

MEMORANDUM

To: City Council

From: Madalyn Smith

Date: September 14, 2026

Subject: SLUP 26-02 – 125 Perimeter Center W, Parcel ID# 18 349 05 002

REQUEST

SmartMed, LLC requests a Special Land Use Permit to allow a drive-through medical office.

PLANNING COMMISSION, 8.11.26

At the August 11, 2026 Planning Commission public hearing no attendees spoke in favor or opposition to the subject request. The Planning Commission recommended approval (5-0) of the request subject to staff conditions with the additional stipulation that the drive-through may not serve as an accessory to a pharmacy. Staff has incorporated this into the recommended conditions.

BACKGROUND & PROPOSED DEVELOPMENT



Context Map

The subject property, 125 Perimeter Center W, is located within a 17.4 acre mixed-use shopping center known as Ashford Lane, at the intersection of Perimeter Center Parkway and Perimeter Center W. The property is zoned OCR (Office-Commercial-Residential), which is a mixed-use zoning district. The subject address is a former drive-through bank that has been out of operation for approximately 2 years. It is across the street from the Perimeter Mall, Perimeter Square shopping Center, and near the High Street redevelopment.

The applicant proposes to utilize the existing building and drive-through for a medical office; the medical office has an option to visit a doctor in the building itself but service is mainly provided through a novel drive-through model. Within the OCR zoning district, medical offices are permitted but drive-throughs require a Special Land Use Permit.

SITE PLAN ANALYSIS



Site Plan

The subject site is located on Perimeter Center West, at the southwestern entrance to the Ashford Lane shopping center. The existing ~4,800 square foot building and 4-lane drive through, formerly a bank, has been vacant since 2022. Although the physical drive-through structure is existing, the use itself is considered nonconforming and has been "abandoned"; to reinstate the drive-through use, an approved Special Land Use Permit is required.

The applicant proposes to utilize the existing building and drive-through. No changes are proposed to the site and only minor exterior changes are proposed, such as the addition of new doors and cosmetic repairs and updates. The applicant will make interior modifications to retrofit the building for the new medical use.

Access to the drive-through is on the interior of the shopping center; the building does not have direct access to Perimeter Center West. The parking lot currently meets the parking lot landscaping requirements and no changes to the parking field are proposed.

The existing drive-through structure has four lanes; the applicant proposes to utilize two of these lanes but may use other lanes in the future. The applicant's peak-hour traffic calculations are based on observed, real-world operations associated with their specific business model. Based on their expected traffic patterns, the existing drive-through lanes can accommodate the stacking necessary for their peak

traffic within these lanes. There is also additional stacking capacity on site; the width of the driveway aisles around the building allows for more stacking without impeding circulation.

SURROUNDING LAND ANALYSIS

The table below summarizes all of the nearby zoning districts and land uses. To note, the referenced current land uses are outside the Ashford Lane shopping center. All immediately adjacent buildings are within the Ashford Lane shopping center.:

Direction	Zoning	Future Land Use	Current Land Use
N	O-I & O-D	Perimeter Center (PC-2)	Office, Residential, Storage Facility
S	C-1	Perimeter Center (PC-1)	Perimeter Mall and Shopping Center
E	OCR	Perimeter Center (PC-2)	Office
W	O-I	Perimeter Center (PC-2)	Restaurant

SPECIAL LAND USE PERMIT REVIEW AND APPROVAL CRITERIA

Chapter 27, Section 27-359 identifies criteria for evaluating applications for special land use permits. No application for special land use permit shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

- (1) Whether the proposed use is consistent with the policies of the comprehensive plan;
- (2) Whether the proposed use complies with the requirements of this zoning ordinance;
- (3) Whether the proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district;
- (4) Whether the proposed use is compatible with adjacent properties and land uses, including consideration of:
 - a. Whether 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;
 - b. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;
 - c. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;
 - d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use;

e. 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

f. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.

(5) Whether public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use;

(6) Whether adequate means of ingress and egress are proposed, with particular reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access;

(7) Whether adequate provision has been made for refuse and service areas; and

(8) Whether the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.

The subject site is zoned OCR which permits medical offices as an allowed use but drive-throughs, which are considered as their own use, require a Special Land Use Permit. Although there was a previous drive-through on the property, a former PNC Bank, the building has been vacant for a significant period of time and after 6-months, a non-conforming use cannot be reinstated, thus prompting this request. The proposed re-use of the drive-through complies with all other requirements of the zoning ordinance. Additionally, the subject site is not historically significant and staff is not aware of any archaeological resources.

