

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 Special Land Use Permit (SLUP) to allow a drive-through facility in an Activity Center in the C-1 (Local Commercial) zoning district, at 2960 North Druid Hills Road.

PETITION NO: N3-2026-0445 SLUP-26-1248014

PROPOSED USE: Drive through facility.

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 Special Land Use Permit (SLUP) to allow a drive-through facility in an Activity Center in the C-1 (Local Commercial) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (April 2026) Denial.

PLANNING COMMISSION: (May 5, 2026) Denial.

PLANNING STAFF: (May 2026) Withdrawal without Prejudice_rev. 05.14.2026.

STAFF ANALYSIS: Updated_The Applicant has requested withdrawal of the application. 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 more on 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 Special Land Use Permit request is directly tied to enabling that same redevelopment concept, staff likewise does not support the requested modification. In light of the Applicant's request to withdraw, Staff supports this request and recommends ***“Withdrawal without Prejudice”***. Should the Board of Commissioners approve the request, Staff offers the attached conditions.

PLANNING COMMISSION VOTE: (May 5, 2026) Denial 7-0-1. Commissioner Zou moved, Commissioner Cooper seconded for Denial, per Staff recommendation. Commissioner Moore abstained.

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



DeKalb County Government Services Center
178 Sams Street, Decatur, GA 30030
404-371-2155

[Public Hearings, Agenda & Minutes | DeKalb County, GA](#)

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

STAFF ANALYSIS

CASE NO.:	SLUP-26-1248014	File ID #: 2026-0445
Address:	2960 N. Druid Hills Road, Atlanta 30329	Commission District: 02 Super District: 06
Parcel ID(s):	18 112 01 049	
Request:	Special Land Use Permit (SLUP) to allow a drive-through facility within an Activity Center in the C-1 (Local Commercial) zoning district.	
Property Owner(s):	Tooo Instant Printing Inc	
Applicant/Agent:	Swig c/o Gaskins + LeCraw	
Acreage:	0.44 acre	
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 X - Inconsistent

STAFF RECOMMENDATION: Withdrawal without Prejudice

The Applicant has requested withdrawal of the application.

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 more on 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 Special Land Use Permit request is directly tied to enabling that same redevelopment concept, staff likewise does not support the requested modification.

In light of the Applicant's request to withdraw, Staff supports this request and recommends ***“Withdrawal without Prejudice”***.

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.

From: Dani Blumenthal <dblumenthal@gaskinslecraw.com>

Sent: Tuesday, April 28, 2026 2:14 PM

To: Carter, Lucas J <ljcarter@dekalbcountyga.gov>; Michelle Macauley <mmacauley@gaskinslecraw.com>

Subject: RE: SWIG - Concern Wrong Base Zoning Case - Re: CZ-26-1248015 & SLUP-26-1248014 -

Lucas,

Good afternoon! Please accept our request to **withdraw** the major modification (CZ-26-1248015) without prejudice. Let me know if you have any questions or concerns regarding this request.

Further, can you please confirm whether conditions that are part of a SLUP approval only apply to the SLUP? We understand that the drive-through SLUP may be approved with conditions, but want to ensure that those conditions won't apply if the drive-through isn't constructed for whatever reason. That's obviously not the intent, but the property owner is asking. Thanks!

Dani Blumenthal | Planner IV



O: 678.546.8100 | D: 678.569.0016 | E: dblumenthal@gaskinslecraw.com



May 08, 2026

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

RE: Request to Withdraw a Proposed Special Land Use Permit for 2960 North Druid Hills Road, Atlanta, GA 30329

On behalf of our client, Swig (the “Applicant”), we respectfully submit this request to withdraw without prejudice a Special Land Use Permit for the property located at 2960 North Druid Hills Road, identified as Tax Parcel No. 18 112 01 049 (the “Subject Property”).

Swig is excited about the idea of expanding into DeKalb County but will explore different possible locations within the County that the community feels are more suitable for the use.

Thank you for your consideration of the request to withdraw the Special Land Use Permit without prejudice.

Sincerely,

Dani Blumenthal

Dani Blumenthal, Entitlements

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.

2960 North Druid Hills Road Community Meeting Recording

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

Passcode: F4c9Hc\$y

SPECIAL LAND USE PERMIT (SLUP) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

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

Signature  Date 1/28/26

SPECIAL LAND USE PERMIT (SLUP) APPLICATION FEE:

\$400.00

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



January 22, 2026

RE: A Proposed Special Land Use Permit and Major Modification for 2960 North Druid Hills Road, Atlanta, GA 30329

Dear Property Owner,

We invite you to join us for a Zoom meeting on Monday, February 9, 2026, at 5:30 p.m. to discuss a proposed Special Land Use Permit and Major Modification for the property located at 2690 North Druid Hills Road.

Our client, Swig, is proposing a new drink shop at this location. The plan includes a 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 meeting, highlighting design features 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, and
- A Major Modification to remove existing zoning conditions from a prior zoning case.

Below are meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, cell phone, with or without video.

When: Feb 9, 2026 05:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

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

After registering, you will receive a confirmation email containing information about joining the meeting.

Meeting ID: 843 7078 2644 ; Passcode: 869271

If you are unable to make it, but would like to learn more, or if you have any questions prior to the meeting, please contact us at [REDACTED]

Sincerely,

Dani Blumenthal

Dani Blumenthal, Entitlements

Dani Blumenthal

From: Allen Venet [REDACTED] >
Sent: Monday, February 9, 2026 1:26 PM
To: John Turner; Carter, Lucas J
Cc: [REDACTED]
Subject: Re: Community Council Tomorrow
Attachments: DeKalb Co. Community Council District 2 Roster_Jan. 2026.pdf

Lucas,

Thank you. Rather than making emails a part of the meeting, I ask that every member review the list Lucas provided, and to please let him (or us) know if there is an error.

I realize that there is a Catch-22 element to this, since if your email is wrong, you are not getting this email... Moreover, it looks like our newest members, Barbara Vargas and Dan Reuter, were not on this (somewhat labored) email chain, so I have added them to be sure that they know about our zoom meeting tomorrow, Tuesday, at 6:30 pm. Looking forward to seeing everyone tomorrow.

Allen

On Monday, February 9, 2026 at 10:45:41 AM EST, Carter, Lucas J <ljcarter@dekalbcountyga.gov> wrote:

Hi there,

Attached is the most current list we have.

Please let me know if anything seems amiss from this. Keep in mind we have two new faces we're introducing tomorrow.

Lucas Carter

Planner – Public Hearings – Zoning Board of Appeals – “Mr. Variance”

DeKalb County | Planning & Sustainability | Current Planning/Zoning Division

Government Services Center | 178 Sams Street | Decatur, GA 30030

Email (Best): LJCarter@DeKalbCountyGA.gov

Office: 470 – 561 – 3570



From: Allen Venet [REDACTED]
Sent: Monday, February 9, 2026 9:03 AM
To: [REDACTED]

[REDACTED]

Subject: Community Council Tomorrow

Just to be sure everyone knows, the first CC2 meeting of the year is tomorrow, Tuesday 2/10/2026, at 6:30 pm by Zoom. The only agenda items are electing 2026 chair and vice chair, and a presentation on the zoning rewrite. Allen

[Sent from AT&T Yahoo Mail for iPhone](#)

On Sunday, February 8, 2026, 11:04 AM, Allen Venet <avenet@bellsouth.net> wrote:

Lucas,
During our zoom meeting on Tuesday, shall I suggest that each current member email her or his email address to you, to be sure that you/planning have an up to date list?
Thanks,
Allen

[Sent from AT&T Yahoo Mail for iPhone](#)

On Sunday, February 8, 2026, 10:50 AM, John Turner <jtatltravel@gmail.com> wrote:

Clarification: The list I'm referencing is the one planners give to applicants during their application process.

Thank you again,
John

John Turner
[REDACTED]

On Fri, Feb 6, 2026 at 10:48 AM John Turner [REDACTED] > wrote:

Lucas,
An ongoing issue that Mr. Fox brought up, this one for years, is Planning staff distributing a list of CC members that is out of date and inaccurate. It would be of immediate interest as we begin the 2026 meeting season to have a complete and accurate list with email addresses.

Could you forward to the CC2 members the current list for us to review and edit/correct as needed?

Much appreciated.

-John
[REDACTED]

On Fri, Feb 6, 2026 at 8:45 AM Carter, Lucas J <ljcarter@dekalbcountyga.gov> wrote:

Mr. Fox,

Thank you for raising this concern.

For clarity, Community Councils are not required to be invited to pre-application community meetings unless they are specifically identified among the groups required to receive notice. Community Council District 2 has its own separate meeting with applicants as part of the County's established process. As a courtesy, applicants are provided with Community Council contact information and are encouraged to extend invitations directly.

That said, we appreciate the feedback regarding notification and will review the process internally to determine whether improvements can be made to help avoid similar concerns in the future. I have the agenda attached to this message.

Thank you for your engagement.

Let me know if you have any questions,

Lucas Carter

Planner – Public Hearings – Zoning Board of Appeals – “Mr. Variance”

DeKalb County | Planning & Sustainability | Current Planning/Zoning Division

Government Services Center | [178 Sams Street | Decatur, GA 30030](#)

Email (Best): LJCarter@DeKalbCountyGA.gov

Office: 470 – 561 – 3570



Click here for **Permit Status** [DeKalb County Permit Tracker](#)

Click here for **Permit Guide** https://app.oncamino.com/dekalb_county/

Click here for **Zoning Map** [DeKalb County Parcel Viewer](#)

From: Bob Fox [REDACTED]
Sent: Wednesday, February 4, 2026 5:02 PM
To: Planning [REDACTED]
[REDACTED]

[REDACTED]

Subject: Re: Proposed SLUP for 2960 N. Druid Hills

I am a member of Community Council District 2 and did not receive an email or hardcopy letter. I am not sure where the breakdown is occurring but I would appreciate staff investigating and working to rectify this from happening in the future.

Thanks, Bob Fox

On Tue, Feb 3, 2026 at 12:14 PM Planning [REDACTED] > wrote:

Good afternoon!

Can you please provide a contact list for all Community Council District 2 members? We did not receive a comprehensive list, and I do not want to miss anyone – we had already reached out to everyone on the mailing/email list that we had received, which seems to be missing several names. As soon as I have a list of all members' email addresses, I will go ahead and send out an email to everyone. Thank you.

Best,

Dani Blumenthal, MCRP

GASKINS  LECRAW

[REDACTED]

E [REDACTED]



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From: [REDACTED]

Subject: Re: Proposed SLUP for 2960 N. Druid Hills

Agreed. —Bruce

From: John Turner [REDACTED]

Date: Tuesday, February 3, 2026 at 11:08 AM

To: Planning [REDACTED]

Subject: Re: Proposed SLUP for 2960 N. Druid Hills

Dear Planning,

I think it would be a great idea to email out the notice of the meeting and meeting link today to all Community Council members. I am a member of Community Council District 2, and do not recall getting either an email nor a physical letter about this meeting.

Regards,

John Turner

[REDACTED]

[REDACTED]

On Tue, Feb 3, 2026 at 11:02 AM Planning [REDACTED] wrote:

Dear Mr. Smith,

Thank you very much for taking the time to share your feedback. We truly appreciate you reaching out and value your perspective regarding both the notification process and the meeting time.

