MAJOR MODIFICATION TO ZONING CONDITIONS APPLICATION

Existing Conditional Zoning No: CZ88168

Subject Property Address: 2960 North Druid Hills Road

City: Atlanta State: GA Zip: 30329

Parcel ID Number(s): 18 112 01 049

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

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

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

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

☐ Owner ☑ Agent

Signature _____ Date 1/28/26

MAJOR MODIFICATION APPLICATION FEE:

$500.00

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

Dani Blumenthal

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

Hello Community Council District 2,

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

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

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

To move forward, Swig is requesting

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

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

Date: Monday, February 9, 2026
Time: 5:30 p.m. (Eastern Time)
Location: Virtual (Zoom)
You may join the meeting by computer, tablet, or cell phone, with or without video. Please register in advance using the link below. After registering, you will receive a confirmation email with instructions for joining the meeting.
Registration link:
https://us06web.zoom.us/meeting/register/k6gCVQUGT_G9-F5zi0XNGg
Meeting ID: 843 7078 2644
Passcode: 869271

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

Best,
Dani Blumenthal, MCRP
GASKINS LECRAW
[redacted]

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GASKINS + LECRAW

February 17, 2026

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

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

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

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

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

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

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

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

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

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

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

GASKINS + LECRAW

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

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

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

Sincerely,

Dani Blumenthal

Dani Blumenthal, Entitlements

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of DeKalb County Code of Ordinances, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitutional of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Code of Ordinances to the Subject Property which restricts its use to any classification other than proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitutional of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment of the Constitution of the United Staes denying the Applicant and economically viable use of its land while not substantially advancing legitimate state interests.

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

A refusal by the DeKalb County Board of Commissioners to approve the Major Modification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant to the extent such different conditions would have the effect of further restricting Applicant's utilization

of the property, would also constitute and arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would like wise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

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

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

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

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

This 16th day of February 2026

Respectfully submitted,

Danielle Blumenthal

REV. 12/84

DEKALB COUNTY
BOARD OF COMMISSIONERS

ZONING AGENDA/MINUTES

MEETING DATE November 22, 1988

ITEM NO. 31.

PREL.	___
ACTION	___
PUB.HRG.	X

RESOLUTION	___
ORDINANCE	X
PROCLAMATION	___

SUBJECT: Rezoning Application - Walter A. Smith

DEPARTMENT: Planning

PUBLIC HEARING: X Yes ___ No

ATTACHMENT: X Yes ___ No 6 pp

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

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

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

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

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

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

PLANNING COMMISSION: Approval per staff plus the following conditions:

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

COMMUNITY COUNCIL: Approval.

FOR USE BY COMMISSION OFFICE/CLERK ONLY

ACTION:

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

ADOPTED: NOV 22 '88 (DATE)

CERTIFIED: NOV 22 '88 (DATE)

PRESIDING OFFICER
DEKALB COUNTY BOARD OF COMMISSIONERS

CLERK,
DEKALB COUNTY BOARD OF COMMISSIONERS

MINUTES:

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

No one spoke in opposition.

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

GASKINS + LECRAW

Impact Analysis

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: January 30, 2026

TO WHOM IT MAY CONCERN:

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

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

Swig
Name of Agent or Representative

to file an application on my/our behalf.

Notary Public

Hal Rabinowitz 1/30/2026
Signature of Applicant/Date

April 6, 2029
Expiration Date/Seal

K GASKIN NOTARY EXPIRES GEORGIA APRIL 6, 2029 PUBLIC DOUGLAS COUNTY

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

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes: ☐ No: ☑ *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Mari Stirling
Notary

