SNAPPAKER
C-1
R-100
DRIVE
PSD
Z-76013
2
R-100
STEEPLE
C-1
C-2
CZ-88025
R-100
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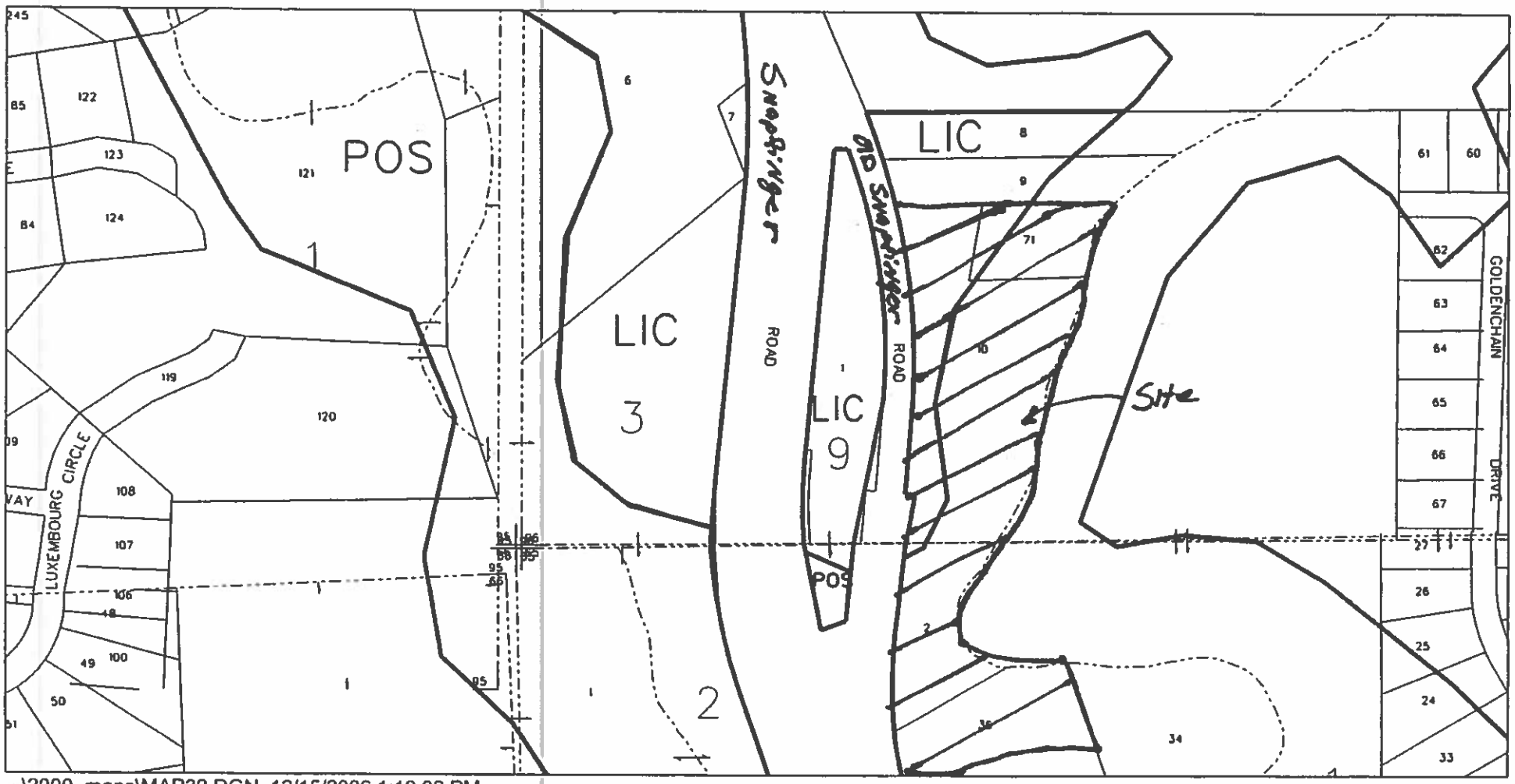
GOLDENCHAIN
WINTERCREEPER
DRIVE
01
Z-76013
FLAT SHOALS PARKWAY
CLEVELAND
C-1



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Z-07-3899

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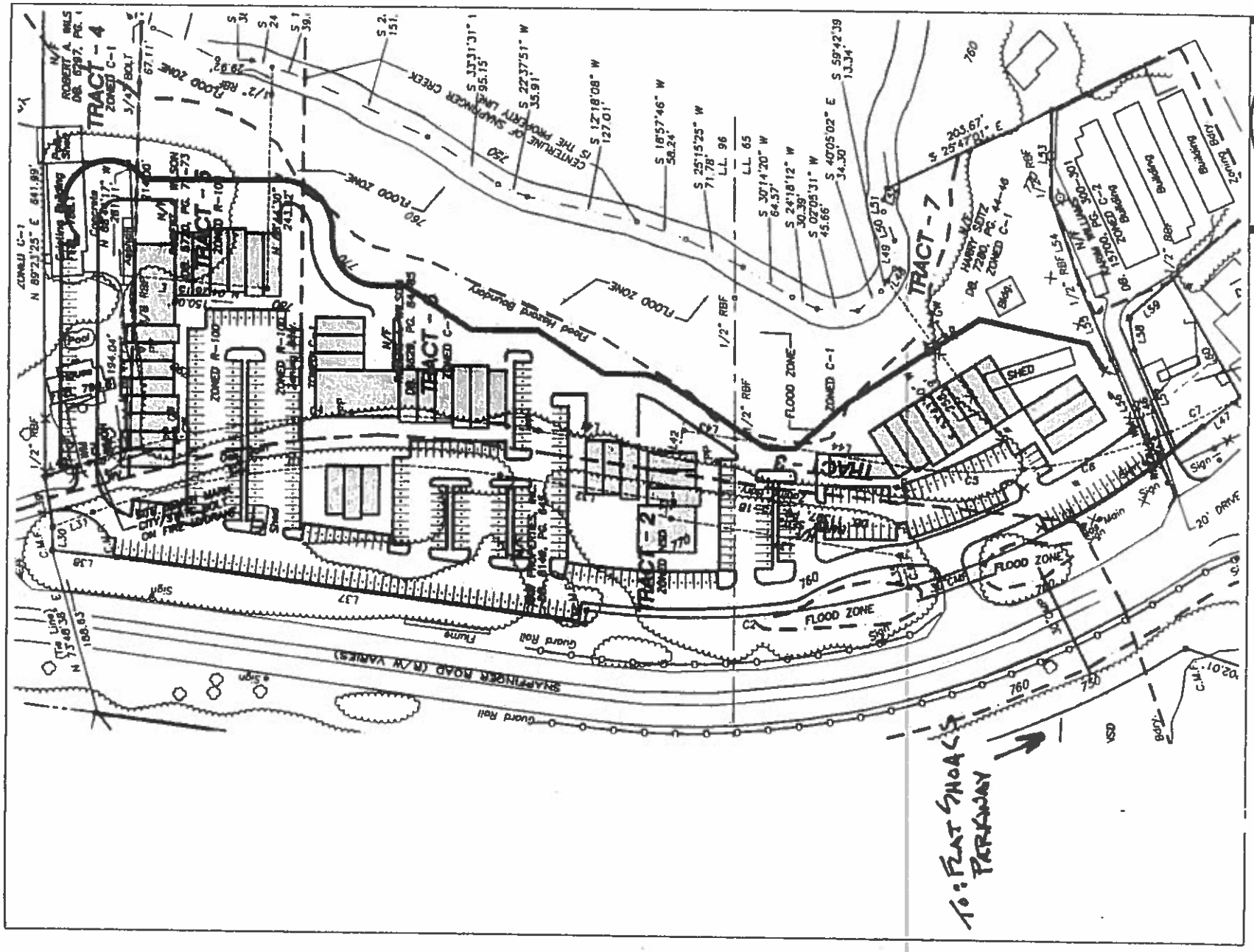


