



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 500**

**Decatur, GA 30030**

**(404) 371-2155 / plandev@dekalbcountyga.gov**

Michael Thurmond  
Chief Executive Officer

**Planning Commission Hearing Date: Thursday November 4, 2021 5:30pm**  
**Board of Commissioners Hearing Date: Thursday November 18, 2021 5:30pm**

**STAFF ANALYSIS**

**Case No.:** SLUP-21-1244886 **Agenda #:** D2

**Location/Address:** 3795 North Druid Hills Road, Decatur, GA 30033 **Commission District:** 02 **Super District:** 06

**Parcel ID:** 18-100-04-019

**Request:** Special Land Use Permit (SLUP) request to allow for a drive-through restaurant.

**Property Owner(s):** Midtown National Group, LP

**Applicant/Agent:** David Kirk, on behalf of Ckick-Fil-A, Inc.

**Acreage:** 1.04 acres

**Existing Land Use:** Retail Commercial

**Surrounding Properties:** To the north of the subject property is North Druid Hills Road, to the south is North DeKalb Mall, west is commercial, and to the east is commercial.

**Adjacent Zoning:** **North:** R75, O-I **South:** C-1 **East:** C-1 **West:** C-1

**Comprehensive Plan:** **Town Center (TC)**  **Consistent**  **Inconsistent**

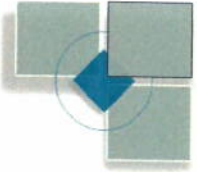
|   |   |
|---|---|
| <b>Proposed Density:</b> N.A.             | <b>Existing Density:</b> N.A.           |
| <b>Proposed Square Ft.:</b> 2,800 Sq. Ft. | <b>Existing Units/Square Feet:</b> N.A. |
| <b>Proposed Lot Coverage:</b> 6.14%       | <b>Existing Lot Coverage:</b> N.A.      |



# DeKalb County Department of Planning & Sustainability

Michael L. Thurmond  
Chief Executive Officer

Andrew A. Baker, AICP  
Director



## APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. \_\_\_\_\_  
**Filing Fee:** \_\_\_\_\_

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

Applicant: David Kirk, on behalf of Chick-fil-A, Inc. E-Mail: David.Kirk@troutman.com

Applicant Mailing Address: 600 Peachtree Street, Suite 3000, Atlanta, GA 30308

Applicant Phone: 404-885-3415 Fax: N/A

Owner(s): Midtown National Group LP E-Mail: N/A  
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 9171 TOWNE CENTRE DR, STE 335, SAN DIEGO CA 92122

Owner(s) Phone: N/A Fax: N/A

Address/Location of Subject Property: 3795 North Druid Hills Road

District(s): Unknown Land Lot(s): 100 Block: Unknown Parcel(s): 18 100 04 019

Acreage: 1.04 Commission District(s): 2 and SD 6

Present Zoning Category: NS Proposed Zoning Category: C-1

Present Land Use Category: TC

### PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

### Disclosure of Campaign Contributions

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

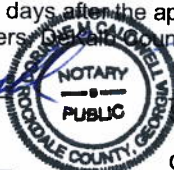
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? \_\_\_\_\_ Yes X No

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 the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

Cournee M. Caldwell  
NOTARY



David C. Kirk 4/26/2021  
SIGNATURE OF APPLICANT / DATE

January 14, 2022  
EXPIRATION DATE / SEAL

My Commission Expires  
January 14, 2022

Check One: Owner \_\_\_\_\_ Agent X

330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030  
[voice] 404.371.2155 – [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007  
Web Address <http://www.dekalbcountyga.gov/planning>  
Email Address: [planninganddevelopment@dekalbcountyga.gov](mailto:planninganddevelopment@dekalbcountyga.gov)

**David C. Kirk**  
david.kirk@troutman.com

May 5, 2021

**VIA U.S. CERTIFIED MAIL**

Address Line  
Address Line

**Re: DeKalb County Community Meeting #2**

Dear Neighbor:

I am writing to inform you of Chick-fil-A, Inc.'s ("Chick-fil-A") proposed Rezoning and Special Land Use Permit Applications (the "Applications") to be submitted to the DeKalb County Department of Planning & Sustainability to allow for the construction and operation of a new Chick-fil-A drive-through restaurant at 3795 North Druid Hills Road NE. This new restaurant will replace the older drive-through restaurant located nearby at 3905 North Druid Hills Road. The requested Rezoning Application seeks to rezone the property from Neighborhood Shopping ("NS") to Local Commercial ("C-1"). The Special Land Use Permit Application seeks approval of the associated drive-through facility. I am attaching for your review a copy of the Site Plan showing the proposed new restaurant and associated drive-through.

