

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

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[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]

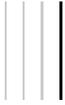
Subject: Proposed SLUP for 2960 N. Druid Hills

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](https://us06web.zoom.us/join/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.



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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
178 Sams Street
DeKalbCountyGa.gov | 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

 1/29/26

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.

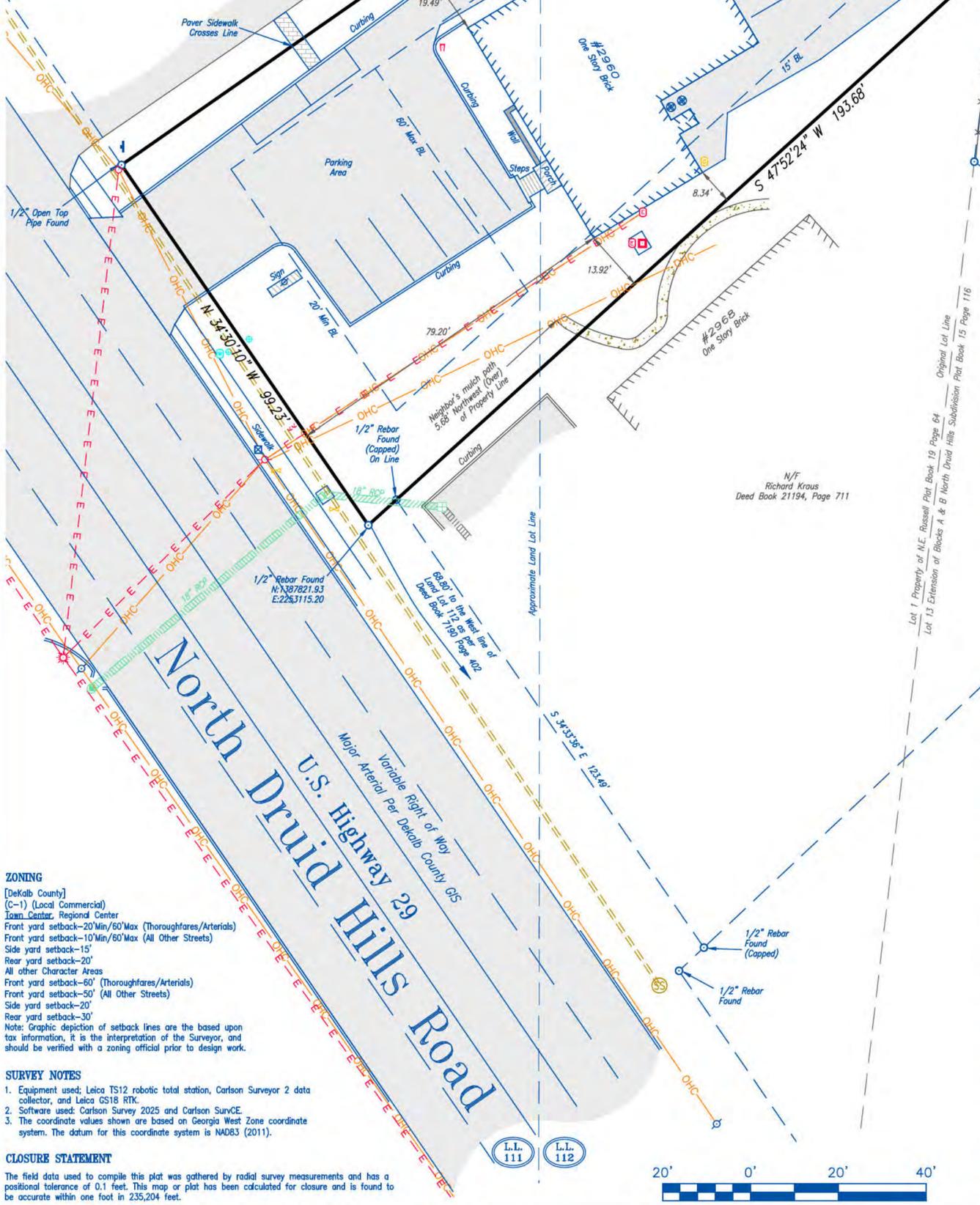
- Iron Pin Found
- Building Line
- Reinforced Concrete Pipe
- Catch Basin Lid
- Drop Inlet
- Guy Wire Anchor
- Light Pole
- Light Pole
- Electric Box
- Electric Meter
- Gas Meter
- Gas Valve
- Water Meter
- Fire Hydrant
- Control Valve
- Sanitary Sewer Manhole
- Cable Box
- Sign Post
- Utility Pole
- 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