STATE OF GEORGIA
PAUL GIRARDEAU
CERTIFICATION No. 000000
REGISTERED ARCHITECT

THE ARTISAN DESIGN group·LLC
ARCHITECTURE PLANNING

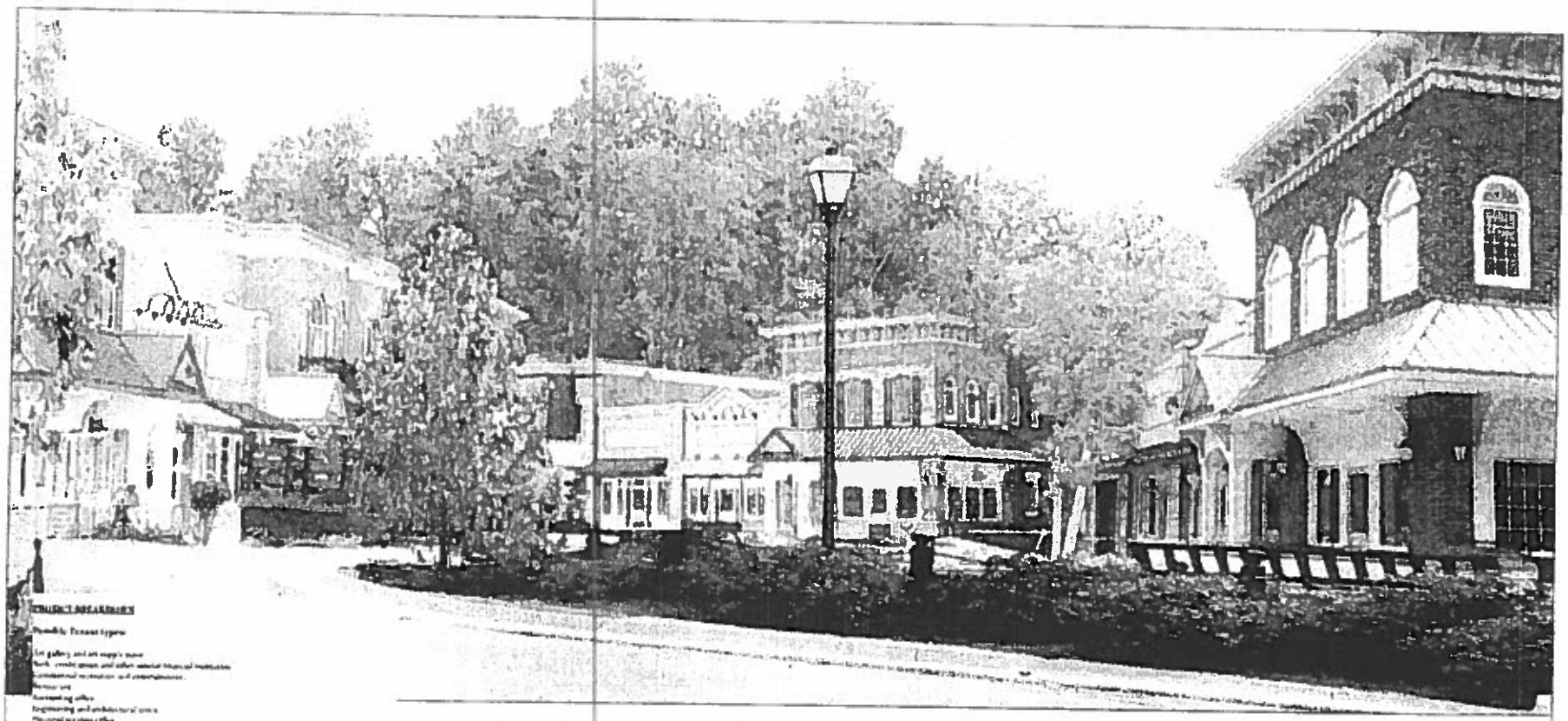
PROJECT

PROJECT ADDRESS

SHEET TITLE
SITE PLAN

SHEET
AS-01

JOB NUMBER
200634



Mill at Snapfinger

PROJECT DESCRIPTION

Possible Tenant types:

Art gallery and art supply store
Bank, credit union and other similar financial institution
Commercial recreation and entertainment
Dance studio
Accounting office
Engineering and architectural office
Financial services office
Insurance office
Legal office
Medical office
Real estate office
Publishing and printing establishment
Apparel and accessories store
Book, greeting card, and stationery store
Camera and photographic supply store
Florist
Food stores including bakeries
Furniture, home furnishings and equipment store
General merchandise store
Gift, novelty, and souvenir store (no adult theme)
Hardware store
Hobby, toy and game store (no adult theme)
Jewelry store
Music and musical equipment store
Home dealer and contractor
Office supplies and equipment store
Pharmacy and drug store
Quick copy printing store
Shopping center
Specialty store
Sporting goods and bicycle store
Business and trade associations
Outdoor advertising service
Photographic studios
Jewelry repair store

Tenant types that will be excluded from this project:

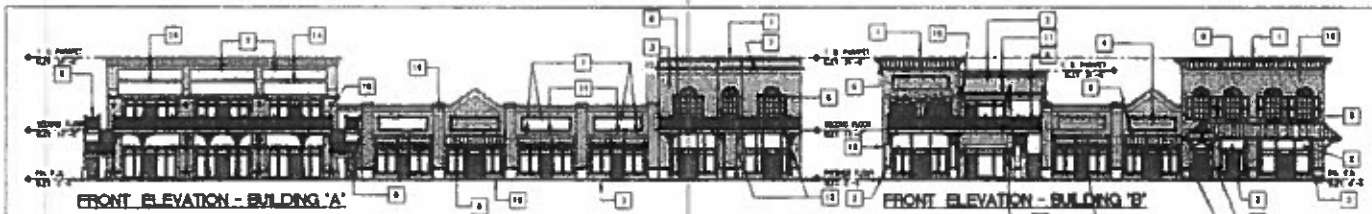
Pet supply store, animal grooming shop
Food stores including bakeries
Furniture, home furnishings and equipment store
General merchandise store
Adult Gift, novelty, and souvenir store
Adult Hobby, toy and game store

RECEIVED
MAY 3 REC'D
BY:

ADg
ARTISAN DESIGN group llc

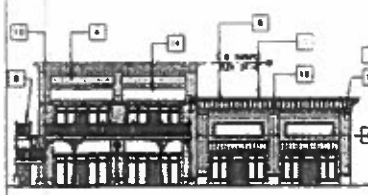
PROJECT
Mill at Snapfinger
PROJECT ADDRESS
LAND LOTS 65 AND 66
15TH DISTRICT
PROJECT OWNER
ROBERT WILSON
OWNER ADDRESS
2902 LACTRAC CT DECATUR GA 30035
OWNER PHONE NUMBER
7706143345
SHEET TITLE
ARCHITECTURAL COVER SHEET

SHEET
A0.0
JOB NUMBER
200630



FRONT ELEVATION - BUILDING 'A'

FRONT ELEVATION - BUILDING 'B'



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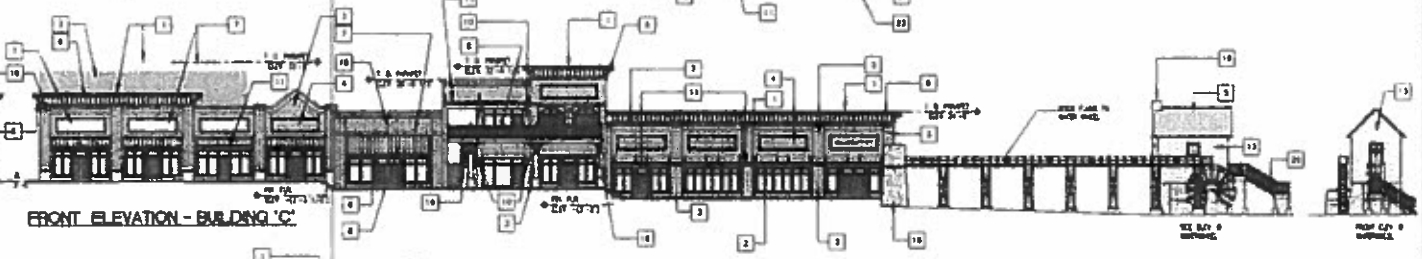

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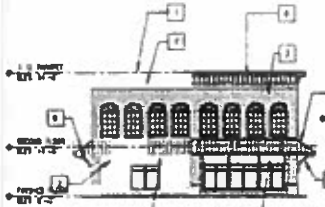
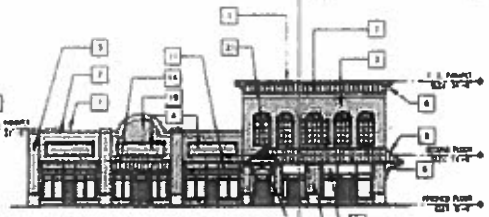
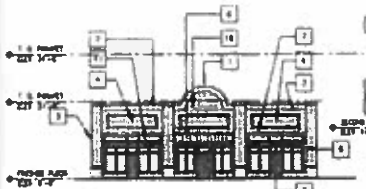


FRONT ELEVATION - BUILDING 'D'

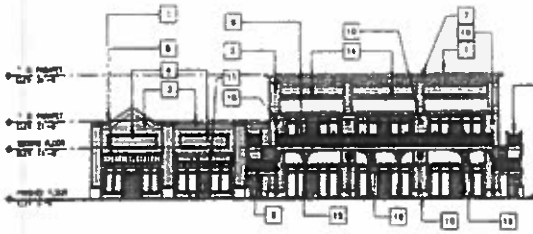


SIDE ELEVATION - BUILDING 'D'

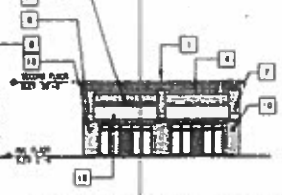


FRONT ELEVATION - BUILDING 'E'

FRONT ELEVATION - BUILDING 'F'



FRONT ELEVATION - BUILDING 'G'



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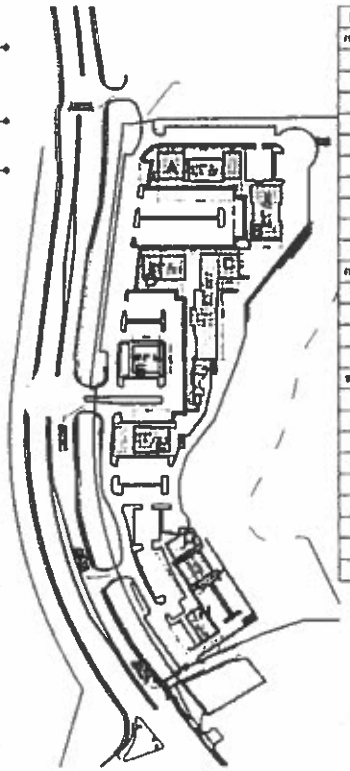

KEY PLAN

BUILDING SQUARE FOOTAGES

FIRST FLOOR SQUARE FOOTAGE		
BUILDING 'A'	[illegible] SF	
BUILDING 'B'	[illegible] SF	
BUILDING 'C'	[illegible] SF	
BUILDING 'D'	[illegible] SF	
BUILDING 'E'	[illegible] SF	
BUILDING 'F'	[illegible] SF	
BUILDING 'G'	[illegible] SF	
BUILDING 'H'	[illegible] SF	
TOTAL		[illegible] SF
FIRST FLOOR BUILDING GROSS SQFT		
RETAIL RETAIL	[illegible] SF	
RETAIL RESTAURANT	[illegible] SF	
TOTAL		[illegible] SF
SECOND FLOOR OFFICE SQUARE FOOTAGE		
BUILDING 'A'	[illegible] SF	
BUILDING 'B'	[illegible] SF	
BUILDING 'C'	[illegible] SF	
BUILDING 'D'	[illegible] SF	
BUILDING 'E'	[illegible] SF	
BUILDING 'F'	[illegible] SF	
BUILDING 'G'	[illegible] SF	
BUILDING 'H'	[illegible] SF	
TOTAL		[illegible] SF