2/12/24
Signature of Applicant /Date

Check one: Owner ☐ Agent ☑

November 13, 2029
Expiration Date/ Seal

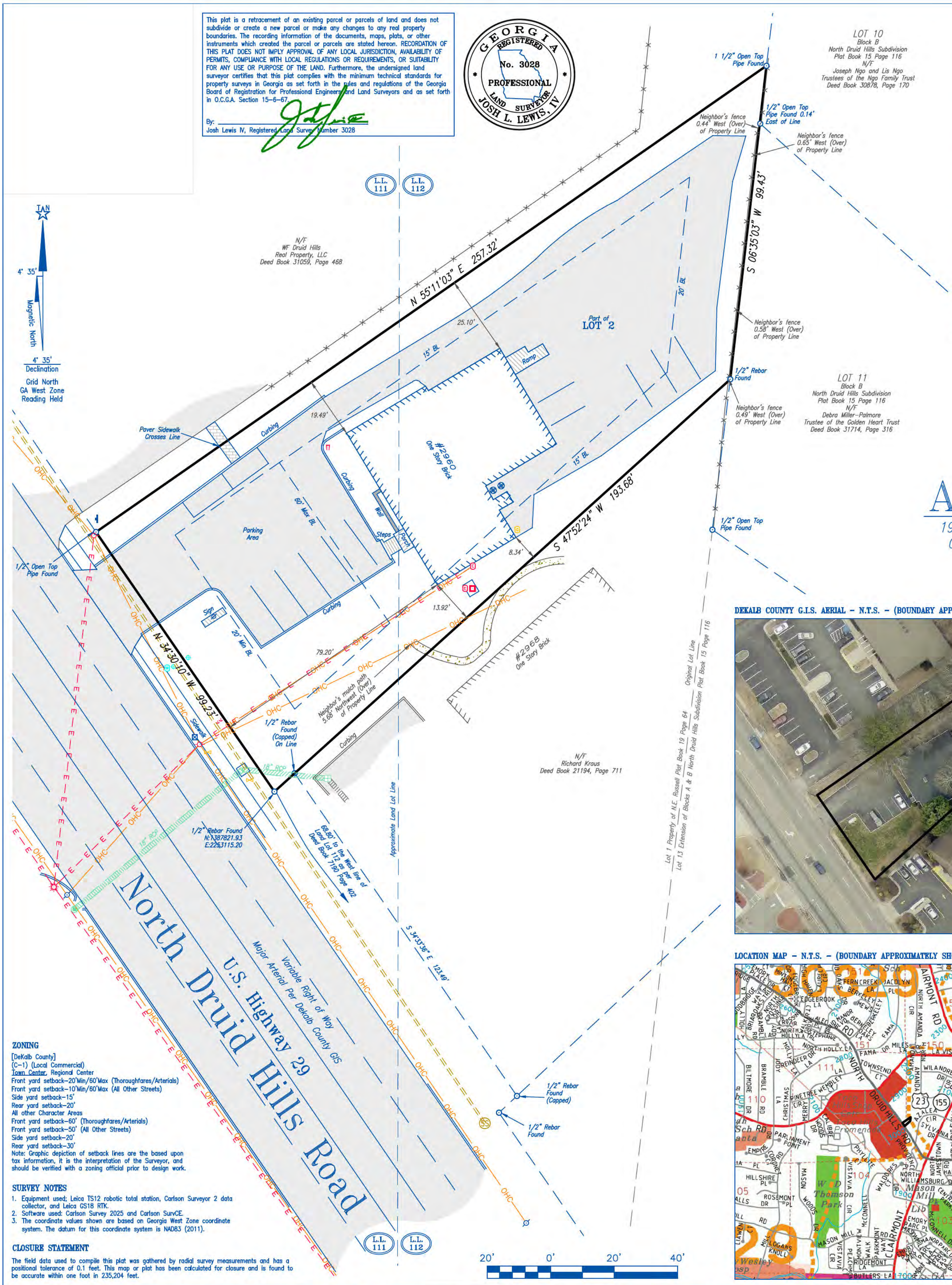
***Notary seal not needed if answer is "No".**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated 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 O.C.G.A. Section 15-6-67.

By: _____

Josh Lewis IV, Registered Land Surveyor Number 3028

GEORGIA REGISTERED No. 3028 PROFESSIONAL LAND SURVEYOR JOSH L. LEWIS, IV



LEGEND

These standard symbols may be found in the drawing.

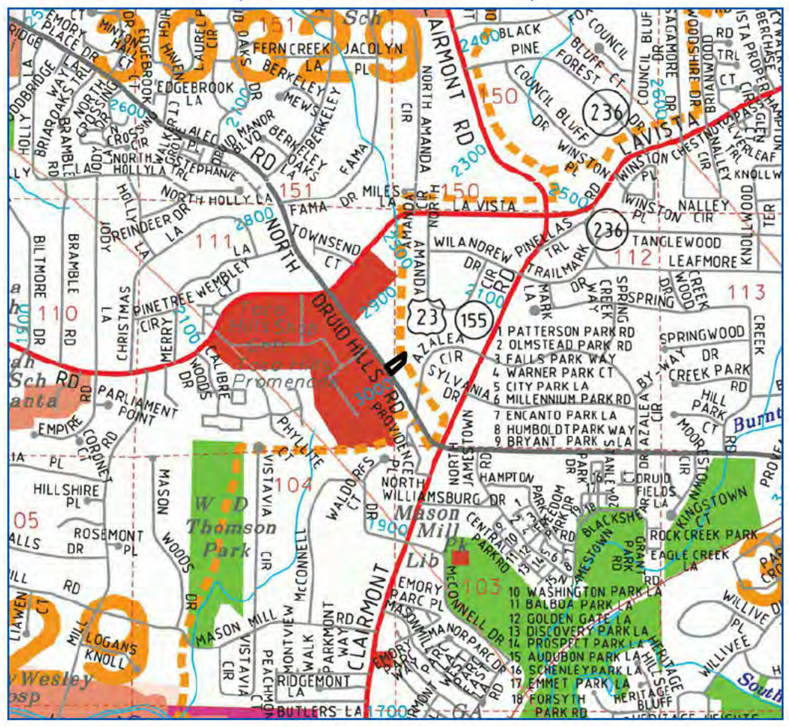
- Iron Pin Found
- BL — Building Line
- RCP — Reinforced Concrete Pipe
- Catch Basin Lid
- Drop Inlet
- Guy Wire Anchor
- Light Pole
- Lite
- Light Pole
- Electric Box
- Electric Meter
- Gas Meter
- Gas Valve
- Water Meter
- Fire Hydrant
- Control Valve
- Sanitary Sewer Manhole
- Cable Box
- Sign Post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

