

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 02 Super District 06

Application of Swig c/o Gaskins & LeCraw for a major modification to remove existing zoning conditions pursuant to CZ-88168 in the C-1 (Local Commercial) zoning district and replace them with new zoning conditions, at 2960 North Druid Hills Road.

PETITION NO: N2-2026-0444 CZ-26-1248015

PROPOSED USE: To remove existing zoning conditions pursuant to CZ-88168.

LOCATION: 2960 North Druid Hills Road, Atlanta, Georgia 30329

PARCEL NO. : 18 112 01 049

INFO. CONTACT: Lucas Carter, Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Swig c/o Gaskins & LeCraw for a major modification to remove existing zoning conditions pursuant to CZ-88168 in the C-1 (Local Commercial) zoning district and replace them with new zoning conditions.

RECOMMENDATION:

COMMUNITY COUNCIL: (April 2026) Denial.

PLANNING COMMISSION: (May 5, 2026) Pending.

PLANNING STAFF: (May 2026) Denial.

STAFF ANALYSIS: The applicant seeks to redevelop the subject property with a small, one-story drink shop featuring a walk-up window oriented towards North Druid Hills Road and a drive-through located behind the building. The submitted materials indicate a pedestrian-oriented frontage treatment featuring front seating area, bicycle parking, four on-site parking spaces located in the rear, retention of a single access point from North Druid Hills Road, a proposed screening fence, and a rear transitional buffer area. The applicant also states the building would operate through the drive-through and walk-up window only, with no public interior customer space. The property was rezoned in 1988 under Case No. CZ-88168 from O-I (Office Institutional) to C-1 (Local Commercial), subject to conditions associated with an oil change facility. Those conditions, as reflected in the record, included limiting development and use of the property to an oil change facility, maintaining one point of access, providing an eight-foot screening fence, and providing a 25-foot buffer. The current Major Modification request would remove those legacy conditions and replace them with conditions tailored to the proposed drink shop redevelopment. The applicant also states the most recent use of the property was a print shop, which may have not been in compliance with the original zoning conditions. Staff recognizes that the applicant has made an effort to improve the site design relative to a conventional suburban drive-through format. The building is oriented toward the street, the walk-up window faces North Druid Hills Road, and the vehicle service area is pushed behind the principal structure. Those design choices are more sensitive to the corridor than a typical front-loaded drive-through pattern and reflect an attempt to respond to more walkable development principles. The applicant also frames the proposal as supportive of the North Druid Hills / Toco Hills corridor planning vision. Staff finds the request is inconsistent with the future land use intent of the Town Center character area. The central purpose of

the Town Center designation is to promote walkability, reduce automobile travel, and concentrate on more pedestrian-oriented activity-center development. A drive-through use remains fundamentally automobile-oriented. Even when screened or located behind a building, the use still depends on vehicle stacking, curbside service, and auto-based circulation as a defining operational feature. That basic land use pattern conflicts with the adopted policy direction for this corridor. The parcel appears capable of accommodating a small commercial structure, required parking, access, buffering, and screening. The submitted concept plan indicates four parking spaces where a minimum of three are required, continued use of a single access point, and provision of a 50-foot buffer at the rear adjacent to residentially zoned property. Staff's concern, therefore, is not primarily that the site cannot physically accommodate the proposed development. Rather, the concern is that the land use being requested is not the right fit for a Town Center location that is intended to move toward a more pedestrian-supportive development pattern over time. Staff also finds that the Major Modification request should be denied for the same underlying reason. While the original 1988 conditions are dated and tied to a former oil change facility, the present request is not simply a neutral cleanup of obsolete zoning language. Instead, it is a substantive request to authorize a new drive-through drink shop and to establish a new entitlement framework around an auto-oriented use. Because Staff finds the associated redevelopment inconsistent with the Town Center character area and the policy direction of the corridor, staff does not support removing the prior conditions in the manner requested. The fact that the prior print shop use was apparently not in conformance with the 1988 conditions does not, by itself, provide a basis for approving a new auto-oriented redevelopment pattern. In summary, the applicant requests a Special Land Use Permit to allow a drive-through facility within an Activity Center and a Major Modification to remove and replace legacy zoning conditions from 1988 in order to redevelop the site as a drink shop with a rear drive-through. Although the site plan includes several design elements intended to soften the auto-oriented nature of the proposal, staff finds that a new drive-through use remains inconsistent with the pedestrian-oriented intent of the Town Center future land use designation. Because the Major Modification request is directly tied to enabling that same redevelopment concept, staff likewise does not support the requested modification. Based on review of the applicable Major Modification criteria (Section 27-7.3.10), Staff recommends ***Denial***. Should the Board of Commissioners approve the request, Staff offers the attached conditions.

PLANNING COMMISSION VOTE: (May 5, 2026) Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (April 2026) Denial 8-2-1.

CZ-26-1248015 (2026-0444)
Recommended Conditions - May 2026 (if approved)
2960 N. Druid Hills Road

1. Use of the subject property shall be limited to a drink shop / quick-service restaurant with a drive-through facility.
2. The development shall be constructed in substantial conformity with the submitted site plan dated February 17, 2026, except as may be modified by these conditions.
3. No more than one curb cut / point of access shall be permitted, with all access and turning movements subject to approval by the Transportation Division. This also carries forward a key access limitation from the 1988 case.
4. The building shall remain oriented towards North Druid Hills Road, and the drive-through lane and related service functions shall remain to the rear of the building. No drive-through lane shall be located between the principal building and North Druid Hills Road.
5. The walk-up window, front pedestrian waiting area, and bicycle parking shown on the submitted plan shall be installed prior to issuance of a certificate of occupancy and thereafter maintained.
6. The drive-through lane shall not impede ingress, egress, internal circulation, or off-street parking, and shall not create unsafe conflicts with pedestrian access.
7. A minimum 50-foot rear buffer and an opaque screening fence with a minimum height of eight (8) feet shall be installed and maintained adjacent to residentially zoned or used property.
8. Required frontage improvements, including sidewalk, planting strip, lighting, bicycle accommodations, and any other improvements required by the Transportation Division or other reviewing agencies, shall be installed prior to issuance of a certificate of occupancy.
9. Approval of this SLUP and Major Modification shall not relieve the applicant of the need to obtain all other required permits and approvals from DeKalb County or any other agency.
10. Any variance request associated with this property or development shall be considered separately and approved or denied on its own merits in accordance with the applicable review criteria.

Planning Commission Hearing Date: May 5, 2026
Board of Commissioners' Hearing Date: May 28, 2026

STAFF ANALYSIS

CASE NO.:	CZ-26-1248015	File ID #: 2026-0444
Address:	2960 North Druid Hills Road, Atlanta 30329	Commission District: 02 Super District: 06
Parcel ID(s):	18 112 01 049	
Request:	Major Modification to amend zoning conditions associated with Case No. CZ-88168 to allow a drive-through facility in the C-1 (Local Commercial)	
Property Owner(s):	Toco Instant Printing Inc	
Applicant/Agent:	Swig c/o Gaskins + LeCraw	
Acreage:	0.44	
Existing Land Use:	Vacant building / former print shop	
Surrounding Properties:	North: TC East: TC South: TC West: TC	
Adjacent Zoning:	North: OI East: R-100 South: MR-1 West: C-1	
Existing Land Use:	Town Center	Consistent Inconsistent - X

STAFF RECOMMENDATION: Denial

The applicant seeks to redevelop the subject property with a small, one-story drink shop featuring a walk-up window oriented towards North Druid Hills Road and a drive-through located behind the building. The submitted materials indicate a pedestrian-oriented frontage treatment featuring front seating area, bicycle parking, four on-site parking spaces located in the rear, retention of a single access point from North Druid Hills Road, a proposed screening fence, and a rear transitional buffer area. The applicant also states the building would operate through the drive-through and walk-up window only, with no public interior customer space.

The property was rezoned in 1988 under Case No. CZ-88168 from O-I (Office Institutional) to C-1 (Local Commercial), subject to conditions associated with an oil change facility. Those conditions, as reflected in the record, included limiting development and use of the property to an oil change facility, maintaining one point of access, providing an eight-foot screening fence, and providing a 25-foot buffer. The current Major Modification request would remove those legacy conditions and replace them with conditions tailored to the proposed drink shop redevelopment. The applicant also states the most recent use of the property was a print shop, which may have not been in compliance with the original zoning conditions.

Staff recognizes that the applicant has made an effort to improve the site design relative to a conventional suburban drive-through format. The building is oriented toward the street, the walk-up window faces North Druid Hills Road, and the vehicle service area is pushed behind the principal structure. Those design choices are more sensitive to the corridor than a typical front-loaded drive-through pattern and reflect an attempt to respond to more walkable development principles. The applicant also frames the proposal as supportive of the North Druid Hills / Toco Hills corridor planning vision.

Staff finds the request is inconsistent with the future land use intent of the Town Center character area. The central purpose of the Town Center designation is to promote walkability, reduce automobile travel, and concentrate on more pedestrian-oriented activity-center development. A drive-through use remains fundamentally automobile-oriented. Even when screened or located behind a building, the use still depends on vehicle stacking, curbside service, and auto-based circulation as a defining operational feature. That basic land use pattern conflicts with the adopted policy direction for this corridor.

The parcel appears capable of accommodating a small commercial structure, required parking, access, buffering, and screening. The submitted concept plan indicates four parking spaces where a minimum of three are required, continued use of a single access point, and provision of a 50-foot buffer at the rear adjacent to residentially zoned property. Staff's concern, therefore, is not primarily that the site cannot physically accommodate the proposed development. Rather, the concern is that the land use being requested is not the right fit for a Town Center location that is intended to move toward a more pedestrian-supportive development pattern over time.

Staff also finds that the Major Modification request should be denied for the same underlying reason. While the original 1988 conditions are dated and tied to a former oil change facility, the present request is not simply a neutral cleanup of obsolete zoning language. Instead, it is a substantive request to authorize a new drive-through drink shop and to establish a new entitlement framework around an auto-oriented use. Because Staff finds the associated redevelopment inconsistent with the Town Center character area and the policy direction of the corridor, staff does not support removing the prior conditions in the manner requested. The fact that the prior print shop use was apparently not in conformance with the 1988 conditions does not, by itself, provide a basis for approving a new auto-oriented redevelopment pattern.

In summary, the applicant requests a Special Land Use Permit to allow a drive-through facility within an Activity Center and a Major Modification to remove and replace legacy zoning conditions from 1988 in order to redevelop the site as a drink shop with a rear drive-through. Although the site plan includes several design elements intended to soften the auto-oriented nature of the proposal, staff finds that a new drive-through use remains inconsistent with the pedestrian-oriented intent of the Town Center future land use designation. Because the Major Modification request is directly tied to enabling that same redevelopment concept, staff likewise does not support the requested modification. Based on review of the applicable Major Modification criteria (Section 27-7.3.10), Staff recommends ***“Denial”***.

Should the Board of Commissioners approve the request, Staff offers the following conditions:

1. Use of the subject property shall be limited to a drink shop / quick-service restaurant with a drive-through facility.
2. The development shall be constructed in substantial conformity with the submitted site plan dated February 17, 2026, except as may be modified by these conditions.
3. No more than one curb cut / point of access shall be permitted, with all access and turning movements subject to approval by the Transportation Division. This also carries forward a key access limitation from the 1988 case.
4. The building shall remain oriented towards North Druid Hills Road, and the drive-through lane and related service functions shall remain to the rear of the building. No drive-through lane shall be located between the principal building and North Druid Hills Road.
5. The walk-up window, front pedestrian waiting area, and bicycle parking shown on the submitted plan shall be installed prior to issuance of a certificate of occupancy and thereafter maintained.
6. The drive-through lane shall not impede ingress, egress, internal circulation, or off-street parking, and shall not create unsafe conflicts with pedestrian access.
7. A minimum 50-foot rear buffer and an opaque screening fence with a minimum height of eight (8) feet shall be installed and maintained adjacent to residentially zoned or used property.
8. Required frontage improvements, including sidewalk, planting strip, lighting, bicycle accommodations, and any other improvements required by the Transportation Division or other reviewing agencies, shall be installed prior to issuance of a certificate of occupancy.
9. Approval of this SLUP and Major Modification shall not relieve the applicant of the need to obtain all other required permits and approvals from DeKalb County or any other agency.
10. Any variance request associated with this property or development shall be considered separately and approved or denied on its own merits in accordance with the applicable review criteria.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments May 2026

N2. Z-26-1247988 (2026-0443) 1942 Columbia Drive:

Columbia Drive 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 multi-use path. It requires pedestrian scale streetlights. Snapfinger Road is classified as a Major Arterials, Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N3&N4. CZ-26-1248015 (2026-0444) & SLUP 26-1248014 (2026-0445) 2960 N. Druid Hills Road:

N. Druid Hilla Road is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N5&N6. Z-26-1247887 (2026-0448) & LP-26-1247955 (2026-0449) 711 Hillmont Avenue:

Hillmont Avenue is classified as a local roadway. 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. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N7. Z-26-12478013 (2026-0450) 4700 E Ponce De Leon Avenue:

E. Ponce Leon 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 multi-use path. It requires pedestrian scale streetlights (hefowler@dekalbcountyga.gov).