EXTERIOR FINISH SCHEDULE

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3	[illegible]
4	[illegible]
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MATERIAL LIST

[illegible]	[illegible]
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[illegible]	[illegible]

ADg
ARTISAN DESIGN group LLC

ARCHITECTURE
PLANNING

PROJECT
Mill at Snapfinger
PROJECT ADDRESS
LAND LOTS 65 & 66
15TH DISTRICT
PROJECT OWNER
ROBERT WILSON
OWNER ADDRESS
2502 LAOTRAC CT DECATUR GA 30033
PHONE NUMBER
7706443343
SHEET TITLE
BUILDING ELEVATIONS

SHEET
A2.0
JOB NUMBER
200630

GENERAL NOTES

TRAFFIC NOTES

LEGEND

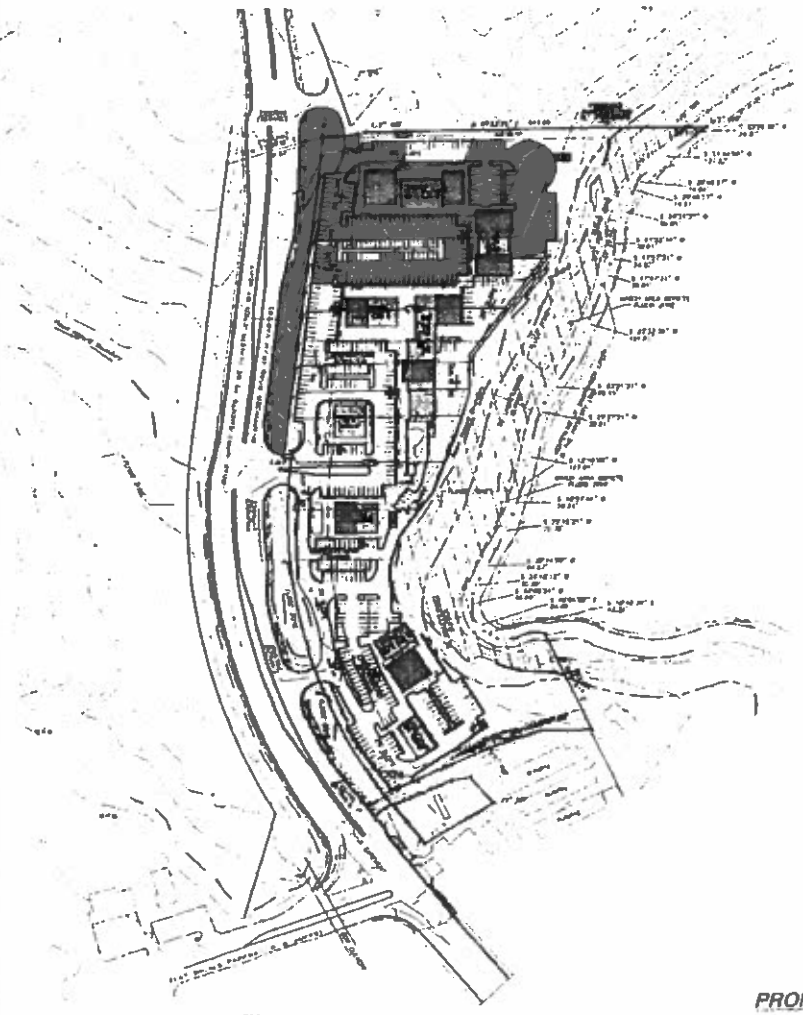
UTILITIES PROTECTION CENTER, INC.

Call FREE
1 - 800 - 282 - 7411

THREE WORKING DAYS BEFORE YOU DIG
IT'S THE LAW

OWNER/DEVELOPER

24 HOUR CONTACT

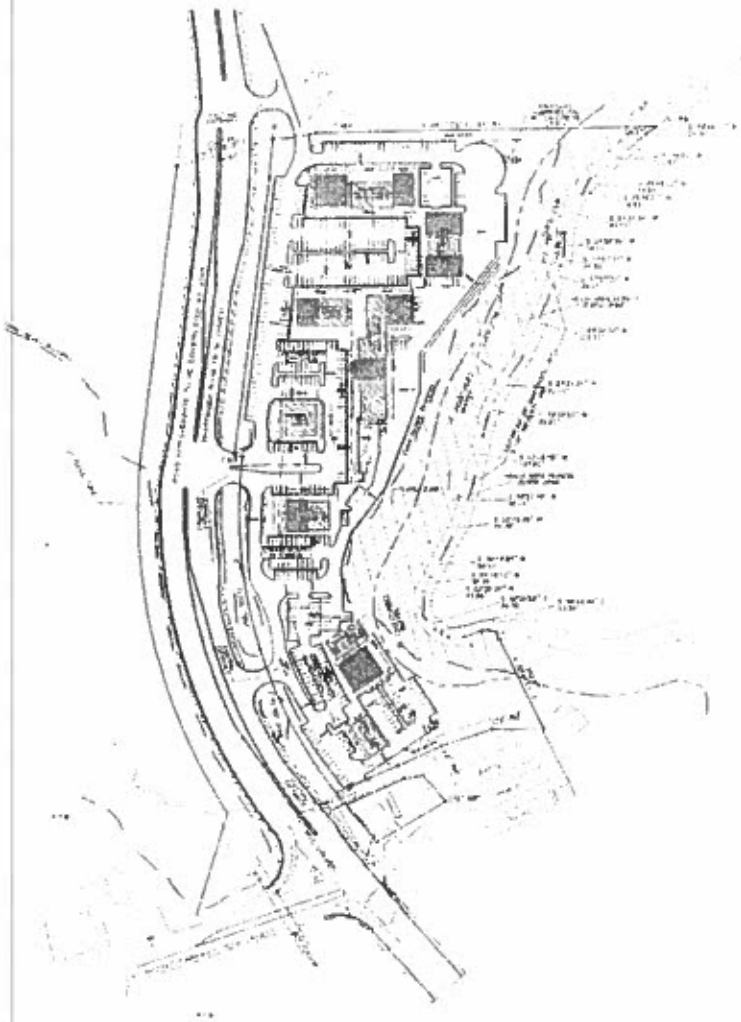


PROPERTY AREA: 13.31 ACRES

REVISIONS

CONCEPTUAL SITE PLAN
FOR
THE MILL AT SNAPPINGER
FRANKLIN COUNTY, GEORGIA
LAND LOTS 93 AND 94 - 15TH LAND DISTRICT

C1 03



PROPERTY AREA: 13.31 ACRES

Patton-Boyer, Inc.

