

Agenda Item

File ID: 2019-4071

Substitute

10/22/2019

Public Hearing: YES NO

Department: Planning and Sustainability

SUBJECT:

Commission District(s): 4 & 6

Application of Woodland Asset Management for a Special Land Use Permit for a proposed restaurant with a drive-through in a C-1 (Local Commercial) District, at 5100 Memorial Drive.

Petition No.: N4. SLUP-19-1243380
Proposed Use: Drive-Through Restaurant
Location: 5100 Memorial Drive
Parcel No.: 18 043 01 026
Information Contact: Marian Eisenberg
Phone Number: 404-371-4922

PURPOSE:

Application of Woodland Asset Management for a Special Land Use Permit for a proposed restaurant with a drive through in a C-1 (Local Commercial) District in accordance with Chapter 27, Article 4 of the DeKalb County Zoning Ordinance, Table 4.1. The property is located on the southwest corner of Memorial Drive and Memorial College Avenue in the Citadel Shopping Center, at 5100 Memorial Drive, Decatur, Georgia. The property has approximately 120 feet of frontage along Memorial Drive and 180 feet of frontage along Memorial College Avenue and contains 0.49 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval
PLANNING COMMISSION: Approval with modified conditions
STAFF RECOMMENDATION: Approval with conditions
PLANNING STAFF: Approval with conditions

PLANNING STAFF ANALYSIS: The proposed Popeyes Louisiana restaurant with a drive-through lane is compatible with nearby commercial uses along Memorial Drive. The site is in the Neighborhood Center Character Area where the proposed drive-through restaurant is consistent with the following policy and intent of the character area: creating mixed uses that offer a variety of retail and commercial services along Memorial Drive. Therefore, it is the recommendation of the Planning and Sustainability Department that the Special Land Use Permit (SLUP) to allow a Popeyes Louisiana restaurant with a drive through be APPROVED per Staff's conditions.

PLANNING COMMISSION VOTE: Approval with modified conditions 7-2-0. L. Osler moved, J. Johnson seconded for approval with Staff's modified conditions as follows: Remove condition #4 and correct condition #2 to change, "Memorial College Drive" to "Memorial College Avenue". G. McCoy and J. West opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 10-0-0.

