



DeKalb County Department of Planning & Sustainability

**178 Sams Street,
Decatur, GA 30030**

(404) 371-2155 / www.dekalbcountyga.gov/planning

**Planning Commission Hearing Date: January 9, 2024
Board of Commissioners Hearing Date: January 25, 2024**

STAFF ANALYSIS

| | | |
|--------------------------------|--|--|
| Case No.: | SLUP-24-1246743 | Agenda #: 2023-1427 |
| Address: | 2445 Wesley Chapel Road | Commission District: 03 Super District: 07 |
| Parcel ID(s): | 15-131-01-143 | |
| Request: | Special Land Use Permit (SLUP) to allow a bank with a drive through in the C-1 (Local Commercial) Zoning District and Tier 1 of the I-20 Overlay District. | |
| Property Owner(s): | Chick-Fil-A, Inc. | |
| Applicant/Agent: | Samantha Maffey | |
| Acreage: | 0.94 | |
| Existing Land Use: | Chick-Fil-A, Inc. | |
| Surrounding Properties: | North: I-20 Overlay District Tier 2, I-20 Overlay District Tier 1, C-1 East: C-1 South: C-1, OD (Office Distribution) West: I-20 Overlay District Tier 2, C-1, OI (Office Institutional) | |
| Comprehensive Plan: | Suburban (Wesley Chapel Activity Centers Initiative (LCI)) | |
| | Consistent X | Inconsistent |

Staff Recommendation: Approval with Conditions.

The applicant is seeking a special land use permit (SLUP) to allow a credit union, Vystar, with a drive through in the C-1 (Local Commercial) Zoning District and Tier 1 of the I-20 Overlay District. Applicants are required to obtain a SLUP to operate drive-through facilities within the C-1 Zoning District. The subject site is an outparcel in the southwest corner of the Wesley Chapel Square Shopping Plaza. Previously, the subject site operated as a Chick-Fil-A drive through restaurant.

The site is located in a Suburban (SUB) Character Area and adjacent to a Town Center (TC) Character Area, making the site a transitional parcel within the Wesley Chapel Livable Centers Initiative (LCI). The *2050 Unified Plan* recognizes SUB Character Areas as areas developed with traditional suburban land use patterns which also encourage new development to increase connectivity and accessibility (pg.41). The subject site appears to be in general compliance with the SUB Character Area since there are pedestrian accessibility features on the applicants

proposed site plan. The site plan, labeled “DSP 1”, proposes two (2) points of pedestrian access to the building along the northwestern corner of the site and one (1) in the northeastern corner of the site. The Wesley Chapel LCI provides more targeted recommendations. Specifically, the subject site falls within part of the area referred to as *Town Green* in the LCI. *Town Green* areas encourage mixed use and connections to the surrounding community and commercial districts via pedestrian oriented development (pg. 64). While the proposed project is not mixed-use, the proposal is consistent with the pedestrian-oriented goals of the *2050 Unified Plan* and the LCI recommendations through the provision of multiple pedestrian access points. Additionally, the proposal is consistent with the policies of the SUB Character Area to preserve established residential development patterns through the provision of banking services to a financially underserved area. The applicant’s proposed development is consistent with the property’s current C-1 and I-20/ Tier 2 zoning as well as the surrounding commercial uses, which include several fast-food drive-through restaurants.

The applicant has demonstrated compliance with the drive-through supplemental regulations of Section 4.2.23 of the *Zoning Ordinance* and provided substantial conformity with the *Development Standards* of the *Tier 2 I-20 Overlay* (Section 3.33.9) with the exception of the landscaping requirements and architectural regulations. Section 3.33.12 Architectural regulations require (A) All building façades visible from the public street shall consist of concrete, stone, brick or stucco, the applicant has included aluminum as an overhang accent. Furthermore, Subsection (E) Colors shall be nonprimary colors including darker and cooler shades of green, red such as brick, yellow including beige, and lighter shades of brown including tan. The exterior of the proposed building includes royal blue. Additionally, the applicant will need to comply with Section 3.33.13 (*Landscaping Requirement (A)*) which requires a row of street trees along the front yard to be selected from the list of street tree species identified in the design standards for the *I-20 Corridor Overlay District*. . The applicant has provided adequate ingress and egress, parking, and complies with minimum building setback, open space, building scale, and is consistent with adjacent land uses.

The proposed auto-oriented drive-through use may undermine the intent of the *Wesley Chapel LCI* to provide a pedestrian-focused, high intensity mix of residential and commercial uses in the surrounding area. However, the subject property is located at the “edge” of the Activity Center within a SUB character area where auto-oriented uses may warrant consideration. Given the pedestrian-oriented features provided by the proposed site plan, it appears that the proposed auto-oriented drive-through land use is appropriate on the subject site, subject to documentation addressing landscaping and architectural regulations. It appears that the proposal is consistent with the policies and strategies of the SUB Character Area calling for traditional suburban land use patterns which encourage new developments with enhanced pedestrian connectivity. The proposal’s provision of banking support services to an underserved residential area serves to strengthen the SUB Character Area’s policies to preserve established residential neighborhoods.

Additionally, the proposed commercial redevelopment project will enhance the appearance of the existing building and streetscape, thereby enhancing compatibility with adjacent and surrounding commercial uses. Therefore, upon review of *Section 7.4.6* of the *Zoning Ordinance*, Staff recommends approval with conditions.

1. Provide general compliance with the submitted elevations dated 8/3/23 Sheets “A-1-A-4.”
Provide general compliance with the site plan dated 8/3/23 and titled “DSP 1.”
2. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**REZONE
COMMENTS FORM:
PUBLIC WORKS ROAD AND DRAINAGE**

Case No.: SLUP-23-1246743

Parcel I.D. #: 15-131-01-143

Address: 2445 Wesley Chapel Road, Decatur, GA 30035

Drainage Basin: Cobbs Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: There is no known or reported flood impact on the subject property. Erosion and sedimentation activities are not known to affect the property in its present condition.

Required detention facility(s): Not required for this SLUP application

COMMENTS:

This SLUP application has no impact on existing road and drainage infrastructure.

Signature: _____

12/15/2023

To: LaSonda Hill, Planning and Sustainability

From: Ryan Cira, Environmental Health Director

Cc: Alan Gaines, Environmental Health Deputy

Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk networks. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DEKALB COUNTY

Board of Health

| | Case # | Location (Address) | Comment 1 | Comment 2 |
|-----|-----------------|---|---------------------------------|----------------------|
| N1 | SLUP-24-1246742 | 3684 Seton Hall Way, Decatur, GA 30034 | Please review general comments. | |
| N2 | SLUP-24-1246743 | 2445 Wesley Chapel Road, Decatur, GA 30045 | Please review general comments. | No septic indicated. |
| N3 | CZ-24-1246744 | 5449 Covington Highway, Decatur, Ga 30035 | Please review general comments. | No septic indicated. |
| N4 | SLUP-24-1246745 | 1369 Clairmont Road, Decatur, GA 30033 | Please review general comments. | No septic indicated. |
| N5 | SLUP-24-1246746 | 4077 Flat Shoals Parkway, Decatur, GA 30034 | Please review general comments. | No septic indicated. |
| N6 | Z-24-1246747 | 6826 Covington Highway, Lithonia, GA 30058 | Please review general comments. | No septic indicated. |
| N7 | Z-24-1246748 | 1075 Zonolite Road, Atlanta, GA 30306 | Please review general comments. | No septic indicated. |
| N8 | SLUP-24-1246750 | 2056 Tudor Castle Circle, Decatur, GA 30035 | Please review general comments. | No septic indicated. |
| N9 | TA-24-1246761 | County-Wide | Please review general comments. | |
| N10 | TA-24-1246762 | County-Wide | Please review general comments. | |

ZONING COMMENTS DECEMBER 2023

N1. SLUP-24-1246742 - 3684 Seton Hall Way: No comment.

N2. SLUP-24-1246743 - 2445 Westley Chapel Road: No comment.

N3. CZ-24-1246744 - 449 Covington Hwy: Hidden Hills OVD Tier 1. Must meet the requirement of the overlay district. Covington Hwy is SR 12 and required state review and approval prior to permitting. Contact: Cowan, Ashley S ACowan@dot.ga.gov. At a minimum, Covington Hwy is classified as a major arterial. A right of way dedication of 50 feet from centerline OR such that all public infrastructure is within ROW (including streetlighting), whichever greater. The land development code requires a bike facility. Our preference is a 10-foot multiuse path instead of a 4-foot bike lane. The zoning code requires pedestrian scale street lighting.

N4. SLUP-24-1246745 - 1369 Clairmont Rd: No comment.

N5. SLUP-24-1246746 - 4077 Flat Shoals Rd: No Comment.

N6. Z-24-1246747 - 6826 Covington Hwy: Covington Hwy is SR 12 and required state review and approval prior to permitting. Contact: Cowan, Ashley S ACowan@dot.ga.gov. Covington Hwy is classified as a major arterial. A right of way dedication of 50 feet from centerline OR such that all public infrastructure is within ROW (including streetlighting), whichever greater. The land development code requires a bike facility. Our preference is a 10-foot multiuse path instead of a 4-foot bike lane. The zoning code requires pedestrian scale street lighting.

N7. Z-24-1246748 - 1075 Zonolite Rd: Verify property lines. It appears their plans are not on their property. No other comment.

N8. SLUP-24-1246750 - 2056 Tudor Castle Cir: No comment.

N9. TA-24-1246761 - No Comment.

N10. TA-24-1246762 - No Comment.



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:

- **Storm Water Management**

- (1) Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management will be required.
- (2) Verification that existing stormwater detention system will be adequate for new layout will be required.

- **Flood Hazard Area/Wetlands**

- (1) The presence of FEMA Flood Hazard Area was not in the County G.I.S. mapping records for the site.

- **Landscaping/Tree Preservation**

- (1) 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**

- (1) Site is part of the Cobbs Creek River Basin.



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ Parcel I.D. #: _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes ____ No ____ If no, distance to nearest line: _____

Water Treatment Facility: _____ adequate ____ inadequate ____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS:

Signature: _____



DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM

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COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-24-1246743 Parcel I.D. #: 15-131 01-0143
Address: 2445 Wesley Chapel Road
Decatur, Georgia 30035

Adjacent Roadway (s):

(classification) (classification)

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

Capacity (TPD)
Latest Count (TPD)
Hourly Capacity (VPH)
Peak Hour Volume (VPH)
Existing number of traffic lanes
Existing right of way width
Proposed number of traffic lanes
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) 6/7th 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: No traffic engineering concerns at this time.