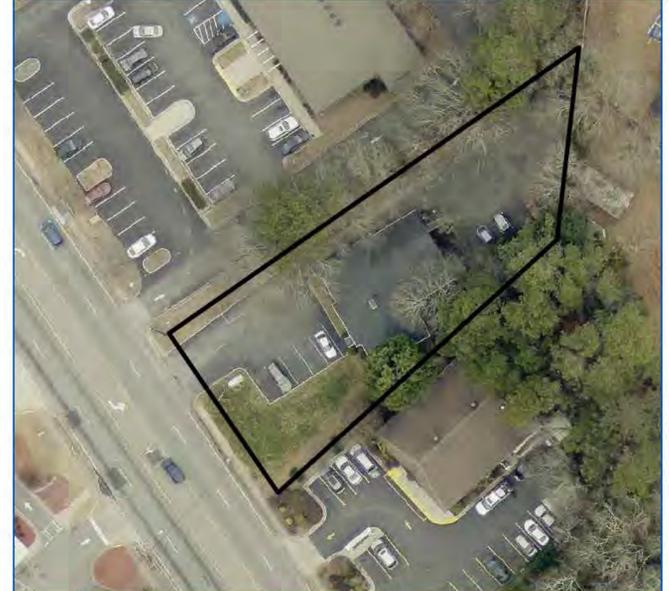
LOT 11
 Block B
 North Druid Hills Subdivision
 Plat Book 15 Page 116
 N/F
 Debra Miller-Palmore
 Trustee of the Golden Heart Trust
 Deed Book 31714, Page 316

AREA
 19,121 Sq. Ft.
 0.439 Acres

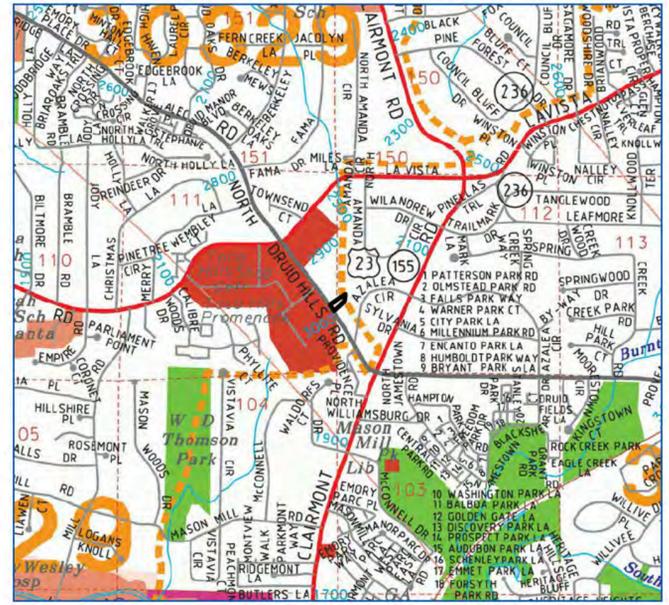
4' 35" Declination
 Grid North
 GA West Zone
 Reading Held



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

JOB NUMBER 205923:1	DRAWING NUMBER F-5250	SURVEY PLAT FOR: 2960 North Druid Hills Road NE, Atlanta Georgia 30329		DATE: 2/4/26	SCALE: 20'
		SWIG - TOCO HILLS		REVISION	BY DATE
LAND LOT: 111 & 112		18th DISTRICT	SECTION	DeKalb COUNTY, GA	
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.