N8. SLUP-26-12478019 (2026-0451) 1179 Old Coach Road:

Old Coach Road is classified as a local roadway. 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. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N9. Z-26-1247923 (2026-0452) 2697 Kelly Lake Road:

Kelly Lake Road is classified as a local roadway. 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. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N10, N11, N12: 4733, 4773, & 4775 Memorial Drive:

SLUP-26-1248016 (2026-0447), SLUP-26-1248043 (2026-0489), SLUP-26-1248044 (2026-0490)

Memorial Drive is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO. Collingwood Drive is classified as a local roadway. 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. It requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).



Wednesday, March 18, 2026

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
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.

3/18/2026

N1-2026-0453 TA-26-1248040

- Text amendment. See general comments.

N2-2026-0443 Z-26-1247988

1942 Columbia Drive, Decatur, GA 30032

- See general comments.

N3-2026-0444 CZ-26-1248015

2960 North Druid Hills Road, Atlanta, GA 30329

- See general comments

N4-2026-0445 SLUP-26-1248014

2960 North Druid Hills Road, Atlanta, GA 30329

- SLUP. See general comments.

N5-2026-0448 LP-26-1247955

711 Hillmont Avenue, Decatur, GA, 30030

- See general comments.

N6-2026-0449 Z-26-1247887

711 Hillmont Avenue, Decatur, GA 30030

- See general comments.



**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

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.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**



**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

REZONE
COMMENTS FORM:

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: CZ-26-1248015 & SLUP-26-1248014 Parcel I.D. #: 18 112 01 049

Address: 2960 North Druid Hills Road

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:

Location was checked, no traffic issues were
Identified at this time

Signature: R Landers



**MARTA May 2026
Case Comments**

N2. Z-26-1247988 - 1942 Columbia Drive:

- Developer to coordinate with MARTA during design and construction. This property is located along two MARTA bus routes.

N3. CZ-26-1248015 - 2960 North Druid Hills Road:

- Developer to coordinate with MARTA during design and construction. This property is located along a MARTA bus route and directly adjacent to a MARTA bus bench.

N7. Z-26-1248013: 4700 East Ponce de Leon Avenue:

- Developer to coordinate with MARTA during design and construction. This property is located along a MARTA bus route. Generally, MARTA does not support the rezoning of residential uses to a non-transit friendly use such as an automotive store.

MAJOR MODIFICATION TO ZONING CONDITIONS APPLICATION

Existing Conditional Zoning No: CZ88168

Subject Property Address: 2960 North Druid Hills Road

City: Atlanta State: GA Zip: 30329

Parcel ID Number(s): 18 112 01 049

Acreage: 0.44 Commission District(s): 2 Super District: 6

Existing Zoning District(s): C-1 Proposed Zoning District(s): C-1

Existing Land Use Designation(s): TC Proposed Land Use Designation(s): (if applicable)

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

Owner Agent

[Handwritten Signature]
Signature

[Handwritten Date]
Date

MAJOR MODIFICATION APPLICATION FEE:
\$500.00

**DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.**

2960 North Druid Hills Road Community Meeting Recording

Shareable link: https://us06web.zoom.us/rec/share/sG_QeMS9fE7dY-PxtpQRcKuarmZ9yINF0Wxn0DFkisAyvNp9M4Ka7E2lvA4IHCJv.ZMYeCXTK6HoQObYz

Passcode: F4c9Hc\$y

Dani Blumenthal

From: Dani Blumenthal
Sent: Wednesday, February 4, 2026 2:59 PM
To: [REDACTED]
Subject: 2960 North Druid Hills Road SLUP and Major Modification - CCD2



Hello Community Council District 2,

We hope this message finds you well! It looks like I finally got the complete list of all Community Council District 2 members, and I apologize for any delay in getting this information to some of you.

Our client, Swig, is proposing a new drink shop at 2960 North Druid Hills Road (outlined in red, below)

The proposal includes a pedestrian-friendly walk-up window oriented toward North Druid Hills Road, with a drive-through located behind the building. A revised site plan will be shared at the community meeting and will highlight design elements intended to support walkability along this corridor.

To move forward, Swig is requesting

- A Special Land Use Permit (SLUP) to allow a drive-through facility within an Activity Center, as well as
- A Major Modification to remove existing zoning conditions from a prior zoning case.

We will be hosting a community meeting to discuss these requests for the property located at 2690 North Druid Hills Road. The meeting will be held virtually and details are provided below.

Date: Monday, February 9, 2026

Time: 5:30 p.m. (Eastern Time)

Location: Virtual (Zoom)

You may join the meeting by computer, tablet, or cell phone, with or without video. Please register in advance using the link below. After registering, you will receive a confirmation email with instructions for joining the meeting.

Registration link:

https://us06web.zoom.us/meeting/register/k6gCVQUGT_G9-F5zi0XNGg

Meeting ID: 843 7078 2644

Passcode: 869271

Notification letters regarding this request and the upcoming meeting were mailed on January 23. If you have any questions or concerns, please feel free to reply to this message. Thank you for your time, and we look forward to speaking with you.

Best,

Dani Blumenthal, MCRP

GASKINS  LECRAW



Confidentiality Notice: This e-mail message, including any and all attachments, is for the sole use of the intended recipients and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message and the reply. Views and opinions expressed in this e-mail and of Gaskins + LeCraw. employees do not necessarily reflect the views of Gaskins + LeCraw. Services in states other than GA, AL, and SC are provided by LeCraw Engineering, Inc.



February 17, 2026

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

RE: A Proposed Major Modification for 2960 North Druid Hills Road, Atlanta, GA 30329

On behalf of our client, Swig (the “Applicant”), we respectfully submit this Letter of Intent in support of a Major Modification for the property located at 2960 North Druid Hills Road, identified as Tax Parcel No. 18 112 01 049 (the “Subject Property”).

The Subject Property was rezoned to C-1 with conditions in 1988 pursuant to Zoning Case No. CZ-88168. These conditions were established in connection with a previously approved oil change facility and no longer reflect current development trends or the County’s adopted planning policies for the North Druid Hills corridor.

The most recent use of the Subject Property was a print shop, which was not in compliance with the zoning conditions.

The zoning conditions associated with the 1988 approval are as follows:

1. Development and use of the property is limited to an oil change facility.
2. Rezoning not conditioned on the attached site plan. (Applicant is not in receipt of the 1988 Site Plan)
3. One point of access to be approved by Public Works.
4. An eight-foot screening fence.
5. A 25-foot buffer.

The Applicant is requesting approval of a Major Modification to remove the above-listed conditions and replace them with the following:

1. Development and use of the Subject Property for a drink shop/quick-service restaurant.
2. Development of the Subject Property in general conformity with the attached site plan.
3. Provision of a screening fence where the property abuts residentially zoned land.

The existing single point of access from North Druid Hills Road will remain. The Applicant will also coordinate with GDOT to make minor improvements, as needed, to ensure safe and efficient access to the site.

The required 50-foot transitional buffer will be provided, and any existing pavement within the buffer area will be removed and replaced with planted landscaping in accordance with County standards.



GASKINS + LECRAW

Additional details related to the proposed Major Modification are provided in the accompanying Impact Analysis, and all required application materials, including the site plan, have been submitted for review.

The proposed building will be 750 square feet and 1 story in height. The drink shop will operate through the drive-through at the rear and walk-up window only, and there is no public space inside the building. Hours of operation will 7:30 a.m. to 9:00 p.m. Monday through Thursday, 7:30 a.m. to 10:30 p.m. Friday, 8:00 a.m. to 10:30 p.m. Saturday, and 11a.m. to 7p.m. on Sundays.

Swig is excited about the opportunity to expand into DeKalb County and believes the proposed new location and associated applications support both the County's planning goals and the evolving character of the corridor. The Applicant is seeking a Special Land Use Permit to permit a drive-through facility, which is running concurrently with request. The Applicant respectfully requests approval of the Major Modification and welcomes any questions or comments related to this request.

Sincerely,

Dani Blumenthal

Dani Blumenthal, Entitlements

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of DeKalb County Code of Ordinances, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be 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 the Fifth Amendment and Fourteenth Amendment of the Constitutional of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Code of Ordinances to the Subject Property which restricts its use to any classification other than 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 Constitutional of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment of the Constitution of the United Staes denying the Applicant and economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners to approve the Major Modification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of 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 rezoning of the Property 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 Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow Major Modification in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A Section 36-11-1 to afford the City an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

For the foregoing reasons, the Applicant respectfully requests that the Major Modification at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of DeKalb County so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 16th day of February 2026

Respectfully submitted,

Danielle Blumenthal

DEKALB COUNTY
BOARD OF COMMISSIONERS

ITEM NO. 31.

ZONING AGENDA/MINUTES

MEETING DATE November 22, 1988

PREL.
ACTION
PUB.HRG. X

RESOLUTION
ORDINANCE X
PROCLAMATION

SUBJECT: Rezoning Application - Walter A. Smith

DEPARTMENT: Planning

PUBLIC HEARING: X Yes No

ATTACHMENT: X Yes No 6 pp

INFORMATION CONTACT: Mac Baggett or *MB*
Charles Coleman
PHONE NUMBER: 371-2155 *CC*

PURPOSE: CZ-88168 - To consider the application of Walter A. Smith to rezone property located on the northeast side of N. Druid Hills Road, 450' northwest of Azalea Circle, from O1 to C-1 (conditional). The application is conditioned on development and use of the property for an oil change facility based on a site plan.

DISTRICT: 1. X 2. 3. 4. 5. N/A

SUBJECT PROPERTY: 18-112-1-49 (2960 N. Druid Hills Road). The property has frontage of 99.36' and contains .44 acre.

RECOMMENDATION(s): PLANNING DEPARTMENT: Approval with conditions. The request for C-1 is consistent with recommendations of the Comprehensive Plan and compatible with zoning of properties on both sides of N. Druid Hills Road in this area. The site plan submitted with the request provides very little buffer protection to residential uses which adjoin to the rear. Staff recommends approval subject to the following:

- 1. Rezoning is not conditioned on the attached site plan.
- 2. One point of access to be approved by Public Works.

PLANNING COMMISSION: Approval per staff plus the following conditions:

- 1. An 8' screening fence.
- 2. A 25' buffer.

COMMUNITY COUNCIL: Approval.

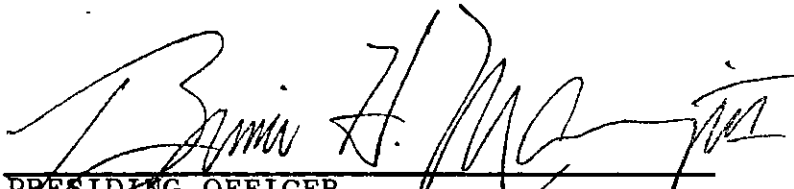
FOR USE BY COMMISSION OFFICE/CLERK ONLY

ACTION:

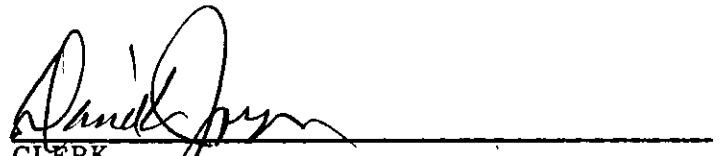
MOTION was made by Commissioner Sutton, seconded by Commissioner Williams, and passed 7-0-0 to approve the Planning Commission recommendation.

ADOPTED: NOV 22 '88
 (DATE)

CERTIFIED: NOV 22 '88
 (DATE)



 PRESIDING OFFICER
 DEKALB COUNTY BOARD OF COMMISSIONERS



 CLERK,
 DEKALB COUNTY BOARD OF COMMISSIONERS

MINUTES:

Mr. Walter A. Smith, 2088 Idlewood Road, Tucker, Georgia, 30084, spoke for the application, representing C. B. Barton, the owner of the property.

No one spoke in opposition.