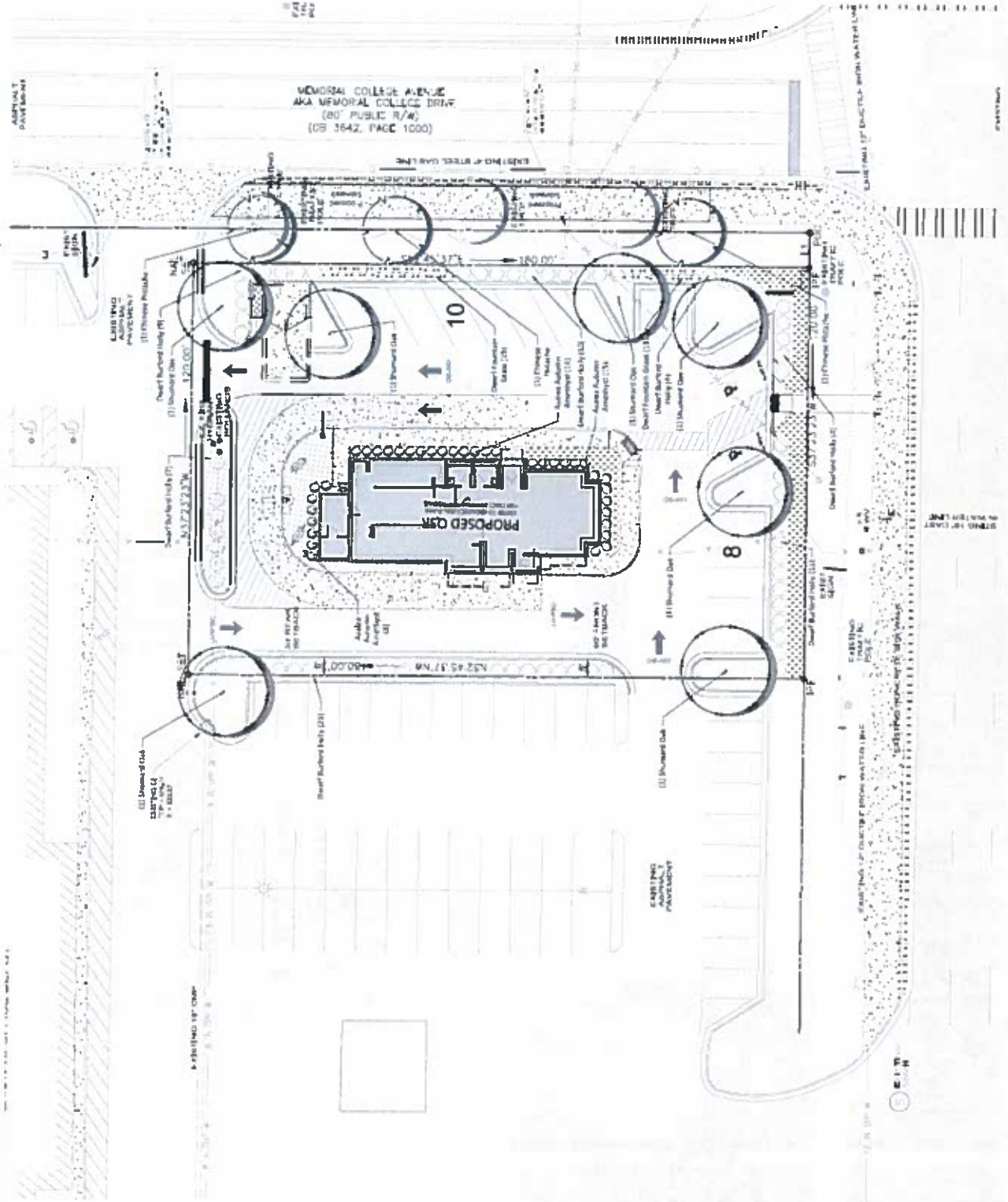
Recommended Conditions

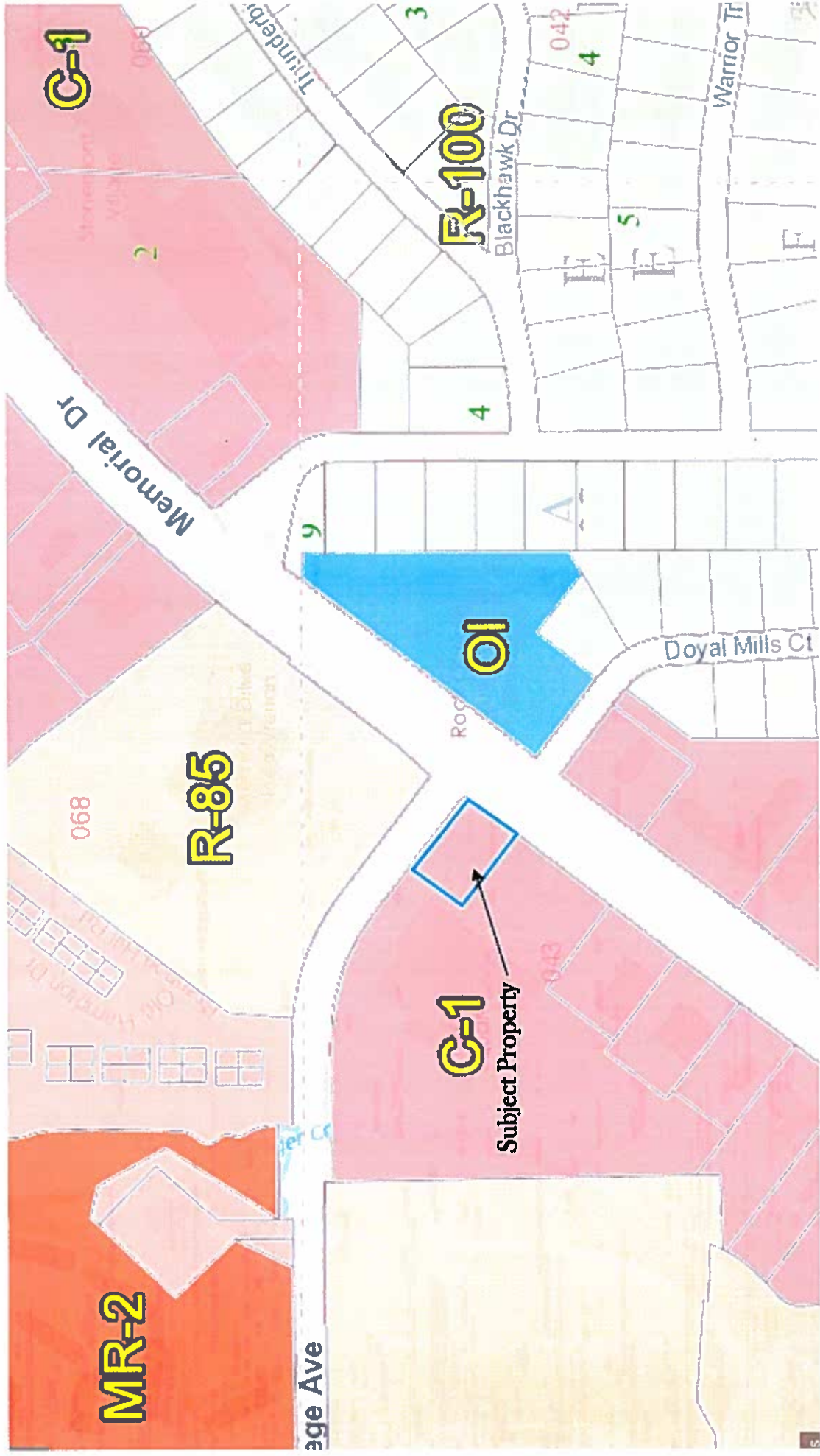
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1. A restaurant with a drive-through lane as depicted on the site plan received by the Department of Planning and Sustainability dated 10/16/19. Said site plan is conceptual and is subject to compliance with C-1 (Local Commercial) zoning standards unless variances are obtained from appropriate regulatory authorities.
2. Build 6' sidewalks along frontage of Citadel Square on Memorial College Avenue up to entry to shopping center.
3. Right of way dedication required 35 feet from centerline on Memorial Drive.
4. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the Zoning Board of Appeals, or other entity.

