



DeKalb County Department of Planning & Sustainability

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Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

Michael Thurmond
Chief Executive Officer

**Planning Commission Hearing Date: May 5, 2020, 6:30 P.M
Board of Commissioners Hearing Date: May 26, 2020, 6:30 P.M.**

STAFF ANALYSIS

Case No.: SLUP-20-1243831 **Agenda #:** N.3

Location/Address: 3585 Memorial Drive **Commission District:** 03 **Super District:** 07

Parcel ID: 15-217-12-003

Request: A Special Land Use Permit (SLUP) for a proposed bank with drive-through in a C-1 (Local Commercial) District.

Property Owner/Agent: Bank OZK/Melvin Edwards

Applicant/Agent: Melvin Edwards

Acreage: 1.2 Acres

Existing Land Use: Vacant demolished land with existing pad

Surrounding Properties: To the north: (Mixed-Use High Density (MU-4), south: Local Commercial (C-1), west: Local Commercial (C-1), and east: Local Commercial (C-1)

Adjacent Zoning: **North:** MU-4 **South:** C-1 **East:** C-1 **West:** C-1

Comprehensive Plan: **Town Center**



Consistent



Inconsistent

Proposed Density: N/A	Existing Density: N/A
Proposed Square Ft.: 3,909	Existing Units/Square Feet: Vacant land
Proposed Lot Coverage: 60%	Existing Lot Coverage: Vacant land

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.:

SUP-20-1243831

APPLICANT NAME:

Bank OZK

Daytime Phone #:

(501) 978-2204

Fax #:

N/A

Mailing Address:

17901 Chenal Pkwy, Little Rock, AR 72223

E-mail:

melvin.edwards@ozk.com

OWNER NAME:

Bank OZK

more than one owner, attach contact information for each owner) (if

Daytime Phone #:

(501) 978-2204

Fax #:

N/A

Mailing Address:

17901 Chenal Pkwy, Little Rock, AR 72223

E-mail:

melvin.edwards@ozk.com

SUBJECT PROPERTY ADDRESS OR LOCATION:

3585 Memorial Drive

DeKalb County, GA, 30032

District(s):

15

Land Lot(s):

217

Block(s):

Parcel(s): 15-217-12-003

Acreage or Square Feet:

1.2 acres

Commission District(s):

3

Existing Zoning: C-1

Proposed Special Land Use (SLUP):

Bank with drive-through facility

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

Owner: Agent:
(Check One)

Signature of Applicant:

Printed Name of Applicant:

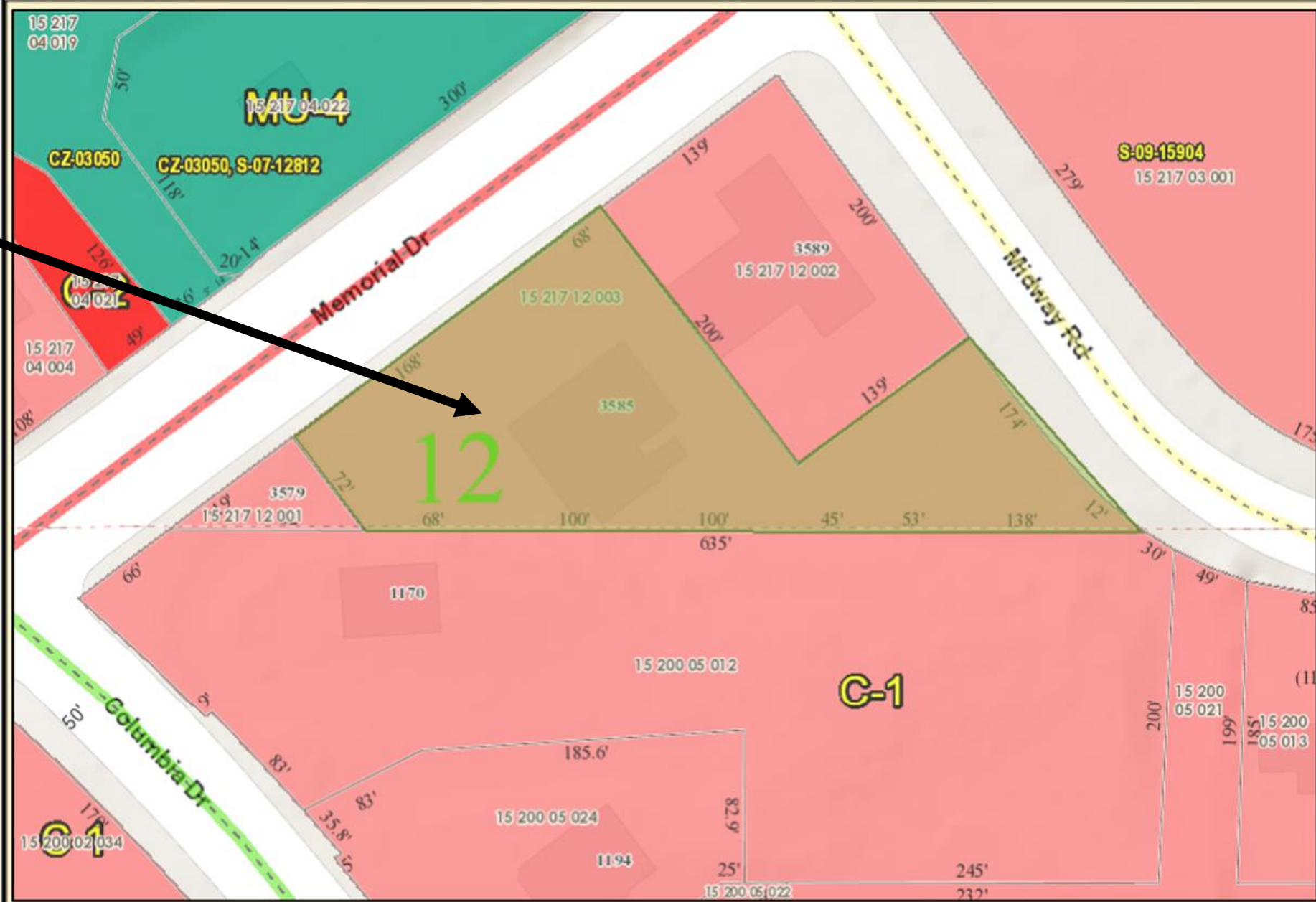
Bank OZK

Notary Signature and Seal:



Site location:
3585 Memorial Drive
Parcel: 15-217-12-003

Zoning:
C-1 (Commercial)



