

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): COMMISSION DISTRICT 02 SUPER DISTRICT 06

TITLE: Application of Fifth Third Bank c/o Dillard Sellers for a Special Land Use Permit (SLUP) to allow for a drive through for a bank in the C-1 (Local Commercial) zoning district, at 2933 North Druid Hills Road.

PETITION NO: N6-2024-0632 SLUP-24-1247003

PROPOSED USE: Drive through for a bank.

LOCATION: 2933 North Druid Hills Road, Atlanta, GA 30329

PARCEL NO: 18 111 03 018

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Fifth Third Bank c/o Dillard Sellers for a Special Land Use Permit (SLUP) to allow for a drive through for a bank in the C-1 (Local Commercial) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: (July 11, 2024) Pending.

PLANNING STAFF: Approval with conditions.

STAFF ANALYSIS: The applicant, Julie Sellers is seeking a Special Land Use Permit (SLUP) to construct a new drive-through bank in the Local Commercial (C-1) Zoning District. The DeKalb County Board of Commissioners approved a SLUP for a drive-through *restaurant* (Jamba Juice) on this same property on November 10, 2020, with 15 zoning conditions. That restaurant has not been developed, and the Applicant now seeks approval of a SLUP for a 1,900 square foot bank with two drive-through lanes. The applicant indicates that the proposed bank will generate less vehicular traffic flow than the previously approved drive-through restaurant. The submitted site plan indicates that the sidewalks along North Druid Hills Road would remain, and that one of the two existing curb cuts would be eliminated. The applicant indicates that the elimination of one of the existing curb cuts will better support the County’s desire to facilitate an improved pedestrian experience along North Druid Hills Road. The site is located within a Town Center (TC) Character Area designated by the DeKalb County 2050 Comprehensive Plan. Although there are existing drive-through establishments along North Druid Hills Road in the surrounding area, adding another drive-through facility does not meet the intent and vision of the TC Character Area calling for a pedestrian community focused within a high density mix of residential, office, and commercial uses (*2050 Unified Plan, page 33*). Additionally, the proposed auto-oriented drive-through bank is not located at the edge of the TC Character Area where auto-oriented uses may warrant consideration. Consistent with Staff’s previous denial recommendation for a drive through restaurant in 2020, Staff recommends “Denial of the proposed drive-through facility for a bank”. Should the SLUP be approved, Staff recommends the attached conditions.

PLANNING COMMISSION VOTE: (July 11, 2024) Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 7-0-0.

SLUP-24-1247003 (2024-06320)
Staff Recommended Conditions (if approved)
2933 N. Druid Hills Road

1. Allow up to two drive-through lanes on the site subject to compliance with C-1 (Local Commercial) zoning standards unless variances are obtained from appropriate regulatory authorities.
2. In an effort to enhance and encourage pedestrian activity, the maximum front building setback shall be 20 feet with no parking located between the front façade of the building and the North Druid Hills right-of-way. Internal sidewalks shall connect the principal entrance of the building with the public sidewalk along North Druid Hills Road. Internal sidewalks shall also connect parking areas behind the building entrances located on the rear of the building.
3. Building facades shall not exceed (40) feet in length without projections, recesses, or other architectural features.
4. Structure shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level front facade.
5. Right-of-way dedication from centerline of North Druid Hills Road may be required.
6. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the Zoning Board of Appeals, or other entity.
7. Drive-through lanes and service windows serving drive-through lanes shall only be located to the side or rear of buildings.
8. 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.
9. Stacking spaces shall be provided. Stacking spaces shall be a minimum of ten (10) feet wide and twenty-five (25) feet long. Stacking spaces shall begin at the last service window for the drive-through lane.
10. At least three (3) stacking spaces for each service window shall be provided.
11. 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 unsafe conditions where crossed by pedestrian access to a public entrance of a building.
12. Drive-through lanes shall be separated by striping or curbing from off-street areas. Individual lanes shall be striped, marked, or otherwise distinctly delineated.
13. The drive-through bank shall include a by-pass lane with a minimum of ten (10) feet, by which traffic may navigate around the drive-through facility without traveling in the drive-through lane. The by-pass lane may share space with a parking access aisle.
14. Drive-through lane must be setback five (5) feet from all lot lines and roadway right-of-way lines.
15. Owner and operator are responsible for daily litter clean-up to ensure the property remains free of trash, litter, and debris.

Planning Commission Hearing Date: July 11, 2024
Board of Commissioners Hearing Date: July 25, 2024

STAFF ANALYSIS

Case No.:	SLUP-24-1247003	Agenda #: 2024-0632	
Address:	2933 N. Druid Hills Rd, Atlanta, GA	Commission District: 02	Super District: 06
Parcel ID(s):	18-111-03-018		
Request:	For a Special Land Use Permit (SLUP) to construct a new drive-through bank within the C-1 (Local Commercial) zoning district.		
Property Owner(s):	Huckleberry Properties, Inc.		
Applicant/Agent:	Julie Sellers		
Acreage:	.46		
Existing Land Use:	Vacant		
Surrounding Properties:	North: C-1 East: OI (Office Institutional) South: C-1 West: C-1		
Comprehensive Plan:	Town Center (TC)	Consistent	Inconsistent X

Staff Recommendation: Denial

The applicant, Julie Sellers is seeking a Special Land Use Permit (SLUP) to construct a new drive-through bank in the Local Commercial (C-1) Zoning District. The DeKalb County Board of Commissioners approved a SLUP for a drive-through *restaurant* (Jamba Juice) on this same property on November 10, 2020, with 15 zoning conditions. That restaurant has not been developed, and the Applicant now seeks approval of a SLUP for a 1,900 square foot bank with two drive-through lanes.

