



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

MEMORANDUM

To: Mayor and City Council

From: Madalyn Smith, Senior Planner

Date: July 10, 2023

Subject: RZ 23-01 & SLUP 23-01 – 4470 Chamblee Dunwoody Road, Parcel ID# 18 345 03 017

REQUEST

The applicant, Coro Realty Advisors, requests to rezone the subject property from O-I to O-D. Additionally, the applicant requests a Special Land Use Permit to increase the maximum allowable height from 2 stories to 4 stories, for the construction of a new self-storage facility.

APPLICANT

Property Owner: JHH 4470 Chamblee Dunwoody, LLC	Petitioner: Coro Realty Advisors	Representative: Dennis Webb, Jr. (Smith, Gambrell & Russell, LLP)
---	-------------------------------------	---

CITY COUNCIL, 6.12.23

City Council held a public hearing regarding the subject cases on June 12, 2023.

The City Council discussed the appropriateness of the proposed self-storage use and the architecture of the proposed building. The Council requested that the applicant consider an alternative design for the building.

The applicant is currently exploring different architectural options and has requested additional time to update the design and renderings. As such, the applicant has requested deferral of the consideration of RZ 23-01 and SLUP 23-01 to the August 14th meeting.

PLANNING COMMISSION, 4.11.23

Planning Commission held a public hearing regarding the subject cases on April 11, 2023. There were no public comments.

The Planning Commission discussed the location of loading docks, site lighting, easement language, and staff's condition that required the closing of a curb cut. Ultimately, Erika Harris moved to defer consideration of RZ 23-01 & SLUP 23-01 to the May 9, 2023 Planning Commission meeting, to allow time for legal counsel on proposed condition #4 and to gather more information on site lighting and easement language; Deb Cameron seconded, motion passed.

Condition #4 stated "The southernmost curb-cut for 4478 Chamblee Dunwoody Road shall be closed, prior to the issuance of a Certificate of Occupancy for the subject self-storage facility at 4470 Chamblee-Dunwoody Road." Based on comments from the Planning Commission and staff's internal review, this condition has been removed.

UPDATED APPLICATION MATERIALS

- *Photometric Plan, prepared by Photometrics LLC and dated 4/19/2023*
- *Photos: Photos provide an example of an existing storage facility*

PLANNING COMMISSION, 5.9.23

At the May 9, 2023 Planning Commission meeting Deb Cameron moved to approve RZ 23-01 subject to staff conditions, Elizabeth Shin seconded, and the motion passed 5-0. Deb Cameron then moved to approve SLUP 23-01 subject to staff condition, Elizabeth Shin seconded, and the motion passed 5-0.

