



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Agenda Item

**File #:** 2019-3844

7/9/2019

**File Status:** Preliminary Item

**Public Hearing:** YES  NO

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 2 & 6

**Application of Hole in One Ventures, LLC for a Special Land Use Permit (SLUP) to allow for a bank drive-through ATM within a Town Center Character Area in a C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1. Use Table and Article 4.2.23-Supplemental Regulations of the DeKalb County Code, at 2626 N. Decatur Rd.**

**PETITION NO:** N5. SLUP-19-1243278

**PROPOSED USE:**

**LOCATION:** 2626 N Decatur Road

**PARCEL NO.:** 18-049-12-22

**INFO. CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

Application of Hole in One Ventures, LLC for a Special Land Use Permit (SLUP) to allow for a bank drive thru ATM within a Town Center Character Area in a C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1. Use Table and Article 4.2.23-Supplemental Regulations of the DeKalb County Code. The property is located on the northwest intersection of N. Decatur Road and Church Street, at 2626 North Decatur Road. The property has approximately 136 feet of frontage along the west side of Church Street and 170 feet of frontage along the north side of N. Decatur Road and contains 0.6 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval

**PLANNING COMMISSION:** Pending

**PLANNING STAFF:** Approval

**STAFF ANALYSIS:** The proposed ATM drive-through lane for the banking institution is compatible with nearby commercial and non-residential uses along N. Decatur Road and Church Street. Located within a Town Center Character Area, the proposed drive-through restaurant is consistent with the 2035 Comprehensive Plan Policies: "... reduce automobile dependency and travel to obtain basic services; and organize circulation

patterns through traffic calming techniques and access management.” “Add traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walkability.” The proposed commercial development provides property upgrades to the existing site. The Department of Planning and Sustainability recommends, “Approval per Staff’s recommended conditions”.

**PLANNING COMMISSION VOTE:** Pending

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** **5-1-0 Approval with a condition** that both curb cuts have right-in/right-out access with a physical barrier.

### **SLUP-19-1243278 Recommended Conditions**

1. An ATM drive-through facility associated with a banking institution based on revised site plan and elevations submitted to the Planning & Sustainability Department on June 26, 2019. Site plan is conceptual and is subject to compliance to C-1 (Local Commercial) development standards unless variances are obtained from appropriate regulatory authorities.
2. Provide a right-in, right-out only curb cuts on N. Decatur Road and Church Street. The location and number of curb cuts and all improvements for the site shall be determined and approved by the Department of Public Works, Transportation Division.
3. Allow building setback to be measured from the existing right-of-way.
4. Provide a pedestrian connection from the banking institution to the public sidewalk.
6. Provide GDOT standards to crosswalks.
7. Refuse areas shall be screened by an enclosed fence with materials similar to primary building.
8. Bicycle rack shall be provided on the site.
9. Provide 10-foot wide sidewalks along both property frontages.



**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-through 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

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

## **SUBJECT PROPERTY**

The site is a single parcel consisting of a vacated commercial building previously used as a Church's Fried Chicken restaurant. The site has frontage on two minor arterials (N. Decatur Road & Church Street). Both arterials have four lanes, deceleration lanes and a turn lane. Both arterials are developed with curb and gutter. However, there are no sidewalks. Access to the existing site is via a curb cut on both N. Decatur Road and Church Street. The subject site is zoned C-1 (Local Commercial) without any conditions and located within a Town Center Activity Center.

Adjacent and surrounding properties are developed with various residential and non-residential uses. Along the north property line is Mirage Sarees retail clothing store. Further north is a Tesla auto dealership. East of the site along Church Street is North Decatur Square Shopping Complex consisting of various retail and commercial uses as well as an apartment residential community. Southeast is North Decatur United Methodist Church. South of the site is Suburban Plaza which consists of several retail and commercial establishments. West is a commercial shopping center with various retail and commercial uses such as Sprouts, Verizon, GEICO, and SunTrust bank.

## **PROJECT ANALYSIS**

The Special Land Use Permit (SLUP) request is to allow for a drive-up Automatic Teller Machine (ATM) for a bank that proposes to locate on the subject site. Currently, drive-through facilities (other than restaurants) are not allowed in C-1 or C-2 districts in Activity Center character areas. Approval of Text Amendment (TA-19-1243216) would allow a drive-through facility on the subject site with an approved Special Land Use Permit (SLUP). Staff notes that the previous use was a Church's Chicken restaurant with a drive-through lane that operated for many years on the subject site.

The submitted site plan depicts a 2,893 square-foot PNC bank building with a drive-through ATM at the far west side of the site. The drive-through lane appears to be 10 feet wide. The site proposes to improve and utilize the existing curb cuts on N. Decatur Road and Church Street. Submitted landscape plan depicts required 10-foot wide landscape strips along Church Street and N Decatur Road as required per Article 5 Site Design and Building Form Standards.

**COMPLIANCE WITH DISTRICT STANDARDS**

Per the chart below, it appears that the proposed bank with a drive-through ATM complies with minimum development standards of the C-1 (Local Commercial) District per Table 2.2 of the DeKalb County Zoning Ordinance.

<b>STANDARD</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>	<b>COMPLIANCE</b>
LOT WIDTH (C-1) Table 2.2	A minimum 100 feet of lot width on a public street frontage	Approximately 136 feet of frontage along Church Street and 170 feet of frontage on N. Decatur Road	Yes
LOT AREA (C-1)	20,000 Square Feet	.598 acres or 26,047 Square Feet	Yes
FRONT BUILDING SETBACK TOWN CENTER ARTERIAL	Minimum 20 Feet (Church Street)	20.1 Feet	Yes
SIDE BUILDING SETBACK	Side Interior 15 Feet Side Corner 30 Feet (North Decatur Road)	45 Feet 20.1 Feet	Yes  No. Applicant will apply for a variance.
REAR SETBACK	20 Feet	116 Feet	Yes
HEIGHT	2 stories/35 Feet	1-Story	Yes
PARKING Article 6	Minimum 1 space for each 500 square feet of floor area = 6 Spaces for a 2,893 Square foot building	14 parking spaces	Yes
PARKING LOT LANDSCAPING Article 5.4.4.D	10% total parking lot in landscape space.	Submitted landscape plan depicts perimeter landscaping and landscape islands at the end of the parking rows on the site.	Yes

**The following supplemental regulations per Chapter 27-Article 4.2.23 of the DeKalb County Code, for drive-through facilities would apply if proposed TA-19-1243216 is approved:**

(a) Drive-through facilities shall not be located within sixty (60) feet of a residentially zoned property, as measured from any menu or speaker box to the property line of the residential property, unless part of a mixed-use development.

*Non-applicable.*

(b) No drive-through facility shall be located on a property less than ten thousand (10,000) square feet in area, unless part of a mixed-use development. Stacking spaces for queuing of cars shall be provided for the drive-through area as required in article 6.

*The subject site is 0.598 acres or 26,047 square feet.*

(c) Drive-through lanes and service windows serving drive-through lanes shall only be located to the side or rear of buildings.

*Non-applicable.*

(d) Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building and with a similar level of architectural quality and detailing.

*Canopies not depicted on submitted site plan.*

(e) Speaker boxes shall be directed away from any adjacent residential properties and shall require masonry sound attenuation walls with landscaping or other speaker volume mitigation measures. Speaker boxes shall not play music but shall only be used for communication for placing orders.

*Not applicable for ATM drive-through lane.*

(f) All lighting from drive-through facilities shall be shaded and screened so as to be directed away from any adjacent residential property.