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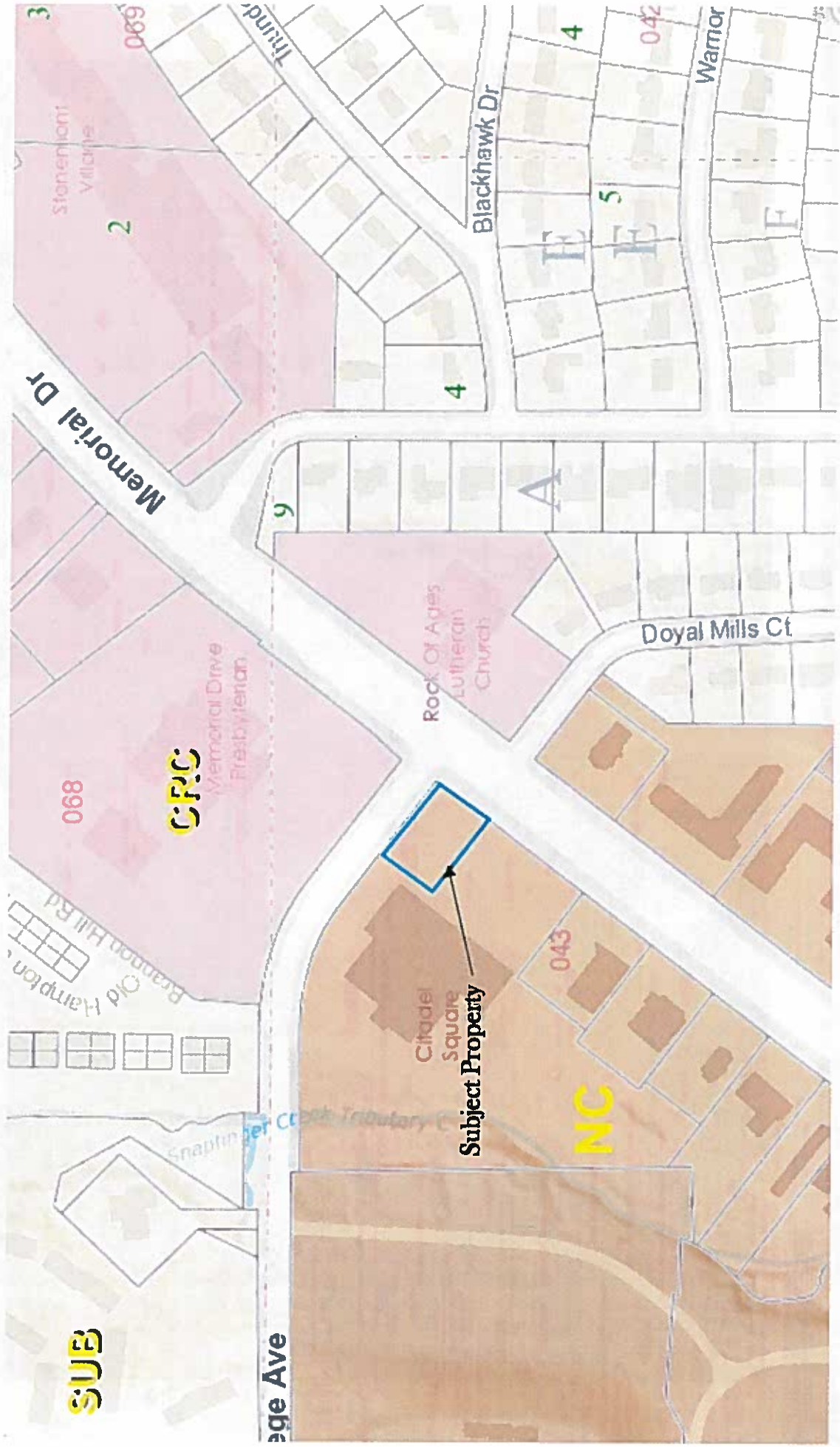
Proposed Site Plan and Survey





