



DeKalb County Department of Planning & Sustainability

178 Sams Street
Decatur, GA 30030

Lorraine Cochran-Johnson
Chief Executive Officer

Phone: (404) 371-2155
dekalbcountyga.gov/planning

Cedric Hudson
Interim Director



ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or
Authorized Representative: _____

Mailing Address: _____

City/State/Zip Code: _____

Email: _____

Telephone Home: _____ Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: _____

Mailing Address: _____

Email: _____ Telephone: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: _____ City: _____ State: _____ Zip: _____

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

Zoning Classification: _____ Commission District & Super District: _____

CHECK TYPE OF HEARING REQUESTED:

_____ VARIANCE (From Development Standards causing undue hardship upon owners of property.)

_____ SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)

_____ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

***PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW
GUIDELINES MAY RESULT IN SCHEDULING DELAYS.***

Email plansustain@dekalbcountyga.gov with any questions.

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.
I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

9/19/2025
DATE:

Andrew Whitehead
APPLICANT/AGENT SIGNATURE

TO WHOM IT MAY CONCERN:

(I)/(WE): Christoph Cushman, President Huckleberry
Name of Owner(s) Properties, Inc

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.


Notary Public
NELISTER RIVIERE
Notary Public - State of New York
NO. 01RI6259112
Qualified in King County
My Commission Expires Jun 20, 2028
09/19/2025


Owner Signature

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct. I hereby certify that I am the owner of the property subject to the application.

9/19/2025
DATE:


SIGNATURE:



Wednesday, September 17, 2025

RE: 2933 North Druid Hills – Variance Request for Accessory Structure Setback – Section 4.2.2

Members of the Zoning Board of Appeals,

I am the Civil Engineer of Record for the proposed redevelopment of the above-mentioned site. My client, Fifth Third Bank, intends to construct a 1,900 square foot bank with an associated drive through. We respectfully request a reduction in the required setback for our dumpster enclosure from 10 feet to 5 feet. This adjustment is essential to accommodate the enclosure outside the building and vehicle use areas. Thank you for considering this request.

1. Physical Conditions of the Site:

The small lot size and traffic flow requirements do not allow for a site layout in which the dumpster can be located 10 feet from a lot line. The minimum lot size for the current zoning is 20,000 square feet, while the existing lot of record is 19,000 square feet prior to the right-of-way dedication required to accommodate improvements along North Druid Hills. Furthermore, the code requirement for inter-parcel access, along with the functional circulation requirements for the teller station and automatic teller machine, dictates traffic circulation from the street to the adjacent private drive. Taken together, the small lot size, right-of-way dedication, and circulation requirements leave no room for the dumpster enclosure to be located 10 feet from any property line.

2. Minimum Variance Necessary:

After several design iterations, we have determined that a smaller variance for the proposed development is not feasible. The building footprint is the minimum necessary for the intended use, and the parking provided meets the minimum requirements for staff and customers. Queue lengths for the teller station and ATM are also at the minimum required by code. Modifying the bypass lane could lead to traffic issues and increase accident risks. In conclusion, our most efficient design leaves little room, making it impossible to place the dumpster enclosure more than 5 feet from the property line.

3. Public Welfare:

The proposed variance will allow for the intended use without harming public welfare. The dumpster will be placed in a corner of the site, visually and functionally separated from surrounding development by an adjacent building and a freestanding brick wall. A 5' landscape strip will be maintained between the structure and the property line, with additional landscaping to screen the enclosure. The adjacent use is an emissions testing kiosk, also part of the Toco Hills development. Furthermore, the proposed use will generate only small amounts of non-putrescent waste.

4. Ordinance Hardship

Strictly applying the ordinance would necessitate placing the dumpster enclosure 10' from any property line, forcing a reduction in the building footprint, parking area, drive-through lanes, or vehicle circulation. These elements have already been minimized to ensure the proposed business's viability and safe vehicle circulation on the site.

5. Alignment with the Spirit of the Law

Our proposed use aligns with existing zoning and the character area. This is supported by the Special Land Use Permit we've received for the drive-through. The site is within the Toco Hills development, where commercial properties are grouped closely together rather than separated as they would be on individual commercial lots. The 10' accessory structure setback aims to prevent negative impacts on neighboring developments. The location's functional and visual separation, the retention of a landscape strip, and the existing adjacent use serve to mitigate these concerns, making the proposed variance consistent with the ordinance's intent.

Thank you once again for your time and consideration. The project team is dedicated to working collaboratively to ensure our proposal aligns with the broader goals of DeKalb County while transforming this currently abandoned site into a high-quality development.

