

Planning and Zoning  
 1975 Lakeside Parkway, Suite 350  
 Tucker, GA 30084  
 Phone: 678-597-9040  
 Email: LandDevelopment@tuckerga.gov  
 Website: www.tuckerga.gov

# Land Use Petition Application Checklist

## FOR ALL REZONINGS, COMPREHENSIVE PLAN AMENDMENTS, SPECIAL LAND USE PERMITS, MODIFICATIONS, AND CONCURRENT VARIANCES

REQUIRED ITEMS	NUMBER OF COPIES	CHECK <input checked="" type="checkbox"/>
One (1) digital copy of all submitted materials	<ul style="list-style-type: none"> <li>One (1) flash drive or CD in .JPEG, .PDF format</li> </ul>	<input checked="" type="checkbox"/>
Pre-Application Meeting Form	<ul style="list-style-type: none"> <li>One (1) Copy</li> </ul>	<input checked="" type="checkbox"/>
Public Participation Report	<ul style="list-style-type: none"> <li>One (1) Copy</li> </ul>	<input checked="" type="checkbox"/>
Application, Signature Pages, Disclosure Form	<ul style="list-style-type: none"> <li>One (1) Copy each</li> </ul>	<input checked="" type="checkbox"/>
Written Legal Description	<ul style="list-style-type: none"> <li>One (1) 8 1/2" x 11" Legal Description</li> </ul>	<input checked="" type="checkbox"/>
Boundary Survey and Proposed Site Plan (See Page 9 for Requirements)	<ul style="list-style-type: none"> <li>Five (5) Full-Size (24" x 36") Copies of each</li> <li>One (1) 8 1/2" x 11" or 11x17 Site Plan of each</li> </ul>	<input checked="" type="checkbox"/>
Building Elevations (renderings or architectural drawings to show compliance with Article 5)	<ul style="list-style-type: none"> <li>One (1) Copy</li> </ul>	<input checked="" type="checkbox"/>
Letter of Intent	<ul style="list-style-type: none"> <li>One (1) Copy</li> </ul>	<input checked="" type="checkbox"/>
Analysis of Standards/Criteria (See page 5)	<ul style="list-style-type: none"> <li>One (1) Copy</li> </ul>	<input checked="" type="checkbox"/>
Environmental Site Analysis Form	<ul style="list-style-type: none"> <li>One (1) Copy</li> </ul>	<input checked="" type="checkbox"/>
Trip Generation Letter (ITE Trip Generation Manual)	<ul style="list-style-type: none"> <li>One (1) Copy</li> </ul>	<input checked="" type="checkbox"/>
THE FOLLOWING ITEMS MAY BE REQUIRED		
Traffic Impact Study (See Sec. 46-1309)	<ul style="list-style-type: none"> <li>Three (3) Copies</li> </ul>	<input type="checkbox"/>
Development of Regional Impact Review Form	<ul style="list-style-type: none"> <li>Three (3) Copies</li> </ul>	<input type="checkbox"/>
Environmental Impact Report	<ul style="list-style-type: none"> <li>Three (3) Copies</li> </ul>	<input type="checkbox"/>
Noise Study Report	<ul style="list-style-type: none"> <li>Three (3) Copies</li> </ul>	<input type="checkbox"/>
Other items required per the Zoning Ordinance	<ul style="list-style-type: none"> <li>Three (3) Copies</li> </ul>	<input type="checkbox"/>
LAND USE PETITION FEE SCHEDULE		
Residential Rezoning	\$500	<input type="checkbox"/>
Multifamily Rezoning	\$750	<input type="checkbox"/>
Non-Residential Rezoning	\$750	<input type="checkbox"/>
Special Land Use Permit	\$400	<input checked="" type="checkbox"/>
Comprehensive Plan Amendment	\$1000	<input type="checkbox"/>
Modification	\$250	<input type="checkbox"/>
Variance (includes Concurrent Variance)	\$300	<input type="checkbox"/>
Public Notice Sign Fee	\$80 (per required sign)	<input checked="" type="checkbox"/>

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# City of Tucker

## Neighborhood Meeting Information

Information about your neighborhood meeting shall be provided to city staff at least 14 calendar days before the meeting. City staff will then post information about the meeting on the city website and the city facebook page. An email blast will also be sent through the city email list.

Project Name: CDC Federal Credit Union Branch

Contact Name: Scott Foerst

Meeting Date: 1/6/2021 (Wednesday)

Meeting Time: 6:00 PM EST

Meeting Location: Virtual (URL: <https://bit.ly/34CCcdB>)

Request: drive-thru at new branch location

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# City of Tucker

## Public Participation Plan Report

Project Name: CDC FCU Branch

Contact Name: Scott Foerst

Meeting Date: 1/6/2021

Meeting Location: Virtual - Microsoft Teams

Meeting Start Time: 6<sup>00</sup> PM EST

Meeting End Time: 6:32 PM EST

Number of people in attendance: 7 (seven)

Date of Filing of Land Use Petition Application: 1/11/2021

**General Introduction:** please include information about who you reached out to for the meeting, communication outreach methods (letters, facebook, emails, etc), what you were proposing at the time of the neighborhood meeting, the meeting format (ppt, q&a, display boards, etc), and who attended the meeting on behalf of the applicant (engineers, attorney, developer, property owner, etc). Additional information that you feel is important to include is welcomed.

**Summary of concerns and issues raised at the meeting:** (please list and respond to each one individually; include as many items that were discussed).

1. List question/concern/comment/request for changes to the proposed plans

Applicant Response:

2. List question/concern/comment/request for changes to the proposed plans

Applicant Response:

The following must be submitted at time of application submittal:

- Copy of the letter that was mailed to neighbors
- Copy of address list for mailing

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- Meeting sign-in sheet
- Meeting minutes
- Copy of the plan that was presented at the neighborhood meeting

I, the undersigned, as the applicant or an authorized representative of the applicant do solemnly swear and attest that the information provided is true and accurate. I have included a complete record of the neighborhood meeting, as well as an honest response regarding the intentions for development.

