



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Michael
Thurmond

Planning Commission Hearing Date: Thursday November 4, 2021 5:30pm
Board of Commissioners Hearing Date: Thursday November 18, 2021 5:30pm

STAFF ANALYSIS

Case No.: Z-21-1244885 **Agenda #:** D1

Location/Address: 3795 North Druid Hills Rd.,
Decatur, GA 30033 **Commission District:** 02
Super District: 06

Parcel ID: 18-100-04-019

Request: Request to rezone the property from NS (Neighborhood Shopping) to C-1 (Local Commercial) to allow for the development of a drive-through restaurant.

Property Owner(s): Midtown National Group, LP

Applicant/Agent: David Kirk, on behalf of Chick-fil-a, Inc.

Acreage: 1.04 acres

Existing Land Use: Retail Commercial

Surrounding Properties: To the north of the subject property is North Druid Hills Road, to the south is North DeKalb Mall, to the west is commercial, and to the east is commercial.

Adjacent Zoning: **North:** R75, O-I **South:** C-1 **East:** C-1 **West:** C-1

Comprehensive Plan: **Town Center (TC)** ☒ **Consistent** ☐ **Inconsistent**

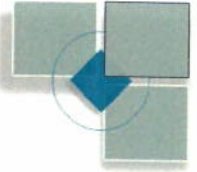
Proposed Density: N.A.	Existing Density: N.A.
Proposed Square Ft.: 2,800 sq. ft.	Existing Units/Square Feet: N.A.
Proposed Lot Coverage: 6.14%	Existing Lot Coverage: N.A.



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. _____
Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: David Kirk, on behalf of Chick-fil-A, Inc. E-Mail: David.Kirk@troutman.com

Applicant Mailing Address: 600 Peachtree Street, Suite 3000, Atlanta, GA 30308

Applicant Phone: 404-885-3415 Fax: N/A

Owner(s): Midtown National Group LP E-Mail: N/A
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 9171 TOWNE CENTRE DR, STE 335, SAN DIEGO CA 92122

Owner(s) Phone: N/A Fax: N/A

Address/Location of Subject Property: 3795 North Druid Hills Road

District(s): Unknown Land Lot(s): 100 Block: Unknown Parcel(s): 18 100 04 019

Acreage: 1.04 Commission District(s): 2 and SD 6

Present Zoning Category: NS Proposed Zoning Category: C-1

Present Land Use Category: TC

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes X No

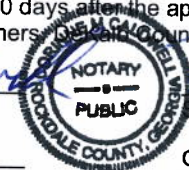
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing;

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY

January 14, 2022
EXPIRATION DATE / SEAL



SIGNATURE OF APPLICANT / DATE

Check One: Owner Agent X

My Commission Expires
January 14, 2022

330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030
[voice] 404.371.2155 – [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov

David C. Kirk
david.kirk@troutman.com

May 5, 2021

VIA U.S. CERTIFIED MAIL

Address Line
Address Line

Re: DeKalb County Community Meeting #2

Dear Neighbor:

I am writing to inform you of Chick-fil-A, Inc.'s ("Chick-fil-A") proposed Rezoning and Special Land Use Permit Applications (the "Applications") to be submitted to the DeKalb County Department of Planning & Sustainability to allow for the construction and operation of a new Chick-fil-A drive-through restaurant at 3795 North Druid Hills Road NE. This new restaurant will replace the older drive-through restaurant located nearby at 3905 North Druid Hills Road. The requested Rezoning Application seeks to rezone the property from Neighborhood Shopping ("NS") to Local Commercial ("C-1"). The Special Land Use Permit Application seeks approval of the associated drive-through facility. I am attaching for your review a copy of the Site Plan showing the proposed new restaurant and associated drive-through.

