



Legislation Text

File #: 2021-3518, Version: 1

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

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 07

Application of Harold Buckley, Jr. for Caliber Car Wash for a Major Modification of Conditions approved, pursuant to CZ-14-19143, to allow a drive-through car wash in a C-1 (Local Commercial) District, at 3644 Memorial Drive.

PETITION NO: D5. CZ-22-1245320 (2021-3518)

PROPOSED USE: Drive-through car wash.

LOCATION: 3644 Memorial Drive, Decatur, Georgia 30032

PARCEL NO. : 15-217-04-024

INFO. CONTACT: Melora Furman, Sr. Planner

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PURPOSE:

Application of Harold Buckley, Jr. for Caliber Car Wash for a Major Modification of Conditions approved, pursuant to CZ-14-19143, to allow a drive-through car wash in a C-1 (Local Commercial) District. The property is located on the northwest side of Memorial Drive, approximately 1,045 ft. from the northeast corner of Memorial Drive and Columbia Drive, at 3644 Memorial Drive, Decatur, Georgia. The property has approximately 278 feet of frontage on the north side of Memorial Drive and contains 1.44 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: (Feb. 9, 2022) Approval. (Dec. 15, 2021) Approval.

PLANNING COMMISSION: (March 1, 2022) Full Cycle Deferral. (November 4, 2021) Denial.

PLANNING STAFF: (March 2022) Full Cycle Deferral (amended from Denial). (January 2022) Denial.

STAFF ANALYSIS: The staff recommendation to the Planning Commission was denial of the proposed car wash, primarily because it is not compatible with the policies of the Town Center character area in which it would be located. The Board of Commissioners, at their hearing of January 27, deferred the application full cycle to allow time for the applicant to consult with Planning staff about options to resolve the incompatibility of the proposal with the Town Center. Commissioner Johnson has suggested that the car wash site also be developed with a café or other eating establishment, and Staff supports this recommendation insofar as it would create a mixed use development that would be compatible with Town Center policies. To allow time for Caliber Car Wash to incorporate an eating establishment into its proposal, Staff amends its recommendation to that of "Full Cycle Deferral".

PLANNING COMMISSION VOTE: (March 1, 2022) Full Cycle Deferral 9-0-0. Jana Johnson moved, Vivian Moore seconded for a full cycle deferral to the May 2022 zoning agenda. **(November 4, 2021) Denial 6-0-2.** Jon West moved, Edward Patton seconded for Denial, per Staff recommendation. Tess Snipes and Vivian Moore abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Feb. 9, 2022) Approval 5-2-1. Discussion included a comment that the proposed car wash would not be pedestrian-oriented, and a question about the location of the closest existing car wash facility. **(Dec. 15, 2021) Approval 9-0-0.** Applicant answered a Board member's question about mitigation of noise from customer radios to her satisfaction.