



TO: Zoning Board of Appeals

FROM: Planning and Zoning Department

SUBJECT: V23-008

ADDRESS: 2985 Turner Hill Road

DISTRICT: 1 – Councilwoman Tara Graves

CYCLE MEETING DATES: December 14, 2023 (CPIM) | | January 16, 2024 (ZBA)

Summary: Applicant is seeking a variance for the drive-thru of the proposed reconstruction of the Chick-fil-A.

STAFF RECOMMENDATION: **Deferral**



V23-008

Planning and Zoning Department

PROPERTY INFORMATION	
Location of Subject Property: 2985 Turner Hill Road Lithonia, GA 30038	
Parcel Number: 16 170 04 003	
Road Frontage: Turner Hill	Total Acreage: 1.09
Current Zoning: C-1 – Local Commercial	Overlay District: Stonecrest Tier 1
Future Land Use Map/ Comprehensive Plan: RC – Regional Center	
Zoning Request: Applicant is seeking a variance for the drive-thru of the proposed reconstruction of the Chick-fil-A.	
Zoning History: N/A	

APPLICANT / PROPERTY OWNER INFORMATION
Applicant Name: Danielle Sheridan of Interplan, LLC
Applicant Address: 220 E Central Parkway, Suite 4000, Altamonte Springs, FL 32701
Property Owner Name: Chick-Fil-A Inc
Property Owner Address: 5200 BUFFINGTON RD ATLANTA, GA

**DETAILS OF ZONING REQUEST**

Danielle Sheridan (the “Applicant”) requesting a variance to reconstruct the existing Chick-Fil-A on +/- 1.06 acres of land being Tax Parcel No. 16 170 04 003 having frontage on Turner Hill Road (the “Subject Property”).

The current use of the subject property is a drive-thru restaurant (Chick-Fil-A). The current use has been operating since the incorporation of the city. The attached letter of intent and applicant’s presentation provides more information on the reasons for the requests of relief. The Applicant is seeking four (4) variances request:

1. Relief from Article 4 (Use Regulations), Section 4.2.23., (C), which is entitled Drive-through facility, restaurant.
 - a. “Drive-through lanes and service window serving drive-through lanes shall only be located to the side or rear of buildings.”
2. Relief from Article 4 (Use Regulations), Section 4.2.23., (I.c.), which is entitled Drive-through facility, restaurant.
 - a. “All drive-through facilities shall include a bypass lane with a minimum width of ten feet, by which traffic may navigate around the drive-through facility without traveling in the drive-through lane. The bypass lane may share space with a parking access aisle.”
3. Relief from Article 4 (Use Regulations), Section 4.2.2., (C.1), which is entitled Accessory buildings, structures and uses; location, yard and building restrictions.
 - a. “All accessory buildings or structures shall be located in the rear yard of the lot, with the exception of ATM bank machines which are also allowed in the front or Side yard.”
4. Relief from the Stonecrest Overlay Design Guidelines dated May 2008.
 - a. “A minimum percentage of fenestration of 50% shall be provided for the length of the building frontage.”



V23-008

Planning and Zoning Department

ADJACENT ZONING & LAND USE		
NORTH	Zoning: C-1 (Local Commercial)	Land Use: Existing Restaurant
SOUTH	Zoning: C-1 (Local Commercial)	Land Use: Single-Family Dwelling
EAST	Zoning: C-2 (General Commercial)	Land Use: Single-Family Dwelling
WEST	Zoning: C-1 (Local Commercial)	Land Use: Single-Family Dwelling



PHYSICAL CHARACTERISTICS & INFRASTRUCTURE

This site is currently developed with one road frontage (Turner Hill). There is an existing structure on the subject property.

MODIFICATIONS AND CHANGES TO APPROVED CONDITIONS OF ZONING CRITERIA

- 1. By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other site conditions (such as, but not limited to, floodplain, major stand of trees, steep slope), which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district;**
- 2. The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.**
- 3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.**
- 4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship;**
- 5. The requested variance would be consistent with the spirit and purpose of this chapter and the Comprehensive Plan text.**

RECOMMENDATION

Staff recommends the following:

- Deferral



V23-008

Planning and Zoning Department

Attachments Included:

- **Code of Ordinance(s)**
- **Future Land Use Map**
- **Overlay Zoning Map**
- **Zoning Map**
- **Aerial Map**
- **Site Plan/Survey**
- **Letter of Intent**
- **Applicant's Presentation**

Sec. 4.2.2. Accessory buildings, structures and uses; location, yard and building restrictions.

The following provisions apply to accessory buildings, structures, and uses of land that are incidental to authorized and permitted uses:

- A. All accessory buildings, accessory structures, and accessory uses of land, including off-street parking, shall be located on the same lot as the principal buildings to which they are accessory.
- B. All accessory structures in which effluent is produced shall be connected to water and sewer if the primary structure is connected to water and sewer.
- C. Yard and setbacks.
 - 1. All accessory buildings or structures shall be located in the rear yard of the lot, with the exception of ATM bank machines which are also allowed in the front or Side yard:
 - 2. Accessory structures must not encroach in the minimum yard setbacks for the district in which they are located.
 - 3. Accessory buildings or structures shall meet the minimum side yard setback for the district or ten feet, whichever is less, and shall not be located closer than ten feet to a rear lot line in any district.
 - 4. Basketball goals attached to the principal residential structure or erected adjacent to and abutting the driveway of the principal residential structure shall be allowed in the front yard but not within the right-of-way of a public street. No basketball goal shall be erected in such a manner that the play area for the basketball goal is located within any portion of a public right-of-way.
 - 5. Additional supplemental regulations in this article regarding minimum yards and setbacks for specific accessory buildings, structures, or uses of land may also apply.
- D. Corner lot, rear yards. Where the rear yard of a corner lot adjoins the side yard of a lot in a residential district, no accessory building or structure shall be located closer than 15 feet to the rear property line and no closer to the side street right-of-way line than the principal building.
- E. Materials. Accessory structures that are buildings or sheds shall be constructed out of a material similar to the principal structure.
- F. No accessory building or structure in a nonresidential district shall be used by anyone other than employees of the owner, lessee or tenant of the premises, unless otherwise allowed by provisions of this chapter.
- G. Where an accessory building or structure is attached to the principal building by a breezeway, passageway or similar means, the accessory building or structure shall comply with the yard setback requirements of the principal building to which it is accessory.
- H. Setbacks for swimming pools, as accessory structures in a residential district, shall be measured from the edge of the decking to the applicable property line. No part of the decking for an accessory swimming pool shall be within five feet of a side or rear property line.
- I. Except as expressly provided elsewhere in this chapter, an accessory structure shall be limited to the lesser of 24 feet in height or the height of the principal structure, whichever is less.
- J. The floor area of an accessory buildings that is accessory to a single-family, two-family, or three-family residential structure shall not exceed the maximum floor areas set forth in Table 4.2, below.

Table 4.2. Maximum Accessory Building Floor Area - Select Residential Structures

Maximum Accessory Building Floor Area	
Property Size	Maximum Floor Area
0 to 0.999 acres	900 square feet
1 to 4.999 acres	1,200 square feet
5 to 9.999 acres	2,000 square feet
10 or more acres	No size limit

(Ord. of 8-2-2017, § 1(4.2.2))

Sec. 4.2.23. Drive-through facility, restaurant.