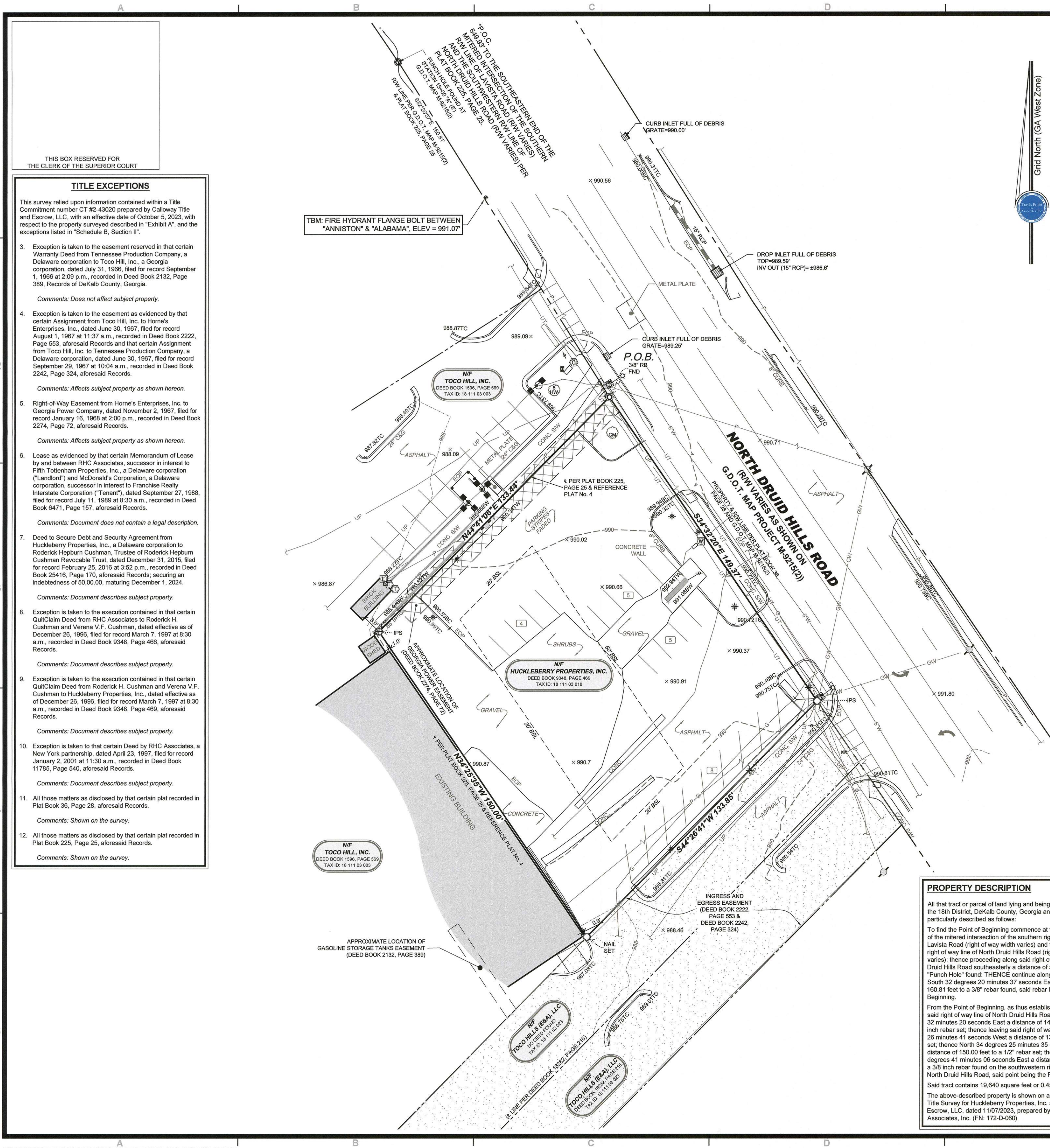
Sincerely,

Travis Pruitt & Associates, Inc.



Andrew Whitehead P.E.
Project Manager
awhitehead@travispruitt.com
706-340-4199

Enclosures: Survey, Site Plan, SLUP Documents, Site Photograph



Grid North (GA West Zone)

TREE LEGEND	
	CREPE MYRTLE TREE
	HARDWOOD TREE
	OAK TREE

LEGEND	
	PARKING SPACE COUNT
	BOLLARD
	GROUND ELEVATION
	CONTOUR ELEVATION
	SIGN
	TEMPORARY BENCHMARK
	CURB AND GUTTER
	IRON PIN FOUND (AS NOTED)
	RIGHT OF WAY
	REBAR
	FOUND
	TOP OF CURB
	BOTTOM OF CURB
	TOP OF WALL
	BOTTOM OF WALL
	EDGE OF PAVEMENT
	CONCRETE
	SIDEWALK
	LAMP POST
	LIGHT STAND
	ELECTRIC BOX
	ELECTRIC METER
	GUY WIRE
	POWER POLE
	REINFORCED CONCRETE PIPE
	CLEAN OUT
	DROP INLET
	CABLE TV BOX
	TELEPHONE BOX
	GAS VALVE
	IRRIGATION CONTROL VALVE
	WATER METER
	STORM SEWER LINE
	UNDERGROUND CABLE
	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
	APPROXIMATE LOCATION OF UNDERGROUND POWER LINE
	APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE
	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
	OVERHEAD POWER

