



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Legislation Text

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File #: 2020-0603, Version: 1

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Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): 5 & 7**

**Application of CSC Properties LLC to rezone 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.**

**PETITION NO: N6. Z-20-1243955 2020-0603**

**PROPOSED USE:** Multi-tenant commercial development.

**LOCATION:** 2450, 2452, and 2470 Wesley Chapel Road and 4292 New Snapfinger Woods Drive, Decatur, Georgia.

**PARCEL NO. :** 15-131-03-009,15-131-03-011,15-131-03-012,15-131-03-013

**INFO. CONTACT:** Matthew Williams, Zoning Administrator

**PHONE NUMBER:** 404-371-4922 X4

**PURPOSE:**

Application of CSC Properties LLC to rezone 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. The property is located on the northeast corner of Wesley Chapel Road and New Snapfinger Woods Drive, at 2450, 2452, and 2470 Wesley Chapel Road and 4292 New Snapfinger Woods Drive, Decatur, Georgia. The property has approximately 290 feet of frontage along Wesley Chapel Road, approximately 450 feet of frontage along New Snapfinger Woods Drive and contains 3.02 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** Approval with conditions.

**PLANNING STAFF:** Approval with conditions.

**STAFF ANALYSIS:** 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 attached recommended conditions”.

**PLANNING COMMISSION VOTE: Approval with Conditions 8-0-0.** G. McCoy moved, V. Moore seconded for Approval with conditions, per Staff recommendation.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 8-0-0.**