Regarding registration, I apologize for any frustration caused by the printed URL in the mailed notice. While the full link was included to meet notification requirements, the meeting ID and password were also provided in the letter and may be used directly to register and join the meeting without entering the full URL. We understand how a shorter or clickable link would have been more convenient, and we appreciate you bringing this to our attention. Please feel free to use and circulate this link: https://us06web.zoom.us/meeting/register/k6gCVQUGT_G9-F5zi0XNGg (Meeting ID - 843 7078 2644, Passcode 869271)

With respect to meeting notifications, we did email the meeting information to those Community Council members and community stakeholders for whom email addresses were provided and who did not have a physical address on the list. We would also be happy to email the meeting information to all Community Council members today, as we understand that may be more convenient for them. We do believe there is one Community Council member whose email address was not included on the list provided by staff.

Regarding the meeting time, it was not our intent in any way to make participation inconvenient. The County has advised that weekday community meetings may begin as early as 5:00 p.m., and based on that guidance we believed a 5:30 p.m. start time would be acceptable. That said, we completely understand that this timing may still be challenging for some residents, and we sincerely apologize for any inconvenience this may cause.

We value community input and truly hope you will be able to join us for the meeting next Monday. Your engagement as both a Community Council member and nearby resident is important to us, and we appreciate your involvement in this process.

Thank you again for your thoughtful comments and continued engagement.

Best,

Dani Blumenthal, MCRP

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From: Jim Smith [Redacted]
Sent: Tuesday, February 3, 2026 9:10 AM
To: Planning [Redacted]

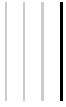
Subject: Proposed SLUP for 2960 N. Druid Hills

My name is Jim Smith and I'm a member of the District 2 Community Council and a nearby resident of this project. I have some issues with your notification process for this meeting.

- All of the emails for Community Council are available for applicants, so sending a hardcopy letter with a 60+ character URL (nicely printed in blue, as if we could click on it !!) in order to register might have been letter of the law, but a bit of a silly exercise from my perspective. Even a hardcopy letter with a tinyurl link would have been a more logical approach.
- Scheduling a meeting for a community at a time when many of the residents are either still at work or stuck in their cars on their way home seems like a recipe to minimize attendance.

I doubt that there is time to reschedule this meeting but if community attendance is low, that may well be part of the reason.

Regards,



Jim Smith

Community Council District 2

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

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February 17, 2026

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

RE: A Proposed Special Land Use Permit 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 Special Land Use Permit (SLUP) for a proposed drink shop at 2960 North Druid Hills Road, identified as Tax Parcel No. 18 112 01 049 (the “Subject Property”).

The Applicant is requesting approval of a Special Land Use Permit to allow a drive-through facility within an Activity Center. The proposed development includes a pedestrian-oriented building with a walk-up window facing North Druid Hills Road, while the drive-through and associated parking are located behind the building to reduce their visual impact along the corridor. Further, there will be a waiting area with available seating, as well as a bicycle rack, located in front of the building.

The site layout was intentionally designed to support the goals and policies of the North Druid Hills Livable Centers Initiative (LCI). By orienting the building to the street and emphasizing pedestrian access, the proposal enhances walkability and reinforces a more active streetscape. Locating the drive-through behind the building further supports these objectives by prioritizing a street-facing, people-oriented design.

If approved, this development would be among the first project along the North Druid Hills/Toco Hills corridor to implement the design principles outlined in the LCI. The proposed use is compatible with surrounding development and is designed to function efficiently while minimizing impacts on adjacent properties.

Additional details related to the proposed SLUP 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 be 7:30am – 9pm Monday through Thursday, 7:30am – 10pm Friday, 8am – 10:30 am Saturday, and 11am – 7pm Sunday and there will be approximately 3 employees at any given time.



The Subject Property was most recently operating as a print shop.

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 Major Modification to modify the zoning conditions which currently impact the Subject Property, which is running concurrently with request. The Applicant respectfully requests approval of the Special Land Use Permit 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 Special Land Use Permit 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 Special Land Use Permit 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 Special Land Use Permit 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



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Impact Analysis

- A. *Is the size of the site adequate for the use contemplated and is 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?*

Yes, the size of the site is adequate for the proposed use. No variances are necessary as part of this SLUP request and all requirements established by the Code will be met.

- 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.*

The proposed use is compatible with the use and development of adjacent and nearby properties. To the knowledge of the Applicant, the proposal will not create any adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed drink shop.

- C. *Are public services, public (or private) facilities, and utilities adequate to serve the proposed use?*

To the knowledge of the Applicant, public services, facilities, and utilities are adequate to serve the proposed use.

- D. *Is the public street on which the use is proposed to be located adequate and is there sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area?*

To the knowledge of the Applicant, the public street on which the use is proposed to be located is adequate and there is sufficient carrying-capacity. The Applicant will coordinate with GDOT.

- E. *Is the ingress and egress adequate 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?*

To the knowledge of the Applicant, there is adequate ingress and egress to the subject property. The Applicant will coordinate access with GDOT to ensure that all necessary improvements are made.



F. Will the proposed use create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use?

The proposed use will not create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.

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

Yes, the proposed use is consistent with the requirements of the C-1 zoning district. No variances are being requested in relation to this SLUP application.

H. Is the proposed use consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan?

The proposed use is consistent with the policies of both the comprehensive plan and the Druid Hills LCI. The commercial nature of the proposed drink shop is consistent with the policies of the TC future land use area. The site design elements, such as orienting the building towards the street, minimizing the building setback, and offering a walk-up window, advance the policies of the Druid Hills LCI.

I. Is there adequate provision of refuse and service areas?

Yes, there is adequate provision of refuse and service areas provided on the Site Plan.

J. Should the length of time for which the SLUP is granted be limited in duration?

No. If approved, the SLUP should not be granted for a limited duration.

K. Is the size, scale and massing of proposed buildings 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 will the proposed use 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 building is 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. The proposed building is 750 square feet in size, which allows adequate space for



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required parking, buffers, and setbacks. The proposed use will not create any shadow impact on any adjoining lot or building, as the building will be 750 square feet and only 1 story in height.

L. Will the proposed use adversely affect historic buildings, sites, districts, or archeological resources?

No, the proposed use will not impact historic buildings, sites, districts, or archeological resources.

M. Does the proposed use satisfy the requirements contained within the supplemental regulations for such special land use permit?

Yes, the proposed use satisfies the requirements contained within the supplemental regulations for drive-through facilities. No variances are being requested in relation to this SLUP application.

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

To the knowledge of the Applicant, the proposed use will be consistent with the needs of the neighborhood.



DeKalb County
GEORGIA

404.371.2155 (o) | Government Services Center
DeKalbCountyGa.gov | 178 Sams Street
Building A, Suite 300
Decatur, GA 30030

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

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.

January 30, 2026
Date

TO WHOM IT MAY CONCERN:

I/We Toco Instant Printing (Hal Rabinowitz)
Name of Owner(s)

being owner of the above-mentioned subject property hereby delegate authority to:

Swig

Name of Agent or Representative(s)

to file an application on my/our behalf:



[Signature]
Notary Public

Hal Rabinowitz 1-30-26
Owner Date

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 contributions 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:

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

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:

CEO Lorraine Cochran-Johnson
1300 Commerce Drive
Decatur, GA 30030

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



Notary

Signature of Applicant Date

Check one: Owner Agent

NOVEMBER 13 2029
Expiration Date/ Seal

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.

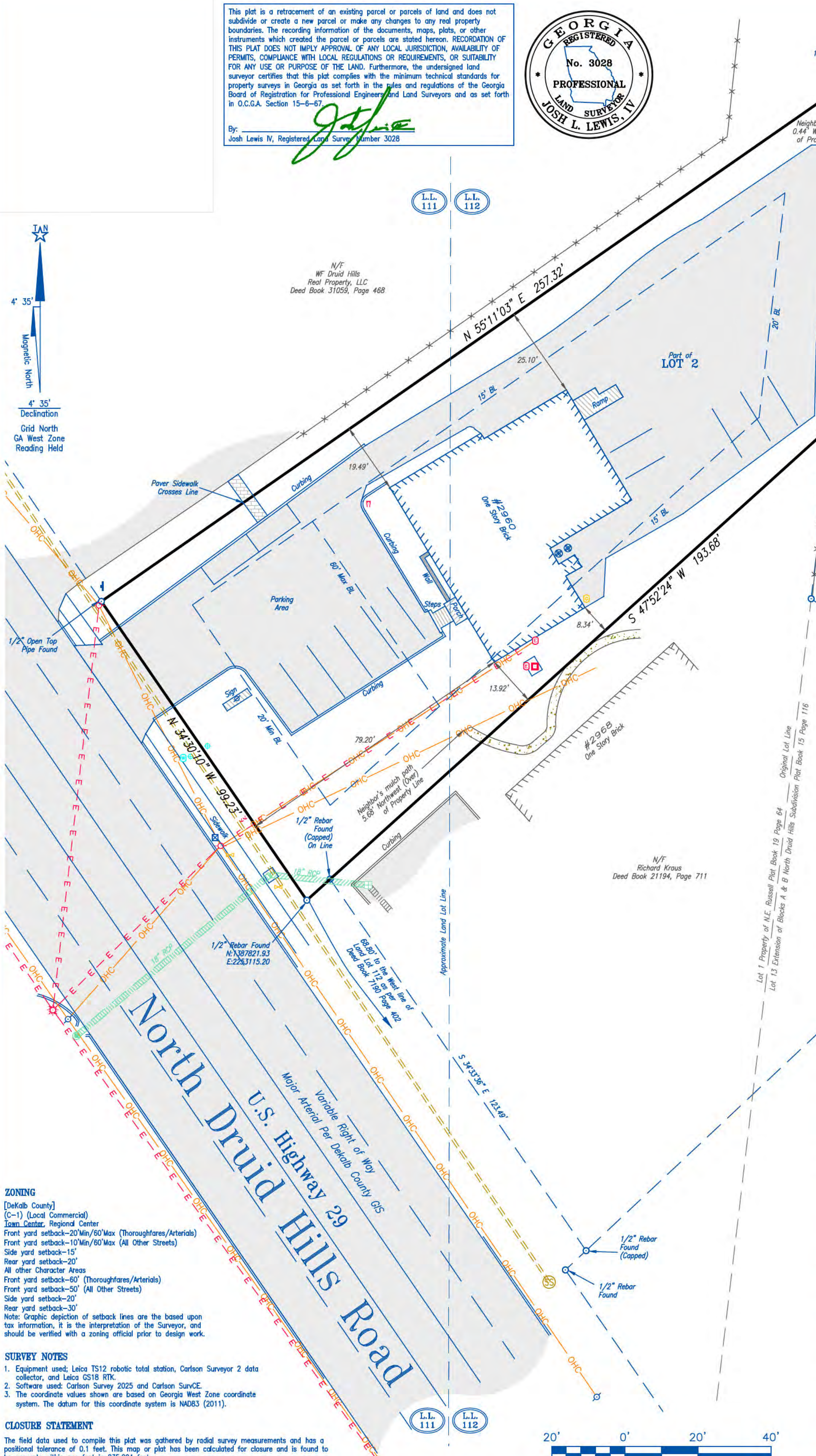
○	Iron Pin Found
BL	Building Line
RCP	Reinforced Concrete Pipe
+	Catch Basin Lid
▽	Drop Inlet
⊕	Guy Wire Anchor
⊙	Light Pole
⊙	Light Pole
⊙	Electric Box
⊙	Electric Meter
⊙	Gas Meter
⊙	Gas Valve
⊙	Water Meter
⊙	Fire Hydrant
⊙	Control Valve
⊙	Sanitary Sewer Manhole
⊙	Cable Box
⊙	Sign Post
⊙	Utility Pole
⊙	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)