Chick-fil-A is holding a second Virtual Community Meeting via Zoom on **Thursday, May 20, 2021** at 5:30 P.M., at which time Chick-fil-A will share details of the proposal with attendees. To join the Virtual Community Meeting, please enter the web address below into your internet browser (with no spaces) and follow the prompts to join the meeting.

Web Address:

<https://troutman.zoom.us/j/92657834227?pwd=K1pGRWpKSk0xM1pBMldyKzdNREIKZz09>

Meeting ID: 926 5783 4227

Password: 425462

You may also join the Virtual Community Meeting by phone via the following number:

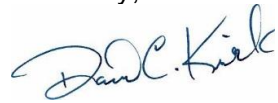
Number: 1-929-436-2866

Meeting ID: 926 5783 4227

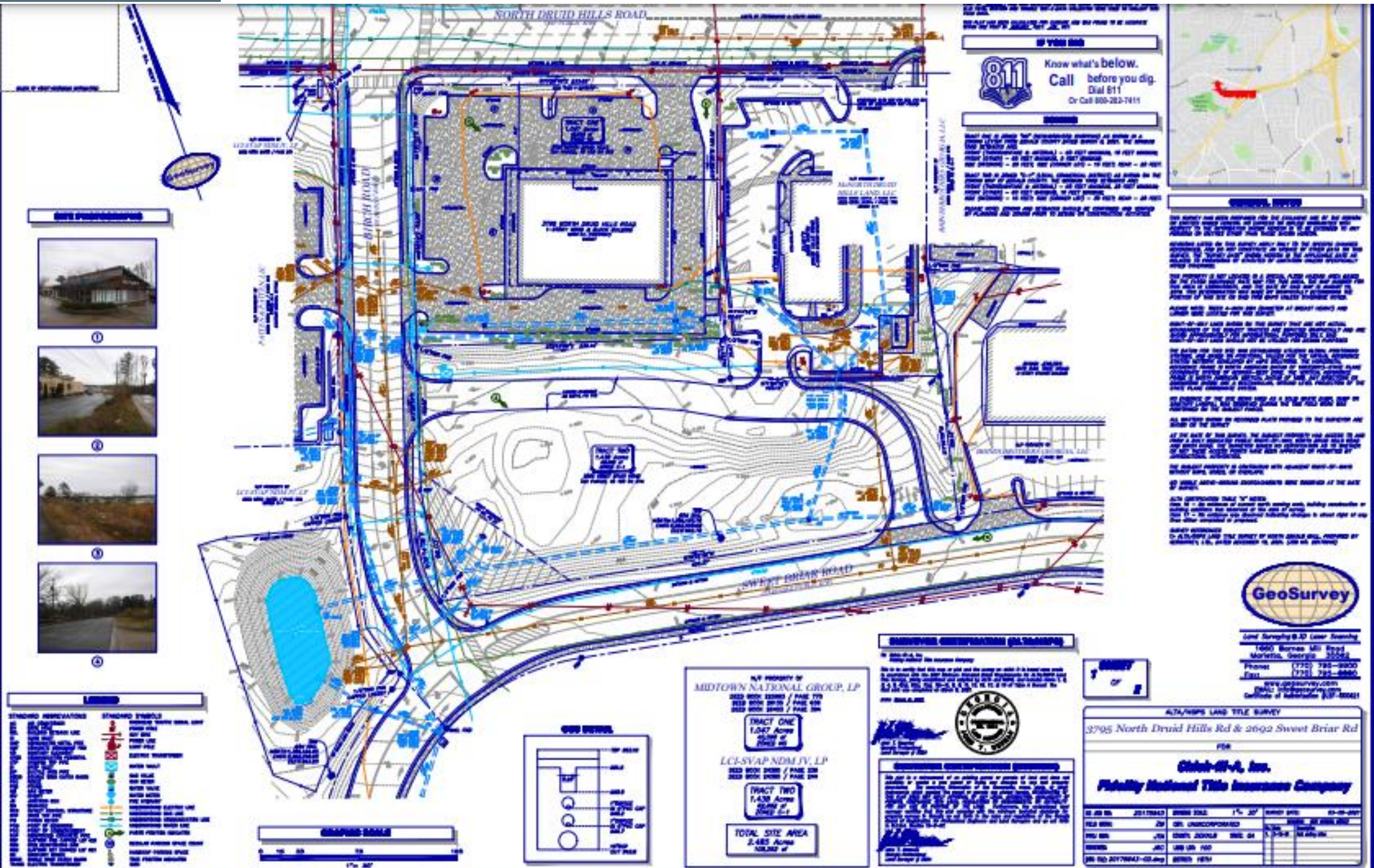
Passcode: 425462

Should you have any questions about the Applications and proposed Chick-fil-A restaurant, please do not hesitate to give me a call at (404) 885-3415.

