

## **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 Commission District: 2 Super District: 6

Decatur Road and Church Street at 2626 N Decatur Road, Decatur,

Georgia.

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** 

North & South: C-1 & C-2 (Commercial) Districts

Zoning:

East & West: MU-5 & MU-4 (Mixed Use High Density) Districts

Southeast: OI (Office-Institutional) District

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

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

Prepared 6/4/2019 by: KFHILL Page 1 SLUP-19-1243278

PC: 07/09/2019



## **DEPARTMENT OF PLANNING & SUSTAINABILITY**

Date Received:  Application No.: 1243278  Application No.: 40 Dillard Sallers 11 C
Date Received: Application No.: 14734 /8
APPLICANT NAME: Hole-In-One-Ventures, LLC c/o Dillard Sellers, LLC
Daytime Phone #:
Mailing Address: 1776 Peachtree St., NW, Ste. 322S, Atlanta, GA 30309
E-mail:jsellers@dillardsellers.com
OWNER NAME: Hole In One Ventures, LLC (I
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):9 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: (Check One)
Printed Name of Applicant: Julie Sellers
Notary Signature and Seal:
Jenny R. Tog NOTARY DIMINING TO PUBLICS THE MINING THE PUBLICS THE PUBLICS THE PUBLICS THE PUBLICS THE PUBLIC TO T
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# **Site Survey**

### DATA

ZONED: C1-LOCAL COMMERCIAL SETBACK REQUIREMENTS:

## SOURCE OF DATA

COUNTY OF DEXALS PLANNING DEPARTMENT 330 W. PONCE DE LEON AVE DECATUR, GA 30030 (404) 371-2155

## ARRA

## PARKING TABLE COMPACT

### PARKING PROTURBMENTS

ONE (1) SPACE FOR EACH 75 SOUFT, OF FLOOR AREA

## TAX ASSESSOR PARCEL NO.

### ACCESS NOTE

ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT-DF-WAY OF NORTH DECATUR ROAD AND CHURCH STREET

### ENCROACHMENTS/PROJECTIONS

- A SUBJECT PROPERTY'S CONC. CURB PROJECTS INTO THE R/M OF M. DECATUR ROAD 1.9' AT THE CREATEST POINT
- SUBJECT PROPERTY'S SIGN PROJECTS INTO THE R/W OF N. DECATUR ROAD 0.5' AT THE GREATEST
- (C) ADJOINER'S WOOD FENCE ENCROACHES ONTO SUBJECT PROPERTY 0.4" AT THE CREATEST POINT
- (D) ADJOINER'S SICH ENCROACHES ONTO SUBJECT PROPERTY 1.3' AT THE CREATEST POINT
- (E) ADJONER'S CONCRETE WALL ENCROACHES ONTO SUBJECT PROPERTY 12.0" AT THE CREATEST POINT
- (C) ADJOINER'S ASPHALT PAYING ENCROACHES ONTO SUBJECT PROPERTY 2.7" AT THE CREATEST POINT
- G SUBJECT PROPERTY'S CONC. CURB PROJECTS INTO THE R/W OF LAWRENCEVILLE ROAD 1.3" AT THE GREATEST POINT
- (H) SUBJECT PROPERTY'S BUILDING PROJECTS INTO THE 60' SETBACK LINE 5.7 AT THE GREATEST POINT
- SUBJECT PROPERTY'S SANITARY SEMER SERVICE CROSSES ADJOINING PROPERTY WITHOUT THE BENEFIT OF A KNOWN EASEMENT

### BASIS OF BRARINGS

THE BEARING NORTH 00'25'20" WEST ON THE WESTERN PROPERTY LINE OF THE SUBJECT PROPERTY PER REF. PLAT NO. 1 NOTED HEREON, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

## FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, DEXALB COUNTY, RETRICA, WITH AN EFFECTIVE DATE OF MAY 16, 2011, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZORE "7" PER COMMUNITY MAY NO. 1030E00664

ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE ZX ANNUAL CHANCE PLOCOPLAIN NO PORTION OF THE PROPERTY LIES WITHIN ANY FLOOD PLAIN

- 1. PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR CHURCH'S CHICKEN STAGE II PROJECT", PREPARED BY HARVEL & ASSOCIATES INC., DATED NOV. 29, 2004.
- 2. FLAT ENTITLED "PROPERTY OF CHARLES HUDSON", DATED APRIL 12, 1994 AND PREPARED BY JAMES H. CARDER
- 3. PLAT ENTITLED "ALTA/ACSH LAND TITLE SURVEY PREPARED FOR COLE REAL ESTATE INVESTMENTS", DATED 8-12-00, LAST REMSED 9-18-08 AND PREPARED 8Y SITE DESICH, INC.