Signature: Russell



RECEIVED
By Rachel Bragg at 1:58 pm, Oct 31, 2023

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No: _____

APPLICANT NAME: Samantha Maffey, Sevan Multisite Solutions

Daytime Phone: 417.291.1053 E-Mail: samantha.maffey@sevansolutions.com

Mailing Address: 3025 Highland Parkway, Suite 850
Downers Grove, IL 60515

Owner Name: Chick-Fil-A, Inc.
(If more than one owner, attach contact information for each owner)

Daytime Phone: 813-394-8792 E-Mail: emily.gabric@cfacorp.com

Mailing Address: 5200 Buffington Road, Atlanta, GA 30349

SUBJECT PROPERTY ADDRESS OR LOCATION: 2445 Wesley Chapel Road

Decatur DeKalb County, GA 30035

Parcel ID: 15 131 01 1 Acreage or Square Feet: 0.94 AC Commission Districts: 3/7

Existing Zoning: C-1 Proposed Special Land Use (SLUP): Drive-thru

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

Owner: _____ Agent: X Signature of Applicant: _____



August 15, 2023

RE: Notice of Special Land Use Permit Application Community Meeting
for 2445 Wesley Chapel Road, Decatur, GA 30035

Dear Property Owner:

We would like for you to join our Microsoft Teams Virtual Meeting on Wednesday, August 30, 2023 from 5:30pm-6:30pm to discuss our application to DeKalb County for a Special Land Use Permit to allow a drive through as part of our development. Our client, VyStar Credit Union is seeking to develop the site to include a credit union branch with drive through banking services.

Find out more about the project, ask questions, and voice your opinion at the following community meeting:

DATE: August 30, 2023

TIME: 5:30pm-6:30pm EST

LOCATION: Microsoft Teams via the link below:

https://teams.microsoft.com/dl/launcher/launcher.html?url=%2F%23%2F%2Fmeetupjoin%2F19%3Ameeting_YmE2NGQ3MmUtNTcyZi00MjZiLThlMzitMDMxNDcwZTBkYjhm%40thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%2522507908ca-dc96-4de2-8ee3-f01b3ceabd46%2522%252c%2522Oid%2522%253a%25229e61c25c-6c60-4072-a5d9-b1340274ca2a%2522%257d%26anon%3Dtrue&type=meetup-join&deeplinkId=85f6e6f4-5a3b-4d48-934d-6af3a99ab98b&directDI=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true

Meeting ID: 248 214 469 856

Passcode: SvWkPQ

OR Call in (audio only)

+1 689-223-3627

Phone Conference ID: 145 008 704#

If you have any questions about the meeting, please call Samantha Maffey at 417.291.1053 or email samantha.maffey@sevansolutions.com. We look forward to seeing you there!

Kindest Regards,

Samantha Maffey, Sevan Multisite Solutions
Agent for the Applicant, VyStar Credit Union

Maffey, Samantha

Subject: FW: VyStar Credit Union Special Land Use Community Meeting- 2445 Wesley Chapel Road
Location: Microsoft Teams Meeting
Start: Wed 8/30/2023 3:30 PM
End: Wed 8/30/2023 4:30 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: Maffey, Samantha

-----Original Appointment-----

From: Maffey, Samantha

Sent: Tuesday, August 15, 2023 1:15 PM

To: Corley, Robert; Kruse, Doug; Miller, Angela; elfreda227@att.net; pat.lawrencecraig@gmail.com; phthompson3@msn.com; NettieJackson@me.com; carolyn.jones818@yahoo.com; rmurphyga@gmail.com; pdk-powell@comcast.net; tolip209@gmail.com; regeniarobertson@gmail.com; Tommyt4dekalb@gmail.com; nahwash4ms@aol.com; adrianez.realty@gmail.com; albertajordan@bellsouth.net; albertajordan@bellsouth.net; barnesve@yahoo.com; bcp2@gmail.com; berryelfreda227@gmail.com; bethbond@bellsouth.net; bjaevnt@gmail.com; carolyn.jones818@yahoo.com; christinedennis@bellsouth.net; csanders@eastmetrocid.com; dbonino1@aol.com; dlocks1019@aol.com; edsan@bellsouth.net; elitedesignsatl@yahoo.com; ericastewart2009@gmail.com; ericwschwartz@gmail.com; frank@golleyrealty.com; hjpreston23@gmail.com; info@greshamhills.org; jacquelynbuiebrown@gmail.com; jgross@stickybusiness.net; k1776usa@yahoo.com; linn.jeff@gmail.com; mfunk64@att.net; mkirkwood73@outlook.com; naacpdek@comcast.net; nahwash4ms@aol.com; NettieJackson@me.com; norfley@yahoo.com; parkviewcivicclub@gmail.com; pat.lawrencecraig@gmail.com; phthompson3@msn.com; ppculp@att.net; president@naacpdekalb.org; rachelbarber4@gmail.com; rbarrow@comcast.net; regeniarobertson@gmail.com; rigel.cable@gmail.com; robroark@allsouthwarehouse.com; samandbettysmith@bellsouth.net; sbhouston@bellsouth.net; sls1289@gmail.com; tolip209@gmail.com; tomyt4dekalb@gmail.com; wazulamor@aol.com; wmtoliver7@gmail.com; jackson.gloria1@gmail.com; loue738@gmail.com; info@destinedevents.com

Subject: FW: VyStar Credit Union Special Land Use Community Meeting- 2445 Wesley Chapel Road

When: Wednesday, August 30, 2023 3:30 PM-4:30 PM (UTC-07:00) Mountain Time (US & Canada).

Where: Microsoft Teams Meeting

Good afternoon,

We would like for you to join our Microsoft Teams Virtual Meeting on Wednesday, August 30, 2023 from 5:30pm-6:30pm to discuss our application to DeKalb County for a Special Land Use Permit to allow a drive through as part of our development. Our client, VyStar Credit Union is seeking to develop the site to include a credit union branch with drive through banking services.

Please see the attachment for more information.

Thank you,
Samantha Maffey

-----Original Appointment-----

From: Maffey, Samantha

Sent: Tuesday, August 15, 2023 10:43 AM

To: Maffey, Samantha; Maffey, Samantha

Subject: VyStar Credit Union Special Land Use Community Meeting

When: Wednesday, August 30, 2023 3:30 PM-4:30 PM (UTC-07:00) Mountain Time (US & Canada).

Where: Microsoft Teams Meeting

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 248 214 469 856

Passcode: SvWkPQ

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 689-223-3627,,145008704#](#) United States, Orlando

Phone Conference ID: 145 008 704#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

Scout Multiple Services
2025 Highland Pkwy #800
Dunwoody, GA 30035

Grant Home Supply DM
4242 Shoptucker Woods Dr.
Decatur, GA 30030

Kristine Simmons
197 Shoptucker Rd.
Decatur, GA 30032

Scout Multiple Services
2025 Highland Pkwy #800
Dunwoody, GA 30035

Wesley Chapel X LLC
316 Mid Valley Cir Pkg 280
Carmel, CA 93923

Scout Multiple Services
2025 Highland Pkwy #800
Dunwoody, GA 30035

SCF RC Finding LLC
2424 Ridge Road
Rockwall, TX 75087

Scout Multiple Services
2025 Highland Pkwy #800
Dunwoody, GA 30035

Hu Kiang Tian Mr
10370 Meadow Creek Ln.
Alpharetta, GA 30022

Scout Multiple Services
2025 Highland Pkwy #800
Dunwoody, GA 30035

Chick Fil A Inc.
5200 Buffington Rd.
Atlanta, GA 30349

Scout Multiple Services
2025 Highland Pkwy #800
Dunwoody, GA 30035

Anahem Management LLC
P.O. Box 8615
Indianapolis, IN 46280

Scout Multiple Services
2025 Highland Pkwy #800
Dunwoody, GA 30035

Public Storage Properties XVII
P.O. Box 250215
Gurulee, CA 91221

Swain Mustang Solutions
c/o Samantha Maffey
2025 Highland Pkwy #850
Dunnell Grove, IL 60945

BDB Wesley Chapel II LLC
4401 Davidson Ave NE
Atlanta, GA 30319

Swain Mustang Solutions
c/o Samantha Maffey
2025 Highland Pkwy #850
Dunnell Grove, IL 60945

NS Mustangs LLC
2230 Sugarleaf Club Dr
Duluth, GA 30097

Swain Mustang Solutions
c/o Samantha Maffey
2025 Highland Pkwy #850
Dunnell Grove, IL 60945

Spirit Mower Funding VII LLC
8900 Indian Creek Pkwy #100
Overland Park, KS 66210

Swain Mustang Solutions
c/o Samantha Maffey
2025 Highland Pkwy #850
Dunnell Grove, IL 60945

Qing Yun LLC
3001 Lanier Dr
Douglasville, GA 30135

Swain Mustang Solutions
c/o Samantha Maffey
2025 Highland Pkwy #850
Dunnell Grove, IL 60945

The Kruger Co
1014 Vine Street
Cincinnati, OH 45202

Swain Mustang Solutions
c/o Samantha Maffey
2025 Highland Pkwy #850
Dunnell Grove, IL 60945

2774 NCR LLC
2424 Ridge Rd.
Rockwall, TX 75087

Swain Mustang Solutions
c/o Samantha Maffey
2025 Highland Pkwy #850
Dunnell Grove, IL 60945

Nina Weh Trust Agreement
1520 Bolboa Ave
Burlingame, CA 94010

Swain Mustang Solutions
2025 Highland Pkwy #850
Dunnell Grove, IL 60945

Rona R Antonio Real Estate LLC
2630 Riva Rd. Sc 700
Annapolis, MD 21401

Sean Mather Stations
3025 Highland Pkwy #850
Dunwoody Grove, IL 60515

Coastal Investment Group LLC
310 Newmarket Dr
Fayetteville, GA 30215

Sean Mather Stations
3025 Highland Pkwy #850
Dunwoody Grove, IL 60515

Churches First Church Inc.
980 Hammond Dr. NE #800
Atlanta, GA 30328

Sean Mather Stations
3025 Highland Pkwy #850
Dunwoody Grove, IL 60515

Ali Hassan
3796 Midway Rd.
Decatur, GA 30032

Sean Mather Stations
3025 Highland Pkwy #850
Dunwoody Grove, IL 60515

Eric Lips
1307 Crescentwood Lane
Decatur, GA 30032

Sean Mather Stations
3025 Highland Pkwy #850
Dunwoody Grove, IL 60515

Leanne Frank
3441 Banner Dr.
Decatur, GA 30032

Sean Mather Stations
3025 Highland Pkwy #850
Dunwoody Grove, IL 60515

Merica McEwen
1305 Crescentwood Lane
Decatur, GA 30032

Sean Mather Stations
3025 Highland Pkwy #850
Dunwoody Grove, IL 60515

Pat Akins
3377 Birch Dr.
Decatur, GA 30032

Sean Mather Stations
3025 Highland Pkwy #850
Dunwoody Grove, IL 60515

Samantha Berlinsky
1301 Crescentwood Lane
Decatur, GA 30032



SECURITY
5755 KITTERY DR
COLORADO SPRINGS, CO 80911-3529
(800)275-8777

08/15/2023 03:49 PM

| Product | Qty | Unit Price | Price |
|------------------|-----|------------|---------|
| Pete Seeger | 1 | \$10.56 | \$10.56 |
| (Forever) Tulips | 10 | \$0.66 | \$6.60 |