AREA

19,121 Sq. Ft.
0.439 Acres

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

JOB NUMBER 205923:1

DRAWING NUMBER F-5250

SURVEY PLAT FOR: 2960 North Druid Hills Road NE, Atlanta Georgia 30329

SWIG - TOCO HILLS

DATE: 2/4/26 SCALE: 20'

REVISION	BY	DATE
Write Legal, Revise Setbacks	BMS	2/16/26

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: 2/9/26	SHEET 1 OF 1
DEED BOOK 7190 , PAGE 402	DRAFTER: BjC		

GEORGIA LAND SURVEYING CO. EST 1955

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

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

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

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

CONCEPT PLAN DISCLAIMER

1. THE CONCEPT REPRESENTED HERE N IDENTIF ES A SCHEMATIC DESIGN RESULT NG FROM LAYOUT PREFERENCES DENTIFIED BY THE CLIENT COUPLED WITH A PRELIM NARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIB LITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAM NATION OF THE SITE AND VER FICATION OF THE ZON NG 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 AVA LABLE NFORMATION THAT WAS SUPPLIED AT THE T ME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILAB LITY OF ADDITIONAL NFORMATION.

3. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT SURVEY, GEOTECHNICAL AND/OR ENV RONMENTAL NVESTIGATION, JURISDICTIONAL DEL NEATION OR ARBORIST REPORT. THE LOCATION OF ANY JURISDICTIONAL WATERS, WETLANDS, UNDERGROUND UT LITIES AND/OR SPECIMEN TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPEC FIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DUR NG CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY GEORGIA LAND SURVEY NG CO., DATED 02.04.26. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13089C0058K, DATED 08.15.19.

5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESS BLE WITH A MINIMUM 96" WIDE ACCESS AREA.

6) ACCESS BLE PARK NG AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

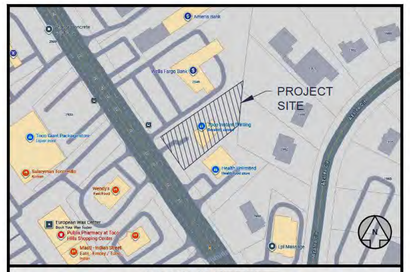
7) THE OWNER IS RESPONS BLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS N ORDER TO PERFORM THE REQU RED OFFSITE WORK, NCLUDING, STORM DRA NAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRAD NG.

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.)
MPERVIOUS 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-I & 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'

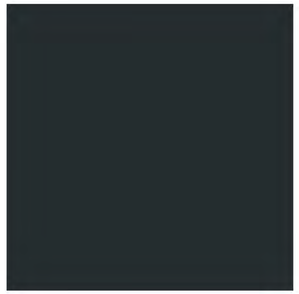

PROJECT SITE
Atlanta Bank
Wells Fargo Bank
Taco Bell Parking Lot
Bojangles Bojangles
Walgreens Walgreens
Health Immediate Care Clinic
Wendy's Wendy's
European Wax Center
Ross Dress for Less
Ross Dress for Less Shopping Center
Shell Shell
Lyft Mexico
Atlanta Dunkin
Dunkin Donuts
Dunkin Donuts
Dunkin Donuts