The proposed project is a reuse of the existing building and drive-through structure. The existing building was constructed as part of the same development as the surrounding buildings and is of similar scale, massing, and design. Access to the site, refuse collection areas, and the parking lot will remain the same. The drive-through will be used in conjunction with a medical use. The surrounding uses are mostly restaurants, with some office and retail suites nearby. Per the applicant, the peak business for their medical office is in the morning hours and, as such, the traffic pattern will compliment the surrounding uses rather than impede them.

The intent of offering the drive-through is to enhance convenience and accessibility for those with mobility challenges or families with children. The drive-through is in service to medical office utilizing the existing building; it is not an intense, mixed-use redevelopment as allowed in the Perimeter district but is an incremental change to the larger shopping center that increases the diversity of mixed uses on the site.

Overall, the purpose of requiring a Special Land Use Permit for a drive-through is to ensure the appropriateness of the use for the area and maintain standards to mitigate adverse impacts such as stacking impeding streets, sidewalks, and other properties, typical car-centric development that does not consider alternative modes of transportation, and excessive asphalt. The proposed redevelopment's location, i.e. internal to a shopping center that has multiple points of access along Perimeter Center West, Meadow Lane, and Perimeter Center Parkway, minimizes the impact of drive-through stacking and drive-through traffic on the public realm. The project would utilize the site as it currently exists and would not increase lot coverage. The existing site and drive-through configuration can accommodate the traffic volume and will not impede the surrounding businesses nor the street or sidewalk along Perimeter Center West. The specifics of this re-use of the existing building and drive-through, meet the approval criteria.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Based on the above analysis and findings, staff has determined that the requested rezoning meets the requirements of Chapter 27, §27-359. Therefore, staff recommends the application SLUP2 26-02, to allow a drive-through medical office, be approved subject to the following conditions:

Exhibit A: Floor Plan and Stacking Plan

1. The approved drive-through can only operate in the existing structure, as shown in Exhibit A. Expansion of the drive-through structure or expansion of the primary structure's gross floor area is not permitted. Façade modifications and interior modifications that do not increase the gross square footage are permitted.
2. The approved drive-through can only serve as an accessory use to a medical office. A drive-through pharmacy is not considered a medical office and is not permitted on the subject site.
3. The option for in-office medical care must be made available during all hours of operation.

ATTACHMENTS

- Application
- Exhibit A, Floor Plan and Stacking Plan

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2026-XXXX

_____-_____-_____-

**AN ORDINANCE TO ALLOW A DRIVE-THROUGH MEDICAL OFFICE AT LOT
PARCEL NUMBER 18 349 05 002, IN CONSIDERATION OF SPECIAL LAND USE
PERMIT CASE SLUP 26-02 (125 PERIMETER CENTER W);**

WHEREAS, the applicant, SmartMed, requests a Special Land Use Permit to allow a drive-through medical office at 125 Perimeter Center West; and

WHEREAS, the Mayor and City Council find that the proposed use aligns with the 2045 Dunwoody Comprehensive Plan; and

WHEREAS, notice to the public regarding said special land use permit has been published in *The Dunwoody Crier*, the Official News Organ of the City of Dunwoody; and

WHEREAS, a public hearing was held by the Mayor and City Council of the City of Dunwoody as required by the Zoning Procedures Act.

NOW THEREFORE, THE MAYOR AND CITY COUNCIL OF THE CITY OF DUNWOODY, GEORGIA HEREBY **ORDAIN AND APPROVE** the Special Land Use Permit 26-02 subject to the following conditions:

Exhibit A: Floor Plan and Stacking Plan

1. The approved drive-through can only operate in the existing structure, as shown in Exhibit A. Expansion of the drive-through structure or expansion of the primary structure's gross floor area is not permitted. Façade modifications and interior modifications that do not increase the gross square footage are permitted.
2. The approved drive-through can only serve as an accessory use to a medical office. A drive-through pharmacy is not considered a medical office and is not permitted on the subject site.
3. The option for in-office medical care must be made available during all hours of operation.

SO ORDAINED AND EFFECTIVE, this the ____ day of _____, 2026.

