

February 05, 2009

**ITEM NO. 1 - C.B.C. 614 - NEW MATTERS**

Applicant: Sonic America's Drive-In  
Wayne Brayton, Agent  
Director-SRI Facilities

Address: 2917 Cantrell Road

Description: Lot 1, Cook-Alworth Subdivision

**ORDINANCE REQUIREMENTS:**

1. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property. This strip shall be at least nine (9) feet wide.
2. The city official may grant not more than a twenty-five (25) percent reduction of these provisions for developments within mature areas.

**VARIANCE REQUESTED:**

1. The elimination of a portion of the nine foot (9') foot wide perimeter landscaping strip along the southeastern property line.

**FINDINGS:**

Sonic, America's Drive-In is located on the C-3 zoned property located at 2917 Cantrell Road. This particular Sonic was constructed approximately five (5) years ago. It includes outdoor seating, indoor seating, and one drive through lane. The applicant would like to have an additional drive through lane added to this site. According to the applicant, this proposed lane would be for the beverage pick-up only. Currently, the waiting time for customers is longer than wanted for optimal customer service. The majority of customers are for beverage purchase only. This additional lane would allow for faster service to all their customers. The lane would be ten foot (10') wide and fifty (50) foot in length. For the addition of this drive through lane to commence the nine (9') foot wide perimeter landscape strip will be eliminated in its entirety for fifty (50') foot. It is the intention of the applicant to relocate the three (3) trees affected by this additional drive through lane. A Splash Carwash is located on the northwestern property line of this site and an antique mall along the southeastern property line. Residential properties lie long the rear of the property.

Staff has received two (2) phone calls in conjunction with this request. Mr. Max Brantley whom resides at 3210 Edgerstoune Lane, sent the following email and requested that it be forwarded onto the commission: “I continue to have questions about the portable building and their inability to police the litter strewn over neighboring property. But I also have a very real concern about putting a parallel lane of traffic into Cantrell Road. This property was too narrow for this development. The shared entrance driveway with the car wash is already a huge problem. The curve and inadequate turn lane on Cantrell are the cause of frequent accidents and near misses. Putting two lanes of traffic exiting the building simultaneously into an already difficult traffic situation strikes me as imprudent. Don't know if that's a city beautiful issue or not. But the Sonic sold this plan in part with the landscaping, which was a pleasant departure. They knew the rules. They should abide by them, not try to change them when they think nobody is looking.” Mr. Brantley wanted to go on record as being against. Secondly, a phone call from Mr. Mort Geeter, co-owner of the Splash Carwash next door wanted to go on record as being indifferent and really has no problem with the applicants request because its on the opposite side of his property.

Staff does not support the total elimination of the perimeter landscape requirement.

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**STAFF RECOMMENDATION:**

Staff recommends denial of the requested perimeter landscape strip variance.