



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

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

Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: September 10, 2019, 6:30 P.M

Board of Commissioners Hearing Date: September 24, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.: SLUP-19-1243380 **Agenda #:** N.4

Location/Address: 5100 Memorial Drive **Commission District:** 04 **Super District:** 06

Parcel ID: 18-043-01-026

Request: A Special Land Use Permit (SLUP) for a proposed drive-through restaurant in a C-1 (Local Commercial) District.

Property Owner/Agent: HRE Citadel Square, LLC.

Applicant/Agent: Woodland Asset Management, LLC

Acreage: 0.49

Existing Land Use: Emissions Station/Parking Lot

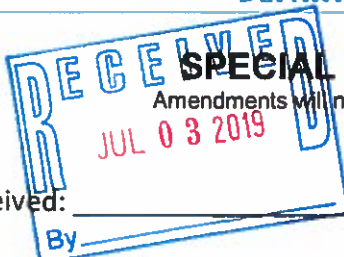
Surrounding Properties: To the north: Residential Medium Lot-85 (R-85), south and west Local Commercial (C-1), and east: Office Institutional (OI)

Adjacent Zoning: **North:** R-85 **South:** C-1 **East:** OI **West:** C-1

Comprehensive Plan: **Neighborhood Center** ☒ **Consistent** ☐ **Inconsistent**

Proposed Density: N/A	Existing Density: N/A
Proposed Square Ft.: N/A	Existing Units/Square Feet: N/A
Proposed Lot Coverage: 79.8%	Existing Lot Coverage: 94.8%

DEPARTMENT OF PLANNING & SUSTAINABILITY



SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: _____

Application No: 1243380

By _____
APPLICANT NAME: Woodland Asset Management, LLC (Scott Peters, Agent)

Daytime Phone: (404) 681-3450 E-Mail: speters@swfllp.com

Mailing Address: 1100 Peachtree Street, N.E., Suite 800, Atlanta, GA 30309

Owner Name: HRE Citadel Square, LLC
(If more than one owner, attach contact information for each owner)

Daytime Phone: (305) 779-0041 E-Mail: dmoret@highlinerecapital.com

Mailing Address: 4770 Biscayne Blvd., Suite 620, Miami, Florida 33137

SUBJECT PROPERTY ADDRESS OR LOCATION: 5100 Memorial Drive
Stone Mountain DeKalb County, GA, 30083

Parcel ID: 18 043 01 013 Acreage or Square Feet: 0.49 acres Commission Districts 4, 6

Existing Zoning: C-1 Proposed Special Land Use (SLUP) Restaurant with a drive-thru

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: _____ Agent: ☒ Signature of Applicant _____