### GENERAL NOTES

- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

- 3) THERE IS NO DESCRIVABILE EMDENCE OF RECENT STREET OR SIDEMALK CONSTRUCTION OR REPARS. 4) THERE IS NO OBSERVABLE EMDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDIFLE OR CONCIENT.

RASEMENTS NUMBERS CORRESPOND TO SCHEDULE B SECTION & EXCEPTION HEAST STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO: 18000332873

- D EASEMENT FROM CHURCH'S FRED CHICKEN, INC. TO GEORGIA POWER COMPANY, DATED HAY IN 1977, FLED MOTWISER Z, 1977 AND RECORDED IN GEED BOOK 3717, PAGE 497, RECORDS OF INE SUPPRIOR COURT OF GENAUS COUNTY, DEORGIA. BLANKET, IN MATURE AND NOT PLOTTABLE.
- ① THUS AND CONCINUES AS SET FORTH IN THE SETTING MARTER LAND AND BREISNO LISCS AS DIVERSOR BY PARRISHMEN OF ESSET BY NO BETTLEFT TO SON LISC. A DELANGE UNITED HEBSTLY COMPANY ("LANGEOD") AND CARRING THE OWN LISC. A DELANGE COMPANY, A CHARACT COMPANY, A CHA
- (2) THUS AND CONCINENT AS SET FORM IN THAT CENTAR AND SEC AND RESTAUD MESTER JUNE AND RESIDENCE LESS FORMED BY FORMACH IS LOSS OF THE DEPOSIT FES CHIN LLC, A DELAWASE LINETO LINETUT COMPANY (LANCOSOT) AND CALIN OPERATION. COMPANY. A COLLAMASE COMPRISION (CHANT), DATO AS OF EXCENSES 1, 2009, FILED DECEMBER 23, 2009 AND RECORDED IN , AFORESAND RECORDS SEAMOLT IN MALIEST.

### TITLE COMMITMENT LEGAL DESCRIPTION

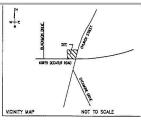
ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 49 OF THE 18TH DISTRICT OF DEXALE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

LAND LDT 49 OF THE 18TH DISTRICT OF DEXAUS COUNTY, CEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ERRONNES AT AN EINE PRE LOCATION OF THE REPORT BRIEF THE PRESENTING OF MORTH DECAUTE ROLD AND EXAME PROFILE ROLD SAID POINT BRIEF. THE PRESENT OF REGIONARY. THERE IN IN SENSOr'S HANDO THE ARCHITECTURE ROLD THE ROLD THE ROLD THE ARCHITECTURE ROLD THE ARCHITECTURE ROLD THE ROLD THE ROLD THE ROLD THE ARCHITECTURE ROLD THE ROLD THE

CONTAINING 27383.24 SQ.FT. OR 0.83 ACRES WORE OR LESS.

THIS BEING THE SAME PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. 16000332873 BEARING AN EFFECTIVE DATE OF JUNE 02, 2017



### SURVEYOR'S CERTIFICATE

TO: TRITON REALTY CROUP LLC; CAJUN REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND STEWART TITLE CUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 WHIMIUM STANDARD DETAL REQUIREMENTS FOR ALTA\_NERS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADDRIED BY ALTA AND NEPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 8(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 19, 17, AND 18 OF TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON DCTOBER 04, 2017

DATE OF PLAT OR MAP: OCTOBER 23, 2017

BY: T. A. SHERARD, P.F. P.I.S.

TA Alamana GA. REG. NO 002832 STATE OF GEORGIA

TOPO NOTES: 1, DLEVATIONS ARC BASED ON USES MONUMENT BY 644-205 2, CONTOURS ARC SHOWN AT 1" INTERVALS \*\*\*CAUTION\*\*\*



Know what's below. Call before you dig.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE



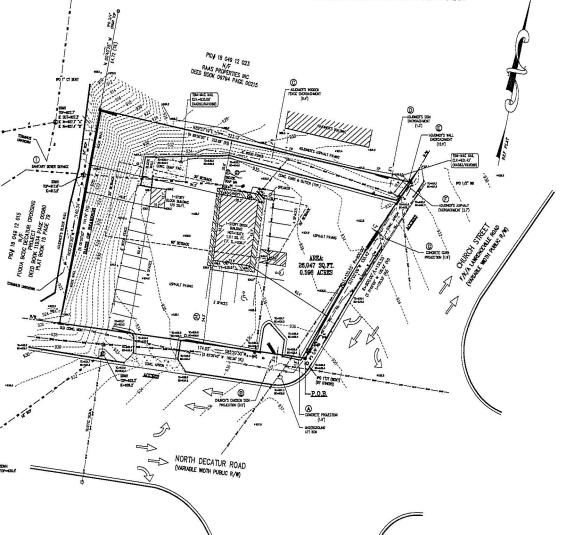
"ALTA / NSPS LAND TITLE SURVEY"

TRITON REALTY GROUP, INC.