Approved by:

Approved as to Form and Content

Lynn P. Deutsch, Mayor

City Attorney

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2026-XXXX

Attest:

Sharon Lowery, City Clerk

SEAL

Estimated Traffic Count by Month & Stacking Plan

2 Lanes (4 Exist)

March – October (8 Months)
Monday – Friday 9AM – 4PM
Estimated - 3 cars per hour

November – February (4 Months)
Monday – Friday 9AM – 5PM
Estimated – 6 cars per hour



Application Form



Purpose of Application (check all that apply):

- ☐ Comprehensive Plan Land Use Map Amendment
☐ Zoning Ordinance Text Amendment
☐ Zoning Map Amendment
☒ Special Land Use Permit
☐ Major Modification of Zoning Conditions

Community Development

4800 Ashford Dunwoody Road
 Dunwoody, GA 30338
 Phone: (678) 382-6800
 dunwoodyga.gov

Application Information

Company Name: SmartMED, LLC

Contact Name: Luke Lathrop

Address: 612 Holcomb Bridge Rd. Roswell, GA 30076

Phone: [REDACTED] Email: [REDACTED]

Pre-Application Conference Date: 06/09/2026

Owner Information ☒ Check here if same as applicant

Owner's Name: Alex Gordon for CTO20 PERIMETER LLC

Owner's Address: 1140 N. Williamson Blvd, Suite 140, Daytona Beach, FL, 32114

Phone: [REDACTED] Email: [REDACTED]

Property Information

Property Address(es): 125 Perimeter Center W Atlanta GA 30346

Parcel ID #(s): 18 349 05 002

Total Acreage: .67 Current Zoning Classification: OCR Current Use: Commercial

Project Information

Proposed Zoning Classification: OCR Proposed Use: Commercial

Project Details: Medical practice with a drive-thru care component.

Applicant Affidavit

I hereby certify that to the best of my knowledge, this amendment application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions.

Applicant's Name: Lucas Lathrop

Applicant's Signature: [Signature] Date: 06/18/2026

Notary:

Sworn to and subscribed before me this 18th Day of June, 2026

Notary Public: [Signature]

Signature: [Signature]

My Commission Expires: 09-23-2029

Additional Applicant Notarized Certification

Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338

Phone: (678) 382-6800 | Fax: (770) 396-4828

I hereby certify that to the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions.

* Applicant:

Applicant Name: <u>SmartMED, LLC c/o Lucas Lathrop</u>	
Signature: <u>[Signature]</u>	Date: <u>06/18/2026</u>
Address: <u>612 Holcomb Bridge Rd. Roswell, GA 30076</u>	
Phone: <u>[REDACTED]</u>	
Sworn to and subscribed before me this <u>18th</u> Day of <u>June</u> , 20 <u>26</u>	
Notary Public: <u>[Signature]</u>	

* Applicant:

Applicant Name: _____	
Signature: _____	Date: _____
Address: _____	
Phone: _____	Fax: _____ Email: _____
Sworn to and subscribed before me this _____ Day of _____, 20____	
Notary Public: _____	

* Applicant:

Applicant Name: _____	
Signature: _____	Date: _____
Address: _____	
Phone: _____	Fax: _____ Email: _____
Sworn to and subscribed before me this _____ Day of _____, 20____	
Notary Public: _____	



Community Development

4800 Ashford Dunwoody Road

Dunwoody, GA 30338

Phone: (678) 382-6800

dunwoodyga.gov

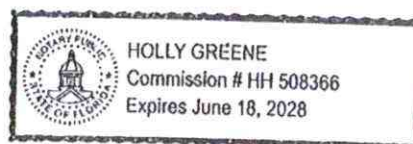
Property Owner(s) Notarized Certification

Property Owner:Owner Name: Steven R. Greathouse, SVP-CIO of CTO Realty Growth, Inc., the sole member of CTO20
Perimeter LLCSignature: _____ Date: 6/22/2026Address: 1140 N. Williamson Blvd., Suite 140, Daytona Beach, FL 32114

Phone: _____

Notary Public: Holly GreeneSworn to and subscribed before me this 22nd Day of June, 2026Notary Signature: Holly Greene

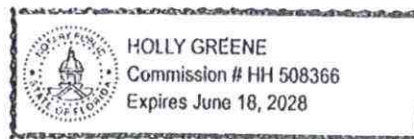
My Commission Expires: _____

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Phone: _____

Notary Public: Holly GreeneSworn to and subscribed before me this 22nd Day of June, 2026Notary Signature: Holly Greene

My Commission Expires: _____

**Property Owner:**

Owner Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____ Day of _____, 20____

Notary Signature: _____

My Commission Expires: _____

Campaign Disclosure Ordinance

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission?