The applicant indicates that the proposed bank will generate less vehicular traffic flow than the previously approved drive-through restaurant. The submitted site plan indicates that the sidewalks along North Druid Hills Road would remain, and that one of the two existing curb cuts would be eliminated. The applicant indicates that the elimination of one of the existing curb cuts will better

support the County's desire to facilitate an improved pedestrian experience along North Druid Hills Road.

The site is located within a Town Center (TC) Character Area designated by the DeKalb County 2050 Comprehensive Plan. Although there are existing drive-through establishments along North Druid Hills Road in the surrounding area, adding another drive-through facility does not meet the intent and vision of the TC Character Area calling for a pedestrian community focused within a high density mix of residential, office, and commercial uses (*2050 Unified Plan, page 33*). Additionally, the proposed auto-oriented drive-through bank is not located at the edge of the TC Character Area where auto-oriented uses may warrant consideration. Consistent with Staff's previous denial recommendation for a drive-through restaurant in 2020, Staff recommends "**Denial**" of the proposed drive-through facility for a bank. Should the SLUP be approved, Staff recommends the following conditions.

1. Allow up to two drive-through lanes on the site subject to compliance with C-1 (Local Commercial) zoning standards unless variances are obtained from appropriate regulatory authorities.
2. In an effort to enhance and encourage pedestrian activity, the maximum front building setback shall be 20 feet with no parking located between the front façade of the building and the North Druid Hills right-of-way. Internal sidewalks shall connect the principal entrance of the building with the public sidewalk along North Druid Hills Road. Internal sidewalks shall also connect parking areas behind the building entrances located on the rear of the building.
3. Building facades shall not exceed (40) feet in length without projections, recesses, or other architectural features.
4. Structure shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level front facade.
5. Right-of-way dedication from centerline of North Druid Hills Road may be required.
6. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the Zoning Board of Appeals, or other entity.
7. Drive-through lanes and service windows serving drive-through lanes shall only be located to the side or rear of buildings.
8. 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 qualify and detailing.
9. Stacking spaces shall be provided. Stacking spaces shall be a minimum of ten (10) feet wide and twenty-five (25) feet long. Stacking spaces shall begin at the last service window for the drive-through lane.
10. At least three (3) stacking spaces for each service window shall be provided.
11. 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 unsafe conditions where crossed by pedestrian access to a public entrance of a building.
12. Drive-through lanes shall be separated by striping or curbing from off-street areas. Individual lanes shall be striped, marked, or otherwise distinctly delineated.
13. The drive-through bank shall include a by-pass lane with a minimum of ten (10) feet, by which traffic may navigate around the drive-through facility without traveling in the drive-through lane. The by-pass lane may share space with a parking access aisle.
14. Drive-through lane must be setback five (5) feet from all lot lines and roadway right-of-way lines.
15. Owner and operator are responsible for daily litter clean-up to ensure the property remains free of trash, litter, and debris.

ZONING COMMENTS – JUNE 2024

N1. 911 Mountain View Drive. Mountain View Drive is classified as a collector road. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Mountain View Circle and Mountain Springs Way are classified as local roads. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk on any street. Only one access point allowed on Mountain View Drive. Refer to Code Section 14-200 (6) for driveway spacing. Consider the circulation loop having access off Mountain View Circle. No parking allowed on the right of way. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

