



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: _____

APPLICANT NAME: Fifth Third Bank c/o Dillard Sellers

Daytime Phone: 404.665.1242 E-Mail: jsellers@dillardsellers.com

Mailing Address: 1776 Peachtree Street NW, Suite 415 South, Atlanta, Georgia 30309

Owner Name: Huckleberry Properties c/o Christoph Cushman
(If more than one owner, attach contact information for each owner)

Daytime Phone: 307.413.7543 E-Mail: christoph.cushman@gmail.com

Mailing Address: 3465 N Pines Way, Suite 104 PMB 68, Wilson, WY 83014

SUBJECT PROPERTY ADDRESS OR LOCATION: 2933 North Druid Hills Road NE

DeKalb County, GA 30329

Parcel ID: 18 111 03 018 Acreage or Square Feet: +/- 0.46 Commission Districts: District 2 Super District 6

Existing Zoning: C-1 Proposed Special Land Use (SLUP): Development of a Fifth Third Bank branch 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: [checkmark] _____

Signature of Applicant:

[Handwritten signature in blue ink]

March 19, 2024

Dear Property Owner/Neighborhood Registry member/ District 2 Community Member:

We invite you to join us for a Community Meeting video conference to learn about a redevelopment plan for an outparcel near the Toco Hills Shopping Plaza for a Fifth Third Bank location. The property is 2941 N. Druid Hills Rd (prior location of the Wing Stop – now vacant land). We anticipate filing a Special Land Use Permit Application for approval of a drive-thru and are providing you this notice because your property may be within 500 feet of the redevelopment site, you are a member of the Community Council, or are included on the Neighborhood Registry requesting notifications.

You may recall a few years ago, a SLUP was approved for a drive-thru at this same location for a Jamba Juice location. That business did not move forward with the development and as such, the bank is seeking a similar approval for a drive-thru.

REQUEST: Special Land Use Permit Application

STREET LOCATION: 2941 North Druid Hills Road

PROPOSED DEVELOPMENT: Fifth Third Bank with a drive-thru facility

COMMUNITY MEETING

April 10, 2024

5:30pm

Zoom Meeting

<https://us06web.zoom.us/j/81717002092?pwd=UFE9VII5vbpB4z1LS1pNNOXdGKs62K.1>

Meeting ID: 817 1700 2092

Passcode: 722588

Participants may also join by telephone.

Phone Number: +13092053325

Meeting ID: 817 1700 2092

Passcode: 722588

If you have questions about the meeting, application, or development plans, please contact Julie L. Sellers at (404) 665-1242 or jsellers@dillardsellers.com.

Community Meeting zoom – Sign in Sheet (April 10, 2024)

Community Members:

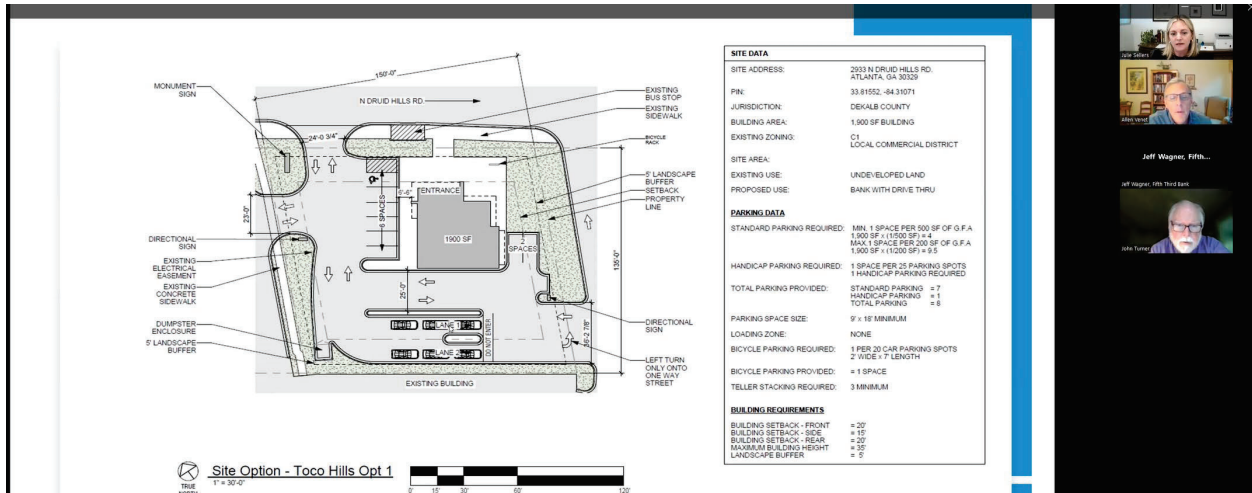
John Turner

Alan Venet

Applicant representatives:

Julie Sellers and Jeff Wagner

Screen Shot:



LETTER OF INTENT AND IMPACT ANALYSIS

DeKalb County

Special Land Use Permit Application

Applicant:

Fifth Third Bank
c/o Dillard Sellers

Property:

2933 North Druid Hills

Parcel ID No:

18 111 03 003

Submitted for Applicant by:

Julie L. Sellers
DILLARD SELLERS
1776 Peachtree Street NW, Suite 415-S
Atlanta, Georgia, 30309
(404) 665-1242
jsellers@dillardsellers.com

Introduction

Applicant, Fifth Third Bank, requests approval of a Special Land Use Permit (“SLUP”) for property located at 2933 North Druid Hills Road in unincorporated DeKalb County and more specifically identified as Parcel ID No. 17 111 03 018 (the “Property”). The Property is approximately +/- 0.46 acres of land that is zoned C-1, Local Commercial District, and is within the Town Center Activity Center Character Area.

This application is submitted to allow for the redevelopment of the Property as a new bank location with two (2) drive-through lanes. Fifth Third Bank is a publicly traded consumer bank with a client base spanning retail, small business, corporate, and investment clients. Fifth Third Bank services communities in eleven states and currently has five locations in Atlanta. Drive-through banking will provide convenient, efficient, and accessible banking services to meet the banking needs of the local community. Banks and financial institutions, such as the Applicant’s intended use for the Property, are permitted uses on C-1 zoned properties. Drive-through facilities within Activity Center character areas require a Special Land Use Permit, pursuant to the Zoning Ordinance of DeKalb County (“Zoning Ordinance”), Table 4.1.

Prior use of the Property was a Wing Stop. However, the Property has remained vacant since the demolition of the building. In 2020, the DeKalb County Board of Commissioners approved a SLUP for a new restaurant with drive-through on the Property. The restaurant has not been developed and the Applicant seeks approval to redevelop the Property as a bank. The bank use will have less vehicular traffic flow than the previously approved restaurant with a drive-through.

The Applicant is proposing a 1,900 square foot bank building with a two (2) drive-through lanes. The Property has a bus stop along its frontage on North Druid Hills Road, making it easily accessible by public transportation. As reflected in the site plan, the existing sidewalks would remain and one of the two existing curb cuts onto N Druid Hills will be eliminated. By removing the curb cut, the Applicant is supporting the County’s desire to facilitate an improved pedestrian experience along N Druid Hills. The site layout creates a safer pedestrian experience at the Property and adds an additional section of sidewalk along the Property’s frontage, further increasing connectivity in this area and better pedestrian access to the proposed bank building. The drive-through lanes will not discourage pedestrian access to the bank or mobility in the area. The drive-through feature adds convenience for residents and customers, including those persons with physical and mobility impairments and families with children.