	FOR	AGAINST	ABSTENTION	ABSENT
DISTRICT 1 - Jean Williams	✓	_____	_____	_____
DISTRICT 2 - Sherry Sutton	✓	_____	_____	_____
DISTRICT 3 - Nathaniel Mosby	✓	_____	_____	_____
DISTRICT 4 - Robert J. (Bob) Morris	✓	_____	_____	_____
DISTRICT 5 - John S. Fletcher, Jr.	✓	_____	_____	_____
AT-LARGE - Brince H. Manning, III	✓	_____	_____	_____
AT-LARGE - Robert Lanier	✓	_____	_____	_____



GASKINS + LECRAW

Impact Analysis

- A. *Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan?*

The zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

- B. *Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?*

The requested Major Modification will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

- C. *Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?*

The property to be affected by the Major Modification proposal has a reasonable economic use as currently zoned. The existing zoning condition which limits the site to an oil change facility is not consistent with the policies of the LCI.

- D. *Will the land use map amendment proposal adversely affect the existing use and usability of adjacent or nearby properties?*

The Applicant is not proposing to amend the land use map. To the knowledge of the Applicant, the proposed Major Modification will not adversely affect the existing use and usability of adjacent or nearby properties.

- E. *Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?*

The Applicant is unaware of any existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

- F. *Will the zoning proposal adversely affect historic building, sites, districts, or archeological resources?*

The requested Major Modification will not adversely affect historic buildings, sites, districts, or archeological resources.



GASKINS + LECRAW

G. Will the zoning proposal result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

To the knowledge of the Applicant, the proposed Major Modification will not result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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: January 30, 2026

TO WHOM IT MAY CONCERN:

I/WE: Toxo Instant Printing (Hal Rabinowitz) Hal Rabinowitz
Name of Owner(s)

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

Swig

Name of Agent or Representative

to file an application on my/our behalf.

[Signature]

Notary Public

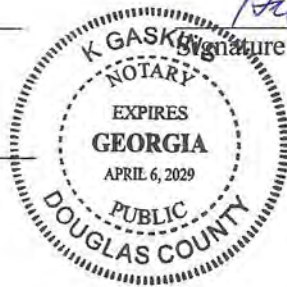
April 6, 2029

Expiration Date/Seal

Hal Rabinowitz

1/30/2026

Signature of Applicant/Date



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

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?

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.

Maria Stulzy
Notary

[Signature] 2/12/24
Signature of Applicant /Date

Check one: Owner Agent

November 13, 2029
Expiration Date/ Seal

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

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

By: *J. Lewis*
 Josh Lewis IV, Registered Land Surveyor Number 3028

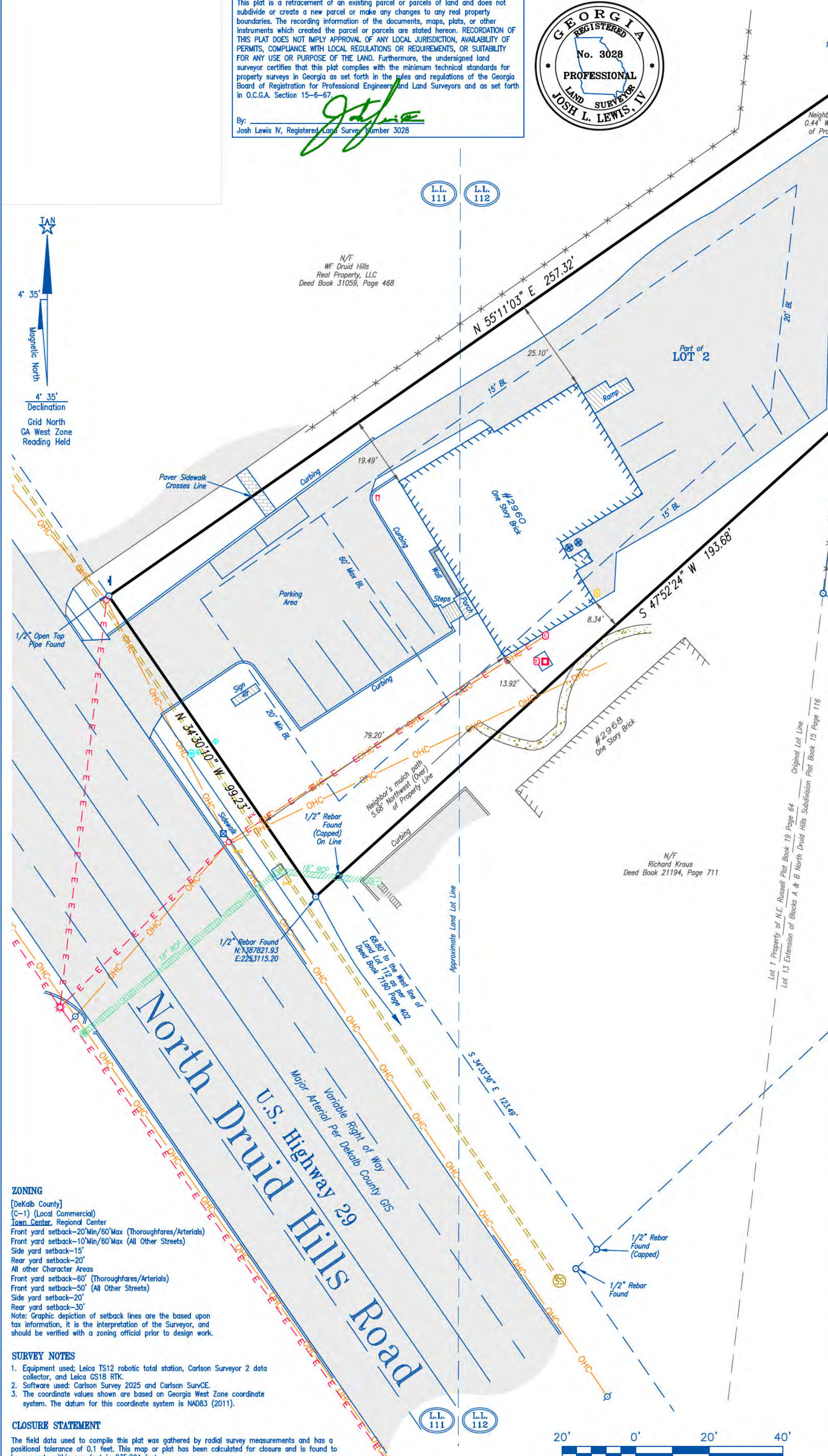


LEGEND

These standard symbols may be found in the drawing.

○	Iron Pin Found
BL	Building Line
RCP	Reinforced Concrete Pipe
+	Catch Basin Lid
▽	Drop Inlet
⊕	Guy Wire Anchor
⊙	Light Pole
⊙	Light Pole
⊙	Electric Box
⊙	Electric Meter
⊙	Gas Meter
⊙	Gas Valve
⊙	Water Meter
⊙	Fire Hydrant
⊙	Control Valve
⊙	Sanitary Sewer Manhole
⊙	Cable Box
⊙	Sign Post
⊙	Utility Pole
⊙	Air Conditioning Unit
---	Neighbor's Fence
---	Overhead Electric Line
---	Overhead Communication
---	Sanitary Sewer (Not Field Located)
---	Stormwater Pipe (Not Field Located)
---	Stormwater Pipe (Not Field Located)

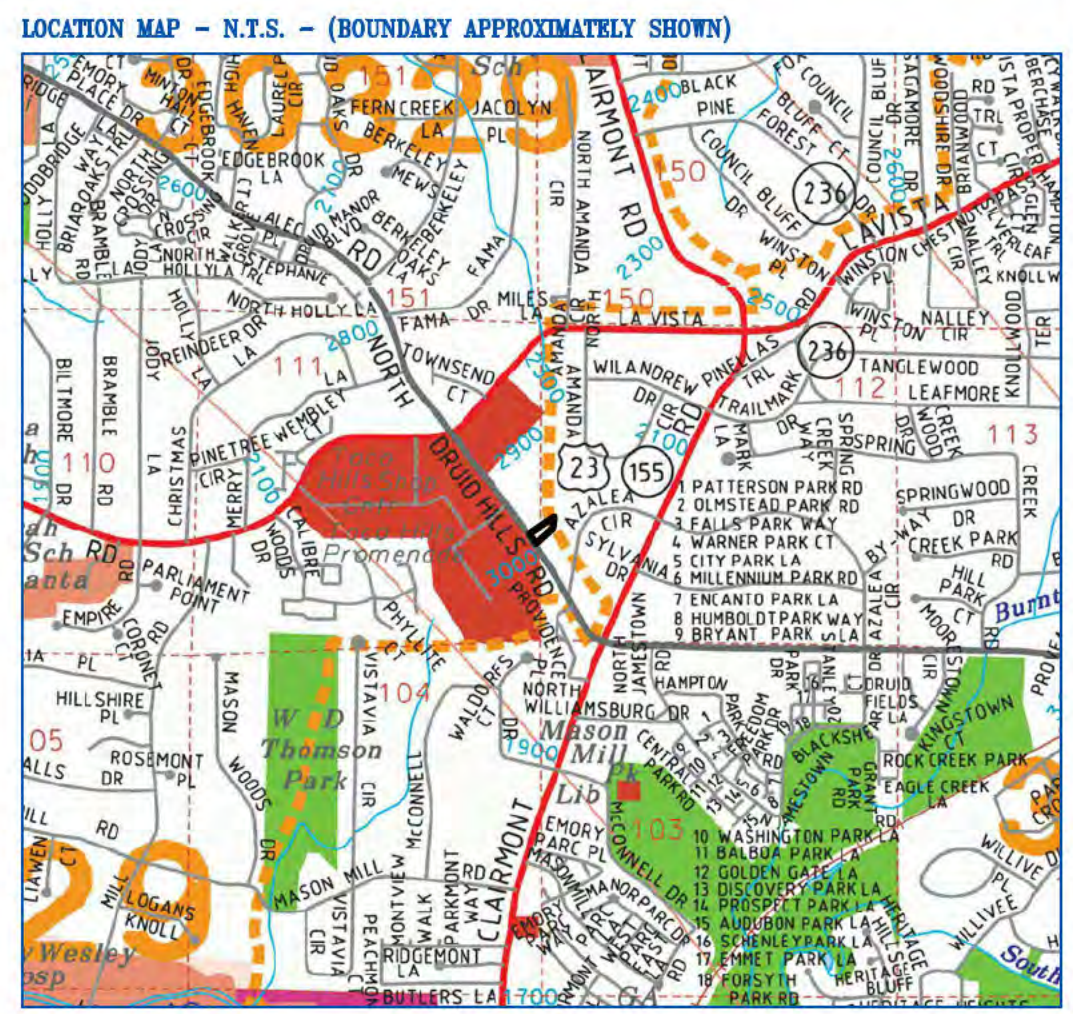
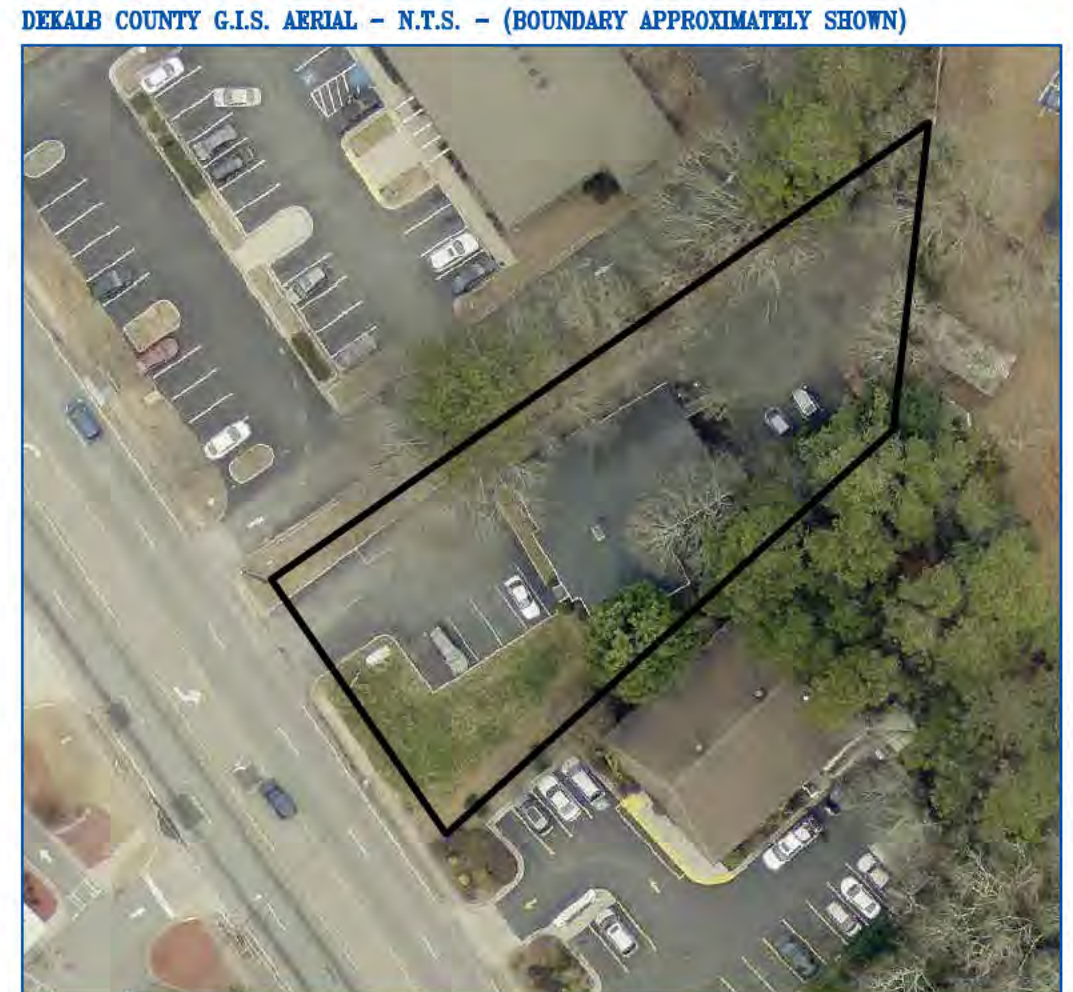
4° 35' Magnetic North
 4° 35' Declination
 Grid North
 GA West Zone
 Reading Held