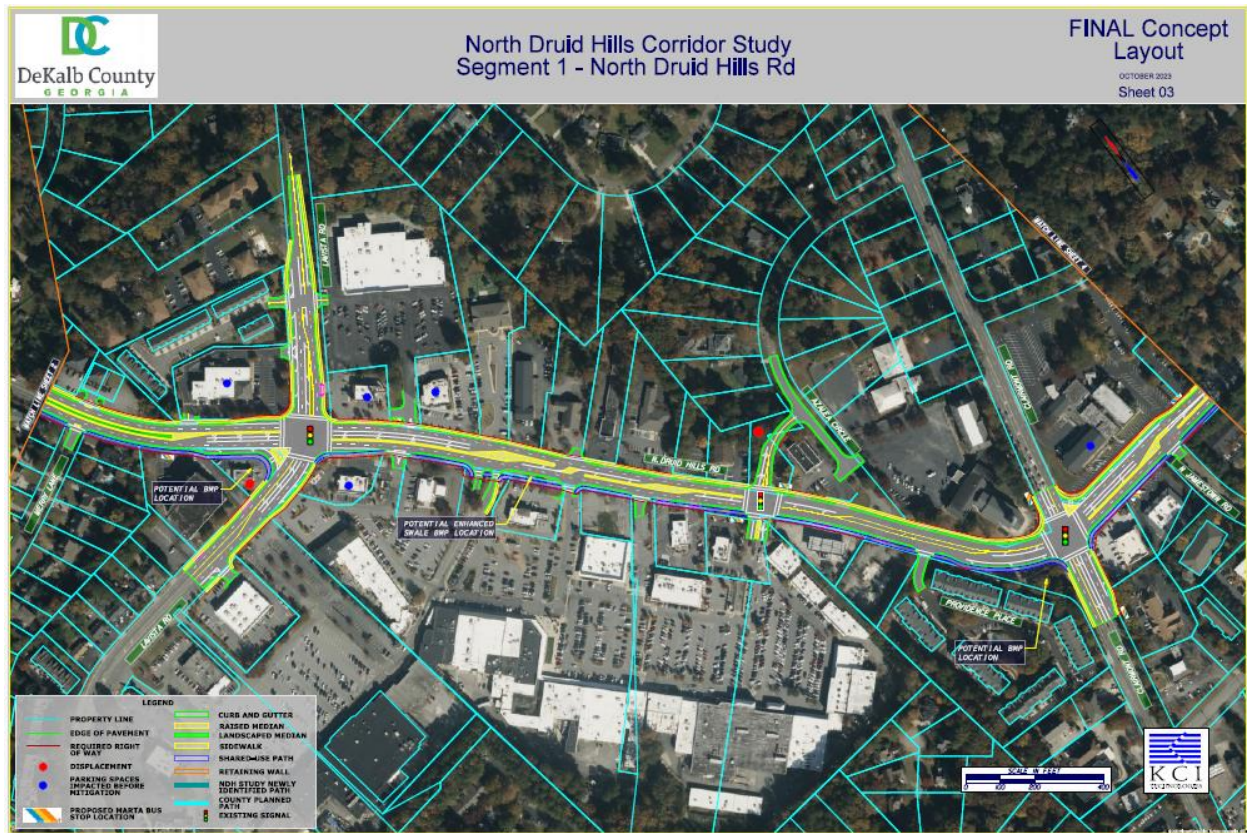
N2. 498 Crestwood Ct: No comment.

N3. 6061 Redan Road. Redan Road is classified as a minor arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Young Road is classified as a collector road. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO. Provide a direct pedestrian connection between the public infrastructure/right of way to the building. One right in/left in/right out access point on Redan Road. Install physical barrier to prevent left turns and include a no left turn signage. Only one access point allowed on Young Road- away from the signalized intersection as possible. Update pedestrian striping and ADA ramps at traffic signal. Bring curb and gutter up to current standards along property frontage. No poles may remain within the limits of the path/sidewalk on any street.

N4. 1422 Rock Chapel Road. Rock Chapel Road is state route 124. GDOT review and approval is required prior to permitting. (JLivingston@dot.ga.gov) Rock Chapel Road is classified as a major arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). If applicant is seeking a variance from the above infrastructure requirements, it is suggested to seek during the zoning process. Verify that all access points have intersection and stopping sight distance as described by AASHTO. No poles may remain within the limits of the path/sidewalk on any street.

N5. No comment

N6. 2933 N Druid Hills Rd. Additional coordination is required with the PW- Transportation Division on related to the North Druid Hills Study Section 1B. The Transportation Division has applied for federal funds to design and construct this project. Dedicate necessary right of way for the project. Recommend variance for all other infrastructure improvements until the project is delivered during zoning process. Please note the final position of access points. Verify that all access points have intersection and stopping sight distance as described by AASHTO.



N7. 5370, 5384, 5378 Flat Shoals Parkway. Flat Shoals Parkway is SR 155. GDOT review and permits required prior to permitting. (JLivingston@dot.ga.gov) Flat Shoals Parkway is classified as a major arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hewfowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO. No poles may remain within the limits of the path/sidewalk on any street. Private roads must be built to public road standards. All interior roads are to be private and maintained by a Homeowner’s Association. Verify the distance between the garage door and sidewalk is long enough to accommodate a vehicle without blocking the sidewalk. Make sure that sidewalk/pedestrian paths meet ADA requirements at driveways. If street is less than 24 feet wide, no on street parking allowed. Add no parking signs and include parking restrictions in neighborhood covenants.

N8. 1850 Lawrenceville Hwy. Lawrenceville Hwy is SR 8. GDOT review and permits required prior to permitting. (JLivingston@dot.ga.gov) Lawrenceville Hwy is classified as a major arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse

path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO. No poles may remain within the limits of the path/sidewalk on any street. If seeking a variance from infrastructure improvements: At a minimum, add an 8-foot sidewalk for connection to South Fork Peachtree Creek Multiuse Trail along frontage and dedicate right of way needed.



6/14/2024

To: LaSondra H. Hill
From: Ryan Cira, Environmental Health Director
Cc: Alan Gaines, Deputy Director
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DeKalb Public Health

445 Winn Way – Box 987

Decatur, GA 30031

404.508.7900 • www.dekalbhealth.net



N.5 -2024-0631

SLUP-24-1247001 18 069 02 028

5439 Memorial Drive, Stone Mountain, GA 30083

Amendment

- Please review general comments.