The bank with drive-through facilities will operate in accordance with all provisions of the Zoning Ordinance, Section 4.2.23. The establishment of two drive-through lanes will provide a use that is compatible with surrounding C-1 zoning and existing local commercial uses. The Property is an outparcel of the Toco Hills shopping center and is adjacent to a Chase Bank with drive-through lanes and a Wendy’s restaurant with a drive-through lane. Applicant’s bank provides a modern facility that engages with and promotes pedestrian connectivity along North Druid Hills Road. Additionally, the bank is a low intensity commercial use appropriate to accompany the more intense uses at Toco Hills. The bank operates with no noise or smells. The lack of commercial deliveries that are common with other commercial uses is an additional

benefit for the site's interaction with existing uses in the shopping center. The bank use will enhance the pedestrian experience at the Property and activate this vacant parcel.

As set forth below, the Applicant satisfies the County's requirements for a special land use permit for drive-through facilities. For these reasons, the Applicant respectfully requests its application be granted as submitted.

Documented Impact Analysis

The Applicant satisfies the criteria for approving the SLUP set forth in the Zoning Ordinance, Section 27-7.4.6. For this reason, this request should be granted as described by the Applicant..

A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located:

The size of the site is adequate for the Applicant's bank with drive-through lanes. The Property can accommodate all required yards, open space, off-street parking, buffer zones, and all other applicable requirements of the C-1 zoning district in which the use is proposed to be located.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use:

Applicant's bank with drive-through lanes is compatible with the surrounding area and land uses within the district. The uses on all surrounding parcels in the Toco Hills shopping center and across North Druid Road are commercial, retail, and service developments compatible with the proposed use.

Applicant's bank with drive-through lanes will not create adverse impacts upon any adjoining land uses by reason of traffic volume, traffic congestion, noise, smoke, odor, dust or vibration.

C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use:

Adequate public services, facilities, and utilities exist to serve Applicant's bank with drive-through lanes.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area:

North Druid Hills Road has two travel lanes in each direction and a center turning lane. There is sufficient capacity to support a new bank with drive-through service. Neither the bank use nor the drive-through lanes will create an unduly increase in traffic. Most customers for this bank branch are anticipated to be local residents or persons already in the North Druid Hills area as pedestrians or on other business. Additionally, the Property is an outparcel of a Toco Hills shopping center, a large shopping center with many businesses, restaurants, and other commercial uses. The shopping center was designed to support high traffic volume, and Applicant's bank will not create an additional burden on shopping center or surrounding roadways.

E. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access, in the event of fire or other emergency:

Applicant's development plan provides adequate ingress and egress to the Property and all buildings, structures, and facilities located thereon. The bank will maintain one existing curb cut on North Druid Road and create an additional access providing ingress and egress through the Toco Hills Shopping Center parking area. The new access will allow entrance into the Property from the adjacent parking lot, instead of North Druid Hills Road, increasing automotive and pedestrian safety and convenience. The redevelopment will also enhance the pedestrian access along North Druid Hills Road with a new sidewalk area. The site provides adequate space for traffic flow and access by emergency vehicles.

The development plan shows two lanes designated to the drive-through and a bypass lane for traffic to circulate around the site. The drive-through is located at the rear of the site, behind the bank building. Pedestrians will not have to walk through the drive-through traffic in order to access the branch. Additionally, there is a pedestrian access ramp and cross walk located in front of the building to increase pedestrian safety.

F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use:

The hours of operation for the bank lobby and drive-through are typically Monday – Thursday 9:00 a.m. - 5:00 p.m., Friday 9:00 a.m. – 6:00 p.m., and Saturday 9:00 a.m. - noon. The bank is closed Sunday and holidays. The bank's ATM service will be open 24 hours a day but administers quick transactions that attract a negligible amount of traffic at any given time compared to the surrounding developments. The majority of commercial and retail uses in the adjacent developments are open seven days a week and their hours of operation exceed those of Fifth Third Bank.

G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:

Yes, the Applicant's bank with affiliated drive-through lanes is consistent with all requirements of C-1 classification. A branch bank use is consistent with the intent and purpose of the C-1 zoning district.

H. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan:

Yes, the bank use with drive-through lanes is consistent with the policies of the County's comprehensive plan. The redevelopment will transform a vacant and unused parcel providing a beneficial commercial use to serve the surrounding neighborhood. Applicant's bank use is consistent with the commercial intensity in the surrounding area, as promoted by the policies of the Town Center Activity Center. The redevelopment will enhance the pedestrian experience along the North Druid Hills corridor by increasing the sidewalk area. The new bank branch will encourage walkability and mobility of the area and use of the sidewalk along North Druid Hills Road. Applicant's proposal, including the drive-through lanes, adds a convenient service feature for residents and customers, including those persons with physical and mobility impairments and families with children.

I. Whether there is adequate provision of refuse and service areas:

Yes, the new bank provides adequate refuse and service areas as indicated on the site plan.

J. Whether the length of time for which the special land use permit is granted should be limited in duration:

No, Applicant's requested SLUP and drive-through use should not be limited in duration. Applicant seeks to be prominent and contributing commercial business along North Druid Hills Road. Any limitation would severely impact these goals and the use of the Property.

K. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.

The size, scale, and massing of the proposed bank is appropriate in relation to the size of the Property and in relation to the size, scale and massing of adjacent and nearby lots and buildings. The Property is an outparcel in the Toco Hills shopping center, and the new bank is consistent with the design of this large commercial complex. The bank is a one-

story building and will not create a negative shadow impact on any adjoining lot or building.

L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

No, bank with drive-through lanes will not adversely affect historic buildings, sites, districts, or archaeological resources. No historic or archaeological resources are known to be on the Property or in the immediate area.

M. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:

As provided in the site plan accompanying this request, Applicant's bank satisfies the County's requirements and supplemental regulations for drive-through facilities.

N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process:

Applicant's proposed bank with drive-through facilities is consistent with the needs of the neighborhood and the surrounding community. The bank provides a low-impact, beneficial use to area residents and visitors. The bank is also a necessary service for Fifth Third Bank customers. The drive-through lanes are an important feature for these customers. The drive-through facilities will not create any adverse impacts for the neighborhood. Considering other existing commercial uses including other drive-throughs along North Druid Hills Road, the banking use with a drive-through is far less impactful on the surrounding area. The redevelopment of the site will help enhance the pedestrian experience in the corridor, providing aesthetic and structural upgrades to the Property's frontage. The development of convenient community banking services on a long vacant lot is consistent with the needs of the neighborhood and the overall objectives of the comprehensive plan.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that the DeKalb County Board of Commissioners approve the Special Land Use Permit as requested. If there are any questions about this request, you may contact me at 404-665-1242 or jsellers@dillardsellers.com.

Sincerely,

DILLARD SELLERS, LLC

A handwritten signature in blue ink, appearing to read "Julie L. Sellers". The signature is fluid and cursive, with a large initial "J" and a long, sweeping tail.

Julie L. Sellers
Attorney for the Applicant

Exhibit A
Required Constitutional Notice

Georgia law and the procedures of DeKalb County require the Applicant to raise Federal and State constitutional objections during the public hearing process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by DeKalb County to grant the application as requested would constitute a taking of the Applicant's property. Because of this unconstitutional taking, DeKalb County would be required to pay just compensation to the Applicant.

A denial of this application would constitute an arbitrary and capricious act by DeKalb County without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the requested special land use permit and other concurrent requests would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by DeKalb County to grant the special land use permit and other concurrent requests for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the

Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the requests subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A denial of this application would be unconstitutional. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 and/or O.C.G.A. § 36-11-1 to afford the County an opportunity to approve the special land use permit and other concurrent requests as requested by the Applicant. If action is not taken by the County to approve the application within a reasonable time, a claim will be filed in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Property, inverse condemnation, diminution of value of the Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Standing Objection

The Applicant further objects to the standing of each and every surrounding resident to challenge, whether before the Board or any court of competent jurisdiction, any zoning decision by the Board in that he/she has not shown, nor can show, that he/she will suffer special damages within the meaning of Georgia law as a result of said decision. The Applicant raises this objection before the Board and requests the Board to determine the standing of any individual who challenges or objects to the Board's decision to act on these zoning requests. Applicant further raises this objection before the Board to preserve said objection on appeal, if any, to any court of competent jurisdiction.

