



Legislation Details (With Text)

File #: 2017-1199 **Version:** 2 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 10/23/2017 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 12/12/2017 **Final action:** 12/12/2017
Title: Special Land Use Permit - SLUP-17-21833 - Wen Georgia, LLC.

Indexes:

Attachments: 1. Recommended Conditions, 2. N1 Wen Georgia SLUP 17 21833

Date	Ver.	Action By	Action	Result
12/12/2017	2	Board of Commissioners	approved with conditions	Pass
11/14/2017	2	Board of Commissioners - Zoning Meeting		
11/2/2017	2	Planning Commission	approved with conditions per staff recommendation	Pass

Public Hearing: YES NO **Department:** Planning & Sustainability

SUBJECT:

Special Land Use Permit - SLUP-17-21833 - Wen Georgia, LLC.

COMMISSION DISTRICT(S): 2 & 6

PETITION NO: SLUP-17-21833

PROPOSED USE: Drive-through restaurant

LOCATION: 2957 North Druid Hills Road, Atlanta

PARCEL NO.: 18-111-03-019

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

A Special Land Use Permit to replace an existing Wendy's restaurant with a new Wendy's restaurant and drive-through lane in a C-1 (Local Commercial) district, in accordance with the Chapter 27 Article 4.1 Use Table of the DeKalb County Code. The property is located on the southwest side of North Druid Hills Road, approximately 1081 feet northwest of Clairmont Road, at 2957 North Druid Hills Road, Atlanta. The property has approximately 150 feet of frontage on North Druid Hills Road and contains 0.68 acre.

RECOMMENDATIONS:

COMMUNITY COUNCIL: APPROVAL.

PLANNING COMMISSION: APPROVAL WITH CONDITIONS.

PLANNING STAFF: APPROVAL WITH CONDITIONS.

PLANNING STAFF ANALYSIS: The requested Special Land Use Permit for a drive-through restaurant is suitable at the subject location. Use of the property for a restaurant is consistent with the use of commercial properties in the surrounding area. The proposed drive-through restaurant is not expected to create adverse effects on adjoining and nearby properties in the Toco Hills shopping center and surrounding Town Center activity center. The proposal is consistent with the following policy of the 2035 Comprehensive Plan for Town Centers: “Each Town Center shall include a high-density mix of residential, retail, office, services, and employment to serve several neighborhoods.” (Town Center Policy No. 22). Therefore, the Department of Planning and Sustainability recommends, “Approval with the attached conditions”.

PLANNING COMMISSION VOTE: **Approval with Conditions, 7-0-0.** J. West moved and J. Johnson seconded for approval as recommended and conditioned by Staff.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: **Approval, 7-0-0.** There was a quorum of seven members present. The application was voted unanimously for approval.