*Proposed ATM drive-through facility is not adjacent to residential developed property.*

(g) Stacking spaces shall be provided for any use having a drive-through facility or areas having drop-off and pick-up areas in accordance with the following requirements. Stacking spaces shall be a minimum of ten (10) feet wide and twenty-five (25) feet long. Stacking spaces shall begin at the last service window for the drive-through lane (typically the "pick-up" window).

*Submitted site plan complies with stacking space dimensions. Pick-up window not applicable to this application.*

(h) All drive-through facilities with the exception of drive-through restaurants shall provide at least three stacking spaces for each window or drive-through service facility.

*Stacking spaces provided.*

(i) The following standards shall apply to all stacking spaces and drive-through facilities:

(1) Drive-through lanes shall not impede on and off-site traffic movements, shall not cross or pass through off-street parking areas, and shall not create unsafe conditions where crossed by pedestrian access to a public entrance of a building.

*Submitted site plan depicts drive-through lanes that don't interfere with off-street parking areas nor create unsafe conditions for pedestrian access to building.*

(2) Drive-through lanes shall be separated by striping or curbing from off-street parking areas. Individual lanes shall be striped, marked or otherwise distinctly delineated.

*Submitted site plan depicts ATM drive-through lane is clearly delineated from parking areas.*

(3) All drive-through facilities shall include a bypass lane with a minimum width of ten (10) feet, by which traffic may navigate around the drive-through facility without traveling in the drive-through lane. The bypass lane may share space with a parking access aisle.

*Site plan depicts a bypass lane with a width of 10 feet in compliance with above standard.*

(4) Drive-through lanes must be set back five (5) feet from all lot lines and roadway right-of-way lines.

*Site plan depicts drive-through lane setback greater than 5 feet from lot lines and right-of-way.*

(5) Owner and operator are responsible for daily litter clean-up to ensure the property remains free of trash, litter, and debris.

*Employees will ensure daily property clean-up.*



## **SPECIAL LAND USE CRITERIA**

Pursuant to Chapter 27-Article 7.4.6 of the DeKalb County Code, the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit.

**A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:**

The 0.598-acre site is adequate for the ATM drive-through lane affiliated with the proposed banking institution on the subject site. Off-street parking can be accommodated within the proposed development.

**B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:**

The proposed ATM drive-through lane affiliated with the proposed banking institution is compatible with adjacent and surrounding retail and commercial developments on N. Decatur Road and Church Street.

**C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:**

Given that the area along N. Decatur Road and Church Street is developed various commercial uses, it appears that there are adequate public services, public facilities and utilities to serve the proposed ATM drive-through lane and banking institution.

**D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:**

Church Street and N. Decatur Road are 4-lane minor arterials with a deceleration lane and turn lane. Both arterials should be able to handle the increased traffic anticipated by the proposed ATM drive-through lane. To mitigate impact, staff shall condition right-in and right-out only curb cuts on both street frontages.

**E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:**

The character of vehicles accessing the site are likely the same vehicles accessing adjacent and surrounding retail and commercial uses in the area. Existing land uses should not be affected by vehicles accessing the subject site. The use of an ATM drive-through facility should not vastly increase the volume of traffic in the area.

**F. Adequacy of ingress and egress 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:**

Ingress and egress to the subject property is proposed via two existing curb cuts: one on N. Decatur Road and the other on Church Street. The provision of sidewalks will ensure pedestrian safety. The site provides adequate space for traffic flow and access by emergency vehicles.

**G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:**

It appears that the proposed use should not create adverse impacts upon adjoining land uses due to smoke, odor, dust or vibration. The site must comply with the DeKalb County Noise Ordinance.

**H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:**

An ATM drive-through facility is a 24-hour operation and should not create adverse impacts upon any adjoining land uses.

**I. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:**

The manner of operation should not impact adjoining retail and commercial land uses.

**J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:**

The proposed ATM drive-through facility would be consistent with the requirements of the C-1 (Local Commercial) District with an approved Special Land Use Permit.

**K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:**

Located within a Town Center land use designation, the proposed use is consistent with the following 2035 Comprehensive Plan Strategy: Locate developments in areas with direct access to existing infrastructure.

**L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:**

No transitional buffers are required.

**M. Whether or not there is adequate provision of refuse and service areas:**

Adequate refuse and service areas will be provided.

**N. Whether the length of time for which the special land use permit is granted should be limited in duration:**

There does not appear to be any compelling reasons for limiting the duration of the requested Special Land Use Permit.

**O. Whether or not the size, scale, and massing of proposed buildings are 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 one story banking institution with an ATM drive-through facility is compatible with adjacent and nearby commercial and retail uses in the area.

**P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:**

Based on the submitted site plan and information, it does not appear that the proposed plan would adversely affect historic buildings, sites, districts, or archaeological resources.

**Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:**

The proposed satisfies applicable supplemental regulations per Article 4.2.23 pertaining to drive-through facilities.

**R. Whether or not the proposed building as a result of its proposed height, would create a negative shadow impact on any adjoining lot or building:**

Given the location on the site along N. Decatur Road and Church Street, it appears that the proposed ATM drive-through facility would not create a negative shadow impact on any adjoining lot or building.

**S. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:**

The proposed use does not conflict with overall objectives of the comprehensive plan which is to offer a variety of commercial and retail options for residents in unincorporated DeKalb County.

**Staff Recommendation: APPROVAL WITH CONDITIONS**

The proposed ATM drive-through lane for the banking institution is compatible with nearby commercial and non-residential uses along N. Decatur Road and Church Street. Located within a Town Center Character Area, the proposed drive-through restaurant is consistent with the 2035 Comprehensive Plan Policies: "... reduce automobile dependency and travel to obtain basic services; and organize circulation patterns through traffic calming techniques and access management." "Add traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walkability." The proposed commercial development provides property upgrades to the existing site. The Department of Planning and Sustainability recommends **APPROVAL** of the SLUP request for an ATM drive-through facility affiliated with a bank on the subject site per the following attached conditions:

### **SLUP-19-1243278 Recommended Conditions**

1. An ATM drive-through facility associated with a banking institution based on revised site plan and elevations submitted to the Planning & Sustainability Department on June 26, 2019. Site plan is conceptual and is subject to compliance to C-1 (Local Commercial) development standards unless variances are obtained from appropriate regulatory authorities.
2. Provide a right-in, right-out only curb cuts on N. Decatur Road and Church Street. The location and number of curb cuts and all improvements for the site shall be determined and approved by the Department of Public Works, Transportation Division.
3. Allow building setback to be measured from the existing right-of-way.
4. Provide a pedestrian connection from the banking institution to the public sidewalk.
6. Provide GDOT standards to crosswalks.
7. Refuse areas shall be screened by an enclosed fence with materials similar to primary building.
8. Bicycle rack shall be provided on the site.
9. Provide 10-foot wide sidewalks along both property frontages.

## NEXT STEPS

**Following an approval of this zoning action, one or several of the following may be required:**

- ✓ **Land Disturbance Permit** *Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✓ **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ **Certificate of Occupancy** *(Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*

**Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*

**Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*

**Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*

**Historic Preservation** *(Certificate of Appropriateness required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*

- ✓ **Variance or Special Exception** *(Required seeking relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*

**Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*

**Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed changes to zoning conditions approved by the Board of Commissioner on a prior rezoning.)*

- ✓ **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*

**Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

**Each of the approvals and permits listed above require submittal of application, fees and supporting documents. Please consult with the appropriate department/division.**



## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

### DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site.. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.



# DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

## COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No. SIUP-19-1243278 Parcel I.D. #: 18-049, 12-022  
Address: 2626 N Decatur Road  
Decatur, Ga. 30033

### Adjacent Roadway (s):

_____	_____
(classification)	(classification)
Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour Volume (VPH) _____	Peak Hour Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

### COMMENTS:

I do not see any traffic engineering concerns at this time.