Grand Total: \$17.16

Credit Card Remit \$17.16

Card Name: VISA
Account #: XXXXXXXXXXXX0880
Approval #: 083754
Transaction #: 867
AID: A0000000031010 Chip
AL: VISA CREDIT
PIN: Not Required

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Preview your Mail
Track your Packages
Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 071816-0611
Receipt #: 840-58000258-3-5314581-1
Clerk: 04

Community Meeting Recording Links:

[VyStar Credit Union Special Land Use Community Meeting-20230830_153039-Meeting Recording.mp4 \(sharepoint.com\)](#)

https://sevanmultisite-my.sharepoint.com/personal/samantha_maffey_sevansolutions_com/_layouts/15/stream.aspx?id=%2Fpersonal%2Fsamantha%5Fmaffey%5Fsevansolutions%5Fcom%2FDocuments%2FDesktop%2FVystar%2FDecoratur%2FVyStar%20Credit%20Union%20Special%20Land%20Use%20Community%20Meeting%2D20230830%5F160128%2DMeeting%20Recording%2Emp4&referrer=Teams%2ETEAMS%2DELECTRON&referrerScenario=TMRChicletOpen%2Eview%2Eview&ga=1



October 30, 2023

Special Land Use Permit
Department of Planning & Sustainability
Development Services Center
178 Sams Street
Decatur, GA 30030

RE: VyStar Credit Union- Decatur
2445 Wesley Chapel Road
Parcel ID: 15 131 01 143
Special Land Use Letter of Application

To Whom it May Concern:

VyStar Credit Union is the second-largest credit union headquartered in Florida and serves more than 900,000 members with assets of over \$13.5 billion. VyStar places a strong emphasis on innovating and enhancing its products and offerings to help its members save money and to meet the evolving needs of the community and is committed to being a strong community leader in Decatur and throughout Georgia.

VyStar Credit Union is requesting special land use approval for drive-through services at the property outlined above. Drive-through banking is an integral part of VyStar's operating model by providing convenient, efficient, and accessible banking services to meet the banking needs of the community and VyStar members. The site is currently zoned C-1 and is also located in the I-20 Overlay District, Tier 1.

The existing use of the site is a vacant Chick-Fil-A restaurant with drive-through services. We are proposing the use of a VyStar Credit Union with drive-through services. The proposed building area is 2,780 square feet. The building height is approximately 20'3". There will be a minimum of eight employees working on site and with the monthly training events, there may be a total of thirteen employees. The hours of operation for the branch are as follows: Monday-Thursday 9:00am-5:00pm, Friday 7:30am-6:00pm, Saturday 9:00am-1:00pm and closed Sunday and holidays.

Thank you for your consideration for our special land use request. Please do not hesitate to reach out with any questions, comments, or concerns. We look forward to working with DeKalb County on this project.

Kindest Regards,

Samantha Maffey, Project Manager
Agent for the Applicant, VyStar Credit Union



September 1, 2023

RE: VyStar Credit Union- Decatur
2445 Wesley Chapel Road
Parcel ID: 15 131 01 143
Special Land Use Impact Analysis

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, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.

The size of the lot will accommodate the proposed use and adhere to the requirements outlined in the Code of Ordinances. This is reflected on the site plan that is provided with this application.

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 uses of all the adjacent properties are commercial retail or services, many of which offer drive-through services. The proposed use is compatible with these adjoining uses. Additionally, the land uses of the properties located in the C-1 and I-20 Overlay District, Tier 1 are also commercial retail. Many of these businesses also offer drive-through services to include: Chick-Fil-A at 2452 Wesley Chapel Road, Church's Chicken at 2473 Wesley Chapel Road, KFC at 2532 Wesley Chapel Road, Krispy Kreme Doughnuts at 2533 Wesley Chapel Road, and Dunkin' at 2555 Wesley Chapel Road.

VyStar Credit Union is not a large traffic producer. On average, the sites have 12-35 cars in the parking lot at a time, including those that are parked for in person service. The drive-through traffic will not create congestion as the site is designed to accommodate the average traffic flow. Being that VyStar is a financial service provider, they do not produce smoke, odor, dust, vibration, or excessive noise.

C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.

The proposed use would be on a site that previously housed a Chick-Fil-A restaurant with a drive-through that was 4,212 square feet. The proposed use is a 2,780 square foot building with a drive-through and VyStar Credit Union has far less patrons that will be utilizing the site than Chick-Fil-A did. Georgia Power, DeKalb County Water and Sewer, and Atlanta Gas Light will continue to provide service to this site.

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.

The proposed use is located on an outparcel of a large shopping center. The shopping center was designed to support high traffic volume. The site also previously housed a quick service restaurant with a drive-through. The site was able to support the drive-through use previously and VyStar Credit Union will have significantly less traffic than the previous use. Additionally, there are 8 stacking spaces for the



proposed drive-through which should be plenty to accommodate the traffic and eliminate any overflow onto the access road.

E. 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.

There are two points of ingress/egress to the subject property. Each is on the opposite side of the building from the other. There will be two lanes designated to the drive-through and a bypass lane for traffic to circulate around the site if a vehicle were to enter from the north access point. The drive-through is on the opposite side of the building from the front entrance to the branch. Pedestrians would not have to walk through the drive-through traffic in order to access the branch. Additionally, there is a pedestrian access ramp and cross walk located in front of the building to increase pedestrian safety. The ingress/egress points is adequate for the proposed use. The drive lanes will adhere to the size requirements outlined in the DeKalb County Code of Ordinances. The site will also go through fire review before the development is approved to ensure there is adequate access to the building in the event of an emergency.

F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.

The typical hours of operation for a VyStar Credit Union branch are Monday-Thursday: 9:00am-5:00pm, Friday: 7:30am-6:00pm, Saturday 9:00am-1:00pm, and closed Sunday and holidays. The ATM will be open 24 hours a day but will administer quick transactions and will attract a negligible amount of traffic at any given time compared to the surrounding developments. The majority of the adjacent developments are open seven days a week and their hours of operation exceed those of VyStar Credit Union.

G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

Financial institutions are permitted in the C-1 and I-20 Overlay Districts. VyStar Credit Union will adhere to the Code of Ordinances regarding lot requirements and setback requirements. VyStar plans to request a ZBA variance regarding parking count and sidewalk width.

H. Whether the proposed use is consistent with advances, conflicts, or detracts from the policies of the comprehensive plan.

The proposed use is located in the suburban land use area, which encourages new development to have increased connectivity and accessibility. Multimodal connectivity is one of the main focusses for suburban land use. The site will provide ramp access for pedestrians and bicyclists to access the site from Wesley Chapel Road. Adding a drive-through would further accommodate those who choose to travel via car. A drive-through would make the site more accessible for those who may have difficulty exiting their vehicles. In addition, a large portion of the businesses surrounding the site offer drive-through services and there is a gas station directly adjacent to the site. This is an indicator that vehicle travel is very common for this area and a drive-through would be beneficial to the community.

I. Whether there is adequate provision of refuse and service areas.

The operation of VyStar Credit Union does not create a large amount of waste. Most of the paper waste is shredded and removed by a contracted 3rd party company for recycling. The size of the dumpster and



enclosure will be reduced from the size that was used by the previous occupant of the site. The site is within the service area for a 3rd party waste hauler.

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

The length of time for which the special land use permit is granted should not be limited in duration. Drive-through banking services will increase accessibility for the community members in an area that does not have many banking options.

K. Whether 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; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.

The proposed building and drive-through will adhere to the size, scale, and massing requirements outlined in the DeKalb County Code of Ordinances. The proposed development will be smaller in size than the existing vacant building that is on the site. It will also be smaller than the shopping center that is adjacent. The proposed building is one story and will not create any shadow impact on the adjoining lot.

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

The proposed use is not in a historical district or adjacent to any historical districts/buildings. There would be no adverse effect.

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

The proposed use satisfies the requirements for drive-through facilities in Article IV, Section 4.2.23 of the Code of Ordinances.

N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.

The area is financially underserved and opening a credit union would greatly benefit the community. VyStar Credit Union would fill the need for a financial institution to the area. VyStar strives to bring financial wellness to their members through personalized financial guidance in addition to the many other services that they offer. Opening a financial institution at this site would increase the accessibility that the community members would have to banking services.

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 contribution to a local government official within two years immediately preceding the filling of this application?

Yes _____ No _____*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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 the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

