



VARIANCE AND WAIVER APPLICATION

CHECK ALL THAT APPLY: Zoning Variance Sign Variance
 Stream Buffer Variance Waiver

Tesla – Chamblee, GA

Name of Project
4950 Peachtree Industrial Blvd. Chamblee, GA 30341

Property Address
Tesla, Inc. is proposing the installation of an electric vehicle charging station (EVCS) in

Brief Description of Project
a portion of the existing parking lot at the Lowes Home Center located at the above address.

CC - Corridor Commercial

Zoning District	<u>1</u>	<u>N/A</u>	<u>1,774 Sq. Ft.</u>
Total # of Properties Involved		Total Project Acreage	Total Number of Buildings
			Total sq. ft. of buildings

OWNER:
LOWES HOME CENTERS, LLC

Name and Company
1000 Lowes Blvd, PMT62 Mooresville, NC 28117

Mailing Address City, State Zip Code

704-776-5898 realestate@lowes.com

Phone # E-mail

APPLICANT: Check here if Applicant is also the Property Owner

Dewberry Engineers Inc.

Name and Company
2835 Brandywine Road Suite 100 Atlanta, GA 30341

Mailing Address City, State Zip Code

919-424-3776 myoungbar@dewberry.com

Phone # E-mail

Megan Young 12/7/23
Applicant Signature Date

I hereby certify that all information provided herein is true and correct.

NOTARY:

Sworn to and subscribed before me this 7 day of December, 2023

Notary Public: Kaitlin M. Shearin State of North Carolina
Kaitlin M. Shearin County of Wake

my commission expires March 26, 2028





December 07, 2023

City of Chamblee
Planning and Development
3518 Broad St.
Chamblee, GA 30341

**RE: Letter of Intent for Proposed Tesla Electric Vehicle Charger to be located at
4950 Peachtree Industrial Blvd. Chamblee, GA 30341
Variance with Approval from City Council**

City of Chamblee Planning and City Council,

Tesla has entered into an agreement with Lowes Home Centers LLC, to install an Electric Vehicle Charging Station (EVCS) in a portion of the existing parking lot of the Lowes Home Improvement store located at 4950 Peachtree Industrial Blvd. Chamblee, GA 30341.

The EVCS will be comprised of (4) Tesla Superchargers, (16) Tesla Standalone V4 Charging Posts, (1) 2000A switchgear, and (1) utility transformer foundation.

Tesla is seeking a variance from the requirement listed in Section 230-27(g) of the City of Chamblee's UDO which states: "Accessory mechanical systems and features are not permitted between a building and a public street."

Tesla proposes to install the EVCS in the section of the Lowes parking area that abuts Peachtree Industrial Blvd as shown on the plans for the EVCS prepared by Dewberry and submitted as part of the application for Variance approval. As all the parking spaces at this location are in front of the building, the equipment does not have any available space to be placed other than between the building and the street.

Besides the lack of available parking located behind the building, this location along Peachtree Industrial Blvd was selected for several additional reasons. This charging station would be in operation 24 hours a day and available for use at all different times, including at night. This location is then preferable for the safety of those who will be using the site. This section of parking spots also met Lowe's criteria as it was not their most used spaces and not within their storage spaces on the property.

The Applicants' proposed location was selected to serve not only the Lowes store, but local infrastructure as well by bringing additional customers to the surrounding area. The proposed location for this electric vehicle charging station at an existing establishment is ideal. It can be implemented without affecting the existing flow of traffic and making EVC charging stations

more easily accessible. To better fit the transformer equipment into the proposed location along Peachtree Industrial Blvd, Tesla is also planning to install some additional landscape fencing around the equipment in order to screen it and block the visibility further from public view.

Project Partners

Tesla, Inc.:

- Stephane Pierre Louis - Design Manager - 857-345-5559, spierrelouis@tesla.com
- Raymond Herndon - Senior Project Developer - 404-431-3474, rherndon@tesla.com

Dewberry Engineering, Inc:

- David Whelan - Engineering Contact - 617-531-0765, dwhelan@Dewberry.com
- Benjamin Revette - Engineer of Record - 617-531-0800, brevette@Dewberry.com
- Meghan Youngbar - Site Acquisition - 919-424-3776, myoungbar@Dewberry.com

Sincerely,

Meghan Youngbar

Dewberry Engineers

Enclosures: Variance Application Packet – Dated 12.07.23
Design Drawings – Dated 12.01.23