



CITY OF CHAMBLEE

PLANNING AND DEVELOPMENT DEPARTMENT

5576 PEACHTREE RD, STE 102 CHAMBLEE, GA 30341

July 28, 2020

Steven T. Ellis  
PRO Building Systems, Inc.  
3678 North Peachtree Rd  
Chamblee, Georgia 30341

RE: PZ2020-638 – 5880 Peachtree Blvd

Dear Mr. Ellis,

This letter serves to confirm that at its regularly scheduled meeting on July 21, 2020, the City Council **approved** the DCI application with the following conditions:

1. The development shall be constructed in substantial conformity with EXHIBIT A: DCI Plan Book for Jim Ellis Cadillac Chamblee, dated received June 11<sup>th</sup>, 2020 with revisions required by conditions of approval as reviewed and approved by the Planning & Development Director.
2. All previously granted Development of Community Impacts, variances and waivers for the property shall be null and void.
3. The applicant shall consolidate Tract 2 and Tract 4 prior to issuance of a Certificate of Occupancy per requirements of the City of Chamblee Unified Development Ordinance.
4. The Applicant shall fund and construct a City Welcome Sign, the design of which shall be approved by the City Manager in compliance with the City's current wayfinding signage program, at the corner of Peachtree Blvd and North Shallowford Rd to be visible by the southbound lanes of Peachtree Blvd.
5. The applicant shall implement policies and procedures prohibiting the use of alarms for vehicle locating purposes. The policy shall include significant ramifications for each violation.
6. Brighter lighting may be used in the display area along Peachtree Blvd., however such lighting shall be dark skies compliant and shall not be included towards the rear of the property.

The following variances were approved:

1. Variance from Sec. 230-1(a) to increase the maximum allowed impervious surface area from 80% to 85.3%, however the site shall not exceed the maximum impervious surface under the existing conditions;



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2. Variance from Sec. 230-2(a) to reduce the required amount of open space from 20% to 14.7%;
3. Variance from Sec. 230-26(g) to allow previously installed improvements to remain in the supplemental zone;
4. Variance from Sec. 230-27 to allow for the appearance of a metal building;
5. Variance from Sec. 230-27(a)(12)(a) to allow for the primary pedestrian access to be to the side of the building;
6. Variance from Sec. 230-29(b)(3) to allow for an existing motor-vehicle-related use to expand on a storefront street;
7. Variance from Sec. 230-31 to allow site lighting to be above the maximum allowable foot-candle limit in vehicle display areas;
8. Variance from Sec. 240-13(b)(25) to increase the number of allowable display vehicles in the front yard from 0 to 23 vehicles;
9. Variance from Sec. 250-1 to allow a parking reduction from 154 spaces to 131 spaces;
10. Variance from Sec. 250-7(a)(12) to allow a parking lot with over 50 spaces to not contain raised pathways for pedestrian circulation.

The following waivers were approved:

1. Waiver from Sec. 320-21(a)(1) to substitute the requirement for a landscape island every 10 parking spaces with the existing landscape islands;
2. Waiver from Sec. 320-21(a)(4) to eliminate the requirement to install a 5 ft-wide landscape strip between head to head parking spaces;
3. Waiver from Sec. 320-21(a)(5) to eliminate the requirement to install a 5 ft-wide landscape strip around the perimeter of the parking lot;
4. Waiver from Sec. 350-2(a)(1)(e) to allow a driveway to be located between the building and the public sidewalk;
5. Waiver from Sec. 350-2 to allow the existing curb cut to remain in place; and
6. Waiver from Sec. 350-2(a)(1)(a) to allow the width of an internal driveway to remain at less than 22 feet wide.

The action taken on your application will become final upon approval of the meeting minutes at the August 18, 2020 regularly scheduled City Council meeting. If you have any questions, please contact me at 470-395-2333 or [mdickison@chambleega.gov](mailto:mdickison@chambleega.gov).



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Sincerely,

Matthew Dickison, AICP  
Planning and Development Director

P 770.986.5010

F 770.986.5014

W [www.chambleega.com](http://www.chambleega.com)







Utilities Protection Center, Inc.

Know what's below. Call 811 before you dig.

