



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

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

Planning Commission Hearing Date: July 09, 2019, 6:30 P.M.

Board of Commissioners Hearing Date: July 23, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.: SLUP-19-1243278 **Agenda #:** N.5

Location/Address: The northwest intersection of N Decatur Road and Church Street at 2626 N Decatur Road, Decatur, Georgia. **Commission District: 2 Super District: 6**

Parcel ID: 18-049-12-022

Request: To request a Special Land Use Permit (SLUP) for a bank drive thru ATM within a Town Center Character Area in a C-1 (Local Commercial) District.

Property Owners: Hole In One Ventures, LLC

Applicant/Agent: Hole In One Ventures, LLC c/o Dillard Sellers, LLC

Acreage: 0.6 Acres

Existing Land Use: Vacant Commercial Structure

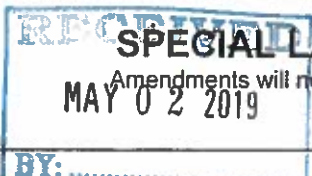
Surrounding Properties: Various Retail Uses; North Decatur Methodist Church

Adjacent & Surrounding Zoning: North & South: C-1 & C-2 (Commercial) Districts
East & West: MU-5 & MU-4 (Mixed Use High Density) Districts
Southeast: OI (Office-Institutional) District

Comprehensive Plan: Town Center (TC) Consistent X

Proposed Commercial Sq. Footage: 2,893 Sq. Feet	Existing Commercial Sq. Footage: 1,111 Sq. Feet
Proposed Lot Coverage: <80%	Existing Lot Coverage: <80%

DEPARTMENT OF PLANNING & SUSTAINABILITY



SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: _____ Application No.: 1243278

BY: _____
APPLICANT NAME: Hole-In-One Ventures, LLC c/o Dillard Sellers, LLC

Daytime Phone #: 404-665-1242 Fax #: _____

Mailing Address: 1776 Peachtree St., NW, Ste. 322S, Atlanta, GA 30309

E-mail: jsellers@dillardsellers.com

OWNER NAME: Hole In One Ventures, LLC (If
more than one owner, attach contact information for each owner)

Daytime Phone #: 205-370-0362 Fax #: _____

Mailing Address: 2050 W. County Hwy. 30A, Ste. M1-228, Santa Rosa Beach, FL 32459

E-mail: tmeyer@serdllc.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 2626 N. Decatur Rd.

Decatur, DeKalb County, GA, 30033

District(s): 18th Land Lot(s): 49 Block(s): _____ Parcel(s): 18 049 12 022

Acreage or Square Feet: 0.6 Commission District(s): 2/6 Existing Zoning: C-1

Proposed Special Land Use (SLUP): Drive thru ATM in activity center

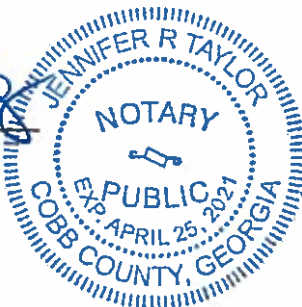
I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