N.6 -2024-0632

SLUP-24-1247003 18 111 03 018

2933 North Druid Hills Road, Atlanta, GA 30329

Amendment

- Please review general comments.

N.7 - 2024-0633

Z-24-1247008 15 066 01 06, 15 066 0 012, 15 066 01 011

5370, 5384, and 5378 Flat Shoals Parkway, Decatur, GA 30034

Amendment

- Please review general comments.

N.8 - 2024-0634

SLUP-24-1247009 18 062 08 075

1850 Lawrenceville Highway, Decatur, GA 30033

Amendment

- Please review general comments.

DeKalb Public Health

445 Winn Way – Box 987

Decatur, GA 30031

404.508.7900 • www.dekalbhealth.net



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

1247003 Review disposition comment: A land development permit will be required for redevelopment, refer to analysis below.

Under for DeKalb Co.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for any land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required. Dedication estimate is at least 15 feet.

- **Storm Water Management**

Compliance with the DeKalb County Code of Ordinances 14-40 for Stormwater management and water quality control and Georgia Stormwater Management Manual is required as a condition of land development permit approval. Stormwater discharge must comply with 14-40.(e)(6).

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water with buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ Parcel I.D. #: _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes ____ No ____ If no, distance to nearest line: _____

Water Treatment Facility: _____ adequate ____ inadequate ____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS:

Signature: _____



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-24-1247003 Parcel I.D. #: 18-111-03-018
Address: 2933 North Druid Hills Rd, Atlanta Ga. 30329

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: Plans and field reviewed, No problem that
would interfere with Traffic flow.

Signature: Jerry Whit



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: _____ Parcel I.D. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS:

Signature: Akin A. Akinsola



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:

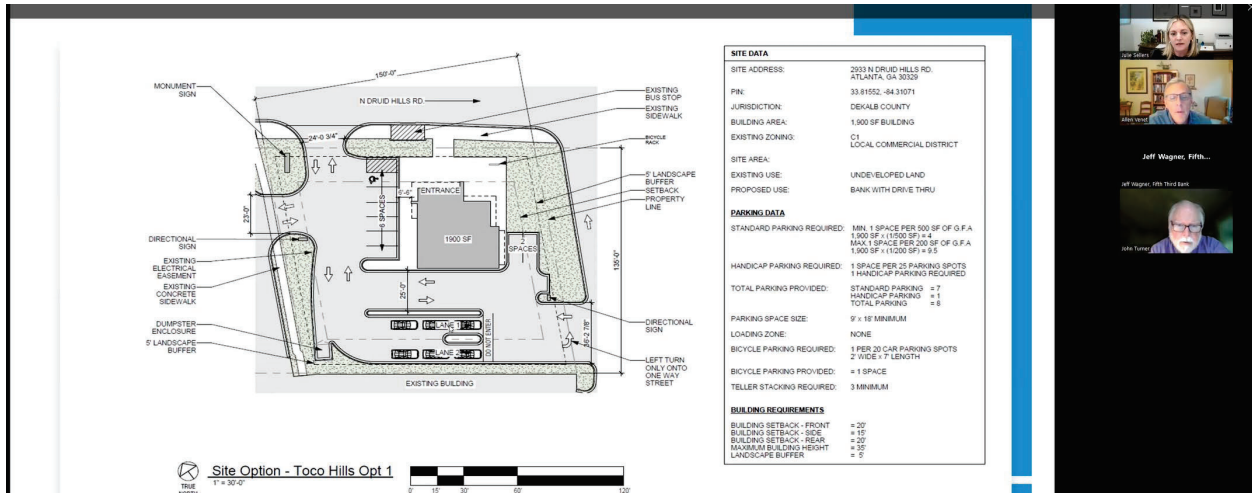
John Turner

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 long horizontal flourish extending to the right.

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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Yes _____ No X *

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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

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

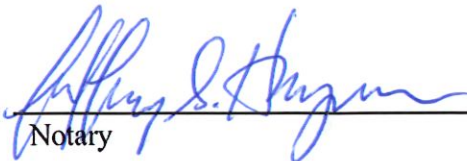
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

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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