LOT 10
 Block B
 North Druid Hills Subdivision
 Plat Book 15 Page 116
 N/F
 Joseph Ngo and Lis Ngo
 Trustees of the Ngo Family Trust
 Deed Book 30878, Page 170

LOT 11
 Block B
 North Druid Hills Subdivision
 Plat Book 15 Page 116
 N/F
 Debra Miller-Palmore
 Trustee of the Golden Heart Trust
 Deed Book 31714, Page 316

AREA
 19,121 Sq. Ft.
 0.439 Acres



ZONING
 [DeKalb County]
 (C-1) (Local Commercial)
 Town Center, Regional Center
 Front yard setback-20' Min/60' Max (Thoroughfares/Arterials)
 Front yard setback-10' Min/60' Max (All Other Streets)
 Side yard setback-15'
 Rear yard setback-20'
 All other Character Areas
 Front yard setback-60' (Thoroughfares/Arterials)
 Front yard setback-50' (All Other Streets)
 Side yard setback-20'
 Rear yard setback-30'

Note: Graphic depiction of setback lines are based upon tax information, it is the interpretation of the Surveyor, and should be verified with a zoning official prior to design work.

SURVEY NOTES

- Equipment used: Leica TS12 robotic total station, Carlson Surveyor 2 data collector, and Leica GS18 RTK.
- Software used: Carlson Survey 2025 and Carlson SurvCE.
- The coordinate values shown are based on Georgia West Zone coordinate system. The datum for this coordinate system is NAD83 (2011).

CLOSURE STATEMENT
 The field data used to compile this plat was gathered by radial survey measurements and has a positional tolerance of 0.1 feet. This map or plat has been calculated for closure and is found to be accurate within one foot in 235,204 feet.

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 205923:1	DRAWING NUMBER F-5250	SURVEY PLAT FOR: 2960 North Druid Hills Road NE, Atlanta Georgia 30329		DATE: 2/4/26	SCALE: 20'	
		SWIG - TOCO HILLS		REVISION	BY DATE	
LAND LOT: 111 & 112		18th DISTRICT	SECTION	DeKalb COUNTY, GA	Write Legal, Revise Setbacks	BMS 2/16/26
LOT: Part of Lot 2		BLOCK:	UNIT:	PHASE:		
SUBDIVISION: N. E. Russell Property						
PLAT BOOK 19	PAGE 64	PARTY CHIEF: J.J.	FIELD DATE:	SHEET 1 OF 1		
DEED BOOK 7190	PAGE 402	DRAFTER: BJC	2/9/26			



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

All that tract or parcel of land lying and being in Land Lots 111 and 112 of the 18th District, Dekalb County, Georgia, being Part of Lot 2, N. E. Russell Property as shown on Plat Book 19, Page 64, Dekalb County, Georgia records, and being more particularly described as follows:

Commencing at the intersection of the Western line of Land Lot 112 and the Northeastern original variable right of way of North Druid Hills Road (U.S. Highway 29), thence leaving said land lot line and along said right of way Northwesterly a distance of 68.80 feet to a 1/2" Rebar Found at Grid North Georgia West Zone Coordinates: Northing:1387821.93 Easting:2253115.20 and the POINT OF BEGINNING, thence continuing along said right of way North 34 Degrees 30 Minutes 10 Seconds West a distance of 99.23 feet to a 1/2" Open Top Pipe Found, thence leaving said right of way North 55 Degrees 11 Minutes 03 Seconds East a distance of 257.32 feet to a 1 1/2" Open Top Pipe Found, thence South 06 Degrees 35 Minutes 03 Seconds West a distance of 99.43 feet to a 1/2" Rebar Found, thence South 47 Degrees 52 Minutes 24 Seconds West a distance of 193.68 feet to the POINT OF BEGINNING.

Having an area of 19,121 Sq. Ft., 0.439 Acres, as shown and described on Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 205923.

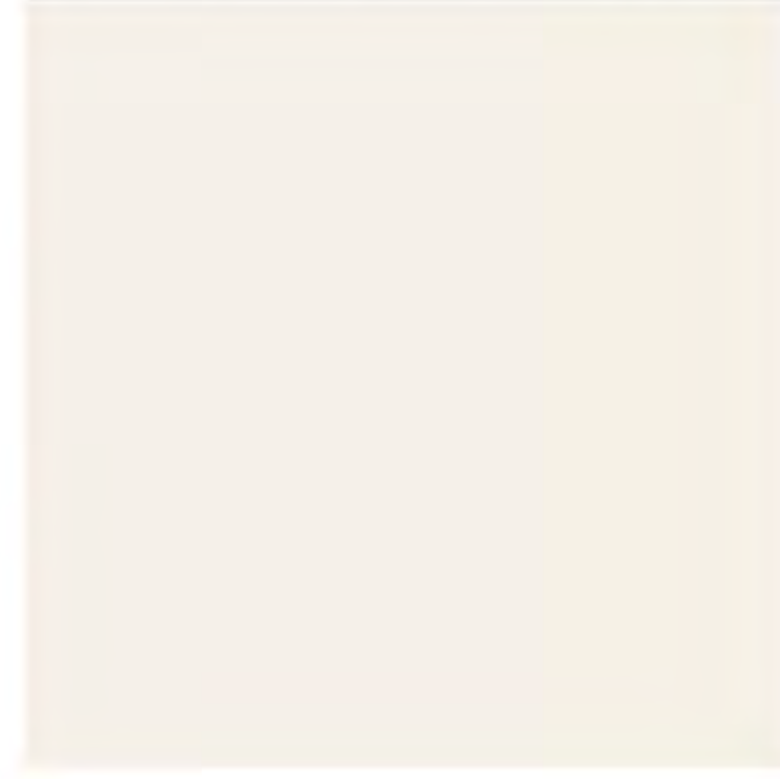
EXTERIOR FINISHES



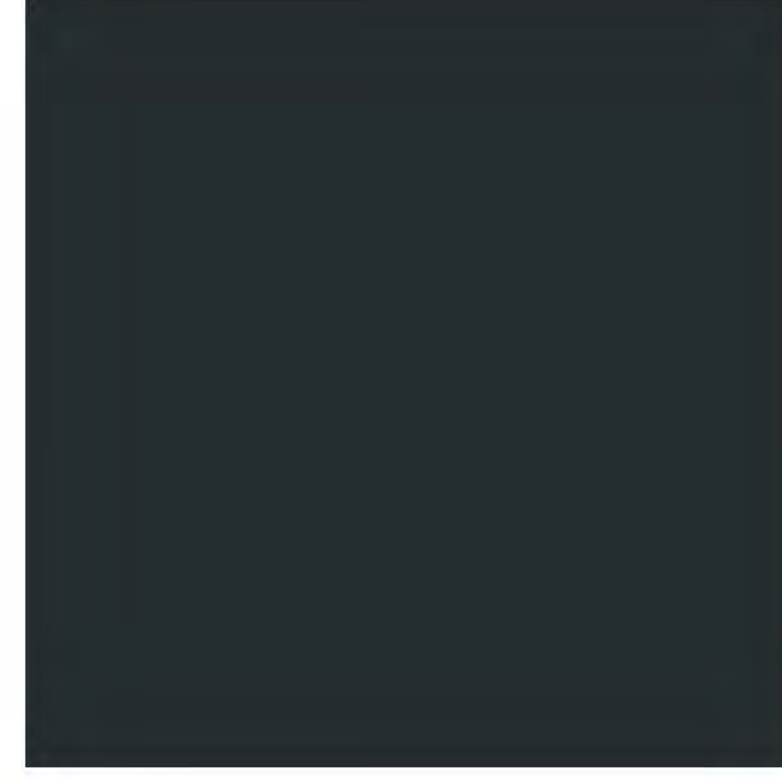
BRICK
940 CITADEL



WOOD SIDING
WOODGRAIN SABLE



STUCCO
101 SUPER WHITE



METAL
ONYX MATTE BLACK



METAL
CARDINAL RED

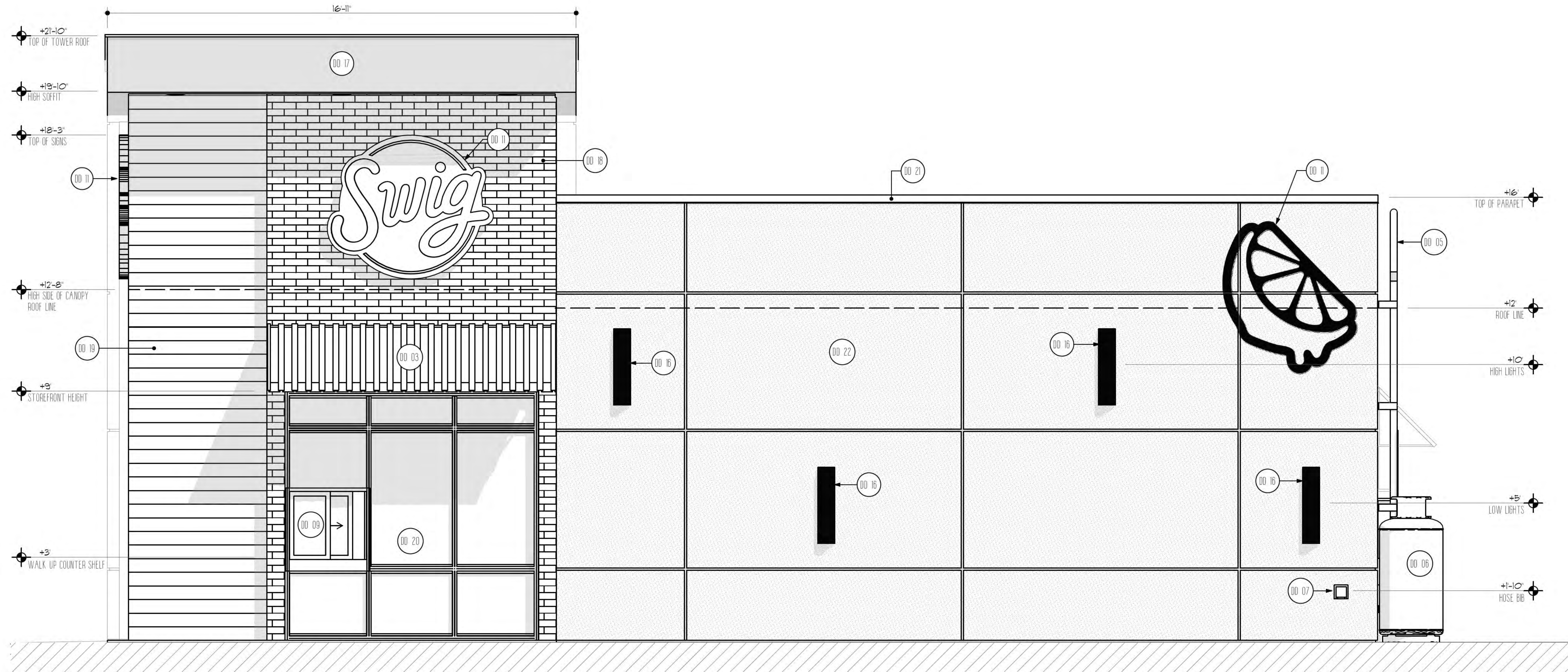
KEY NOTES

DD DESIGN DEVELOPMENT NOTES

- DD-03 WALK-UP WINDOW CUSTOMER/AVING
- DD-05 ROOF LADDER
- DD-06 BULK CO2 TANK
- DD-07 HOSE BIB
- DD-09 CUSTOMER WALK-UP WINDOW
- DD-11 SIGNS SHOWN FOR REFERENCE ONLY
- DD-16 WALL SCIENCE. EMITS LIGHT UP AND DOWN THE WALL TO PROVIDE VISUAL INTEREST AND AMBIENT VISIBILITY.
- DD-17 ENGINEERED METAL WALL VENEER W/ CONCEALED CLIP SYSTEM. SECONDARY MATERIAL LESS THAN 1/4" OF BUILDING TOTAL. COLOR: MATTE BLACK
- DD-18 PANELIZED BRICK VENEER WALL SYSTEM W/ A MINIMUM ASTM E2486 RATING AS REQUIRED. COLOR: 940 CITADEL
- DD-19 SIMULATED ENGINEERED WOOD SIDING. COLOR: SABLE
- DD-20 STOREFRONT SYSTEM W/ GLAZING. COLOR: BLACK ANODIZED
- DD-21 METAL COPING CAP
- DD-22 STUCCO VENEER W/ REVEALS. COLOR: 101 SUPER WHITE