Scott Foerst 1/8/2021  
Signature of Applicant or Authorized Representative Date

Scott Foerst 1/8/2021  
Type or Print Name of Applicant or Authorized Representative Date

Rachel Paradise 1/8/21  
Signature of Notary Date





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December 22, 2020

Northlake Mall Area Neighbor,

Consultants & Builders, Inc. is working with the CDC Federal Credit Union to build a stand-alone branch in the current parking lot adjacent to the mall entrance at Briarcliff Road and Henderson Mill Road. The EVgo charging stations currently are located on this parcel.

The City of Tucker requires a Land Use Petition be filed due to the planned branch having a drive-thru facility with attached canopy to cover two ATMs/ITMs. In our discussions with the City of Tucker, Consultants & Builders, Inc. will hold a Public Participation (meeting) to engage all of our neighbors within 500' of our project regarding the request for a drive-thru at the location. It is our intent to hold a Microsoft Teams Virtual Meeting (to protect and engage all that may participate) on January 6, 2021 online at 6 p.m. EST.

Join by entering this URL below in your browser: <https://bit.ly/34CCcdB>

or

Call in (audio only) 469-998-7360  
Phone Conference ID: 369 125 582#

Please contact Scott Foerst at Consultants and Builders, Inc. at the email address or mobile number below if you have questions regarding participation online or by phone on the Microsoft Teams meeting.

Best regards and thank you for the efforts,

Scott Foerst, SVP Design  
Consultants & Builders, Inc.  
[scott.foerst@consultantsandbuilders.com](mailto:scott.foerst@consultantsandbuilders.com)  
404-597-7786 (mobile)

CDC FCU - Branch 500' mailing list

4800 Briarcliff Road STE B1 Atlanta, GA 30345	NORTHLAKE ATRCORINTH PARTNERS LLC	LAW ALISON	12700 PARK CENTRAL DR STE 110	DALLAS	TX	75251
2183 Zeld Drive Atlanta, GA 30345	LAW ZACHARY T		2183 ZELDA DR NE	ATLANTA	GA	30345
4855 Briarcliff Road Atlanta, GA 30345	REGENCY RETAIL PARTNERSHIP LP		PO BOX 790830	SAN ANTONIO	TX	78279
4795 Briarcliff Road Atlanta, GA 30345	LOCAL SANDY GA LLC		777 BRICKELL AVE STE 630	MIAMI	FL	33131
4800 Briarcliff Road Atlanta, GA 30345	NORTHLAKE ATRCORINTH PARTNERS LLC		12700 PARK CENTRAL DR STE 110	DALLAS	TX	75251
4805 Briarcliff Road Atlanta, GA 30345	MALAKSHMI LLC		3338 PEACHTREE RD NE 3503	ATLANTA	GA	30326
4786 Briarcliff Road Atlanta, GA 30345	NORTHLAKE ATRCORINTH PARTNERS LLC		12700 PARK CENTRAL DR STE 110	DALLAS	TX	75251
2201 Henderson Mill Road Atlanta, GA 30345	E PLAZA III LP		5656 MEADOWCREST DR	DALLAS	TX	75230
4875 Briarcliff Road Atlanta, GA 30345	REGENCY RETAIL PARTNERSHIP LP		PO BOX 790830	SAN ANTONIO	TX	78279
2175 Zeld Drive Atlanta, GA 30345	SITAPARA KISHAN		2175 ZELDA DR NE	ATLANTA	GA	30345
4816 Briarcliff Road Atlanta, GA 30345	NORTHLAKE ATRCORINTH PARTNERS LLC		12700 PARK CENTRAL DR STE 110	DALLAS	TX	75251
2199 Zeld Drive Atlanta, GA 30345	DETTMAN SEAN M	STRUMLAUF RACHEL	2199 ZELDA DR	ATLANTA	GA	30345
2244 Henderson Mill Road Atlanta, GA 30345	TRIANGLE PARTNERS LLC		5415 REDFIELD DR	DUNWOODY	GA	30338
4880 Briarcliff Road Atlanta, GA 30345	MACYS EAST INC		7 W 7TH ST	CINCINNATI	OH	45202
4832 Briarcliff Road Atlanta, GA 30345	NORTHLAKE ATRCORINTH PARTNERS LLC		12700 PARK CENTRAL DR STE 110	DALLAS	TX	75251
2191 Zeld Drive Atlanta, GA 30345	HELD LOIS	HELD KALMAN	2191 ZELDA DR NE	ATLANTA	GA	30345
4840 Briarcliff Road Atlanta, GA 30345	NORTHLAKE ATRCORINTH PARTNERS LLC		P O BOX 10001	DALLAS	TX	75301
2080 Henderson Mill Road Atlanta, GA 30345	REGENCY RETAIL PARTNERSHIP LP		PO BOX 790830	SAN ANTONIO	TX	78279

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CDC FCU Branch - Public Participation Plan Report  
January 6, 2021

General Information:

As the partnering design build firm on the CDC FCU Branch project at Northlake Mall, CBI needs to pursue a Special Land Use Permit with City of Tucker due to the incorporation of a teller drive thru as part of the proposed design. As a part of the application process CBI pursued early and effective public participation using the City of Tucker provided list by mailing to all neighbors indicated within 500' of the subject property. CBI mailed on 12/22/2020 an informative letter, survey, and site plan of planned project. We also made an announcement on Nextdoor (Nextdoor is a hyperlocal social networking service for neighborhoods). Information was provided on 12/22/2020 to the City of Tucker staff to post information about the meeting on the City website and Facebook page. An email blast was also sent through the City email list.

Proposed at Meeting: A Special Land Use Permit request for the inclusion of a drive-thru at the new CDC FCU Branch.

Meeting Logistics:

- Meeting Date: 1/6/2021 (Wednesday)
- Meeting Location: Virtual via Microsoft Teams (URL and phone link we in public letter and information)
- Meeting Start Time: 6:05 PM EST
- Meeting End Time: 6:32 PM EST
- Number of people in attendance: 7 (seven)

Sign-in: (Due to virtual meeting all participants were asked to introduce themselves and the information was written into the meeting notes)

- Scott Foerst - Architect
- Australia Hoover - CDC FCU President/CEO
- Peter Field - Developer
- Tony Ruggeri - Developer
- Todd Williams - Engineer
- Gary Russo - Architect
- Cara Schroder - City of Tucker District 2 Planning Commission

Presentation:

Presentation was virtual on Microsoft Teams with shared screen from Scott Foerst showing all attendees the mailed letter, survey, and site plan sent to neighbors. Building elevations and exterior color rendering was shared as well. Property address for new branch location is 4816 Briarcliff Road NE, Atlanta, GA 30345.