Applicant/Owner

Address: 1140 N. Williamson Blvd., Suite 140, Daytona Beach, FL 32114

Date _____

Government Official

Official Position

Description

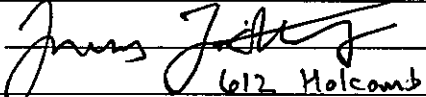
Amount

Campaign Disclosure Statement

Community Development
4800 Ashford Dunwoody Road | Dunwoody, GA 30338
Phone: (678) 382-6800 | Fax: (770) 396-4828

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission? ☐ YES ☒ NO

*** Applicant / Owner:**

Signature:		Date:	06/18/2026
Address:	612 Holcomb Bridge Rd. Roswell, GA 30076		

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount

LETTER OF INTENT**July 1, 2026****Special Land Use Permit (SLUP) - Dunwoody****Applicant:** SmartMED, LLC**Property Address:** 125 Perimeter Center West, Atlanta, Georgia 30346**Parcel ID:** 18 349 05 002

SmartMED, LLC respectfully submits this Letter of Intent in support of its application for a Special Land Use Permit to operate a drive-through medical care component of the practice, at its proposed clinic, located at 125 Perimeter Center West in the City of Dunwoody.

SmartMED is an award-winning, locally owned, family-operated healthcare provider founded on a simple mission: to make exceptional healthcare more accessible, convenient, and compassionate. Since opening its first location, SmartMED has cared for thousands of patients across North Atlanta by combining high-quality medical care with an innovative model that removes many of the traditional barriers to accessing healthcare. This commitment to excellence has earned SmartMED numerous community and patient-choice awards, reflecting the trust it has built with the patients and communities it serves.

The proposed Dunwoody location will bring that same patient-centered approach to the Perimeter Center district, providing convenient access to primary care, urgent care and labs services for nearby residents, employees, business travelers, and visitors.

Unlike a traditional drive-through restaurant, SmartMED's drive-through is designed exclusively for patient care. It is not intended to generate high-volume customer traffic, but rather to provide a safer and more convenient way for patients to receive medical evaluations and treatment. This model has proven especially valuable for parents with sick children, older adults, individuals with mobility limitations, and patients seeking to reduce exposure to contagious illnesses.

SmartMED believes healthcare is an essential community service. Based on operational experience at its existing location, the proposed clinic will generate substantially less traffic than traditional drive-through uses, require minimal parking, and experience its busiest patient arrivals during the morning hours rather than the lunchtime peak common to nearby restaurants.

Patient satisfaction has always been central to SmartMED's mission. Patients consistently recognize the organization for its compassionate staff, efficient service, minimal wait times, thorough medical care, and welcoming environment. These values, together with SmartMED's award-winning reputation, have established the practice as a trusted healthcare provider throughout North Atlanta.

As a locally owned business, SmartMED is committed to becoming a long-term partner in the Dunwoody community. The Applicant respectfully believes this proposal represents a low-impact, community-serving healthcare use that is compatible with the surrounding commercial environment and advances the goals of the City's 2045 Comprehensive Plan.

A. Consistency with the Comprehensive Plan

SmartMED's proposed neighborhood medical clinic is fully consistent with this vision. Healthcare services are an essential component of a complete mixed-use community, providing convenient access to medical care for nearby residents, employees, hotel guests, and visitors whether accessing the medical clinic by car, bike or foot.

The ability to visit the medical clinic without an appointment increases convenience and reduces the frustration often associated with scheduling complications and long waits. Furthermore, the option for patients to remain in their vehicle when being examined provides a safer and more accessible alternative for those who are immunocompromised and mobility challenged.

B. Compliance with the Zoning Ordinance

The proposed medical clinic with a drive-through patient care component is a permitted use within the Office Commercial Residential (OCR) District upon approval of a Special Land Use Permit.

The Applicant is requesting only the Special Land Use Permit required to authorize the drive-through healthcare component. No variances, waivers, or deviations from the City's development regulations are requested as part of this application.

C. Adequacy of the Site

The existing 4,359-square-foot building is well suited to accommodate the proposed medical clinic.

The facility will include three examination rooms and employ four staff members. A total of fourteen parking spaces is allotted for the property; most days, only six will be used by SmartMED employees and visitors at a time. Because patients utilizing the drive-through remain within their vehicles during portions of their visit, parking demand is significantly lower than that of a traditional medical office.

