

CZ-26-1248015 (2026-0444)
Recommended Conditions - May 2026 (if approved)
2960 N. Druid Hills Road

1. Use of the subject property shall be limited to a drink shop / quick-service restaurant with a drive-through facility.
2. The development shall be constructed in substantial conformity with the submitted site plan dated February 17, 2026, except as may be modified by these conditions.
3. No more than one curb cut / point of access shall be permitted, with all access and turning movements subject to approval by the Transportation Division. This also carries forward a key access limitation from the 1988 case.
4. The building shall remain oriented towards North Druid Hills Road, and the drive-through lane and related service functions shall remain to the rear of the building. No drive-through lane shall be located between the principal building and North Druid Hills Road.
5. The walk-up window, front pedestrian waiting area, and bicycle parking shown on the submitted plan shall be installed prior to issuance of a certificate of occupancy and thereafter maintained.
6. The drive-through lane shall not impede ingress, egress, internal circulation, or off-street parking, and shall not create unsafe conflicts with pedestrian access.
7. A minimum 50-foot rear buffer and an opaque screening fence with a minimum height of eight (8) feet shall be installed and maintained adjacent to residentially zoned or used property.
8. Required frontage improvements, including sidewalk, planting strip, lighting, bicycle accommodations, and any other improvements required by the Transportation Division or other reviewing agencies, shall be installed prior to issuance of a certificate of occupancy.
9. Approval of this SLUP and Major Modification shall not relieve the applicant of the need to obtain all other required permits and approvals from DeKalb County or any other agency.
10. Any variance request associated with this property or development shall be considered separately and approved or denied on its own merits in accordance with the applicable review criteria.