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Questions/Comments:

1. Recommendation/reminder from Cara Schroder to include elevations and exterior rendering of planned branch with SLUP submittal. Applicant response: These items will be included in the SLUP submittal.

Best regards,



Scott Foerst, SVP Design  
Consultants & Builders, Inc.  
[scott.foerst@consultantsandbuilders.com](mailto:scott.foerst@consultantsandbuilders.com)  
404-597-7786 (mobile)





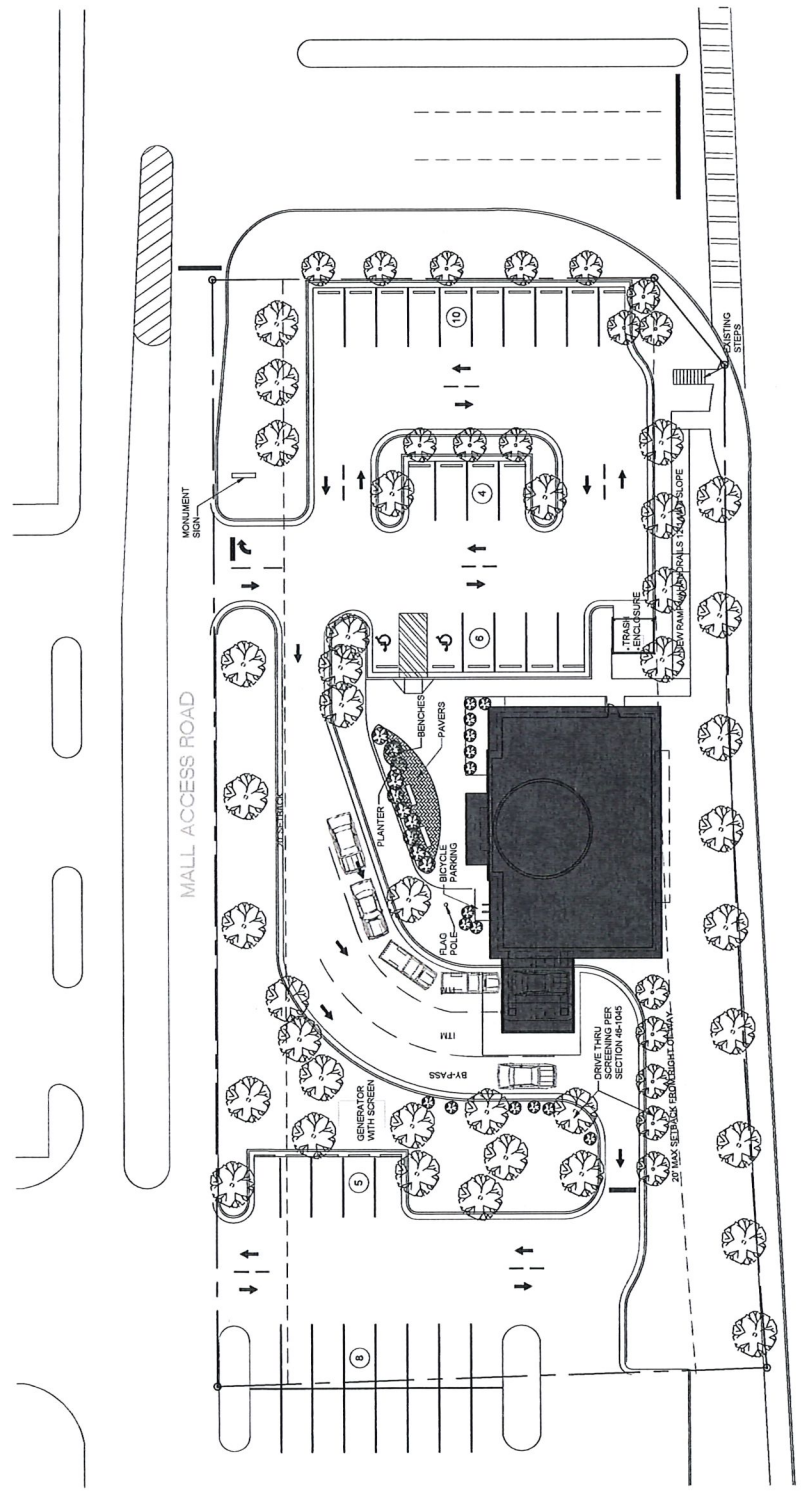
**SITE DATA**

CREDIT UNION, 3.145 SF  
 ZONED: C-1 (NORTH LAKE OVERLAY TIER 1)

LOT SIZE: 81,04 ACRES (± 45,483 SF)  
 PARKING REQUIRED: 4 SPACES PER 1,000 SF  
 4 SPACES PER 1,000 SF

PARKING PROVIDED: 84 SPACES  
 (INCL. 2 HO)

LOT COVERAGE:  
 4-28, 25% (62%)  
 60% MAX. LOT PERMITTED



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1 CONCEPTUAL SITE PLAN

1/16" = 1'-0"



4816 Briarcliff Road  
 Atlanta, GA 30345

PROJECT:

CONSULTANTS:

**CONSULTANTS & BUILDERS, INC.**  
 Relationship Building Success  
 310 MEDLOCK FARM ROAD, SUITE 410  
 PEPPEREL CREEK, GA 30077  
 PHONE 770 2941113  
 FAX 770 4164113

ARCHITECT:

**APPELBY + LACCETTI**  
 Architects, Inc.  
 1447 PEACHTREE STREET, NE  
 SUITE 600  
 ATLANTA, GA 30309  
 PHONE 404 817 2322  
 FAX 404 817 2100

SEAL:

REVISIONS:


DATE: 12/22/2020  
 JOB NO.: 2020-062  
 SHEET TITLE: CONCEPTUAL SITE PLAN  
 SHEET NO.: ASP-1.1

4816 Briarcliff Road  
Atlanta, GA 30345



PROJECT:

CONSULTANTS:  
CONSULTANTS & BUILDERS, INC.  
Relationships, Building, Structures  
1100 MEDLOCK BRIDGE ROAD, SUITE 402  
FREDERICKSBURG, VA 22401  
PHONE: 759-229-4118  
FAX: 759-619-6149

ARCHITECT:  
APPELBY + LACETTI  
Architects, Inc.  
1417 PEACHTREE STREET, NE  
SUITE 600  
ATLANTA, GA 30309  
PHONE: 404-517-2128  
FAX: 404-517-2100

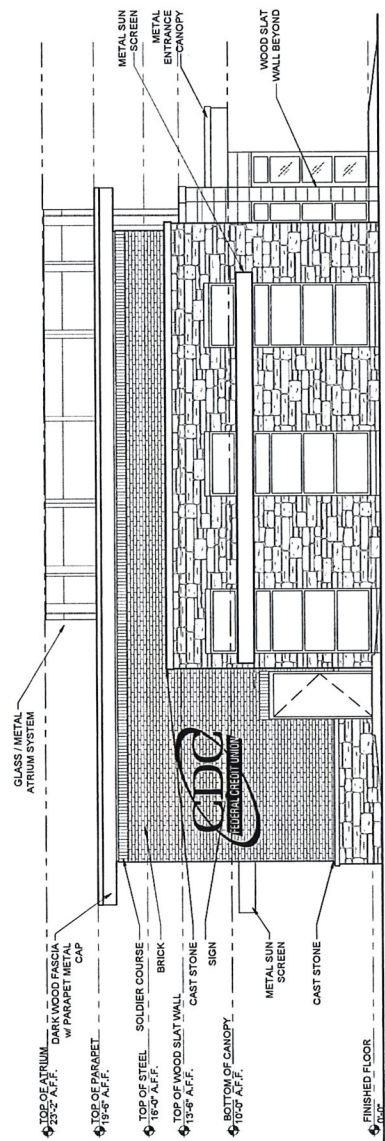
SEAL:

REVISIONS:

DATE: 12/23/2020  
JOB NO.: 2020-092

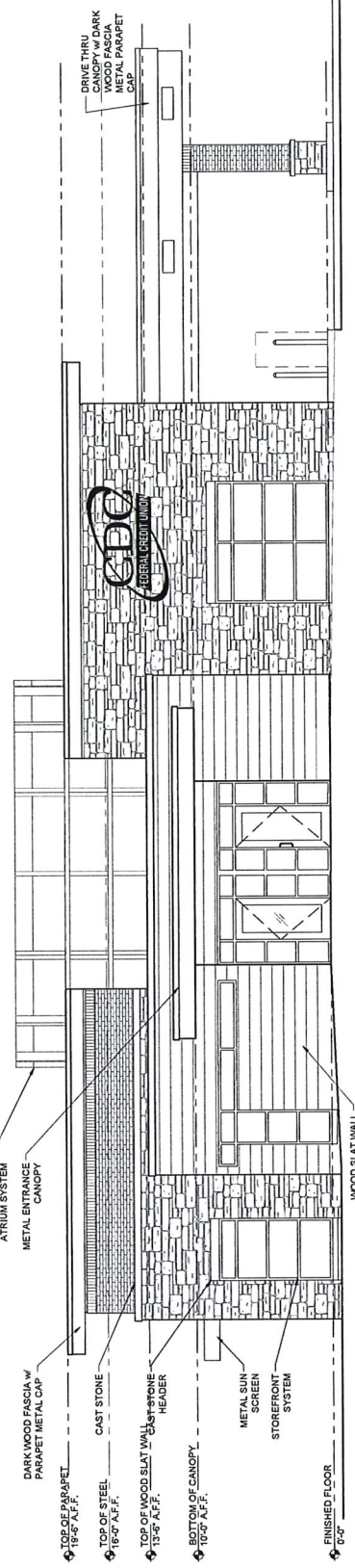
SHEET TITLE:  
CONCEPTUAL  
ELEVATIONS

SHEET NO.: A-4.1



2 CONCEPTUAL ELEVATION

1/4" = 1'-0"



TOTAL ELEVATION: 1425 sf  
TOTAL GLASS REQUIRED (05%): 426 SF  
TOTAL GLASS: 487 sf

1 CONCEPTUAL ELEVATION

1/4" = 1'-0"

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4816 Briarcliff Road  
Atlanta, GA 30345



PROJECT:

CONSULTANTS:

CONSULTANTS & BUILDERS, INC.  
Professional Building Services  
3100 MEDLOCK BRIDGE ROAD, SUITE 400  
FLETCHER CO. BLDG. CA 30076  
PHONE: 770-292-8118  
FAX: 770-619-6119

ARCHITECT:

APPELBY + LACETTI  
Architects, Inc.  
1417 REAGAN STREET, NE  
SUITE 600  
ATLANTA, GA 30309  
PHONE: 404-812-2100  
FAX: 404-812-2100

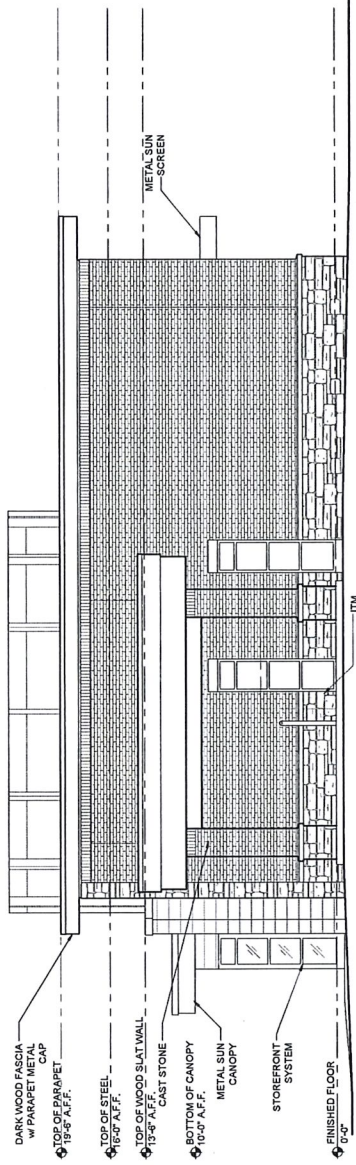
SEAL:

REVISIONS:

DATE: 12/23/2020  
JOB NO.: 2020-082

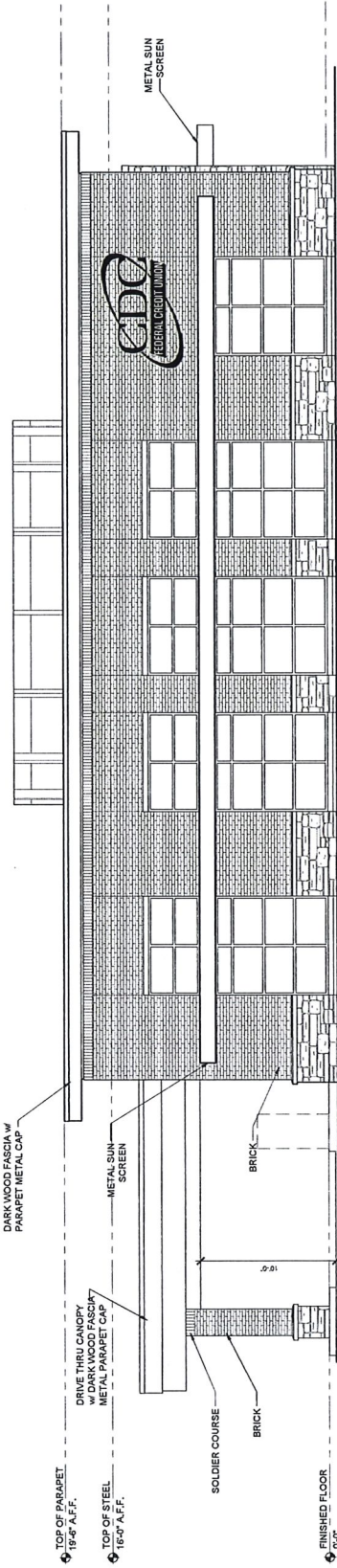
SHEET TITLE:  
CONCEPTUAL  
ELEVATIONS

SHEET NO.: A-4.2



2 CONCEPTUAL ELEVATION

1/4" = 1'-0"



TOTAL ELEVATION: 1280 sf  
TOTAL GLASS REQUIRED (30%): 378 SF  
TOTAL GLASS: 408 sf

1 CONCEPTUAL ELEVATION

1/4" = 1'-0"

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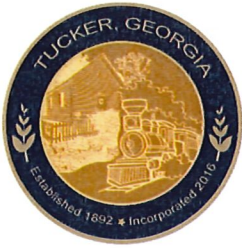
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Planning and Zoning  
 1975 Lakeside Parkway, Suite 350  
 Tucker, GA 30084  
 Phone: 678-597-9040  
 Email: permits@tuckerga.gov  
 Website: www.tuckerga.gov

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# Land Use Petition Application

Type of Application:  Rezoning  Comprehensive Plan Amendment  Special Land Use Permit  
 Concurrent Variance  Modification

## APPLICANT INFORMATION

Applicant is the:  Property Owner  Owner's Agent  Contract Purchaser

Name: Consultants and Builders, Inc.

Address: 3100 Medlock Bridge Rd, Suite 420

City: Peachtree Corners

State: GA

Zip: 30071

Contact Name: Scott Foerst

Phone: 770-729-8183

Email: Scott.Foerst@consultantsandbuilders.com

## OWNER INFORMATION

Name: ATR Corinth Northlake, LLC

Address: 4645 N. Central Expressway, Suite 200

City: Dallas

State: TX

Zip: 75205

Contact Name: Peter Field

Phone: 214-219-5600

Email: peter@atrcorinth.com

## PROPERTY INFORMATION

Property Address: 4816 Briarcliff Rd NE, Atlanta, GA 30345 (Northlake Mall)

Present Zoning District(s): ~~C-1 (Northlake Overlay District 1)~~ NL-1

Requested Zoning District(s):

Present Land Use Category: Commercial

Requested Land Use Category:

Land District: 18th

Land Lot(s): 209 and 210

Acreage: 1.0434

Proposed Development: Credit Union Branch with drive-through lanes at Northlake Mall (Briarcliff Road)

Concurrent Variance(s):

## RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units:

Dwelling Unit Size (Sq. Ft.):

Density:

## NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: 1/1

Total Building Sq. Ft.: 3,115

Density: N/A

**APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 24 MONTHS FROM THE DATE OF LAST ACTION BY THE MAYOR AND CITY COUNCIL.

*Scott Foerst*

*1/8/2021*

Signature of Applicant

Date

*Scott Foerst*

*Consultants and Builders, Inc.  
SVP, Design*

Type or Print Name and Title

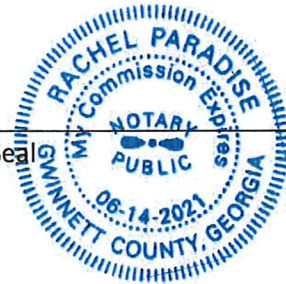
*Fred Parkhi*

*1/11/21*

Signature of Notary Public

Date

Notary Seal



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**PROPERTY OWNER'S CERTIFICATION**

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of DeKalb County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Tucker, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning (RZ), Comprehensive Plan Amendment (CA), Special Land Use Permit (SLUP), Modification (M) & Concurrent Variance (CV) in request of the items indicated below.

*Frank Michalopoulos  
OF ATR Corinth Northlake, LLC*

I, Peter Field of ATR Corinth Partners, authorize, Consultants and Builders, Inc.  
(Property Owner) (Applicant)

to file for SLUP, at 4816 Briarcliff Rd NE, Atlanta, GA 30345  
(RZ, CA, SLUP, M, CV) (Address)

on this date January, 11, 2021  
(Month) (Day)

- I understand that if a rezoning is denied or assigned a zoning classification other than the classification requested in the application, then no portion of the same property may again be considered for rezoning for a period of twenty-four (24) months from the date of the mayor and city councils' final decision.
- I understand that if an application for a special land use permit affecting all or a portion of the same property for which an application for the same special land use was denied shall not be submitted before twenty-four (24) months have passed from the date of final decision by the mayor and city council on the previous special land use permit.
- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Tucker Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange additional permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.

