



DeKalb County Government

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

Legislation Text

File #: 2019-3844, Version: 1

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 2 & 6

Application of Hole in One Ventures, LLC for a Special Land Use Permit (SLUP) to allow for a bank drive-through ATM within a Town Center Character Area in a C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1. Use Table and Article 4.2.23-Supplemental Regulations of the DeKalb County Code, at 2626 N. Decatur Rd.

PETITION NO: N5. SLUP-19-1243278

PROPOSED USE:

LOCATION: 2626 N Decatur Road

PARCEL NO.: 18-049-12-22

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Hole in One Ventures, LLC for a Special Land Use Permit (SLUP) to allow for a bank drive thru ATM within a Town Center Character Area in a C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1. Use Table and Article 4.2.23-Supplemental Regulations of the DeKalb County Code. The property is located on the northwest intersection of N. Decatur Road and Church Street, at 2626 North Decatur Road. The property has approximately 136 feet of frontage along the west side of Church Street and 170 feet of frontage along the north side of N. Decatur Road and contains 0.6 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval with Condition

PLANNING COMMISSION: Approval with Conditions

PLANNING STAFF: Approval

STAFF ANALYSIS: The proposed ATM drive-through lane for the banking institution is compatible with nearby commercial and non- residential uses along N. Decatur Road and Church Street. Located within a Town Center Character Area, the proposed drive-through restaurant is consistent with the 2035 Comprehensive Plan Policies: "... reduce automobile dependency and travel to obtain basic services; and organize circulation patterns through traffic calming techniques and access management." "Add traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walkability." The proposed

commercial development provides property upgrades to the existing site. The Department of Planning and Sustainability recommends, “Approval per Staff’s recommended conditions”.

PLANNING COMMISSION VOTE: Approval 7-0-0. J. West moved, E. Patton seconded for approval with Staff’s conditions. A. Atkins recused herself from this vote to avoid conflict of interest.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 5-1-0. Approval with a condition that both curb cuts have right-in/right-out access with a physical barrier.