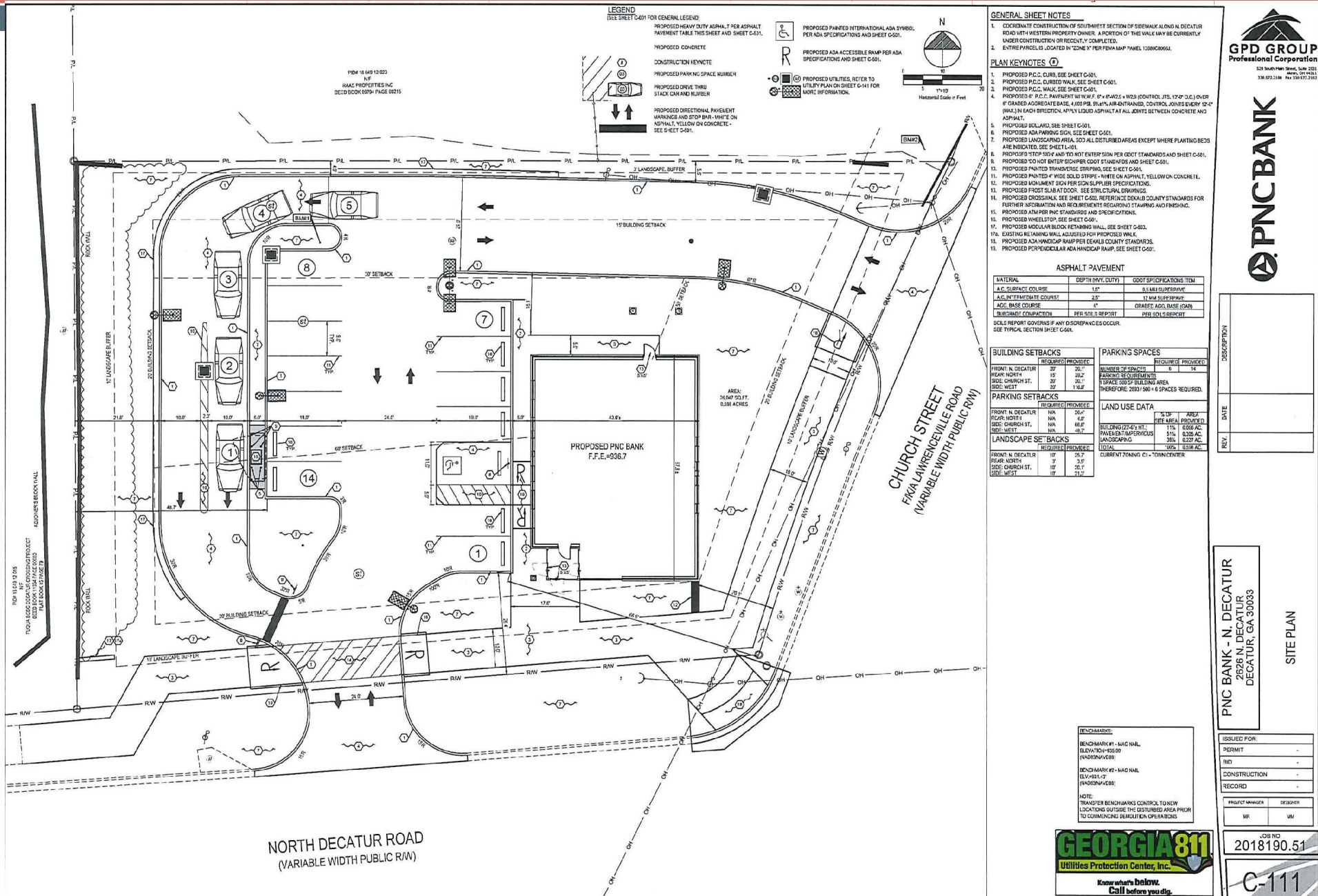
Owner: _____ Agent: X Signature of Applicant: [Signature]
(Check One)