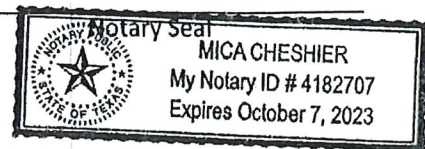
*[Handwritten Signature]*  
Signature of Property Owner

1-11-21  
Date

~~Peter Field~~ *Frank Michalopoulos / MANA Jason*  
Type or Print Name and Title

*Mica Cheshier*  
Signature of Notary Public

1-11-2021  
Date



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**DISCLOSURE REPORT FORM**

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: YES (if YES, complete points 1 through 4);

NO (if NO, complete only point 4)

1. CIRCLE ONE: Party to Petition (If party to petition, complete sections 2, 3 and 4 below)

In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

- |          |          |
|----------|----------|
| 1. _____ | 5. _____ |
| 2. _____ | 6. _____ |
| 3. _____ | 7. _____ |
| 4. _____ | 8. _____ |

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Scott Foerst

Signature: *Scott Foerst*

Date: 1/8/2021

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EXHIBIT A

Community Development  
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All that tract or parcel of land lying and being in Land Lot 209 of the 18th District, City of Tucker, DeKalb County, Georgia, being known as PROPOSED TRACT 2, as per plat of survey recorded in Plat Book 287, Pages 70 through 72, DeKalb County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

COMMENCING at an iron pin found at the Southwesterly end of the mitered intersection of the Northeasterly right of way of Henderson Mill Road (right of way varies) and the Southerly right of way of Northlake Parkway (84' right of way); Thence along said Easterly right of way of Henderson Mill Road the following eight (8) courses and distances: South 09 degrees 49 minutes 29 seconds East a distance of 216.35 feet to a point; Thence 17 degrees 01 minute 34 seconds East a distance of 90.97 feet to a point; Thence along the arc of a curve to the left an arc distance of 337.41 feet, said curve having a radius of 895.93' and being subtended by a chord bearing North 24 degrees 48 minutes 49 seconds West a chord distance of 335.42 feet to a point; Thence South 35 degrees 36 minutes 11 seconds East a distance of 32.37 feet to a point; Thence South 31 degrees 01 minute 45 seconds East a distance of 112.86 feet to a point; Thence South 35 degrees 36 minutes 11 seconds East a distance of 365.99 feet to a point; Thence North 49 degrees 37 minutes 31 seconds East a distance of 16.88 feet to a point; Thence South 14 degrees 17 minutes 40 seconds East a distance of 27.66 feet to a point; Thence South 40 degrees 15 minutes 37 seconds West a distance of 5.29 feet; Thence along the arc of curve to the left an arc distance of 224.87 feet, said curve having a radius of 954.93' and being subtended by a chord bearing of South 48 degrees 00 minutes 14 seconds West a chord distance of 224.35 feet to a point; Thence along the arc of a curve to the left an arc distance of 17.30 feet, said curve having a radius of 3,191.23' and being subtended by a chord bearing of South 54 degrees 35 minutes 42 seconds west a chord distance of 17.30 feet to a point, said point being the Point of Beginning; Thence North 38 degrees 27 minutes 37 seconds East a distance of 155.80 feet to a point; Thence South 49 degrees 45 minutes 49 seconds East a distance of 310.43 feet to a point; Thence South 40 degrees 09 minutes 34 seconds West a distance of 125.54 feet to a point; Thence along the arc of a curve to the right an arc distance of 31.48 feet, said curve having a radius of 75.90' and being subtended by a chord bearing South 88 degrees 41 minutes 20 seconds East a chord distance of 31.25 feet to a point; Thence along an arc of curve to the right an arc distance of 281.75 feet, said curve having a radius of 3,191.23' and being subtended by a chord bearing of North 51 degrees 54 minutes 37 seconds West a chord distance of 281.66 feet to a point, being the Point of Beginning.

Said tract being Proposed Tract 2 containing 45,453 Square Feet or 1.0435 Acres.



**CONSULTANTS & BUILDERS, INC.**  
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January 11, 2021

Courtney Smith - Director  
 Planning and Zoning Department  
 City of Tucker

RE: Letter of intent for Special Land Use Permit Application – Proposed Drive Thru at planned Branch for CDC Federal Credit Union at 4816 Briarcliff Road NE, Atlanta, GA 30345.

Dear Mrs. Smith,

On behalf of the CDC Federal Credit Union, Consultants & Builders, Inc. presents the enclosed information for a Special Land Use Permit for the proposed CDC FCU's branch at 4816 Briarcliff Road NE, Atlanta, GA 30345 in the Northlake Mall parking lot entrance at Briarcliff Road and Henderson Mill Road.

First, a brief history on the CDC Federal Credit Union. In 1949, employees at the Centers for Disease Control and Prevention needed a safe and reliable place to keep their money. CDC Federal Credit Union was chartered March 1, 1949, by a small group of employees from the Centers for Disease Control and Prevention (CDC). Members would democratically run the credit union making it a financial institution for the people, by the people. Today, the CDC Federal Credit Union is a full-service financial institution serving those who live, work, worship, attend school or volunteer in portions of DeKalb, Fulton or Gwinnett Counties. In addition to serving the community and the employees of the Centers for Disease Control and Prevention, they are proud to serve the employees of organizations like Children's Healthcare of Atlanta, American Cancer Society, Whole Foods and over 100 more.

The proposed iconic prototype will be the first standalone branch for the CDC FCU. It will be a modest 3,000 square feet for ease of member use and include ITMs at two covered drive-through lanes. Application is being made to approve a Special Land Use Permit for the drive-thru facility with attached canopy at the new branch.

Enclosed I am transmitting the following:

One (1) digital copy of all submitted materials
Pre-Application Meeting Form
Public Participation Report
Application, Signature Pages, Disclosure Form
Written Legal Description
Boundary Survey and Proposed Site Plan (See Page 9 for Requirements)
Building Elevations (renderings or architectural drawings to show compliance with Article 5)
Letter of Intent
Analysis of Standards/Criteria
Trip Generation Letter (ITE Trip Generation Manual)
A check for \$480.00 for the Special Land Use Petition fee.