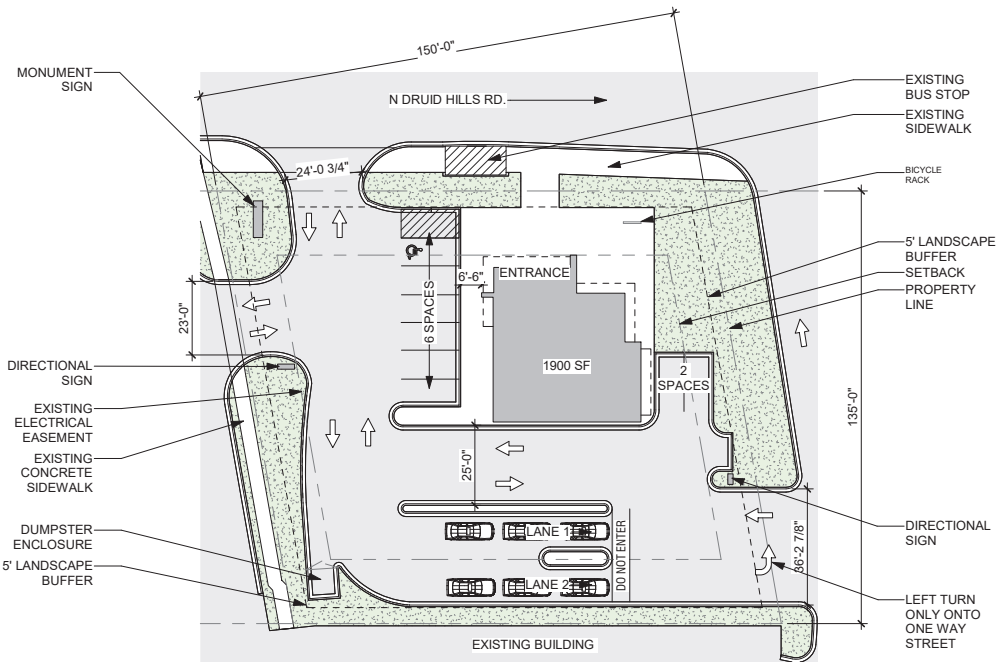


Signature of Applicant /Date

Check one: Owner _____ Agent X

Expiration Date/ Seal

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

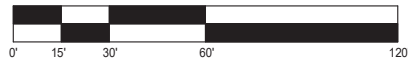


SITE DATA	
SITE ADDRESS:	2933 N DRUID HILLS RD. ATLANTA, GA 30329
PIN:	33.81562, -84.31071
JURISDICTION:	DEKALB COUNTY
BUILDING AREA:	1,900 SF BUILDING
EXISTING ZONING:	C1 LOCAL COMMERCIAL DISTRICT
SITE AREA:	
EXISTING USE:	UNDEVELOPED LAND
PROPOSED USE:	BANK WITH DRIVE THRU
PARKING DATA	
STANDARD PARKING 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

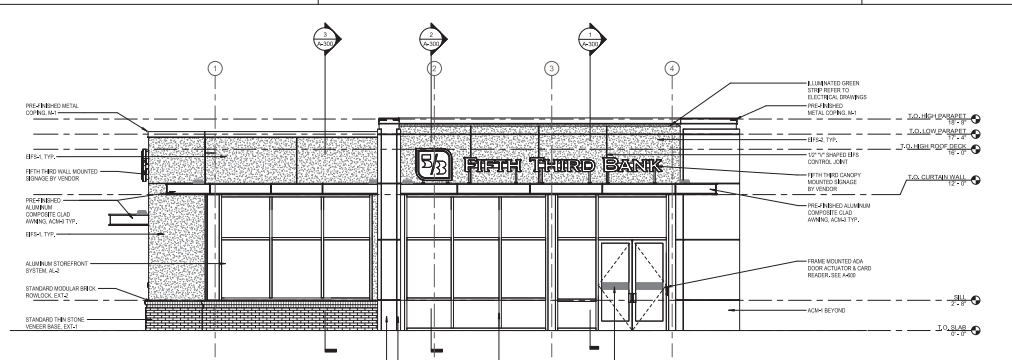
A 1.0

EXTERIOR FINISH SCHEDULE

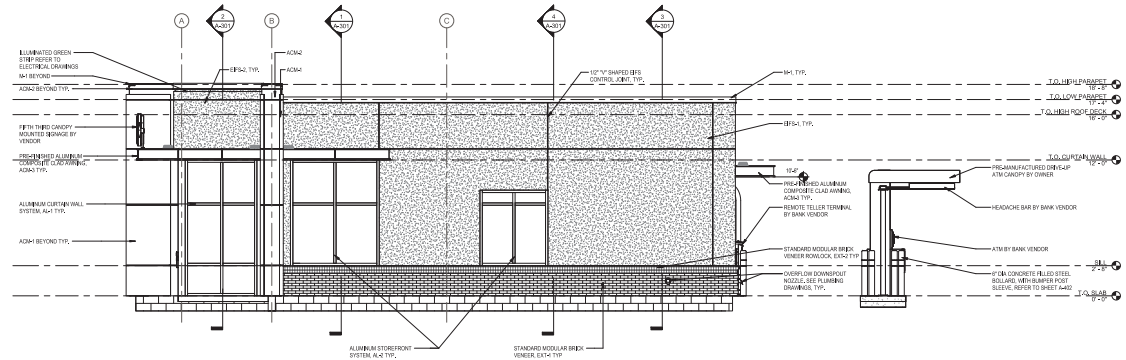
ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	CUSTOM FINISH BLUE	
ACM2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	CUSTOM FINISH GREEN	
ACM3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL PERFORMANCE	SLATE GREY METAL	
ACM4	ALUMINUM CURTAIN WALL SYSTEM	WAMBER	SLATE GREY METAL	
ACM5	ALUMINUM STOREFRONT SYSTEM	WAMBER	SLATE GREY METAL	
EP1	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP2	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP3	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP4	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP5	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP6	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP7	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP8	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP9	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP10	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP11	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP12	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP13	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP14	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP15	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP16	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP17	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP18	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP19	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP20	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP21	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP22	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP23	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP24	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP25	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP26	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP27	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP28	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP29	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP30	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP31	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP32	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP33	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
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EP35	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP36	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP37	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
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EP44	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP45	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP46	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP47	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP48	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP49	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP50	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP51	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP52	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP53	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP54	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP55	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP56	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP57	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP58	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP59	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP60	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP61	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP62	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP63	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP64	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP65	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP66	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP67	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP68	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
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EP73	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP74	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP75	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
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EP96	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP97	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP98	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP99	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM
EP100	EPDM ROOF SYSTEM	ROYAL FLEMING	COOL GREY	EPDM ROOF SYSTEM