THE MILL AT SNAPFINGER

C2 03

ADg LLc
ARTISAN DESIGN group LLc

May 21, 2007

LETTER OF INTENT

Harry Seitz and Robert Wilson Sr. of Wilserv 2502 Lantrac Ct. Decatur Georgia 30035 is looking to rezone and combine adjacent properties he owns into one C1 property at 3138 Snapfinger Road in the 5th district and land lots 65 and 96. The properties currently exist as (C1, (1)R100, and (1)NS. Harry and Robert plan on building a office retail development as shown on attached rendering and site plan and building elevations. The development will be an old world design with retail on the bottom floors and office on the upper floors. The buildings will be maximum 2 stories. We have revised the site plan per comments by Planning and Traffic as well as DOT.

PROJECT BREAKDOWN

Possible Tenant types:

Art gallery and art supply store.
Bank, credit union and other similar financial institution.
Commercial recreation and entertainment:
Restaurant
Accounting office.
Engineering and architectural office.
Financial services office.
Insurance office.
Legal office.
Medical office.
Real estate office.
Publishing and printing establishment.
Apparel and accessories store.
Book, greeting card, and stationery store.
Camera and photographic supply store.
Florist.
Food stores including bakeries.
Furniture, home furnishings and equipment store.
General merchandise store.
Gift, novelty, and souvenir store (no adult stores).
Hardware store.
Hobby, toy and game store (no adult stores).
Jewelry store.
Music and musical equipment store.
News dealer and newsstand.
Office supplies and equipment store.

PO DRAWER 1850, MARIETTA, GEORGIA 30061
MARIETTA 770-565-0683 – BUFORD 770-513-8310

Pharmacy and drug store.
Quick copy printing store.
Shopping center.
Specialty store.
Sporting goods and bicycle sales.
Business service establishment.
Outdoor advertising service.
Photographic studios.
Jewelry repair store.

Tenant types that will be <u>excluded</u> from this project:

Pet supply store, animal grooming shop.
Food stores including bakeries.
Furniture, home furnishings and equipment store.
General merchandise store.
Adult Gift, novelty, and souvenir stores.
Adult Hobby, toy and game store.
Retail automobile parts and tire store.
Variety store.
Video tape sales and rental store.
Business service establishment.
Outdoor advertising service.
Photographic studios.
Shoe repair store.

Building Breakdown:

Retail Shops	+/-55,500 SF
Office (2nd Floor)	+/-25,500 SF
Total Building Area:	**81,000 SF**