Printed Name of Applicant: Scott W. Peters

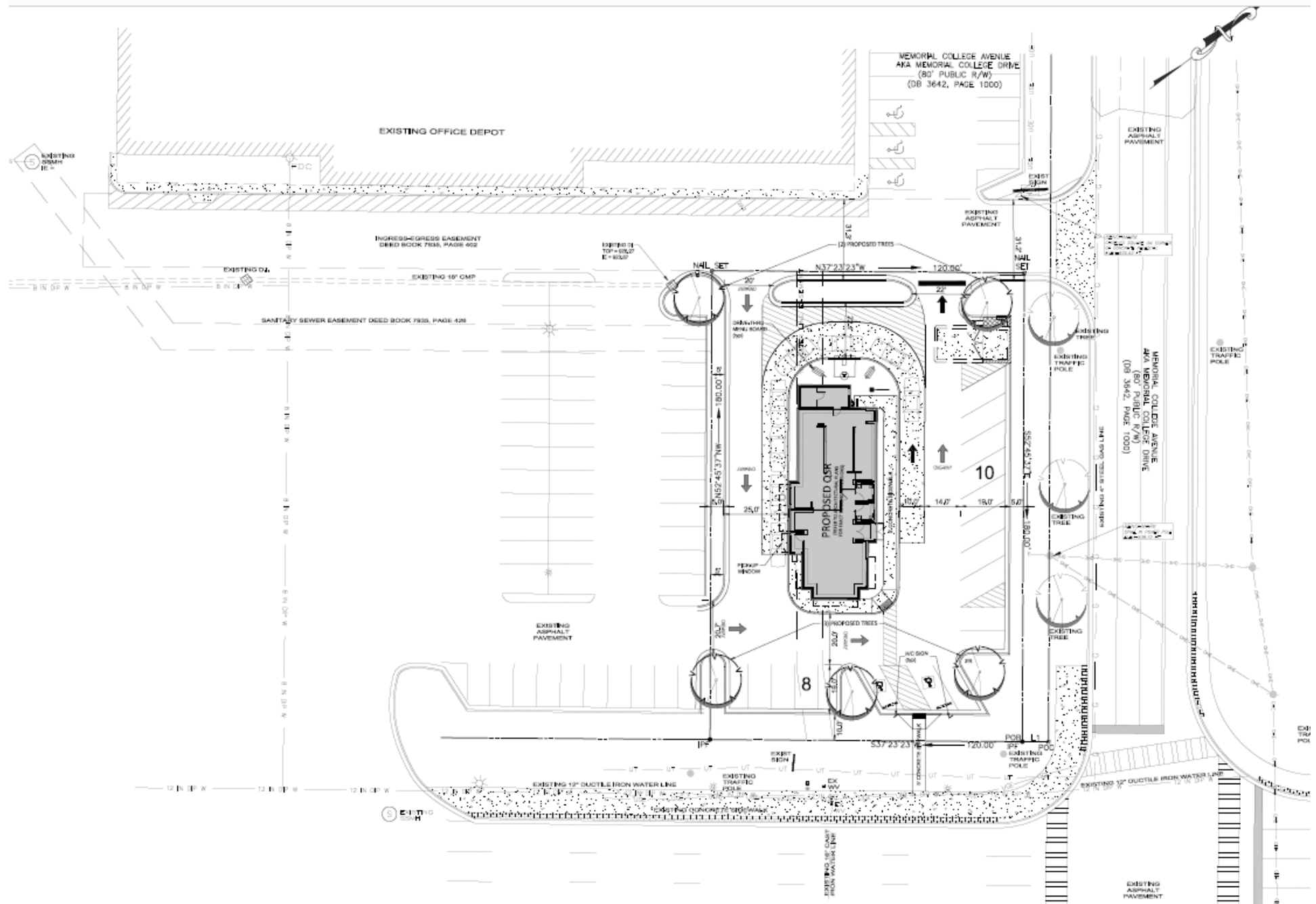
Notary Signature and Seal:

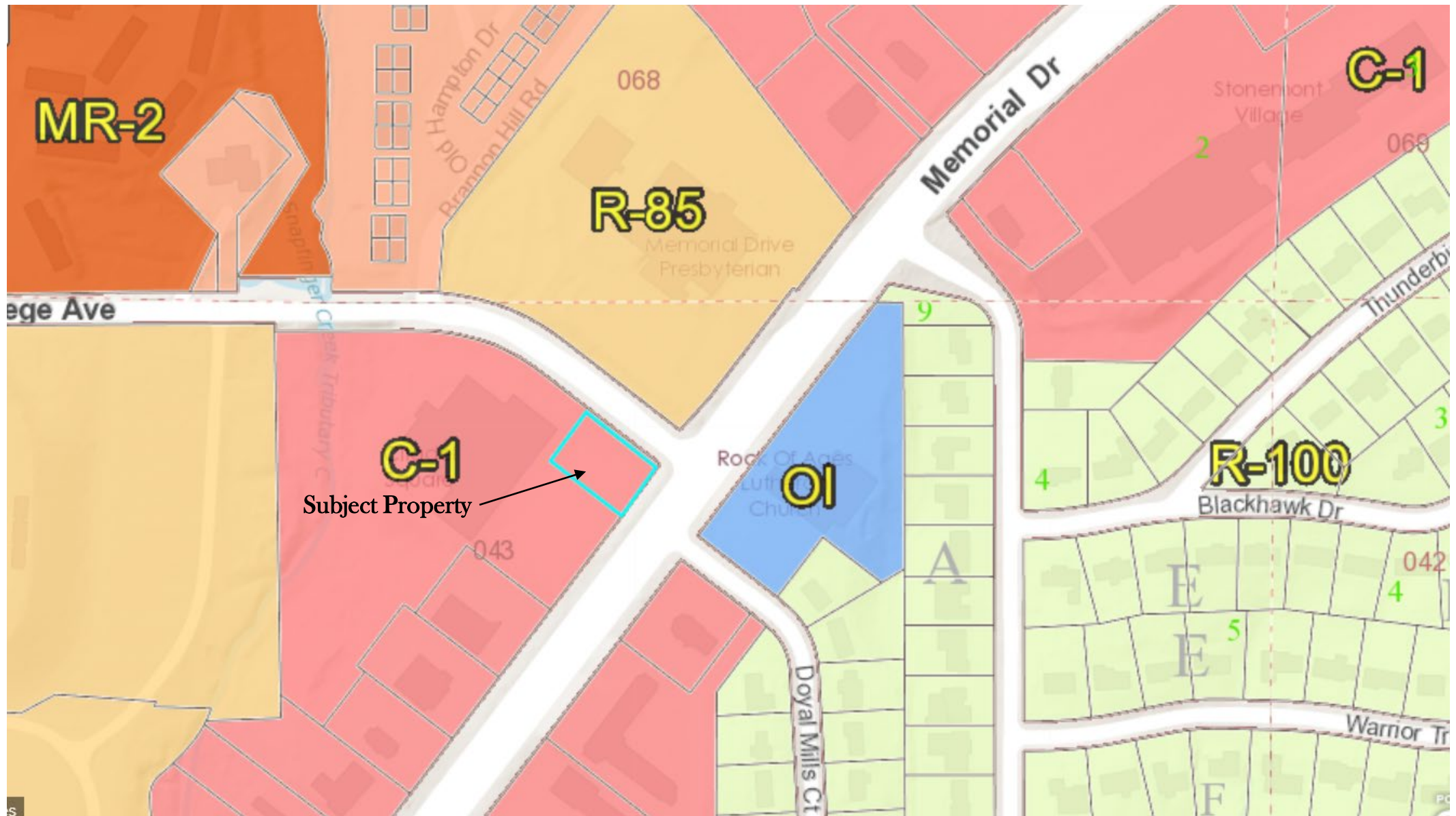
Jane C Hamley

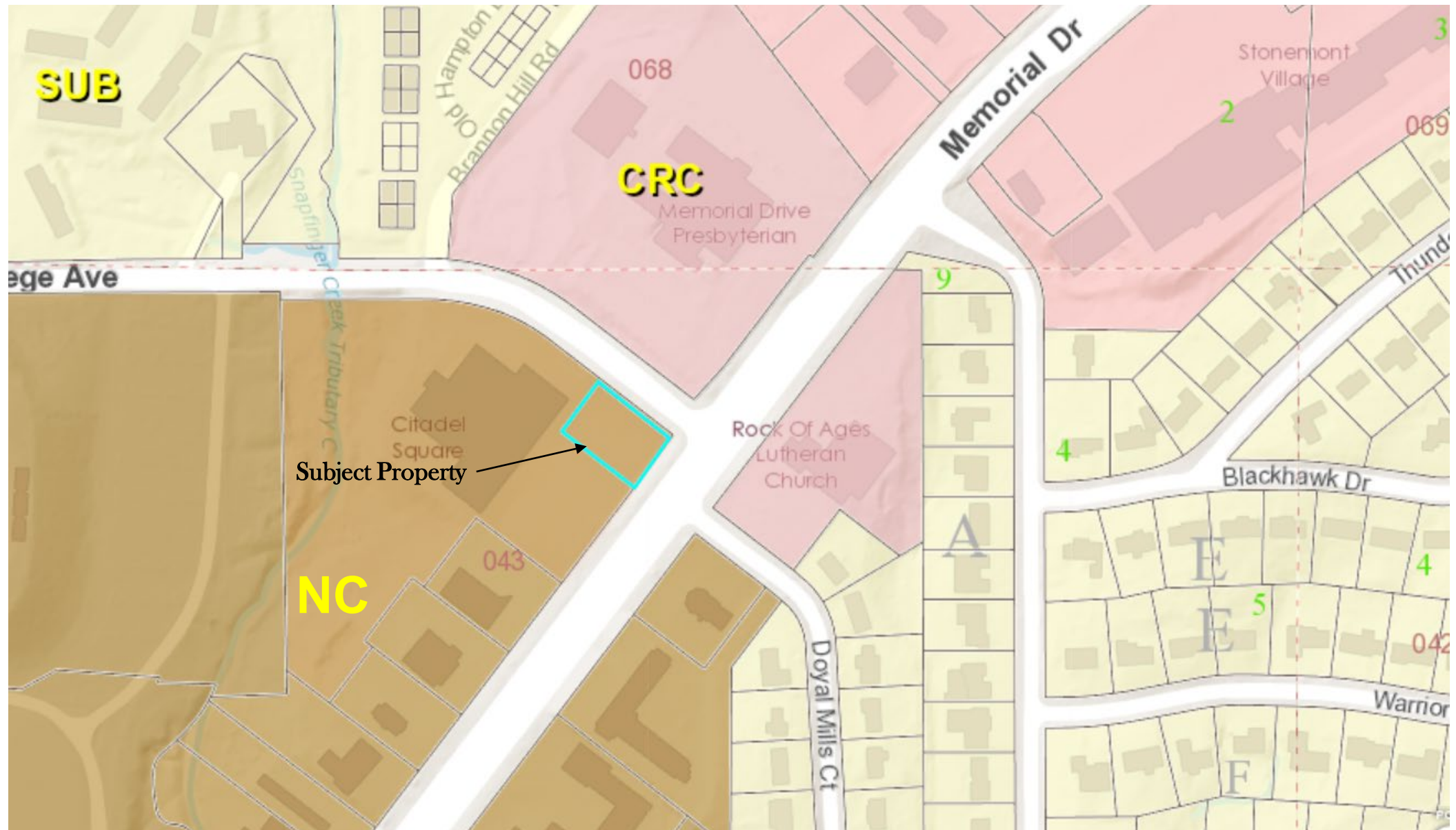


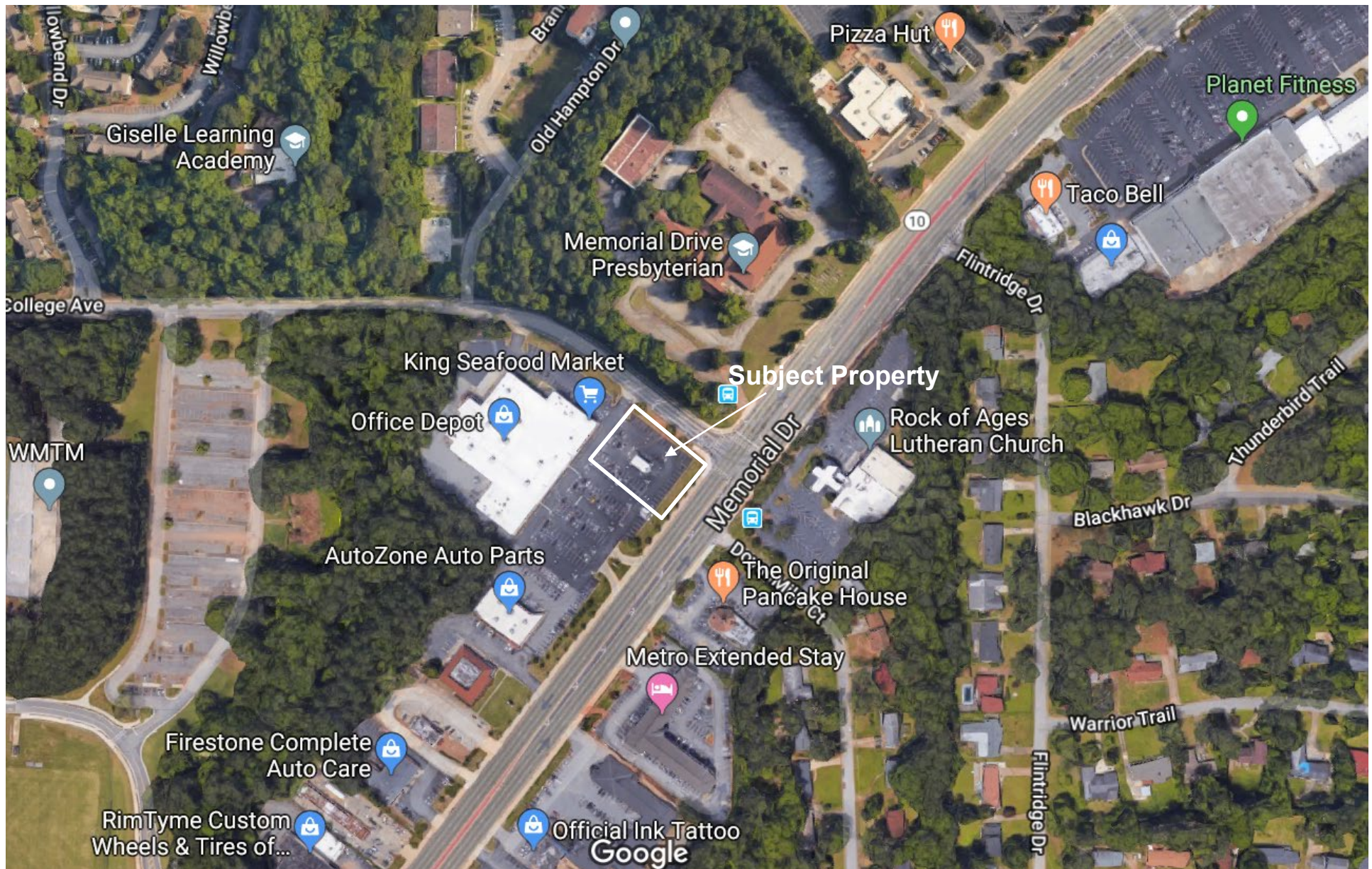