ACM PANEL - GENERAL NOTES

1. ALL ACM PANELS MUST BE ORDERED TO BE MANUFACTURED WITH 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 STUD FRAMING AND/OR CLASSIFIED SEATING 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 DISCREPANCIES.
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 JOINT CONCERNING AT DRUMBAR WITH SHOWN JOINT PANELS TO HAVE BACKER ROD AND GASKET, APPLY DOWN PAST WOOD BLOCKING, TYP.



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



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

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CITY, ST, ZIP

FIFTH THIRD BANK
1900-S

SEAL

NO.	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB # _____ PROJECT _____

DATE _____ ARCHITECT _____

DRAWN BY _____

CHECKED BY _____

SHEET TITLE _____

EXTERIOR ELEVATIONS

SHEET NUMBER _____

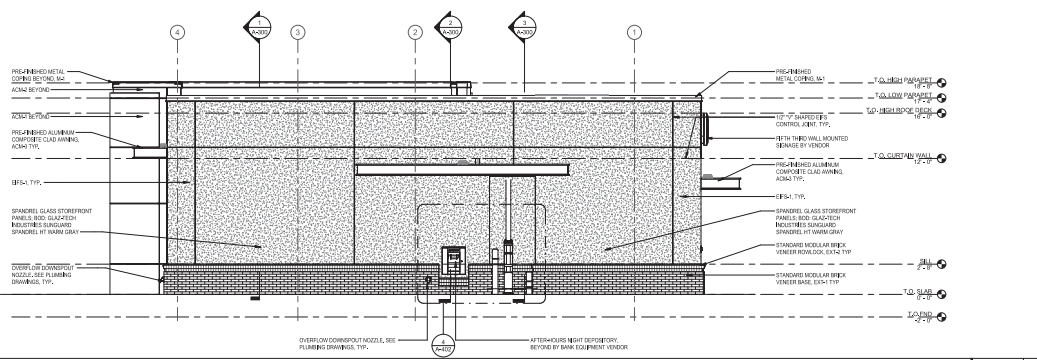
A-200

EXTERIOR FINISH SCHEDULE

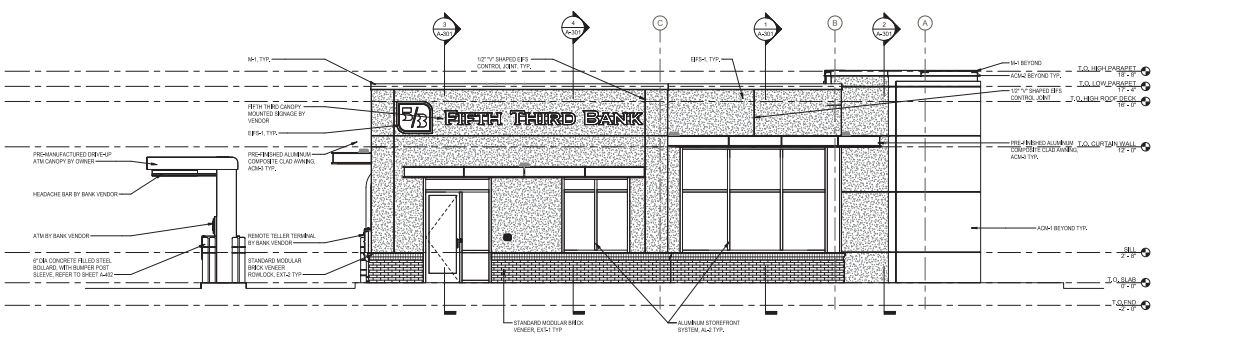
ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM1	ALUMINUM COMPOSITE METAL PANEL	ALCO ARCHITECTURAL RENOVATIONS	CUSTOM FINISH BLUE	
ACM2	ALUMINUM COMPOSITE METAL PANEL	ALCO ARCHITECTURAL RENOVATIONS	CUSTOM FINISH GREEN	
ACM3	ALUMINUM COMPOSITE METAL PANEL	ALCO ARCHITECTURAL RENOVATIONS	SLASH METAL METAL	
AC4	ALUMINUM CORNER SYSTEM	RAMTEK	SLASH METAL	
AC5	ALUMINUM FINISH SYSTEM	RAMTEK	SLASH METAL	
AC6	ALUMINUM FINISH SYSTEM	RAMTEK	SLASH METAL	
AC7	ALUMINUM FINISH SYSTEM	RAMTEK	SLASH METAL	
AC8	ALUMINUM FINISH SYSTEM	RAMTEK	SLASH METAL	
AC9	ALUMINUM FINISH SYSTEM	RAMTEK	SLASH METAL	
AC10	ALUMINUM FINISH SYSTEM	RAMTEK	SLASH METAL	
AC11	ALUMINUM FINISH SYSTEM	RAMTEK	SLASH METAL	
AC12	ALUMINUM FINISH SYSTEM	RAMTEK	SLASH METAL	
AC13	ALUMINUM FINISH SYSTEM	RAMTEK	SLASH METAL	
AC14	ALUMINUM FINISH SYSTEM	RAMTEK	SLASH METAL	
AC15	ALUMINUM FINISH SYSTEM	RAMTEK	SLASH METAL	
AC16	ALUMINUM FINISH SYSTEM	RAMTEK	SLASH METAL	
AC17	ALUMINUM FINISH SYSTEM	RAMTEK	SLASH METAL	
AC18	ALUMINUM FINISH SYSTEM	RAMTEK	SLASH METAL	
AC19	ALUMINUM FINISH SYSTEM	RAMTEK	SLASH METAL	
AC20	ALUMINUM FINISH SYSTEM	RAMTEK	SLASH METAL	