Sincerely,

A handwritten signature in blue ink that reads "David C. Kirk". The signature is written in a cursive style with a large initial "D" and "K".

David C. Kirk



**811** Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411

**DISCLAIMER**

THIS SURVEY AND THIS INSTRUMENT ARE THE SOLE PROPERTY OF THE SURVEYOR AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

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**LEGEND**

| STANDARD ABBREVIATIONS | STANDARD SYMBOLS     |
|------------------------|----------------------|
| ADJACENT PROPERTY      | ADJACENT PROPERTY    |
| ADJACENT ROAD          | ADJACENT ROAD        |
| ADJACENT WATER         | ADJACENT WATER       |
| ADJACENT AIR           | ADJACENT AIR         |
| ADJACENT EARTH         | ADJACENT EARTH       |
| ADJACENT ROCK          | ADJACENT ROCK        |
| ADJACENT SAND          | ADJACENT SAND        |
| ADJACENT GRAVEL        | ADJACENT GRAVEL      |
| ADJACENT ASPHALT       | ADJACENT ASPHALT     |
| ADJACENT CONCRETE      | ADJACENT CONCRETE    |
| ADJACENT BRICK         | ADJACENT BRICK       |
| ADJACENT MASONRY       | ADJACENT MASONRY     |
| ADJACENT METAL         | ADJACENT METAL       |
| ADJACENT WOOD          | ADJACENT WOOD        |
| ADJACENT PLASTER       | ADJACENT PLASTER     |
| ADJACENT STUCCO        | ADJACENT STUCCO      |
| ADJACENT GYP           | ADJACENT GYP         |
| ADJACENT LIME          | ADJACENT LIME        |
| ADJACENT CEMENT        | ADJACENT CEMENT      |
| ADJACENT SANDSTONE     | ADJACENT SANDSTONE   |
| ADJACENT LIMESTONE     | ADJACENT LIMESTONE   |
| ADJACENT GRANITE       | ADJACENT GRANITE     |
| ADJACENT MARBLE        | ADJACENT MARBLE      |
| ADJACENT SLATE         | ADJACENT SLATE       |
| ADJACENT QUARTZITE     | ADJACENT QUARTZITE   |
| ADJACENT GNEISS        | ADJACENT GNEISS      |
| ADJACENT SCHIST        | ADJACENT SCHIST      |
| ADJACENT METAMORPHIC   | ADJACENT METAMORPHIC |
| ADJACENT IGS           | ADJACENT IGS         |
| ADJACENT SWS           | ADJACENT SWS         |
| ADJACENT GWS           | ADJACENT GWS         |
| ADJACENT PWS           | ADJACENT PWS         |
| ADJACENT MWS           | ADJACENT MWS         |
| ADJACENT CWS           | ADJACENT CWS         |
| ADJACENT FWS           | ADJACENT FWS         |
| ADJACENT SWS           | ADJACENT SWS         |
| ADJACENT GWS           | ADJACENT GWS         |
| ADJACENT PWS           | ADJACENT PWS         |
| ADJACENT MWS           | ADJACENT MWS         |
| ADJACENT CWS           | ADJACENT CWS         |
| ADJACENT FWS           | ADJACENT FWS         |

NEW PROPERTY OF  
**MIDTOWN NATIONAL GROUP, LP**

TRACT ONE  
1.047 Acres  
93.0% of 1.120 ac

LCI-SVAP NDM JV, LP

TRACT TWO  
1.430 Acres  
93.0% of 1.538 ac

**TOTAL SITE AREA**  
2.482 Acres  
108,262 sq ft

**CONVEYANCE INSTRUMENTS (ALTA/NSP)**

ALL INFORMATION IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY ANY CONSTRUCTION OPERATIONS BASED ON THIS SURVEY AND INSTRUMENT UNLESS SUCH DAMAGE IS CAUSED BY NEGLIGENCE ON THE PART OF THE SURVEYOR.