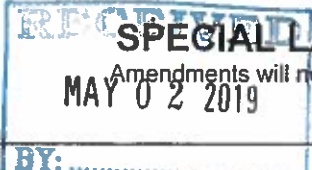
Signature: Janita Russell







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

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:  Signature of Applicant: [Signature]  
(Check One)

Printed Name of Applicant: Julie Sellers

Notary Signature and Seal:

[Signature]

**Impact Analysis for Special Land Use Permit Application  
for  
2626 N. Decatur Road**

**Submitted by:**  
Dillard Sellers, LLC  
G. Douglas Dillard  
Julie L. Sellers  
1776 Peachtree Street, Suite 322S  
Atlanta, GA 30309

## **I. Introduction**

The subject property is approximately 0.6 acres of land formerly operating as Church's Chicken located at the corner of N. Decatur Rd. and Church Street. The property address is 2626 N. Decatur Rd. (tax parcel 18 0419 12 022) (the "Property"). The Property is zoned C-1 and is within the Town Center (TC) Activity Center Character Area. The owner intends to redevelop the Property for a bank and submits this use permit application for approval of a drive-up Automatic Teller Machine ("ATM"). The bank would operate during normal banking hours, with staffing typical for a bank branch, and the remote drive up ATMs would be available to the public during bank hours and off hours.

As set forth below, the Applicant satisfies DeKalb County's requirements for a special land use permit for a drive-thru ATM.

## **II. Written Analysis:**

The Applicant's SLUP application satisfies the applicable criteria set forth in the DeKalb County Zoning Code, Section 27-1836; 27-7.4.6.

### **A. Adequacy of the size of the site for use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:**

The size of the site is adequate for the contemplated bank use. All required yards, open space, off-street parking and other requirements as set forth in the development code are satisfied. The proposed redevelopment is an approximately 0.60 acre site with all requirements being met.

### **B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:**

The use is compatible with the surrounding area which is commercial and retail.

### **C. Adequacy of public services, public facilities, and utilities to serve the use contemplated:**

Adequate public facilities, services, and utilities exist to serve the proposed bank use.

### **D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area:**

N. Decatur Rd. and Church St. currently have two travel lanes in each direction and multiple turn lanes. There is sufficient capacity to support a banking use. A bank is not a significant traffic generator and therefore any potential increase in traffic caused by the bank will be nominal.

**E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use:**

This corner parcel has significant traffic passing the site on a regular basis. This banking use and the opportunity for the drive-thru ATM will have no impact on the existing land use along N Decatur and Church Street.

**F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular references to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:**

The site design has considered pedestrian and automotive safety and convenience by incorporating large sidewalks and positioning the building to not have vehicular access between the building and the sidewalks. Ingress and egress to the property will not be impacted by the proposed bank use. Fire and other emergency vehicles will be able to access the property if there is an emergency.

**G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use:**

No, the drive-thru ATM will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration.

**H. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:**

No, the drive-thru ATM will not create adverse impacts upon any adjoining land use by reason of hours of operation.

**I. Whether or not the proposed use will create an adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:**

No, the drive-thru ATM will not create adverse impacts upon any adjoining land uses by reason of the manner of operation.

**J. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located:**

Yes, the bank and accompanying drive-thru is consistent with all requirements of the C-1 zoning classification.

**K. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan:**

Yes, the bank use and drive thru ATM is consistent with the County's Comprehensive Plan.

**L. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulation of the district in which the use is proposed to be located:**

Yes, the plan provides for all required buffer zones and transitional buffers.

**M. Whether or not there is adequate provision of refuse and service areas:**

Yes, there will be adequate provision of refuse and service areas.

**N. Whether the length of time for which the special land use permit is granted should be limited in duration:**

No, the length of time for the SLUP should not be limited in duration. The requested SLUP is for a drive-thru ATM at a bank. Because the bank needs the drive-thru ATM in order to serve its customers, limiting the duration of the SLUP for the drive-thru ATM use is not appropriate.

**O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of the adjacent and nearby lots and buildings;**

The size, scale, and massing of the bank is appropriate in relation to the size of the Property and the nearby buildings and lots, which range in size and scale from one story to several stories.

**P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources;**

The bank with a drive-thru ATM will not adversely affect historic buildings, sites, districts, or archaeological resources.

**Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit;**

Yes, the bank use satisfies the requirements contained within the Supplemental Regulations.

**R. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building;**

No, the height of the bank will not create any negative shadow impact on any adjoining lots or buildings.

**S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area;**

No, it is not anticipated that the proposed bank use will lead to any disproportional proliferation of additional banks in this character area.

**T. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.**

The proposed use is consistent with the banking needs of the neighborhood and broader community, and such low impact use is compatible with surrounding land uses and neighborhoods. The proposed bank use is not in conflict with the objectives of the County's Comprehensive Plan.

**III. Preservation of Constitutional Rights**

Georgia law and the procedures of DeKalb County require us to raise Federal and State constitutional objections during the special land use permit application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Property, which restrict the Property to any zoning classification, conditions, uses, or to any development other than that proposed by the Applicant are 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 Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance, facially and as applied to the Property, which restricts the Property to any zoning classification, uses, conditions or to any development other than that 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 Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the DeKalb County Board of Commissioners without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the DeKalb County Board of Commissioners to grant a special land use permit for the Property in accordance with the criteria requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the 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 approval of a special land use permit for 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 granting a special land use permit for the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Failure to grant the special land use permit would be unconstitutional. This notice is being given to comply with the provisions of O.C.G.A. § 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional zoning classification within a reasonable time, a claim will be filed in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Property, diminution of value of the Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

#### **IV. CONCLUSION**

For the foregoing reasons, the Applicant respectfully requests that the DeKalb County Board of Commissioners approve this special land use permit application.



If there are any questions about this rezoning request, you may contact me at 404-665-1242 or at [jsellers@dillard sellers.com](mailto:jsellers@dillard sellers.com).

Sincerely,

DILLARD SELLERS, LLC

A handwritten signature in blue ink, appearing to be 'G. Douglas Dillard', written in a cursive style.