The clinic will operate Monday through Friday from 8:30 a.m. until 4:30 p.m. Outside of these business hours, all customer parking spaces remain available for use by other tenants and visitors to the shopping center.

Vehicle circulation has been carefully planned to utilize a single entrance and exit while providing two drive-through stacking lanes. This design minimizes internal conflicts, preserves efficient circulation throughout the site, and ensures that traffic associated with the clinic does not interfere with adjacent businesses or shared parking areas.

D. Compatibility with Adjacent Properties

a. Noise, Smoke, Odor, Dust and Vibration

The proposed use is entirely compatible with surrounding commercial development. As a medical office, the clinic does not generate smoke, odors, excessive noise, dust, vibration, or other nuisance impacts commonly associated with more intensive commercial or industrial operations.

b. Hours of Operation

The proposed operating hours of Monday through Friday from 8:30 a.m. until 4:30 p.m. are compatible with surrounding office and commercial uses.

Unlike many retail and restaurant establishments within the Perimeter Center district, SmartMED will not operate during evening hours, late-night hours, weekends, or holidays, thereby reducing potential impacts on neighboring businesses and surrounding properties.

c. Manner of Operation

Operations are designed to function efficiently while minimizing impacts on adjacent properties.

Patients enter and exit through an established circulation pattern utilizing a single access point. The drive-through is intended solely for healthcare services and appointment-based patient care rather than high-volume retail transactions.

This operating model results in orderly vehicle movements and minimal queuing.

Cars are generally in the drive-thru for 7-10 minutes at a time.

d. Traffic Generation

Traffic generation associated with the proposed use is substantially lower than that of a traditional drive-through restaurant.

Based upon operational data from SmartMED's existing clinic, the proposed facility is expected to generate:

Season	Average Vehicles Per Day	Approximate Vehicles Per Hour
March–October	26	2–3
November–February	48	Up to 10

Importantly, the clinic's busiest period is anticipated between **9:00 a.m. and 10:00 a.m.**, prior to the lunch-hour peak experienced by surrounding restaurants and retail businesses.

For comparison:

Drive-Through Use	Typical Vehicles Per Day
SmartMED (Summer)	26
SmartMED (Winter Peak)	48
Typical Coffee Drive-Through	300–600
Typical Fast Food Restaurant	400–1,000+
High-Volume Chick-fil-A	1,500–2,000+

This comparison demonstrates that SmartMED is expected to generate only a small fraction of the vehicle trips commonly associated with restaurant drive-throughs. The proposed use therefore does not create the traffic characteristics that have historically been associated with traditional drive-through establishments.

e. Building Size, Scale and Massing

No modifications to the existing building footprint or height are proposed.

The project consists solely of tenant improvements within the existing structure.

f. Historic Resources

The proposed project will not adversely affect any historic buildings, historic districts, archaeological resources, or culturally significant sites.

E. Ingress and Egress

The existing site provides safe and adequate vehicular access from Perimeter Center West and contains established internal circulation patterns that will remain unchanged.

Two stacking lanes have been incorporated into the site design to efficiently accommodate anticipated patient traffic while maintaining clear access for other vehicles, pedestrians, and emergency responders.

Because anticipated traffic volumes are low, the existing roadway network is expected to accommodate all projected vehicle trips without adverse operational impacts.

F. Refuse and Service Areas

Existing refuse collection and service facilities currently serving the building are adequate to support the proposed medical clinic.

The proposed use will not materially increase refuse generation beyond that of a traditional medical office, and no modifications to existing service areas are required.

H. Shadow Impacts

No modifications are proposed to the height or footprint of the existing building.

Accordingly, the project will not create any additional shadow impacts on adjacent buildings or neighboring properties.

Community Commitment

SmartMED is a Georgia-based, locally owned healthcare provider committed to delivering accessible, compassionate, and high-quality medical care to the communities it serves. The organization believes that healthcare should be convenient, affordable, and centered around the needs of patients and families.

Each year, SmartMED provides care for approximately **15,000 patient visits** across its existing practice and has earned consistently exceptional patient satisfaction. Over the past two years, SmartMED has received the following awards:

- Best of Georgia 2024, 2025 – Urgent Care
- Best of North Atlanta 2024, 2025 – Urgent Care
- Best of 2025 (Roswell/Crabapple) – Urgent Care
- Best of 2026 (Roswell/Crabapple) – Primary Care

Reviews from patients frequently praise the professionalism and compassion of the clinical team, minimal wait times, efficient service, thorough medical evaluations, and the convenience of receiving high-quality healthcare without unnecessary delays.