DeKalb County Parcel Map



Date Printed: 3/11/2020



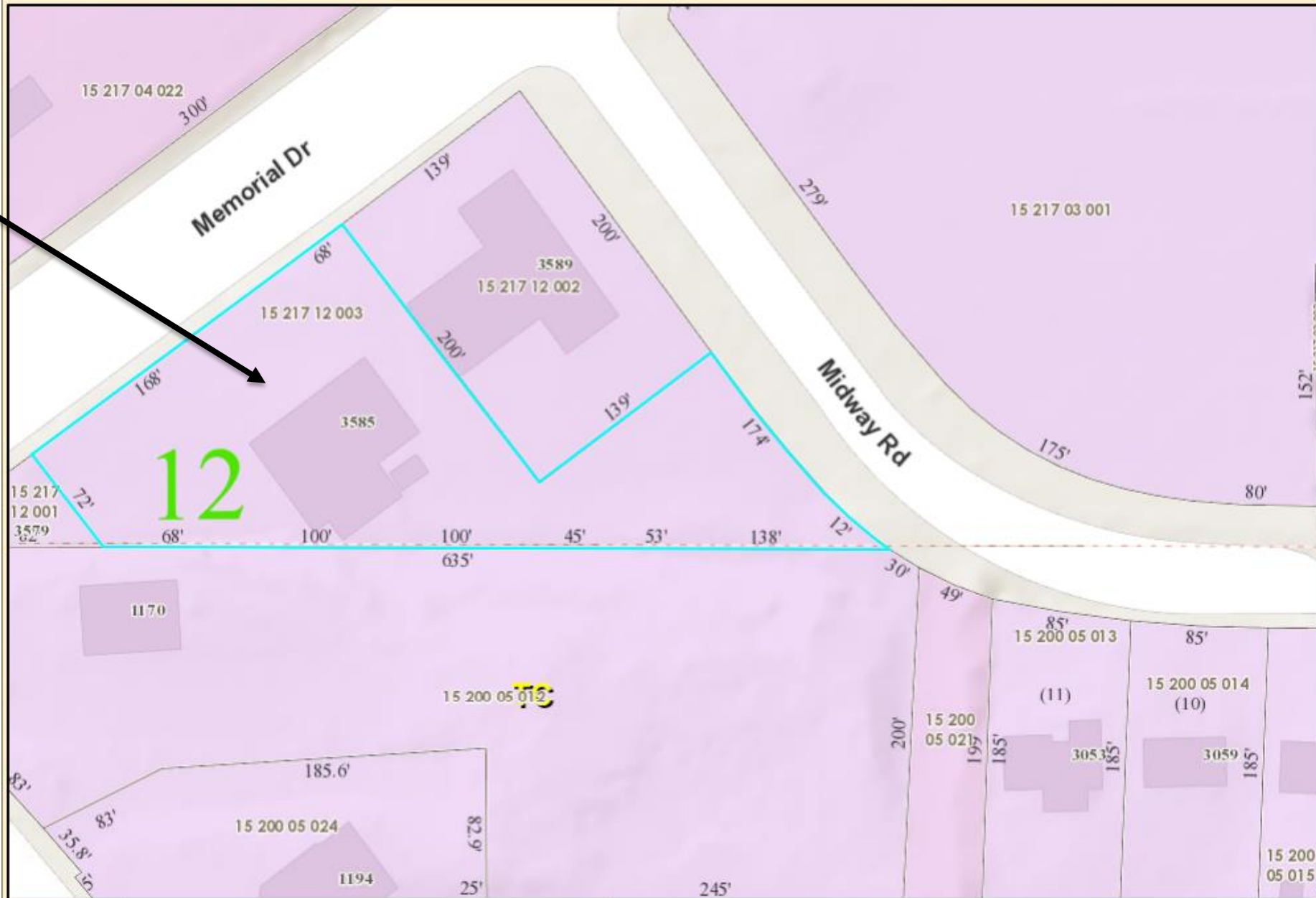
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Site location:
3585 Memorial Drive
Parcel: 15-217-12-003

Zoning:
C-1 (Commercial)



Future Land Use:
TC (Town Center)