Evidence Objection

Applicant objects to the testimony and documentary evidence proffered by anyone opposed to the Application based on relevancy, inadmissibility, hearsay, lack of foundation and any other applicable evidentiary objection.

We respectfully request that the County grant the aforementioned zoning requests including the special land use permit and other concurrent requests by approving the Application. Should the County have any questions, suggestions and/or concerns, we ask that you bring these to our attention so they can be timely addressed.



Julie L. Sellers
404.665.1242

Email:
jsellers@dillardsellers.com

May 1, 2024

VIA MAIL and E-MAIL

John Reid, Planner
DeKalb County
Planning & Sustainability Department
1300 Commerce Drive
Decatur, GA 30030

VIA MAIL ONLY

DeKalb County CEO and
Board of Commissioners
1300 Commerce Drive
Decatur, GA 30030

Re: 2933 North Druid Hills - Special Land Use Permit Application

Dear John:

Please find enclosed the disclosure of campaign contribution documents. If you should have any questions, please do not hesitate to contact me at 404-665-1242 or jsellers@dillardsellers.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Julie L. Sellers".

Julie L. Sellers
Attorney for the Applicant



DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes _____ 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 to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Carye Farrell

Notary Carye Farrell



4/5/2028

Expiration Date/ Seal

Christopher Cushman

Signature of Applicant /Date

Check one: Owner Agent _____

Christopher Cushman

*Notary seal not needed if answer is "no".

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Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes _____ No X *

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

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Notary



Signature of Applicant /Date

Check one: Owner _____ Agent X

Expiration Date/ Seal

*Notary seal not needed if answer is “no”.

Campaign Contribution Disclosure

Name and Position of Government Official	Dollar Amount	Date of Contribution
Robert Patrick for Commissioner	\$250.00	06.28.2023
Michelle Long Spears for District 2	\$250.00	05.12.2022

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Yes No *

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Notary

 7/29/24
Signature of Applicant /Date
Check one: Owner Agent

Jeffrey S. Haymore
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires 07/26/2025

Expiration Date/ Seal

*Notary seal not needed if answer is "no".



DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 4/05/2024

TO WHOM IT MAY CONCERN:

(I), (WE) Huckleberry Properties
Name of owners(s) (If more than one owner, attach a separate sheet)

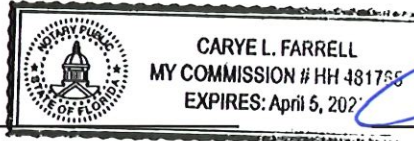
Being (owner) (owners) of the subject property described below or attached hereby delegate authority to:

Fifth Third Bank c/o Dillard Sellers

Name of Agent or Representative

to file an application on (my), (our) behalf.

Notary Public



Owner

Christoph Cushman

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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Notary