G. Douglas Dillard  
Julie Sellers

**DATA**

ZONING: C1-LOCAL COMMERCIAL

SETBACK REQUIREMENTS:  
FRONT: 8'0"  
SIDE: 1' INTERIOR-20' / CORNER-50'  
REAR: 1' 30"

MAX. BUILDING HEIGHT: 35' 7" STORES  
MIN. LOT AREA: 75,000 SQ. FT.  
MIN. LOT WIDTH: 100'

NOTE: RESTAURANT USE IS PERMITTED IN DESIGNATED ZONING DISTRICT

**AREA**  
26,047 SQ. FT.  
0.598 ACRES

**PARKING TABLE**

TYPE OF SPACES	NO. OF SPACES
REGULAR	14
HANDICAP	2
<b>TOTAL</b>	<b>16</b>

**BASEMENTS**

NUMBERS CORRESPOND TO SCHEDULE B SECTION 4 EXCEPTION ITEMS  
STEWART TITLE GUARANTY COMPANY  
TITLE COMMITMENT NO.: 1600332873  
DATE: JUNE 02, 2017

- ① EASEMENT FROM CHURCH'S FRIED CHICKEN, INC. TO GEORGIA POWER COMPANY, DATED MAY 31, 1977, FILED NOVEMBER 2, 1977 AND RECORDED IN DEED BOOK 3717, PAGE 487, RECORDS OF THE SUPERIOR COURT OF DEKALB COUNTY, GEORGIA. BLANKET IN NATURE AND NOT PLUSTRABLE.
- ② TERMS AND CONDITIONS AS SET FORTH IN THAT CERTAIN MASTER LEASE AND BUILDING LEASE AS ENTERED BY MEMORANDUM OF LEASE BY AND BETWEEN FRS CHIK LLC, A DELAWARE LIMITED LIABILITY COMPANY ("LANDLORD") AND CALIN OPERATING COMPANY, A DELAWARE CORPORATION ("TENANT"), DATED AS OF APRIL 12, 2005, FILED JUNE 1, 2005 AND RECORDED IN DEED BOOK 17490, PAGE 225, AFORESAID RECORDS, BLANKET IN NATURE.
- ③ TERMS AND CONDITIONS AS SET FORTH IN THAT CERTAIN AMENDED AND RESTATED MASTER LEASE AND BUILDING LEASE AS ENTERED BY MEMORANDUM OF LEASE BY AND BETWEEN FRS CHIK LLC, A DELAWARE LIMITED LIABILITY COMPANY ("LANDLORD") AND CALIN OPERATING COMPANY, A DELAWARE CORPORATION ("TENANT"), DATED AS OF DECEMBER 1, 2006, FILED DECEMBER 23, 2006 AND RECORDED IN AFORESAID RECORDS BLANKET IN NATURE.

**TITLE COMMITMENT LEGAL DESCRIPTION**

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

LAND LOT 49 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED AT THE NORTHWESTERN INTERSECTION OF NORTH DECATUR ROAD AND LAWRENCEVILLE ROAD SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE RUN S 85°34'40" W ALONG THE NORTHERLY RIGHT-OF-WAY OF NORTH DECATUR ROAD FOR A DISTANCE OF 182.55 FEET TO AN IRON PIN, THENCE RUN N 02°25'20" W FOR A DISTANCE OF 141.78 FEET TO AN IRON PIN, THENCE RUN S 85°30'20" E FOR A DISTANCE OF 232.28 FEET TO AN IRON PIN LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY OF LAWRENCEVILLE ROAD, SAID POINT BEING THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND HAVING AN ARC DISTANCE OF 15.55 FEET; THENCE RUN ALONG SAID CURVE TO THE RIGHT A CHORD BEARING OF S 21°34'33" W AND A CHORD DISTANCE OF 135.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SAID LAWRENCEVILLE ROAD AND BACK TO THE TRUE POINT OF BEGINNING.

CONTAINING 27,932.24 SQ. FT. OR 0.63 ACRES MORE OR LESS.

THIS BEING THE SAME PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. 1600332873 BEARING AN EFFECTIVE DATE OF JUNE 02, 2017

**SOURCE OF DATA**

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

**PARKING REQUIREMENTS**

ONE (1) SPACE FOR EACH 75 SQ. FT. OF FLOOR AREA

**TAX ASSESSOR PARCEL NO.**  
18 049 12 022

**ACCESS NOTE**

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

**ENCROACHMENTS/PROJECTIONS**

- Ⓐ SUBJECT PROPERTY'S CONC. CURB PROJECTS INTO THE R/W OF N. DECATUR ROAD 1.5' AT THE GREATEST POINT
- Ⓑ SUBJECT PROPERTY'S SIGN PROJECTS INTO THE R/W OF N. DECATUR ROAD 0.5' AT THE GREATEST POINT
- Ⓒ ADJONER'S WOOD FENCE ENCROACHES ONTO SUBJECT PROPERTY 0.4' AT THE GREATEST POINT
- Ⓓ ADJONER'S SIGN ENCROACHES ONTO SUBJECT PROPERTY 1.3' AT THE GREATEST POINT
- Ⓔ ADJONER'S CONCRETE WALL ENCROACHES ONTO SUBJECT PROPERTY 12.6' AT THE GREATEST POINT
- Ⓕ ADJONER'S ASPHALT PAVING ENCROACHES ONTO SUBJECT PROPERTY 2.7' AT THE GREATEST POINT
- Ⓖ SUBJECT PROPERTY'S CONC. CURB PROJECTS INTO THE R/W OF LAWRENCEVILLE ROAD 1.3' AT THE GREATEST POINT
- Ⓗ SUBJECT PROPERTY'S BUILDING PROJECTS INTO THE 60' SETBACK LINE 5.7' AT THE GREATEST POINT
- Ⓘ SUBJECT PROPERTY'S SANITARY SEWER SERVICE CROSSES ADJONER PROPERTY WITHOUT THE BENEFIT OF A KNOWN EASEMENT

**BASIS OF BEARINGS**

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, DEKALB COUNTY, GEORGIA, WITH AN EFFECTIVE DATE OF MAY 16, 2013, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" PER COMMUNITY MAP NO. 1300502096A

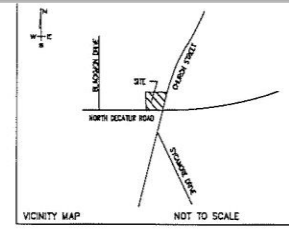
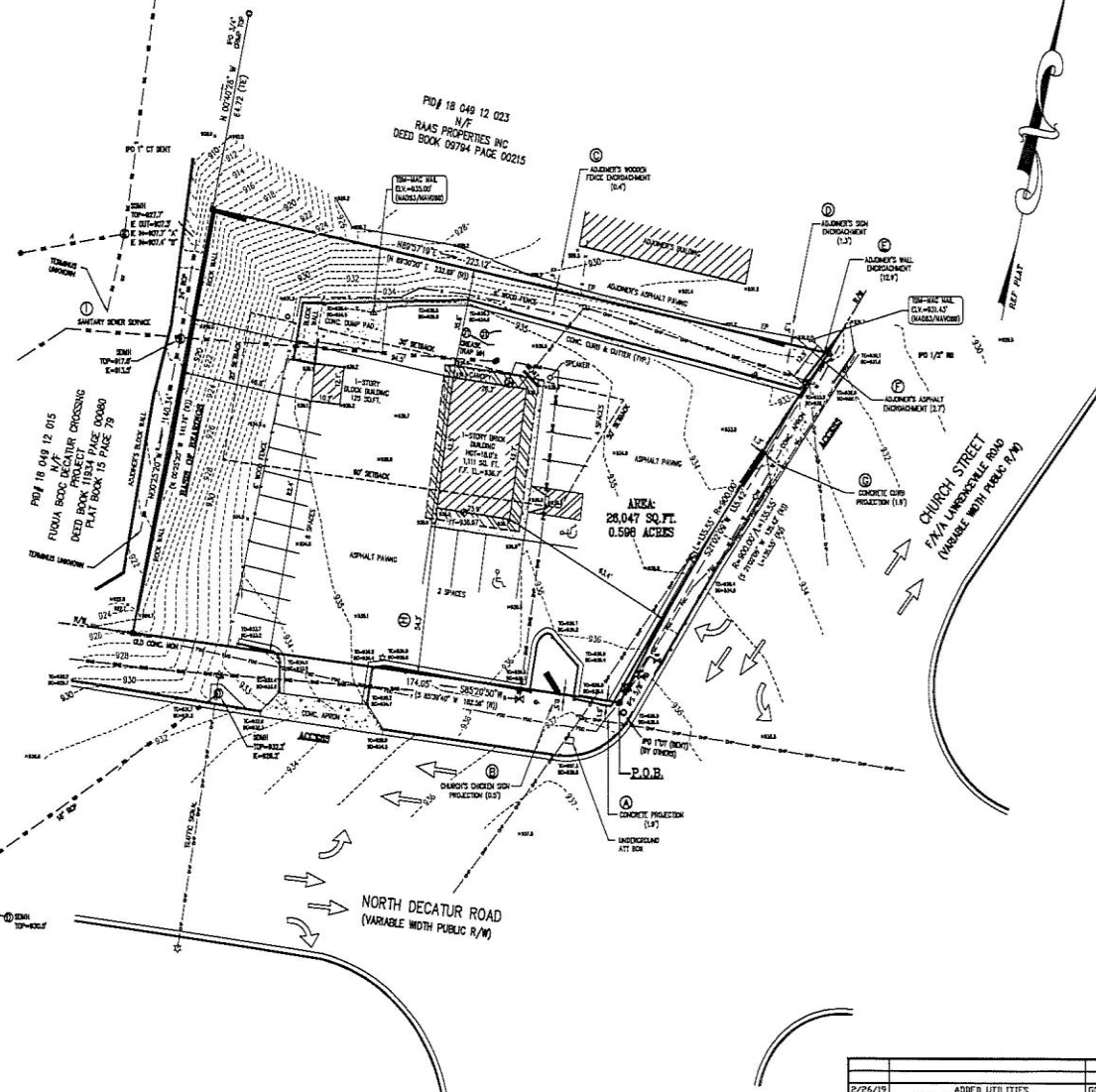
ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN  
NO PORTION OF THE PROPERTY LIES WITHIN ANY FLOOD PLAIN