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24-HR CONTACT:

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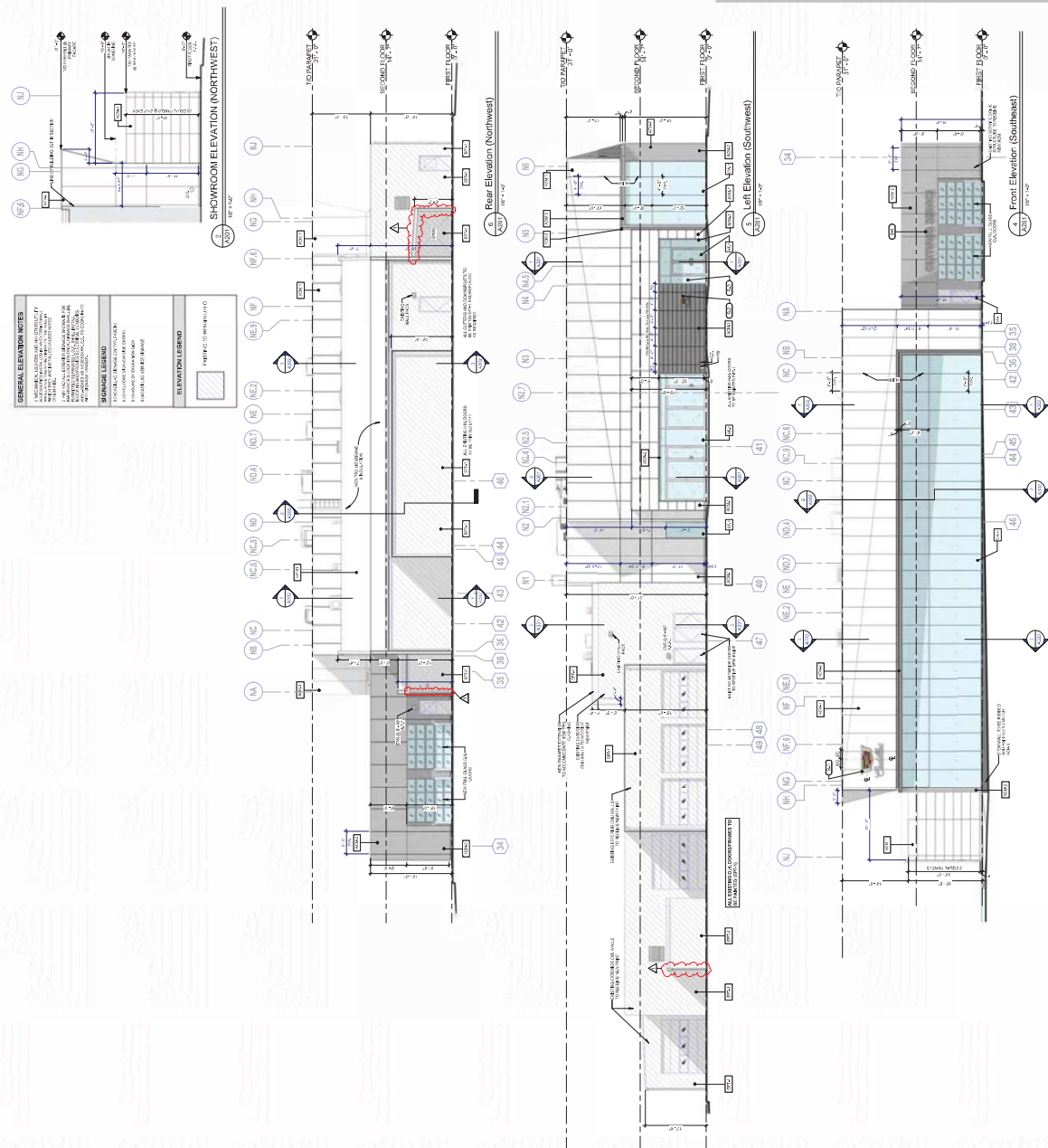
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PLANT LIST:									
QTY	SYMB	BOTANICAL NAME	COMMON NAME	NOTES	SEE PLANT HEIGHT	17' MATURE HT (FT)	DATE TOTALS		
				DECIDUOUS TREES					
2	A1	Acacia saligna	Red Gum	USO	3	8-10	50-70	6.0	
3				PROPOSED TREE TOTALS	3			6.0	





JIM ELLIS  
CHARLEE, GEORGIA  
06/03/2020

NEW DEALERSHIP FOR  
JIM ELLIS CADILLAC







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