All drive-through facilities must comply with the following:

- A. Drive-through facilities shall not be located within 60 feet of a residentially zoned property, as measured from any menu or speaker box to the property line of adjacent residential property, unless part of a mixed use development.
- B. No drive-through facility shall be located on a property less than 10,000 square feet in area, unless part of a mixed use development. Stacking spaces for queuing of cars shall be provided for the drive-through area as required in article 6 of this chapter.
- C. Drive-through lanes and service window serving drive-through lanes shall only be located to the side or rear of buildings.
- D. Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building and with a similar level of architectural quality and detailing.
- E. Speaker boxes shall be directed away from any adjacent residential properties and shall require masonry sound attenuation walls with landscaping or other speaker volume mitigation measures. Speaker boxes shall not play music but shall only be used for communication for placing orders.
- F. All lighting from drive-through facilities shall be shaded and screened so as to be directed away from any adjacent residential properties.
- G. Stacking spaces shall be provided for any use having a drive-through facility or areas having drop-off and pick-up areas in accordance with the following requirements. Stacking spaces shall be a minimum of ten feet wide and 25 feet long. Stacking spaces shall begin at the last service window for the drive-through lane (typically the pick-up window).
- H. All drive-through facilities with the exception of drive-through restaurants shall provide at least three stacking spaces for each window or drive-through service facility.
- I. The following general standards shall apply to all stacking spaces and drive-through facilities:
 - a. Drive-through lanes shall not impede on- and off-site traffic movements, shall not cross or pass through off-street parking areas, and shall not create a potentially unsafe condition where crossed by pedestrian access to a public entrance of a building.
 - b. Drive-through lanes shall be separated by striping or curbing from off-street parking areas. Individual lanes shall be striped, marked or otherwise distinctly delineated.
 - c. All drive-through facilities shall include a bypass lane with a minimum width of ten feet, by which traffic may navigate around the drive-through facility without traveling in the drive-through lane. The bypass lane may share space with a parking access aisle.
 - d. Drive-through lanes must be set back five feet from all lot lines and roadway right-of-way lines.
 - e. Owner and operator are responsible for daily litter clean-up to ensure the property remains free of trash, litter, and debris.
 - f. Drive-through restaurants shall not be located within 500 feet of an elementary, middle, or high school.
 - g. Drive-through restaurants located in activity centers require a special land use permit. In all other character areas a special land use permit is required unless the facility can meet at least two of the following criteria:

-
- i. Facility is located within 400 feet of an intersection of a major arterial street and a major or minor arterial street, or within 1,000 feet of an interstate highway interchange do not require a special land use permit.
 - ii. Facility is accessible only through interparcel access or through a shared driveway.
 - iii. Facility is part of a major redevelopment, as defined in section 27-8.1.16.
 - h. Distance shall be measured from the right-of-way of the exit or entrance ramp, or street corner (middle of the radius), along the intersecting street right-of-way, to the nearest property line.

(Ord. of 8-2-2017, § 1(4.2.23))

Design Guidelines for the Stonecrest Overlay District

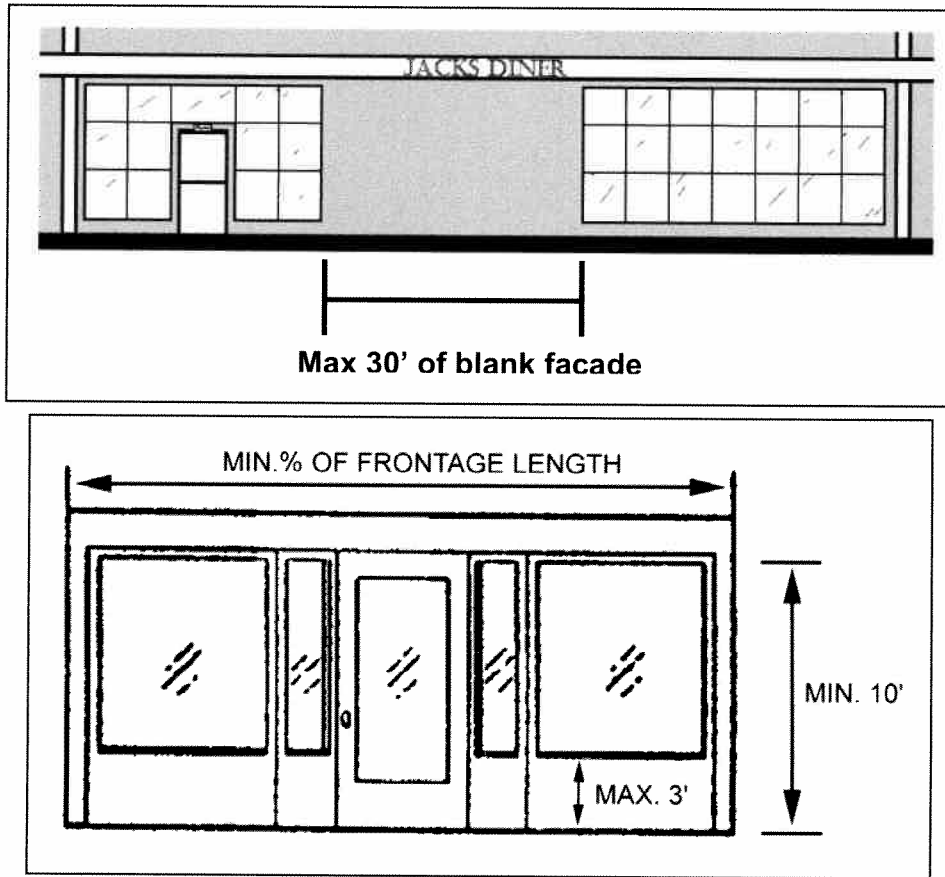


*Prepared for
The DeKalb County Board of Commissioners
By
The Planning & Development Department*

MAY 2008

- iv. Fenestration shall not utilize painted glass, reflective glass or other similarly treated or opaque windows. Entrances may be counted towards fenestration requirements.

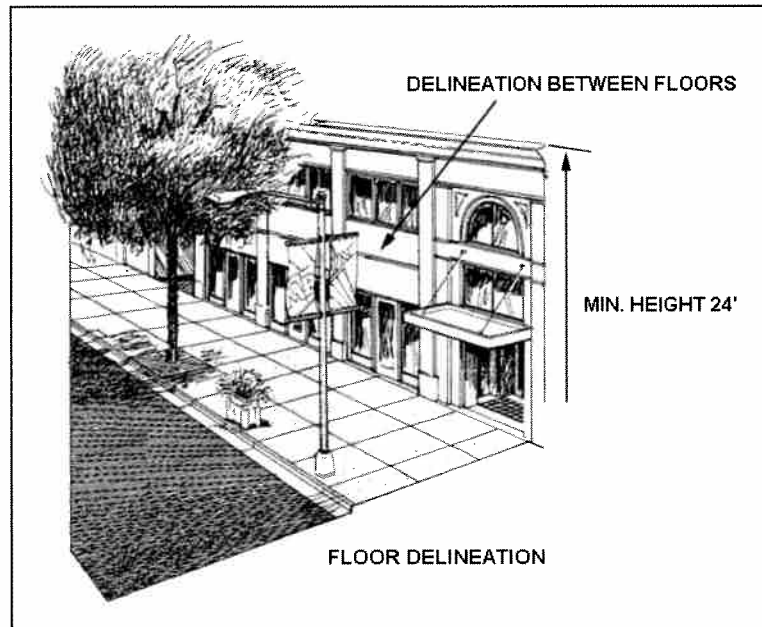
Exhibit 17- Building Facades and Fenestration



4. Roof design

- a. Gable roof designs are encouraged and shall be required for all multi-family residential and hotel buildings less than six stories in height.
- b. Roof mounted mechanical equipment and appurtenances shall be located or screened so that they are not visible from the ground level. Screening shall be of a material and design that is compatible with the surrounding building materials and architectural design. Rooftop appurtenances shall be painted to be compatible with the colors of the roof.
- c. Roof mounted radio, TV, and telecommunication towers and antennae are prohibited. Satellite dishes 24 inches or less in

Exhibit 16: Architectural Delineation



3. Building facades and fenestration
 - a. For the purposes of this document, fenestration includes all glazed areas including, but not limited to storefront windows, display windows and doors containing glazed panels at least four feet in height.
 - b. Street-fronting non-residential building facades shall meet the following sidewalk level requirements:
 - i. The length of façade without intervening fenestration or entryway shall not exceed 30 feet. See Exhibit 17.
 - ii. A minimum percentage of fenestration of 50% shall be provided for the length of the building frontage. For buildings that front two or more streets, said minimum percentage is only required along one such street frontage. See Exhibit 17.
 - iii. All fenestration shall:
 - a.) Begin at a point not more than three (3) feet above the sidewalk, to a height no less than ten (10) feet above the sidewalk, or
 - b.) Begin at the finished floor elevation to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is three (3) or more feet above the sidewalk or
 - c.) Begin at a point not more than sidewalk level, to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is below the sidewalk. See Exhibit 17.



