

SLUP-21-1244886
Recommended Conditions

1. The subject property shall be developed in substantial conformity with the following site plans: "Preliminary Site Plan", prepared by Foresite Group, dated 04-12-2021 with the latest revision date of 07-13-2021 and with the building elevations dated 07-14-2021.
2. The applicant shall perform a traffic impact analysis and incorporate any recommended site improvements or directly adjacent right-of-way improvements, as approved by the Georgia Department of Transportation or DeKalb County.
3. The applicant shall design the site to provide sufficient space along N. Druid Hills Road to accommodate future road widening improvements.
4. No exterior sound systems, outdoor speakers, or sound amplification systems are permitted.
5. The Special Land Use Permit shall be issued to Midtown National Group, LP for a Chick-Fil-A drive-through restaurant only and shall not be transferrable for the purposes of establishing any other drive-through establishment.
6. The approval of this Special Land Use application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entities whose decision should be based on the merits of the application under review by such entity.
7. Truck loading/delivery shall not impede internal circulation on-site.
8. The applicant shall install adequate internal signage. Illustrations and design specifications for internal signage must be provided prior to land development phase approval.
9. If the restaurant partners with meal delivery service providers (e.g. Door Dash, Uber Eats, etc.), a portion of the excess parking spaces for passenger vehicles shall be designated for those meal delivery service providers.