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 ALUMINUM PANELS ARE REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT.
3. FINISH SYSTEMS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS. ALL TO COORDINATE WITH OTHER FINISHING AND/OR GLASS. METAL FRAMING SHALL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT. FINISHING SHALL BE BY SYSTEMS.
4. ALL FINISHING AND QUANTITIES ARE TO BE FIELD CHECKED PRIOR TO THE FABRICATION OF ANY ALL METAL COMPOSITE PANEL AND DISCREPANCIES.
5. ALL FINISHED ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK, APPLY DOWN PAST WOOD BLOCKING, TYP.
6. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END JARMS. CONCRETE AT DRINKBAR WITH FINISHING AND PANELS TO THE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING, TYP. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END JARMS. CONCRETE AT DRINKBAR WITH FINISHING AND PANELS TO THE BACKER ROD AND CAULK.



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



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

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REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB # PROTOTYPE
DATE: 06/03/2014
DRAWN BY: KJ
CHECKED BY: KA

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-201

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DATE	XX/XX/XX
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE
RENDERINGS

SHEET NUMBER
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SHEET TITLE

RENDERINGS

SHEET NUMBER

SD-002



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SHEET TITLE
RENDERINGS

SHEET NUMBER
SD-003



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RENDERINGS

SHEET NUMBER
SD-004



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RENDERINGS

SHEET NUMBER

SD-006



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SHEET TITLE

RENDERINGS

SHEET NUMBER

SD-007





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SHEET TITLE

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.

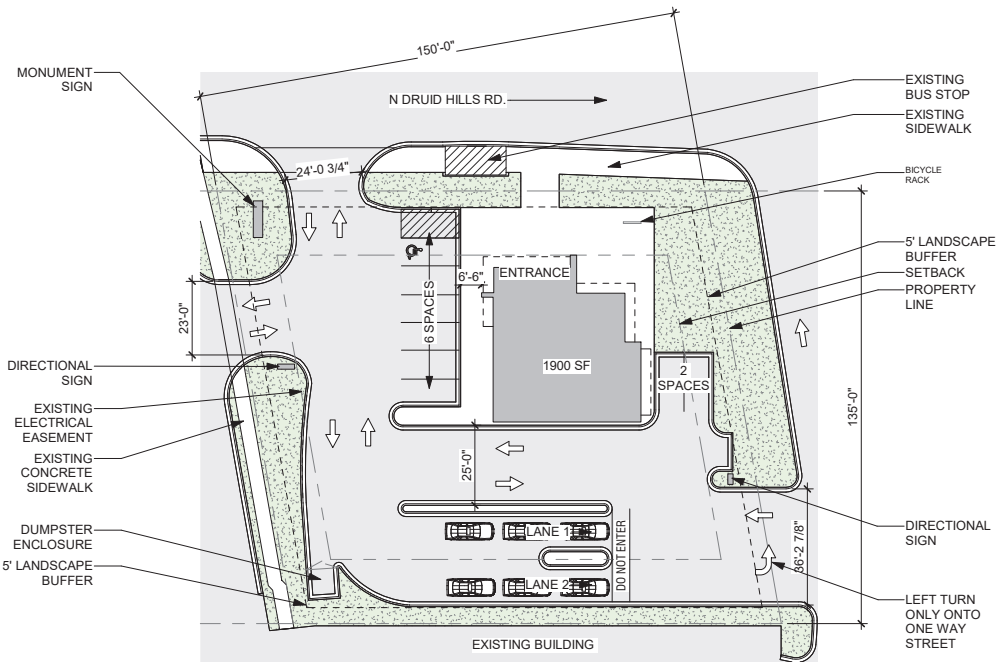
DEPARTMENT OF PLANNING & SUSTAINABILITY

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

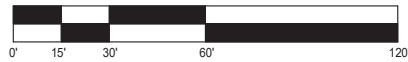


SITE DATA	
SITE ADDRESS:	2933 N DRUID HILLS RD. ATLANTA, GA 30329
PIN:	33.81562, -84.31071
JURISDICTION:	DEKALB COUNTY
BUILDING AREA:	1,900 SF BUILDING
EXISTING ZONING:	C1 LOCAL COMMERCIAL DISTRICT
SITE AREA:	
EXISTING USE:	UNDEVELOPED LAND
PROPOSED USE:	BANK WITH DRIVE THRU
PARKING DATA	
STANDARD PARKING 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

