



DeKalb County Government

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

Legislation Details (With Text)

File #: 2018-1897 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 3/28/2018 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 5/22/2018 **Final action:**
Title: COMMISSION DISTRICT(S): 4 & 7 N7. Dave Vaz SLUP-18-22140
Indexes:

Attachments: 1. N7 SLUP 18 22140 Staff Report & Attachments, 2. SLUP 18 22140 RECOMMENDED CONDITIONS, 3. 2018 05.22 Item 2018-1897.pdf

Date	Ver.	Action By	Action	Result
5/22/2018	1	Board of Commissioners - Zoning Meeting	approved	Pass
5/1/2018	1	Planning Commission		

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

SUBJECT:

COMMISSION DISTRICT(S): 4 & 7 N7. Dave Vaz SLUP-18-22140

PETITION NO: SLUP 18 22140

PROPOSED USE: Late Night Establishment

LOCATION: 6198 Memorial Drive

PARCEL NO.: 18 091 01 052

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To request a Special Land Use Permit (SLUP) to extend the operating hours of an existing restaurant (Duckanoo Grill) beyond 12:30 a.m. to operate as a Late Night Establishment within the C-1 (Local Commercial) district in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Article 4.2.32 Supplemental Regulations of the DeKalb County Code.

RECOMMENDATION:

COMMUNITY COUNCIL: APPROVAL

PLANNING COMMISSION: APPROVAL WITH CONDITIONS

PLANNING STAFF: APPROVAL WITH CONDITIONS

PLANNING STAFF ANALYSIS: The proposed Late Night Establishment (LNE) falls under the requirements for a Special Land Use Permit (SLUP) since the establishment proposes to serve alcohol after 12:30 a.m. within 1,500 feet of property zoned for residential use. The nearest residential zoning is the MR-1 (Medium Density Residential 1) district containing the Hairston Lake Apartments approximately 352 feet away from the northwest property line of the subject. It appears that the proposed LNE would be consistent with the following policies and strategies of the Commercial Redevelopment Corridor (CRC) Character Area of the DeKalb County Comprehensive Plan: 1) Upgrade the appearance of existing older commercial buildings with façade improvements (CRC Character Area Policy #20); and 2) Focus development on parcels that abut the designated Commercial Redevelopment Corridor (CRC Character Area Policy # 18). Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the proposed use is compatible with the surrounding commercial uses and is appropriate along this six-lane major arterial (Memorial Drive). Staff notes that the request complies with the Supplemental Regulations for Late Night Establishments as well as the distance requirements of the Alcohol Ordinance based on the submitted alcohol survey. Therefore, it is the recommendation of the Planning Department that the application be "Approved Conditionally", subject to the Staff's recommended conditions.

PLANNING COMMISSION VOTE: Approval w/Conditions 5-1-1. L. Osler moved, V. Moore seconded for approval as recommended and conditioned by Staff. T. Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: APPROVAL 8-3-1. Discussion included the need for security during late night hours.