**REFERENCE PLAT**

- PLAT ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR CHURCH'S CHICKEN STAKE II PROJECT", PREPARED BY HARVEY & ASSOCIATES INC., DATED NOV. 29, 2004.
- PLAT ENTITLED "PROPERTY OF CHARLES HUSSON", DATED APRIL 12, 1994 AND PREPARED BY JAMES H. CARTER.
- PLAT ENTITLED "ALTA/NSPS LAND TITLE SURVEY PREPARED FOR COLE REAL ESTATE INVESTMENTS", DATED 8-12-06, LAST REVISION 8-18-06 AND PREPARED BY SITE DESIGN, INC.

**GENERAL NOTES**

- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE WERE CHANGES IN STREET RIGHT OF WAY LINES (2004 OR AFTER) OTHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR ECHEMENT.



**SURVEYOR'S CERTIFICATE**

TO: TRITON REALTY GROUP LLC; CALIN REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2015 MICHIGAN STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, EXACTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 04, 2017.

DATE OF PLAT OR MAP: OCTOBER 23, 2017

BY: T. A. SHERARD, P.E., P.L.S.

*T.A. Sherard*

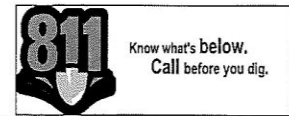
GA. REG. NO. 002832  
STATE OF GEORGIA

THIS BEING THE SAME PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. 1600332873 BEARING AN EFFECTIVE DATE OF JUNE 02, 2017



**TOPO NOTES:**  
1. ELEVATIONS ARE BASED ON USGS MONUMENT BY 844 222  
2. CONTOURS ARE SHOWN AT 1' INTERVALS

**\*\*\*CAUTION\*\*\***



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 THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**LEGEND**

BL. BUILDING LINE	TEL. TELEPHONE POSTING	1/2" DIA. TOP/BOTTOM CURB
EL. CENTERLINE	⊕ ELECTRIC METER	1/4" DIA. TOP/BOTTOM WALL
CONCRETE METAL PIPE	⊕ GAS METER	1/4" DIA. INTERIOR WALL
⊕ DRAIN TOP	⊕ 8" DRAIN ALLET	⊕ 8" DRAIN ALLET
⊕ DRAINAGE EXHIBIT	⊕ 6" ELECTRIC TRUNK	⊕ 6" ELECTRIC TRUNK
⊕ EDGE OF PAVEMENT	⊕ 4" GAS ELEVATION	⊕ 4" GAS ELEVATION
⊕ IRON PIN GLE-O	⊕ 2" GAS METER	⊕ 2" GAS METER
⊕ IRON PIN SET-O	⊕ 1" GAS METER	⊕ 1" GAS METER
⊕ IRON PIN	⊕ 1/2" GAS METER	⊕ 1/2" GAS METER
⊕ OPEN TOP	⊕ 1/4" LIGHT POLE	⊕ 1/4" LIGHT POLE
⊕ IRON REINFORCED CONC. PIPE	⊕ 1/2" DIA. WIRELESS	⊕ 1/2" DIA. WIRELESS
⊕ IRON PIPE	⊕ 1/4" DIA. WIRELESS	⊕ 1/4" DIA. WIRELESS
R/W RIGHT OF WAY	⊕ 1/4" DIA. WIRELESS	⊕ 1/4" DIA. WIRELESS
⊕ STORM DRAIN	⊕ 1/4" DIA. WIRELESS	⊕ 1/4" DIA. WIRELESS
⊕ SANITARY SERVICE	⊕ 1/4" DIA. WIRELESS	⊕ 1/4" DIA. WIRELESS
⊕ SEE EXHIBIT	⊕ 1/4" DIA. WIRELESS	⊕ 1/4" DIA. WIRELESS
	⊕ 1/4" DIA. WIRELESS	⊕ 1/4" DIA. WIRELESS

"ALTA / NSPS LAND TITLE SURVEY"  
FOR  
TRITON REALTY GROUP, INC.

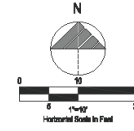
2826 N. DECATUR ROAD  
DeKALB COUNTY  
DECATUR, GEORGIA  
(CHURCH'S CHICKEN)

DATE: 10/04/2017	REVISED: RS/CE	DRAWN BY: JAN/DRA	CHECKED BY: JS/DRA
SCALE: 1"=20'			

**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

405 EAST WASHINGTON STREET, SUITE B ORZENVILLE, GA 30067  
PH: 404-871-9468 FAX: 404-871-9462

2/25/19	ADDED UTILITIES	GC2	DRA
---------	-----------------	-----	-----



**LANDSCAPE NOTES**

- ALL DISTURBED AREAS NOT TO BE PAVED OR MULCHED SHALL BE BROADCAST PER SPECIFICATIONS.
- ALL DISTURBED AREAS WITHIN THE ROW SHALL BE GRADED TO MATCH EXISTING CONDITIONS AND SLOPED PER SPECIFICATIONS.