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

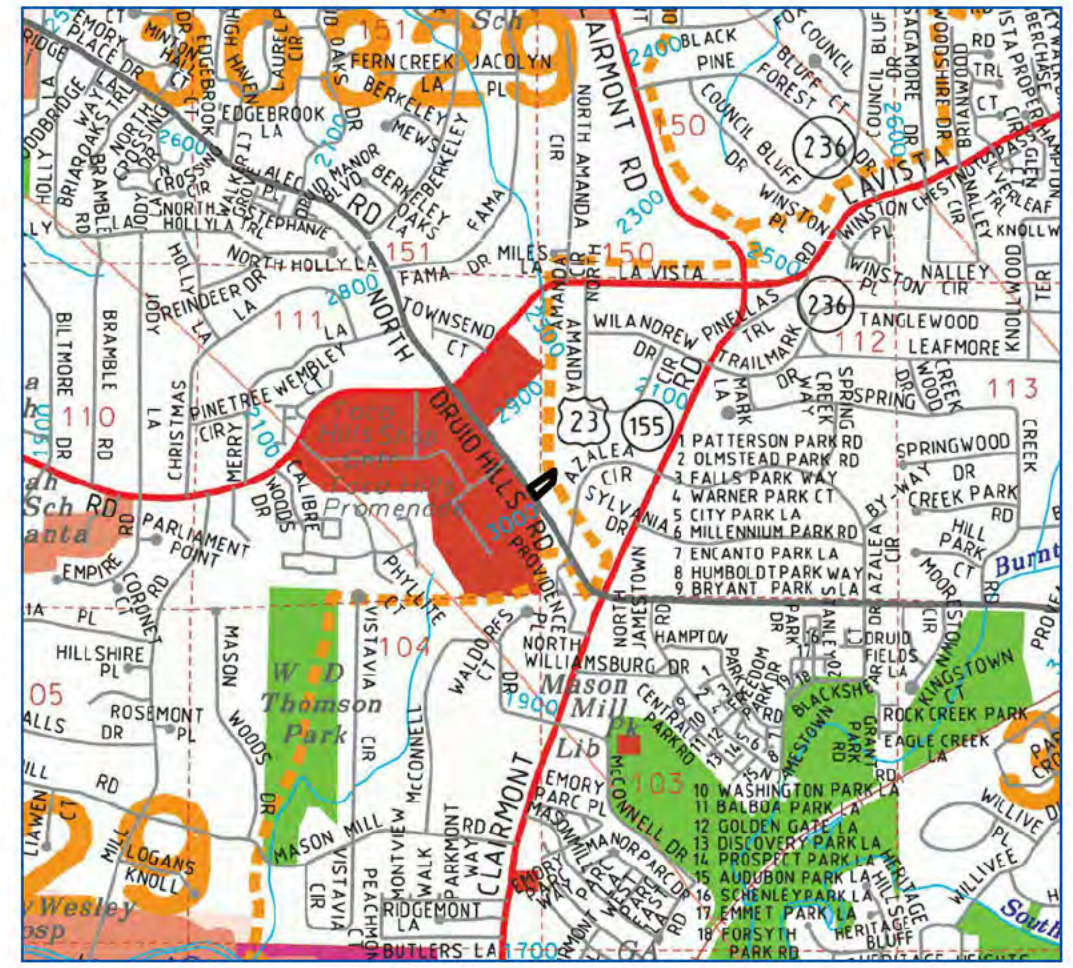
4' 35" Declination
 Grid North
 GA West Zone
 Reading Held



DEKALB COUNTY G.I.S. AERIAL - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



LOCATION MAP - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



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
 1. Equipment used: Leica TS12 robotic total station, Carlson Surveyor 2 data collector, and Leica GS18 RTK.
 2. Software used: Carlson Survey 2025 and Carlson SurvCE.
 3. 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 CLIFWOOD 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	
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		



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.

CONCEPT PLAN DISCLAIMER

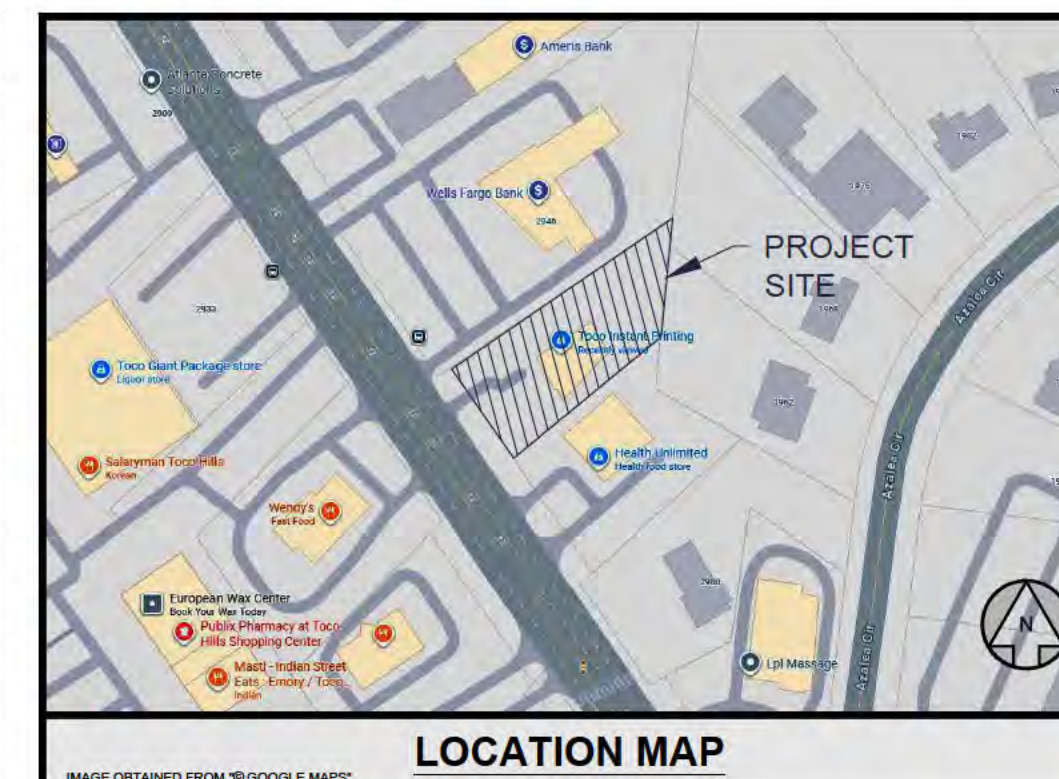
1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
2. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.
3. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT SURVEY, GEOTECHNICAL AND/OR ENVIRONMENTAL INVESTIGATION, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. THE LOCATION OF ANY JURISDICTIONAL WATERS, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIMEN TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

GENERAL SITE NOTES

- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 3) BOUNDARY & TOPOGRAPHIC SURVEY BY GEORGIA LAND SURVEY NO. CO., DATED 02.04.20. BENCHMARK IS NOTED ON SURVEY.
- 4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13089C0059K, DATED 08.15.19.
- 5) 1' HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
- 6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- 7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFF-SITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRAD NG.
- 8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
- 9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY --- DATED ---.

SITE SUMMARY

SITE AREA	
SITE AREA:	0.439 ACRES (19,131 S.F.)
IMPERVIOUS AREA:	10,523 S.F. (55%)
PERVIOUS AREA:	8,608 S.F. (45%)
ZONING CLASSIFICATION	
JURISDICTION:	DEKALB COUNTY
ZON NG:	C-1
ADJACENT ZONING:	C-1, O-1 & R-100
BUILDING SETBACKS	
FRONT:	20' MIN / 60' MAX
SIDE:	15'
REAR:	20'
BUILDING SUMMARY	
BUILDING AREA:	819 S.F.
BUILDING COVERAGE:	4.3%
PARKING SUMMARY	
PARKING REQ.:	1 SPACE / 250 S.F.
	3 SPACES
PARKING PROV.:	4 SPACES
STANDARD STALL DIMENSIONS:	9' x 18'
M.N. DRIVE WIDTH:	24'



PREPARED IN THE OFFICE OF:

GASKINS + LECRAW
 a PAPER-DAWSON company
 © 2026 GASKINS + LECRAW, INC.
 3475 CORPORATE WAY
 SUITE A
 DULUTH, GA 30096
 PHONE - 678.546.8100
 FAX - 770.441.0298
 www.gaskinslecraw.com
 PEF008127

REVISIONS:

REV #	DATE	BY	CHECKED BY

CLIENT
FRANKLIN STREET
 3384 PEACHTREE ROAD NE - SUITE 650 - ATLANTA, GA 30326

PROJECT
SWIG - TOCO HILLS
 2960 NORTH DRUID HILLS ROAD
 ATLANTA, DEKALB COUNTY, GEORGIA

SEAL:

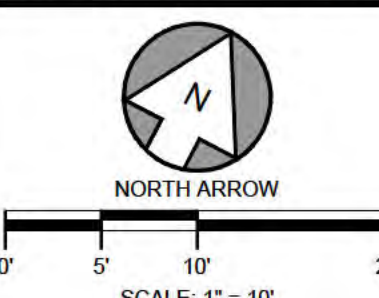


2/17/2026

CALL BEFORE YOU DIG



SCALE & NORTH ARROW:

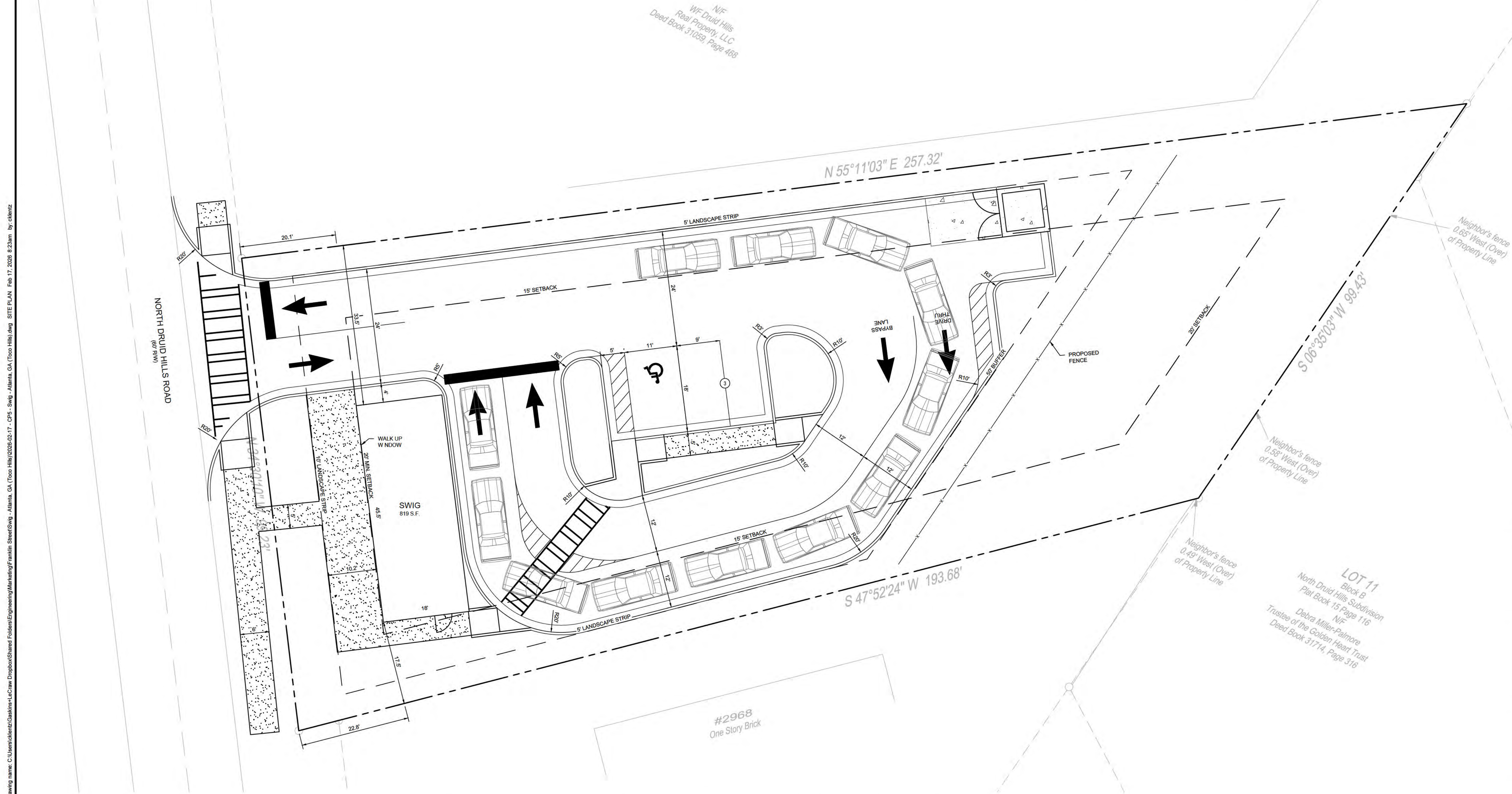


DESIGN INFO:

DRAWN BY:	MAT
DESIGNED BY:	MAT
REVIEWED BY:	---
JOB #:	---
DATE:	17.02.2026

CONCEPT SITE PLAN

CS-5



Drawing name: C:\Users\mckenzie\Gaskins+LeCraw\Dropbox\Shared\Folders\Engineering\Marketing\Franklin Street\Swig - Atlanta, GA (Toco Hills)\2026-02-17 - CPS - Swig - Atlanta, GA (Toco Hills).dwg SITE PLAN Feb 17, 2026 8:23am by: ckleintz

EXTERIOR FINISHES



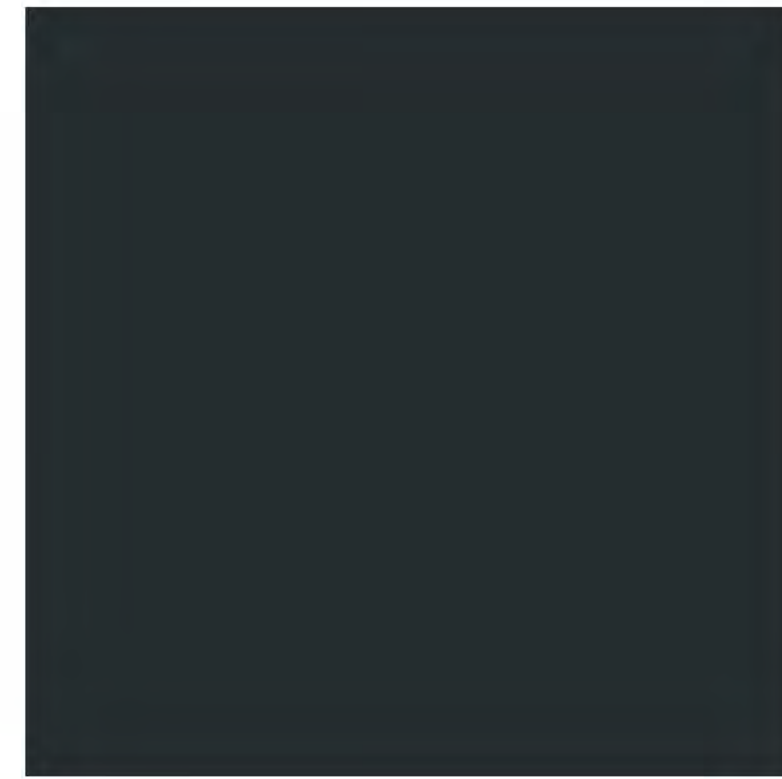
BRICK
940 CITADEL



WOOD SIDING
WOODGRAIN SABLE



STUCCO
101 SUPER WHITE



METAL
ONYX MATTE BLACK



METAL
CARDINAL RED

KEY NOTES

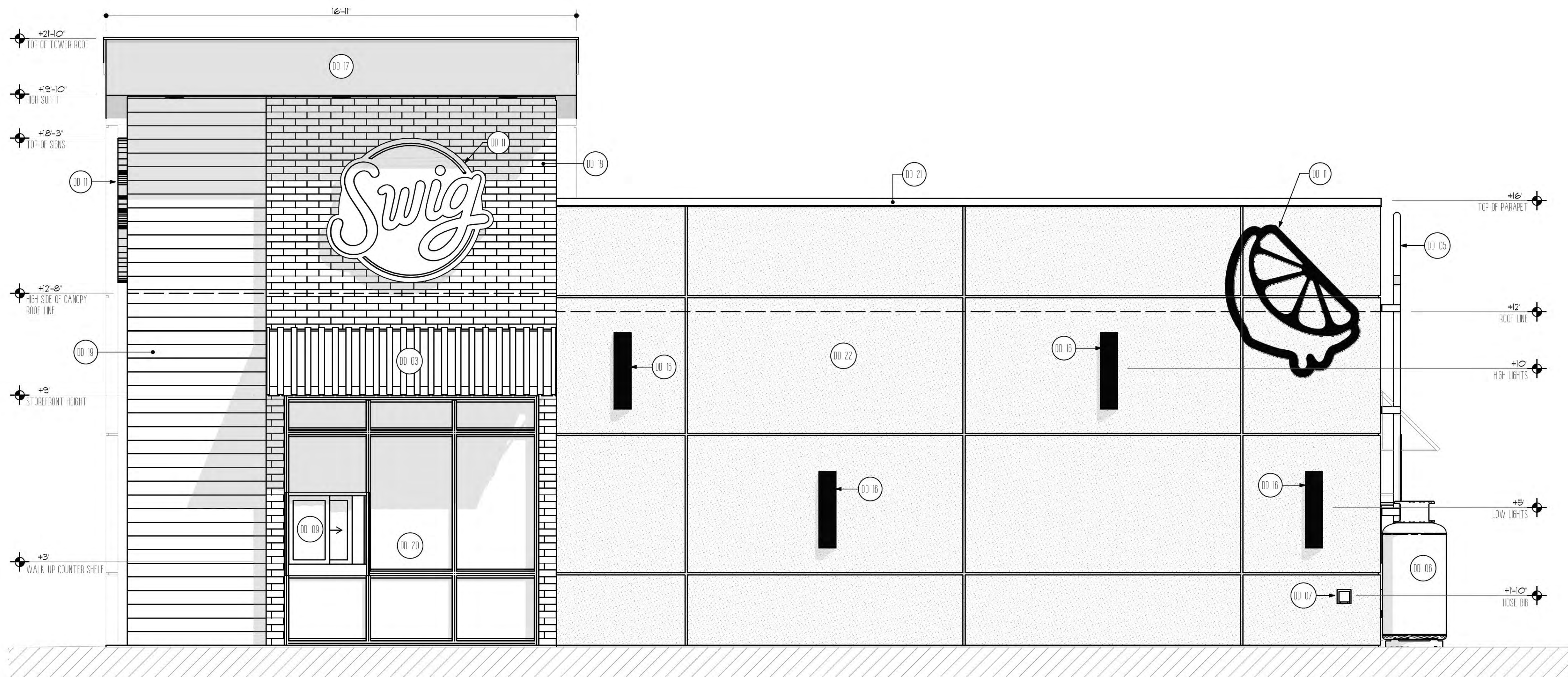
DD DESIGN DEVELOPMENT NOTES

- 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 SCENCE. 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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1 FRONT ELEVATION

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

NO.	TITLE	DATE
1	DESIGN DEVELOPMENT ADAPTIVE P33 *R012/26	02/25/26
2		
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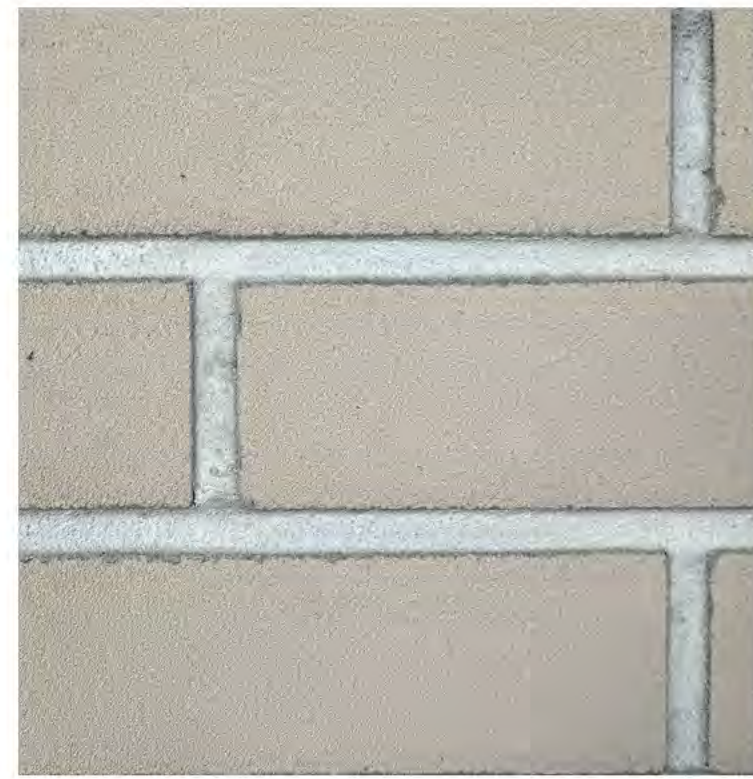
SAVORY SWIG, LLC
 SWGAD002
 SWIG DRINKS DRUID HILLS
 2980 N. DRUID HILLS ROAD
 ATLANTA, GA 30329