The Applicant is committed to becoming a long-term healthcare partner within the City of Dunwoody by providing an innovative medical service that complements the Perimeter Center district while generating substantially less traffic and operational impact than traditional drive-through commercial uses.

Conclusion

For the reasons set forth above, the Applicant respectfully submits that the proposed Special Land Use Permit satisfies the applicable review criteria established by the City of Dunwoody and represents a compatible, low-intensity healthcare use that advances the goals of the City's Comprehensive Plan.

The proposed clinic will provide a valuable community service while generating minimal traffic, limited parking demand, and no significant adverse impacts upon surrounding properties.

The Applicant respectfully requests approval of the requested Special Land Use Permit and welcomes the opportunity to continue working collaboratively with City Staff, the Planning Commission, and the Mayor and City Council throughout the review process.

Thank you for your consideration,

A handwritten signature in black ink, appearing to be 'Stacy Lathrop', written in a cursive style.

Stacy Lathrop
CEO & Founder

A handwritten signature in black ink, appearing to be 'Luke Lathrop', written in a cursive style.

Luke Lathrop, MD
Owner and Chief Medical Officer

Ashford Lane
125 Perimeter Center W.
Atlanta, GA 30346

Former PNC Bank

**Site Plan and Legal
Description/Survey**



Legal Description of Property

LEGAL DESCRIPTION FOR PROPOSED LEASE AREA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN LAND LOT 349, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCEING FROM A DRILLED HOLE IN THE CONCRETE ALONG THE NORTHERLY RIGHT OF WAY MARGIN OF PERIMETER CENTER WEST (R/W VARIES), SAID POINT HAVING A GEORGIA STATE PLANE COORDINATE VALUE OF (N: 1,428,972.56', E: 2,242,401.00', NAD 83, GEORGIA WEST ZONE) AND ALONG THE SAID NORTHERLY RIGHT OF WAY MARGIN OF PERIMETER CENTER WEST THE FOLLOWING TWO COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 107.99 FEET AND A RADIUS OF 818.50 FEET AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 58 DEGREES 59 MINUTES 29 SECONDS EAST A CHORD DISTANCE OF 107.91 FEET TO A POINT; THENCE SOUTH 62 DEGREES 49 MINUTES 06 SECONDS EAST A DISTANCE OF 25.27 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING AS THUS ESTABLISHED AND DEPARTING THE SAID NORTHERLY RIGHT OF WAY MARGIN OF PERIMETER CENTER WEST THENCE NORTH 08 DEGREES 21 MINUTES 35 SECONDS WEST A DISTANCE OF 43.47 FEET TO A POINT; THENCE NORTH 27 DEGREES 10 MINUTES 01 SECONDS EAST A DISTANCE OF 120.77 FEET TO A POINT; THENCE SOUTH 63 DEGREES 59 MINUTES 00 SECONDS EAST A DISTANCE OF 29.24 FEET TO A POINT; THENCE SOUTH 86 DEGREES 50 MINUTES 00 SECONDS EAST A DISTANCE OF 134.44 FEET TO A POINT; THENCE SOUTH 06 DEGREES 55 MINUTES 09 SECONDS WEST A DISTANCE OF 34.57 FEET TO A POINT; THENCE SOUTH 26 DEGREES 41 MINUTES 57 SECONDS WEST A DISTANCE OF 106.87 FEET TO A POINT; THENCE SOUTH 29 DEGREES 29 MINUTES 35 SECONDS EAST A DISTANCE OF 12.16 FEET TO A POINT; THENCE SOUTH 60 DEGREES 30 MINUTES 25 SECONDS WEST A DISTANCE OF 16.61 FEET TO A POINT; THENCE SOUTH 28 DEGREES 05 MINUTES 10 SECONDS WEST A DISTANCE OF 51.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY MARGIN OF PERIMETER CENTER WEST (R/W VARIES); THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY MARGIN OF PERIMETER CENTER WEST NORTH 62 DEGREES 49 MINUTES 06 SECONDS WEST A DISTANCE OF 139.83 FEET TO THE POINT OF BEGINNING. SAID TRACT OR PARCEL BEING 0.67 ACRES (29,325.01 SQFT).