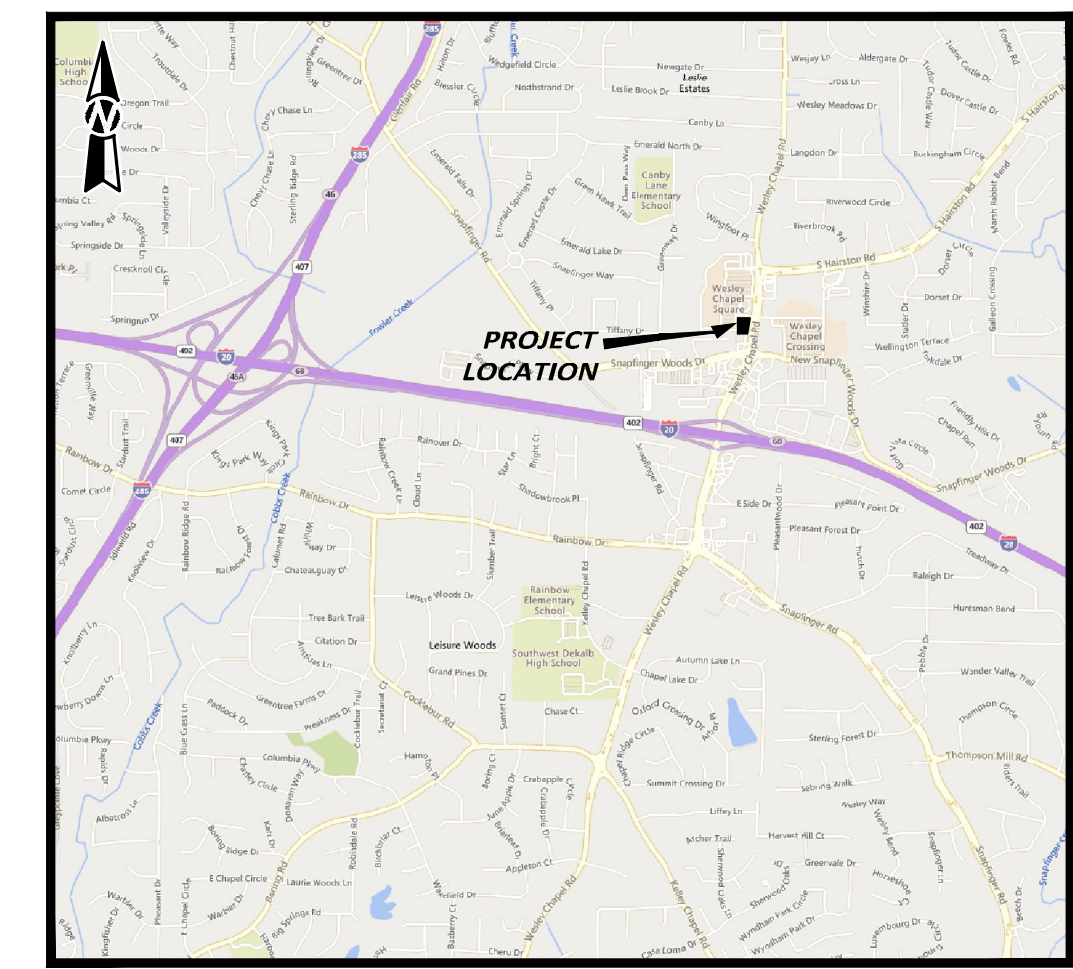
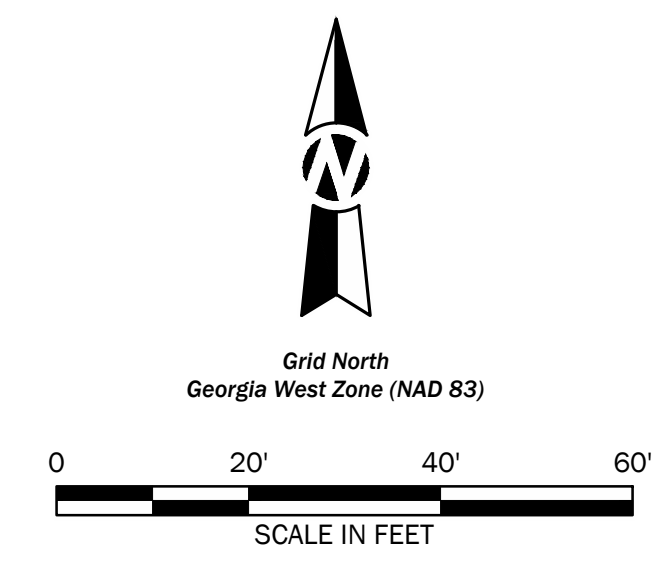
Signature of Applicant /Date

Check one: Owner _____ Agent _____

Expiration Date/ Seal

*Notary seal not needed if answer is "no".

| TECHNICAL NOTES | |
|-------------------------------|--|
| Equipment Used: | Leica GS-14 Receiver RTK Topcon GM-603 Total Station **GPS utilized for coordinate system and topographical locations. |
| Error of Closure: | 1:18,800 |
| Relative Positional Accuracy: | 0.02" H, 0.03" V (@ 95% Confidence Level) |
| Horizontal Datum: | Georgia State Plane, West Zone, NAD83 (2011) |
| Vertical Datum: | NGVD88 |
| Reference Station: | GABN (eGPS Network) Site Control Station Lat: 34° 08' 07.08290" N, Lon: 83° 46' 38.49986" W Ellip. Height: 278.624 meters Datum: NAD 83 (2011), Epoch 2010.00 |
| Reference Station Data: | |
| Combined Grid Factor: | 0.99987216 |
| Convergence Angle: | +0°13' 06.5" |



VICINITY MAP
NO SCALE

SURVEY LEGEND

| | |
|-----|---------------------------------------|
| --- | EXISTING BOUNDARY LINE |
| --- | EXISTING RIGHT-OF-WAY |
| --- | EXISTING PROPERTY LINE |
| --- | EXISTING SUBDIVISION LOT LINE |
| --- | EXISTING CHAIN LINK FENCE |
| --- | EXISTING IRON FENCE |
| --- | EXISTING WIRE FENCE |
| --- | EXISTING WOOD FENCE |
| --- | EXISTING CONTOUR 5' INTERVAL |
| --- | EXISTING CONTOUR 1' INTERVAL |
| --- | EXISTING SURFACE ELEVATION |
| --- | ESS |
| --- | EXISTING SANITARY SEWER MAIN |
| --- | EFM |
| --- | EXISTING SANITARY SEWER FORCE MAIN |
| --- | ESD |
| --- | EXISTING STORM DRAIN |
| --- | EWV |
| --- | EXISTING WATER MAIN |
| --- | ECM |
| --- | EXISTING GAS MAIN |
| --- | EDE |
| --- | EXISTING OVERHEAD ELECTRICAL |
| --- | EUE |
| --- | EXISTING UNDERGROUND ELECTRICAL |
| --- | EUC |
| --- | EXISTING OVERHEAD CABLE TELEVISION |
| --- | EEO |
| --- | EXISTING UNDERGROUND CABLE TELEVISION |
| --- | EOT |
| --- | EXISTING OVERHEAD TELEPHONE |
| --- | EUT |
| --- | EXISTING UNDERGROUND TELEPHONE |
| --- | ETS |
| --- | EXISTING TRAFFIC SIGNAL LINE |
| --- | ELF |
| --- | EXISTING UNDERGROUND FIBER OPTIC |
| --- | EXISTING SANITARY SEWER MANHOLE |
| --- | EXISTING SANITARY SEWER CLEANOUT |
| --- | EXISTING STORM MANHOLE |
| --- | EXISTING STORM DOUBLE WING INLET |
| --- | EXISTING STORM SINGLE WING INLET |
| --- | EXISTING STORM YARD INLET |
| --- | EXISTING STORM GRATE INLET |
| --- | EXISTING STORM JUNCTION BOX |
| --- | EXISTING WATER VALVE |
| --- | EXISTING IRRIGATION CONTROL VALVE |
| --- | EXISTING WATER METER |
| --- | EXISTING FIRE HYDRANT |
| --- | EXISTING WATER SPIGOT |
| --- | EXISTING GAS METER |
| --- | EXISTING GAS VALVE |
| --- | EXISTING ELECTRIC MANHOLE |
| --- | EXISTING POWER POLE |
| --- | EXISTING GUY ANCHOR |
| --- | EXISTING LIGHT POLE |
| --- | EXISTING GROUND/LANDSCAPE LIGHT |
| --- | EXISTING ELECTRIC POWER METER |
| --- | EXISTING ELECTRICAL BOX |
| --- | EXISTING A/C PAD |
| --- | EXISTING TELEPHONE MANHOLE |
| --- | EXISTING TRAFFIC POLE |
| --- | EXISTING TELEPHONE PEDESTAL |
| --- | EXISTING CABLE TELEVISION PEDESTAL |
| --- | EXISTING AT&T MANHOLE |
| --- | EXISTING BOLLARD |
| --- | EXISTING MAILBOX |
| --- | EXISTING SIGN |
| --- | IRON PIPE / PIN FOUND |
| --- | CAPPED REBAR FOUND |
| --- | CONCRETE MONUMENT SET |
| --- | CONCRETE MONUMENT FOUND |
| --- | AXLE FOUND |
| --- | PINE KNOT FOUND |
| --- | CAPPED REBAR SET |
| --- | SECTION |
| --- | TOWNSHIP |
| --- | RANGE |
| --- | RIGHT-OF-WAY |
| --- | MINIMUM BUILDING LINE |
| --- | PLAT BOOK |
| --- | DEED BOOK |
| --- | PAGE |
| --- | RECORD DIMENSION |
| --- | EXISTING TREE |
| --- | EXISTING TREE STUMP |
| --- | EXISTING CONCRETE PAVEMENT |
| --- | EXISTING ASPHALT PAVEMENT |
| --- | EXISTING BRICK PAVERS |
| --- | EXISTING BUILDING |
| --- | EXISTING GRAVEL DRIVE |
| --- | EXISTING RIPRAP LINING |

PROPERTY DESCRIPTION - DEED BOOK 6888, PAGE 448

All that tract or parcel of land lying and being in Land Lot 131 of the 15th District of DeKalb County, Georgia, and being more particularly described as follows (the "Land");

To find the true point of beginning, commence at the intersection of the northerly right of way of Snapfinger Woods Drive with the westerly right of way of Wesley Chapel Road; thence along said right of way of Wesley Chapel Road (variable right of way) in a northeasterly direction, a distance of 298.44 feet to an iron pin found; thence south 88 degrees 30 minutes 25 seconds west, a distance of 10.09 feet to an iron pin found and the TRUE POINT OF BEGINNING; thence south 88 degrees 30 minutes 25 seconds west, a distance of 161.91 feet to an iron pin set; thence north 00 degrees 53 minutes 11 seconds west, a distance of 236.80 feet to an iron pin set; thence north 89 degrees 06 minutes 49 seconds east, a distance of 191.26 feet to an iron pin found on the westerly right of way of Wesley Chapel Road; thence south 06 degrees 13 minutes 57 seconds west, along said westerly right of way of Wesley Chapel Road, a distance of 236.51 feet to an iron pin found and the TRUE POINT OF BEGINNING. Said above described tract containing 0.956 acres, as shown and described on Survey for Chick-fil-A, Inc., dated October 27, 1990, prepared by Cofer Technical Services, Inc., William D. Shaw, G.R.L.S. No. 2162.

AS SURVEYED DESCRIPTION

A tract or parcel of land lying and being in Land Lot 131 of the 15th District of DeKalb County, Georgia, and containing 0.89 acres, more or less, and being more particularly described as follows:

As a Point of Commencement, start at a concrete monument found at the intersection of the westerly right-of-way of Wesley Chapel Road with the northerly right-of-way of Snapfinger Woods Drive; thence run North 07° 56' 56" East and along said right-of-way of Wesley Chapel Road (variable right of way) for a distance of 251.3 feet, more or less, to a capped rebar set at the POINT OF BEGINNING of the herein described parcel; thence leaving said right-of-way, run South 89° 16' 21" West for a distance of 147.48 feet to a rebar found; thence run North 00° 07' 15" West for a distance of 236.51 feet to a rebar found; thence run North 89° 55' 31" East for a distance of 180.84 feet to a pit nail found lying on the right-of-way of Wesley Chapel Road; thence run South 07° 58' 06" West and along the right-of-way of Wesley Chapel Road for a distance of 237.17 feet to the POINT OF BEGINNING of the herein described parcel.