EXTERIOR FINISHES

BRICK
940 CITADEL

WOOD SIDING
WOODGRAIN SABLE

STUCCO
101 SUPER WHITE



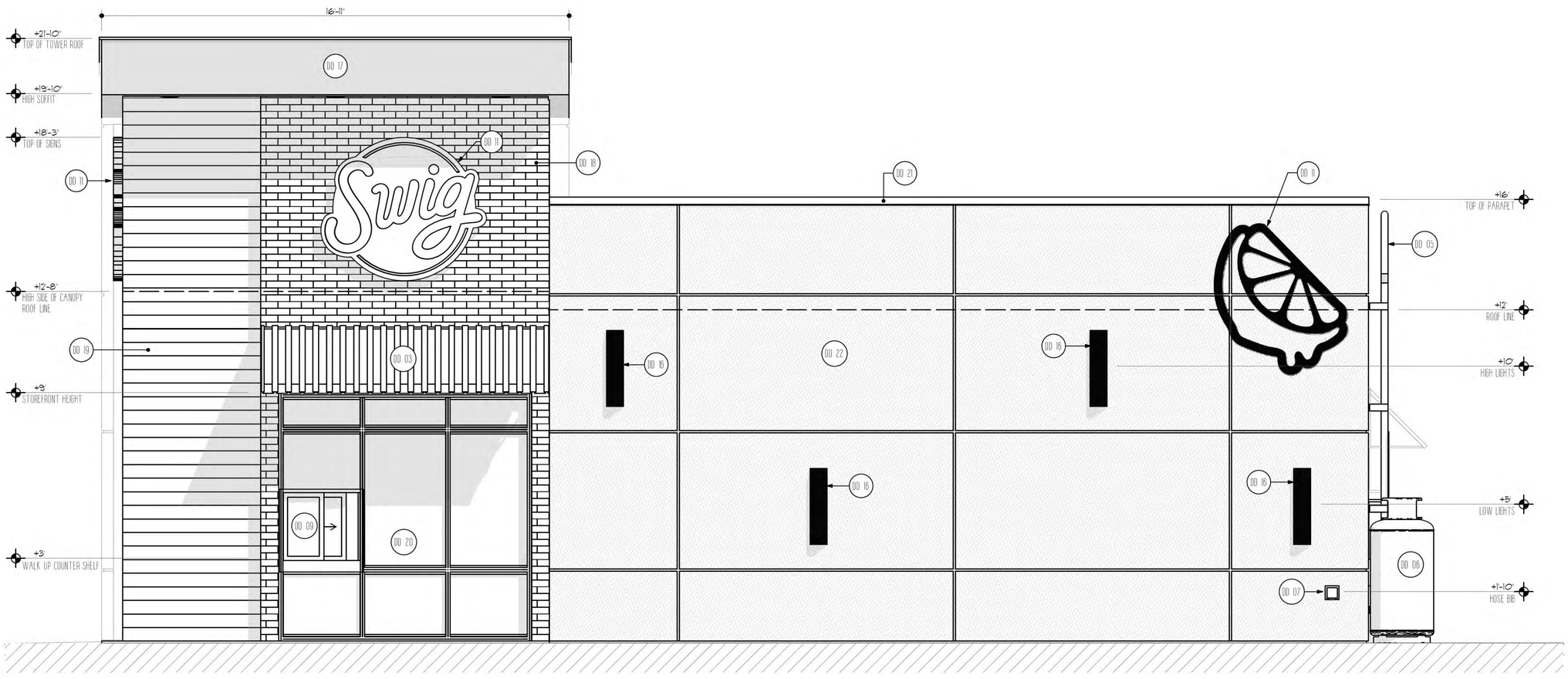
METAL
ONYX MATTE BLACK

METAL
CARDINAL RED

KEY NOTES

DD DESIGN DEVELOPMENT NOTES

DD-03 WALK-UP WINDOW CUSTOMER AWNING
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 SCONCE. EMITS LIGHT UP AND DOWN THE WALL TO PROVIDE VISUAL INTREST AND AMBIENT VISBILITY.
DD-17 ENGINEERED METAL WALL VENEER W/ CONCEALED CLIP SYSTEM. SECONDARY MATERIAL LESS THAN 40% OF BULDING 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



1 FRONT ELEVATION

SCALE: 1/2" 1'-0"

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DESIGN DEVELOPMENT
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NO	TITLE	DATE
1	DESIGN DEVELOPMENT ADAPTIVE R3 +1850 SF	02/10/26
2		
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SAVORY SWIG, LLC
SWGA1002