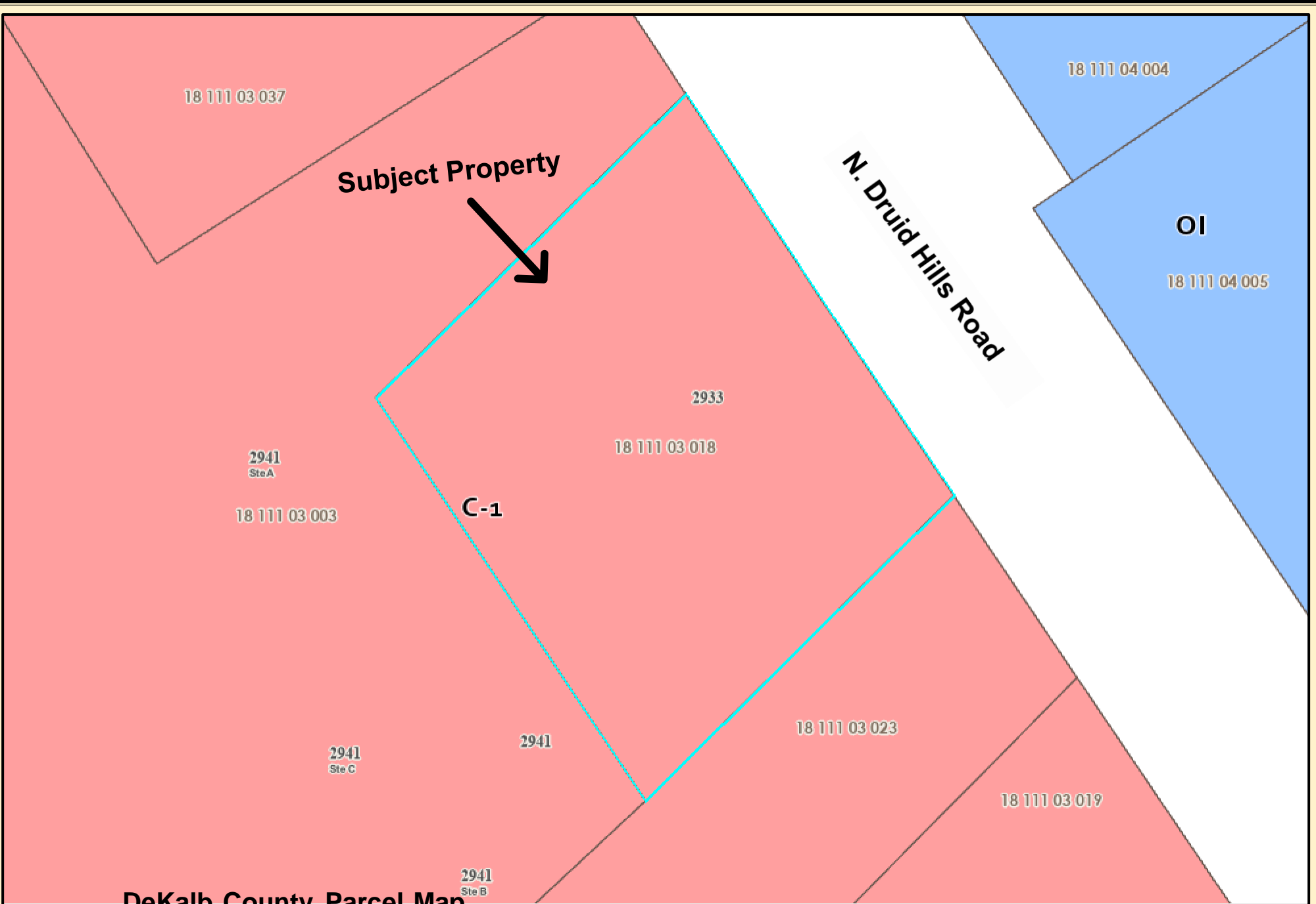
A 1.0

404-343-2536

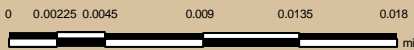
ORDER ONLINE OR APP
PICK UP &
DRIVE WAY HOME

TOYO GRILL
HIRACHI & SUSHI





DeKalb County Parcel Map



Date Printed: 5/22/2024



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Subject Property
↓

N. Druid Hills Road

18 111 03 037

18 111 04 004

18 111 04 005

2933

18 111 03 018

TC

2941
Ste A

18 111 03 003

2941
Ste C

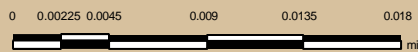
2941

18 111 03 023

18 111 03 019

2941
Ste B

DeKalb County Parcel Map



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Subject Property

N. Druid Hills Road

DeKalb County Parcel Map



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