Chick-fil-A is holding a second Virtual Community Meeting via Zoom on **Thursday, May 20, 2021** at 5:30 P.M., at which time Chick-fil-A will share details of the proposal with attendees. To join the Virtual Community Meeting, please enter the web address below into your internet browser (with no spaces) and follow the prompts to join the meeting.

Web Address:

<https://troutman.zoom.us/j/92657834227?pwd=K1pGRWpKSsk0xM1pBMldyKzdNREIKZz09>

Meeting ID: 926 5783 4227

Password: 425462

You may also join the Virtual Community Meeting by phone via the following number:

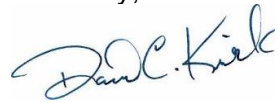
Number: 1-929-436-2866

Meeting ID: 926 5783 4227

Passcode: 425462

Should you have any questions about the Applications and proposed Chick-fil-A restaurant, please do not hesitate to give me a call at (404) 885-3415.

Sincerely,

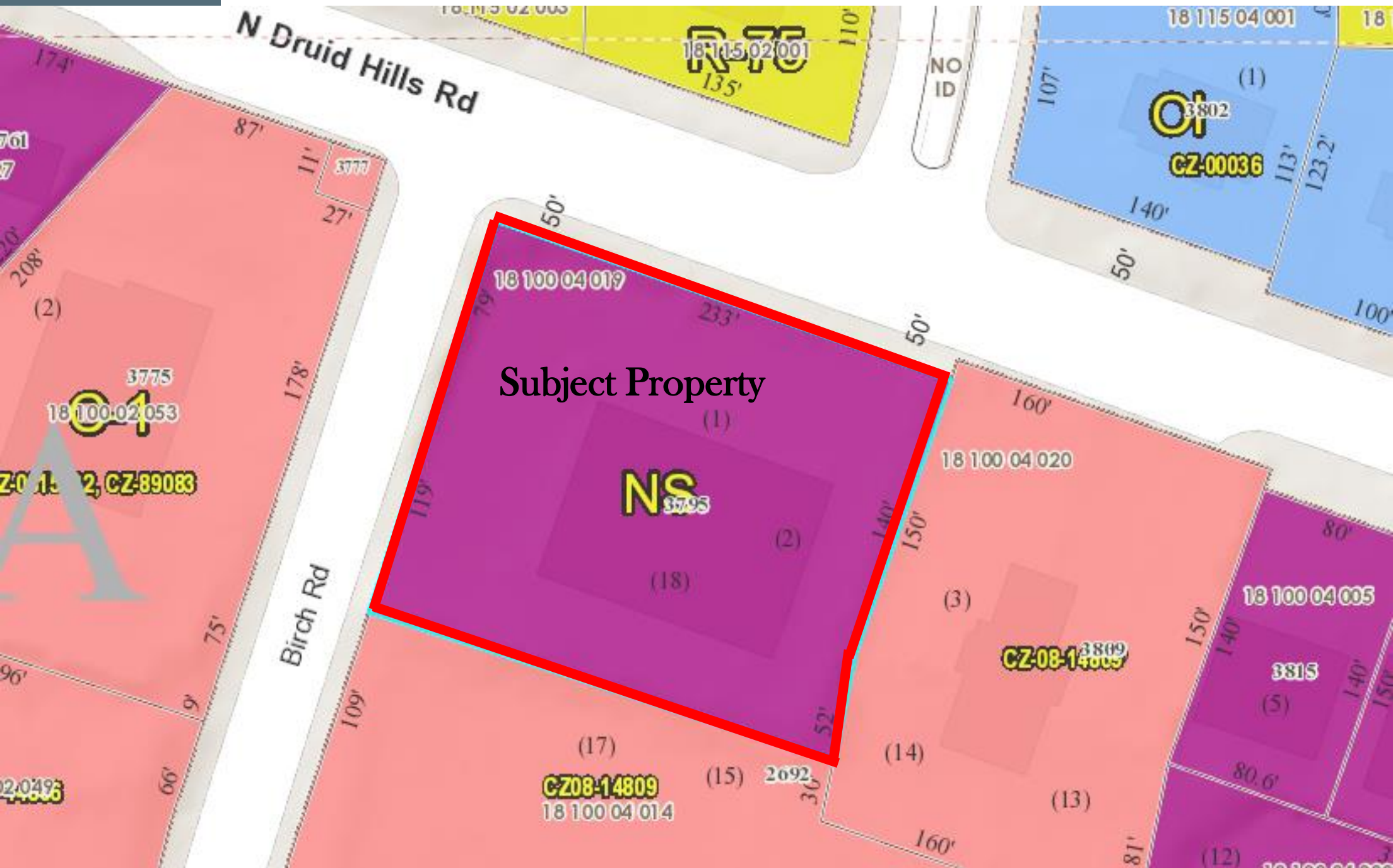
A handwritten signature in blue ink that reads "David C. Kirk". The signature is written in a cursive, flowing style.