SWIG DRINKS DRUID HILLS
2960 N. DRUID HILLS ROAD
ATLANTA, GA 30329

#260209SW

SHEET:
DD1.02

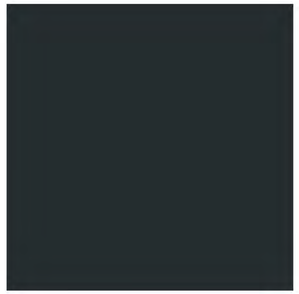
DESIGN DEVELOPMENT
FRONT ELEVATION

EXTERIOR FINISHES

BRICK
940 CITADEL

WOOD SIDING
WOODGRAIN SABLE

STUCCO
101 SUPER WHITE



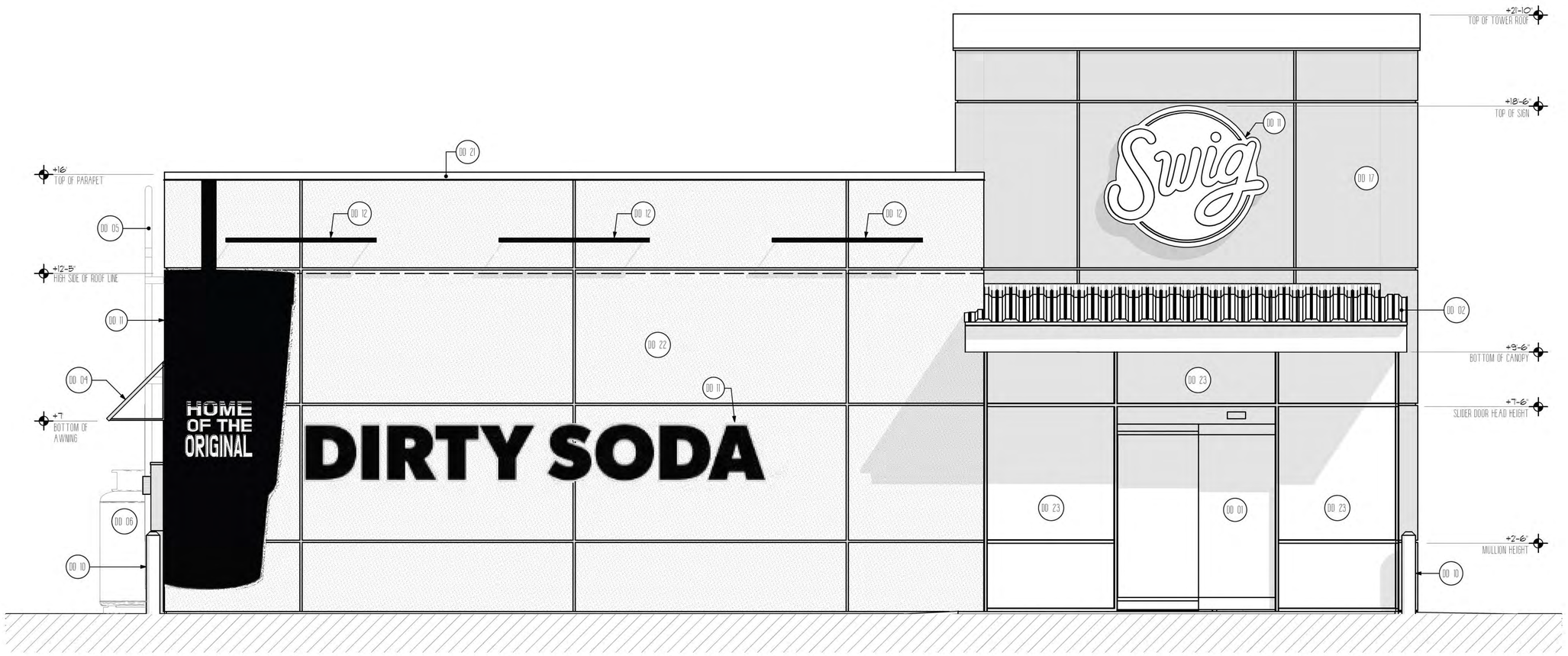
METAL
ONYX MATTE BLACK

METAL
CARDINAL RED

KEY NOTES

DD DESIGN DEVELOPMENT NOTES

DD-01 DRIVE-THRU SLIDING DOOR
DD-02 DRIVE-THRU CANOPY / OVERHANG.
COLOR: BLACK
DD-04 BACK DOOR AWNING
DD-05 ROOF LADDER
DD-06 BULK CO2 TANK
DD-10 BOLLARD
DD-11 SIGNS SHOWN FOR REFERENCE ONLY
DD-12 LINEAR WALL WASH LIGHT
DD-17 ENGINEERED METAL WALL VENEER W/ CONCEALED CLIP SYSTEM. SECONDARY MATERIAL LESS THAN 40% OF BULDING 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



1 DRIVE-THRU
SCALE: 1/2" 1'-0"

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NO	TITLE	DATE
1	DESIGN DEVELOPMENT ADAPTIVE FB 1850 SF	02/10/26
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SAVORY SWIG, LLC
SWGA002

SWIG DRINKS DRUID HILLS
2960 N. DRUID HILLS ROAD
ATLANTA, GA 30329

#260209SW

SHEET:
DD1.03

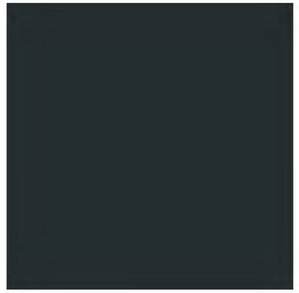
DESIGN DEVELOPMENT
DRIVE THRU ELEVATION

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-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 IRRIGATION 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 INTREST AND AMBIENT VISBILITY.

