



DeKalb County Government

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

Legislation Details (With Text)

File #: 2019-4074 **Version:** 2 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 7/24/2019 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 11/19/2019 **Final action:** 11/19/2019
Title: COMMISSION DISTRICT(S): 3 & 7
Application of Georgia General Snapfinger Dev c/o Battle Law to amend the 2035 Future Land Use Plan Map from SUB (Suburban) to TC (Town Center), at 2658 Kelley Chapel Road.

Indexes:

Attachments: 1. D3 GA General Snapfinger LP 19 1243384

Date	Ver.	Action By	Action	Result
11/19/2019	2	Board of Commissioners - Zoning Meeting	approved	Pass
11/5/2019	2	Planning Commission	approval per staff recommendation	Pass
9/24/2019	2	Board of Commissioners - Zoning Meeting	deferred for a full cycle	Pass
9/10/2019	2	Planning Commission	Full cycle deferral per staff recommendation	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 7

Application of Georgia General Snapfinger Dev c/o Battle Law to amend the 2035 Future Land Use Plan Map from SUB (Suburban) to TC (Town Center), at 2658 Kelley Chapel Road.

PETITION NO: D3. LP-19-1243384

PROPOSED USE: TC (Town Center) for a mixed residential development.

LOCATION: 2658 Kelley Chapel Road.

PARCEL NO. : 15-126-05-003; 15-126-05-015; 15-126-05-021; 15-126-05-022

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Georgia General Snapfinger Dev c/o Battle Law to amend the 2035 Future Land Use Plan Map from SUB (Suburban) to TC (Town Center). The property is located on the east side of Kelley Chapel Road and the west side of Snapfinger Road, at 2658 Kelley Chapel Road and 2317, 2349, and 2610 Snapfinger Road, Decatur. The property has approximately 1,067 feet of frontage along the east side of Kelley Chapel Road (including the abandoned right-of-way) and 847 feet of frontage along the west side of Snapfinger Road and contains 17.24 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: (10-9-2019) NO QUORUM; (8/14/2019) DENIAL.

PLANNING COMMISSION: (11-5-2019) APPROVAL (9/10/2019) FULL CYCLE DEFERRAL.

PLANNING STAFF: (11-5-2019) WITHDRAWAL WITHOUT PREJUDICE; (9-24-2019) WITHDRAWAL WITHOUT PREJUDICE

STAFF ANALYSIS: The development proposal matches the ‘Outer Ring Intensity’ policies which protect surrounding single-family detached residential from Activity Center development. The proposed townhomes transition from the multi-family development (Wesley Club Apartments). And the incorporated single-family detached lots transition to the existing single-family to the west of Kelley Chapel Road by retrofitting to the existing single-family detached homes in the area. The development proposal is consistent with Land Use Policies (general) and the Town Center Character Area policies of the DeKalb County 2035 Comprehensive Plan. However, staff recommends ‘Withdrawal Without Prejudice’ at the request of the applicant.

PLANNING COMMISSION VOTE: (11-5-2019) Approval 5-2-0. J. West moved, A. Atkins seconded for approval, per Staff recommendation. G. McCoy and E. Patton opposed. **(9-10-2019) Full Cycle Deferral 8-0-1**, V. Moore moved, E. Patton seconded for a full cycle deferral per Staff recommendation. A. Atkins abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (10-9-2019) No Vote, No Quorum. Members in attendance did not discuss or take a vote on this deferred case. **(8-14-2019) Denial 6-2-4.**