Regional Center (RC)

The intent of the Regional Center is to promote the concentration of regional service activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increased transit usage. These areas consist of a high intensity of regional commercial, office, employment areas, high density residential and higher-education facilities.

These areas are characterized by high vehicular traffic, and high transit use, including stops, shelters and transfer points. The proposed density for areas of this type allows up to 120 dwelling units per acre. The Regional Center will allow certain permitted zoning districts to help shape the character.



OVERLAY DISTRICT MAP | Stonecrest Tier
1

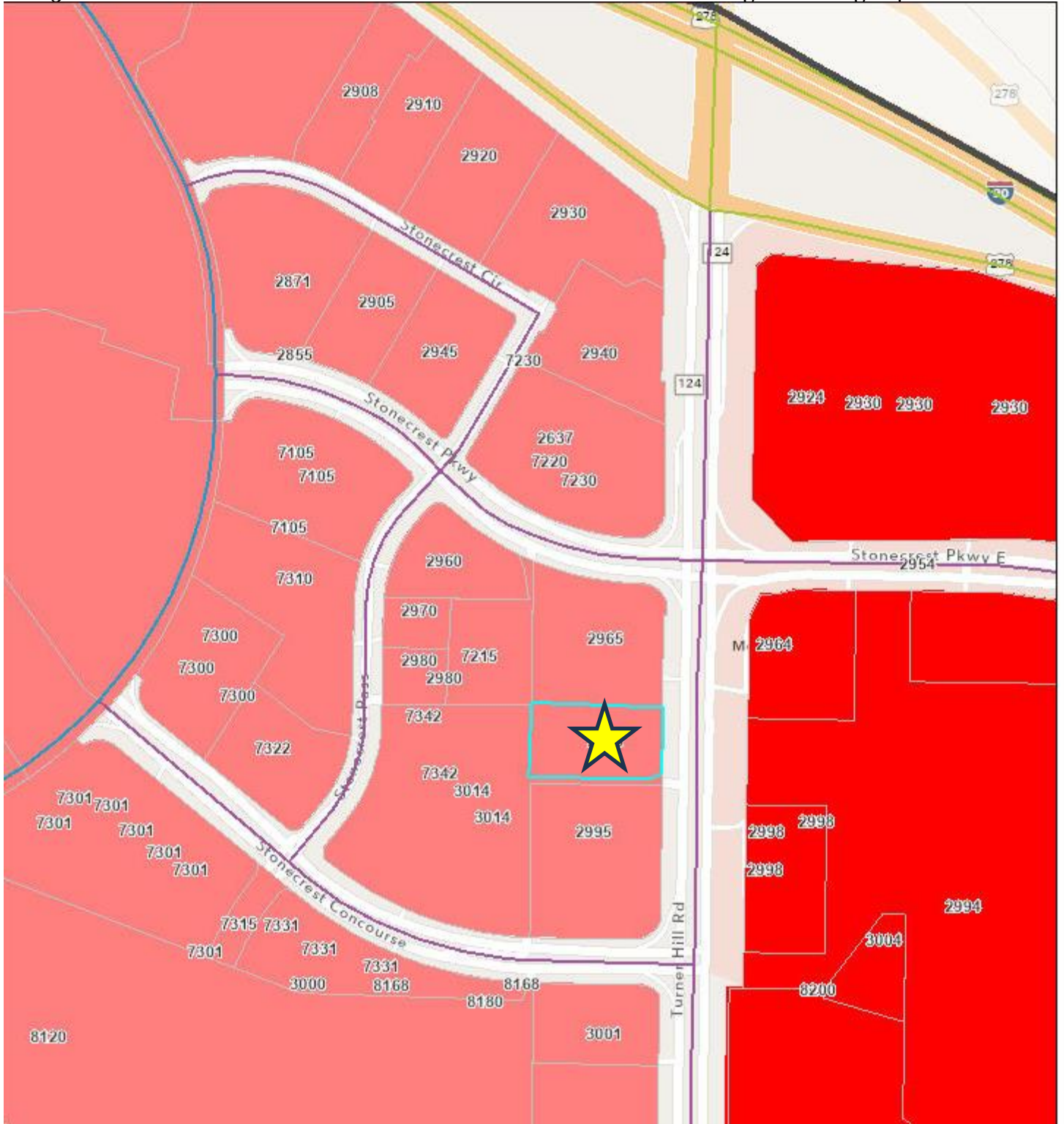




V23-008

Planning and Zoning Department

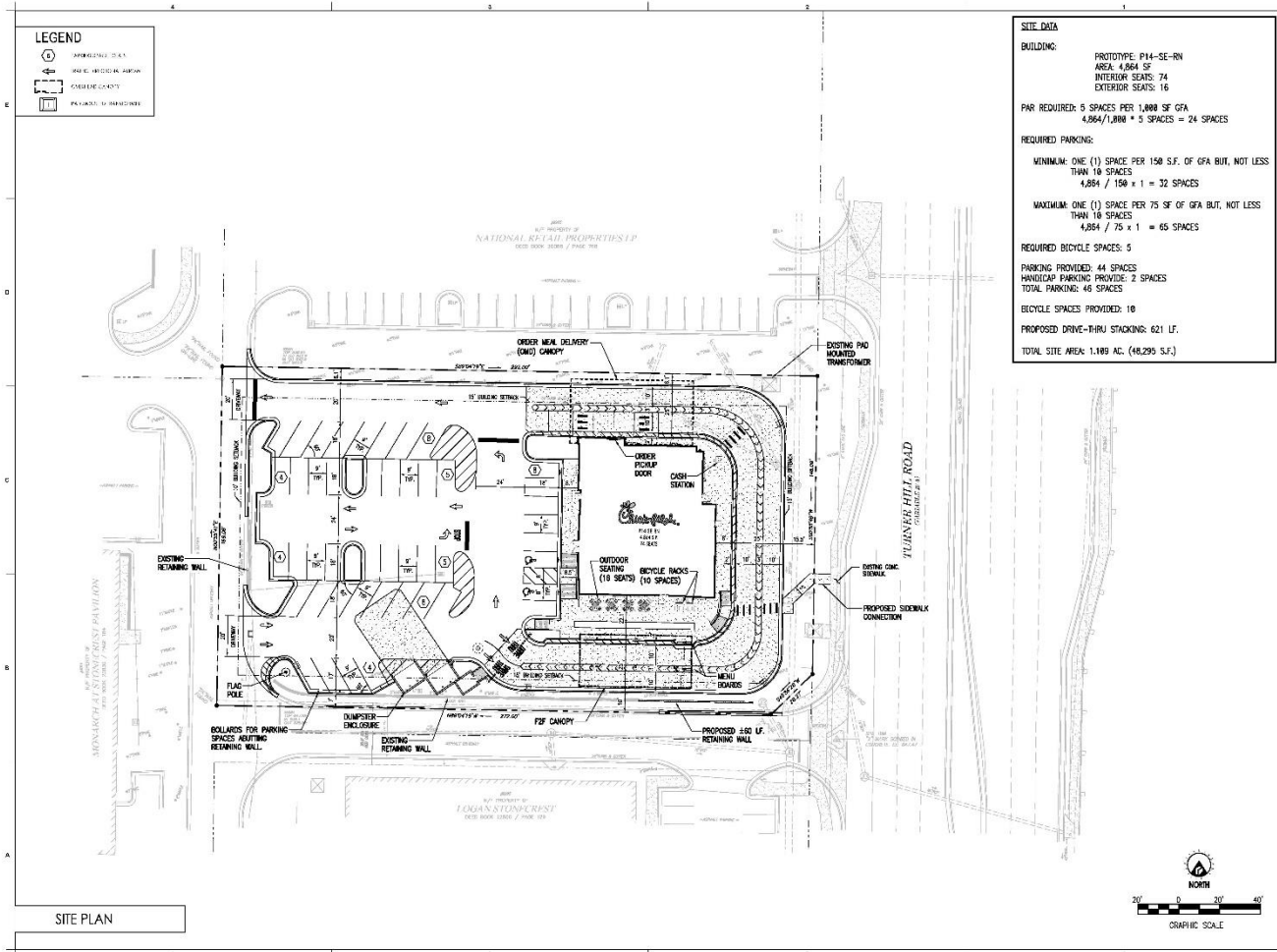
ZONING MAP | C-1 (Local Commercial)



