



Legislation Text

File #: 2024-0632, Version: 1

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

SUBJECT:

COMMISSION DISTRICT(S): Commission District 02 Super District 06

Application of Fifth Third Bank c/o Dillard Sellers for a Special Land Use Permit (SLUP) to allow for a drive through for a bank in the C-1 (Local Commercial) zoning district, at 2933 North Druid Hills Road.

PETITION NO: N6-2024-0632 SLUP-24-1247003

PROPOSED USE: Drive through for a bank.

LOCATION: 2933 North Druid Hills Road, Atlanta, GA 30329

PARCEL NO. : 18 111 03 018

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Fifth Third Bank c/o Dillard Sellers for a Special Land Use Permit (SLUP) to allow for a drive through for a bank in the C-1 (Local Commercial) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: (July 11, 2024) Approval with conditions.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The applicant, Julie Sellers is seeking a Special Land Use Permit (SLUP) to construct a new drive-through bank in the Local Commercial (C-1) Zoning District. The DeKalb County Board of Commissioners approved a SLUP for a drive-through *restaurant* (Jamba Juice) on this same property on November 10, 2020, with 15 zoning conditions. That restaurant has not been developed, and the Applicant now seeks approval of a SLUP for a 1,900 square foot bank with two drive-through lanes. The applicant indicates that the proposed bank will generate less vehicular traffic flow than the previously approved drive-through restaurant. The submitted site plan indicates that the sidewalks along North Druid Hills Road would remain, and that one of the two existing curb cuts would be eliminated. The applicant indicates that the elimination of one of the existing curb cuts will better support the County's desire to facilitate an improved pedestrian experience along North Druid Hills Road. The site is located within a Town Center (TC) Character Area designated by the DeKalb County 2050 Comprehensive Plan. Although there are existing drive-through establishments along North Druid Hills Road in the surrounding area, adding another drive-through facility does not meet the intent and vision of the TC Character Area calling for a pedestrian community focused within

a high density mix of residential, office, and commercial uses (*2050 Unified Plan, page 33*). Additionally, the proposed auto-oriented drive-through bank is not located at the edge of the TC Character Area where auto-oriented uses may warrant consideration. Consistent with Staff's previous denial recommendation for a drive through restaurant in 2020, Staff recommends "Denial of the proposed drive-through facility for a bank". Should the SLUP be approved, Staff recommends the attached conditions.

PLANNING COMMISSION VOTE: (July 11, 2024) Approval with conditions 6-0-0. Sarah Zou moved, Jan Costello seconded for approval with fifteen (15) conditions recommended by staff.

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