NOTES:

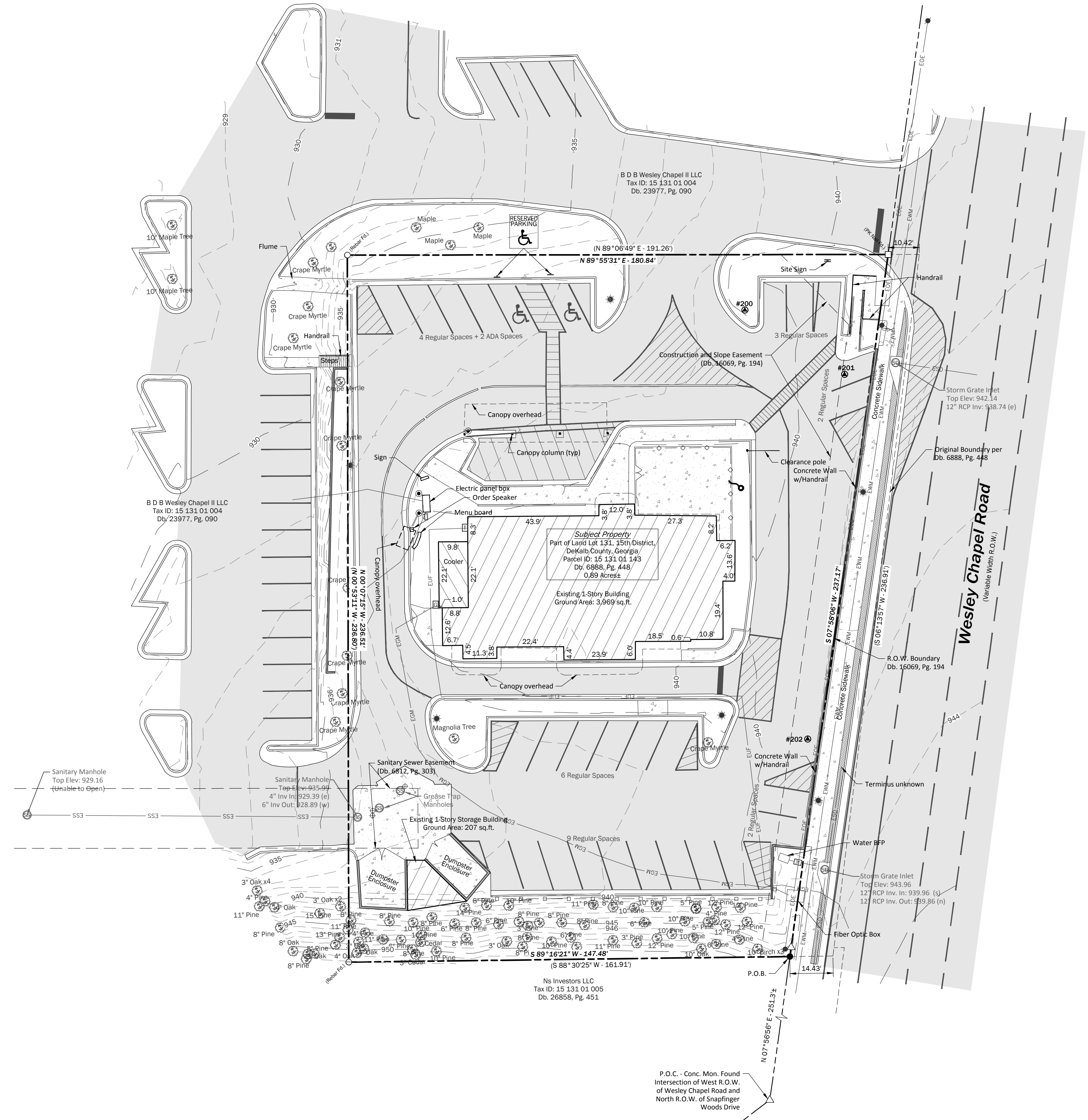
- All bearings are to Grid North as established by global positioning.
- Horizontal Datum: Georgia State Plane, West Zone, NAD83(2011), U.S. Feet
- Vertical Datum: NAVD83, U.S. Feet
- Not all underground utilities are shown hereon. Utilities that are shown are approximate from observed evidence, available utility plans at time of survey, and underground utility markings as provided through a Georgia 811 locate request. No guarantee or warranty of the accuracy of the location of underground utilities is hereby implied. Utilities should be verified onsite prior to any construction or digging.
- Source of Title: D.B. 6888, Pg. 448
- Zoning: Unknown
- Parking: 28 Total Spaces (26 regular spaces + 2 ADA spaces)
- No portion of the survey limits lies within any special flood hazard area from information as depicted on FEMA Flood Panel 13089C0154 J, revised May 16, 2013.

Surveyor's Certification
Retracement Survey

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 hereon. 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 professional 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.

Eric M. Hamner
Eric M. Hamner, GA RLS #3410

08/11/2023
Date



Former Chick Fil A Restaurant Site

Sevan Multi-Site Solutions
2445 Wesley Chapel Road
Located in Land Lot 131, 15th District, DeKalb County, Georgia

Topographic & Boundary Survey

| No. | Date | Revision Description |
|-----|------|----------------------|
| | | |

Drawn By: SGF/JH/GNF
Checked By: EMH
Date Drawn: 07/07/2023
Date Surveyed: 06/23-08/28/23
Scale: 1"=20'
Proj. No.: 23-017073-00
File Name: 23-2073-Survey-Topo.dwg

REVISIONS

| REV. | DATE | DESCRIPTION |
|------|------------|------------------------|
| 0 | 09.21.2023 | ZBA |
| 1 | 11.16.2023 | REV FOR WALK / PARKING |

SHEET MANAGEMENT

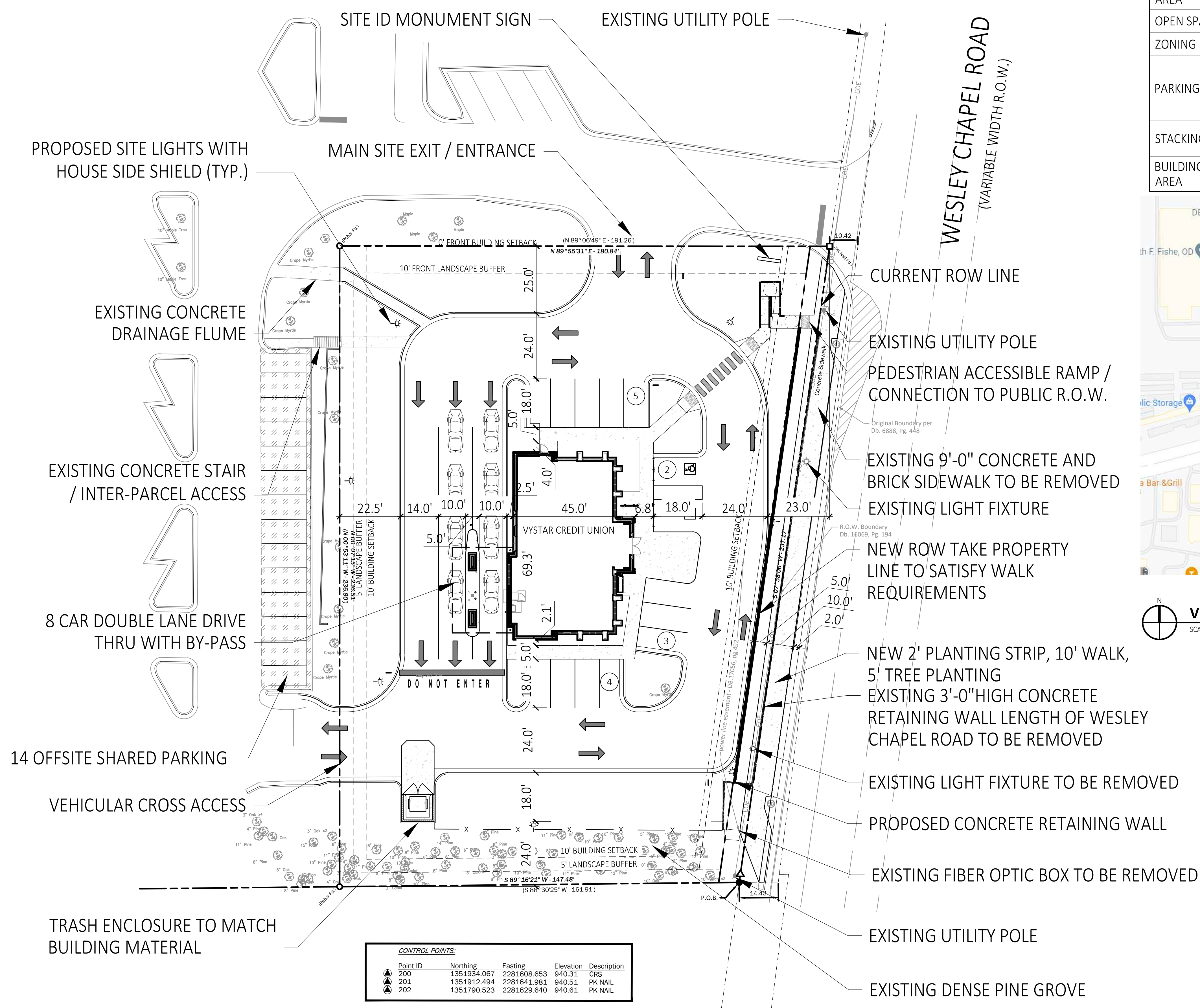
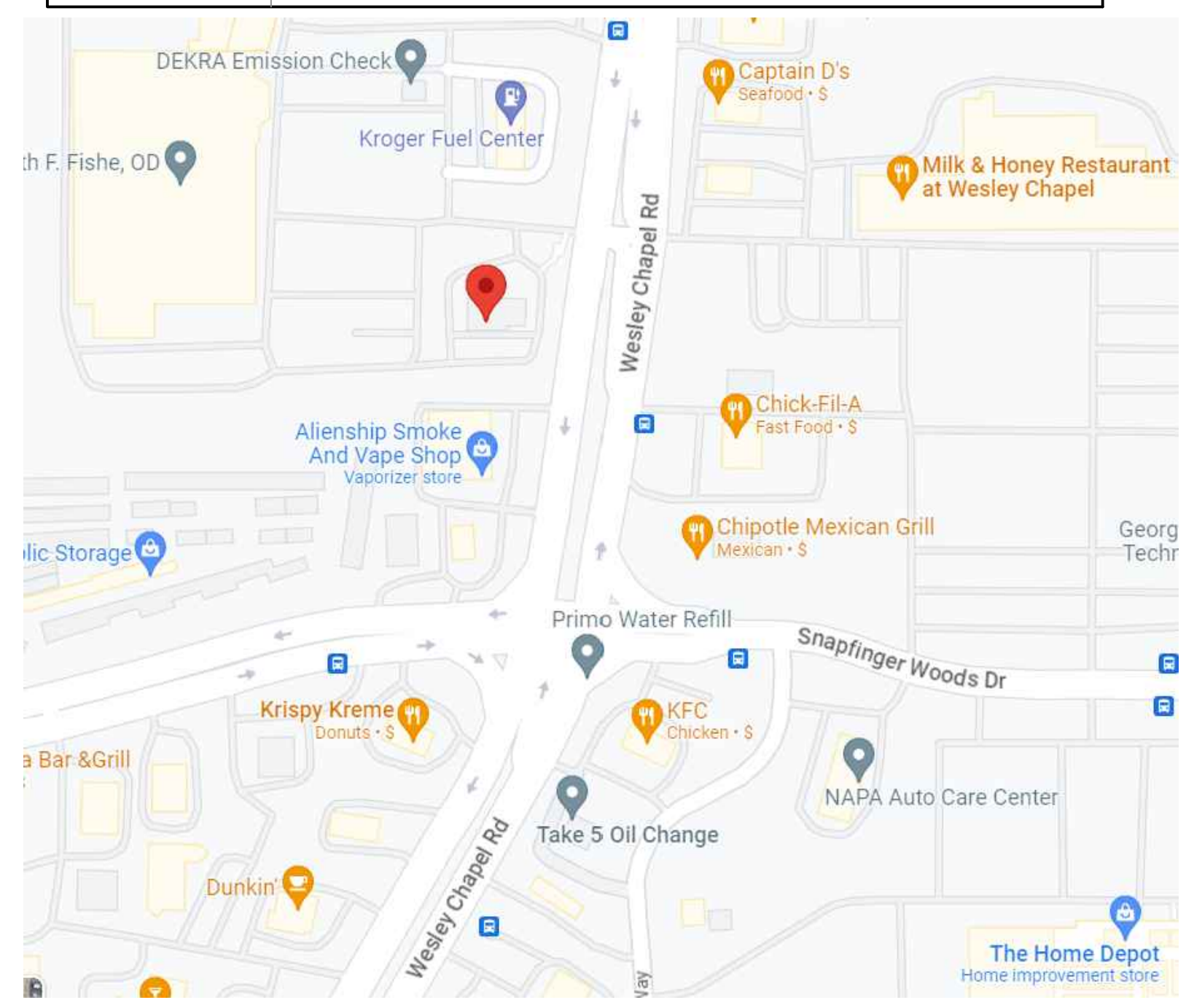
PROJECT NUMBER:
ISSUED DATE:
DRAWN BY: DK
CHECKED BY: TK
PRJ. MGR:

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SITE DEVELOPMENT DATA:

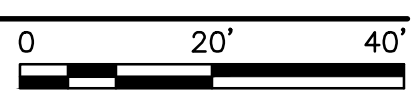
| | |
|-----------------|--|
| SITE ADDRESS | 2445 WESLEY CHAPEL ROAD, DECATUR, GEORGIA 30035 |
| PROJECT AREA | ± 41,650 S.F. = ± 0.956 ACRES |
| IMPERVIOUS AREA | ± 28,122 S.F. = ± 0.6456 ACRES |
| OPEN SPACE | ± 13,521 S.F. = ± 0.3104 AC. = 32 % |
| ZONING | C-1 LOCAL COMMERCIAL & I-20 OVERLAY DISTRICT, TIER 1 |
| PARKING | ON-SITE: STANDARD SPACES: 11 + BARRIER-FREE SPACES: 3 = 14 TOTAL OFF-SITE: 14 SHARED SPACES GRAND TOTAL = 28 |
| STACKING | LANES: 2 CARS: 8 |
| BUILDING AREA | VYSTAR BUILDING = 2,800 S.F. |



CONTROL POINTS:

| Point ID | Northing | Easting | Elevation | Description |
|----------|-------------|-------------|-----------|-------------|
| ▲ 200 | 1351934.067 | 2281608.653 | 940.31 | CRS |
| ▲ 201 | 1351912.494 | 2281641.981 | 940.51 | PK NAIL |
| ▲ 202 | 1351790.523 | 2281629.640 | 940.61 | PK NAIL |

DIMENSION CONTROL SITE PLAN
SCALE: 1" = 20'-0"



FILE: V:\Shared\Clients\VyStar Credit Union\New Site Acquisition\Decatur, GA (2445 Wesley Chapel Road)\DSD\Conduct\23 PRESENTATION - REV.dwg
PLOT: 11/17/2023 1:28 PM BY: Stephens, Jackson

| EXTERIOR FINISH SCHEDULE | | |
|-----------------------------------|-------------------------------------|--|
| DESCRIPTION | MANUFACTURER | REMARKS |
| EXTERIOR STUCCO PAINT | SHERWIN WILLIAMS | GENERAL: SW7008 ALABASTER |
| EXTERIOR STUCCO PAINT | SHERWIN WILLIAMS | ACCENT: SW 7650 ELLIE GRAY |
| ALUMINUM COMPOSITE MATERIAL (ACM) | REYNOBOND | FINISH NAME: CHAMPAGNE MET |
| ALUMINUM COMPOSITE MATERIAL (ACM) | REYNOBOND | BLUE BAND, FINISH NAME: SAPPHIRE BLUE |
| HIGH PARAPET CAP | CUTTING EDGE METALS (DREXEL METALS) | COLOR: SILVER, TO MATCH ACM FINISH COLOR |
| CULTURED STONE | ARRISCRAFT | PROFILE: MIDTOWN SERIES, SIZE: VARIED SIZES (2 1/8" & 3 5/8") COLOR: ABBEY ROAD |

Sevan
DESIGN SOLUTIONS, P.C.

Corporate Office
3025 Highland Parkway | Suite 850
Downers Grove, IL 60515
info@sevan.com www.sevan.com

INTEGRITY | RESPECT | TEAMWORK
EXCELLENCE | CHARITY

CLIENT

VyStar
Credit Union



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

WIDTH OF FACADE AT GROUND LEVEL: 64' - 8 3/4"
WIDTH OF FENESTRATION PROVIDED: 48' - 10" (75.4%)



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

| REVISIONS | | |
|-----------|------------|-------------------------|
| REV | DATE | DESCRIPTION |
| 1 | 02.06.2023 | LAND DISTURBANCE PERMIT |
| 2 | 02.13.2023 | PBA / POA REVIEW |

CONSULTANTS

PROJECT INFORMATION

BUILDING ELEVATIONS

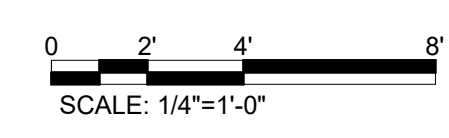
POOLER MOSAIC
POOLER PARKWAY AND WESTBROOK LANE
POOLER, GA 31922
PARCEL NUMBER: MTC OP5B

| SHEET MANAGEMENT | |
|------------------|----------|
| PROJECT NUMBER: | |
| ISSUED DATE: | 08/03/23 |
| DRAWN BY: | RN |
| CHECKED BY: | |
| PROJ. MGR: | |

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SHEET

A-1



Z:\Share\Clients\VyStar Credit Union\New Site Acquisition\Docu... GA 0145 Westley Chapel Road\K030 Prelim Design\Rev\VyStar Exterior GA 022.rvt
8/2/2023 8:02:29 AM

| EXTERIOR FINISH SCHEDULE | | |
|-----------------------------------|-------------------------------------|--|
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| EXTERIOR STUCCO PAINT | SHERWIN WILLIAMS | ACCENT: SW 7650 ELLIE GRAY |
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Sevan
DESIGN SOLUTIONS, P.C.

Corporate Office
3025 Highland Parkway | Suite 850
Downers Grove, IL 60515
info@sevan.com www.sevan.com

INTEGRITY | RESPECT | TEAMWORK
EXCELLENCE | CHARITY

CLIENT

VyStar
Credit Union



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

| REVISIONS | | |
|-----------|------------|-------------------------|
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| 2 | 02.13.2023 | PBA / POA REVIEW |

CONSULTANTS

PROJECT INFORMATION

BUILDING ELEVATIONS

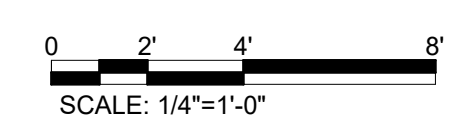
POOLER MOSAIC
POOLER PARKWAY AND WESTBROOK LANE
POOLER, GA 31922
PARCEL NUMBER: MTC OP5B

| SHEET MANAGEMENT | |
|------------------|----------|
| PROJECT NUMBER: | |
| ISSUED DATE: | 08/03/23 |
| DRAWN BY: | RN |
| CHECKED BY: | |
| PROJ. MGR: | |

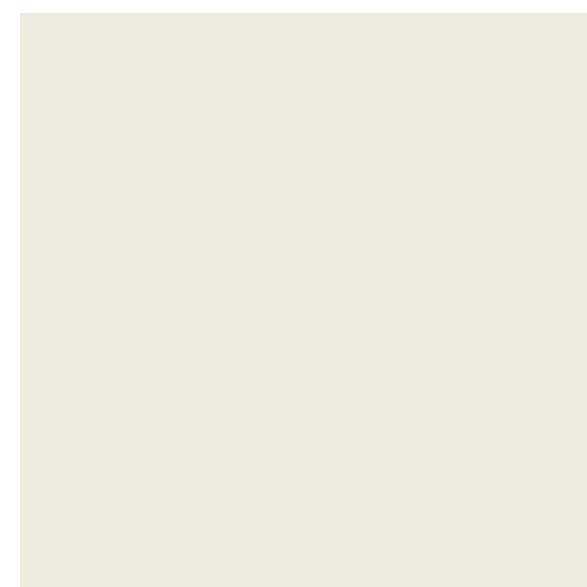
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SHEET

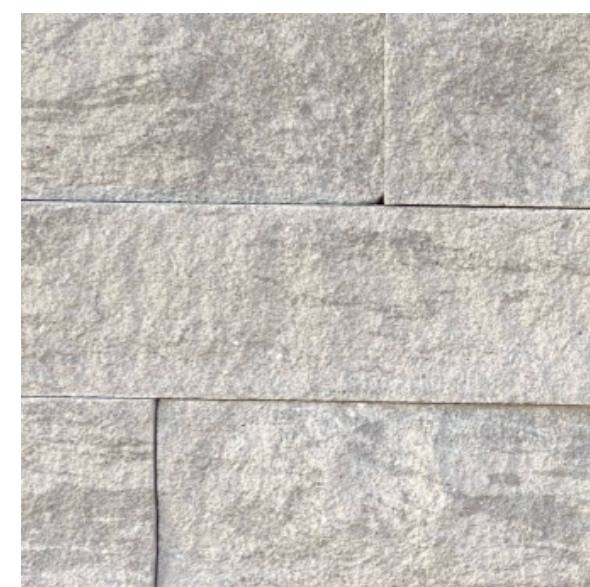
A-2



Z:\Share\Clients\VyStar Credit Union\New Site Acquisition\DocuSet_GA 0445\Newly Changed\Road\A030 Permits\Drawings\VyStar Exterior GA R23.rvt
8/2/2023 8:02:29 AM