EXTERIOR FINISHES



BRICK
940 CITADEL



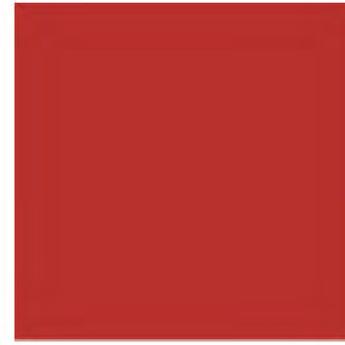
WOOD SIDING
WOODGRAIN SABLE



STUCCO
101 SUPER WHITE



METAL
ONYX MATTE BLACK



METAL
CARDINAL RED

KEY NOTES

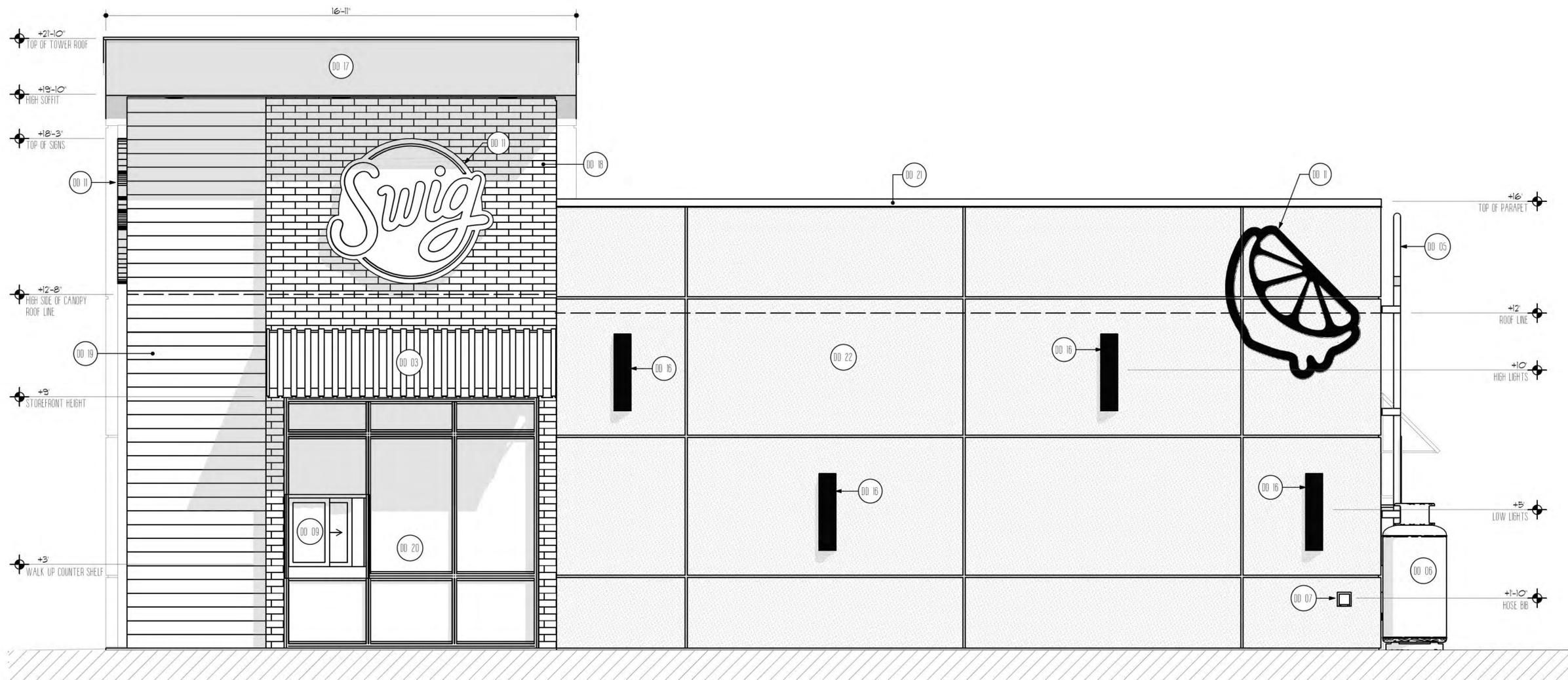
DD DESIGN DEVELOPMENT NOTES

- 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 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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whitesquare design



1 FRONT ELEVATION

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

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

NO.	TITLE	DATE
1	DESIGN DEVELOPMENT ADAPTIVE P33 48013F	02/25/26
2		
3		
4		
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6		
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8		



