



## Legislation Details (With Text)

**File #:** 2020-0312    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 3/3/2020    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 6/25/2020    **Final action:**  
**Title:** COMMISSION DISTRICT(S): 3 & 7  
Application of Bank OZK for a Special Land Use Permit (SLUP) to allow a bank with a drive through in a C-1 (Local Commercial) District in accordance to Chapter 27, Article 4 Use Table and Section 4.2.23 of the DeKalb County Zoning Ordinance, at 3585 Memorial Drive.

### Indexes:

**Attachments:** 1. Recommended conditions SLUP-20-1243831, 2. Staff Report Bank OZK SLUP 20 1243831

Date	Ver.	Action By	Action	Result
6/25/2020	1	Board of Commissioners - Zoning Meeting	approved	Pass
6/2/2020	1	Planning Commission	approved with conditions per staff recommendation	Pass

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

### SUBJECT:

**COMMISSION DISTRICT(S): 3 & 7**

**Application of Bank OZK for a Special Land Use Permit (SLUP) to allow a bank with a drive through in a C-1 (Local Commercial) District in accordance to Chapter 27, Article 4 Use Table and Section 4.2.23 of the DeKalb County Zoning Ordinance, at 3585 Memorial Drive.**

**PETITION NO: N3. SLUP-20-1243831 (2020-0312)**

**PROPOSED USE:** Bank with drive through.

**LOCATION:** 3585 Memorial Drive.

**PARCEL NO. :** 15-217-12-003

**INFO. CONTACT:** Nahomie Lagardere

**PHONE NUMBER:** 404-371-2155

### PURPOSE:

Application of Bank OZK for a Special Land Use Permit (SLUP) to allow a bank with a drive through in a C-1 (Local Commercial) District in accordance to Chapter 27, Article 4 Use Table and Section 4.2.23 of the DeKalb County Zoning Ordinance. The property is located on the east side of Memorial Drive approximately 164+/- feet east of the intersection of Memorial Drive and Columbia Drive, at 3585 Memorial Drive, Decatur, Georgia. The property has approximately 240 feet along the south side of Memorial drive and contains 1.2 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** Approval with Conditions.

**PLANNING STAFF:** Approval.

**STAFF ANALYSIS:** The proposed bank with a drive-through lane is compatible with nearby commercial uses along Memorial Drive. Although the site is in the Town Center Corridor Character Area where the proposed drive-through facility is inconsistent with the following policy and intent of the character area: reduce automobile travel, promote walkability and increase transit usage along Memorial Drive. The proposed bank with drive-through would utilize all existing curb cuts on property and would be compatible with all other uses in the surrounding area. Therefore, it is the recommendation of Planning and Sustainability Department that the Special Land Use Permit (SLUP) to allow a bank with a drive-through be “Approved, with conditions”.

**PLANNING COMMISSION VOTE: Approval with Conditions 7-0-1.** E. Patton moved, V. Moore seconded for Approval, with Staff's conditions, with a modification to condition #1: "restaurant" should be changed to "bank" and "site plan" changed to "survey". A. Atkins abstained.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 7-0-0.**