**GeoSurvey**

Land Surveying & GIS Laser Scanning

1460 Barnes Mill Road  
Marietta, Georgia 30066

Phone: (770) 395-3800  
Fax: (770) 395-8800

[www.geosurvey.com](http://www.geosurvey.com)  
Email: [info@geosurvey.com](mailto:info@geosurvey.com)

Georgia Certificate of Registration #02180001

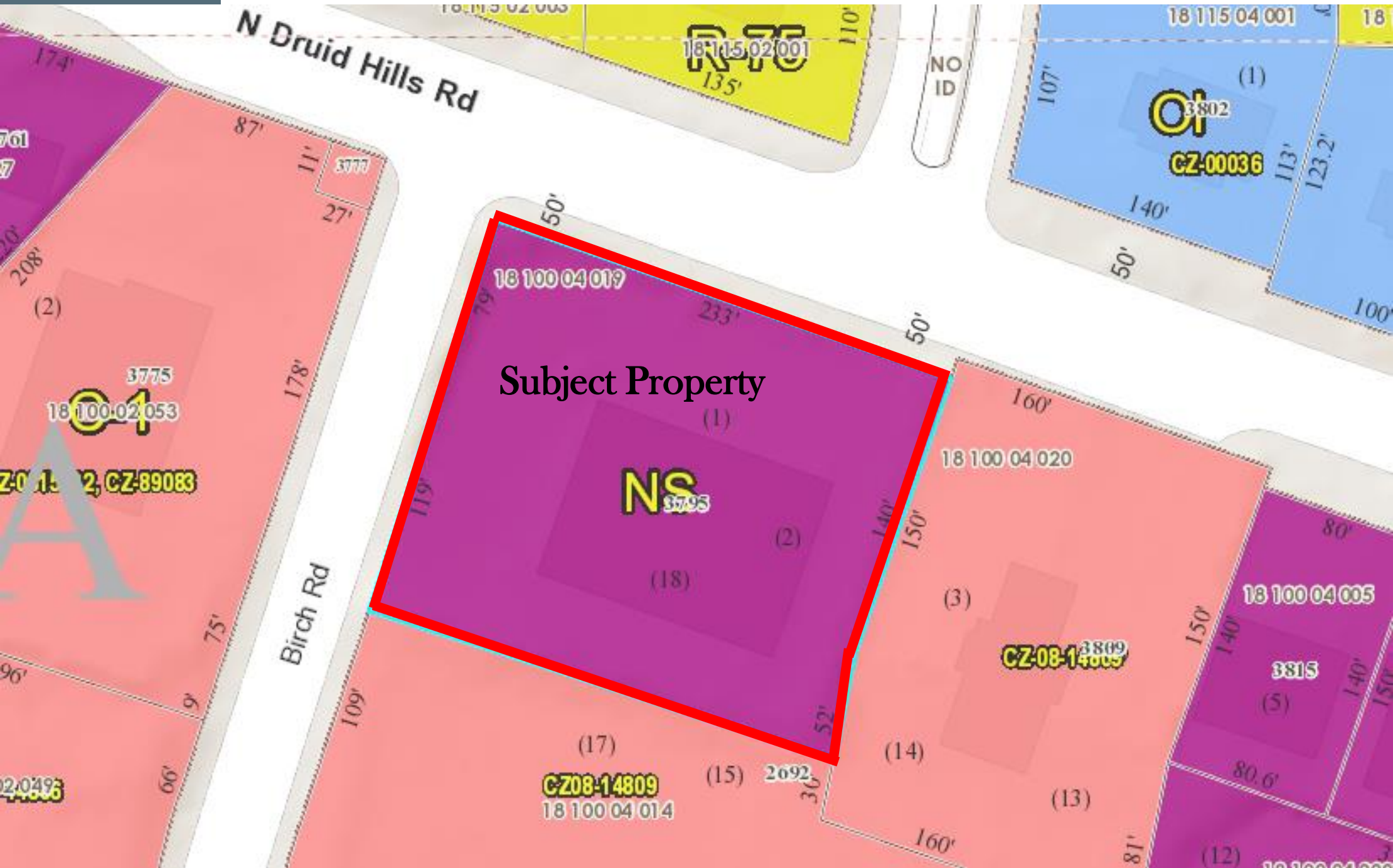
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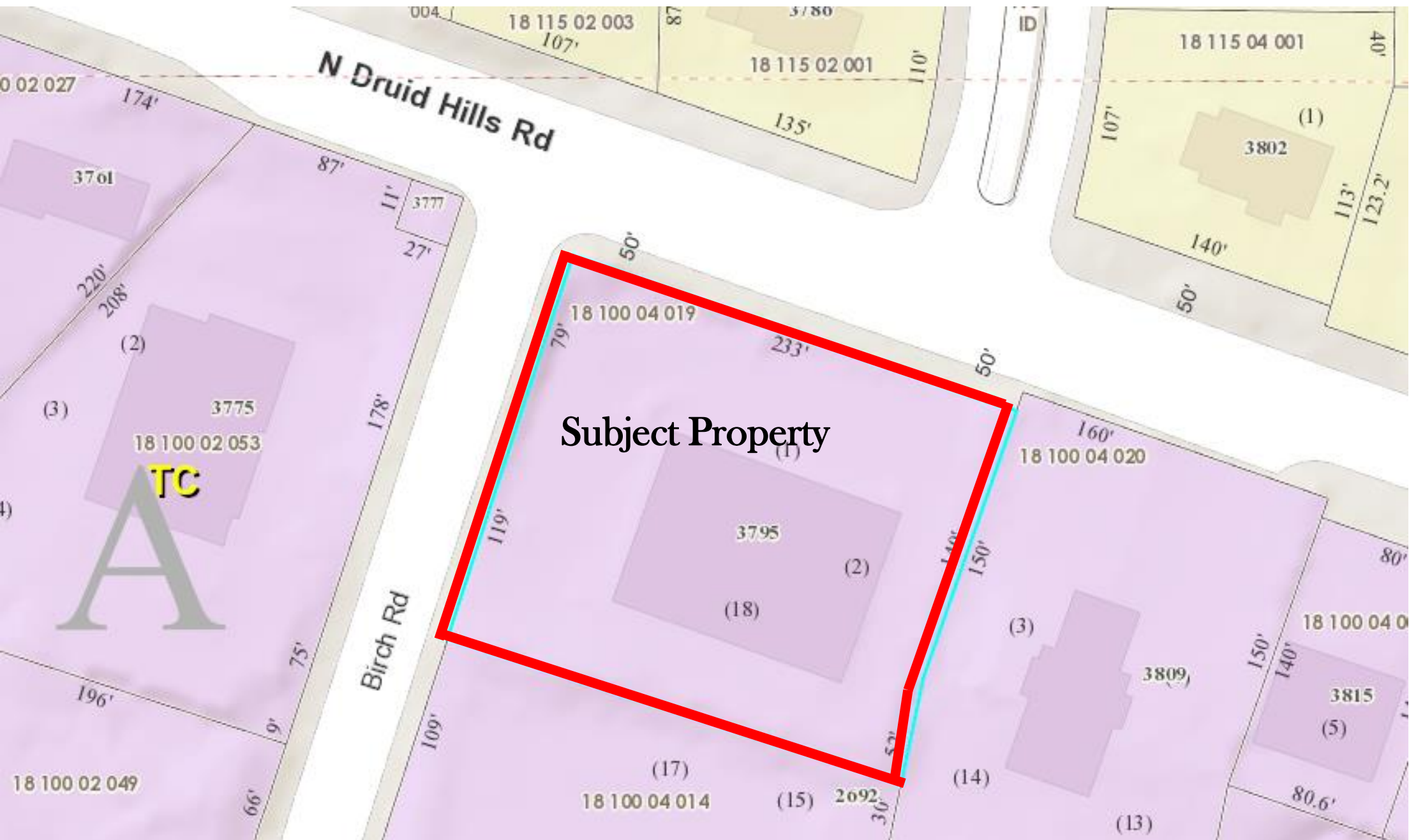
**ALTA/NSP LAND TILE SURVEY**