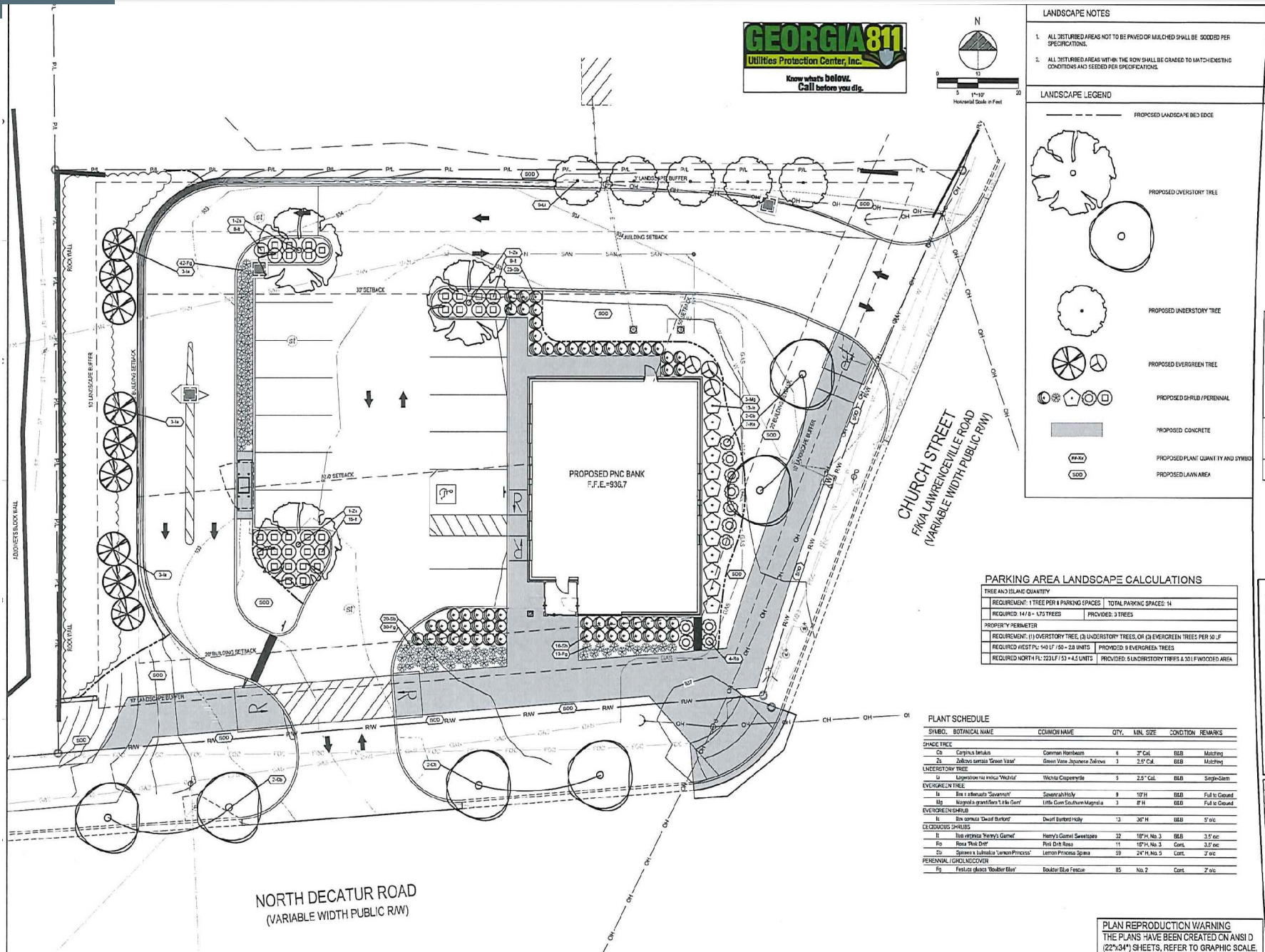
Printed Name of Applicant: Julie Sellers

Notary Signature and Seal:

[Signature]