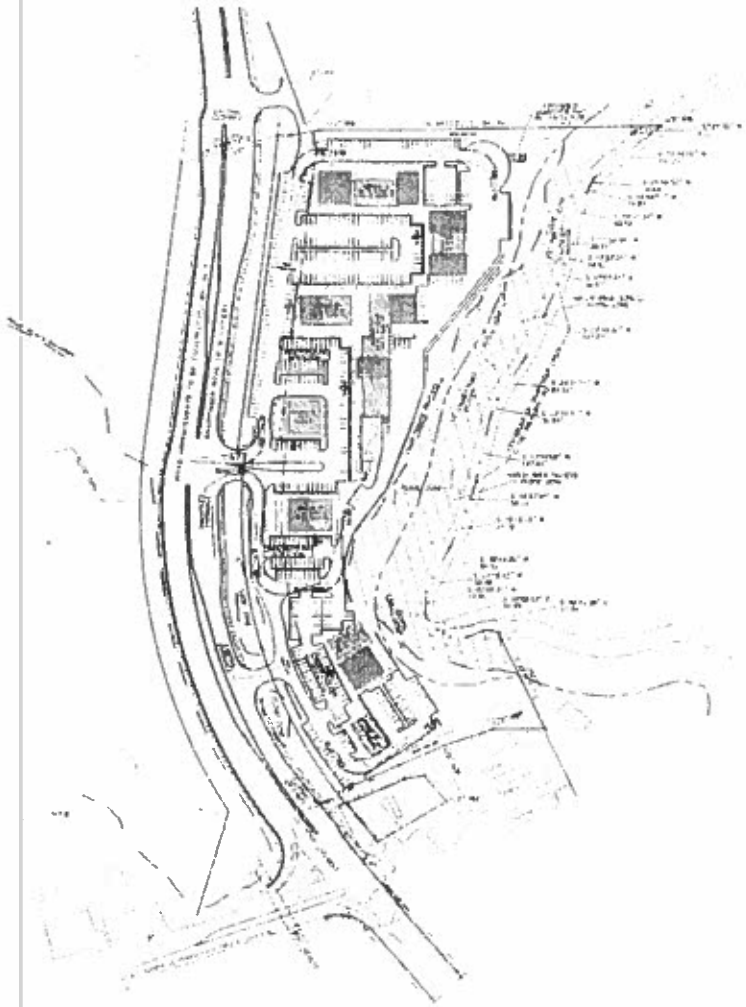
Building Materials to be used

Stone
- Stacked
- Cast

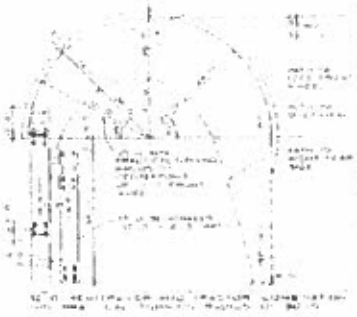
Brick
- At least 2 colors

Wood Siding
- Horizontal
- Board and Batten

Stucco
- Limited to less than 10% of Building Exterior



PROPERTY AREA: 13.31 ACRES



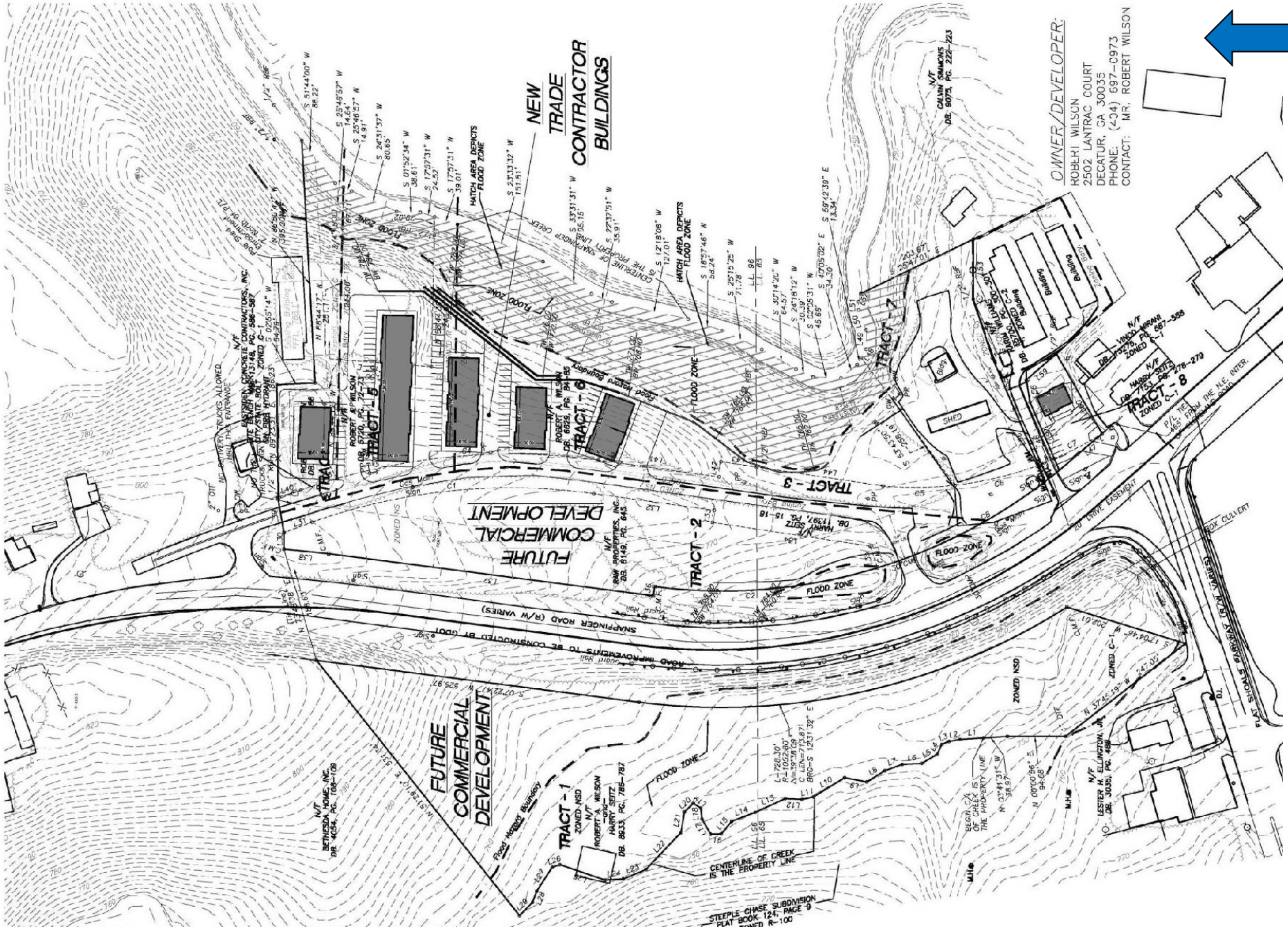
PARKING AREA DETAIL

