



CITY OF CHAMBLEE

5468 PEACHTREE ROAD CHAMBLEE, GA 30341

July 3, 2018

Mr. Steve Ellis
3678 N Peachtree Rd
Chamblee, GA 30341

RE: PZ2018-262 – Development of Community Impact and Associated Variances for
the Redevelopment of an Existing Car Dealership – 0, 5880, and 5900 Peachtree
Blvd

Dear Mr. Ellis,

This letter serves to confirm that at its regularly scheduled meeting on June 19, 2018, the City Council **approved with conditions** the Development of Community Impact as well as the following variances and waivers for the property located at 0, 5880, and 5900 Peachtree Blvd for the redevelopment of an existing car dealership.

1. Variance from Sec. 230-26(g) to allow an accessory structure to be larger than the primary structure in dimensional aspects;
2. Variance from Sec. 230-27 to allow for the appearance of a metal building;
3. Variance from Sec. 230-27(g)(1)(a) to allow for the primary pedestrian access to be to the side of the building;
4. Variance from Sec. 230-29(b)(3) to allow for an existing motor-vehicle-related use to expand on a storefront street;
5. Variance from Sec. 250-8(a)(1) to eliminate the requirement for compact parking spaces;
6. Variance from Sec. 240-13(b)(24) to increase the number of allowable display vehicles in the front yard from 6 vehicles to 23 vehicles, and to allow the display vehicles to be located closer than 20 feet from the front lot line;
7. Waiver from Sec. 320-21(a)(1) to substitute the requirement for a landscape island every 10 parking spaces with the existing landscape islands;
8. Waiver from Sec. 320-21(a)(4) to eliminate 5' landscape strip requirement for head to head parking;
9. Waiver from Sec. 320-21(a)(5) to eliminate 5' landscape strip requirement for perimeter of parking spaces;
10. Waiver from Sec. 350-2(a)(1)(e) to allow a driveway between the building and sidewalk;



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11. Variance from Sec. 230-8(a)(1) to allow previously installed improvements to remain in the supplemental zone;
12. Variance from Sec. 240-13(b)(40) to vary the following supplemental use provisions for the construction of a parking structure:
 - a. Multi-story parking structures shall meet the standards of Section 230-27 concerning proportion and scale of building facades.
 - b. Above-ground decks of multi-level parking structures shall not face public streets. Structures shall be screened from view by "liner buildings" providing pedestrian-oriented activities such as retail or office at least 20 feet in depth that are continuous along the ground floor except for driveway entrances or completely enclosed by architectural facades that provide materials and design elements comparable to occupied buildings with external openings having proportions similar to those of upper floors of occupied buildings.
 - c. External opening shall be screened with decorative elements such as metal grill-work, brick screens, or louvers.
 - d. Facades of all multi-story parking structures shall conceal automobiles from visibility from any public right-of-way or private drive or street that is open to the public.
 - e. Facades of all multi-story parking structures shall have the appearance of a horizontal-storied building.
 - g. The roof level of multi-story parking structures open to the sky shall provide adequate shade cover for a minimum of 40 percent of the upper surface.
13. A Variance is granted from Sec. 230-1(a) to increase the maximum allowed impervious surface area from 80% to 82.4% on the proposed Tract 1, and 81.4% on the proposed Tract 2;
14. A Variance is granted from Sec. 230-2(a) to reduce the required amount of open space from 20% to approximately 18.6% on Tract 1 and 2;
15. A Variance is granted from Sec. 230-31 to allow site lighting to be above the maximum allowable foot-candle limit in vehicle display areas;
16. A Waiver is granted from Sec. 350-25 to eliminate the requirement to bury overhead utilities along Peachtree Blvd.



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Conditions of Approval:

1. The development shall be constructed in substantial conformity with the DCI packet EXHIBIT A: DCI Plan Book for Jim Ellis Cadillac dated received May 24, 2018.
2. Shallowford Rd shall be planted to buffer standards, except for the portion of the driveway necessary to allow for vehicular access to the parking garage. Vegetation shall be installed in the 60-foot-wide easement to the extent allowed by the easement holder.
3. Lights on the structured levels of the parking deck shall not be visible from the public right-of-way or neighboring properties after business hours.
4. The appearance of the parking deck shall be updated to reflect the following:
 - a. The south elevation shall be constructed in general conformity with the elevations as submitted with the DCI packet on April 12, 2018.
 - b. The left and right bays on the north elevation shall be subject to architectural treatments (metal grill-work, brick screens, or louvers) on each of the openings.
 - c. The two rightmost bays adjacent to the stair tower on the east elevation shall have vertical vegetative screening.
 - d. The leftmost bay on the west elevation shall have vertical vegetative screening.
5. The applicant shall pay a fee-in-lieu of burying the utilities in the ROW.
6. The Crepe Myrtle trees along Peachtree Blvd shown on the site plan submitted to the ARB shall be replaced with a different species of shade tree.
7. The applicant shall extend the streetscape northward along Peachtree Blvd to the entrance of the Chevrolet Dealership (address: 5900 Peachtree Blvd).
8. The parking deck shall be no more than three levels above ground.
9. The wall of the parking deck fronting Forest Court shall be a solid wall with design elements substantially in conformity with the plans submitted, and the design elements but with noise abatement features and a darker shade of pigment dyed cement.
10. The waist-wall of the top level of the deck, specific to the wall facing Forest Court, a 30-inch screen shall be installed to create a six-foot blind.
11. If a sign is ever erected on the deck, the sign shall be non-illuminated.
12. In lieu of burying the power lines, the applicant shall install the full streetscape starting at Summer Rose Drive on North Shallowford Rd and continued to Buick GMC and World Toyota (5848 Peachtree Blvd and 3913 N Peachtree Rd).
13. The eastern most entry from Shallowford Rd shall be closed to vehicular traffic and built with a mountable curb and a knox box, per Fire Marshal approval.
14. Speed bumps or equivalent shall be installed in the drive isles before each ramp in the parking deck.



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15. The surface of the deck shall be finished with a broom-finish or equivalent to eliminate tire screeching.
16. The facility shall be used exclusively for vehicular storage and no mechanical or body work, no matter how minor, shall be performed in the parking deck.
17. Council directs Staff to work with Tim Wolf, Certified Arborist, as a community designee, on matters related to the landscaping plan for the project, for the area between the deck and the property line closest to Forest Ct.
18. The Applicant shall fund a City Welcome Sign, the design of which to be approved by the City Manager, at the corner of Peachtree Blvd and North Shallowford Rd to be visible by the southbound lanes of Peachtree Blvd
19. The applicant shall implement policies and procedures prohibiting the use of alarms for vehicle locating purposes. The policy shall have significant ramifications for each violation.
20. The applicant shall implement cost to be implemented or otherwise insure that the system is in place to identify vehicle locations without the use of alarms or panic buttons
21. The applicant shall install a HAWK Signal along North Shallowford Rd provided the cost is not to exceed \$15,000 subject to the approval of the Development Director and any other regulatory agencies.
22. Both entrances/exits on North Shallowford Road will be constructed with mountable curbs for fire vehicle access only and closed for all other vehicular access.

The action taken on your application will become final upon approval of the meeting minutes at the July 17th regularly scheduled City Council meeting. If you have any questions please contact me at 470-395-2333 or mdickison@chambleega.gov. Thank you.

Sincerely,

Matthew Dickison, AICP
Development Director



PROJECT NAME
**JIM ELLIS
CADILLAC**

SUBMITTAL REQUIREMENTS
FOR CC ZONING

PERMITTED AREAS
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LOCATION MAP

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UTILITY DISCLAIMER:
A utility is shown on this plan. It is the responsibility of the user to verify the location and depth of all utilities before construction. The user is advised to call 811 before any excavation or drilling is performed. The user is also advised to contact the appropriate utility company for more information.

GEORGIA 811
Utilities Protection Center, Inc.

PROPOSED USE NOTE:
Call before you dig.

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PARKING REQUIREMENTS:

TYPE OF PARKING	REQUIRED	PROVIDED
1-SPACES FOR 200-250 VEHICLES (SEE 15.01)	4.0	4.0
1-SPACES FOR 250-500 VEHICLES (SEE 15.02)	2.0	2.0
TOTAL	6.0	6.0

PROPOSED 4-STORY
PARKING DECK

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AI03

DRAWING TITLE

RENDERING

DATE: 01/08/2015

SCALE: 1/8"=1'-0"

BY: J. SULLIVAN

NEW CADILLAC DEALERSHIP
JIM ELLIS AUTOMOTIVE
5880 PEACHTREE BOULEVARD
CHAMBLEE, GEORGIA 30341

PRO
BUILDING
SYSTEMS
DESIGN BUILD
CONTRACTORS
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www.probuildingsystems.com

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