AERIAL MAP



SUBMITTED SITE PLAN



SITE DATA

BUILDING:
 PROTOTYPE: P14-SE-RN
 AREA: 4,864 SF
 INTERIOR SEATS: 74
 EXTERIOR SEATS: 16

PAR REQUIRED: 5 SPACES PER 1,000 SF OFA
 4,864 / 1,000 * 5 SPACES = 24 SPACES

REQUIRED PARKING:
 MINIMUM: ONE (1) SPACE PER 150 S.F. OF OFA BUT, NOT LESS THAN 10 SPACES
 4,864 / 150 * 1 = 32 SPACES

MAXIMUM: ONE (1) SPACE PER 75 SF OF OFA BUT, NOT LESS THAN 10 SPACES
 4,864 / 75 * 1 = 65 SPACES


REQUIRED BICYCLE SPACES: 5

PARKING PROVIDED: 44 SPACES
HANDICAP PARKING PROVIDED: 2 SPACES
TOTAL PARKING: 46 SPACES

BICYCLE SPACES PROVIDED: 10

PROPOSED DRIVE-THRU STACKINGS: 621 LF.

TOTAL SITE AREA: 1,189 AC. (48,295 S.F.)



Chick-fil-A
 Chick-fil-A
 5200 Bufington Road
 Atlanta, Georgia
 30345-2998

INTERPLAN
 ARCHITECTS
 1111 W. Peachtree Street, N.W.
 Atlanta, Georgia 30309
 (404) 525-1111

CHICK-FIL-A
TURNER HILL
 2985 Turner Hill Road
 Lithonia, GA 30038

FSR#01217

C-2.0

LETTER OF INTENT

November 6, 2023

City of Stonecrest

Planning and Zoning Department
3120 Stonecrest Boulevard, Suite 190
Stonecrest, GA 30038

Reference: Chick-fil-A #1217, Turner Hill
Interplan Number: 2022.0675
2985 Turner Hill Road, Stonecrest, GA 30038

To Whom It May Concern,

Chick-fil-A is proposing the demolition of an existing ±3,873sf Chick-fil-A drive-thru restaurant for the construction of a new 4,864sf Chick-fil-A drive-thru restaurant with associated site work for a completely new parking and drive-thru orientation specifically designed to increase on-site stacking and the overall efficiency of the site. In addition, the installation of a new freestanding Face to Face (F2F) canopy with two (2) menu boards is proposed for ordering and a larger Order Meal Delivery (OMD) canopy attached to the building over the pick-up window is proposed which will provide team members protection from the elements while onsite taking and fulfilling multiple orders at a time. These modifications, in combination with a brand-new, state of the art kitchen, designed to get food out to the drive-thru faster will all work together to increase the efficiency of the drive-thru, thus reducing traffic congestion and off-site stacking.

As part of the redevelopment, the following variance requests to the City of Stonecrest's Zoning Ordinance regulations will be required:

- Requesting relief from Article 4. Use Regulations, Sec. 4.2.23. Drive-through facility C, due to the drive-thru lanes located on the front of the building.
- Requesting relief from Article 4. Use Regulations, Sec. 4.2.23. Drive-through facility I.C, due to the lack of a by-pass lane.
- Requesting relief from Article 4. Use Regulations, Sec.4.2.2. C Yard and setbacks 1., due to the accessory structures (canopies) located in the side yards.
- Requesting relief from the Stonecrest Overlay Design Guidelines dated May 2008 requiring a minimum of fifty percent (50%) fenestration for the length of the building frontage.

Further justification for the variances and responses to specific conditions as per Sec. 14-444 of the City's code has been provided on the following pages as per specific criteria set forth by the City of Stonebridge.

Existing vs. Proposed Parking and Onsite Drive-thru Stacking:

Existing Parking: 55 Spaces

Existing Stacking: +/- 278 LF

Proposed Parking: 43 Spaces

Proposed Stacking: +/- 639 LF

- See the attached Stacking Exhibit, for reference.

Proposed Fenestration:

- Elevation D4/A-301 is the street facing elevation for Turner Hill Road.
 - It has a façade length of seventy-three feet, nine inches (73'-9").
 - A required fenestration of fifty percent (50%) of the façade length equals thirty-six feet, ten and one-half inches (36'-10 1/2").
 - The prototype layout provides thirty-one feet, eight inches (31'-8") in length of fenestration which equates to 47% of façade length, just 3% lower than the overlay requirements.
- See the attached Fenestration Exhibit, for reference.

(1) A finding of good and sufficient cause.

One of the main objectives for the redevelopment of this site is aimed at improving the existing traffic and site circulation. Chick-fil-A has found that having team members take orders at car windows and walk orders to the cars in the pick-up area has greatly increased the efficiency of the drive-thru. The proposed dual drive-thru lanes more than double the number of cars in the stacking area, alleviating vehicular back up onto the right-of-way or adjacent properties. In addition, a brand-new building is proposed to be built, complete with the most up-to-date kitchen which has been designed with efficiency in mind with team members in the kitchen manning separate service lines to fulfill orders to both the drive-thru and dining room simultaneously.

(2) A determination that failure to grant the variance would result in undue and exceptional hardship.

The hardship for this request is primarily due to the size of the existing site. Chick-fil-A continually observes long drive-thru lines during peak hours, resulting in the outgrowth of their current sites. This requires reconfiguration to accommodate additional on-site stacking in order to provide a safer and more efficient site for team members, customers and neighboring properties. The additional drive-thru lanes depicted in the provided site plan more than doubles the onsite stacking capacity. Failure to grant these variances will result in less-than-optimal site circulation and little relief from traffic congestion. Also, if the building were pushed closer to the ROW and the drive-thru lanes located to the rear, it would not leave enough spaces for parking and landscaping. Furthermore, it would not allow for the appropriate turning radius nor provide the amount of drive-thru stacking the current site plan allows. Additionally, the building frontage facing Turner Hill Road is the Chick-fil-A back of house, which is primarily the kitchen and ware-washing area. Failure to grant the fenestration variance would result in effects of the day-to-day operation.

(3) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, or cause fraud or victimize the public.

The granting of these variances will not result in increased flood heights, extraordinary public expense, create nuisance, be injurious to other properties or cause threats to public safety. The new layout seeks to provide more onsite stacking in the drive-thru lanes therefore reducing any offsite backup as well as provide isolated drive-thru-lanes which is safer for team member and pedestrian traffic onsite. With the drive-thru lanes situated around the building, pedestrians and team members do not have to cross traffic to enter the restaurant resulting in higher pedestrian and team member safety. Separating the parking and drive-thru lanes reduces vehicle conflicts as well, with parked cars not backing out into the drive-thru lanes. A new building with a more efficient kitchen to get food out faster will also reduce the wait times in the drive-thru lanes, all of which is aimed to help neighboring properties.