#260209SW

DD1.02

DESIGN DEVELOPMENT
 FRONT ELEVATION

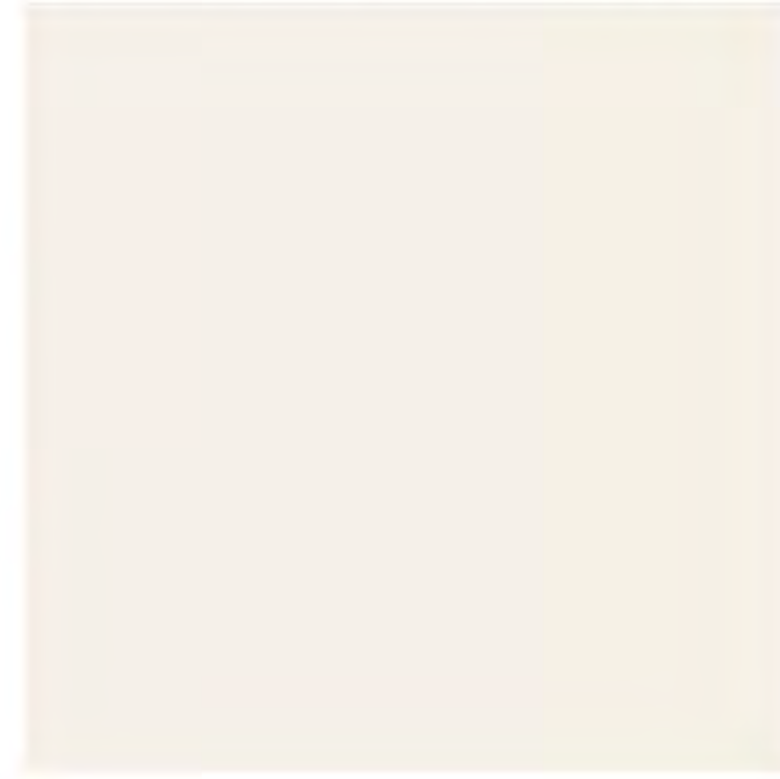
EXTERIOR FINISHES



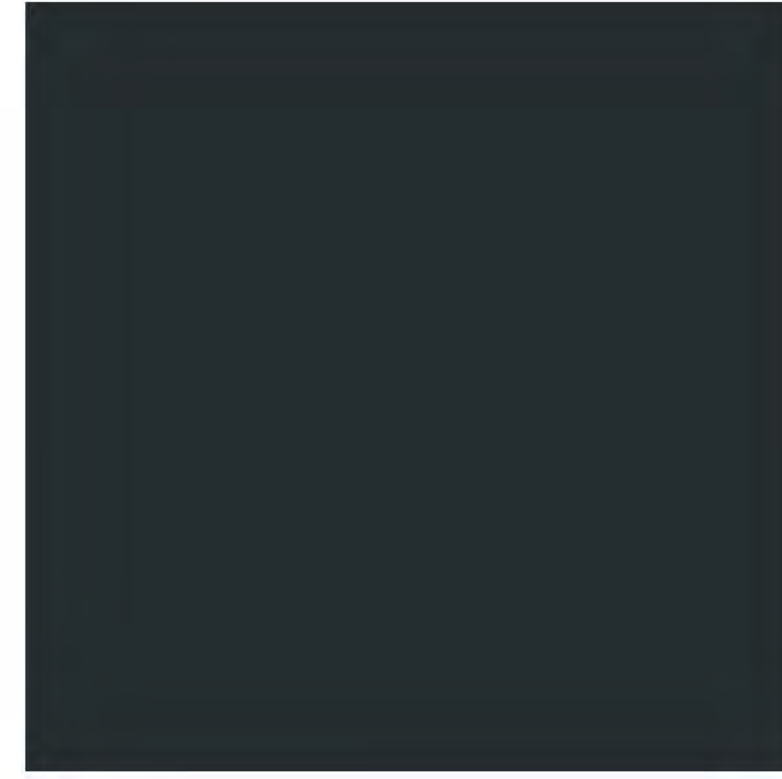
BRICK
940 CITADEL



WOOD SIDING
WOODGRAIN SABLE



STUCCO
101 SUPER WHITE



METAL
ONYX MATTE BLACK

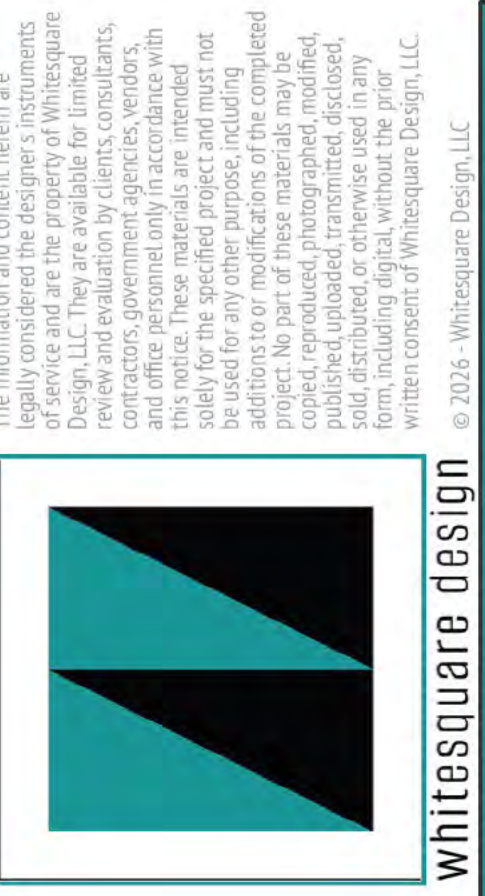


METAL
CARDINAL RED

KEY NOTES

DD DESIGN DEVELOPMENT NOTES

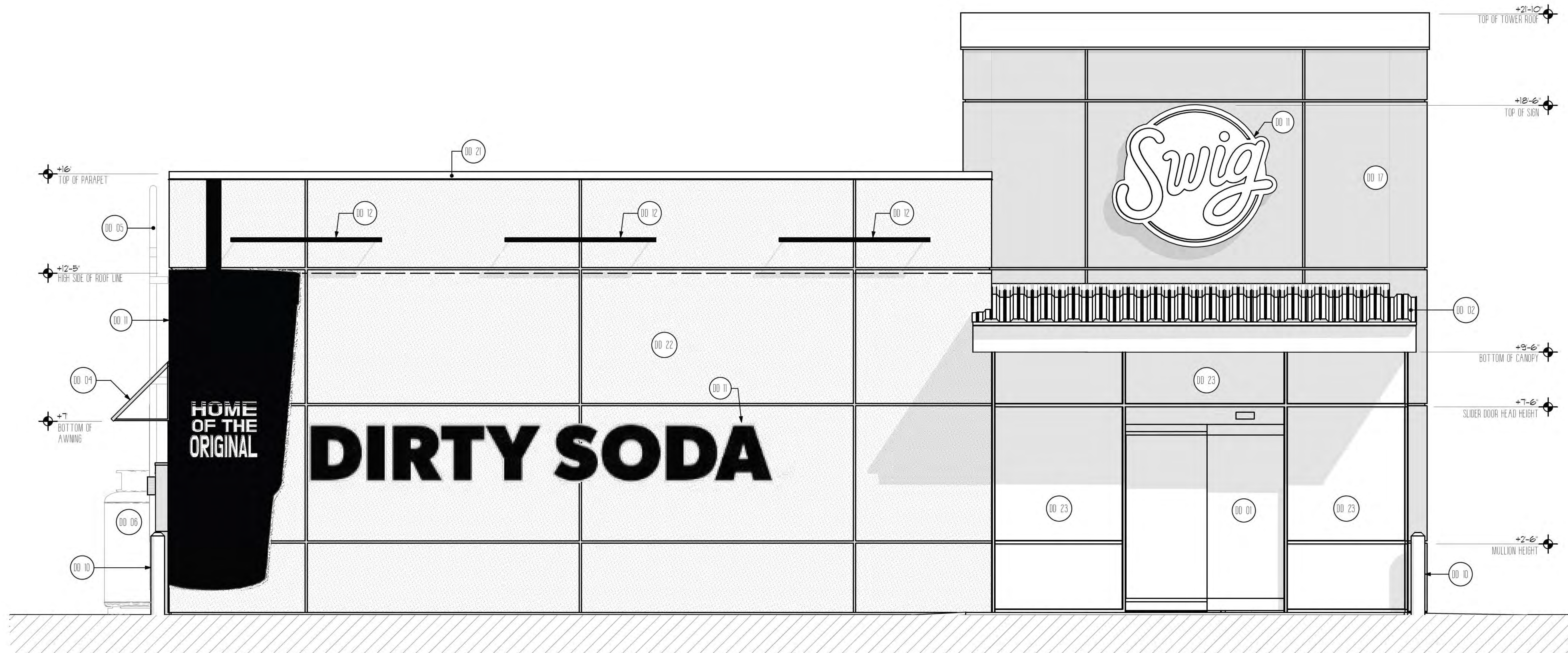
- DD-01 DRIVE-THRU SLIDING DOOR
- DD-02 DRIVE-THRU CANOPY / OVERHANG
COLOR: BLACK
- DD-04 BACK DOOR AWNING
- DD-05 ROOF LADDER
- DD-06 BULK CO2 TANK
- DD-10 BOLLARD
- DD-11 SIGNS SHOWN FOR REFERENCE ONLY
- DD-12 LINEAR WALL WASH LIGHT
- DD-17 ENGINEERED METAL WALL VENEER W/ CONCEALED CLIP SYSTEM. SECONDARY 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
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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