SURVEY NOTES

- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
- Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
- The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, Georgia West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12A.
- Exterior footprint of all buildings at ground level.
- By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of DeKalb County, Georgia and incorporated areas Map Number 13089C0058K, effective date 8/15/2019.
- No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
- No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
- The Property has direct vehicular and pedestrian access to North Druid Hills Road (R/W varies), dedicated public right of way, as shown on the survey.
- No wetland delineation markers were observed at the time of the survey.
- No observable evidence of earth moving work, building construction or building additions at the time of the survey.
- No observable evidence or proposed changes in right of way made available to the surveyor.
- No buildings were observed on subject property as time of this survey.
- No observable evidence of recent street or sidewalk construction or repairs.
- Information regarding the reputed presence, size, character and location of existing underground utilities and structure is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
- Underground utility research, field markings, size and character of material has been provided by RHD Services on 10/31/2023

CERTIFICATION:

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 hereon. 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 Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using a eGPS 20TL dual frequency receiver with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 200,170 feet.

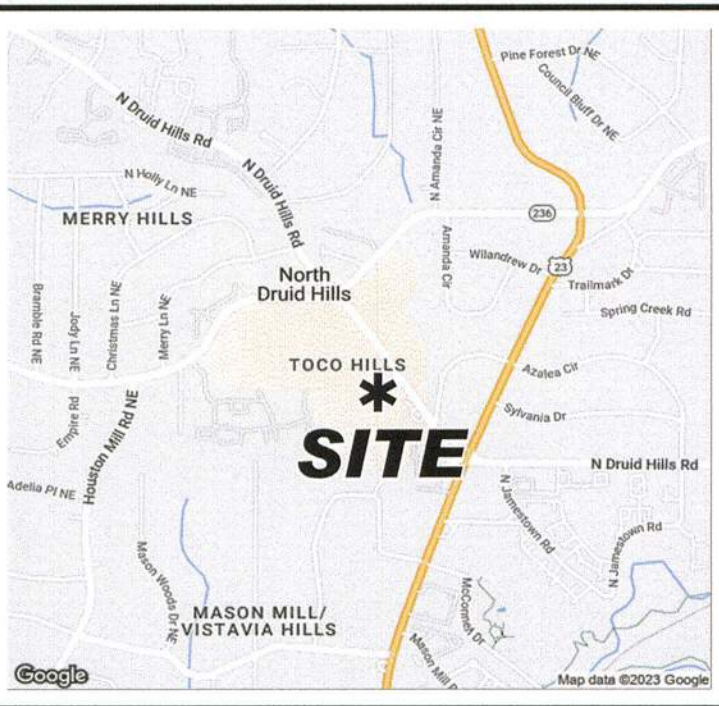
To Huckleberry Properties, Inc. and Calloway Title and Escrow, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(b)(1), 8, 9, 13 and 19 of Table A thereof. The fieldwork was completed on 11/3/2023.

Kevin G. Pate
KEVIN G. PATE
Georgia Professional Land Surveyor No. 3499
For the Firm Travis Pruitt & Associates, Inc.

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Travis Pruitt & Associates, Inc.

These drawings and their reproductions are the property of the Surveyor and may not be reproduced, published, or used in any way without the written permission of this Surveyor.



LOCATION MAP

NOT TO SCALE

SITE ADDRESS

2933 North Druid Hills Road Northeast
Atlanta GA, 30329

SITE AREA

Total = 19,640 square feet or 0.451 acre

PARKING SUMMARY

Regular Parking Spaces: 22
Handicap Parking Spaces: 0
Total Parking Spaces: 22

- Property survey plat dated March 5, 1963, revised March 14, 1963, recorded in Plat Book 36, Page 28.
- State of Georgia Department of Transportation right of way map project M-9215(2), G.D.O.T. P.L. # 740060, dated December 6, 1978, last revised February 8, 1980.
- Lot division plat for Chase North Druid Hills and LaVista Road recorded in Plat book 225, Page 25.
- Plat of ALTA/ACSM Land Title Survey for Pactal Cellular, Inc., of Georgia, prepared by Land Development Technologies, Inc., dated April 19, 1993, revised July 2, 1993.
- ALTA/NSPS Land Title Survey for 2933 North Druid Hills prepared by Travis Pruitt & Associates dated 10/25/2018.