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

#260209SW

SHEET
DD1.02
DESIGN DEVELOPMENT
FRONT ELEVATION

EXTERIOR FINISHES



BRICK
940 CITADEL



WOOD SIDING
WOODGRAIN SABLE



STUCCO
101 SUPER WHITE



METAL
ONYX MATTE BLACK



METAL
CARDINAL RED

KEY NOTES

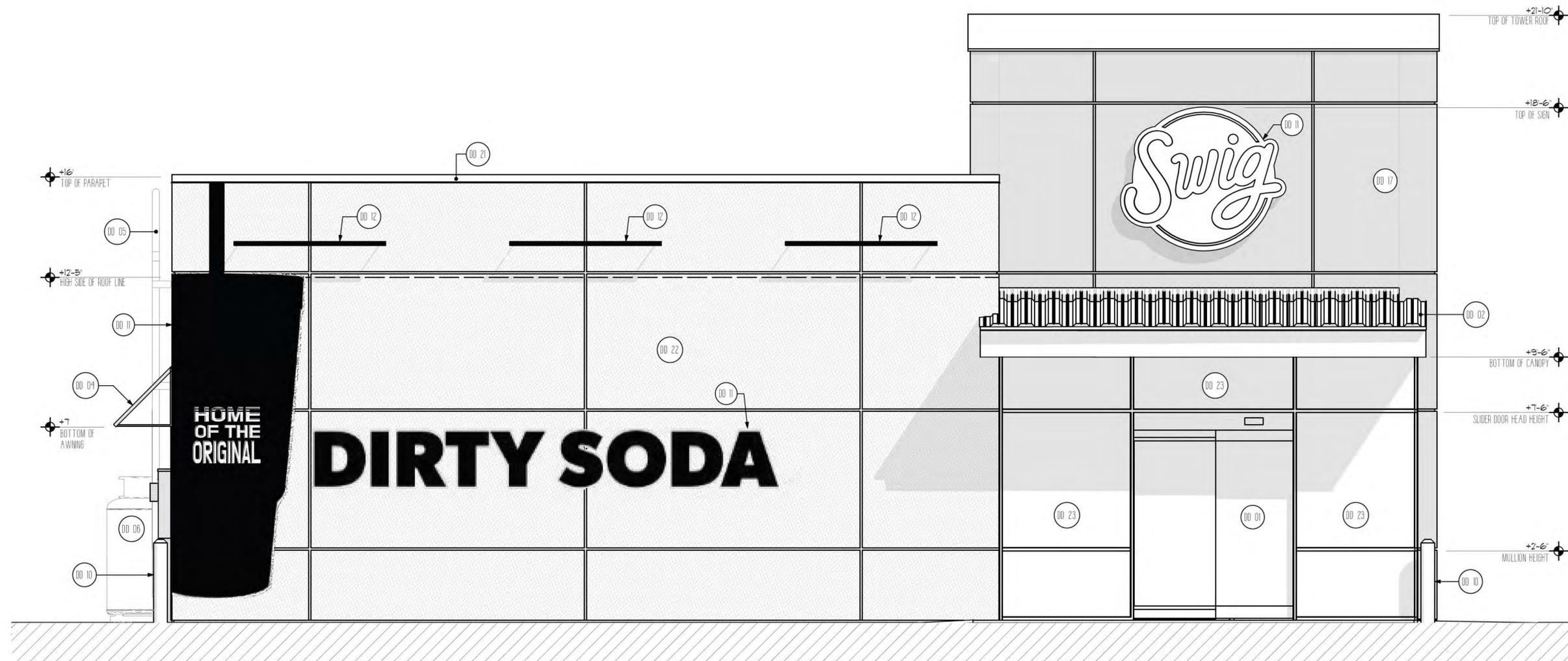
DD DESIGN DEVELOPMENT NOTES

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

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1 DRIVE-THRU

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

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

NO.	TITLE	DATE
1	DESIGN DEVELOPMENT ADAPTIVE #3	02/15/26
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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