3795 North Druid Hills Rd & 2692 Sweet Briar Rd

FOR  
**CH2M-HILL, Inc.**  
**Fidelity National Title Insurance Company**

|           |                 |                  |            |                |            |              |            |
|-----------|-----------------|------------------|------------|----------------|------------|--------------|------------|
| FILE NO.  | 20178843        | BOOK NO.         | 174        | SHEET NO.      | 20         | DATE PLOTTED | 03-09-2017 |
| FILE SIZE | 29              | DATE UNCORRECTED | 03-09-2017 | DATE CORRECTED | 03-09-2017 |              |            |
| FILE DIR  | \74             | DATE 2008/08     | DATE 04    | DATE 17-08     | DATE 04    |              |            |
| BOOKS     | 400             | DATE 08/10       | DATE 10/10 |                |            |              |            |
| FILE NO.  | 20178843-02.dwg | BOOK             | 174        |                |            |              |            |







**Subject  
Property**

3795 N Druid Hills Rd  
NE, Decatur, GA 30033

For Pet's Sake  
Animal hospital

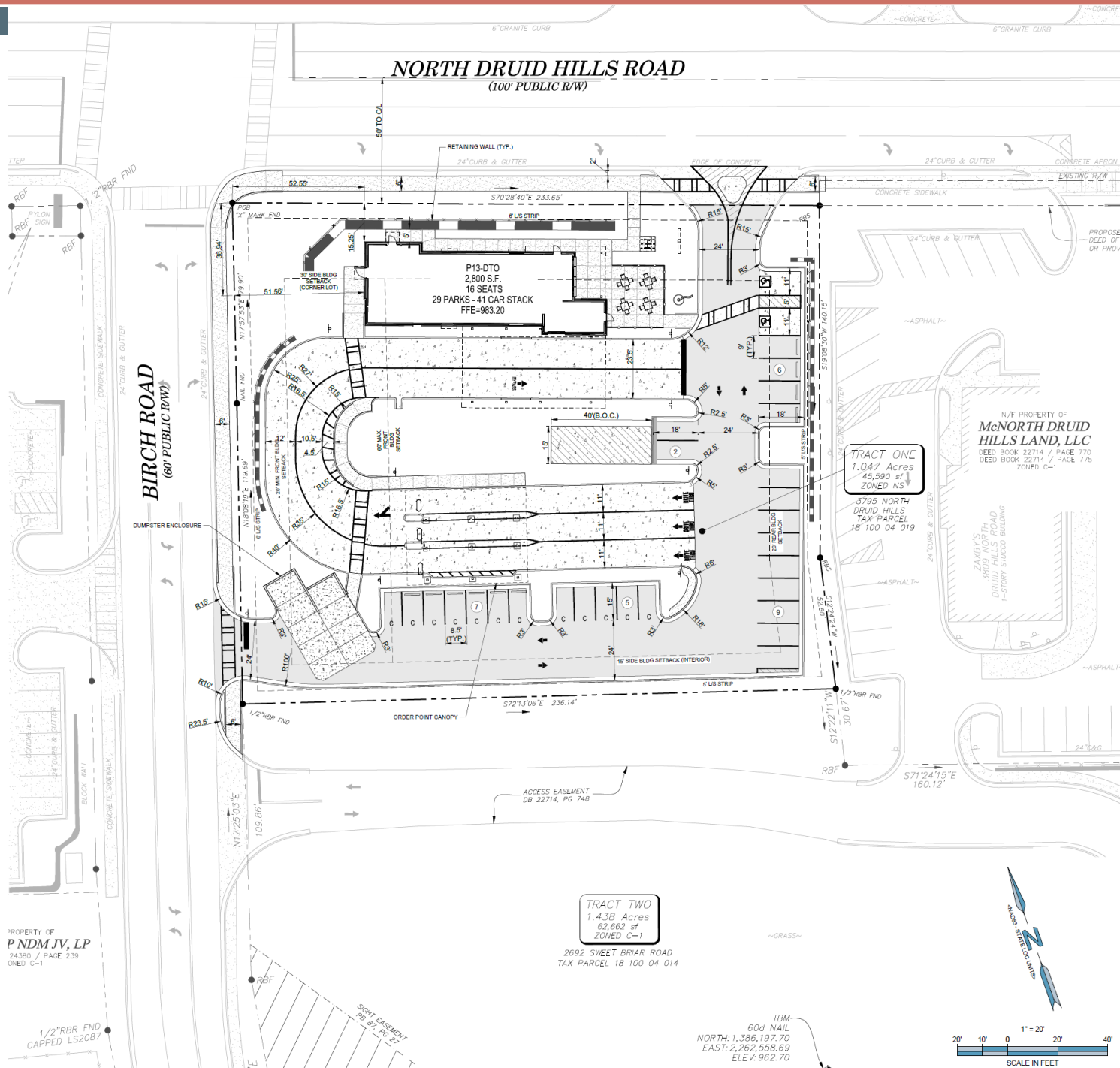
Ben Collinger - State  
Farm Insurance Agent

Sunny Cleaners  
Alteration

Bhindi Jewelers  
Jeweler

Locs by Helene LoRasa









EXTERIOR ELEVATION

1" = 10'-0"



EXTERIOR ELEVATION

1" = 10'-0"



EXTERIOR ELEVATION

1" = 10'-0"



EXTERIOR ELEVATION

1" = 10'-0"