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 111 of the 18th District, DeKalb County, Georgia and being more particularly described as follows:
To find the Point of Beginning commence at the southeastern end of the mitered intersection of the southern right of way line of Lavista Road (right of way width varies) and the southwestern right of way line of North Druid Hills Road (right of way width varies); thence proceeding along said right of way line of North Druid Hills Road southeasterly a distance of 549.93 feet to a "Punch Hole" found; thence continue along said right of way South 32 degrees 20 minutes 37 seconds East a distance of 150.81 feet to a 3/8" rebar found, said rebar being the Point of Beginning.
From the Point of Beginning, as thus established, continuing along said right of way line of North Druid Hills Road South 34 degrees 32 minutes 20 seconds East a distance of 149.37 feet to a 1/2 inch rebar set; thence leaving said right of way South 44 degrees 28 minutes 41 seconds West a distance of 133.85 feet to a nail set; thence North 34 degrees 25 minutes 35 seconds West a distance of 150.00 feet to a 1/2" rebar set; thence North 44 degrees 41 minutes 06 seconds East a distance of 133.44 feet to a 3/8 inch rebar found on the southwestern right of way of said North Druid Hills Road, said point being the Point of Beginning.
Said tract contains 19,640 square feet or 0.451 acre.
The above-described property is shown on a ALTA/NSPS Land Title Survey for Huckleberry Properties, Inc. and Calloway Title & Escrow, LLC, dated 11/07/2023, prepared by Travis Pruitt & Associates, Inc. (FN: 172-D-060)

ALTA/NSPS LAND TITLE SURVEY
Huckleberry Properties, Inc. and
Calloway Title and Escrow, LLC



For The Firm
Travis Pruitt & Associates, Inc.
This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE: 11/08/2023
FIELD DATE: 11/3/2023
SCALE: 1" = 20'
JN: 1-23-0531.600
FN: 172-D-060
SHEET NO: 1 of 1

AN ORDINANCE TO GRANT A SPECIAL LAND USE PERMIT (SLUP) TO ALLOW FOR A DRIVE THROUGH FOR A BANK IN THE C-1 (LOCAL COMMERCIAL) ZONING DISTRICT. THE PROPERTY IS LOCATED AT 2933 NORTH DRUID HILLS ROAD, ATLANTA, GEORGIA 30329 AND CONTAINS 0.46 ACRE.

APPLICANT: Julie Sellers
OWNER: Huckleberry Properties, Inc.

COMMISSION DISTRICTS: 2 & 6

WHEREAS, Julie Sellers has filed an application for a Special Land Use Permit for property located at 2933 North Druid Hills Road, Atlanta, Georgia 30329, and more particularly described as follows:

All that tract or parcel of land and being in **District 18, Land Lot 111, Block 03, Parcel 018** of DeKalb County, Georgia, containing 0.46 acre, and

WHEREAS, it appears to the Board of Commissioners that the application meets all of the criteria set forth in the DeKalb County Code, Chapter 27, Article VII, Division 4, Section 7.4, relating to the C-1 (Local Commercial) zoning district.

THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA, HEREBY ORDAINS:

Part 1: Pursuant to the authority of the DeKalb County Board of Commissioners to exercise powers of zoning, set forth in Section 27-1.1 and Section 27-7.4 of the DeKalb County Zoning Ordinance to grant a Special Land Use Permit (SLUP) to allow for a drive through for a bank in the C-1 (Local Commercial) zoning district. The property is located at 2933 North Druid Hills Road, contains 0.46 acre and is hereby approved, with conditions.

Part 2: That this amendment is approved conditionally, and under the provisions of Section 27-7.3.9 of the DeKalb County Zoning Ordinance, the Director of Development shall issue a permit for the development of the above-described Special Land Use, only in compliance with the conditions and/or site plan as herein attached to this ordinance.

Part 3: That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

ADOPTED by the DeKalb County Board of Commissioners this _____ day of

_____ 2024.

Mereda Davis-Johnson
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

ATTEST:

Barbara Sanders-Norwood, CCC
Clerk to the Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

REQUESTED BY APPLICANT:

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

PLANNING AND SUSTAINABILITY DEPARTMENT RECOMMENDATION:

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

The submitted site plan indicates that the sidewalks along North Druid Hills Road would remain, and that one of the two existing curb cuts would be eliminated. The applicant indicates that the elimination of one of the existing curb cuts will better support the County's desire to facilitate an improved pedestrian experience along North Druid Hills Road. The site is located within a Town Center (TC) Character Area designated by the DeKalb County 2050 Comprehensive Plan. Although there are existing drive-through establishments along North Druid Hills Road in the surrounding area, adding another drive-through facility does not meet the intent and vision of the TC Character Area calling for a pedestrian community focused within a high density mix of residential, office, and commercial uses (*2050 Unified Plan, page 33*). Additionally, the proposed auto-oriented drive-through bank is not located at the edge of the TC Character Area where auto-oriented uses may warrant consideration. Consistent with Staff's previous denial recommendation for a drive through restaurant in 2020, Staff recommends "Denial of the proposed drive-through facility for a bank". Should the SLUP be approved, Staff recommends the following substitute conditions, dated 08/26/2024:

1. Allow up to two drive-through lanes on the site subject to compliance with C-1 (Local Commercial) zoning standards unless variances are obtained from appropriate regulatory authorities.
2. In an effort to enhance and encourage pedestrian activity, the maximum front building setback shall be ~~20~~ 25 feet as measured from existing right-of-way with no parking located between the front façade of the building and the North Druid Hills right-of-way. Internal sidewalks shall connect the principal entrance of the building with the public sidewalk along North Druid Hills Road. Internal sidewalks shall also connect parking areas behind the building entrances located on the rear of the building.
3. Building facades shall not exceed (40) feet in length without projections, recesses, or other architectural features.
4. Structure shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level front facade.
5. Right-of-way dedication from centerline of North Druid Hills Road may be required.
6. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the Zoning Board of Appeals, or other entity.
7. Drive-through lanes and service windows serving drive-through lanes shall only be located to the side or rear of buildings.

8. Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building and with a similar level of architectural qualify and detailing.
9. Stacking spaces shall be provided. Stacking spaces shall be a minimum of ten (10) feet wide and twenty-five (25) feet long. Stacking spaces shall begin at the last service window for the drive through lane.
10. At least three (3) stacking spaces for each service window shall be provided.
11. Drive-through lanes shall not impede on and off-site traffic movements, shall not cross or pass through off-street parking areas, and shall not create unsafe conditions where crossed by pedestrian access to a public entrance of a building.
12. Drive-through lanes shall be separated by striping or curbing from off-street areas. Individual lanes shall be striped, marked, or otherwise distinctly delineated.
13. The drive-through bank shall include a by-pass lane with a minimum of ten (10) feet, by which traffic may navigate around the drive-through facility without traveling in the drive-through lane. The by-pass lane may share space with a parking access aisle.
14. Drive-through lane must be setback five (5) feet from all lot lines and roadway right-of-way lines.
15. Owner and operator are responsible for daily litter clean-up to ensure the property remains free of trash, litter, and debris.
16. The pole sign on the property shall be removed and a monument sign shall be installed for the bank at a height of 6 feet and a width not to exceed 5 feet.

PLANNING COMMISSION RECOMMENDATION:
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(July 11, 2024) Approval with conditions 6-0-0. Sarah Zou moved, Jan Costello seconded for approval with fifteen (15) conditions recommended by staff.

BOARD of COMMISSIONERS FINAL ACTION:

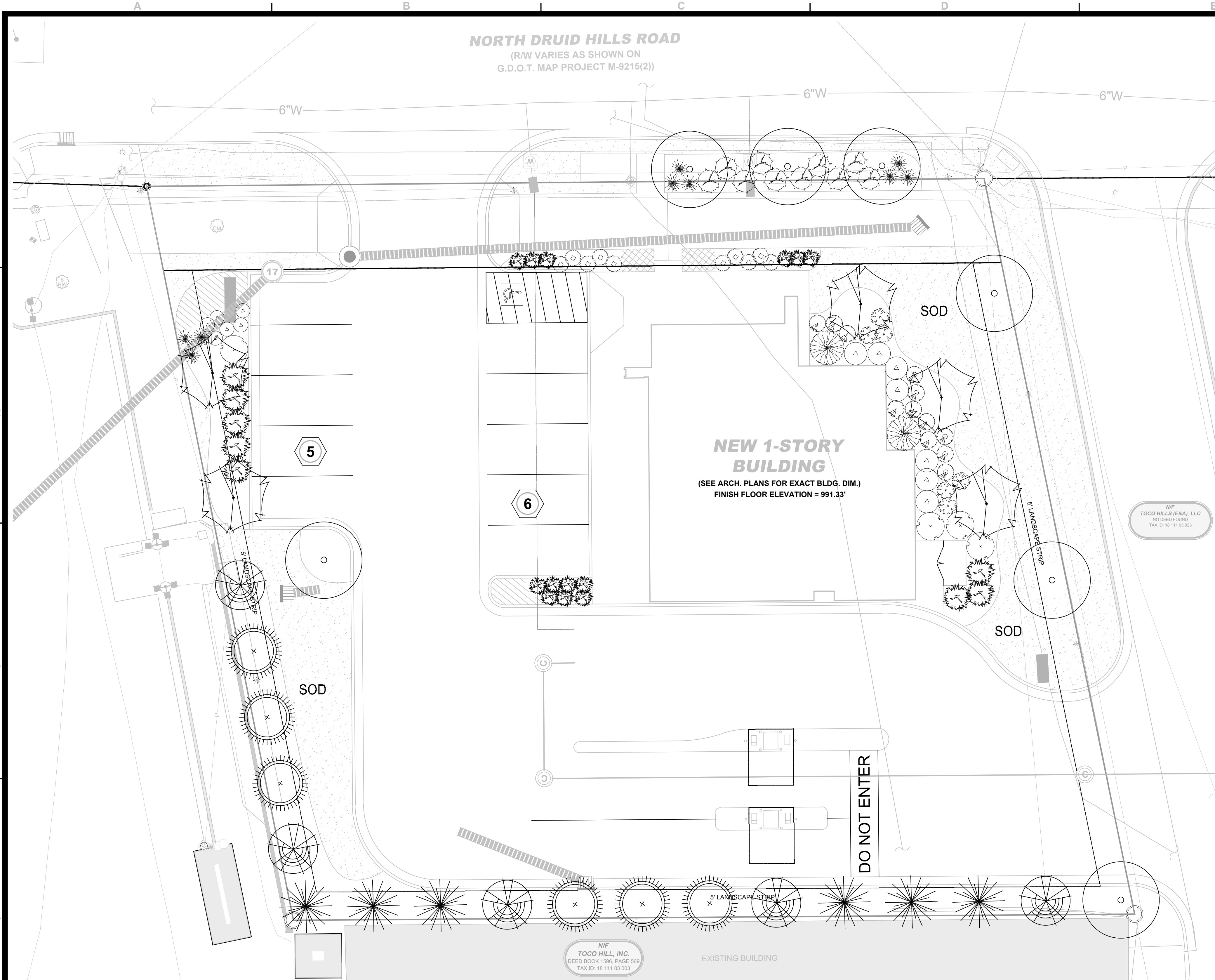
August 27, 2024: Approved with sixteen (16) substitute conditions, recommended by Staff.