David C. Kirk

N1 / N2

Z-21-1244885 / SLUP-21-1244886

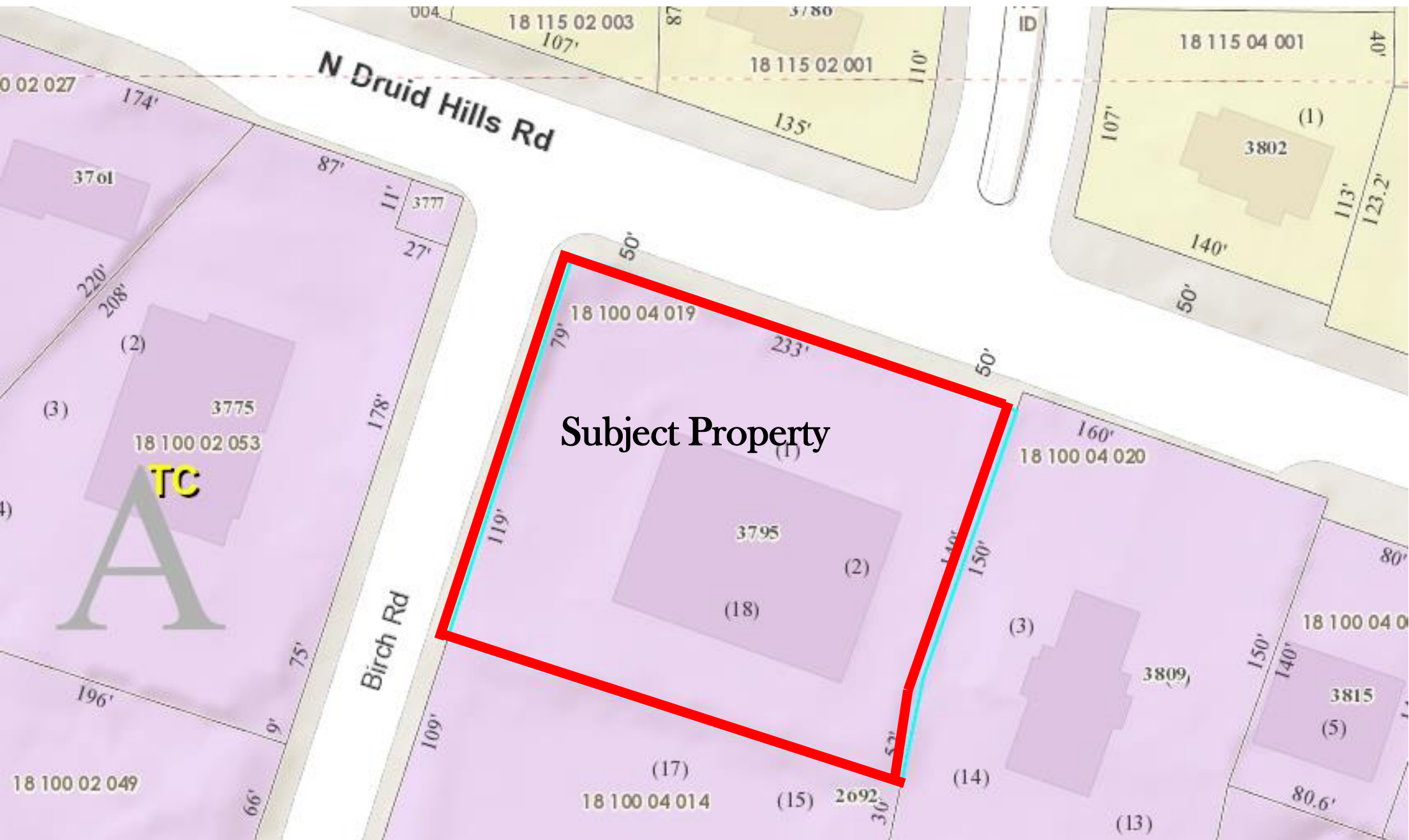
Zoning Map



N1 / N2

Z-21-1244885 / SLUP-21-1244886

Land Use Map



N1 / N2

Z-21-1244885 / SLUP-21-1244886

Ariel Map



For Pet's Sake
Animal hospital

N Druid Hills Rd NE