(4) The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute limitations upon other properties.

Every effort has been made by Chick-fil-A's design team to reduce variations from code requirements. Many iterations of conceptual plans have been reviewed internally prior to landing on the current plan which Chick-fil-A believes is the best layout for this specific location and will not affect adjacent properties. Dual drive-thru lanes and the proposed canopies over the ordering points and meal delivery area are critical to the smooth operation of the business and as previously mentioned, also aimed at improving the conditions of both the existing site and adjacent properties. The design team has utilized this site to its maximum potential by increasing the linear feet of onsite drive-thru stacking by over 200% while reducing parking by only 5% than the existing conditions due to the increased demand at the drive-thru.

(5) The grant of the variance will not be materially detrimental to the public welfare of injurious to the property or improvements.

The variance being requested for accessory structures (canopies) to be located in the side yards to the south and to the north are adjacent to landscaped areas and therefore, do not impede any adjacent buildings. The proposed canopies are an attractive and functional addition to the Chick-fil-A restaurant and are not a detriment to the public. In addition, the canopies are open-air structures allowing passersby to have views directly to the building façades. The proposed drive-thru lanes located around the front of the building allows for greater stacking resulting in less traffic impeding any adjacent businesses.



Chick-fil-A – Turner Hill, GA

November 6, 2023

Page 4 of 4

(6) The strict application of the requirements of the chapter would deprive the property owner of rights and privileges enjoyed by other property owners.

The proposed canopies have become a critical element in current business operations which contributes to expediting traffic through the drive-thru, particularly during peak hours. Chick-fil-A has found that during hot days or inclement weather, team members can only be outside for short periods of time. The canopies include fans and provide shade and protection from the elements for the team members, allowing them to remain outside for longer periods. Without the installations of the canopies and redesign of the site and drive-thru lanes, the safety and welfare of the team members would be the primary concern, followed by the existing traffic and site circulation concerns which lead to a less than ideal customer experience.

Sincerely,

INTERPLAN LLC

Danielle Sheridan

Danielle Sheridan

Permit Lead

cc: K. Lewis; T. Vu; S. Anderson; J. Fiesta; F. Reyes; IP File



Amendment Application

All applications and plans must be submitted through the Citizenserve Online Portal

Applicant(s) Notarized Certification

The petitioner acknowledged that this amendment application form is correct and complete. By completing this form, all applicant of the subject property certifies authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Applicant			
Name:	Danielle Sheridan		
Address:	220 E Central Parkway, Suite 4000	City, State: Altamonte Springs, FL	Zip: 32701
Signature:	<i>Danielle Sheridan</i>	Date:	11/06/2023
Sworn to and subscribed before me this <u>6th</u> day of <u>November</u> , 20 <u>23</u>			
Notary Public:	<i>Irish Orellana</i>		

Applicant (if applicable)			
Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Applicant (if applicable)			
Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			



September 19, 2023

Reference: Chick-fil-A #1217 Turner Hill
2985 Turner Hill Road, Lithonia, GA 30038
Interplan No.: 2022.0675
Letter of Authorization - Chick-fil-A, Inc.

To Whom It May Concern:

Please accept this letter as authorization for Interplan LLC, to act as agent in correspondence and representation of all approval and permitting matters required for Chick-fil-A at the location referenced above.

If you have any questions, please contact me at 470-559-8856, or via email at whitni.kalman@cfacorp.com

Sincerely,

Print Name: Whitni Kalman
Custom Project Solutions
Chick-fil-A, Inc.
Title: Dir. Strategic Reinv.

Subscribed and sworn to before me this 18th day of October, 2023.

Notary Public [Signature]
Seal

My Commission Expires: 8/23/27



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

INTERPLAN
INTERPLAN LLC
AR99238
CA 8660

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

THIS DOCUMENT IS NOT
FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.

CHICK-FIL-A
TURNER HILL ROAD
2985 TURNER HILL ROAD
LITHONIA, GA 30038

FSR#01217

BUILDING TYPE / SIZE: P14 SE RN
RELEASE: 23.09
PRINTED FOR

REFERENCE
REVISION SCHEDULE
NO. DATE DESCRIPTION

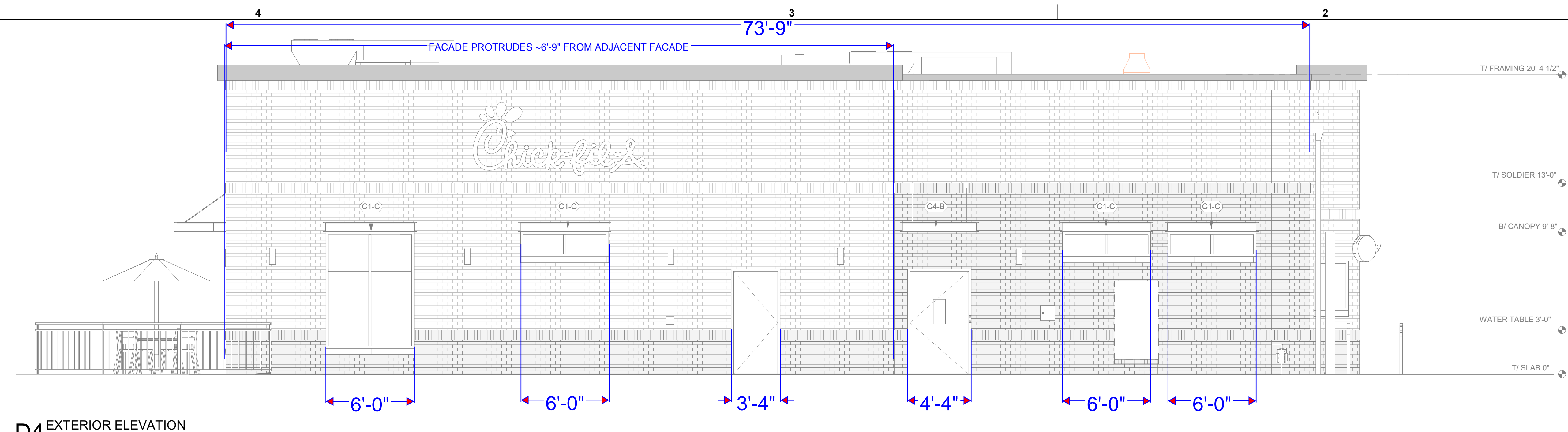
CONSULTANT PROJECT # 2022.0675
DATE 11/2023

DRAWN BY LS
Information contained on this drawing and all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET EXTERIOR ELEVATIONS

SHEET NUMBER
A-301RNB

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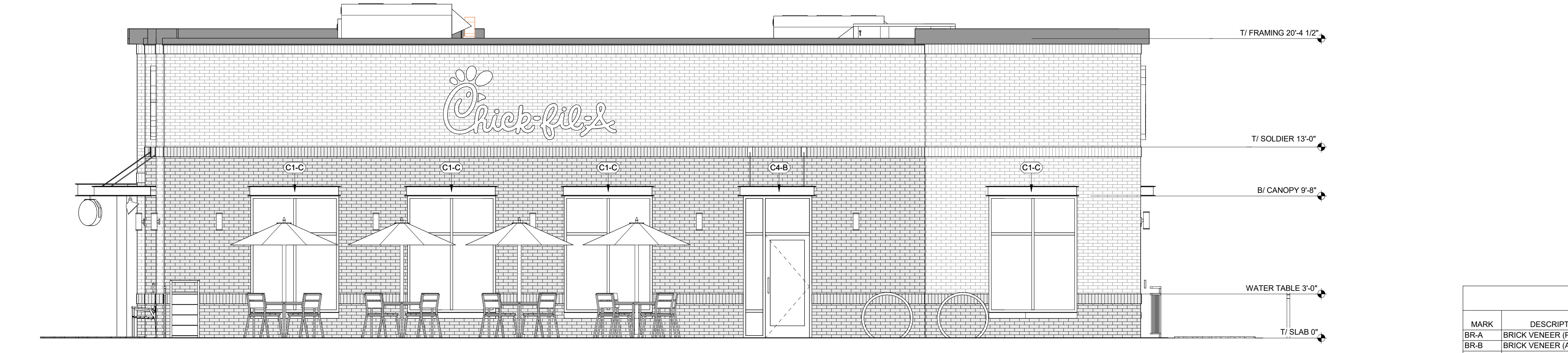