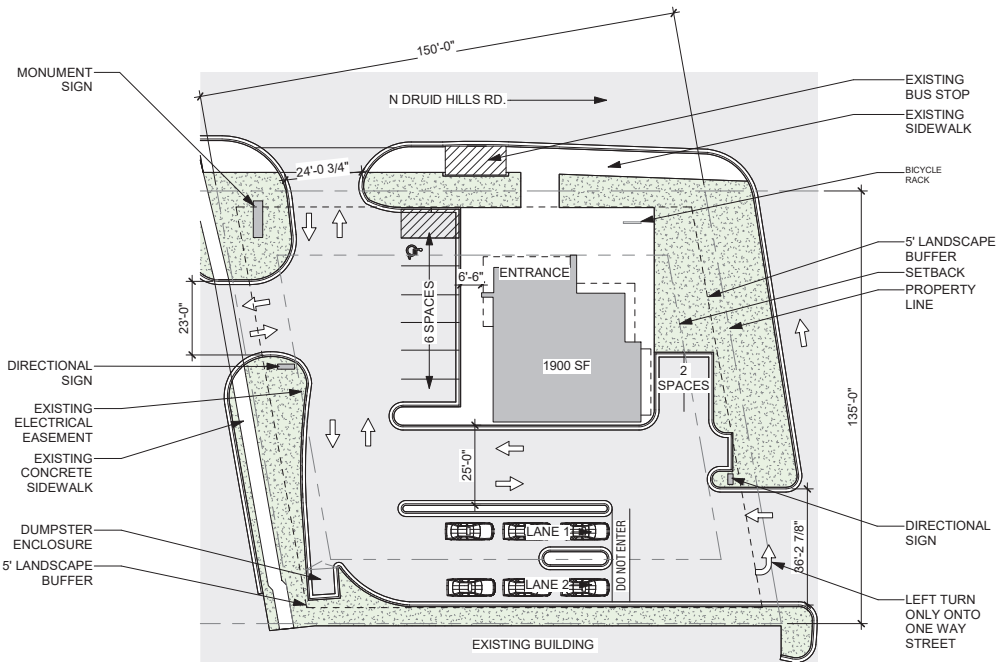


Signature of Applicant /Date

Check one: Owner _____ Agent X

Expiration Date/ Seal

*Notary seal not needed if answer is "no".

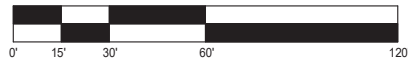


SITE DATA	
SITE ADDRESS:	2933 N DRUID HILLS RD. ATLANTA, GA 30329
PIN:	33.81562, -84.31071
JURISDICTION:	DEKALB COUNTY
BUILDING AREA:	1,900 SF BUILDING
EXISTING ZONING:	C1 LOCAL COMMERCIAL DISTRICT
SITE AREA:	
EXISTING USE:	UNDEVELOPED LAND
PROPOSED USE:	BANK WITH DRIVE THRU
PARKING DATA	
STANDARD PARKING REQUIRED:	MIN. 1 SPACE PER 500 SF OF G.F.A 1,900 SF x (1/500 SF) = 4 MAX. 1 SPACE PER 200 SF OF G.F.A 1,900 SF x (1/200 SF) = 9.5
HANDICAP PARKING REQUIRED:	1 SPACE PER 25 PARKING SPOTS 1 HANDICAP PARKING REQUIRED
TOTAL PARKING PROVIDED:	STANDARD PARKING = 7 HANDICAP PARKING = 1 TOTAL PARKING = 8
PARKING SPACE SIZE:	9' x 18' MINIMUM
LOADING ZONE:	NONE
BICYCLE PARKING REQUIRED:	1 PER 20 CAR PARKING SPOTS 2' WIDE x 7' LENGTH
BICYCLE PARKING PROVIDED:	= 1 SPACE
TELLER STACKING REQUIRED:	3 MINIMUM
BUILDING REQUIREMENTS	
BUILDING SETBACK - FRONT	= 20'
BUILDING SETBACK - SIDE	= 15'
BUILDING SETBACK - REAR	= 20'
MAXIMUM BUILDING HEIGHT	= 35'
LANDSCAPE BUFFER	= 5'



Site Option - Toco Hills Opt 1

1" = 30'-0"