DeKalb County Parcel Map



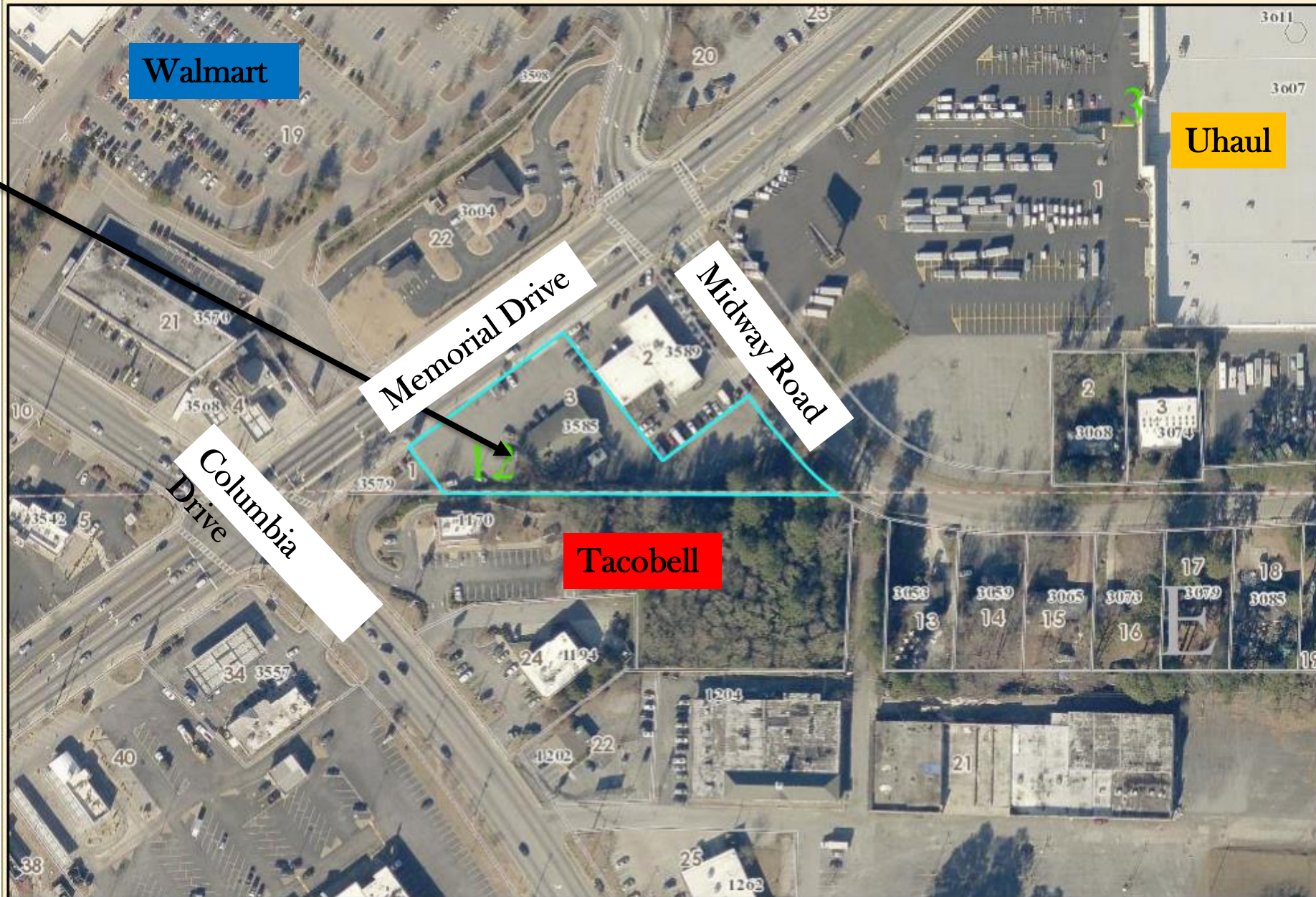
Date Printed: 3/16/2020



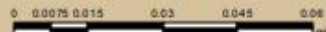
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Site location:
3585 Memorial Drive
Parcel: 15-217-12-003



DeKalb County Parcel Map



Date Printed: 3/16/2020



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Suntrust Bank:
3604 Memorial Drive
Parcel: 15-217-04-022
***Existing detach drive-through**

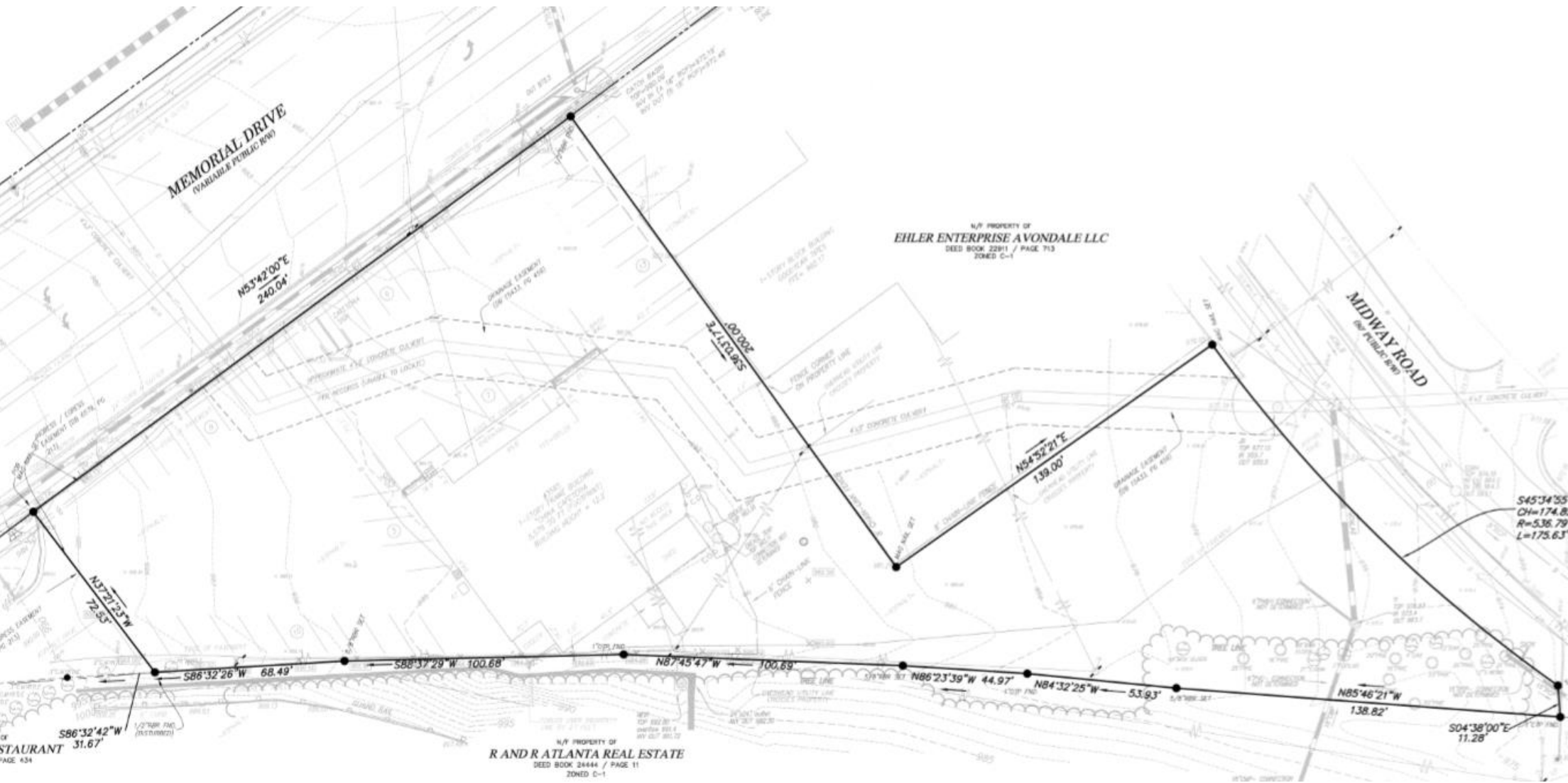
Site location:
Proposed Bank of Ozark
(with drive through)
3585 Memorial Drive
Parcel: 15-217-12-003