1 - STUCCO
EXTERIOR STUCCO PAINT
SHERWIN WILLIAMS
SW 7008 ALABASTER



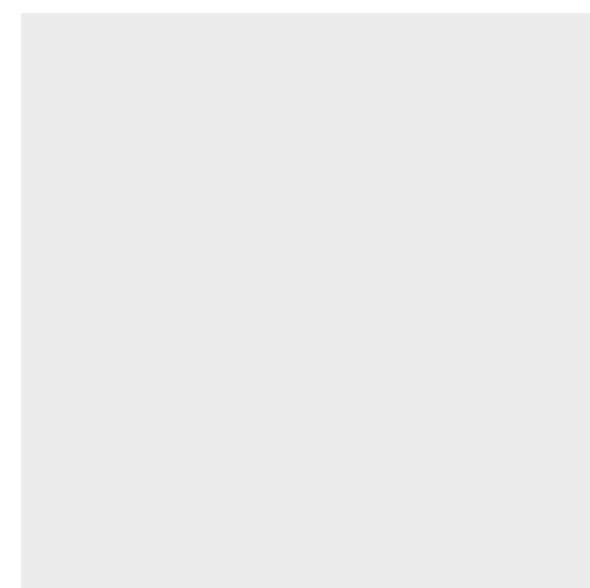
3 - CULTURED STONE
CULTURED STONE
ARRISCRAFT
PROFILE: MIDTOWN SERIES
SIZE: VARIED (2-1/8" & 3-5/8")
COLOR: ABBEY ROAD



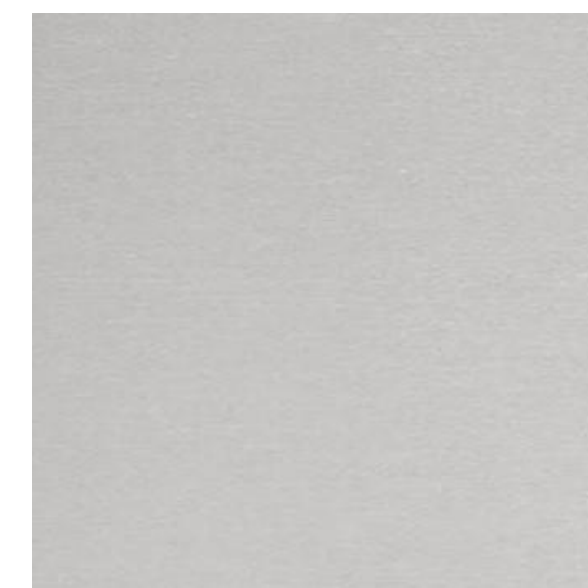
5 - ACM
ALUMINUM COMPOSITE MATERIAL
SAPPHIRE BLUE



2 - STUCCO
EXTERIOR STUCCO PAINT
SHERWIN WILLIAMS
SW 7650 ELLIE GRAY



4 - PARAPET CAP
WHITE ALUMINUM



6 - STOREFRONT
CLEAR ANODIZED ALUMINUM

CLIENT



NOT FOR CONSTRUCTION

REVISIONS

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |

CONSULTANTS

| |
|--|
| |
|--|

PROJECT INFORMATION
BUILDING RENDERING & MATERIALS

POOLER MOSAIC
POOLER PARKWAY AND WESTBROOK LANE
POOLER, GA 31922
PARCEL NUMBER: MTC OP5B

SHEET MANAGEMENT

| | |
|-----------------|----------|
| PROJECT NUMBER: | |
| ISSUED DATE: | 08/03/23 |
| DRAWN BY: | RN |
| CHECKED BY: | |
| PROJ. MGR: | |

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SHEET

A-3

CLIENT



NOT FOR CONSTRUCTION

REVISIONS

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|------|------|-------------|

CONSULTANTS

MECHANICAL/ELECTRICAL/PLUMBING

STRUCTURAL

PROJECT INFORMATION

RENDERINGS

POOLER MOSAIC
POOLER PARKWAY AND WESTBROOK LANE
PARCEL NUMBER: MTC OP5B

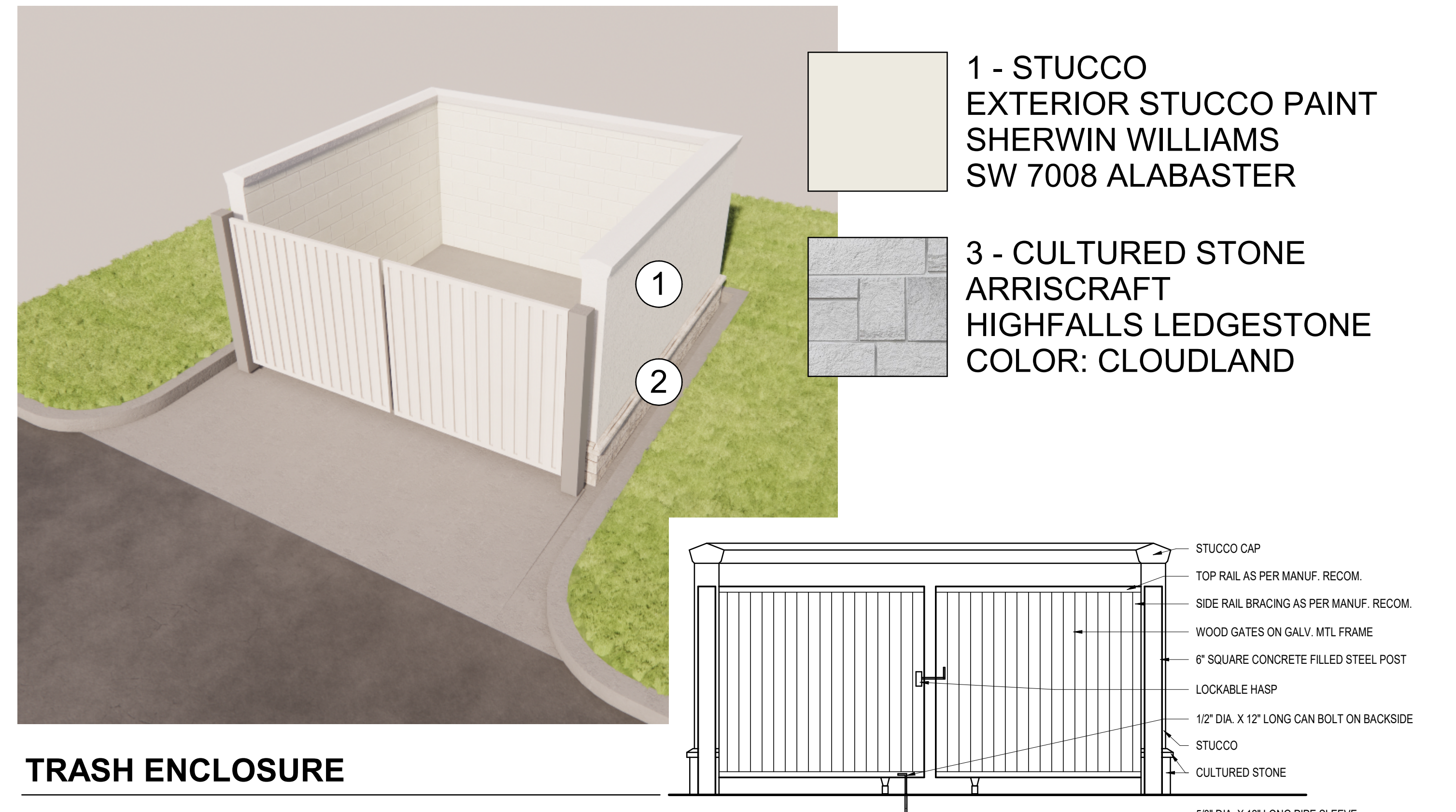
SHEET MANAGEMENT

| | |
|-----------------|----------|
| PROJECT NUMBER: | |
| ISSUED DATE: | 08/03/23 |
| DRAWN BY: | RN |
| CHECKED BY: | |
| PROJ. MGR: | |

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SHEET

A-4



TRASH ENCLOSURE



Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

**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 Name: _____ Phone: _____ Email: _____

Property Address: _____

Tax Parcel ID: _____ Comm. District(s): _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes ____ No ____

Existing Zoning: _____ Proposed Zoning: _____ 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): _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____
 Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
 Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
 Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
 Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
 Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

