

SLUP-24-1247003 (2024-06320)
Staff Recommended Conditions (if approved)
2933 N. Druid Hills Road

1. Allow up to two drive-through lanes on the site subject to compliance with C-1 (Local Commercial) zoning standards unless variances are obtained from appropriate regulatory authorities.
2. In an effort to enhance and encourage pedestrian activity, the maximum front building setback shall be 20 feet with no parking located between the front façade of the building and the North Druid Hills right-of-way. Internal sidewalks shall connect the principal entrance of the building with the public sidewalk along North Druid Hills Road. Internal sidewalks shall also connect parking areas behind the building entrances located on the rear of the building.
3. Building facades shall not exceed (40) feet in length without projections, recesses, or other architectural features.
4. Structure shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level front facade.
5. Right-of-way dedication from centerline of North Druid Hills Road may be required.
6. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the Zoning Board of Appeals, or other entity.
7. Drive-through lanes and service windows serving drive-through lanes shall only be located to the side or rear of buildings.
8. 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.
9. Stacking spaces shall be provided. 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.
10. At least three (3) stacking spaces for each service window shall be provided.
11. 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.
12. Drive-through lanes shall be separated by striping or curbing from off-street areas. Individual lanes shall be striped, marked, or otherwise distinctly delineated.
13. The drive-through bank shall include a by-pass lane with a minimum of ten (10) feet, by which traffic may navigate around the drive-through facility without traveling in the drive-through lane. The by-pass lane may share space with a parking access aisle.
14. Drive-through lane must be setback five (5) feet from all lot lines and roadway right-of-way lines.
15. Owner and operator are responsible for daily litter clean-up to ensure the property remains free of trash, litter, and debris.