N. 4 SLUP-19-1243380

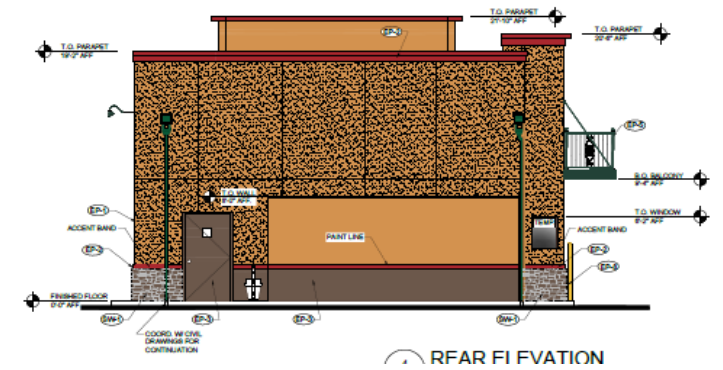
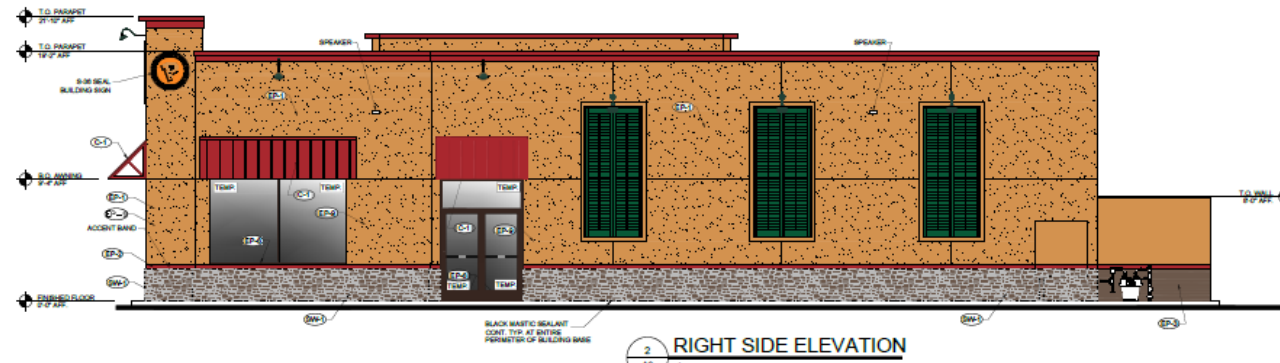