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whitesquare design
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1 FRONT ELEVATION

SCALE: 1/2" = 1'-0"

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

NO.	TITLE	DATE
1	DESIGN DEVELOPMENT ADAPTIVE P3 4801 SF	02/25/26
2		
3		
4		
5		
6		
7		
8		

SAVORY SWIG, LLC
SWGAD002
SWIG DRINKS DRUID HILLS
2980 N. DRUID HILLS ROAD
ATLANTA, GA 30329

#260209SW

SHEET
DD1.02
DESIGN DEVELOPMENT
FRONT ELEVATION

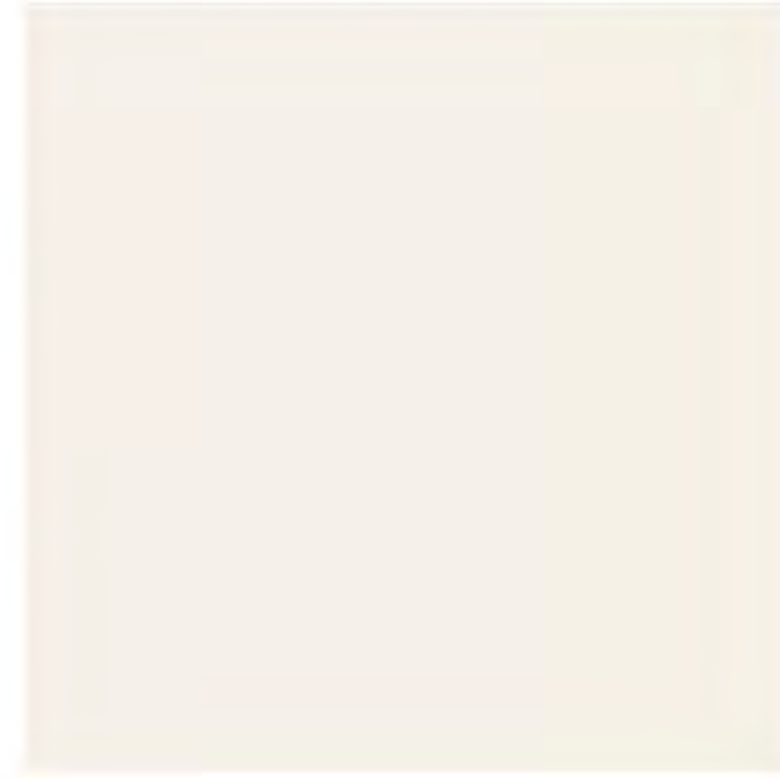
EXTERIOR FINISHES



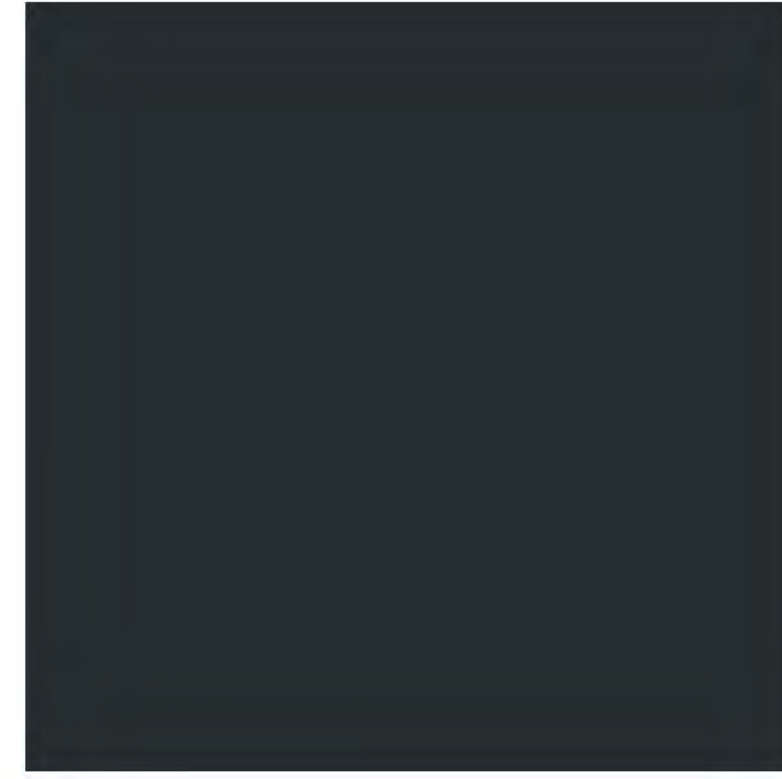
BRICK
940 CITADEL



WOOD SIDING
WOODGRAIN SABLE



STUCCO
101 SUPER WHITE



METAL
ONYX MATTE BLACK

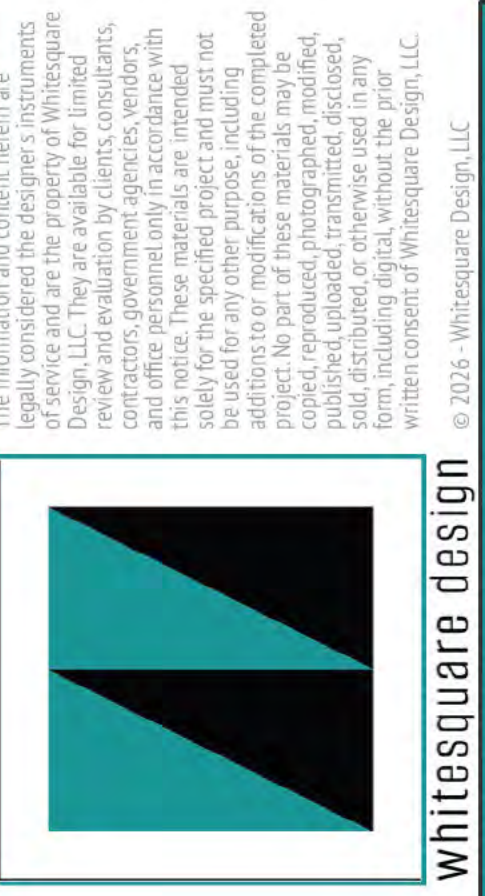


METAL
CARDINAL RED

KEY NOTES

DD DESIGN DEVELOPMENT NOTES

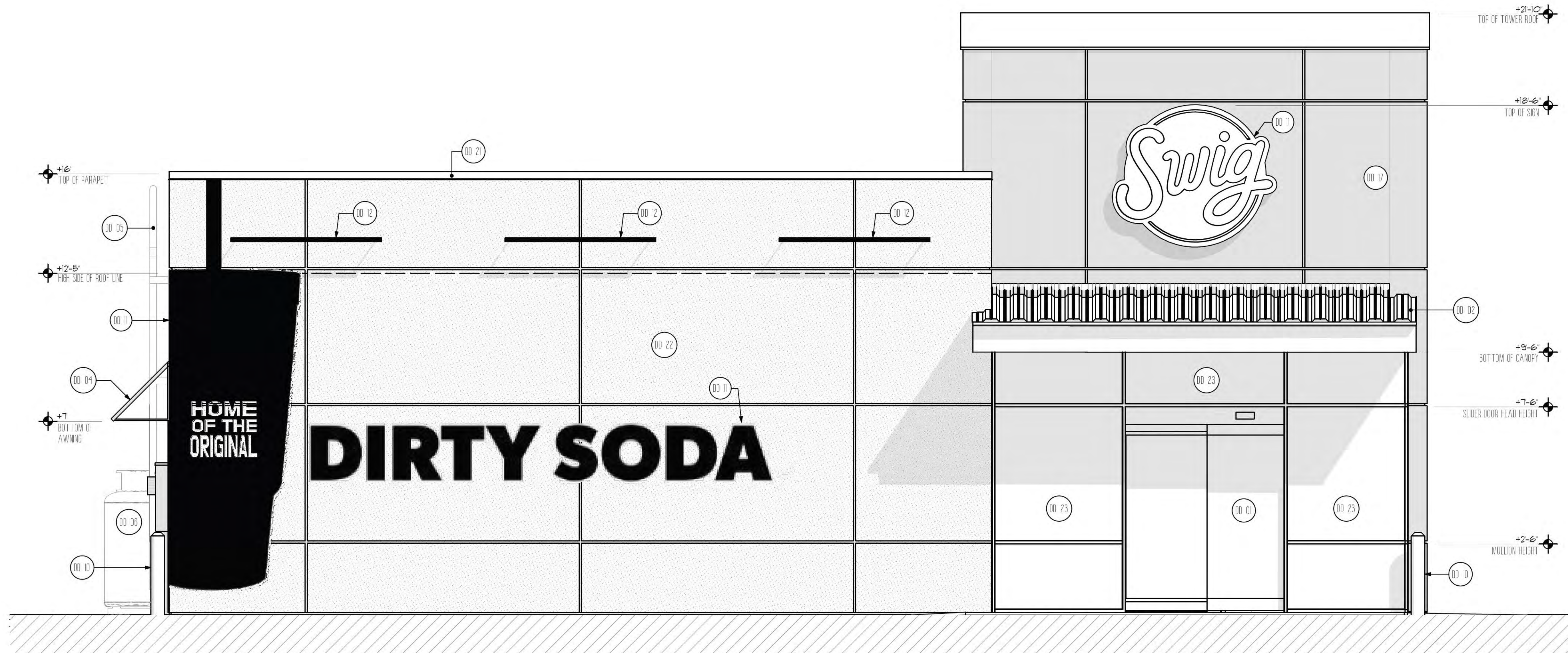
- DD-01 DRIVE-THRU SLIDING DOOR
- DD-02 DRIVE-THRU CANOPY / OVERHANG
COLOR: BLACK
- DD-04 BACK DOOR AWNING
- DD-05 ROOF LADDER
- DD-06 BULK CO2 TANK
- DD-10 BOLLARD
- DD-11 SIGNS SHOWN FOR REFERENCE ONLY
- DD-12 LINEAR WALL WASH LIGHT
- DD-17 ENGINEERED METAL WALL VENEER W/ CONCEALED CLIP SYSTEM. SECONDARY MATERIAL LESS THAN 40% OF BUILDING TOTAL.
COLOR: MATTE BLACK
- DD-21 METAL COPING CAP
- DD-22 STUCCO VENEER W/ REVEALS.
COLOR: 101 SUPER WHITE
- DD-23 METAL PANELIZED WALL W/ HORIZONTAL & VERTICAL TRANSITIONS.
COLOR: RED W/ BLACK TRIM



whitesquare design

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

NO.	TITLE	DATE
1	DESIGN DEVELOPMENT ADAPTIVE #3	02/25/26
2		
3		
4		
5		
6		
7		
8		



1 DRIVE-THRU

SCALE: 1/2" = 1'-0"