Please review all supplied items noted on the attached Land Use Petition Application Checklist and contact me if you determine that additional information is required. Please contact me when signage is ready, and transmit any staff, Board, or Mayoral reports or comments when available.

Thank you for the continued time and coordination efforts,

Scott Foerst, SVP Design  
Consultants & Builders, Inc.  
[scott.foerst@consultantsandbuilders.com](mailto:scott.foerst@consultantsandbuilders.com)  
404-597-7786 (mobile)

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Analysis of Standards and Criteria:

In review of Sec. 46-1594. - Special land use permit; criteria to be considered.

The following criteria shall be considered by the planning and zoning department, the planning commission, and the mayor and city council in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the mayor and city council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and the application is in compliance with all applicable regulations in article IV of this chapter:

- (1) 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. *As indicated on the boundary survey and proposed site plan provided in the application package, we believe the size of the site for the use of a CDC FCU branch with drive-through is adequate 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.*
- (2) Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district. *The proposed planned use is consistent and compatible with adjacent properties and land uses in the district.*
- (3) Adequacy of public services, public facilities, and utilities to serve the proposed use. *The proximity and availability of public services, public facilities, and utilities to serve the proposed use is adequate and consistent with adjacent properties.*
- (4) 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 location provides adequate access to public streets sufficient traffic-carrying capacity for the use proposed of CDC FCU branch so as not to unduly increase traffic and create congestion in the area as noted graphically as noted on the proposed site plan and boundary survey.*
- (5) 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. *The existing land uses located along access routes to the proposed CDC FCU branch site will not be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.*
- (6) 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. *Adequate ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency has been created as required and noted physically on proposed site plan.*
- (7) 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. *Proposed CDC FCU branch will not adversely affect any adjoining land use due to noise, smoke, odor, dust, or vibration from intended use.*
- (8) 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. *Proposed CDC FCU branch will not adversely affect any adjoining land use due to hours of operation from intended use.*

(9) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use. Proposed CDC FCU branch will not adversely impact any adjoining land use due to operation from intended use.

(10) Whether or not the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located. The CDC FCU branch proposed use is consistent with the requirements of the zoning district classification in which the use is proposed to be located.

(11) Whether or not the proposed use is consistent with the policies of the comprehensive plan. In working with the Developer and City of Tucker the proposed use of the CDC FCU branch is consistent with the policies of the comprehensive plan.

(12) Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located. Siting of the proposed CDC FCU branch usage provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the branch is proposed to be located as noted on the proposed site plan and boundary survey.

(13) Whether or not there is adequate provision of refuse and service areas. Adequate provision of refuse and employee/service entrance is noted on the proposed site plan and boundary survey.

(14) Whether the length of time for which the special land use permit is granted should be limited in duration. Grant time of special land use permit is consistent with permit application and construction starting soon after full City of Tucker Planning and Zoning Department approval.

(15) 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. Planned CDC FCU branch size, scale and massing 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 as noted on the proposed site plan and boundary survey.

(16) Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources. Proposed use of CDC FCU branch will not adversely affect historic buildings, sites, districts, or archaeological resources.

(17) Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit. The proposed use of the CDC FCU branch satisfies the requirements contained within the supplemental regulations for such special land use permit.

(18) Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height. The proposed CDC FCU will not create a negative shadow impact on any adjoining lot or building as a result of the proposed building height. See building elevations and site plan proposed.

(19) Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area. Proposed use of the CDCX FCU branch will not result in a disproportionate proliferation of that or similar uses in the subject character area.

(20) 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 objective of the comprehensive plan. The proposed use of the CDC FCU branch is consistent with the needs of the neighborhood and the community, compatible with the neighborhood, and will not be in conflict with the overall objective of the comprehensive plan.

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In review of Sec. 46-1166. - Drive-through facility; restaurant.

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Restaurants with drive-through services shall meet the following requirements:

- (1) Drive-through facilities shall not be located within 60 feet of a residentially zoned property, as measured from any menu or speaker box to the property line of adjacent residential property. We have confirmed that we are well beyond the 60' limitation noted for any adjacency of residentially zoned property.
- (2) No drive-through facility shall be located on a property less than 10,000 square feet in area. Stacking spaces for queuing of cars shall be provided for the drive-through area as required in article VI of this chapter. The subject property is over 10,000 square feet in area and the stacking spaces for the queuing of cars at the drive through as required and noted physically on proposed site plan.
- (3) Drive-through lanes and service windows shall be located to the side or rear of buildings. If on a corner lot, only the pickup window may be located on the side between the principal structure and a public street. The drive-through lanes and the ITMs are located on the side façade facing away from the Northlake Mall entry drive and public street.
- (4) 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. Drive-through canopy shall be constructed from the same materials as the primary building and with a similar level of architectural quality and detailing. See elevations and materials rendering included in submittal package.
- (5) Speaker boxes shall be pointed away from adjacent residential properties. Speaker boxes shall not play music but shall only be used for communication for placing orders. Speaker boxes are not pointed toward any residential properties and are on side façade. Duly noted that ITM speaker boxes will not play any music.
- (6) 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 feet wide and 25 feet long. Stacking spaces begin at the last service window for the drive-through lane and are provided in accordance with the stacking spaces having a minimum of ten feet wide and 25 feet long. noted physically on proposed site plan.
- (7) Financial institutions with drive-through windows, car washes (automated or staffed facilities), drive-through coffee sales facilities, and any other uses with drive-through facilities with the exception of restaurants with drive-through facilities, shall provide three stacking spaces for each window or drive-through service facility. Three stacking spaces for each drive through lane are noted physically on proposed site plan.
- (8) Restaurants with drive-through facilities shall provide ten stacking spaces per lane for each window or drive-through service facility. N/A
- (9) The following general standards shall apply to all stacking spaces and drive-through facilities:
  - a. 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 a potentially unsafe condition where crossed by pedestrian access to a public entrance of a building. All proposed drive-through lanes are consistent with the standards above to maintain safe traffic and pedestrian flow on site as noted physically on proposed site plan.
  - b. 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. Striping and curbing noted physically on proposed site plan for drive-through lane delineation.
  - c. All drive-through facilities shall include a bypass lane with a minimum width of ten 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. Bypass lane is indicated on proposed site plan for required traffic flow and navigation of those not using the drive-through services.