DD-17 ENGINEERED METAL WALL VENEER W/ CONCEALED CLIP SYSTEM. SECONDARY MATERIAL LESS THAN 40% OF BUILDING TOTAL.
COLOR: MATTE BLACK

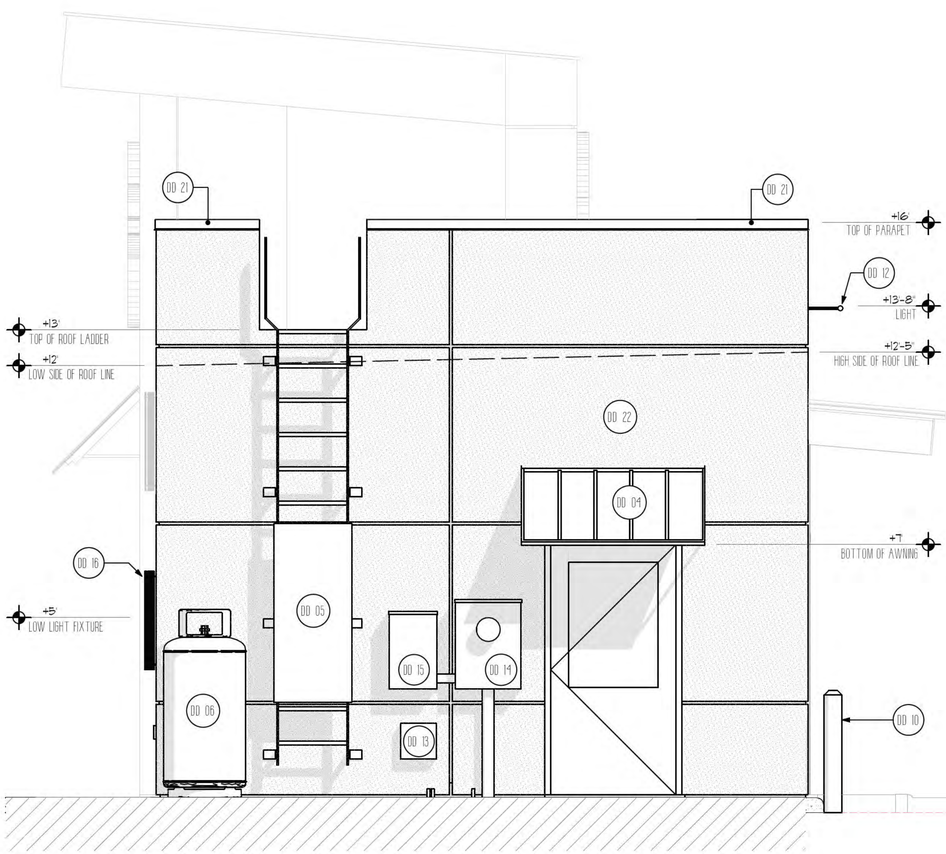
DD-18 PANELIZED BRICK VENEER WALL SYSTEM W/ A MINIMUM ASTM E2486 RATING AS REQUIRED.
COLOR: 940 CITADEL

DD-19 SIMULATED ENGINEERED WOOD SIDING.
COLOR: SABLE

DD-21 METAL COPING CAP

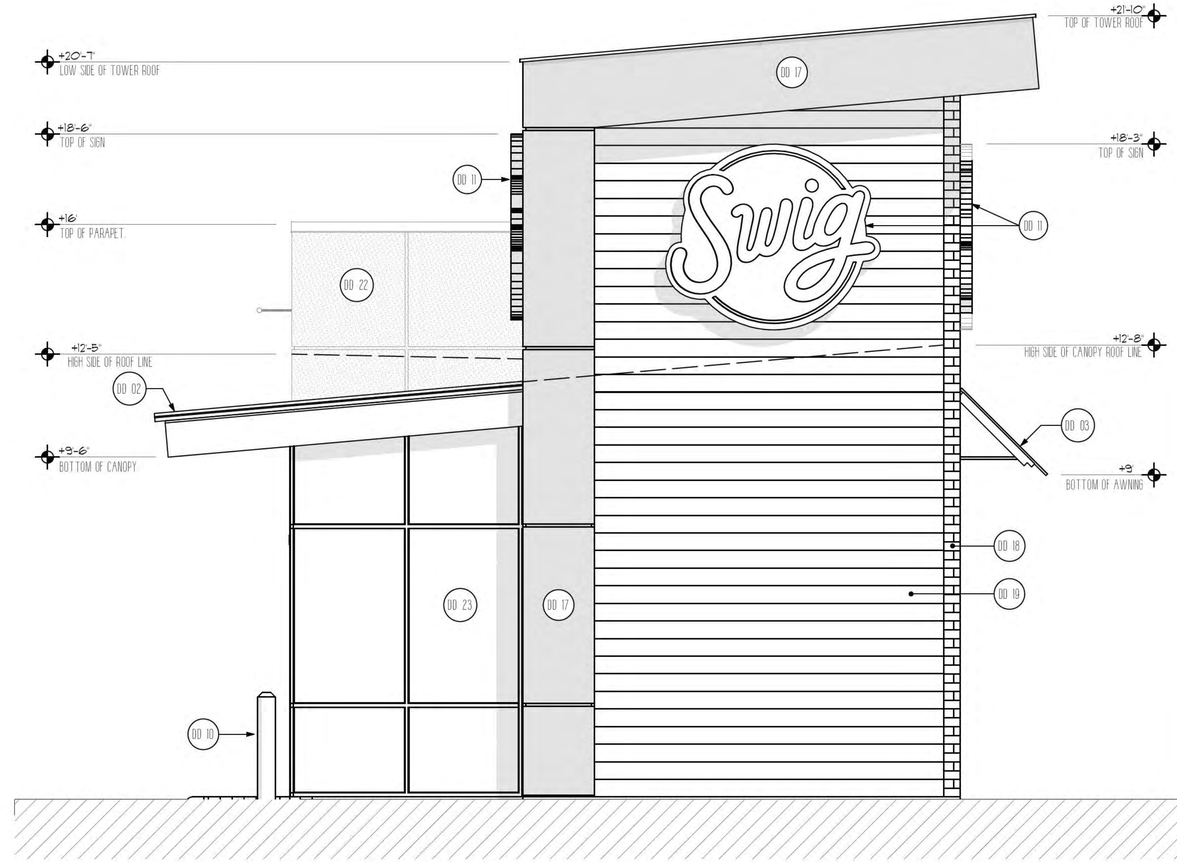
DD-22 STUCCO VENEER W/ REVEALS.
COLOR: 101 SUPER WHITE