N Druid Woods Ct

Ben Collinger - State
Farm Insurance Agent

Sunny Cleaners
Alteration

Subject
Property

3795 N Druid Hills Rd
NE, Decatur, GA 30033

N Druid Hills Rd NE

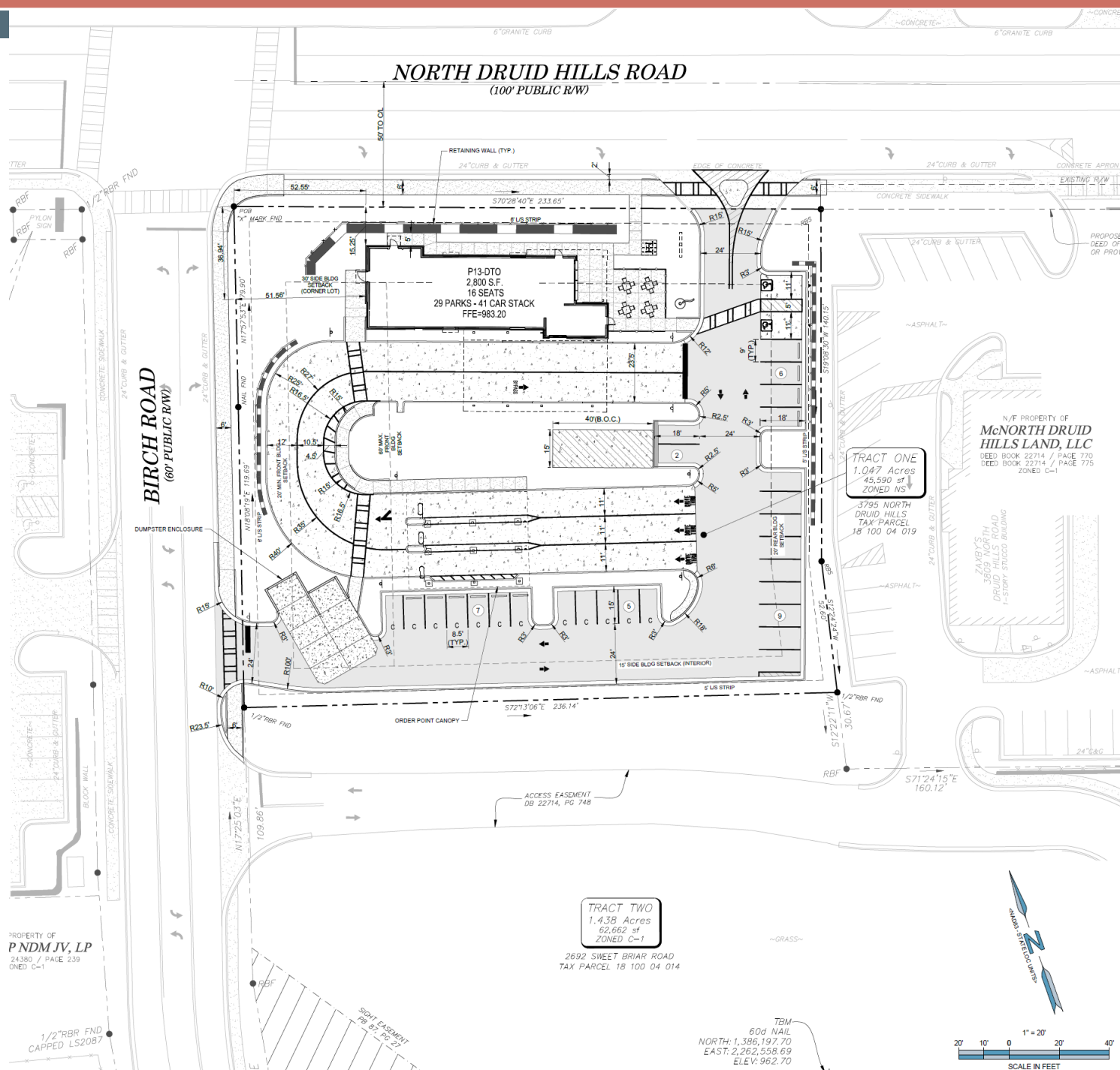
N Druid

Birch Rd

Sweetbriar Rd

Bhindi Jewelers