Current Site Photos



#5.

Current Site Photos



Current Site Photos



#5.

**Proposed Exterior
Changes**

**Building Signage
& Paint**



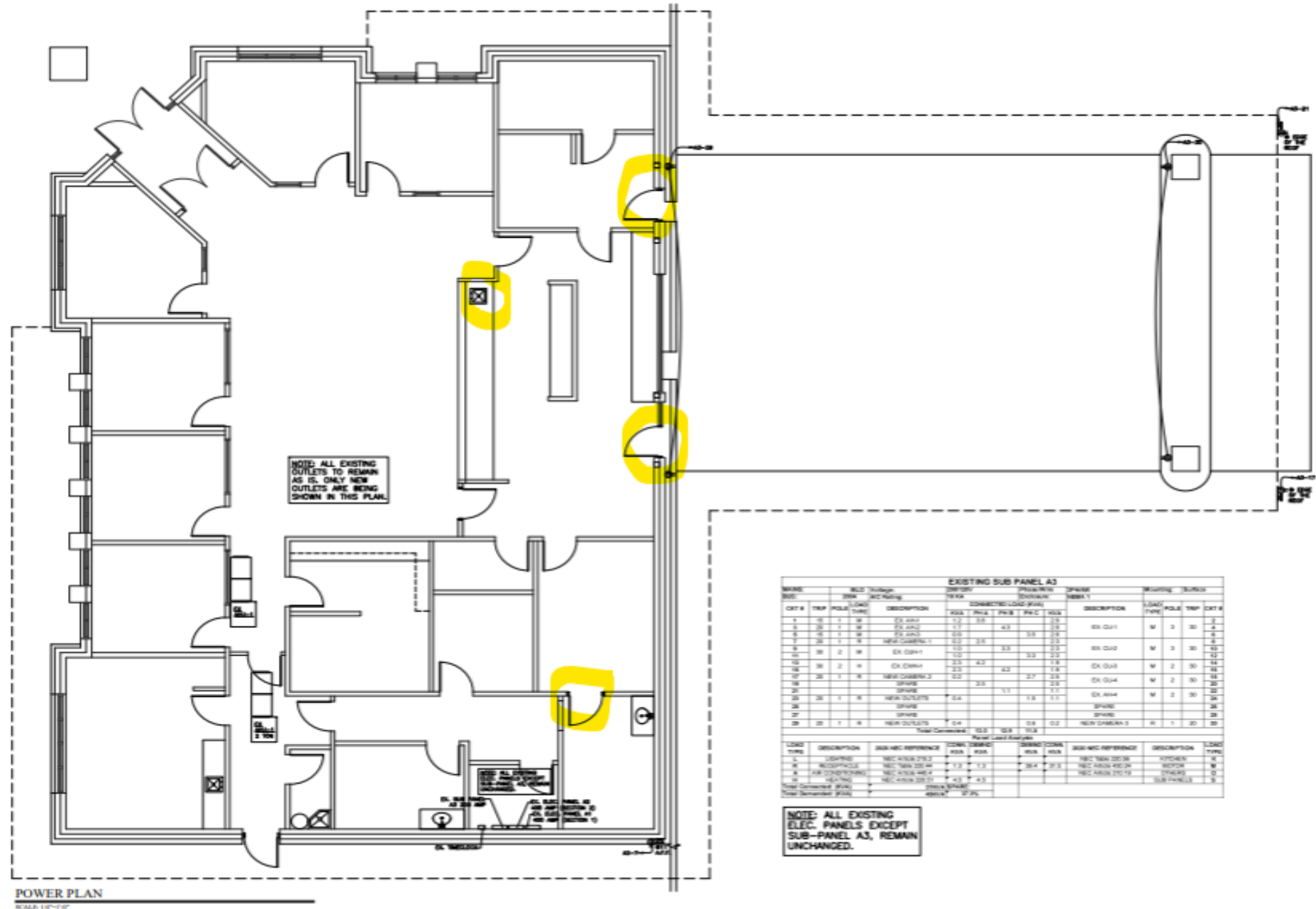
A photograph of a single-story brick building with a white roofline. The building has a mix of red brick and stone veneer at the base. Two white rectangular boxes are placed on the brick wall to indicate proposed sliding glass doors. To the left is a covered drive-thru area. To the right is a sidewalk with bushes and a tree. A blue sign in the foreground points to the drive-thru. The sky is blue with some clouds.