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Land Use Map



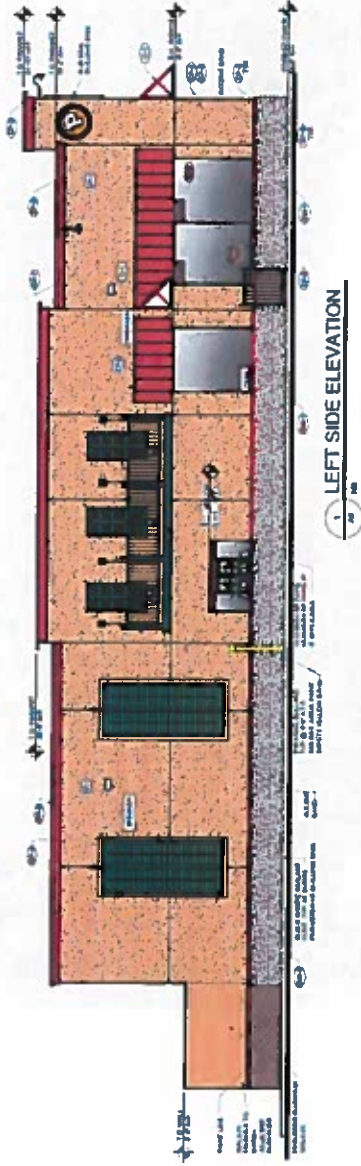
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Ariel Map



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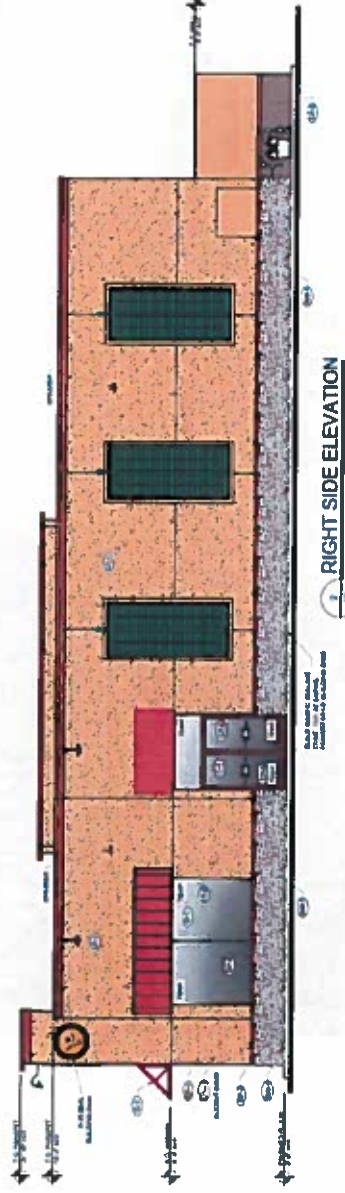
Proposed Building Rendering



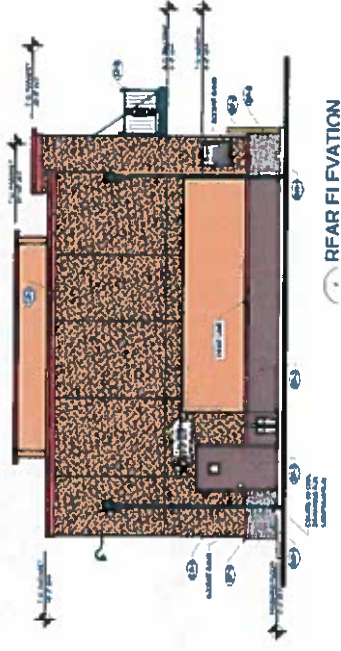
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

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Site Photos



View facing Memorial Drive

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Site Photos



View facing Memorial College Avenue

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Site Photos



View at Memorial Drive and Memorial College Avenue