Jeweler

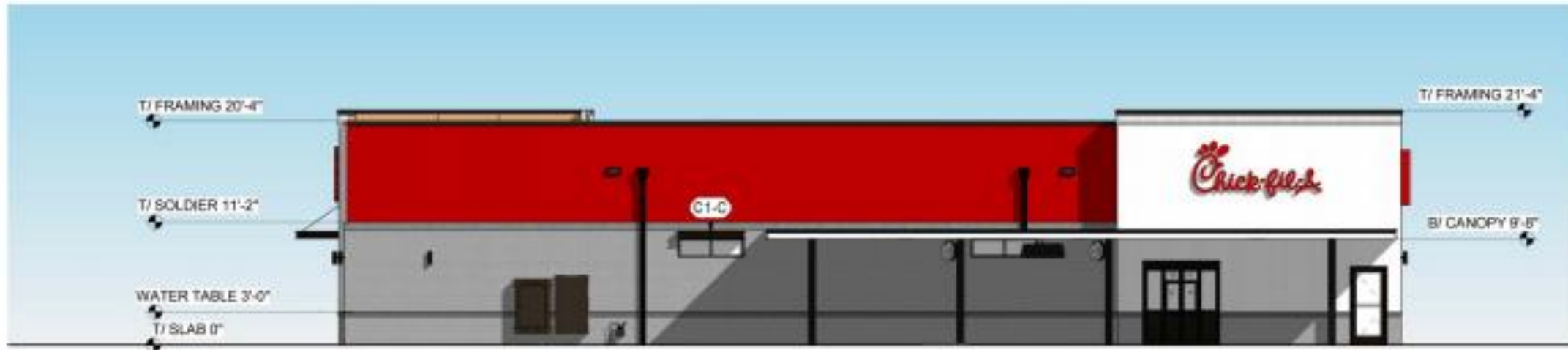
Locs by Helene LoRasa



N1 / N2

Z-21-1244885 / SLUP-21-1244886

Elevation



EXTERIOR ELEVATION

1" = 10'-0"



EXTERIOR ELEVATION

1" = 10'-0"



EXTERIOR ELEVATION

1" = 10'-0"



EXTERIOR ELEVATION

1" = 10'-0"