



DeKalb County Government

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

Legislation Details (With Text)

File #: 2018-1644 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 4/24/2018 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 5/22/2018 **Final action:**
Title: COMMISSION DISTRICT(S): 5 & 7 D7. Paul Girardeau CZ-18-22045
Indexes:
Attachments: 1. Staff Report and Application 3-6-18, 2. Recommended Conditions 3-6-18, 3. Recommended Conditions May 2018, 4. 2018 05.22 Item 2018-1644.pdf, 5. Staff Report May 2018

Date	Ver.	Action By	Action	Result
5/22/2018	1	Board of Commissioners - Zoning Meeting	approved with conditions	Pass
5/1/2018	1	Planning Commission		
3/27/2018	1	Board of Commissioners - Zoning Meeting	deferred for a full cycle	Pass
3/6/2018	1	Planning Commission	approved with conditions per staff recommendation	Pass

Public Hearing: YES ☒ NO ☐ **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7 D7. Paul Girardeau CZ-18-22045

PETITION NO: CZ-18-22045

PROPOSED USE: Trade contractors' offices with accessory storage.

LOCATION: The east side of a private drive that parallels Snapfinger Road, approximately 59 feet south of Beech Valley Lane, at 3138, 3148, 3158, 3224, and 3186 Snapfinger Road, Decatur. The property has approximately 1,366.79 feet of frontage on the east side of a private drive that parallels Snapfinger Road and contains 10.63 acres.

PARCEL NO.: 15-065-01-002 & -040, and 15-096-02-009, -010, & -071

INFORMATION CONTACT: Marian Eisenberg

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PURPOSE:

To rezone property from C-1 (Local Commercial) and R-100 (Residential-Medium Lot-100) to C-1 to allow development of trade contractor's offices with accessory indoor storage. The property is located on the east side of a private drive that parallels Snapfinger Road, approximately 59 feet south of Beech Valley Lane, at 3138, 3158, 3224, 3220, 3224, and 3234 Snapfinger Road, Decatur. The property has approximately 1,366.79 feet on

the east side of a private drive that parallels Snapfinger Road and contains 10.63 acres.

RECOMMENDATIONS:

COMMUNITY COUNCIL: (4-9-18) APPROVAL WITH CONDITIONS. (2-12-18) DENIAL.

PLANNING COMMISSION: (5-1-18) APPROVAL WITH CONDITIONS. (3-6-18) APPROVAL WITH CONDITIONS.

PLANNING STAFF: APPROVAL WITH CONDITIONS.

PLANNING STAFF ANALYSIS: 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 conditions.

PLANNING COMMISSION VOTE: (5-1-18) **Approval with Conditions, 8-0-0.** J. West moved and M. Butts seconded for approval with conditions as recommended by Staff. (3-6-18) **Approval with Conditions, 7-0-0.** M. Butts moved, J. Edmondson seconded for approval as recommended and conditioned by Staff, with the following added condition: "Site layout and configuration shall be in substantial compliance with the architectural site plan provided to the Planning Commission dated January 3, 2018".

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (4-9-18) **Approval with Conditions, 11-0-0.** The site would be limited to a specific list of permitted uses such as offices, trade shops, health and medical service related uses. (2-12-18) **Denial, 11-0-0.** The proposed use industrializes a residential area; there are similar failing businesses in other areas of DeKalb County; the development might negatively impact nearby residential subdivisions.