EXTERIOR FINISHES



BRICK
940 CITADEL



WOOD SIDING
WOODGRAIN SABLE



STUCCO
101 SUPER WHITE



METAL
ONYX MATTE BLACK



METAL
CARDINAL RED

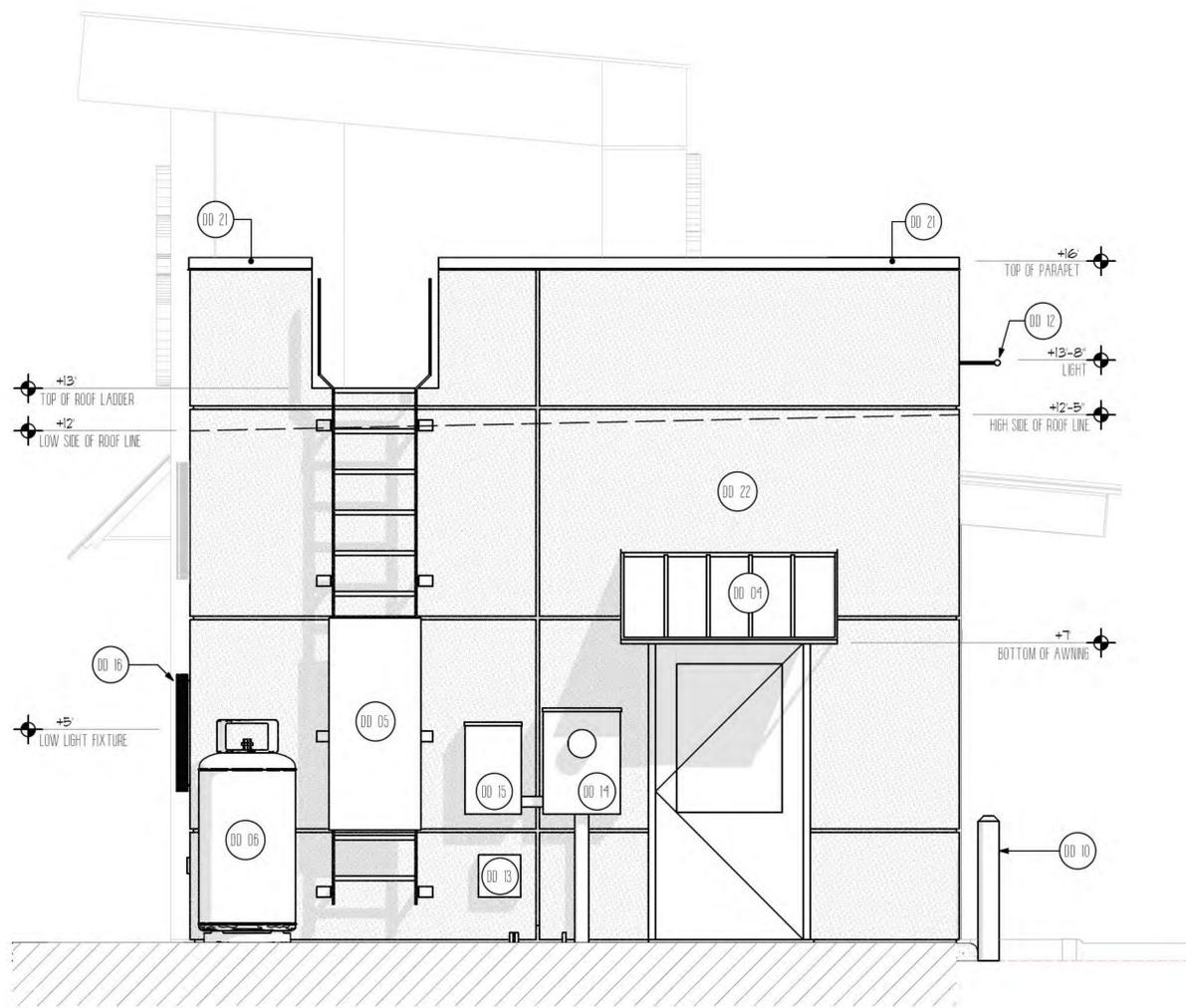
KEY NOTES

DD DESIGN DEVELOPMENT NOTES