DD-23 METAL PANELIZED WALL W/ HORIZONTAL & VERTICAL TRANSITIONS.
COLOR: RED W/ BLACK TRIM



2 BACK ELEVATION

SCALE: 1/2" 1'-0"



1 SIDE ELEVATION

SCALE: 1/2" 1'-0"

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NO	TITLE	DATE
1	DESIGN DEVELOPMENT ADAPTIVE PB 24-1859 SP	02/10/26
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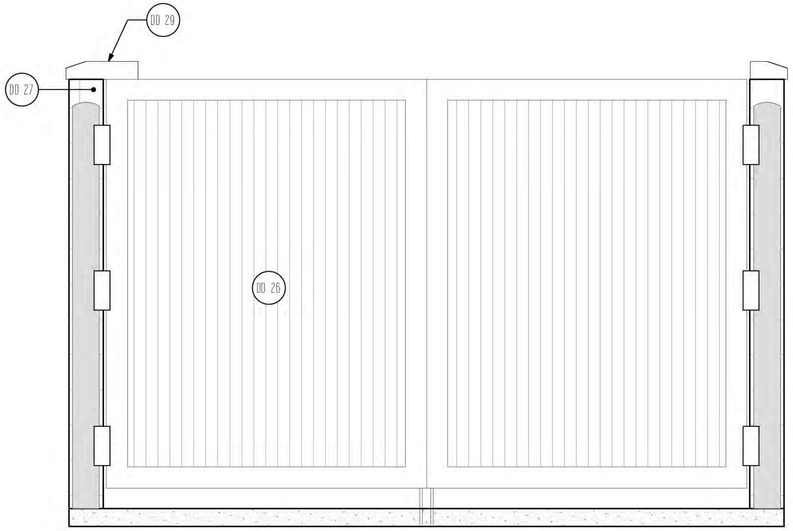
SAVORY SWIG, LLC
SWG01002