**LANDSCAPE LEGEND**

PROPOSED LANDSCAPE BED EDGE

PROPOSED OVERSTORY TREE

PROPOSED UNDERSTORY TREE

PROPOSED EVERGREEN TREE

PROPOSED SHRUB / PERENNIAL

PROPOSED CONCRETE

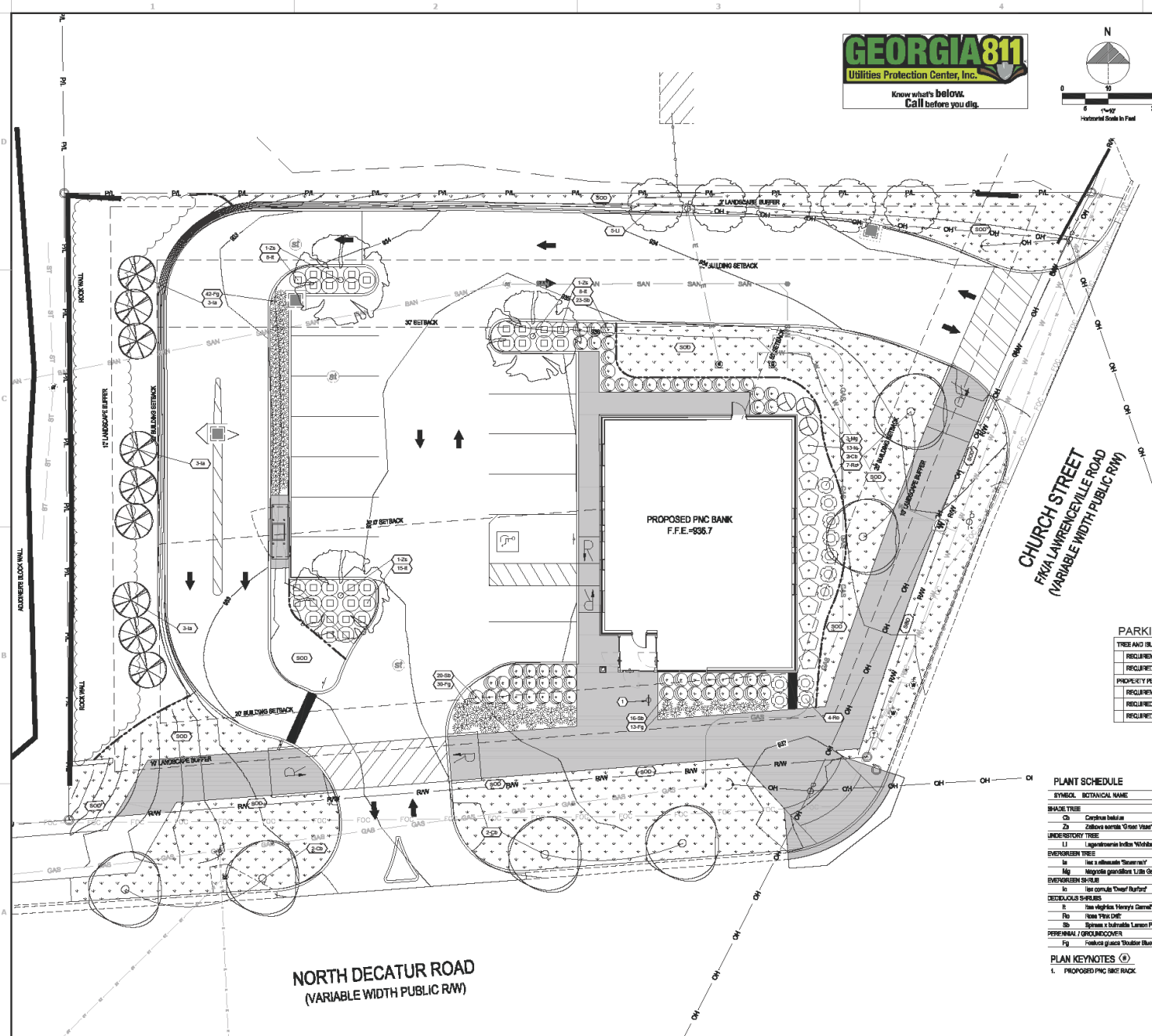
PROPOSED PLANT QUANTITY AND SYMBOL

PROPOSED LAWN AREA

PROPOSED PNC BIKE RACK



REV	DATE	DESCRIPTION



CHURCH STREET  
FKA LAWRENCEVILLE ROAD  
(VARIABLE WIDTH PUBLIC ROW)

**PARKING AREA LANDSCAPE CALCULATIONS**

TREE AND ISLAND QUANTITY	
REQUIRED: 1 TREE PER 8 PARKING SPACES	TOTAL PARKING SPACES: 14
REQUIRED: 14.8 = 15 TREES	PROVIDED: 8 TREES
PROPERTY PERIMETER	
REQUIRED: (1) OVERSTORY TREE, (2) UNDERSTORY TREES, OR (3) EVERGREEN TREES PER 50 LF	
REQUIRED WEST PL: 140 LF / 40 = 3.5 UNITS	PROVIDED: 8 EVERGREEN TREES
REQUIRED NORTH PL: 220 LF / 50 = 4.4 UNITS	PROVIDED: 6 UNDERSTORY TREES & 20 LF WOODED AREA

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MIN. SIZE	CONDITION	REMARKS
Ca	Carolinian hickory	Common Hickory	8	12" Cal.	BBB	Matching
Zs	Zelkova serrata 'Griseb. Var'	Green Vase Japanese Zelkova	3	2.2" Cal.	BBB	Matching
LI	Liquidambar styraciflua 'Winter'	Witch's Crapeangels	5	2.5" Cal.	BBB	Single Stars
Is	Ilex x rehderae 'Succoway'	Succoway Holly	9	12" H.	BBB	Full to Ground
Mg	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	3	8" H.	BBB	Full to Ground
ES	Evergreen shrubs	Deep Purple Holly	13	30" H.	BBB	5' alc.
Is	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	13	30" H.	BBB	5' alc.
DS	Deciduous shrubs	Honey's Camell 'Succoway'	22	18" H. No. 5	BBB	3.5' alc.
Fls	Flax 'Pink Duff'	Pink Duff Flax	11	15" H. No. 3	COAL	3.5' alc.
Sb	Spiraea x subulnata 'Lantern Pinwheel'	Lantern Pinwheel Spiraea	59	24" H. No. 9	Cont.	5' alc.
GC	Groundcover	Reddish grass 'Boulder Blue'	88	No. 2	Cont.	2' alc.