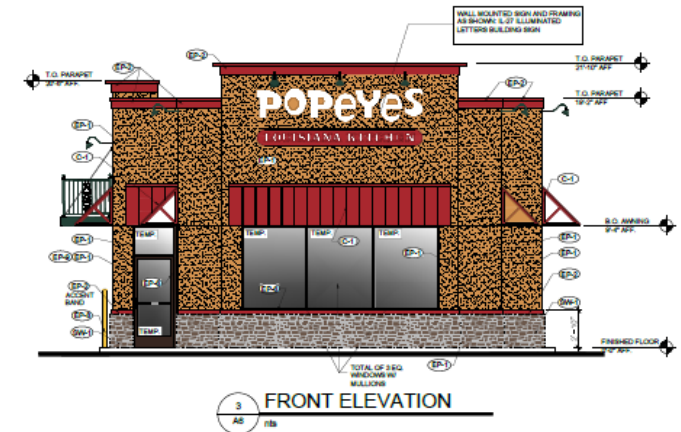
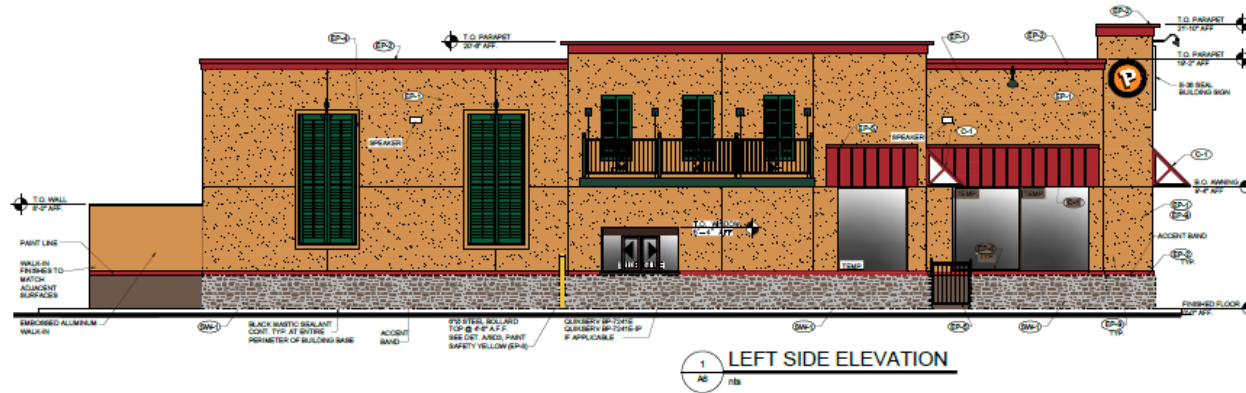
Proposed Site Plan and Survey













View facing Memorial Drive



View facing Memorial College Avenue



View at Memorial Drive and Memorial College Avenue