



DeKalb County Government

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

Legislation Text

File #: 2020-0604, Version: 1

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of CSC Properties, LLC to request a Special Land Use Permit (SLUP) within Tier 1 of the I-20 Overlay District to allow up to three drive-throughs for a multi-tenant site on property zoned C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.23 Supplemental Regulations of the DeKalb County Code at 2450, 2452, 2470 Wesley Chapel Road & 4292 New Snapfinger Woods Drive.

PETITION NO: N7. SLUP-20-1243956 2020-0604

PROPOSED USE: Allow up to three-drive through commercial establishments

LOCATION: 2450, 2452, and 2470 Wesley Chapel Road and 4292 New Snapfinger Woods Drive, Decatur, Georgia.

PARCEL NO. : 15-131-03-009,15-131-03-011,15-131-03-012,15-131-03-013

INFO. CONTACT: Matthew Williams, Zoning Administrator

PHONE NUMBER: 404-371-4922 X 4

PURPOSE:

Application of CSC Properties, LLC to request a Special Land Use Permit (SLUP) within Tier 1 of the I-20 Overlay District to allow up to three drive-throughs for a multi-tenant site on property zoned C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.23 Supplemental Regulations of the DeKalb County Code. The property is located on the northeast corner of Wesley Chapel Road and New Snapfinger Woods Drive at 2450, 2452, and 2470 Wesley Chapel Road and 4292 New Snapfinger Woods Drive, Decatur, Georgia. The property has approximately 290 feet of frontage along Wesley Chapel Road and 450 feet of frontage along New Snapfinger Woods Drive and contains 3.02 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval with conditions.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The proposed drive-through lanes are inconsistent with the vision of the recently adopted I-20 East Transit Oriented Development Plan to provide a mixed-use development centered around a MARTA rail station consisting of office, retail and residential that is pedestrian friendly to serve the needs of the

community. Therefore, it is the recommendation of Planning and Sustainability Department that the Special Land Use Permit (SLUP) to allow up to three drive-throughs on the subject site be “Denied”. However, should the SLUP request be approved, Staff offers recommended conditions for consideration.

PLANNING COMMISSION VOTE: Approval with Conditions 7-1-0. G. McCoy moved, E. Patton seconded for Approval with conditions, per Staff recommendation. J. West opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 8-0-0. No opposition.