REV.	DATE	DESCRIPTION

PNC BANK - N. DECATUR
2926 N. DECATUR
DECATUR, GA 30033

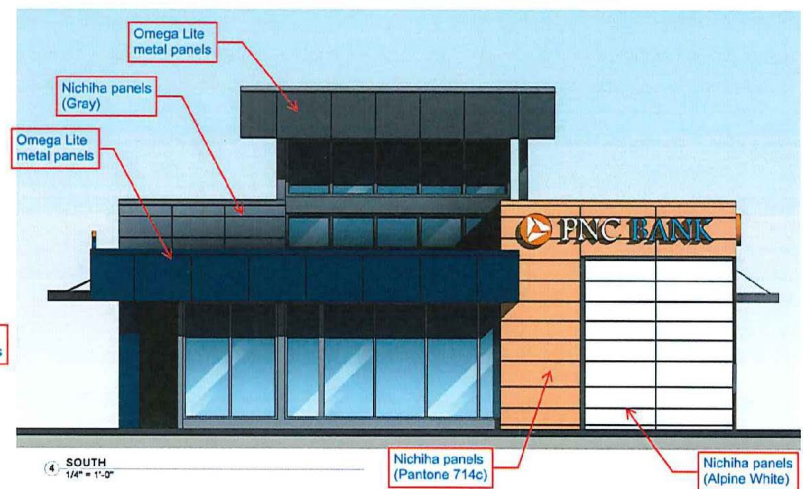
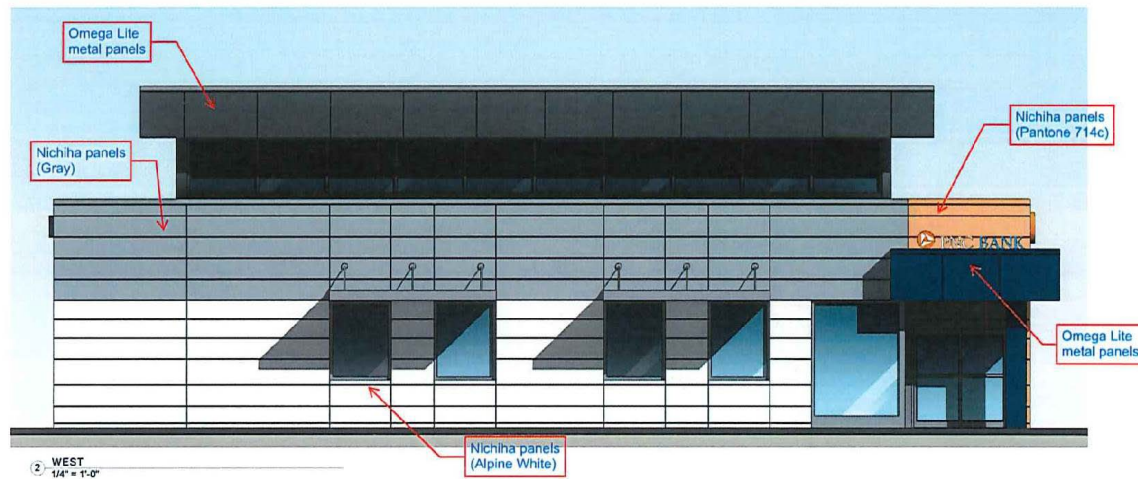
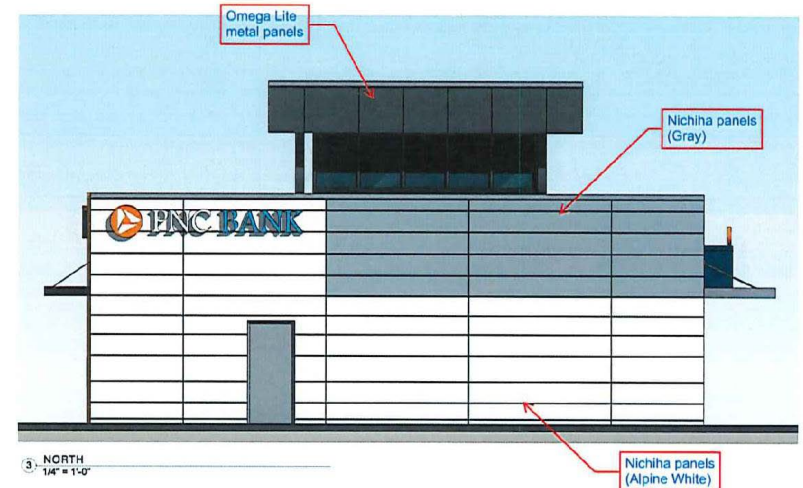
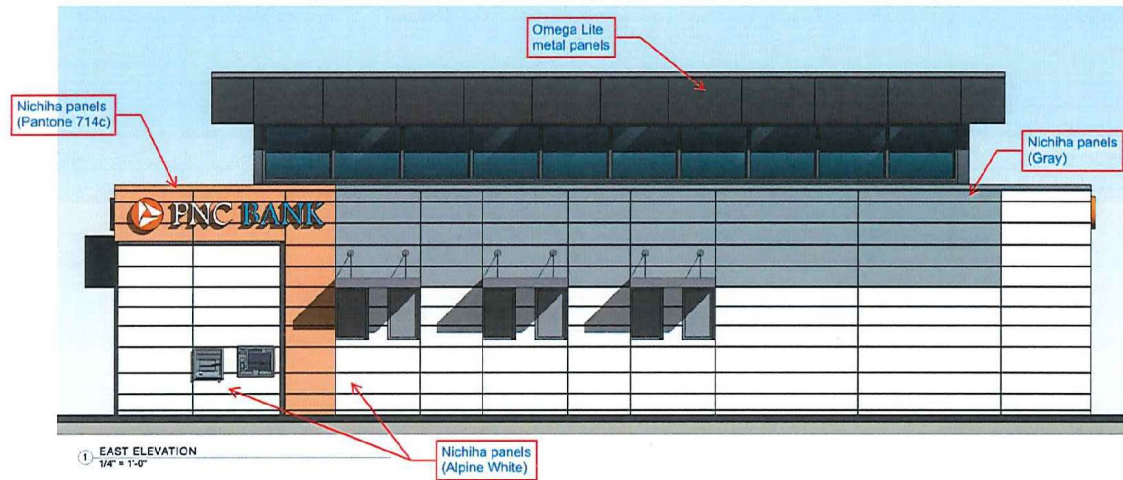
LANDSCAPE PLAN

ISSUED FOR:	
PERMIT:	
BID:	
CONSTRUCTION:	
RECORD:	
PROJECT MANAGER:	

JOB NO.
2018190.51

L-101

PLAN REPRODUCTION WARNING
THE PLANS HAVE BEEN CREATED ON ANSI D
(22"x34") SHEETS, REFER TO GRAPHIC SCALE.



PNC BANK
Decatur, GA

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