SLUP-24-1247003 (2024-06320)
Staff Recommended Conditions (with modifications highlighted)

2933 N. Druid Hills Road

Substitute Conditions 8-26-24

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

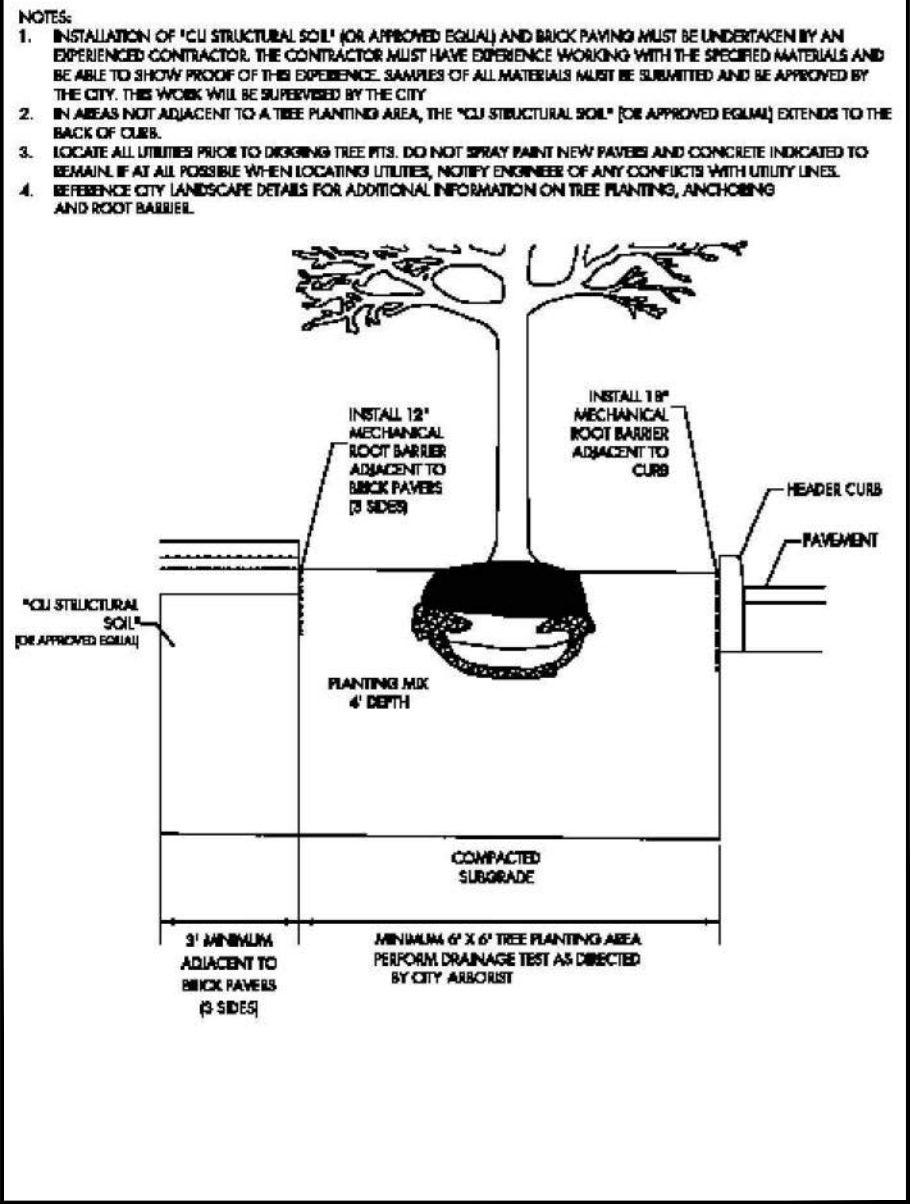


GENERAL PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING IS COMPLETE AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
5. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS' ORIGINAL GRADE BEFORE DIGGING UNLESS ROOT FLARE IS COVERED.
6. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETIC OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
7. PRIOR TO PLANTING THE LOCATION OF ALL TREES SHALL BE STAKED AND ALL PLANT MATERIAL SHALL BE INSPECTED FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL. NO PLANT MATERIAL WILL BE ACCEPTED IF IT IS DAMAGED, DISEASED OR INADEQUATE IN SIZE AS SPECIFIED ON PLANS. SUBSTITUTIONS DUE TO AVAILABILITY MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
8. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE INSTALLATION SPECIFICATIONS.
9. THE LANDSCAPE CONTRACTOR SHALL PROVIDE FERTILIZER, PRE-EMERGENT, LIME, TOPSOIL AND PLANTING MIXTURE AS PER THE INSTALLATION SPECIFICATIONS.
10. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CLEAN UP OF ALL CONTAINERS, PALLETS, DEBRIS, ETC. RESULTING FROM HIS WORK.
11. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN AS NECESSARY TO MAINTAIN THE EQUIVALENT OF ONE INCH OF ABSORBED WATER PER WEEK. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING THROUGH A 90-DAY MAINTENANCE PERIOD.
12. TOPPING TREES IS NOT ALLOWED. TREES REMOVED OR HAVING THEIR TOPS CUT AFTER COMPLIANCE WITH THIS ORDINANCE SHALL BE REPLACED WITH THE EQUIVALENT INCHES OF REMOVED TREES.
13. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
14. NON-VEGETATIVE MATERIAL TO BE REMOVED MANUALLY.