Suntrust Bank:
3604 Memorial Drive
Parcel: 15-217-04-022
***Existing detach drive-through**

Site location:
Proposed Bank of Ozark
(with drive through)
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Site Plan



BRICK
ACME BRICK
MODULAR, RUNNING BOND
COLOR: MARBLE GREY



STONE WATERTABLE
BISON STONE SUPPLY
SANDSTONE, BATTERED
APPROXIMATELY 8" H x 24" L
COLOR: GREY RANGE



PRECAST CONCRETE
8" x 12" ACCENT BANDS
COLOR: LIGHT GRAY



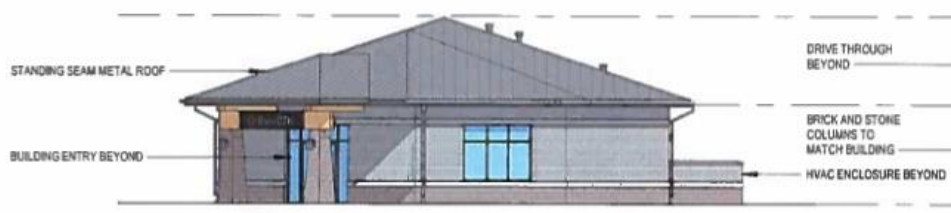
STANDING SEAM METAL ROOF
BERRIDGE MANUFACTURING CO.
COLOR: ZINC GREY



GLULAM BEAMS



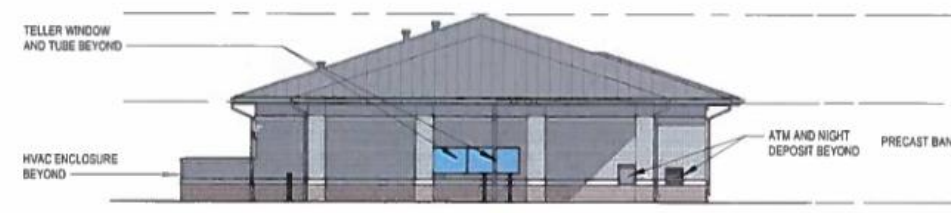
PROPOSED BUILDING ENTRY ELEVATION



PROPOSED EAST BUILDING ELEVATION



PROPOSED SOUTH BUILDING ELEVATION



PROPOSED WEST BUILDING ELEVATION



PROPOSED NORTH BUILDING ELEVATION