



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Legislation Text

File #: 2018-1592, Version: 1

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

SUBJECT:

COMMISSION DISTRICT(S): 2 & 6 D6. Jay Gipson SLUP-18-22039

PETITION NO: SLUP-18-22039

PROPOSED USE: Wendy's Restaurant with Drive-Through Window

LOCATION: Northwest corner of Briarcliff Road and Clairmont Road

PARCEL NO.: 18-196-04-029, 033, 034, 035, 037, 038, 039, 040 & 041

INFORMATION CONTACT: Marian Eisenberg

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PURPOSE:

To request a Special Land Use Permit (SLUP) to allow a Wendy's drive-through restaurant in conjunction with a proposed multi-commercial development on the northwest corner of Briarcliff Road and Clairmont Road at 2778, 2794, 2804, 2806, 2810, 2814 Clairmont Road and 3068, 3070, 3080 Briarcliff Road, Atlanta, Georgia. The property has approximately 669 feet of frontage along the west side of Clairmont Road and 324 feet of frontage along the north side of Clairmont Road and contains 3.85 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Deferral

PLANNING COMMISSION: Denial

PLANNING STAFF: Approval with Conditions

PLANNING STAFF ANALYSIS: The proposed Wendy's restaurant with a drive-through lane is compatible with nearby commercial and non-residential uses along Briarcliff Road and Clairmont Road. Located within a Neighborhood Center Character Area, the proposed drive-through restaurant is consistent with the 2035 Comprehensive Plan Policies: Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services; and organize circulation patterns through traffic calming techniques and access management. Add traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walkability. The revised site plan depicts right-of-way dedication to provide a right-turn lane along Clairmont Road to address traffic concerns. Conditions have been added to address right-in and right

-only access along Clairmont Road and Briarcliff Road. The proposed commercial development offers a variety of services and provide property upgrades to the existing site. The Department of Planning and Sustainability recommends “**APPROVAL**” of the SLUP request for a restaurant with a drive-through lane on the subject site subject to the following attached conditions:

PLANNING COMMISSION VOTE: Denial 7-1-0. A. Atkins moved, J. West seconded for denial. M. Butts opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Deferral 5-0-1. Concerned that the transitional buffer is thin and provides little protection from the vehicles and menu speakers to the condominiums directly to the west.