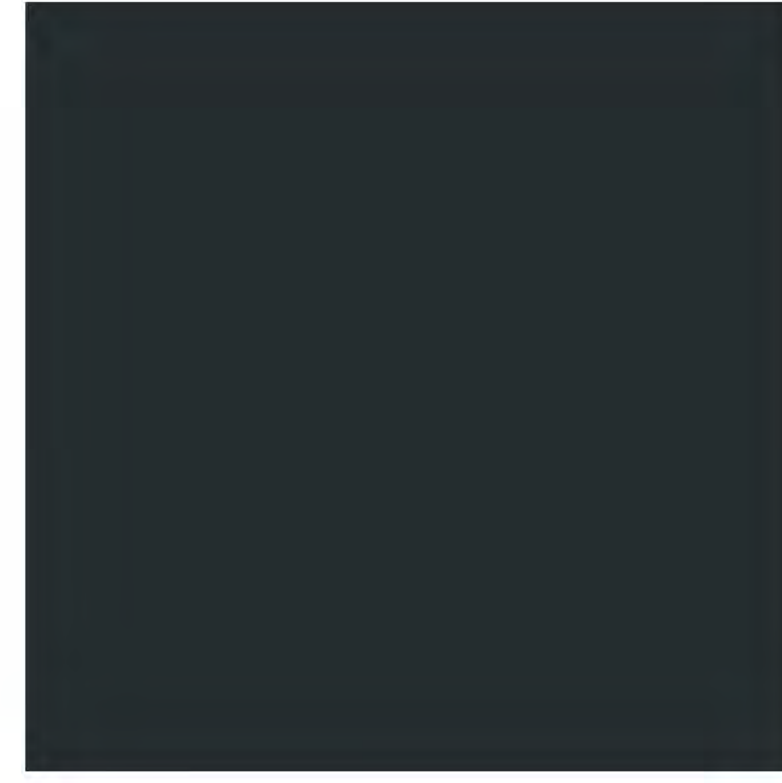
BRICK
940 CITADEL



WOOD SIDING
WOODGRAIN SABLE



STUCCO
101 SUPER WHITE



METAL
ONYX MATTE BLACK



METAL
CARDINAL RED

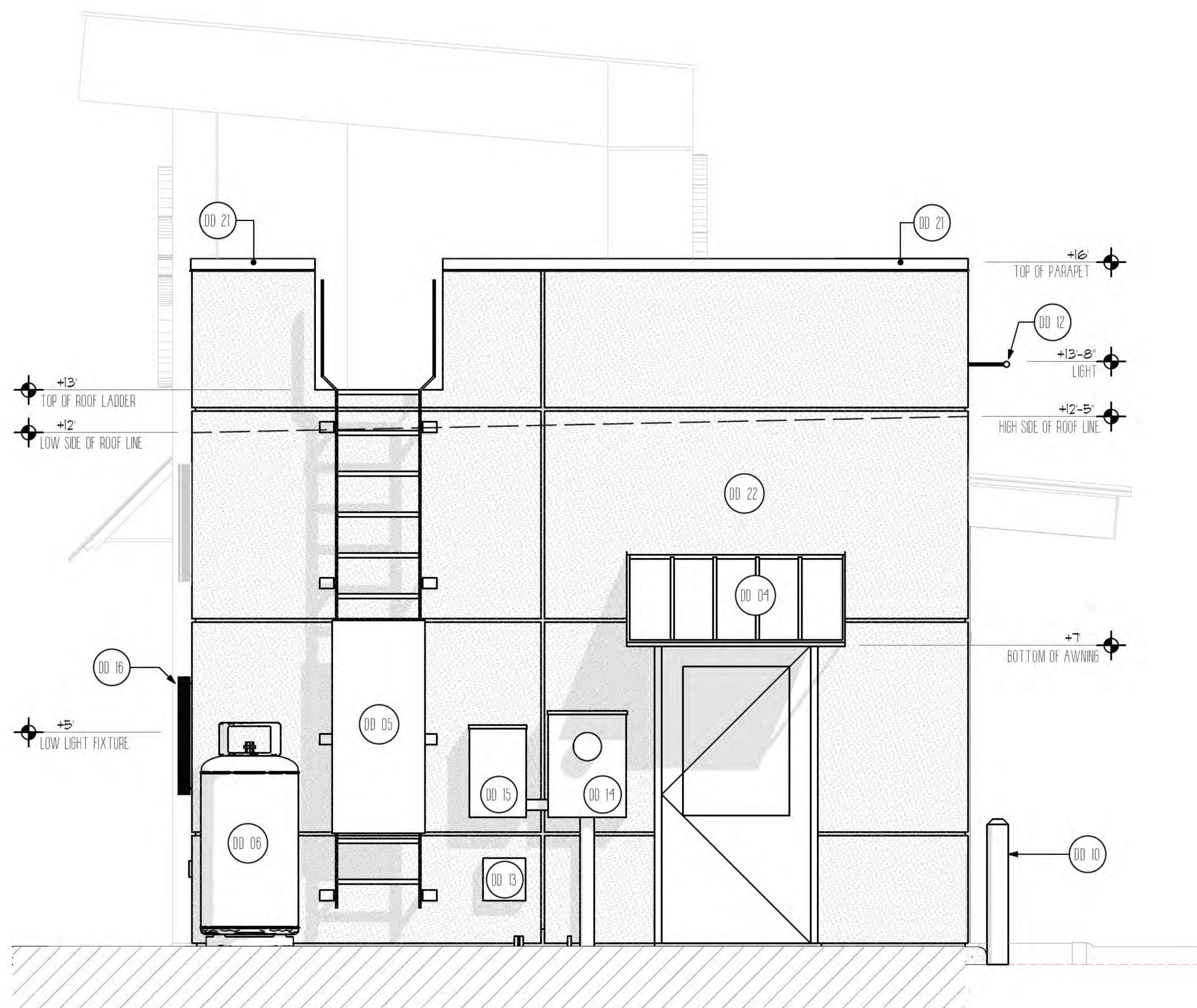
KEY NOTES

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 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-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

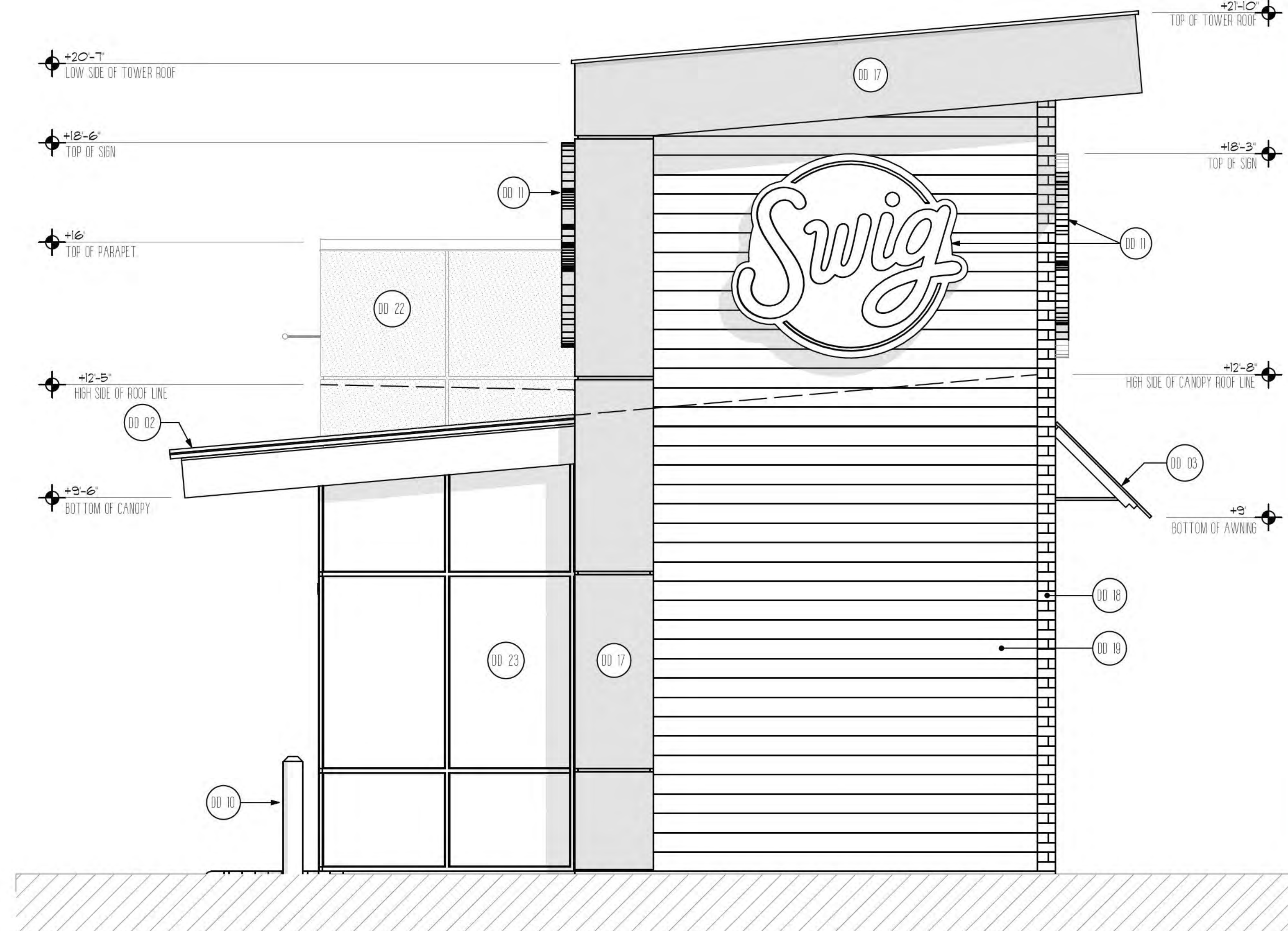
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whitesquare design



2 BACK ELEVATION

SCALE 1/2" = 1'-0"



1 SIDE ELEVATION

SCALE 1/2" = 1'-0"