2626 N. DECATUR ROAD DeKALB COUNTY DECATUR, GEORGIA (CHURCH'S CHICKEN)

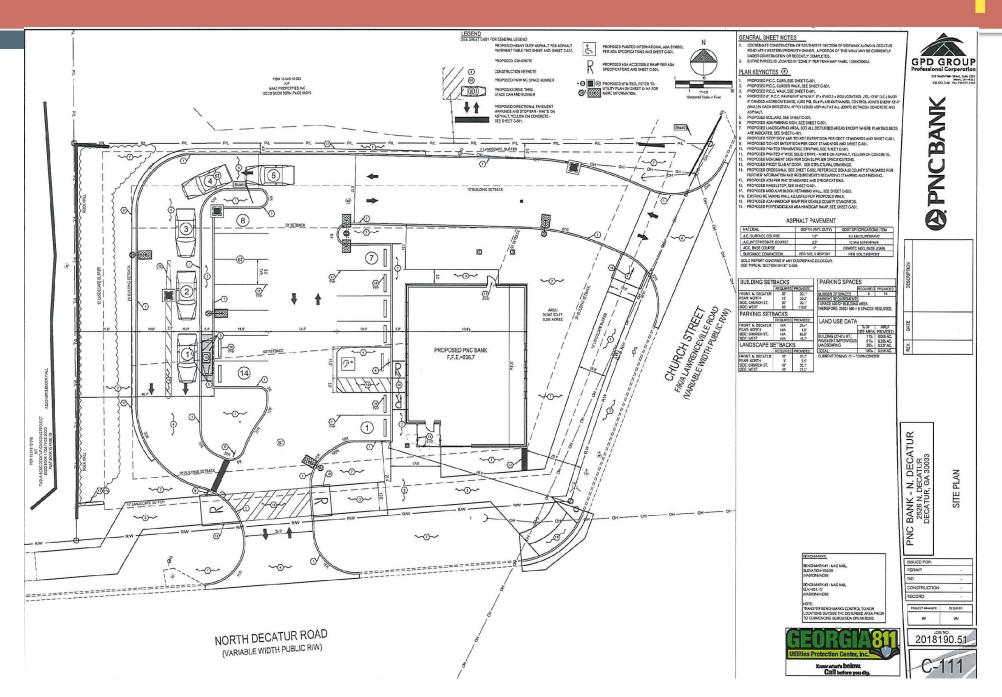
JAM/DRA SITE DESIGN, INC.