BACKGROUND & PROPOSED DEVELOPMENT

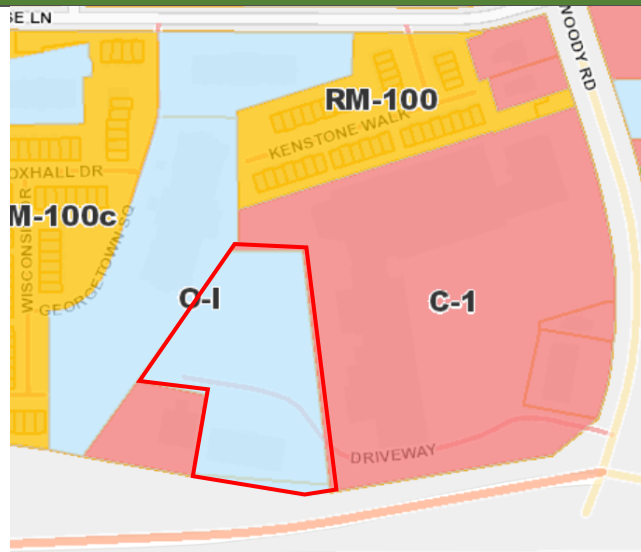


Fig. 1, Zoning Map

The subject property is currently zoned as Office-Institutional (O-I) and is located within the Georgetown Character Area. It is a 3.5-acre landlocked site, adjacent to I-285, which has access from Chamblee Dunwoody Road via an access easement. It is located between the Georgetown Shopping Center and the Dunwoody Pines Retirement Community. Also in proximity to the site is the 54-unit townhome development, Georgetown Square. The property was previously developed with a 5-story office building, which has since been demolished as a result of the I-285 project. It is currently only a surface parking lot, with a buffer of mature trees along the north and eastern property lines. There is a small ridge along the eastern and south eastern portion of the site, and overall the property slopes down gently from east to west. There is a series of stormwater pipes that cross the site, feeding into a detention pond on an adjacent property.

The applicant proposes to construct a new four-story self-storage facility. Self-storage is not a permitted use within the O-I district and, as such, the subject application seeks to rezone the property to Office-Distribution (O-D). Additionally, within the O-D district, an approved special land use permit (SLUP) is required to exceed the maximum height of two stories, thus prompting the SLUP request.

SITE PLAN ANALYSIS

The subject application proposes two loading spaces and sidewalk improvements. On the northern half of the site, the applicant proposes to infill the existing surface parking lot with a 140,000 SF, four-story self-storage building and 12 surface parking spaces. The applicant also proposes to improve and extend the sidewalk and provide a stub-out for future connection across the western property line. The building will be setback approximately 80 feet from the northern property line, 60 feet from the eastern property line, and 25 feet from the western property line; all within the required setbacks.

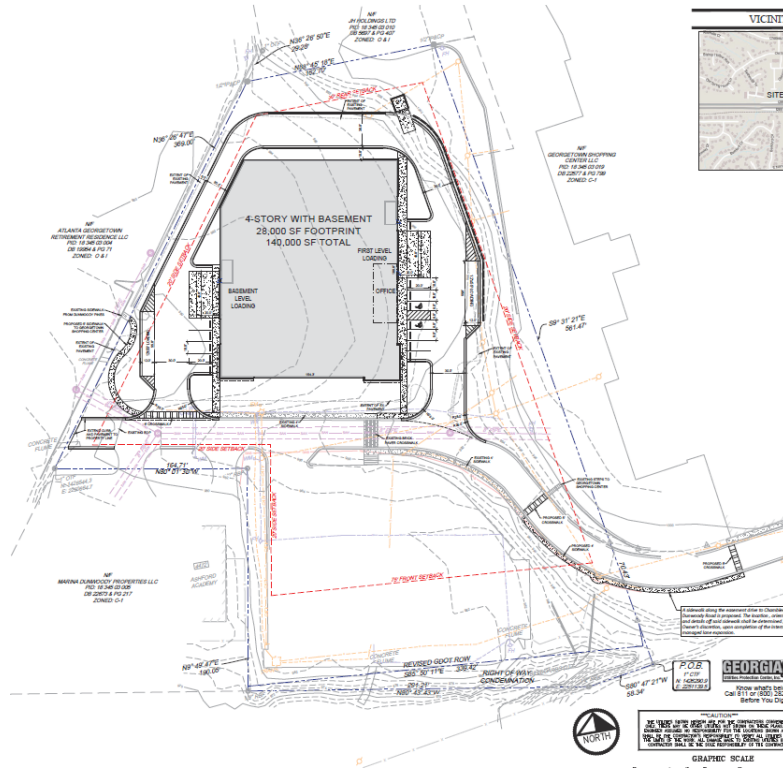


Figure 2. Proposed Site Plan

Access to the property is proposed to remain the same. There is currently an access easement through the Georgetown Shopping Center, 4478 Chamblee Dunwoody Road, leading from the curb cut near the intersection of Chamblee Dunwoody Road and the I-285 on-ramp (see Figure 3). While the ownership is by different LLCs, all involved parcels are controlled by Coro Realty.