15. A COMMERCIAL APPLICATOR LICENSE AND A PESTICIDE CONTRACTOR LICENSE ARE REQUIRED BY THE CONTRACTOR IF THE USE OF HERBICIDES ARE NECESSARY FOR NOXIOUS PLANT REMOVAL.

PLANTING NOTES:

1. SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. THE LANDSCAPE CONTRACTOR MUST CONTACT THE ENGINEER IF, THEY ENCOUNTER ON SITE, EXISTING CONDITIONS SIGNIFICANTLY DIFFERENT FROM THE PLAN.
3. SEE CONSTRUCTION DETAIL SHEETS FOR PLANTING DETAILS.
4. FOR NEW PLANTING AREAS, CONTRACTOR SHALL REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL, AND ADD 24" OF TOPSOIL OR AMEND THE TOP 24" OF EXISTING SOIL TO MEET SPECIFICATIONS, UNLESS NOTED OTHERWISE.
5. THE PLANTING SOIL FOR SHRUBS WILL CONSIST OF 33% GROUND PINE BARK HUMUS, WELL-MIXED WITH 67% OF IMPROVED SOIL, WHICH IS, EXCAVATED SOIL WITH ROCKS, CLUMPS, AND DEBRIS GREATER THAN 2" IN DIAMETER REMOVED. NO ADDITIONAL SOIL AMENDMENTS ARE REQUIRED FOR TREES, GROUND COVER AND PERENNIAL BEDS SHALL BE PREPARED AND AMENDED ACCORDING TO SPECIFICATIONS.
6. ALL STRAPPING AND TOP 12" OF WIRE BASKETS SHALL BE CUT AWAY AND REMOVED BY THE CONTRACTOR FROM THE ROOT BALL PRIOR TO BACKFILL OF PLANTING HOLE. CONTRACTOR SHALL REMOVE TOP 1/3 OF BURLAP FROM THE ROOT BALL.
7. CONTRACTOR SHALL MULCH ALL SHRUB BEDS AND UNDER TREES WITH 3" (SETTLED DEPTH) OF CLEAN PINESTRAW, UNLESS NOTED OTHERWISE.
8. MINIMUM (9) SQ. FT. PLANTING AREA PROVIDED FOR EACH TREE.
9. ALL DISTURBED AREAS TO BE SODDED WITH (BERMUDA) UNLESS OTHERWISE NOTED. ALL AREAS DESIGNATED FOR SOD MUST BE FINE GRADED, LEVEL ANY UNDULATIONS OR IRREGULARITIES, WHILE MAINTAINING POSITIVE DRAINAGE, HANDRAKE AND SMOOTH. REMOVING ALL ROCKS LARGER THAN 1" FROM THE SURFACE. USE METAL SCREEN OR WOODEN DRAG ON LARGER SURFACES. CONTACT THE LANDSCAPE ARCHITECT FOR AN INSPECTION OF THE FINE GRADED SURFACE, PRIOR TO ANY SOD INSTALLATION.
10. ALL SLOPES EXCEEDING 3:1 WILL BE PLANTED WITH GROUNDCOVERS OR SHRUBS.