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

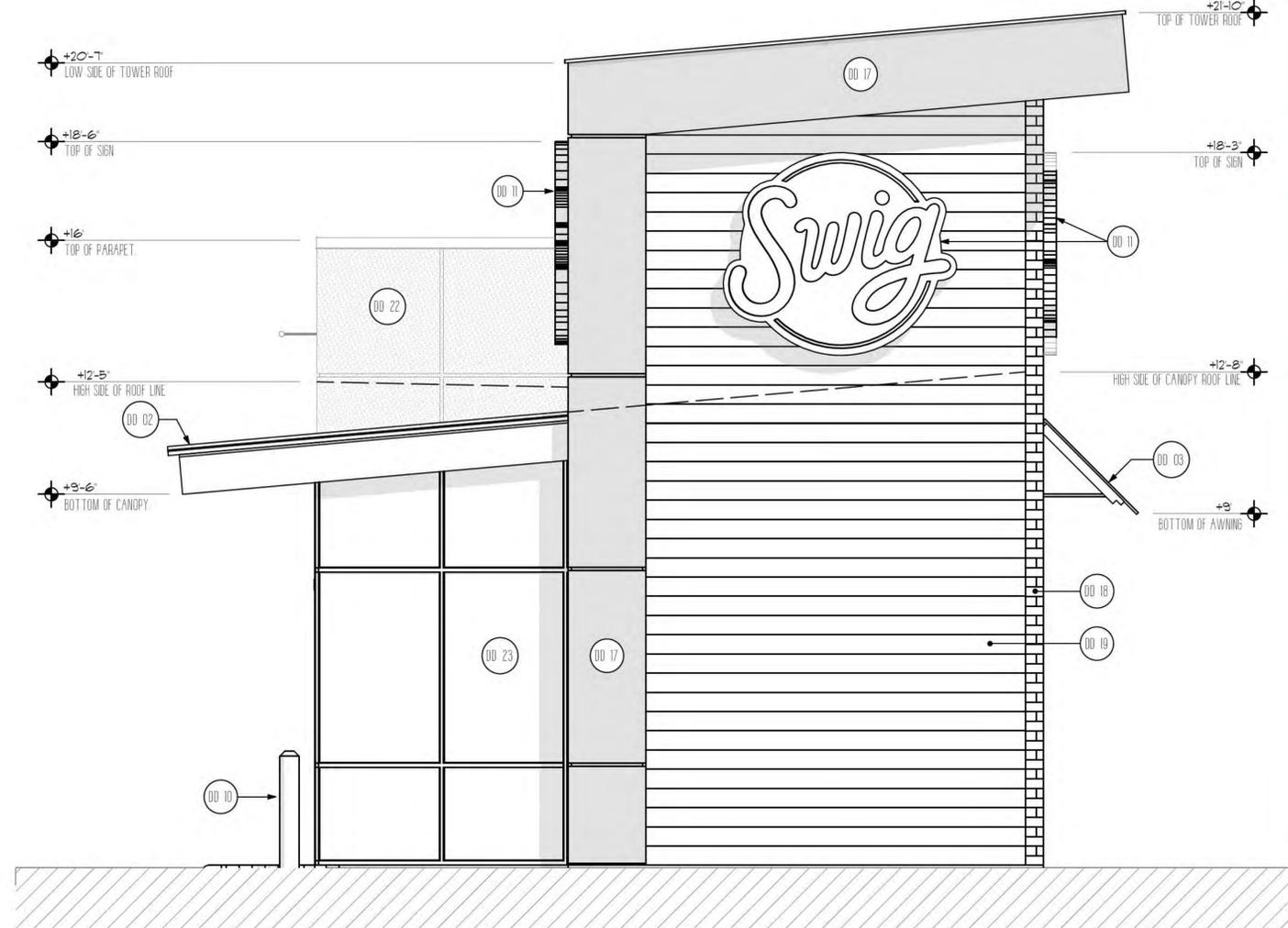
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2 BACK ELEVATION

SCALE 1/2" = 1'-0"



1 SIDE ELEVATION

SCALE 1/2" = 1'-0"