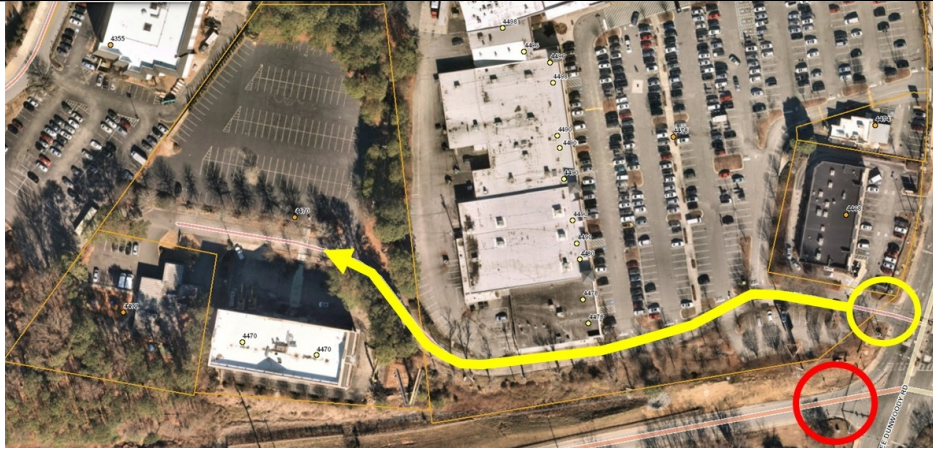


Figure 3. Access to the site

There are significant conflicts between this entrance and the I-285 on-ramp. Sec. 16-237(s)(5) of the Code of Ordinance, stipulates that access points must have a minimum spacing of 245 feet; these two access points only have 85 feet of separation. In accordance with the City’s access management plan, the curb cut should be closed and access be rerouted through another entrance on the property. As the access point is right-in/right-out only, it only has limited usefulness, with visitors likely using a different point of access for either going to or from the site. However, this is not a condition of approval for this specific zoning request, but staff recommends that the applicant consider their options for removing this unsafe condition.



Figure 4. Rendering of the proposed storage facility.

The building design is consistent with contemporary corporate architecture and the dominate façade materials are glass and brick. These building design and materials are consistent with the architectural design standards in the Georgetown Master Plan.

SURROUNDING LAND ANALYSIS

Direction	Zoning	Future Land Use	Current Land Use
N	C-1	Commercial	Shopping Center

S	I-285		
E	C-1	Commercial	Shopping Center
W	O-I	Commercial	Retirement Home

ZONING AMENDMENT REVIEW AND APPROVAL CRITERIA

Chapter 27, Section 27-335 identifies criteria for evaluating applications for zoning amendments. No application for an amendment 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 zoning proposal is in conformity with the policy and intent of the comprehensive plan;
- (2) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
- (3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
- (4) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- (5) Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;
- (6) Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and
- (7) Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The applicant proposes to rezone from O-I to O-D to accommodate a self-storage facility, which is not a permitted use within the O-I district. Though the zoning is changing, the proposed use is of lesser intensity than the previous office use.

The Comprehensive Plan and Georgetown Master Plan envision a pedestrian and bicycle-oriented activity center with limited impacts from commercial development on residential neighborhoods, less surface parking, and high quality design. Although a storage facility is not an active destination, it is a relatively unobtrusive use that is compatible with adjacent properties. It reduces surface parking, lays the groundwork for future connectivity with a new access easement at the western property line, and uses high-quality building materials.

The property does have the ability to be developed under the O-I regulations, but the specific proposal for a self-storage facility would not be permitted. The subject property is suited to this use because it is tucked away from the major activity centers. The site’s lack of visibility from Chamblee Dunwoody Road limits the usage for more active uses. The nature of self-storage is that it is generally quiet and does not encourage street-level activity because it is not attracting pedestrians/cyclists or general visitors.