DEVELOPER

CBRE GLOBAL WORKPLACE SOLUTIONS
201 S COLLEGE ST CHARLOTTE, NC 28202

SITE ZONING: C-1

SITE AREA: 0.451 ACRES

DISTURBED AREA: ±TBD ACRES

TAX PARCEL ID: 18 111 03 018

TREE DENSITY CALCULATIONS

*Non-residential development: 30 units per acre

SITE AREA = 0.451 ACRES
= 30 UNITS PER ACRE ACRES
REQUIRED = 13.53 TDU
PROPOSED = 14.5 TDU (29 - 3"cal trees proposed)

LANDSCAPE STRIP

FRONT : 114 LF

*1 tree per each 40 linear feet with a mix of landscape materials.
= 114 / 40 = 2.85 TREES REQUIRED / 3 PROPOSED

PERIMETER: 417 LF

*1 overstory tree or 3 understory / evergreen per each 50 LF.

: 367 / 50 = 7.3 Overstory tree or
: 7.3 X 3 = 22 Understory / Evergreen trees required

17 Evergreen trees and 5 understory trees proposed for a total of 22 perimeter landscape strip trees.

IRRIGATION NOTES:

1. THE CONTRACTOR IS TO PROVIDE AN IRRIGATION SYSTEM, IF REQUIRED. SUBMIT A PLAN FOR AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM TO THE OWNER OR THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE SYSTEM SHALL BE DESIGNED TO PROVIDE FULL AND COMPLETE COVERAGE TO ALL LANDSCAPED AREAS OF THE SITE INDICATED ON THE LANDSCAPE PLAN.
2. ALL MATERIALS USED IN THE DESIGN, INCLUDING SPRINKLER HEADS, VALVES, VALVE BOXES, CONTROLLERS, PUMPS, BACKFLOW PREVENTORS, RAIN AND FREEZE SENSORS, DRIP EQUIPMENT, WIRE, ELECTRICAL CONNECTIONS, AND PVC PIPE AND FITTINGS, SHALL MEET MINIMUM INDUSTRY STANDARDS, MANUFACTURER AND MODEL MUST BE SPECIFIED.
3. CONTRACTOR TO USE DRIP IRRIGATION WITH MOISTURE AND PRECIPITATION SENSORS IN AREAS WHERE FEASIBLE.

NOTE: THERE ARE NOT STATE WATERS WITHIN 200 FT OF THE SITE.

NOTE: THERE ARE NOT WETLANDS ON THE SITE.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF DEKALB GEORGIA COMMUNITY PANEL NUMBER 13089C0058K, DATED 08/15/2019.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



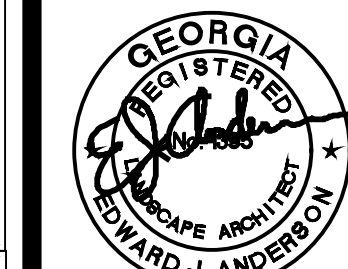
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4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruit.com
CONTACT PERSON: ANDREW WHITEHEAD
e-mail: awhitehead@travispruit.com



LANDSCAPE PLAN
FIFTH THIRD BANK 2933 NORTH DRUID HILLS RD



For The Firm
Travis Pruitt & Associates, Inc.
DATE: 02/05/2024
SCALE: 1" = 10'
CN: 230531LS01
JN: 1-23-0351
FN: ---
SHEET NO: C9.1

PHOTOGRAPH OF DUMPSTER LOCATION



Focus Brands 2933 North Druid Hills

SLUP-20-1422105

Substitute Conditions

1. Site shall be developed in substantial conformity with the site plan labeled "Option A" and Landscape Plans submitted to the DeKalb County Department of Planning & Sustainability on October 12, 2020. The approved plans reflect the elimination of one curb cut onto N. Druid Hills Road.
2. In addition to the plantings reflected on the Landscape Plan, Developer shall install landscaping to include shrubs or evergreen plants along the rear property line.
3. The pole sign on the property shall be removed and a monument sign shall be installed for the restaurant at a height of 6 feet and a width not to exceed 5 feet.
4. The dumpster enclosure shall be constructed to enclose the trash and recycle containers.
5. Owner and operator are responsible for daily litter clean-up to ensure property remains free of trash, litter, and debris.
6. Building façades shall not exceed forty (40) feet in length without projections, recesses or other architectural features.
7. Structure shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first floor street-level front façade
8. Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building and with a similar level of architectural quality and detailing.
9. Developer shall dedicate right of way measured 50 feet from centerline or such that all public infrastructure is within the right of way, whichever is greater. As shown on the site plan, because of the location of the utilities along N. Druid Hills Road, the existing sidewalk will remain in lieu of a bike lane or multi-use path.
10. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the Zoning Board of Appeals, or other entity.