FACADE LENGTH: 73'-9"
REQUIRED FENESTRATION (50% OF FACADE LENGTH): 36'-10 1/2"
73'-9" / 2 = 36'-10 1/2"
PROVIDED FENESTRATIONS: 31'-8" | 47% OF FACADE LENGTH.
6' + 6' + 3'-4" + 4'-4" + 6' + 6' = 31'-8"

D4 EXTERIOR ELEVATION
1/4" = 1'-0"



C4 EXTERIOR ELEVATION
1/4" = 1'-0"



B4 EXTERIOR ELEVATION
1/4" = 1'-0"



A4 EXTERIOR ELEVATION
1/4" = 1'-0"

FINISH SCHEDULE - EXTERIOR

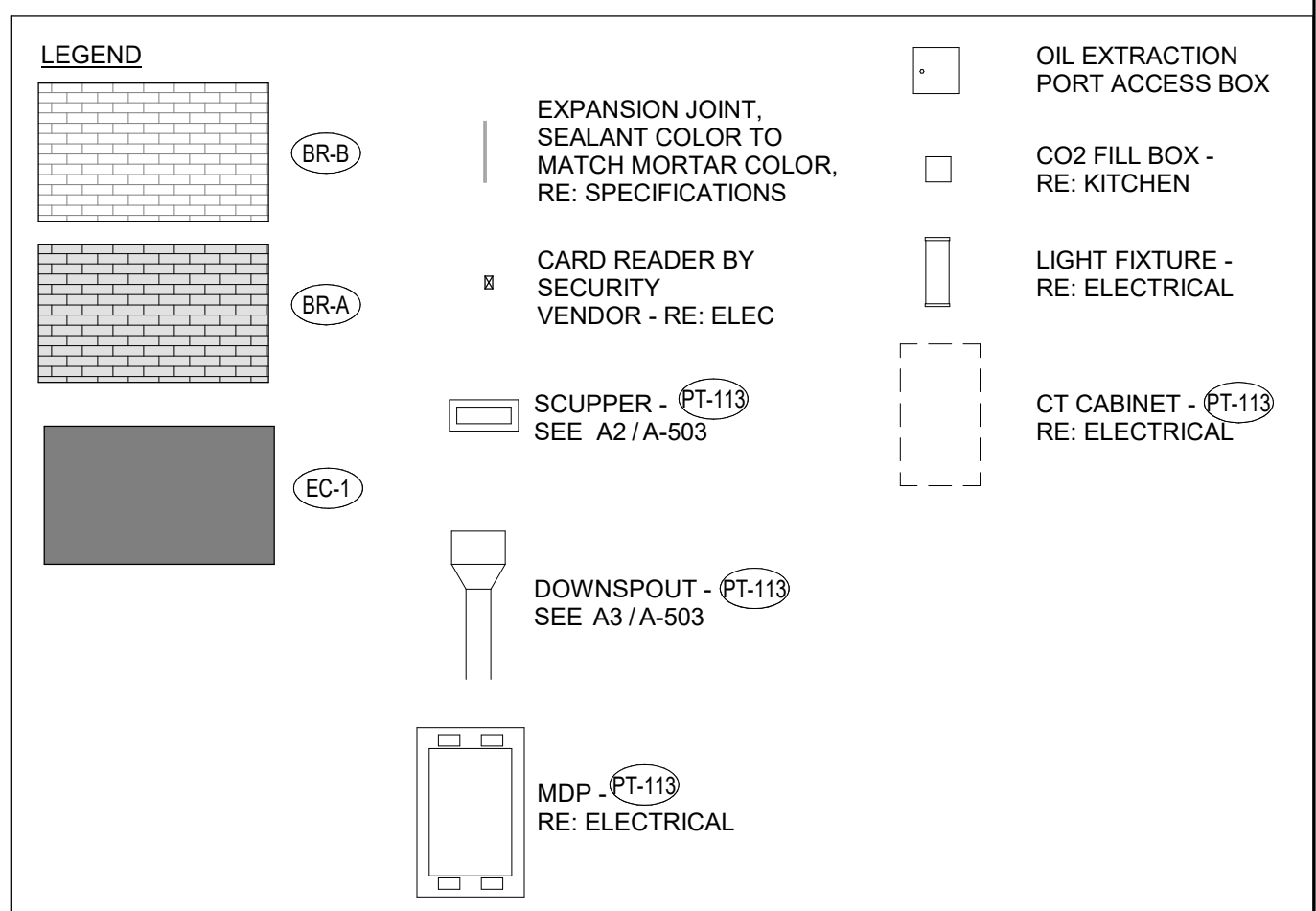
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
BR-A	BRICK VENEER (PRIMARY)	MODULAR	MODULAR	*	*	*SEE APPROVED BRICK ALTERNATES
BR-B	BRICK VENEER (ACCENT)	MODULAR	MODULAR	*	*	*SEE APPROVED BRICK ALTERNATES
CM-1	WOOD COMPOSITE MATERIAL	RESYSTA INTERNATIONAL	FACADE CLADDING 7CH	RESP340812	CO2, PALE GOLDEN	
CP-1	CANOPY METAL FASCIA	DURA COAT	DURA COAT	DC195T-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE	
MP-1	METAL PANEL	EN-V	HORIZONTAL PANEL STACKED, WITH CORNER WRAP		CARNIVAL RED II HMM	LT726-70CL 70% 3-COAT NON IN-HOUSE BLENDABLE
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW 2807	ROCKWOOD	REFUSE ENCLOSURE FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW BRONZETONE	DARK BRONZE	FINISH: SEMI-GLOSS
SC-1	STUCCO	POWERWALL	POWERWALL		STO WHITE	FINISH: SAND MEDIUM
SC-2	STUCCO	POWERWALL	POWERWALL		ADOBE BROWN	FINISH: SAND MEDIUM
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	

GENERAL NOTES
1. ALL SIGNAGE PROVIDED BY OTHERS
2. REF FLOOR PLAN AND WINDOW LEGEND FOR STOREFRONT INFORMATION

ATTACHED CANOPY SCHEDULE RN_

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	10	6'-4"	1'-0"	0"	No
C4-B	Exterior Canopy	3	5'-4"	4'-0"	2'-4"	Yes
C4-L	Exterior Canopy	1	28'-0"	4'-0"	2'-4"	Yes
Grand total		14				

CANOPY NOTES:
BUILDING MOUNTED CANOPIES - 8" THICK CANOPY - KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO MATCH (CP-1)
COLUMN MOUNTED CANOPIES - 10" THICK CANOPY - FINISH OF STRUCTURE TO BE (CP-1) - FINISH OF DECKING TO BE (CP-2)



11/2023 1:55:45 PM Autodesk Docs://GA_01217_Turner Hill Road FSU_ARC.rvt
SE-01217-A-301RNB-EXTERIOR ELEVATIONS