SWIG DRINKS DRUID HILLS
2960 N. DRUID HILLS ROAD
ATLANTA, GA 30329

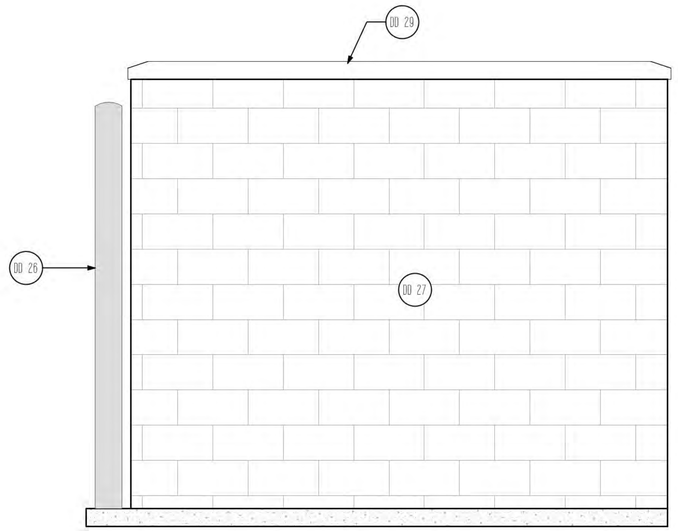
#260209SW

SHEET:
DD1.04

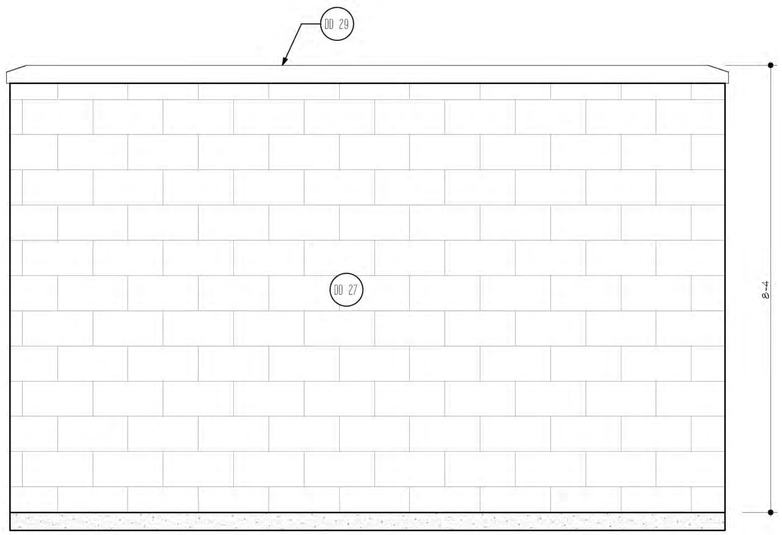
DESIGN DEVELOPMENT
SIDE /BACK ELEVATION



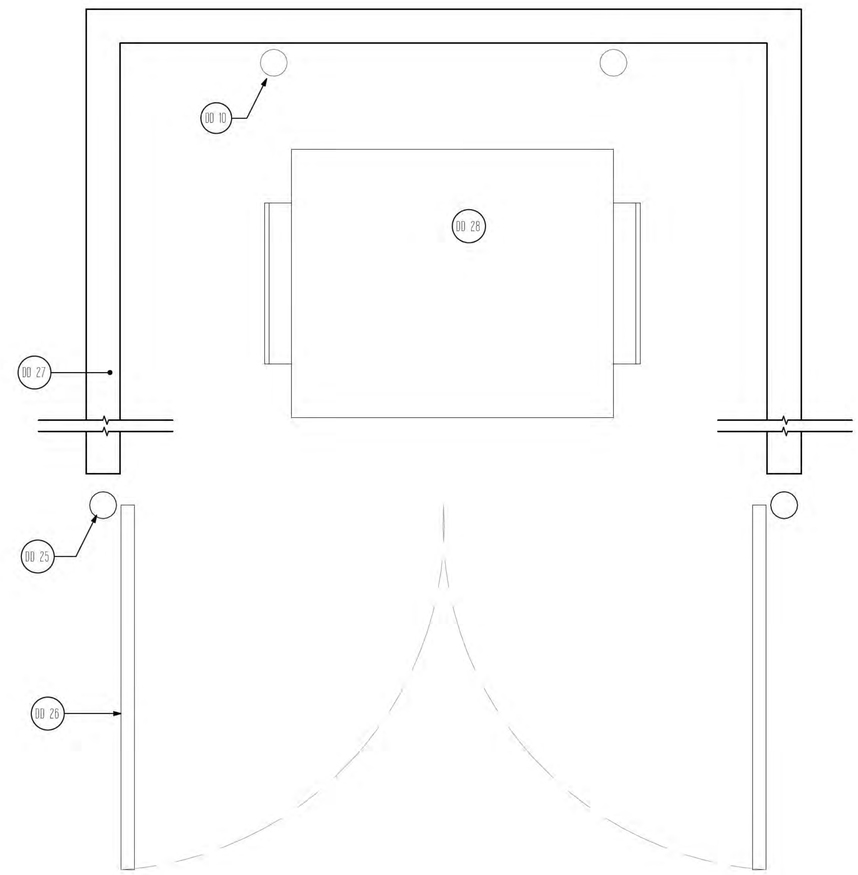
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



1 TRASH ENCLOSURE

SCALE: 3/4" 1'-0"

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 16" GALVANIZED STEEL DECKING.
COLOR: BLACK

DD-27 8X8X16" CMU TRASH ENCLOSURE WALL

DD-28 TRASH DUMPSTER

DD-29 PRECAST CONCRETE CAP

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NO	TITLE	DATE
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SAVORY SWIG, LLC
SWGA1002

SWIG DRINKS DRUID HILLS
2960 N. DRUID HILLS ROAD
ATLANTA, GA 30329

#260209SW

SHEET:
DD1.05

DESIGN DEVELOPMENT
TRASH ENCLOSURE

DeKalb County
GEORGIA

(404) 371-2155 (o)
www.dekalbcountyga.gov

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning

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

[redacted]ation Request: To remove the site-plan approved zoning condition.

[redacted] be modified: CZ-88168