



DeKalb County Government

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

Legislation Text

File #: 2020-1542, Version: 1

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

SUBJECT:

COMMISSION DISTRICT(S): 2 & 6

Application of Julie Sellers to request a Special Land Use Permit (SLUP) to allow drive-through restaurant within an existing vacant building in the C-1 (Local Commercial) District in accordance with Section 27-4.2.23 (Supplemental Regulations) of the zoning ordinance, at 3033 N. Druid Hills Road.

PETITION NO: N10. SLUP-21-1244417 2020-1542

PROPOSED USE: Drive-through restaurant.

LOCATION: 3033 North Druid Hills Road, Atlanta, GA 30329

PARCEL NO. : 18-112-02-003

INFO. CONTACT: Jeremy McNeil, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Julie Sellers to request a Special Land Use Permit (SLUP) to allow drive-through restaurant within an existing vacant building in the C-1 (Local Commercial) District in accordance with Section 27-4.2.23 (Supplemental Regulations) of the zoning ordinance. The property is located on the west side of North Druid Hills Road opposite Azalea Circle, at 3033 North Druid Hills Road in Atlanta, Georgia. The property has approximately 179 feet of frontage along North Druid Hills Road and contains 0.77 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval with conditions.

PLANNING COMMISSION: Approval with conditions.

PLANNING STAFF: Approval with conditions.

STAFF ANALYSIS: The C-1 (Local Commercial) Zoning District request or a less intense commercial zoning classification (i.e. NS (Neighborhood Shopping), OI (Office-Institutional), OIT (Office-Institutional-Transitional)) would be consistent with the Comprehensive Plan. Suburban Character Area Policy 3 states, “non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents. Small scale nonresidential development shall be limited to qualifying intersections (collector roadway and above).” C-1 zoning presents a wide latitude of uses, however, lot size and applicable zoning development standards will limit the intensity of most redevelopment options. Moreover, the

subject property could be a catalyst for the development of a residential office corridor as other older residential structures along this portion of Covington Highway are converted to commercial use and/or as infill development comes along. Staff recommendation is for “Approval, with conditions”.

PLANNING COMMISSION VOTE: Approval with Conditions 8-1-0. A. Atkins moved, L. Osler seconded for Approval with conditions, per Staff recommendation. J. West opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval with Conditions 9-0-0. Approval with the condition that no auto/truck repair, sales, or service; alcohol outlet; convenience store; or gas station uses be allowed.