PLAN KEYNOTES (P)  
1. PROPOSED PNC BIKE RACK

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

PNC BANK - N. DECATUR  
2626 N. DECATUR  
DECATUR, GA 30033

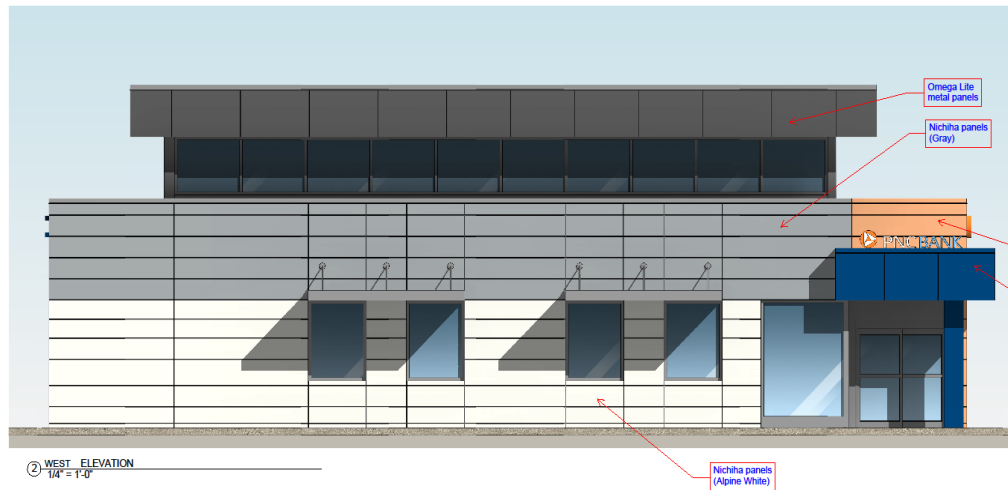
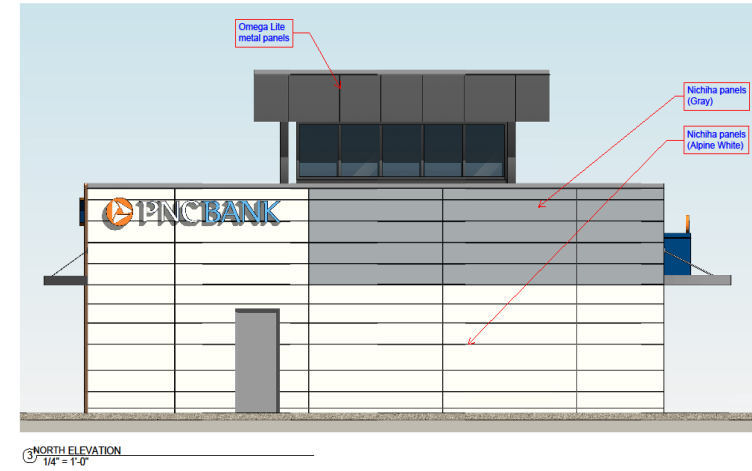
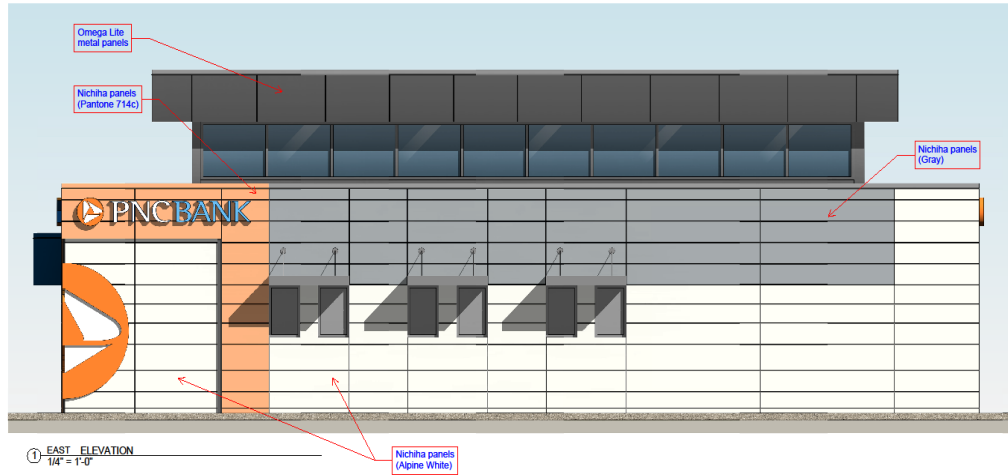
LANDSCAPE PLAN

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-
PROJECT MANAGER	OWNER
MR	JSA

JOB NO.  
2018190.51

L-101

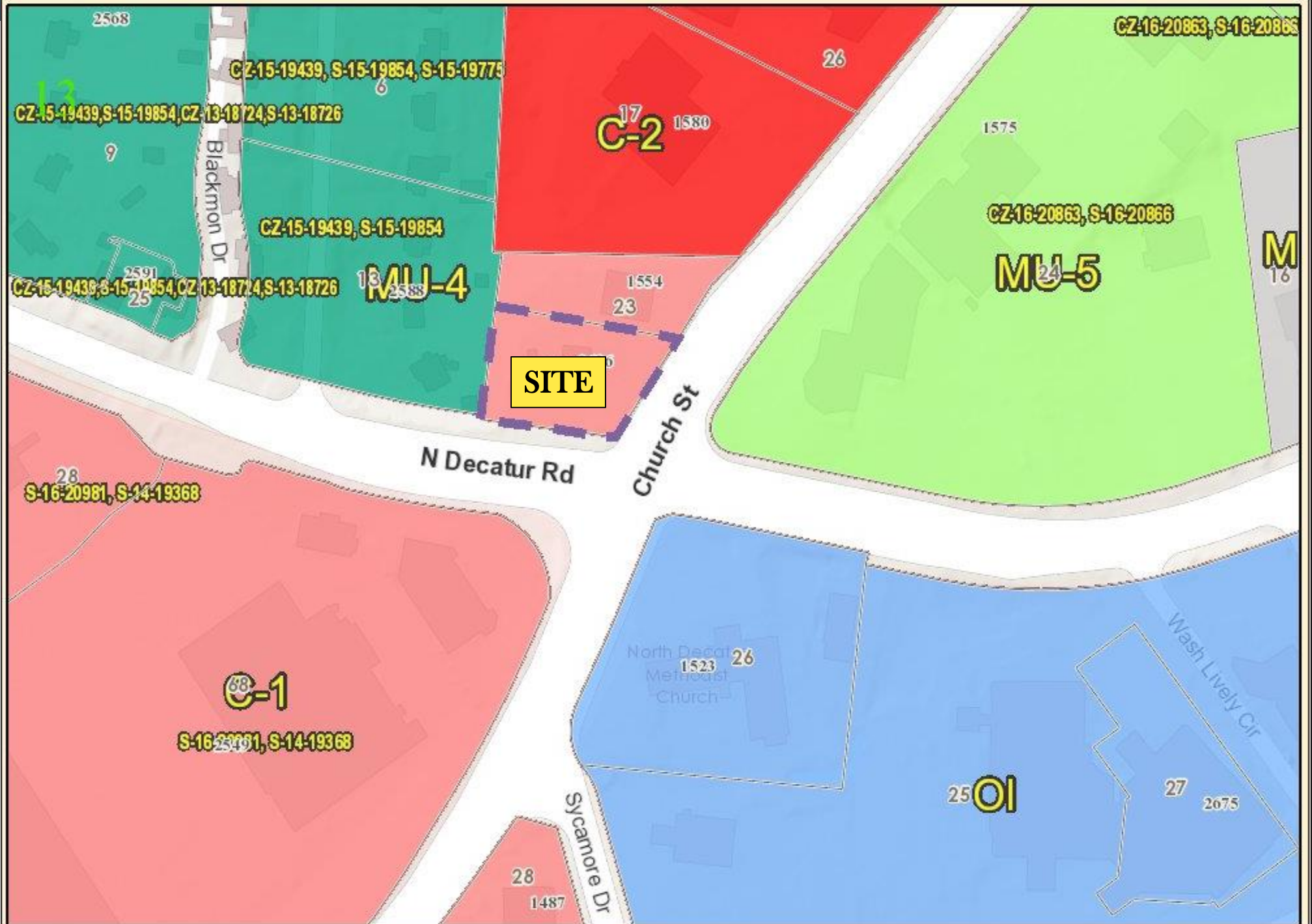
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Date: 06/26/19 10:48