The redevelopment would not adversely affect any historic buildings or, to staff's knowledge, archaeological sites. A self-storage facility will not cause any additional burden to schools. The proposed facility is still relatively small and is not significant enough to trigger a traffic study, nor does staff anticipate any additional burden on streets or transportation facilities.

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 applicant requests a SLUP to allow a 4-story building within the O-D district.

Overall, as discussed above, staff finds that the proposed 4-story self-storage facility is consistent with the comprehensive plan. The site plan shows that the proposed building meets all required setbacks and lot coverage requirements, and demonstrates compliance with the zoning ordinance without the need for a variance. It also shows loading dock facilities and a screened trash enclosure, so adequate service and refuse areas are provided.

A self-storage facility, by the nature of its operation, is not obtrusive. It does not generate excessive noise, smoke, odor, dust, vibration, or traffic. The height of the building is consistent with the office building that previously existed on the site, which was five stories. Additionally, the facility is adjacent to a shopping center that would not be affected by the additional height, and is also adjacent to a retirement home, which is taller than the proposed self-storage facility. As such, staff does not anticipate a negative shadow impact.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Staff recommends approval of the requested rezoning from O-I to O-D and recommends approval of the special land use permit to allow a height of 4-stories, subject to the following conditions:

Exhibit A: Site Plan, prepared by Paradigm Engineering Services, Inc. and dated March 6, 2023

Exhibit B: Elevations and Renderings, prepared by PHA and dated February 3, 2023

1. The applicant shall develop the site in general conformity with “Exhibit A” and “Exhibit B” with minor changes, and any additional changes allowed as defined by Section 27-337(b) or necessary changes to meet conditions of zoning or land development requirements made necessary by actual field conditions at the time of development;
2. A sidewalk connection, labelled as “proposed 5’ sidewalk to Georgetown Shopping Center” on “Exhibit A”, shall be provided and maintained.
3. An easement for future east-west connectivity shall be provided along the western property line.

ATTACHMENTS

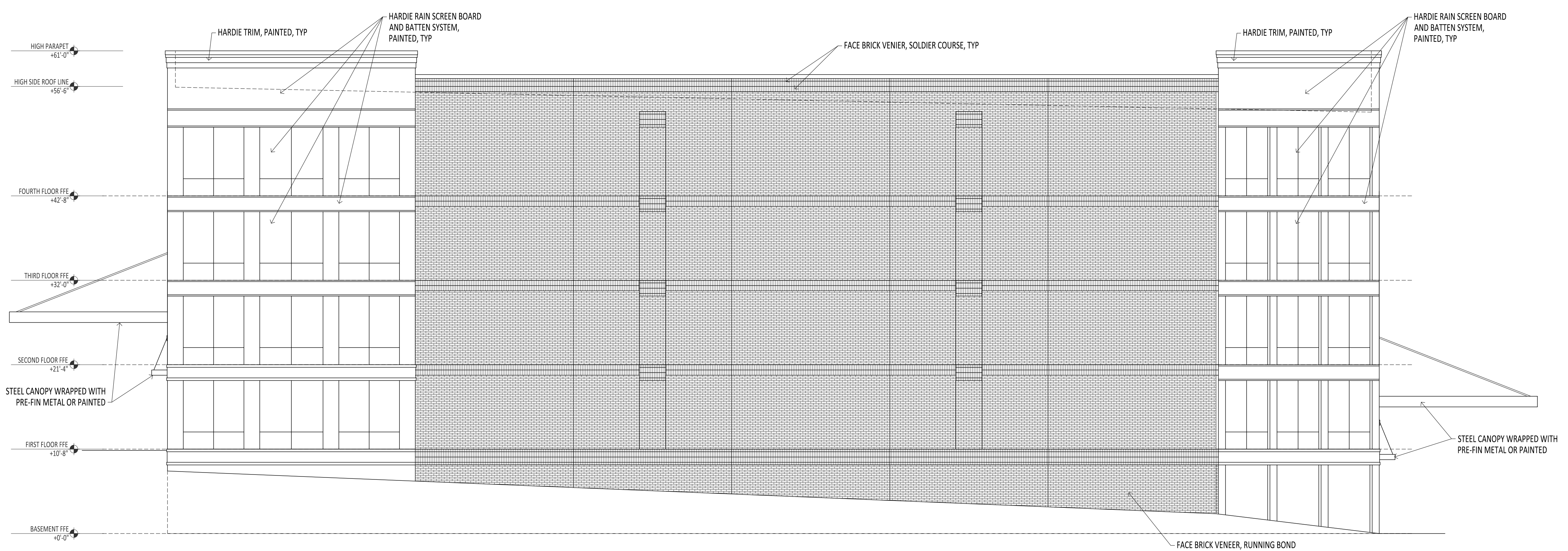
- Exhibit A: Site Plan, prepared by Paradigm Engineering Services, Inc. and dated March 6, 2023
- Exhibit B: Elevations and Renderings, prepared by PHA and dated February 3, 2023
- RZ 23-01 & SLUP 23-01 Application