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

NO.	TITLE	DATE
1	DESIGN DEVELOPMENT ADAPTIVE REUSE	02/15/20
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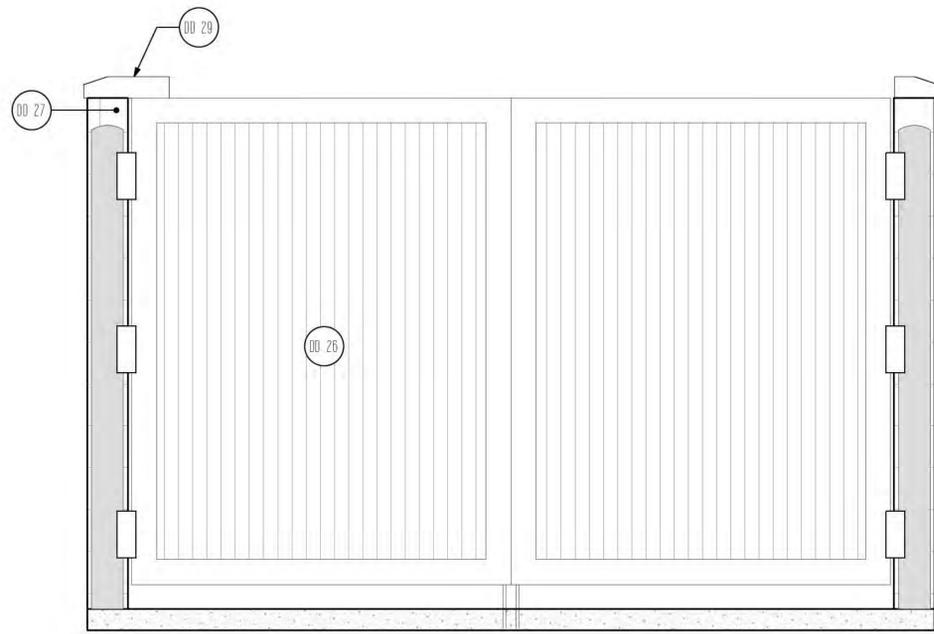
SAVORY SWIG, LLC
SWIGAD002
SWIG DRINKS DRUID HILLS
2900 N. DRUID HILLS ROAD
ATLANTA, GA 30329