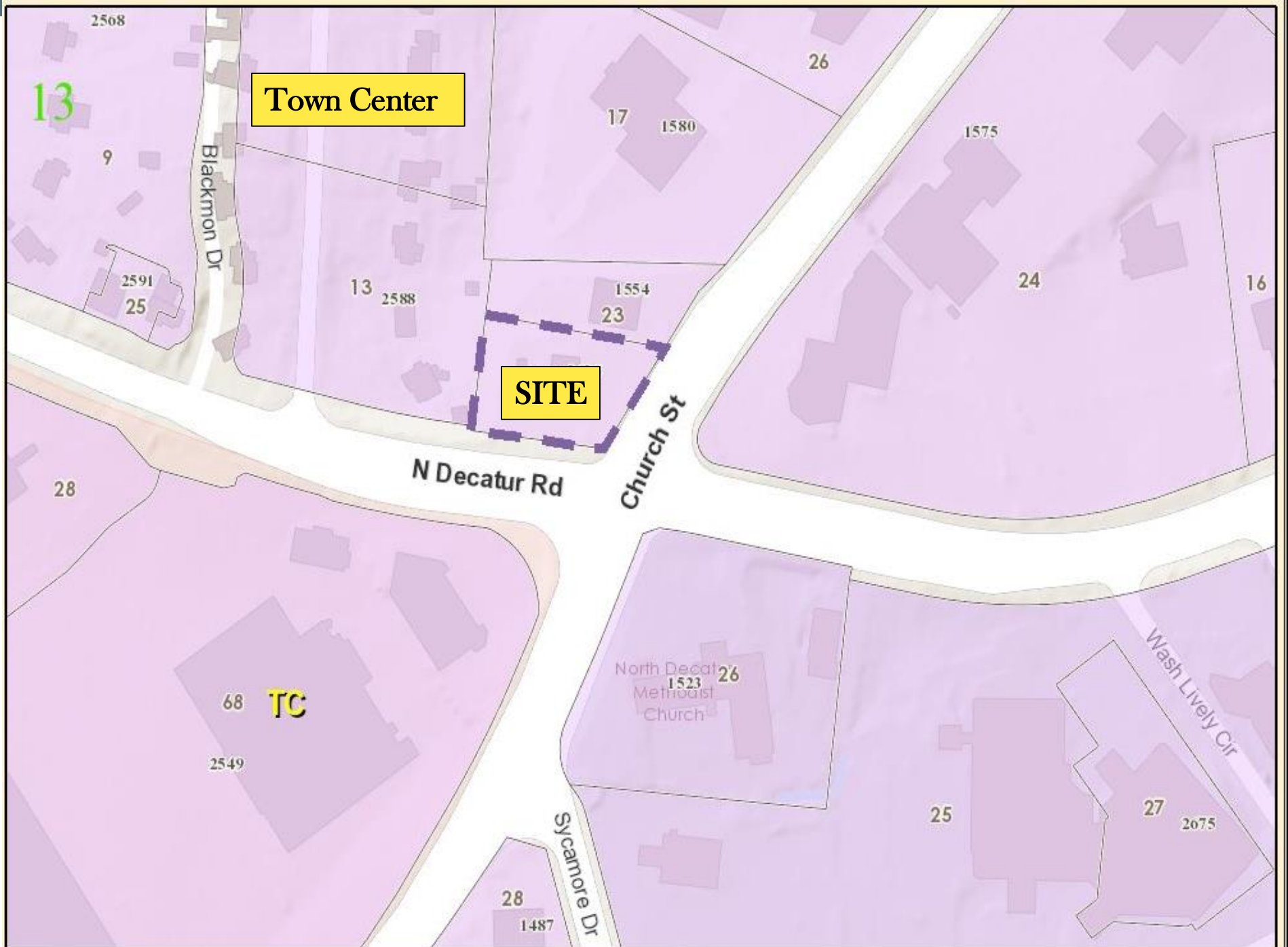


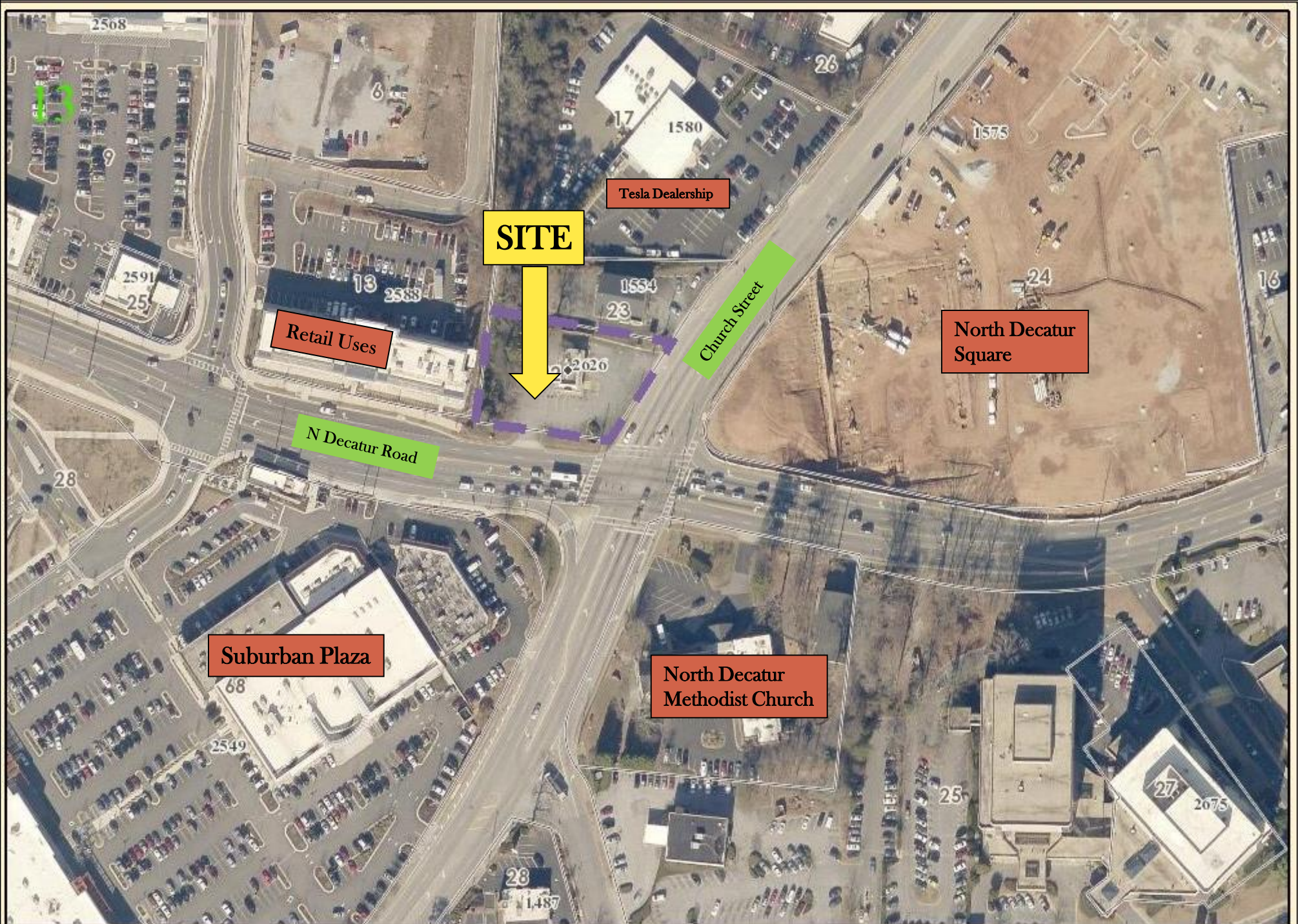
PNC BANK  
Decatur, GA

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS, BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.











N. Decatur Street  
Road Frontage



Church Street  
Road Frontage