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

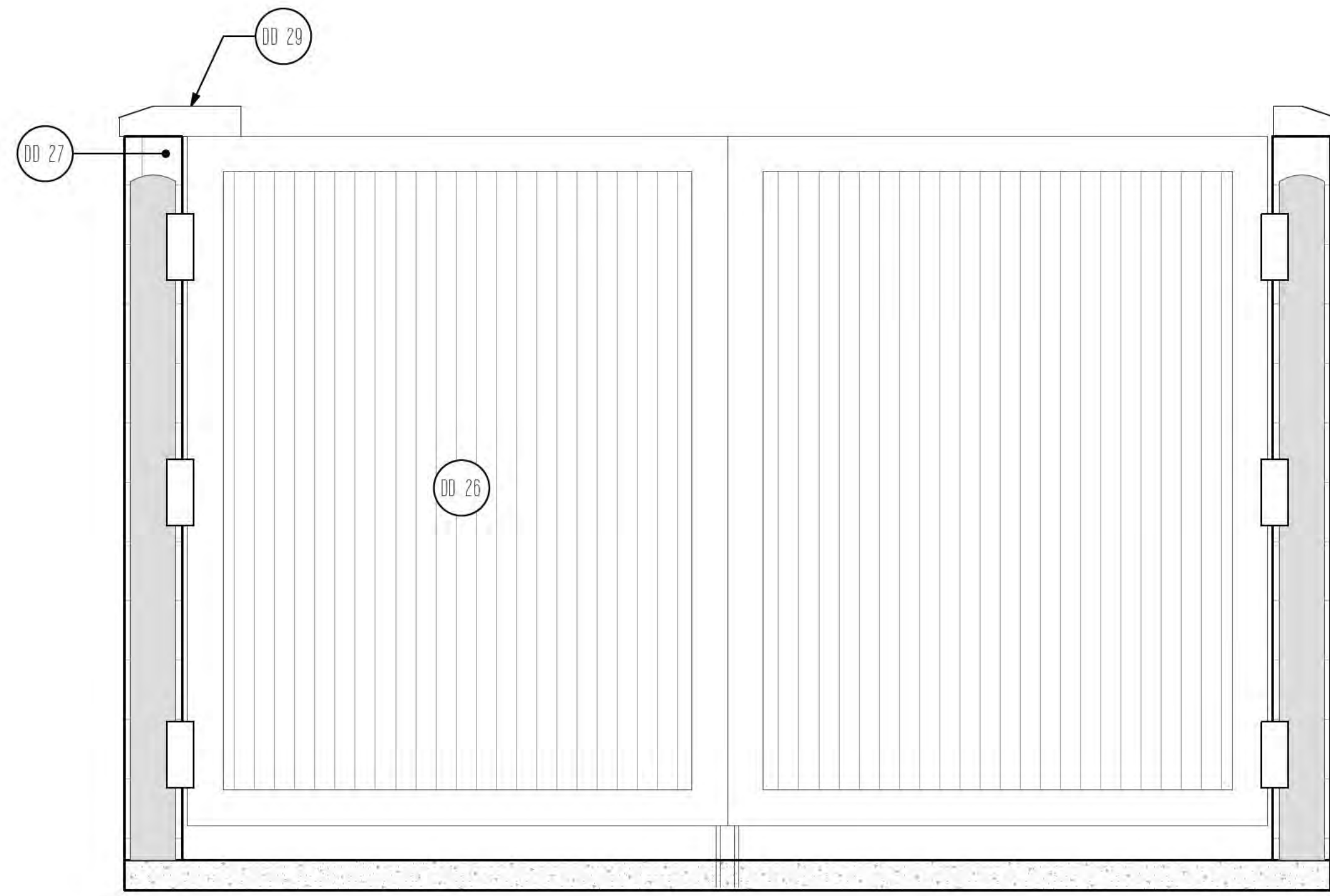
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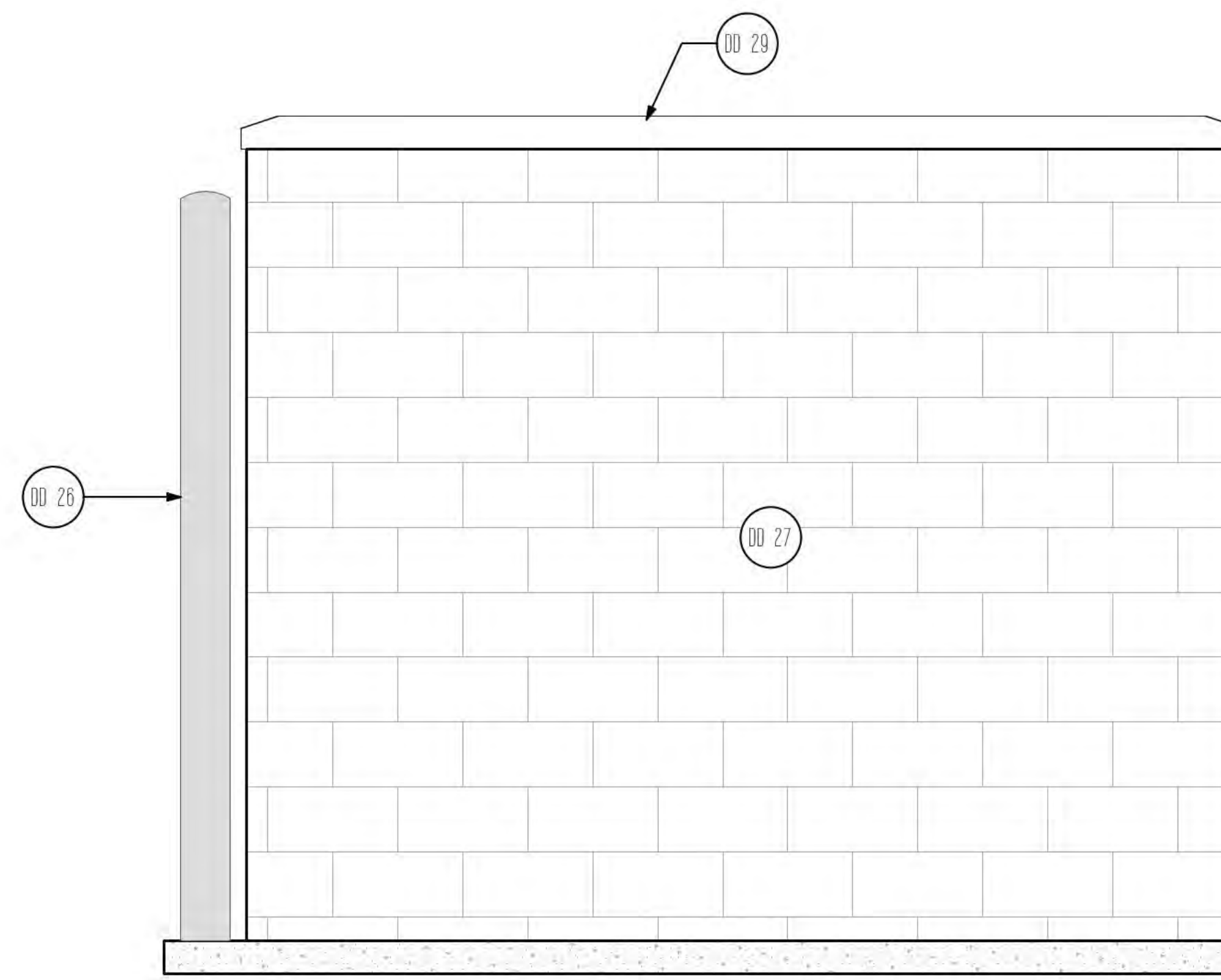
SAVORY SWIG, LLC
SWIGAD002
SWIG DRINKS DRUID HILLS
2900 N. DRUID HILLS ROAD
ATLANTA, GA 30329

#260209SW

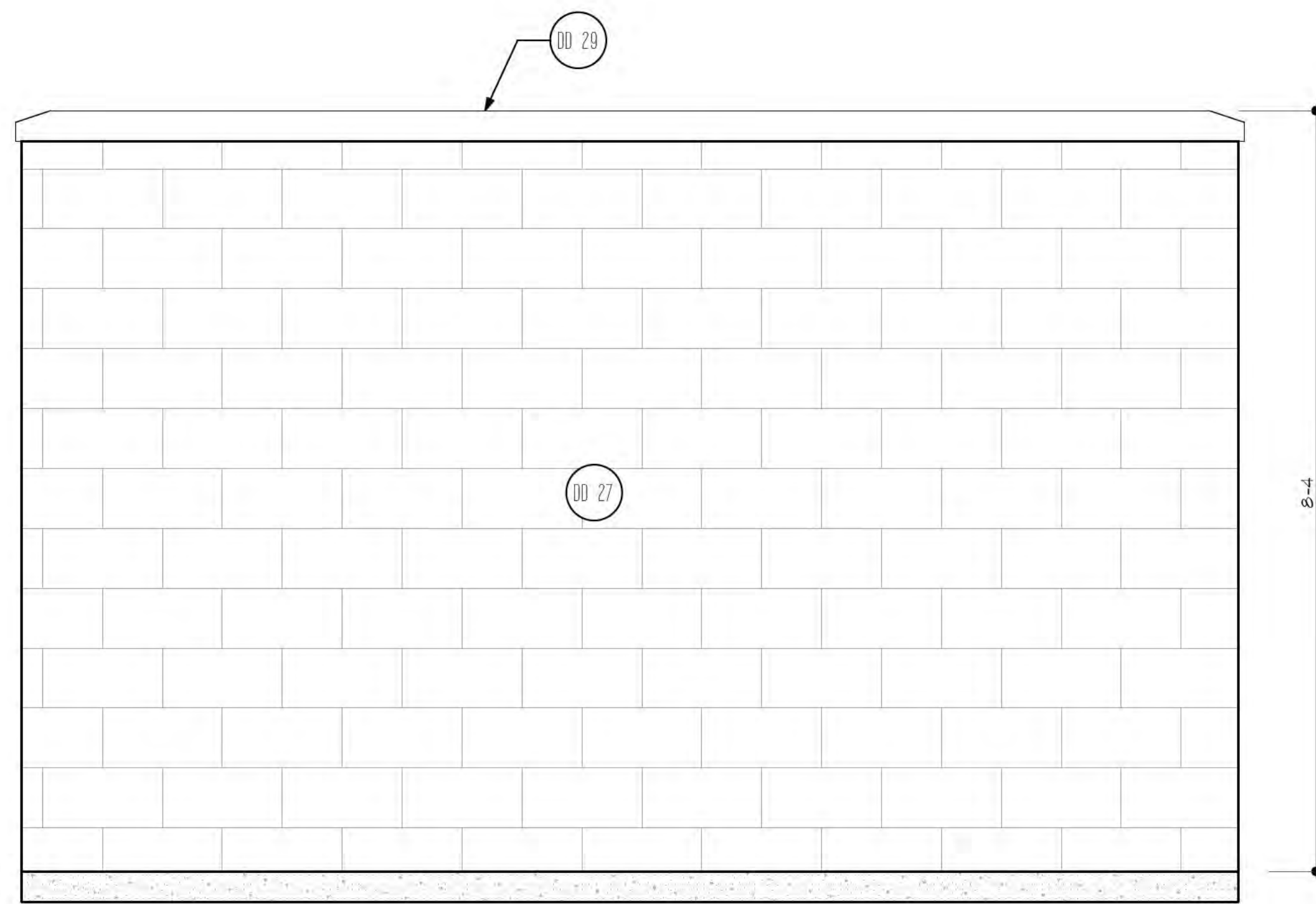
SHEET
DD1.04
DESIGN DEVELOPMENT
SIDE / BACK ELEVATION



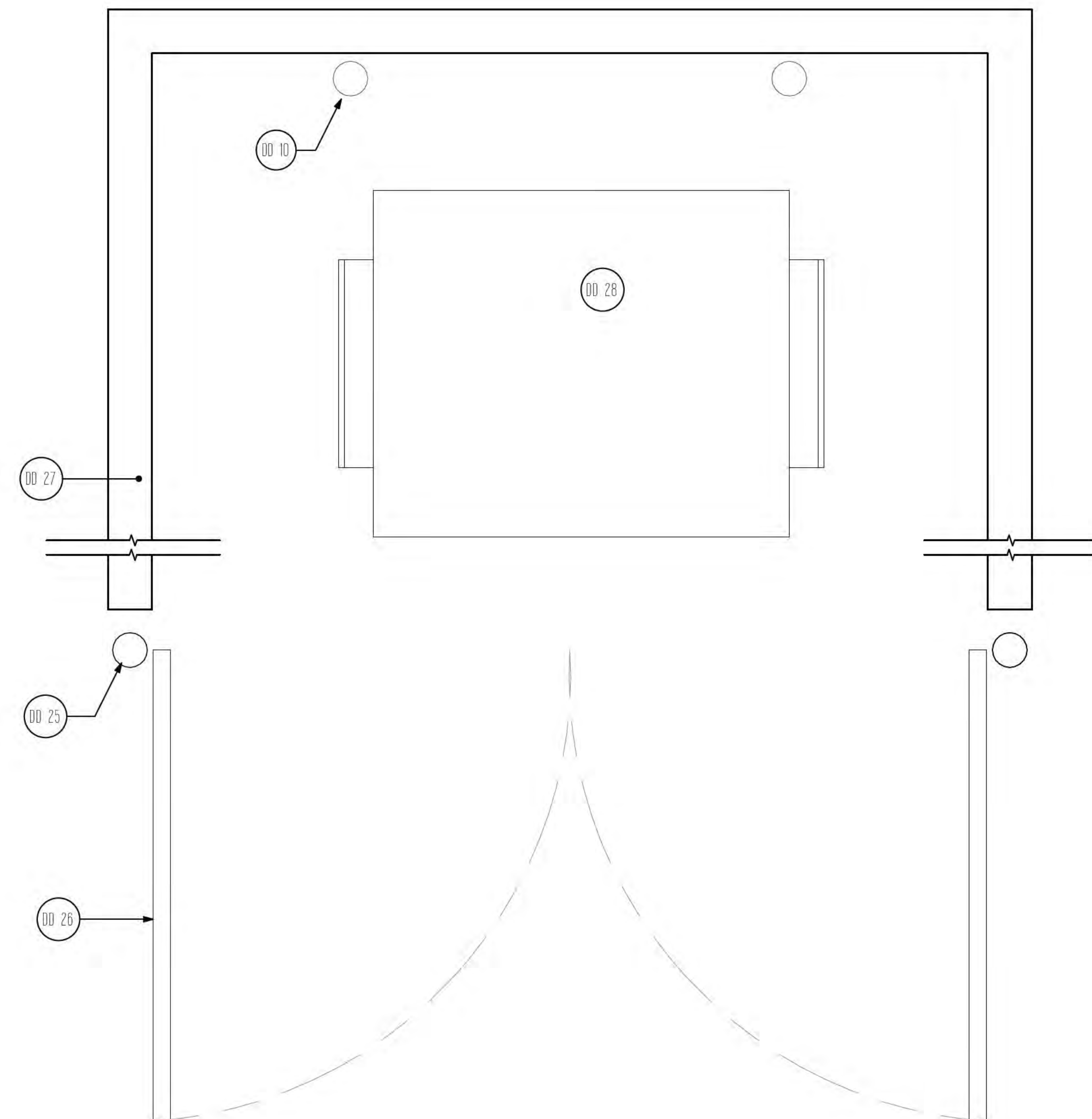
FRONT ELEVATION



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 8'X8'X10' 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 P33 *8013F	02/15/26
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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