- (10) Drive-through lanes must be set back five feet from all lot lines and roadway right-of-way lines. Drive-through lanes are set back five feet from all lot lines and roadway right-of-way lines as noted physically on proposed site plan.

In review of Sec. 46-1045. - Drive-thru facilities.

The following applies in addition to any applicable standards of article IV:

(a) Drive-thru windows and lanes must be screened by a continuous compact evergreen hedge. At the time of installation, the screening must be at least three feet high and reach a height of four feet within three years of planting. Appropriate planting as noted above to screen drive-through windows will be coordinated with civil landscape plan and implementation.

(b) In lieu of the compact evergreen hedge, a screening wall with a minimum height of four feet may be installed. The wall must be compatible with the principal building in terms of texture, quality, material, and color. N/A

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**ENVIRONMENTAL SITE ANALYSIS FORM**

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Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3.

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN.** Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project. SLUP-21-0001

Response: Proposed project is to construct freestanding 3000 square foot credit union branch with two ITM lanes. The current site as well as adjacent parcels are all asphalt parking lots of the adjacent Northlake Mall. The proposed project will enable current planting buffers to remain intact. Proposed standalone credit union branch to have additional planting islands, greenspace, and buffers per proposed site plan and boundary survey.

Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

Response: The proposed CDC FCU Branch does, as part of the Regional Activity Center and City Comprehensive Plan, contribute to Goal 5: Bolster Economic Base. A key goal is to attract and support healthy and successful families who can afford to live in Tucker their entire lives. This means capitalizing on Tucker's location within the economically dynamic Atlanta region to attract future commercial growth to its primary job centers of Mountain Industrial Area, Northlake Commercial Center, Lawrenceville Medical Area, and downtown Tucker.

The proposed new branch promotes adaptive reuse and infill development of the vast asphalt parking lots at Northlake Mall. Market analyses show that traditional suburban office parks and malls are becoming less competitive nationwide, as office tenants seek greater access to conveniences, amenities, and housing for their workforces. Much of this shift focuses on the continued influence that the Millennial generation is having on the fundamental character of the workplace environment. To address this, it is important for the City to investigate the potential of enabling infill development within office parks and the mall. Development that this strategy should consider includes new housing, expanded services and conveniences for tenants, and better connectivity within the Northlake area. There may be opportunities for dovetailing with the Northlake Mall's redevelopment.

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.** For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).
  - a. Wetlands - Response: Absence of this feature on the property.
    - U. S. Fish and Wildlife Service, National Wetlands Inventory (<http://wetlands.fws.gov/downloads.htm>)
    - Georgia Geologic Survey (404-656-3214)
    - Field observation and subsequent wetlands delineation/survey if applicable - Confirmed
  - b. Floodplain - Response: Absence of this feature on the property.
    - Federal Emergency Management Agency (<http://www.fema.org>)
    - Field observation and verification - Confirmed
  - c. Streams/stream buffers - Response: Absence of this feature on the property.
    - Field observation and verification - Confirmed
  - d. Slopes exceeding 25 percent over a 10-foot rise in elevation - Response: Absence of this feature on the property.
    - United States Geologic Survey Topographic Quadrangle Map
    - Field observation and verification - Confirmed

- e. Vegetation
  - United States Department of Agriculture, Nature Resource Conservation Service - Response: Absence of this feature on the property.
  - Field observation – Planting islands at parking lot and sparse tree locations to remain intact and undisturbed for duration of project. Large swaths of existing asphalt parking to be remove for addition of parking islands, greenspace, and addition tree buffers.
- f. Wildlife Species (including fish) - Response: Absence of this feature on the property.
  - United States Fish and Wildlife Service
  - Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
  - Field observation - Confirmed
- g. Archeological/Historical Sites - Response: Absence of this feature on the property.
  - Historic Resources Survey
  - Georgia Department of Natural Resources, Historic Preservation Division
  - Field observation and verification - Confirmed

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### ENVIRONMENTAL SITE ANALYSIS FORM (CONTINUED)

3. **PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.
- a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors. - Absence of this feature on the property.
  - b. Protection of water quality - Site will have less impervious surface than current parking lot and runoff will be more effectively managed versus current archaic systems. Keep infrastructure intact where possible to minimize disturbance.
  - c. Minimization of negative impacts on existing infrastructure - Site will have less impervious surface than current parking lot. Intent is to create a sustainable construction project with adaptive reuse of existing infrastructure as viable. Building designed to be more energy efficient and using sustainable materials.
  - d. Minimization on archeological/historically significant areas - Absence of this feature on the property
  - e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.
  - f. Creation and preservation of green space and open space – Existing site landscape islands at parking lot and tree locations to remain intact and undisturbed for duration of project. Large swaths of existing asphalt parking to be remove for addition of landscape islands, greenspace, and addition tree buffers.
  - g. Protection of citizens from the negative impacts of noise and lighting – Dumpster enclosure will be present on new site yet only roll off trashcans will be used (no dumpster emptying noise). No music will be played over ITM speakers and voice boxes are located on side façade away from residential locations 500' + away. Exterior LED lighting will be on photocell and fewer fixtures are required due to LED use and lighting metrics.
  - h. Protection of parks and recreational green space - Absence of this feature on the property.
  - i. Minimization of impacts to wildlife habitats - Absence of this feature on the property.



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January 15, 2021

Ms. Courtney Smith  
City of Tucker  
1975 Lakeside Parkway  
Suite 350  
Tucker, Georgia 30084

RE: CDC Federal Credit Union – Tucker, GA – Trip Generation Report

Dear Ms. Smith,

At the request of Scott Foerst with Consultants & Builders, we have evaluated the projected trip generation for the proposed CDC Federal Credit Union at Northlake Mall. The ITE trip generation methodology (10<sup>th</sup> Edition, 2017) was used to estimate that the proposed 3,000 banking establishment (ITE code 912) will generate a PM Peak of **31 trips**. The trip generation information is provided in the table below for reference.

Land Use (ITE Code)	Density	Total Projected Trips	A.M. Peak			P.M. Peak		
			In	Out	Total	In	Out	Total
Drive-In Bank (912)	3,000 SF	366	17	12	29	31	31	62

Please let me know if we can provide any additional information.

Sincerely,



Mark S. LeCraw, P.E.