800 EAST WASHINGTON STREET, BUITE B. GREENVILLE, GC. 2660 PH; (894)271-0400 FAX; (864)271-0402

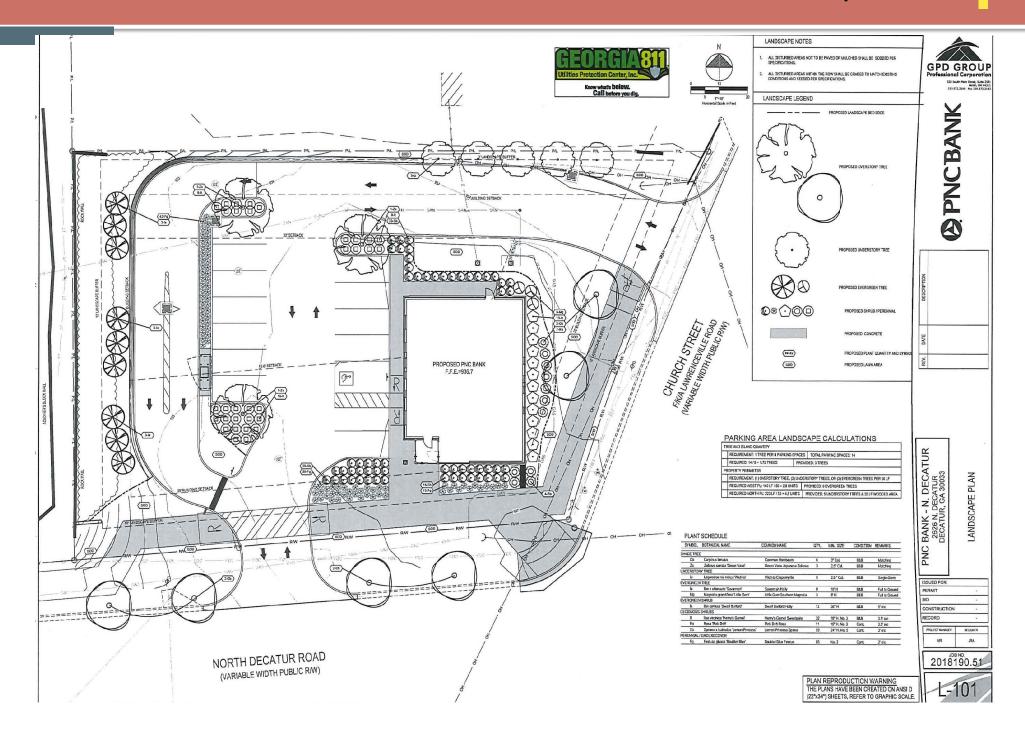


## N.5 SLUP-19-1243278

## Site Plan

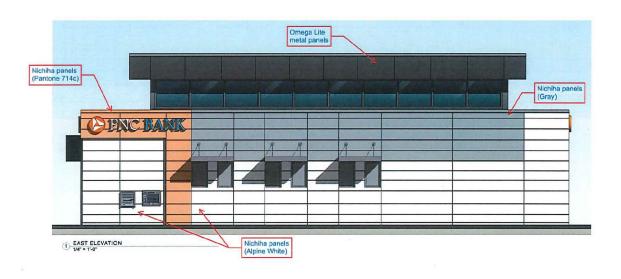


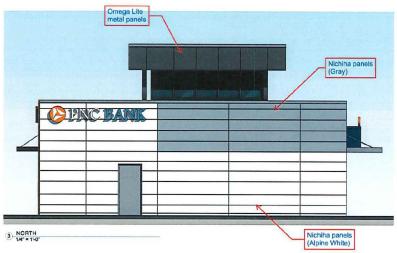
# Landscape Plan

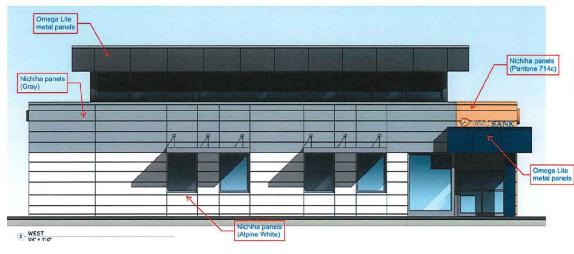


# N.5 SLUP-19-1243278

# **Building Elevations**











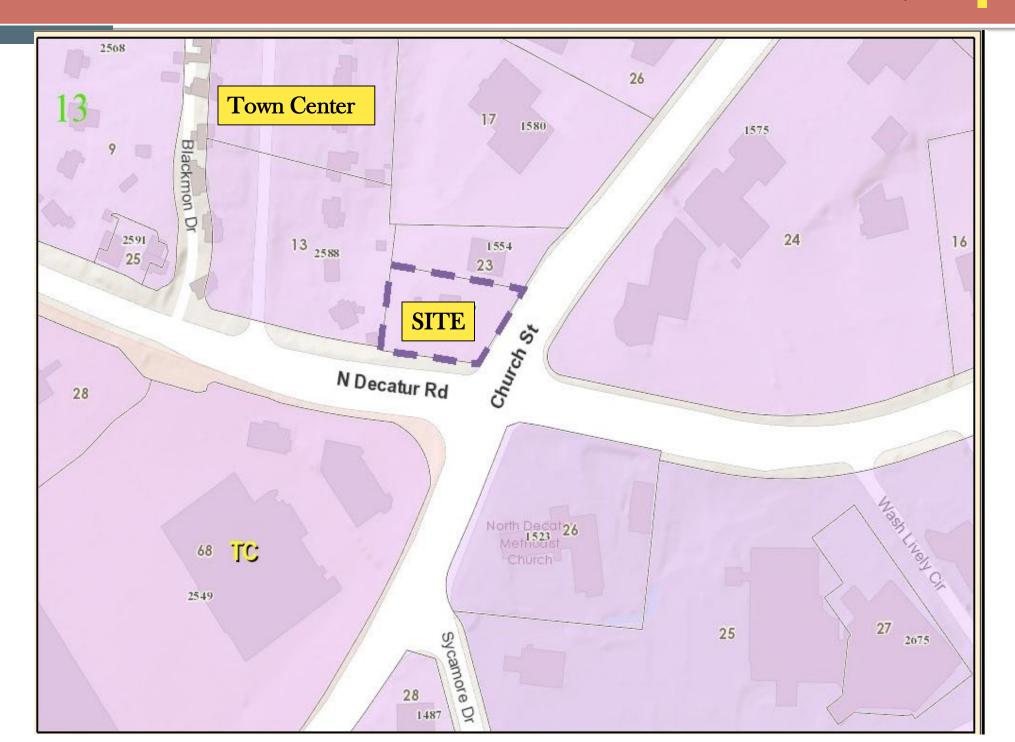
PNC BANK Decatur, GA



# **Zoning Map**



# **Land Use Map**



# N.5 SLUP-19-1243278 Aerial