SAVORY SWIG, LLC
SWGAD002
SWIG DRINKS DRUID HILLS
2980 N. DRUID HILLS ROAD
ATLANTA, GA 30329

#260209SW

SHEET
DD1.03
DESIGN DEVELOPMENT
DRIVE-THRU ELEVATION

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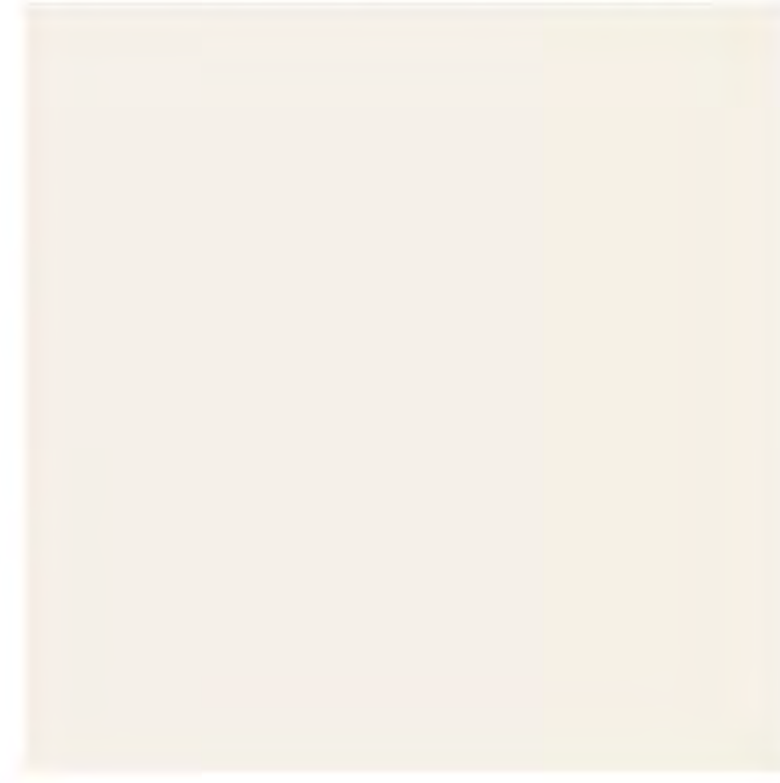
EXTERIOR FINISHES



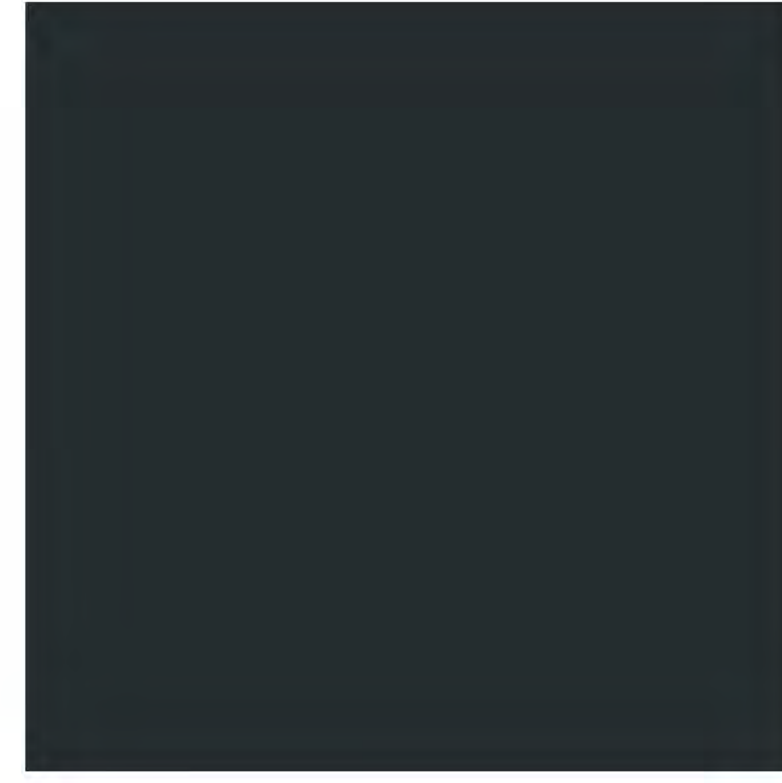
BRICK
940 CITADEL



WOOD SIDING
WOODGRAIN SABLE



STUCCO
101 SUPER WHITE



METAL
ONYX MATTE BLACK



METAL
CARDINAL RED

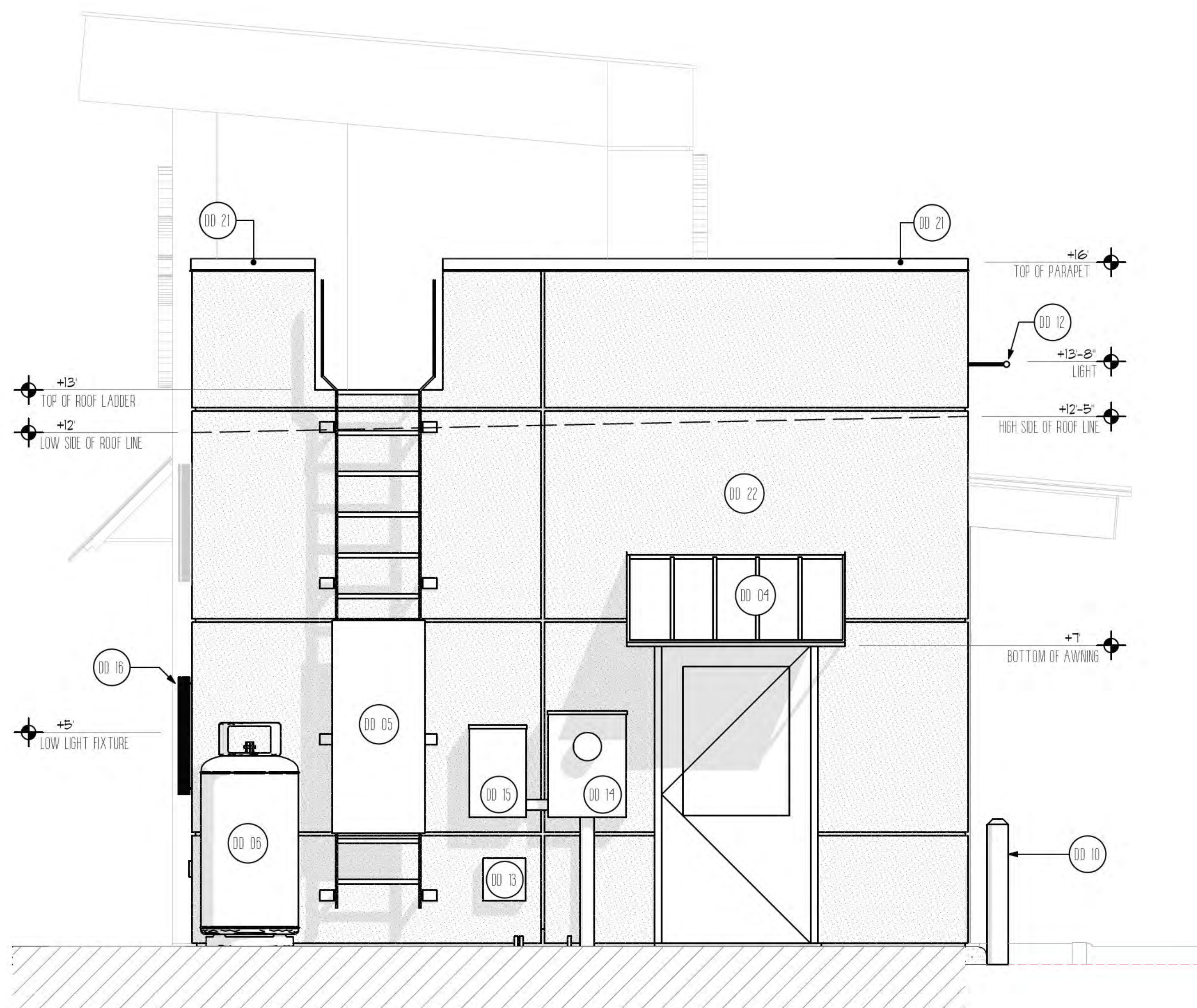
KEY NOTES

DD DESIGN DEVELOPMENT NOTES

- DD-02 DRIVE-THRU CANOPY / OVERHANG
COLOR: BLACK
- DD-03 WALK-UP WINDOW CUSTOMER AWNING
- DD-04 BACK DOOR AWNING
- DD-05 ROOF LADDER
- DD-06 BULK CO2 TANK
- DD-10 BOLLARD
- DD-11 SIGNS SHOWN FOR REFERENCE ONLY
- DD-12 LINEAR WALL WASH LIGHT
- DD-13 FRIGATION CONTROLS
- DD-14 COMBINATION METER / BUILDING DISCONNECT, NEMA 3R
- DD-15 OUTDOOR NEMA 3R
- DD-16 WALL SCONCE, EMITS LIGHT UP AND DOWN THE WALL TO PROVIDE VISUAL INTEREST AND AMBIENT VISIBILITY.
- DD-17 ENGINEERED METAL WALL VENEER W/ CONCEALED CLP SYSTEM. SECONDARY MATERIAL LESS THAN 40% OF BUILDING TOTAL.
COLOR: MATTE BLACK
- DD-18 PANELIZED BRICK VENEER WALL SYSTEM W/ A MINIMUM ASTM E2486 RATING AS REQUIRED.
COLOR: 940 CITADEL
- DD-19 SIMULATED ENGINEERED WOOD SIDING.
COLOR: SABLE
- DD-21 METAL COPING CAP
- DD-22 STUCCO VENEER W/ REVEALS.
COLOR: 101 SUPER WHITE
- DD-23 METAL PANELIZED WALL W/ HORIZONTAL & VERTICAL TRANSITIONS.
COLOR: RED W/ BLACK TRIM

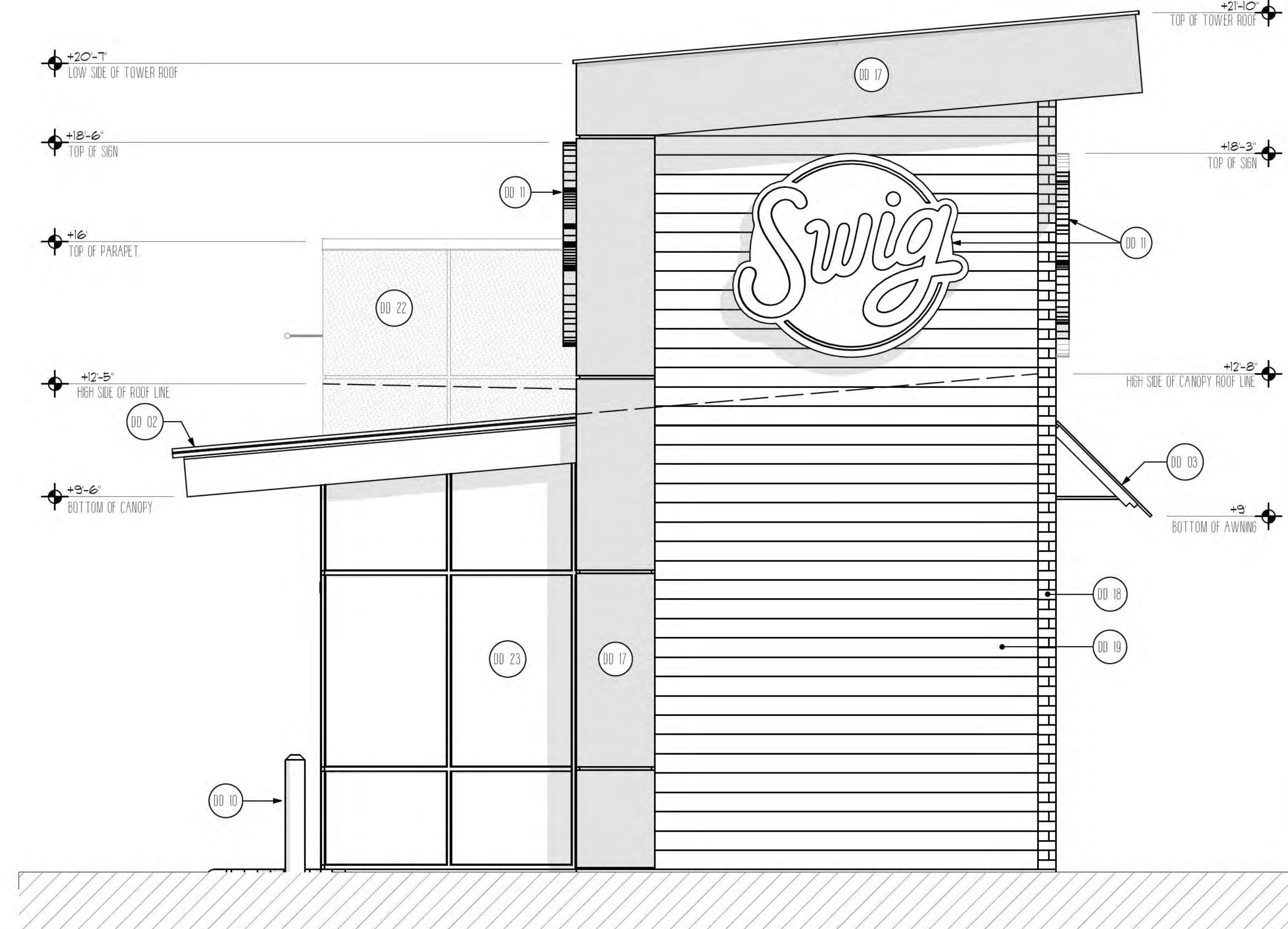
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2 BACK ELEVATION

SCALE 1/2" = 1'-0"



1 SIDE ELEVATION

SCALE 1/2" = 1'-0"