THE MILL AT SNAPFINGER

C3 03

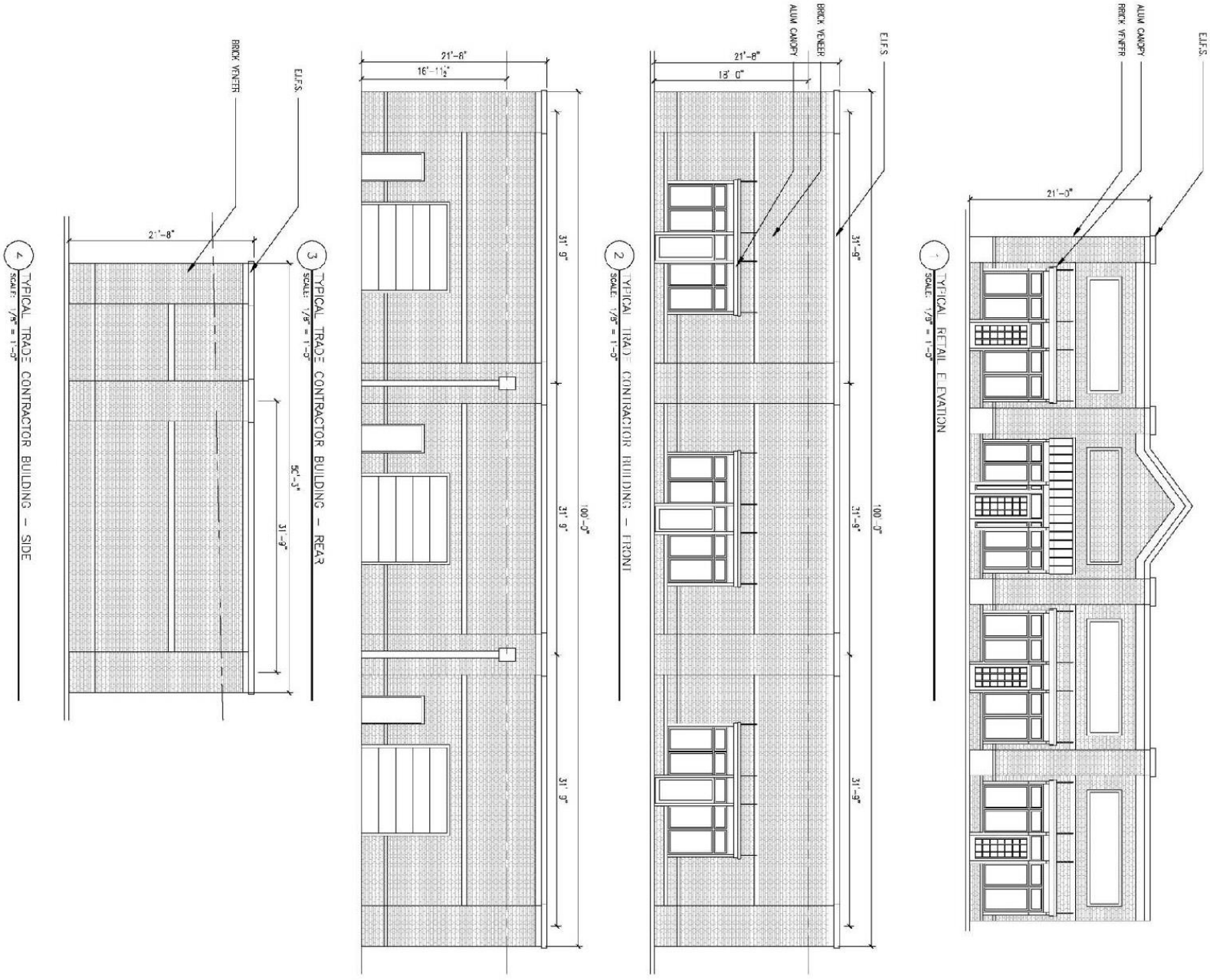
N. 11 CZ-18-22045

Site Plan



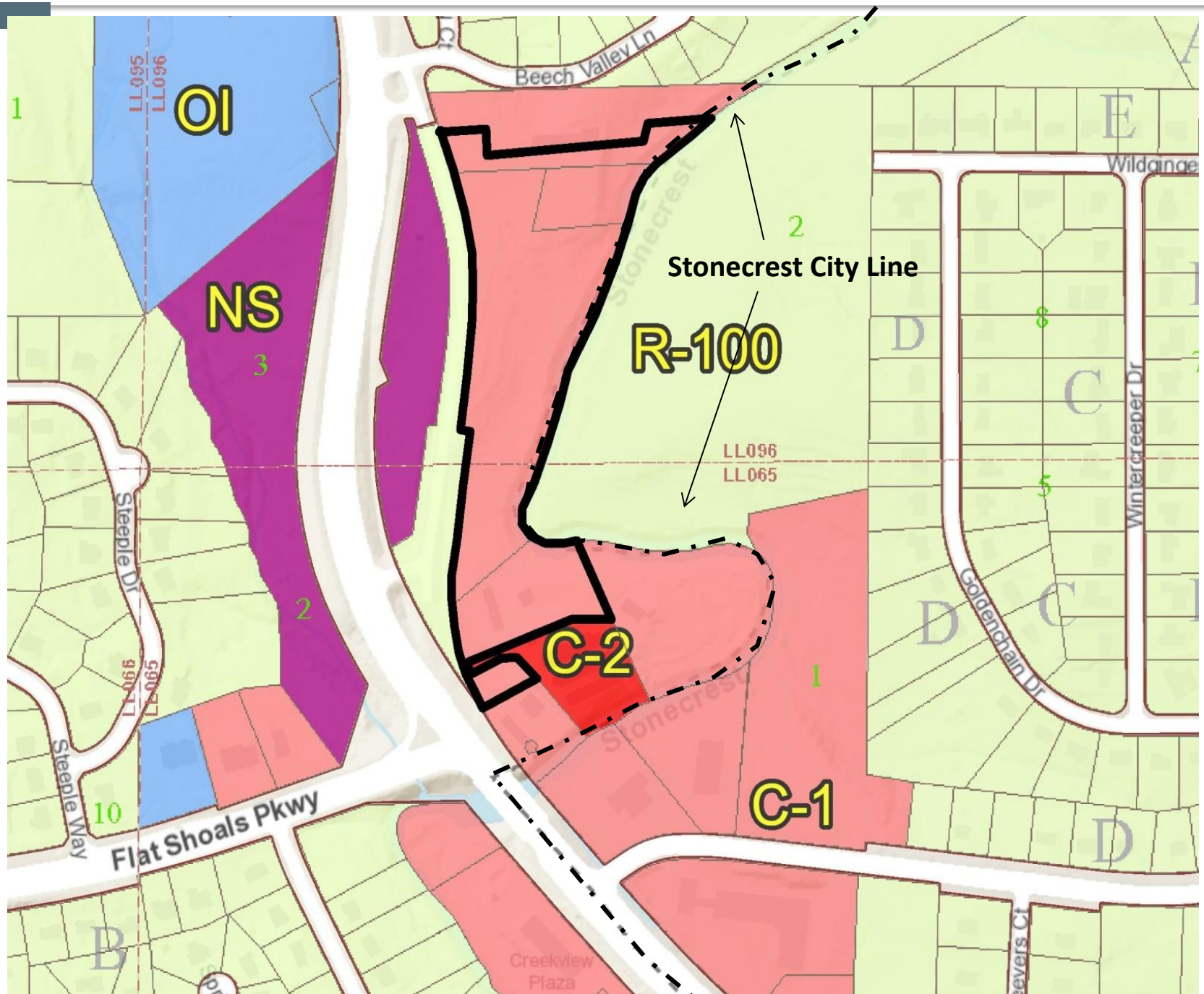
N. 11 CZ-18-22045

Elevations



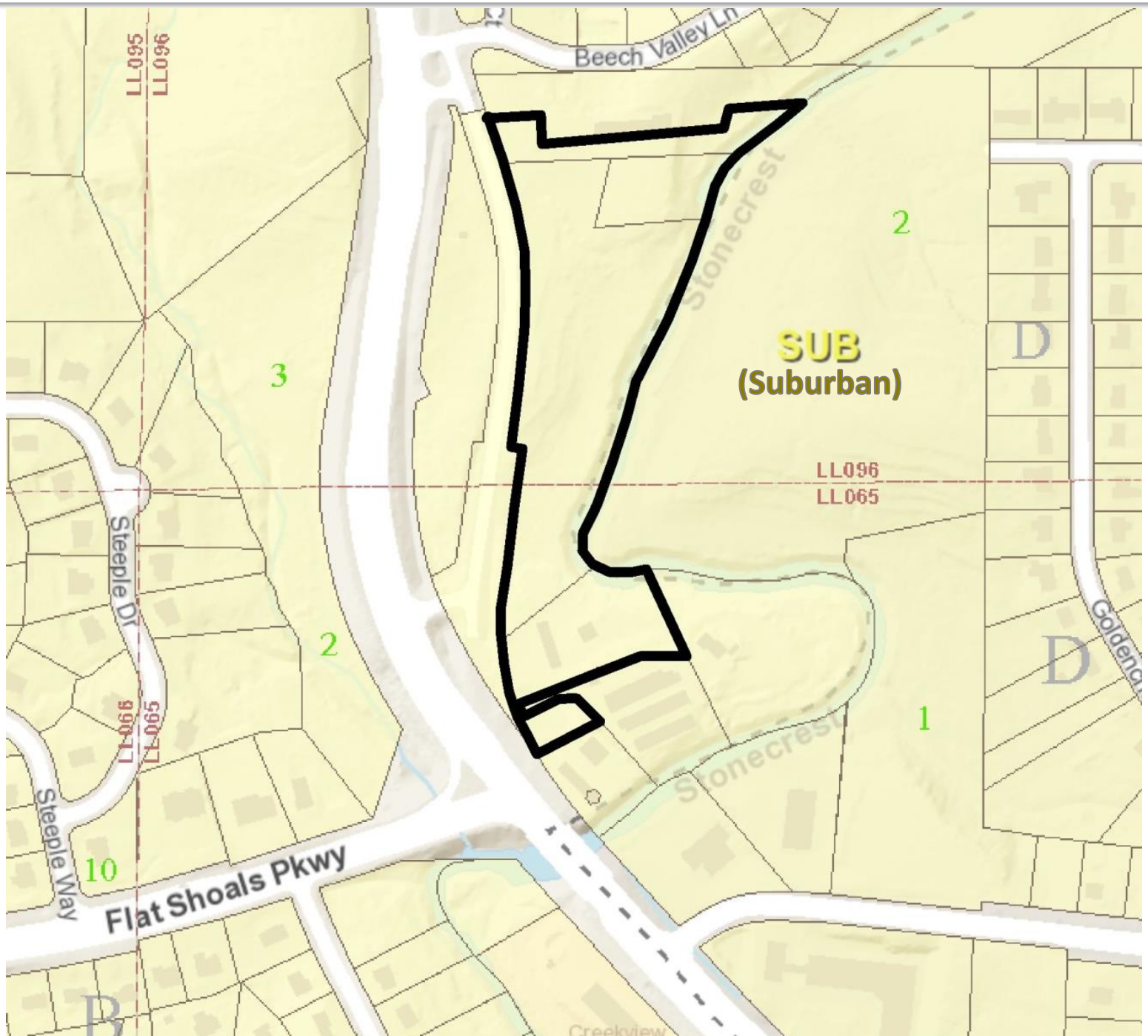
N. 11 CZ-18-22045

Zoning Map



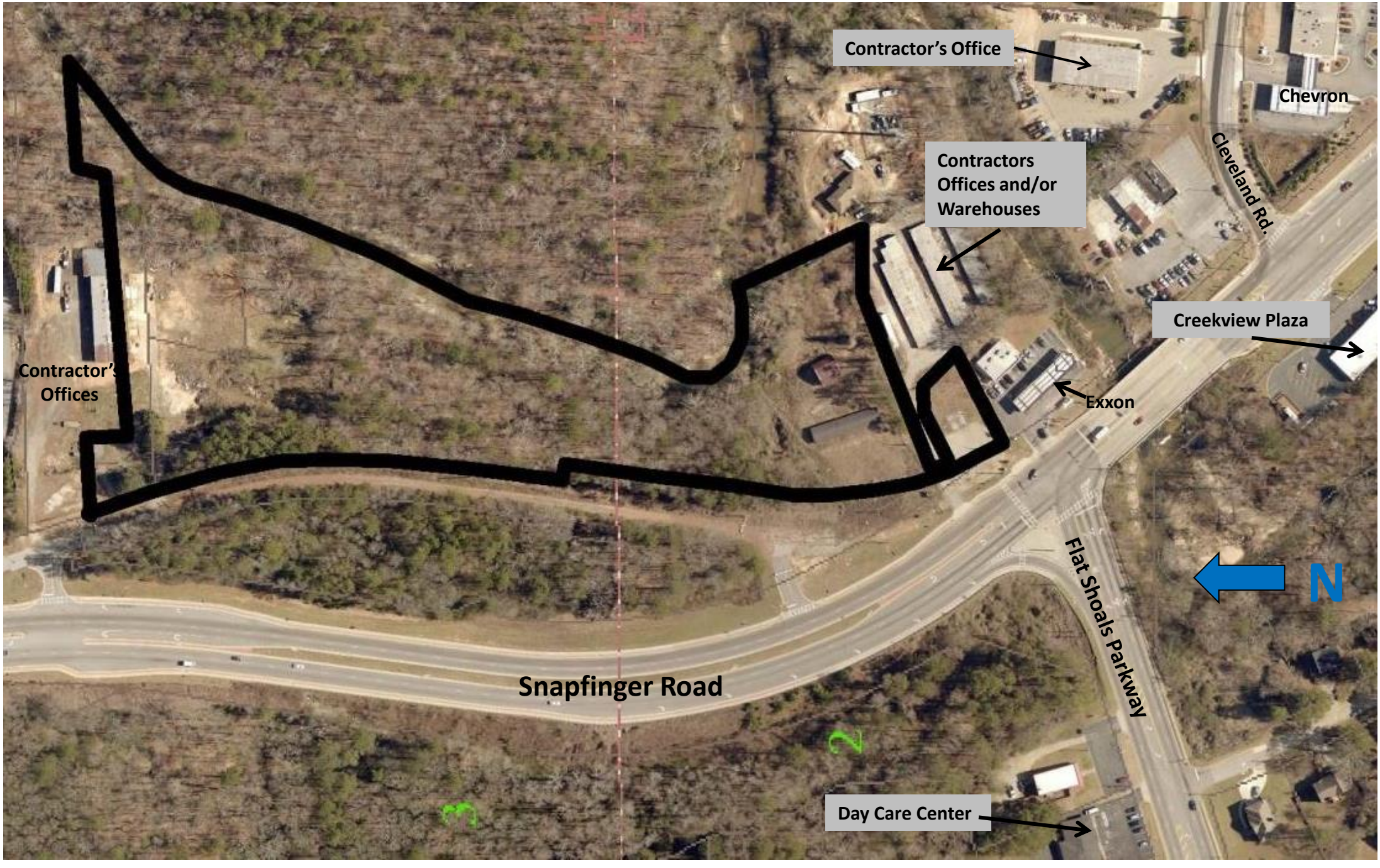
N. 11 CZ-18-22045

Land Use Map



N. 11 CZ-18-22045

Aerial Photo



N. 11 CZ-18-22045

Aerial Photo

N. 11 CZ-18-22045

Site Photos

(Left) View of property , looking southward, that shows abandoned R-O-W of Old Snapfinger Road, now owned by applicant.

(Right) Proposed building site ;ooking east towards floodplain.

N. 11 CZ-18-22045

Site Photos

(Left) Adjoining property to the north.

(Right) Adjoining and nearby properties to the south.