#260209SW

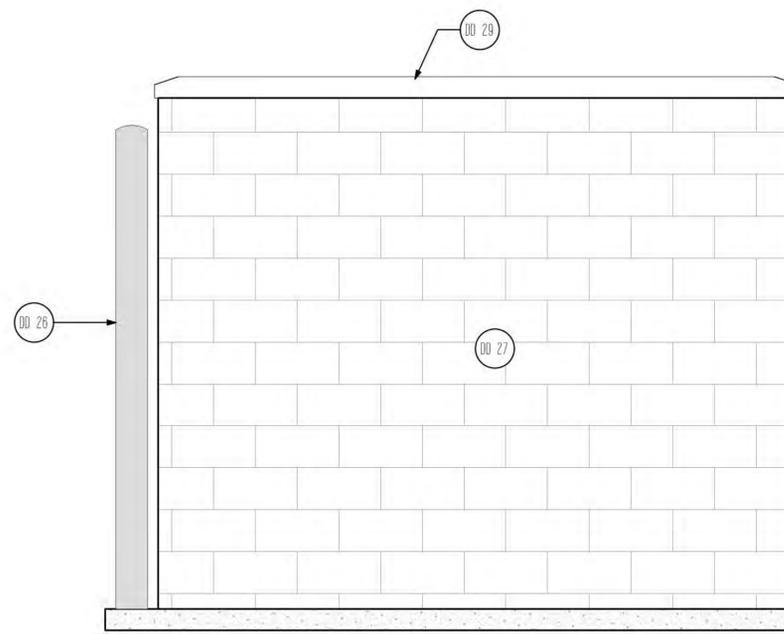
SHEET

DD1.04

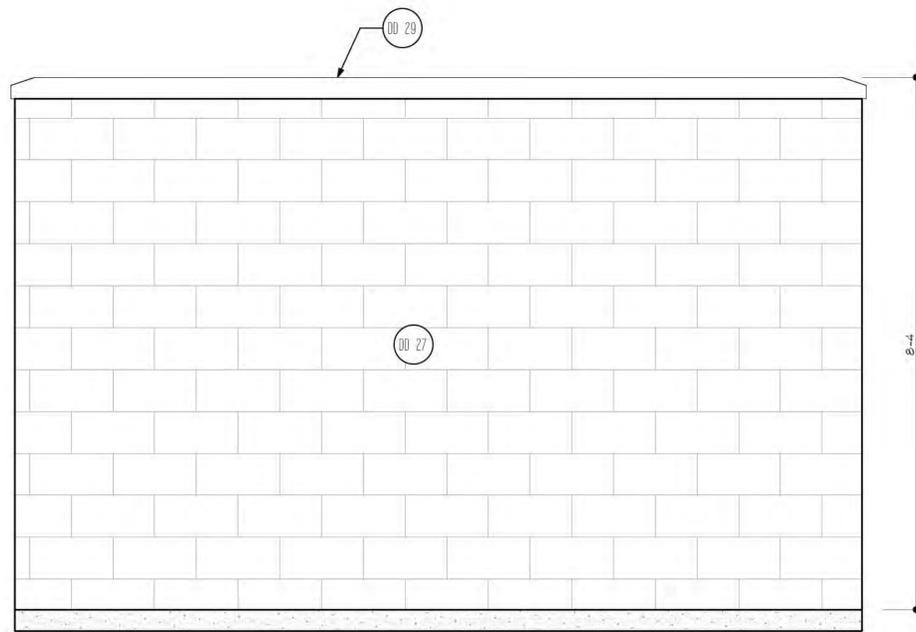
DESIGN DEVELOPMENT
SDE /BACK ELEVATION



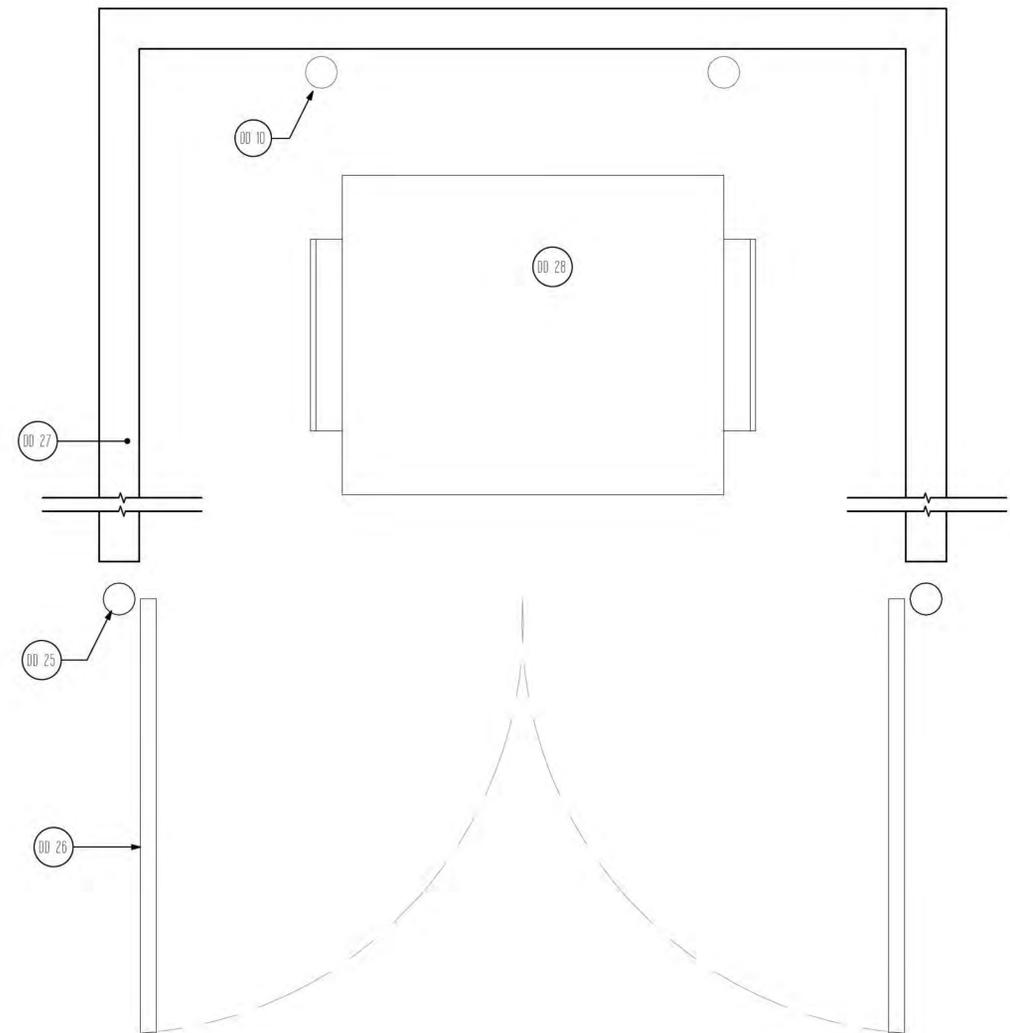
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



- KEY NOTES**
- DD DESIGN DEVELOPMENT NOTES**
- DD-10 BOLLARD
 - DD-25 TRASH ENCLOSURE GATE POST
 - DD-26 PAINTED ENCLOSURE GATE W/ WELDED HOLLOW METAL FRAME AND CORRUGATED & GALVANIZED STEEL DECKING
COLOR: BLACK
 - DD-27 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