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

Condition(s) to be modified: CZ-88168

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 02/09/06 w 15 days notice Calendar Dates: CC: 04/14/26

PC: 5/5/26 BOC: 5/28/26

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Public Notice, Signs: X Tree Survey, Conservation (if applicable):

Submittal Format:

ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

- * Density * Frontage * Sidewalks
* Density Bonuses * Street Width * Fencing/Walls
* Mix of Uses * Landscape Strips * Building Height
* Open Space * Parking - Auto * Building Separation
* Enhanced Open Space * Parking - Bicycle * Building Orientation
* Pedestrian Plan * Screening * Streetscapes
* Lot Size * Perimeter Landscapes * Garages
* Setbacks: front, sides, side corner, rear * Bldg Materials: Roof, Fenestration, Façade Design

Possible Variances:

Comments: Applicant must show how proposed auto-oriented drive through is consistent with the focus on pedestrian oriented projects in the Town Center Character Area.

Must show compliance with drive-through supplemental regulations and the C-1 zoning requirements including, but not limited to, minimum number of parking spaces, minimum and maximum building setbacks, transitional buffer requirements, etc.

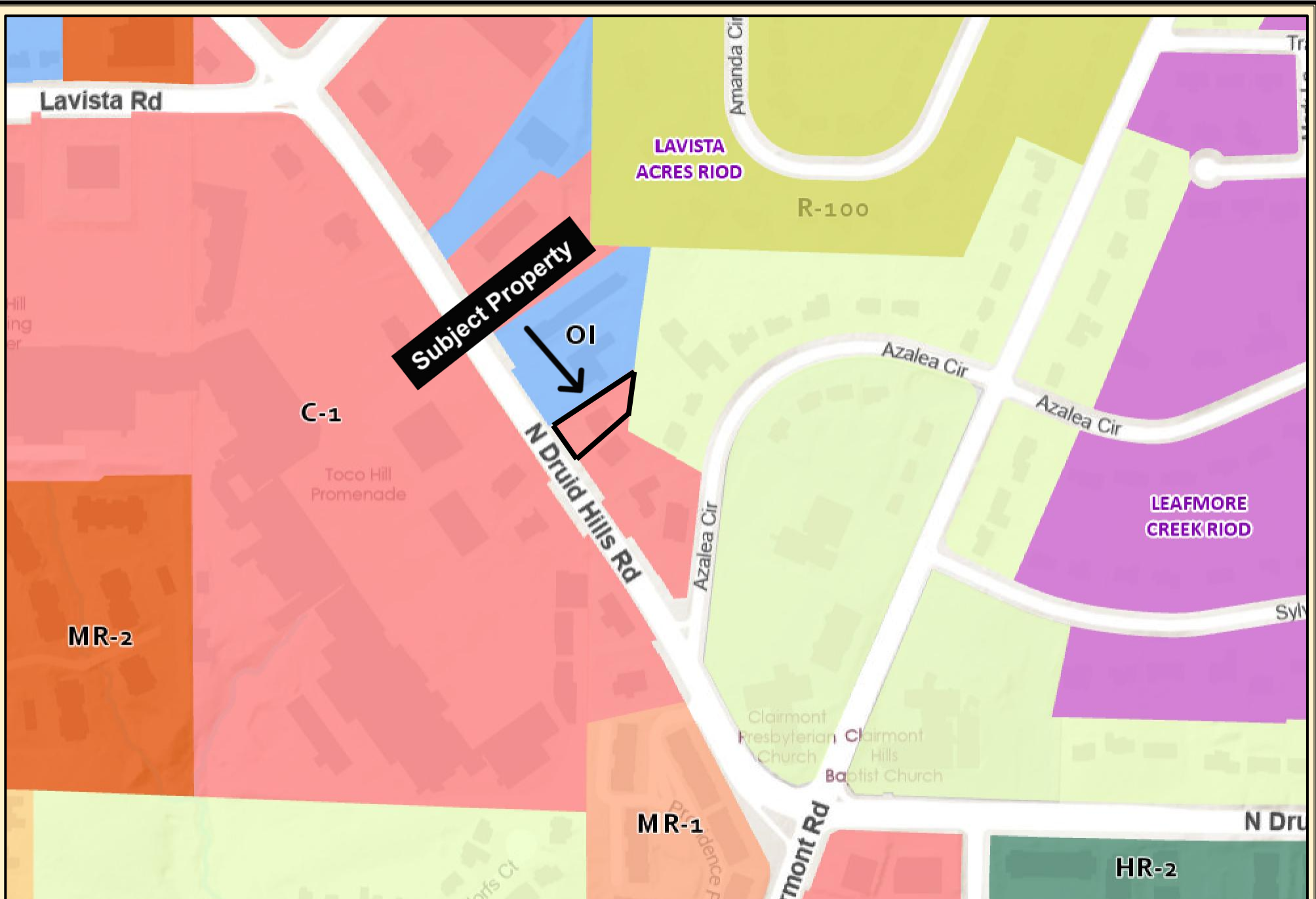
This is not a complete review. A complete review will occur upon official submission and acceptance of Major Mod and SLUP applications.

Last day to hold a community meeting, with 15-days notice, is Feb. 9, 2026.

Filing deadline is Feb. 17, 2026

Planner: John Reid, Sr. Planner

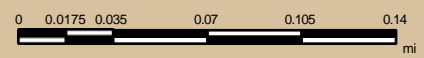
Date: January 8, 2026



Subject Property

OI

DeKalb County Parcel Map

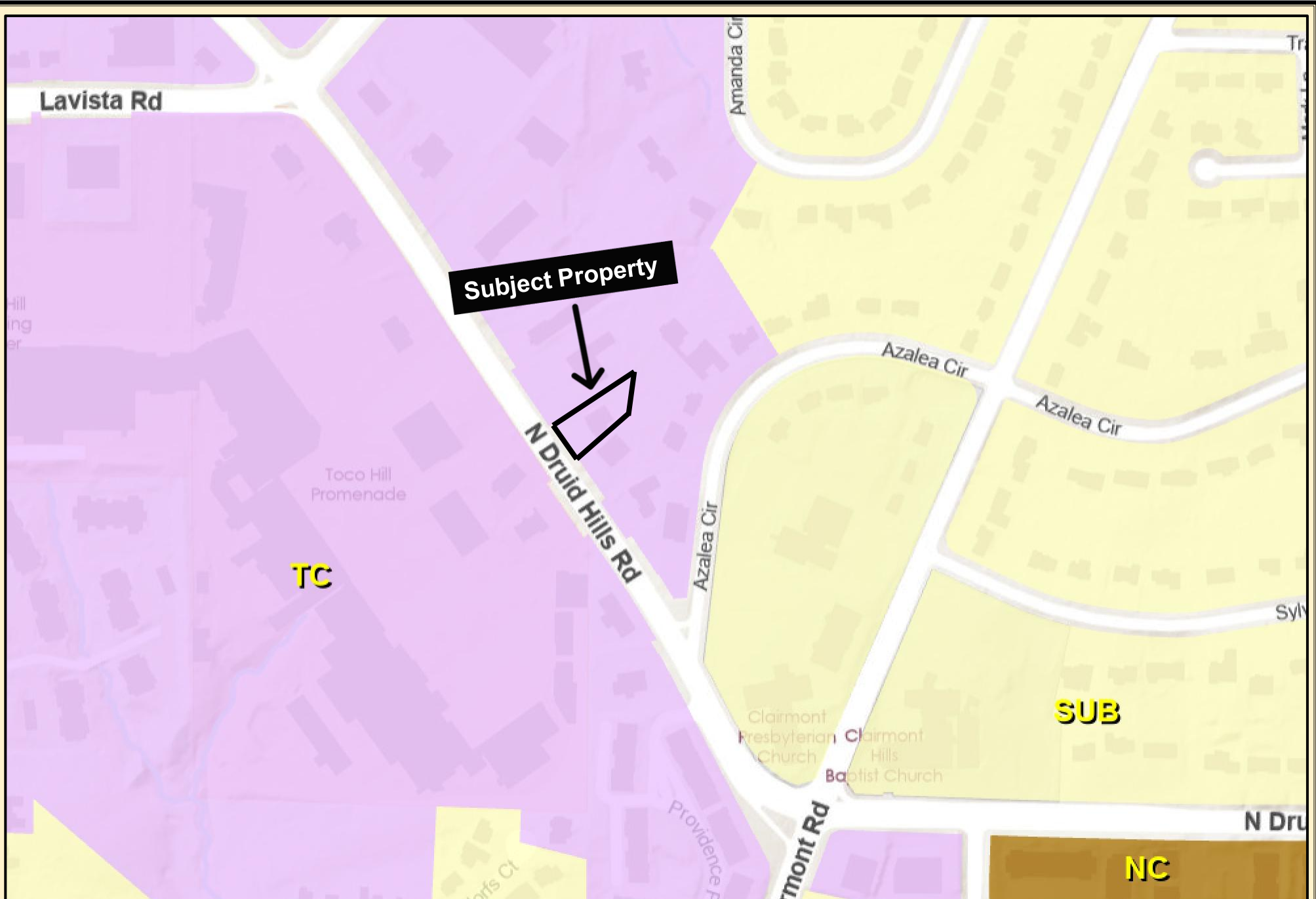


Date Printed: 2/24/2026

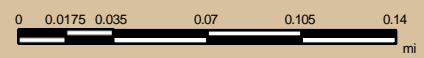


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DeKalb County Parcel Map



Date Printed: 2/24/2026

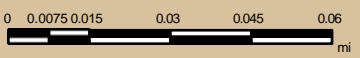


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DeKalb County Parcel Map



Date Printed: 2/24/2026



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