



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2019-4712      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Preliminary Item  
**File created:** 11/25/2019      **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 1/28/2020      **Final action:**  
**Title:** COMMISSION DISTRICT(S): 3 & 6  
Application of Wolverton & Associates, Inc. for a Major Modification of zoning conditions pursuant to CZ-10-16426, to allow construction of a 29,100 square foot grocery store, at 1807 Memorial Drive.

### Indexes:

**Attachments:** 1. N6 Wolverton CZ 20 1243618, 2. Recommended Conditions PC, 3. Recommended Conditions BOC, 4. 2020 01.28 Item 2019-4712 Zoning

Date	Ver.	Action By	Action	Result
1/28/2020	1	Board of Commissioners - Zoning Meeting	approved with conditions	Pass
1/7/2020	1	Planning Commission	approved with conditions per staff recommendation	Pass

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

### SUBJECT:

**COMMISSION DISTRICT(S): 3 & 6**

**Application of Wolverton & Associates, Inc. for a Major Modification of zoning conditions pursuant to CZ-10-16426, to allow construction of a 29,100 square foot grocery store, at 1807 Memorial Drive.**

**PETITION NO: N6. CZ-20-1243618 (2019-4712)**

**PROPOSED USE:** Grocery store.

**LOCATION:** 1807 Memorial Drive

**PARCEL NO. :** 15-179-08-001

**INFO. CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

### PURPOSE:

Application of Wolverton & Associates, Inc. for a Major Modification of zoning conditions pursuant to CZ-10-16426, to allow construction of a 29,100 square foot grocery store. The property is located at the southeast corner of Memorial Drive and Warren Street, at 1807 Memorial Drive, Atlanta, GA. J The property has approximately 410.68 feet of frontage on Memorial Drive, approximately 789 feet of frontage on Warren Street, and approximately 869 feet of frontage on Wilkinson Drive and contains 12.52 acres.

### RECOMMENDATION:

**COMMUNITY COUNCIL: APPROVAL.**

**PLANNING COMMISSION: APPROVAL WITH CONDITIONS.**

**PLANNING STAFF: APPROVAL WITH CONDITIONS.**

**STAFF ANALYSIS:** The proposal is consistent with the intent of the Neighborhood Center character area to satisfy neighborhood residents' needs for goods and services. The applicant has provided pedestrian connections from the sidewalk at the northeast corner of the site to the front door of the building, and from the sidewalks on Memorial Drive and Warren Street. Because the Parkview Plaza lease requirements prevent the applicant from locating the building close to the sidewalk and street, the applicant has proposed sufficient landscaping on the edges of the property to screen the parking from view. The zoning proposal is not expected to adversely affect the use or usability of adjacent or nearby property. Off-site impacts on nearby properties to the north and east will be mitigated by the distance separation provided by the adjoining streets. Finally, the desirability of redeveloping the site with a land use that will thrive at this location supports approval of the zoning proposal. Therefore, the Department of Planning and Sustainability recommends "Approval with conditions".

**PLANNING COMMISSION VOTE: Approval with Conditions, 9-0-0.** V. Moore moved and J. Johnson seconded for approval with conditions as per the staff recommendation, with a modification to condition #6 (prohibited uses) to add check cashing as a prohibited use.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 10-0-0.** The Community Council Board thought that the proposed grocery store would bring price-conscious food to a food desert.