**Proposed
Structural Outside Changes**

- 2 Sliding Glass Doors

Proposed Inside Changes

- Door to Bathroom
- 2 Doors to Outside
- Sink in Lab



Estimated Traffic Count by Month & Stacking Plan

2 Lanes (4 Exist)

March – October (8 Months)
Monday – Friday 9AM – 4PM
Estimated - 3 cars per hour

November – February (4 Months)
Monday – Friday 9AM – 5PM
Estimated – 6 cars per hour



DUNWOODY
CRITER

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

June 19, 2026

PUBLISHER'S AFFIDAVIT

Stacy Lathrop



STATE OF GEORGIA
COUNTY OF FULTON-, GA

State of New Jersey, County of Camden, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Appen Media Group, Inc. publishers of the Dunwoody Crier, a printed newspaper published in Alpharetta, Georgia, in said county and state, and that the publication of which the annexed is a true copy, SmartMED - Public Notice, was published in said newspapers as provided by law on the following dates:

Jun. 11, 2026

in said county and state.

Anjana Bhadoriya

(Signed)

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 06/19/2026

Sharon E. Pope

Notary Public
Notarized remotely online using communication technology via Proof.

RE:
Parcel ID 18 349 05 002
125 Perimeter Center W
Atlanta, GA 30346

To Whom It May Concern:

SmartMED, LLC. is seeking a Special Land Use Permit from the City of Dunwoody for a medical practice with a drive-thru care component.

Please accept this written notice of an applicant-initiated meeting scheduled for Tuesday, June 30, 2026, at 6:30 p.m. at Ashford Lane to discuss the scope of services/project.

Former PNC Bldg.
125 Perimeter Center W
Atlanta, GA 30346

For questions, please contact





Tuesday, June 3, 2026

RE:

Parcel ID 18 349 05 002
125 Perimeter Center W
Atlanta, GA 30346

To Whom It May Concern:

SmartMED, LLC is seeking a Special Land Use Permit from the City of Dunwoody for a medical practice with a drive-thru care component.

Please accept this written notice of an applicant-initiated meeting scheduled Tuesday, June 30, 2026, at 6:30 p.m. at Ashford Lane to discuss the scope of project.

Location:

Former PNC Bank
125 Perimeter Center W
Atlanta, GA 30346

Should you have any questions, please contact Stacy Lathrop at

[REDACTED]

Respectfully,

A handwritten signature in black ink, appearing to be "SL" or "Stacy Lathrop", written over the word "Respectfully,".

Stacy Lathrop
SmartMED, LLC.

[REDACTED]

Community Information Meeting Summary Report

Applicant: SmartMED, LLC

Project: Special Land Use Permit (SLUP) – Drive-Through Medical Care Component

Property Address: 125 Perimeter Center West, Atlanta, GA 30346

Community Information Meeting

In accordance with the City of Dunwoody's Special Land Use Permit application process, SmartMED, LLC conducted a Community Information Meeting to provide neighboring property owners, residents, and interested members of the public with an opportunity to learn about the proposed project, ask questions, and provide feedback.

Prior to the meeting, notification letters were mailed to **435 surrounding property addresses** in accordance with the City's requirements. In addition, notice of the meeting was published in the **Dunwoody Crier** to further inform the community and encourage public participation.

The meeting was held **on-site at the proposed location, 125 Perimeter Center West, Atlanta, Georgia 30346**, from **6:30 p.m. to 8:00 p.m.**

To facilitate discussion, SmartMED prepared a comprehensive presentation outlining the proposed project, including the drive-through medical care concept, anticipated operations, traffic expectations, and community benefits. A project video was also available for attendees, and light refreshments were provided.

Attendance and Public Feedback

One attendee was present during the meeting. The attendee represented **Rough Draft Atlanta** and indicated they were attending to report on the public meeting process associated with the application.

No neighboring property owners, residents, or business representatives attended the meeting, and no questions, concerns, or comments regarding the proposed Special Land Use Permit were received during the meeting.

Conclusion

SmartMED appreciates the opportunity to engage with the community as part of the Special Land Use Permit process. The Applicant remains committed to being a responsible community partner and welcomes continued dialogue with City Staff, neighboring property owners, local businesses, and community members throughout the review process.

**SmartMED Drive-Thru
Dunwoody Community Meeting
Tuesday, June 30, 2026**

Attendee Name	Address	Phone Number/Email
Hayden Samlin		