



Legislation Details (With Text)

File #: 2020-0603 **Version:** 1 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 6/2/2020 **In control:** Board of Commissioners
On agenda: 8/25/2020 **Final action:** 8/25/2020
Title: 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.

Indexes:

Attachments: 1. N6 Recommended Conditions Z 20 1243955, 2. BOC Staff Report N6 Z 20 1243955 Wesley Chapel Road

Date	Ver.	Action By	Action	Result
8/25/2020	1	Board of Commissioners	approved per staff's conditions	Pass
7/30/2020	1	Board of Commissioners - Zoning Meeting	deferred for 30 days	Pass
7/7/2020	1	Planning Commission		

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

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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.