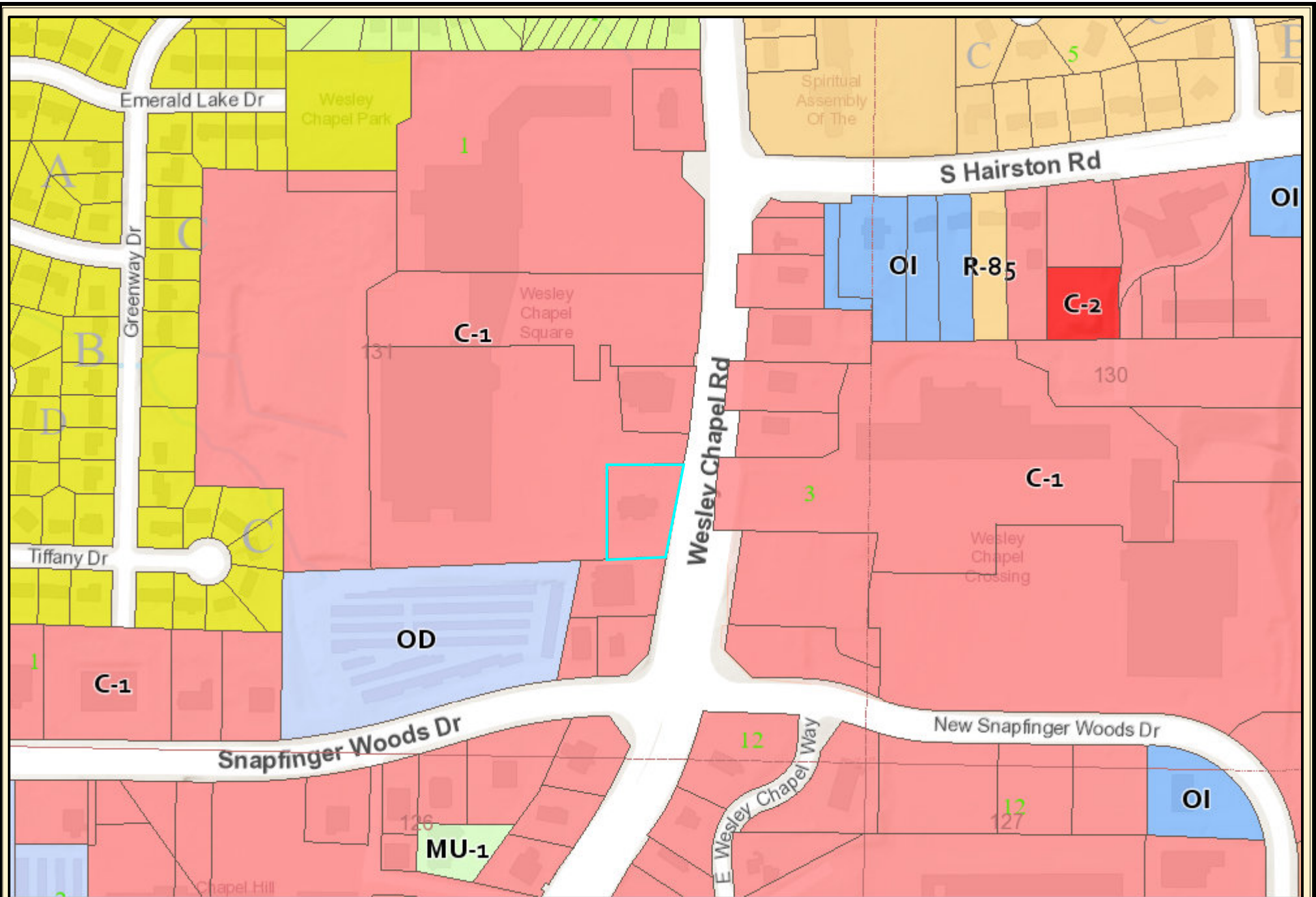
Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
 Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
 Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
 Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
 Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
 Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____
 Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
 Perimeter Landscape Strip: _____
 Possible Variances: _____

Comments: _____

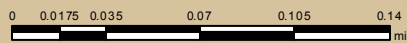
Planner: _____ Date: _____

FILING FEES

| | | |
|--------------------------------|---|----------|
| REZONING: | RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1 | \$500.00 |
| | RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5 | \$750.00 |
| | OI, OD, OIT, NS, C1, C2, M, M2 | \$750.00 |
| LAND USE MAP AMENDMENT | | \$500.00 |
| SPECIAL LAND USE PERMIT | | \$400.00 |



DeKalb County Parcel Map

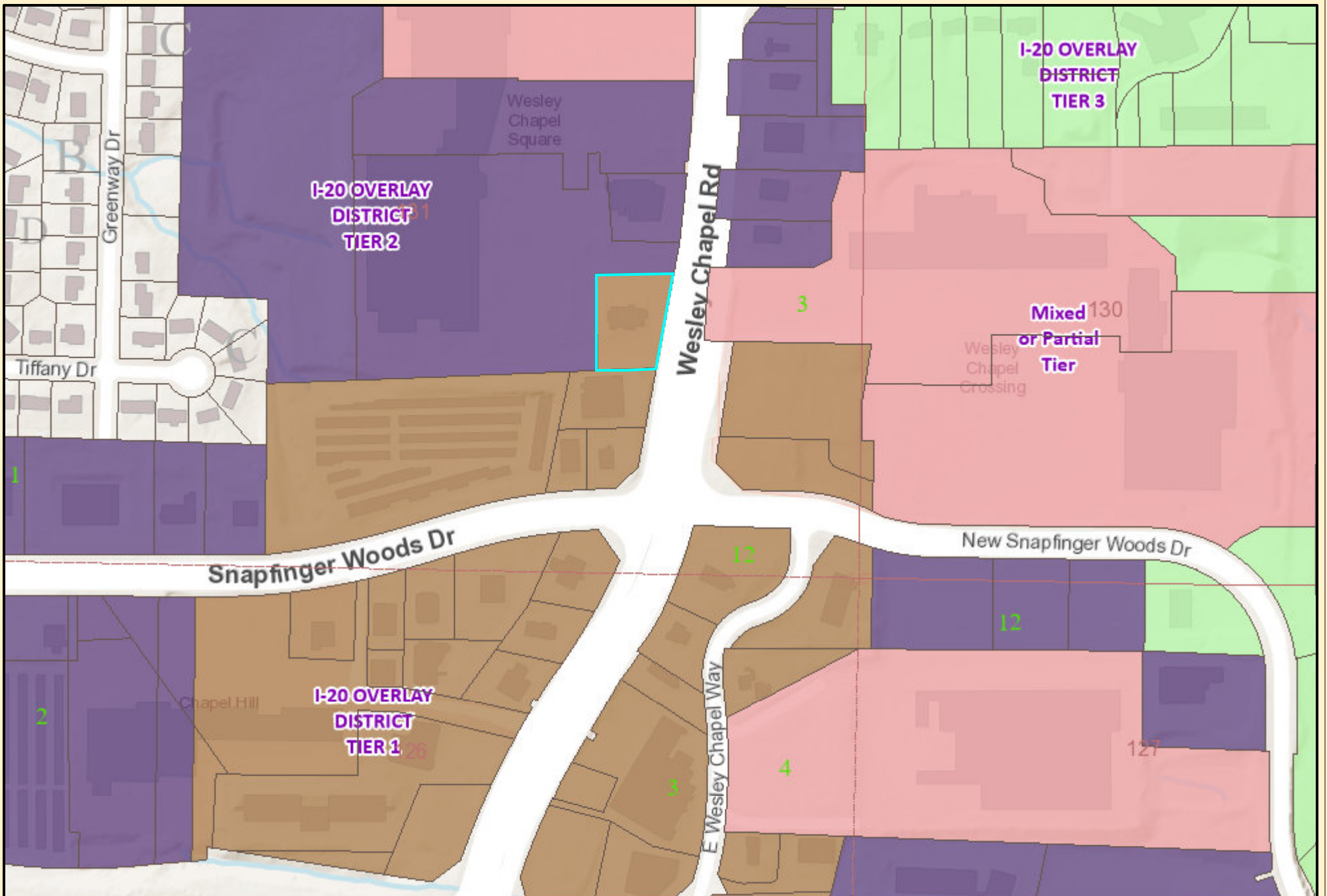


Date Printed: 12/14/2023

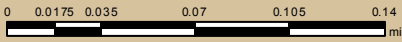


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DeKalb County Parcel Map

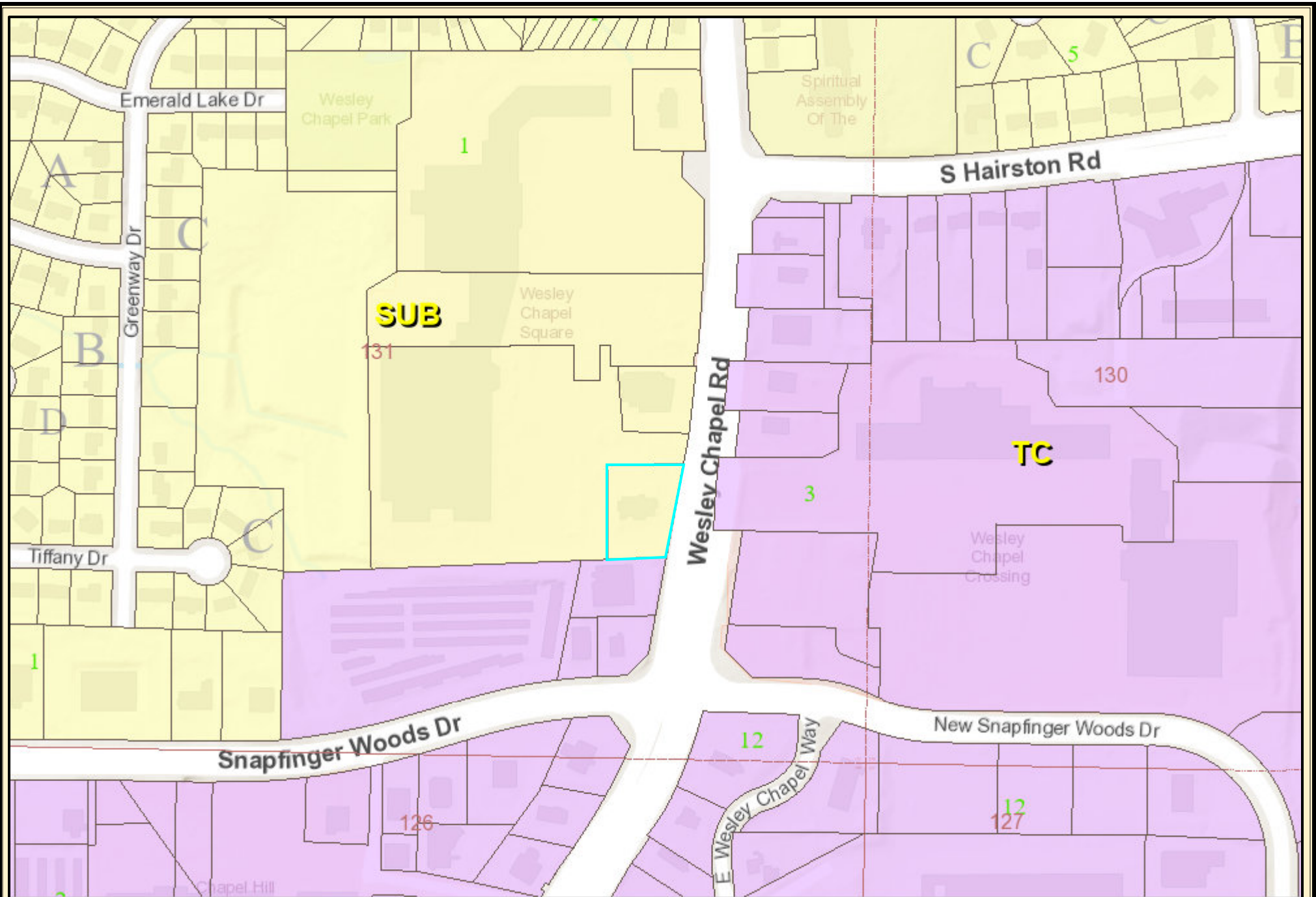


Date Printed: 12/14/2023

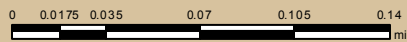


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DeKalb County Parcel Map



Date Printed: 12/14/2023

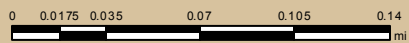


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DeKalb County Parcel Map



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