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

NO.	TITLE	DATE
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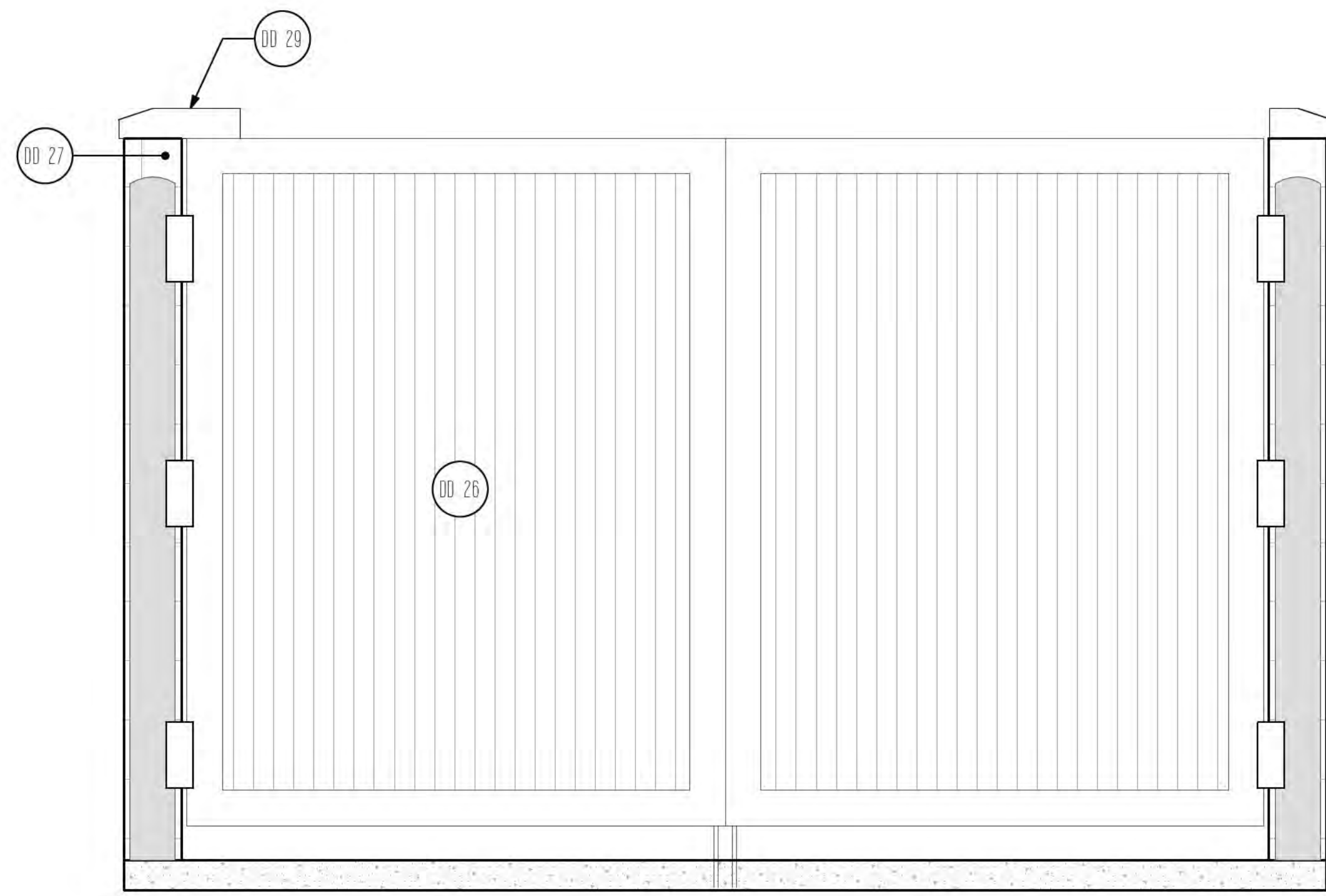
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SWIGAD002
SWIG DRINKS DRUID HILLS
2900 N. DRUID HILLS ROAD
ATLANTA, GA 30329