PRAXIS3



Fifth Third Bank
Toco Hills, Atlanta GA

Site Plan - Option 1

Project No. -23082

11/13/23

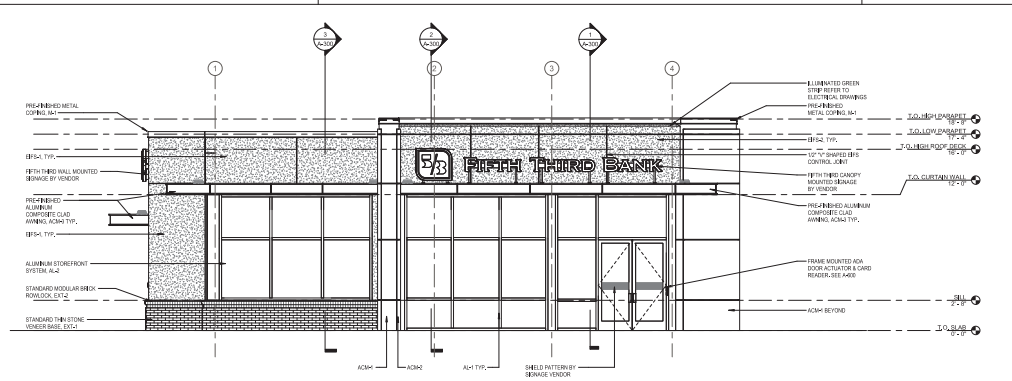
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EXTERIOR FINISH SCHEDULE

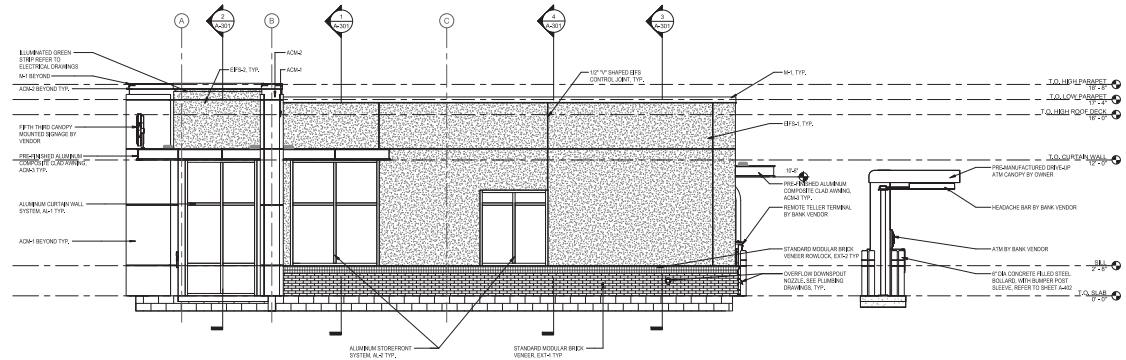
ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	CUSTOM FINISH BLUE	
ACM2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	CUSTOM FINISH GREEN	
ACM3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	SLATE GREY	
ACM4	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	SLATE GREY	
ACM5	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	SLATE GREY	
ACM6	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	SLATE GREY	
ACM7	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	SLATE GREY	
ACM8	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	SLATE GREY	
ACM9	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	SLATE GREY	
ACM10	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	SLATE GREY	
ACM11	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	SLATE GREY	
ACM12	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	SLATE GREY	
ACM13	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	SLATE GREY	
ACM14	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	SLATE GREY	
ACM15	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	SLATE GREY	
ACM16	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	SLATE GREY	
ACM17	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	SLATE GREY	
ACM18	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	SLATE GREY	
ACM19	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	SLATE GREY	
ACM20	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	SLATE GREY	

ACM PANEL - GENERAL NOTES

1. ALL ACM PANELS MUST BE ANCHORED TO STRUCTURAL METAL STUD FRAMING. REFER TO STRUCTURAL METAL STUD FRAMING NOT BY SYSTEMS.
2. METAL STUDS MUST BE ALUMINUM PANELS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT.
3. METAL STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS ONLY TO COORDINATE WITH STUDS. BRACING AND CLASPS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS. ATTACHMENT TO STUDS SHALL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT. (SEE ARCHITECT'S NOTES).
4. ALL METAL STUDS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO THE FABRICATION OF ANY ALL METAL COMPOSITE PANEL AND DISCOVERED BRACING.
5. ALL SHOWN ACM PANEL JOINTS TO HAVE BACKER ROD AND GASKET, APPLY DOWN PAST WOOD BLOCKING, TYP.
6. USE BACKER ROD AND GASKET AT ALL VERTICAL PANEL END LAMBS CONCERNING AT DRUMBAR WITH SHOWN JOINT PANELS TO HAVE BACKER ROD AND GASKET. APPLY DOWN PAST WOOD BLOCKING, TYP. USE BACKER ROD AND GASKET AT ALL VERTICAL PANEL END JOINTS CONCERNING AT DRUMBAR WITH SHOWN JOINT PANELS TO HAVE BACKER ROD AND GASKET.