APPLICANT'S PRESENTATION



2985 Turner Hill Road
Stonecrest, GA 30038

City of Stonecrest, GA
Zoning Board of Appeals Hearing
V23-008

January 16, 2024

Prepared by: Felipe A. Reyes



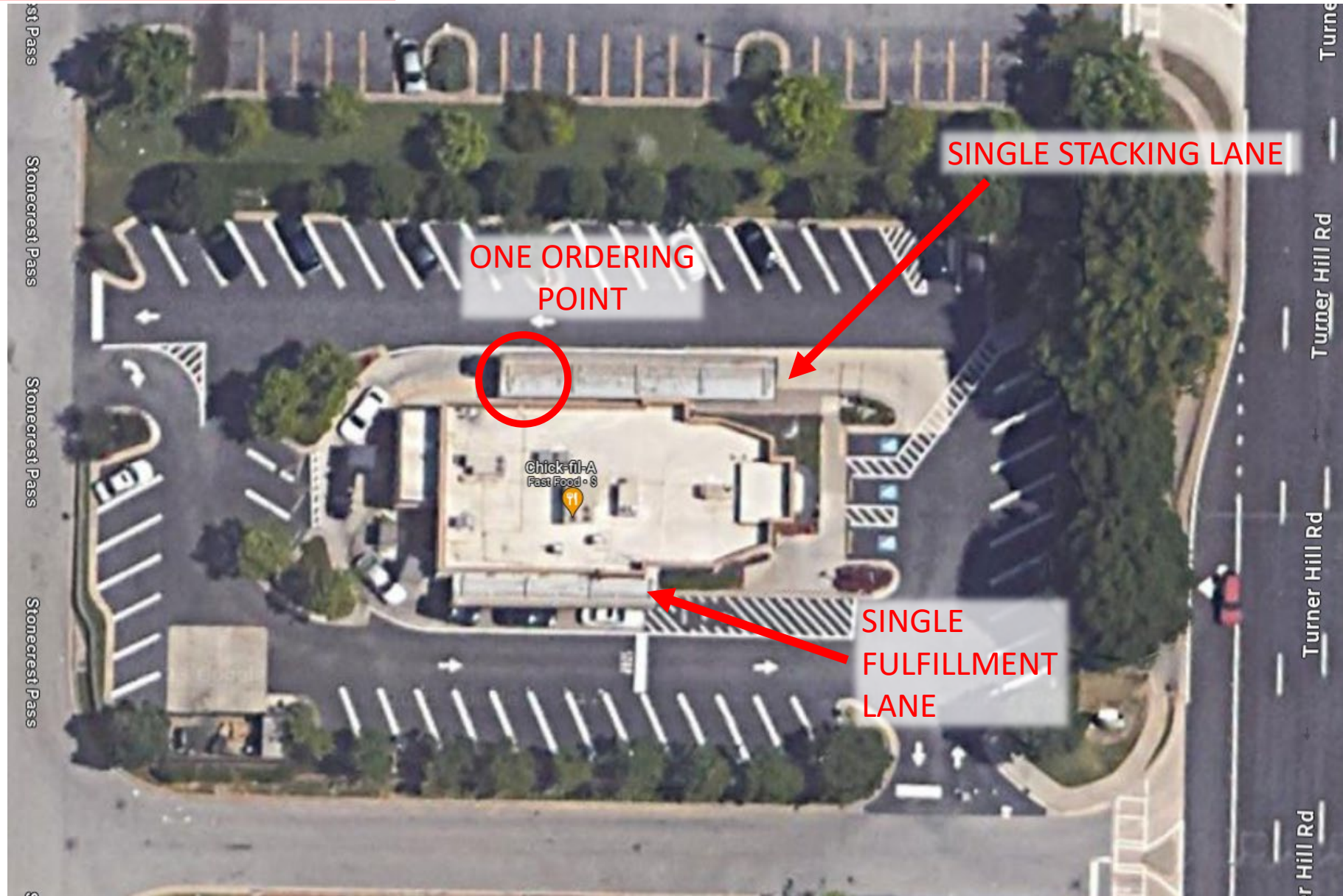
VICINITY MAP

Project Site
Existing Chick-fil-A



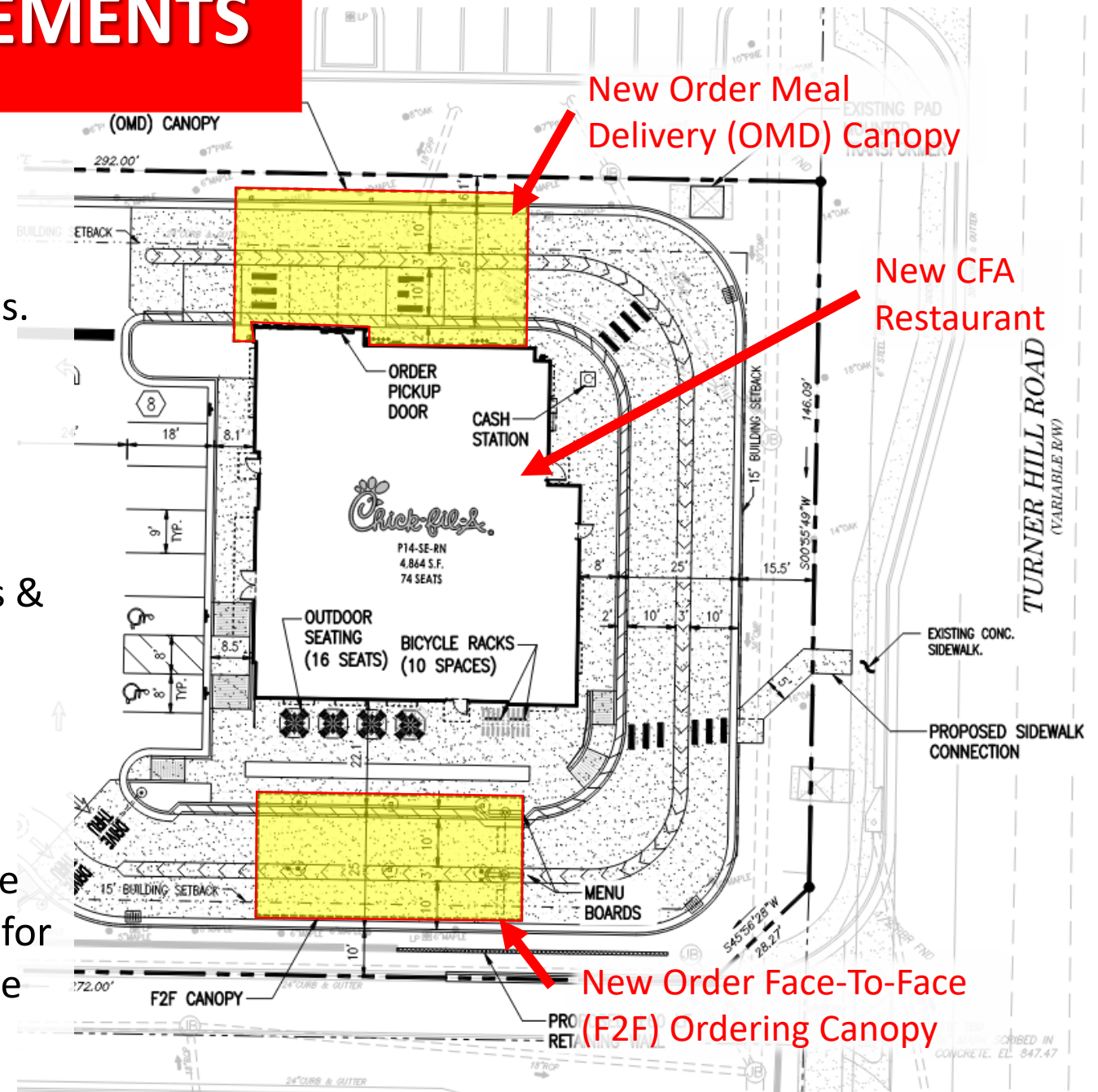
EXISTING SITE CONDITIONS

- This location is an existing operational restaurant.
- At the drive-thru, the site currently utilizes a single stacking lane, one ordering point and a single fulfillment lane at the pick up window.
- Site is heavily congested during peak hours.