#260209SW

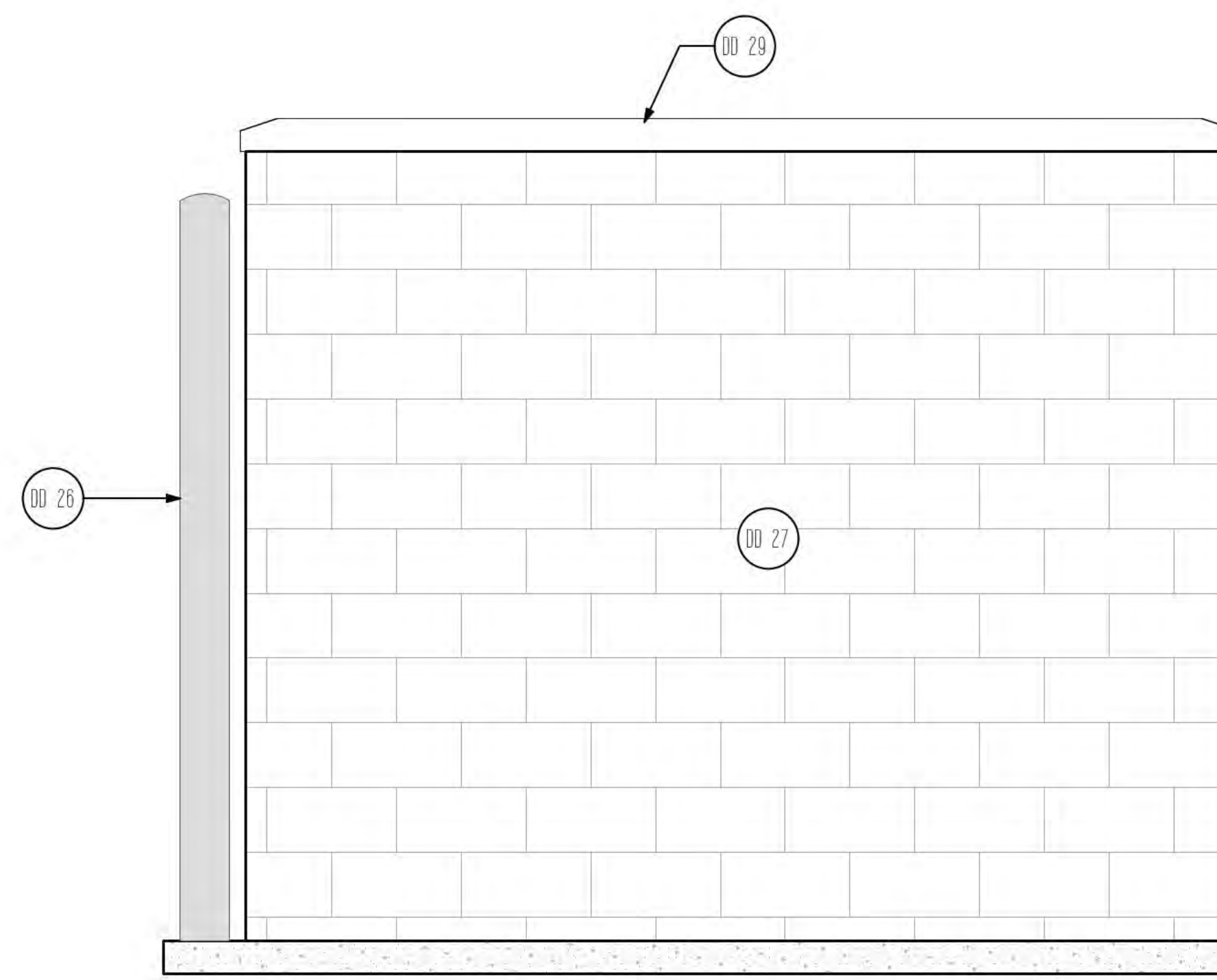
SHEET

DD1.04

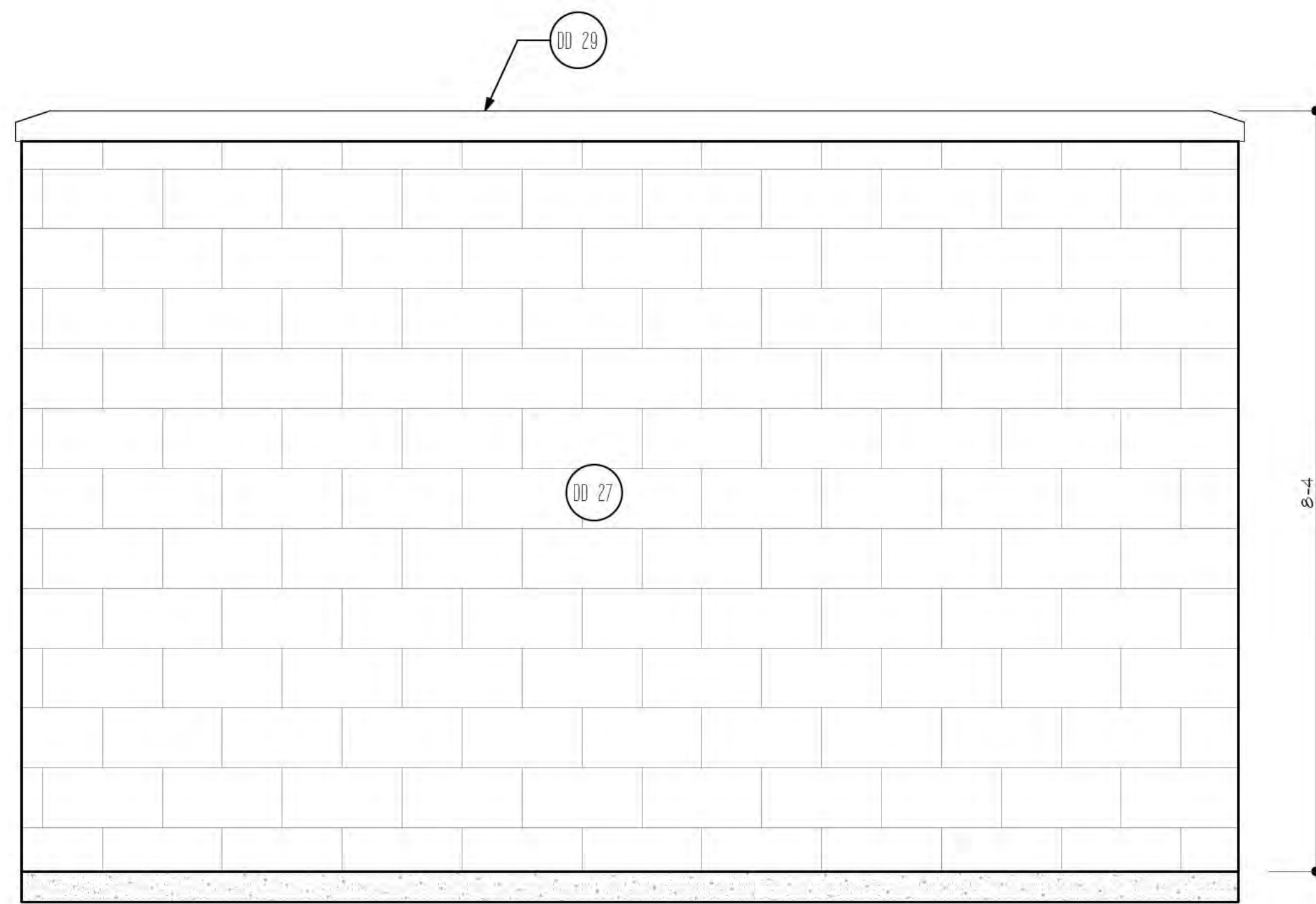
DESIGN DEVELOPMENT
SDE / BACK ELEVATION



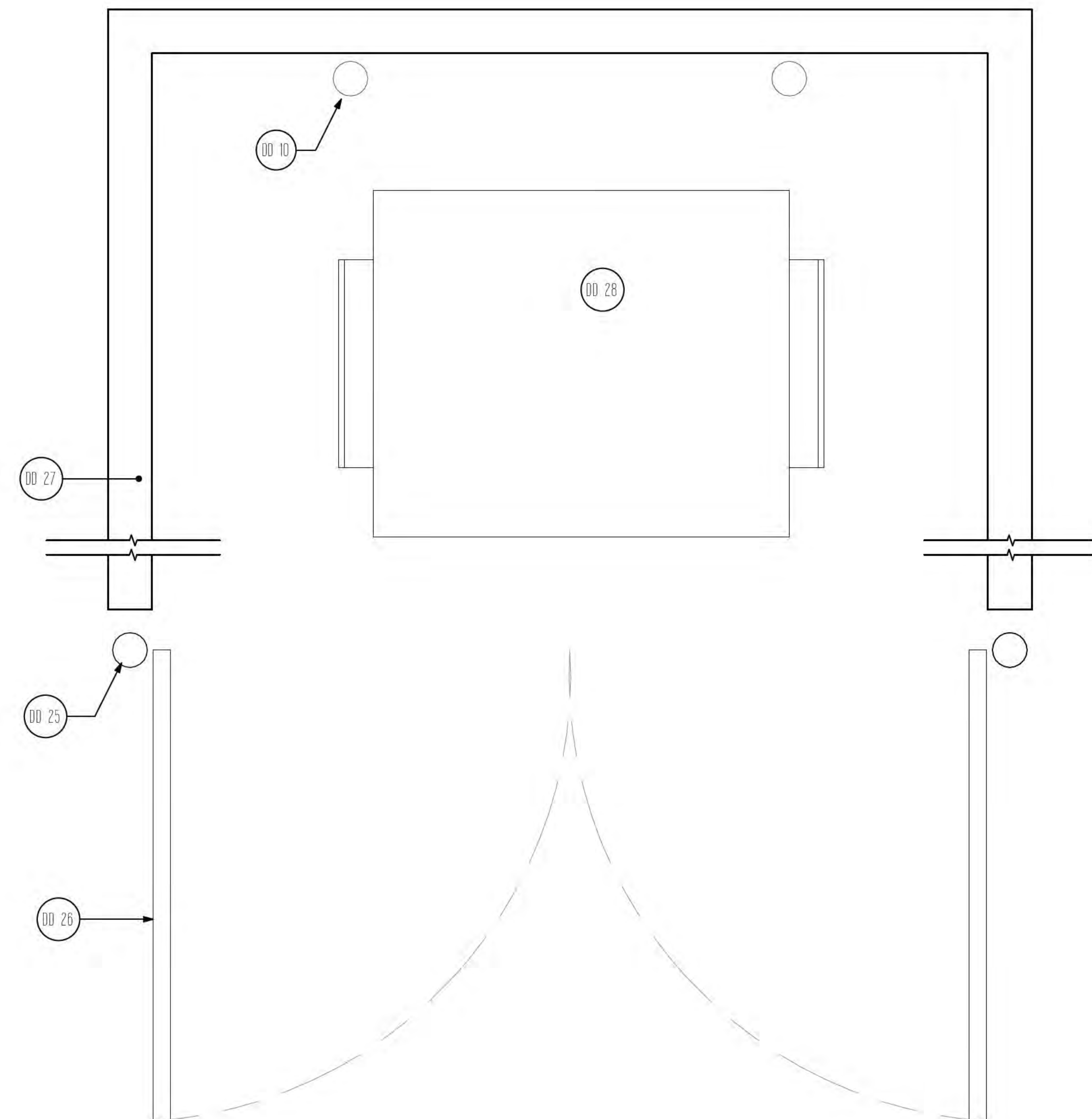
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



- KEY NOTES**
- DD DESIGN DEVELOPMENT NOTES**
- DD-10 BOLLARD
 - DD-25 TRASH ENCLOSURE GATE POST
 - DD-26 PAINTED ENCLOSURE GATE W/ WELDED HOLLOW METAL FRAME AND CORRUGATED & GALVANIZED STEEL DECKING, COLOR: BLACK
 - DD-27 8X8X10' CMU TRASH ENCLOSURE WALL
 - DD-28 TRASH DUMPSTER
 - DD-29 PRECAST CONCRETE CAP

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DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

NO.	TITLE	DATE
1	DESIGN DEVELOPMENT ADAPTIVE P3 *801 SF	02/15/26
2		
3		
4		
5		
6		
7		
8		

SAVORY SWIG, LLC
 SWGCA1002
SWIG DRINKS DRUID HILLS
 2980 N. DRUID HILLS ROAD
 ATLANTA, GA 30329

#260209SW

SHEET

DD1.05

DESIGN DEVELOPMENT
 TRASH ENCLOSURE

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

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(s) Name: Dani Blumenthal Phone: [REDACTED]

Email: [REDACTED] Commission District(s): 2 & 6

Property Address: 2960 North Druid Hills Road, Atlanta 30329

Tax Parcel ID: 18 112 01 049 Acreage: 0.42

Existing Use: vacant building Proposed Use: Drive through restaurant

Supplemental Regs: YES Overlay District: No

Rezoning: Yes No Existing Zoning: C-1 Proposed Zoning: _____

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes No Existing Land Use: _____

Proposed Land Use: _____ Consistent _____ Inconsistent _____

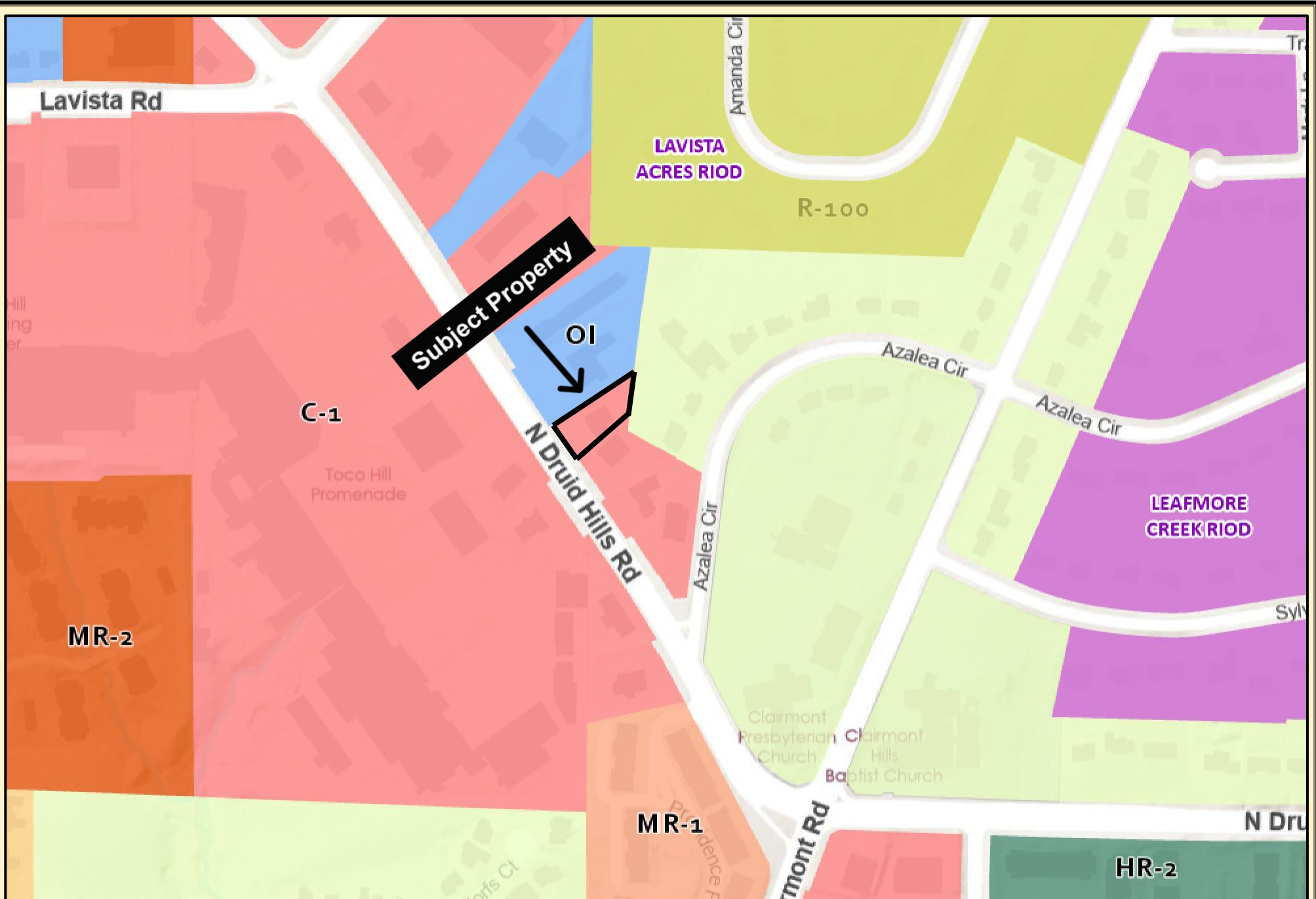
Special Land Use Permit: Yes No Article Number(s) 27- _____

Special Land Use Request(s): Drive through

Major Modification: Yes No Existing Zoning Conditions: CZ-88168

Modification Request: To remove the site-plan approved zoning condition.

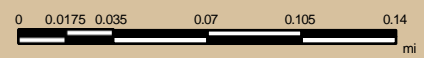
to be modified: CZ-88168



Subject Property

OI

DeKalb County Parcel Map

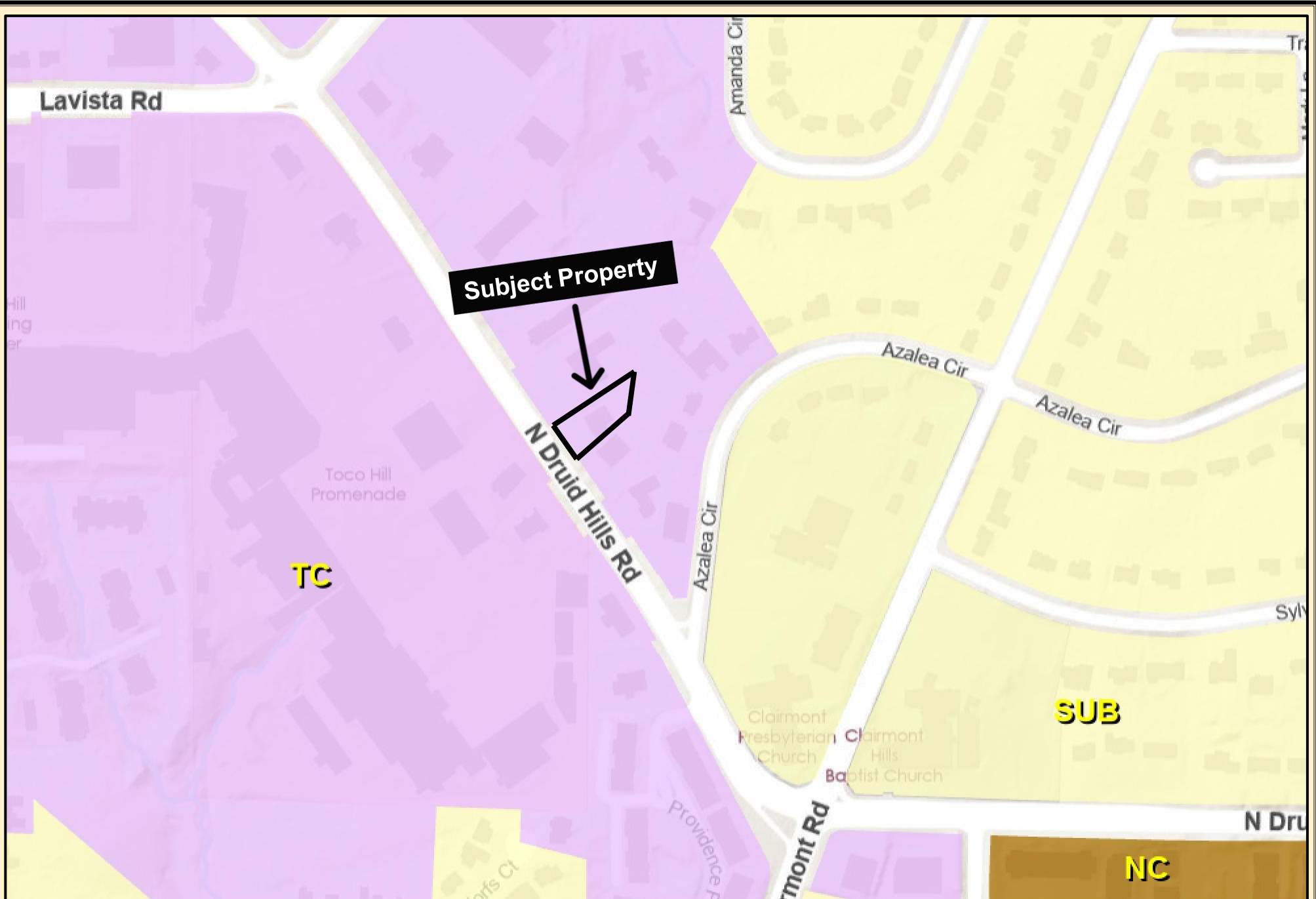


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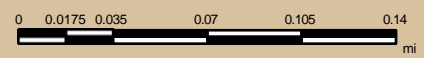


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DeKalb County Parcel Map



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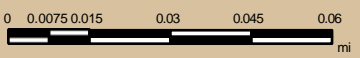


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