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



WEST EXTERIOR ELEVATION 1 1/4" = 1'-0" 2

bdg
architects

551 S. College Street P. 704.981.0811
2nd Fl. P. 404.953.5570
Charlotte, NC 28202 www.bdg.com

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NO.	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB # PROJECTIVE
DATE: 08/03/2011
DRAWN BY: KA
CHECKED BY: KA

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-200

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SD-005



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RENDERINGS

SHEET NUMBER
SD-008

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Fifth Third c/o Julie Sellers jsellers@dillardssellers.com Property Address: 2941 N Druid Hills Rd

Tax Parcel ID: 18 111 03 018 Comm. District(s): 2 & 6 Acreage: .45 acres

Existing Use: Vacant Proposed Use: Bank with drive-through (Based on applicant, this site was previously approved as a SLUP for a drive-through for Jamba Juice, but the Jamba Juice was never built.)

Supplemental Regs: Yes DRI: NA

Rezoning: Yes No X

Existing Zoning: C-1 Proposed Zoning: NA

Rezoning Request: _____

Land Use Plan Amendment: Yes No X

Existing Land Use: TC Proposed Land Use: NA Consistent Inconsistent

Special Land Use Permit: Yes X No
SLUP to allow bank with drive-through.

Major Modification: NA

Existing Case Number(s): _____

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: _____ PC: 07/11/24** _____ BOC:
_07/25/24** _____ Letter of Intent: Impact Analysis: Owner Authorization(s): _____
Campaign Disclosure: Zoning Conditions: Community Council Meeting:
_06/11/24* _____ Public Notice, Signs: Tree Survey, Conservation: Land
Disturbance Permit (LDP): _____ Sketch Plat: _____ Bldg. Permits: Fire Inspection:
 Business License: State License: _____ Lighting Plan: _____ Tent Permit:
_____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

***Deadline for hosting pre-community meeting with 15 days notice for July 2024 agenda cycle would be 04/22/24**

****Filing Deadline for application is 04/29/24—PLEASE EMAIL John Reid in addition to submitting application through portal, and confirm with John Reid that he has received your complete application.**

Review of Site Plan—NO SITE PLAN SUBMITTED

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____ Enhanced
Open Space: _____ Setbacks: front sides side corner rear _____ Lot Size:
 Frontage: Street Widths: Landscape Strips:
Buffers: _____ Parking Lot Landscaping: Parking - Auto: Parking - Bicycle:
_____ Screening: Streetscapes: Sidewalks: Fencing/Walls: _____ Bldg.
Height: Bldg. Orientation: Bldg. Separation: Bldg. Materials: _____ Roofs: _____
Fenestration: Façade Design: _____ Garages: _____ Pedestrian Plan: _____ Perimeter
Landscape Strip: _____
Possible Variances: _____

Comments: _____

Applicant will need to provide justification as to how proposed SLUP is compatible and consistent with the Town Center (TC) Character Area and adjacent and surrounding properties. Applicant will need to show compliance with supplemental regulations for drive-through facilities. Demonstrate compliance with C-1 requirements including maximum building height, streetscape, lot coverage, minimum number of parking spaces, etc.

DEPARTMENT OF PLANNING & SUSTAINABILITY

This only a preliminary review and is not a complete list of zoning requirements, a final and complete review will be done upon official submission of a Special Land Use Permit (SLUP) application and concept plan. If the application were to be approved, the applicant would have to submit and obtain a certificate of occupancy for the proposed buildings as well as county business licenses.

Prepared by: John Reid Date 03/07/24

Filing Fees

REZONING: RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT	\$500.00
SPECIAL LAND USE PERMIT	\$400.00