PROPOSED SITE IMPROVEMENTS

- Brand New Chick-fil-A restaurant.
- New Isolated Drive-Thru with Multi-lane Ordering Point (MLOP) and Fulfillment Lanes.
 - Isolated Drive-Thru provides added protection to both Team Members and Customers.
- Installation of Canopies at the Menu Boards & at the Pick-up Window.
 - Protects Team Members from the elements.
 - Canopy system greatly helps to expedite cars through the drive-thru as it allows for multiple orders to be taken and multiple meals delivered simultaneously.



VARIANCE REQUESTS

Interplan is requesting the following variances:

- Relief from Article 4. Use Regulations, Sec. 4.2.23. Drive-through facility C, regarding the location of the drive-thru lanes.
- Relief from Article 4. Use Regulations, Sec. 4.2.23. Drive-through facility I.C requiring a by-pass lane.
- Relief from Article 4. Use Regulations, Sec.4.2.2. C Yard and setbacks 1., due to the accessory structures (canopies) located in the side yards.
- Relief from the Stonecrest Overlay Design Guidelines dated May 2008 requiring a minimum of fifty percent (50%) fenestration for the length of the building frontage.

RESULT OF VARIANCE APPROVAL

If granted, the proposed improvements would:

- Allow Chick-Fil-A to stack and serve more than **twice** the amount of vehicles on site.
- Isolate the Drive-thru and provide canopies for Customer and Team Member **Safety**.
- **Reduce** Customer Drive-Thru **wait times**.

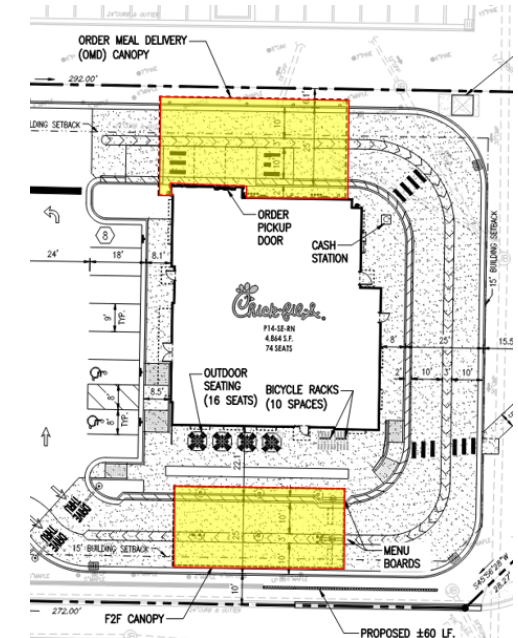
BEFORE

+/- 280 LF



AFTER

+/- 621 LF



VIEW FROM TURNER HILL RD



CHICK-FIL-A 1217
TURNER HILL RD
2985 TURNER HILL RD
LITHONIA, GA

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.



INTERPLAN NO. 2022.0675

12-08-2023

VIEW FROM TURNER HILL RD



CHICK-FIL-A 1217
TURNER HILL RD
2985 TURNER HILL RD
LITHONIA, GA

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.



INTERPLAN NO. 2022.0675

12-08-2023

VIEW FROM STONECRESS PASS



CHICK-FIL-A 1217
TURNER HILL RD
2985 TURNER HILL RD
LITHONIA, GA

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE LINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

 **INTERPLAN**
INTERPLAN NO. 2022.0675
12-08-2023

VIEW FROM TURNER HILL RD



CHICK-FIL-A 1217
TURNER HILL RD
2985 TURNER HILL RD
LITHONIA, GA

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INTERPLAN NO. 2022.0675

12-08-2023

VIEW FROM TURNER HILL RD



CHICK-FIL-A 1217
TURNER HILL RD
2985 TURNER HILL RD
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INTERPLAN NO. 2022.0675

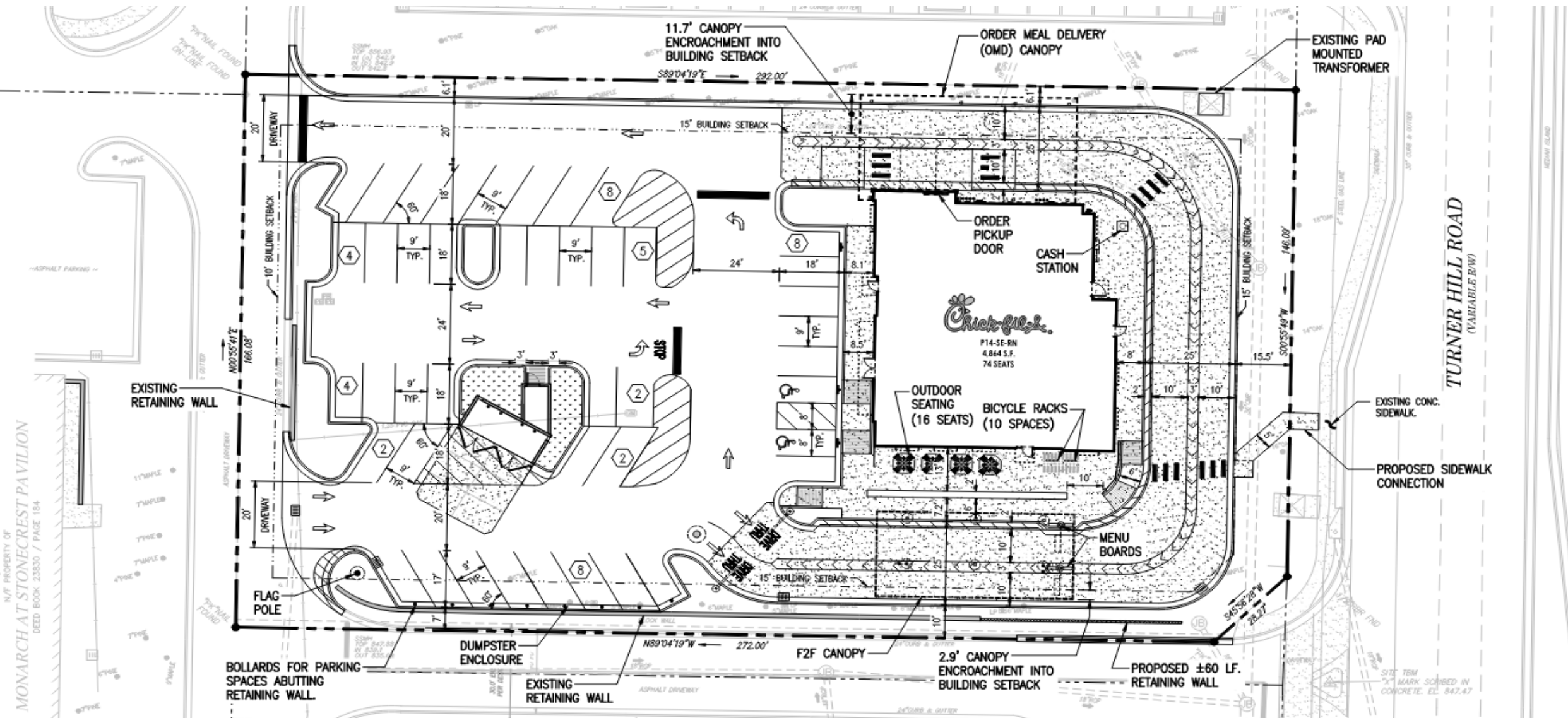
12-08-2023

QUESTIONS?

Chick-fil-A[®]



PROPOSED SITE IMPROVEMENTS



N/F PROPERTY OF
 MONARCH AT STONECREST PAVILION
 DEED BOOK 23830 / PAGE 184