These drawings are instruments of the Architect's service for use solely with respect to this project. These drawings shall not be used by the Owner or others on other projects, additions to this project or completion of this project by others except by written agreement.

Copyright © 2023, PHA

Revisions	Date	Description

Seal:



1 NORTH ELEVATION
 A2.2 1/8"=1'-0"

Drawing Title: **ELEVATIONS**
 Released for Construction Date: 3/28/23

Project Title:
GEORGETOWN SELF-STORAGE
 4470 CHAMBLEE DUNWOODY RD
 DUNWOODY, GA

PHA
 Patrick Higgins
 ARCHITECT

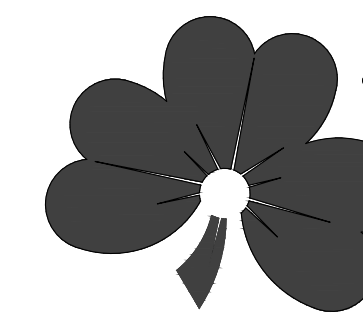
107 S. Warren St.
 Marietta, Georgia 30104
 (770) 655-8905

Project No.:

A2.2

Sheet ___ of ___

Packet page:...

 **Shamrock Building Systems, Inc**
 1298 Concord Rd SE
 Smyrna, Georgia 30080
 OFFICE - (770) 745-4822 FAX - (770) 745-4820





Georgetown Storage

Georgetown Storage

OFFICE

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2023-__-__

AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING MAP FOR ZONING CONDITIONS OF LOT PARCEL NUMBER 18 345 03 017 IN CONSIDERATION OF SPECIAL LAND USE PERMIT CASE SLUP 23-01 (4470 CHAMBLEE DUNWOODY ROAD).

WHEREAS: Coro Realty Advisors seek a special land use permit to allow a maximum 4-story building within the O-D (Office-Distribution) zoning district, in order to develop a self-storage facility; and

WHEREAS: The Property consists of Tax Parcel 18 345 03 017, which is a landlocked parcel to the rear of the Georgetown Shopping Center, and containing a total of 3.65 acres of land that is currently zoned O-I (Office-Institution); and

WHEREAS: The proposed development would result in a 4-story self-storage facility; and

WHEREAS: The Mayor and City Council find that the proposed use aligns with the Georgetown Character Area of the Dunwoody Comprehensive Plan, which indicates that there should be limited impacts from commercial development on residential neighborhoods, less surface parking, and high quality design; 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 hereby **ORDAIN AND APPROVE** the special land use permit, SLUP 23-01, for said property to allow a 4-story building within the O-D (Office-Distribution) District subject to the following conditions:

Exhibit A: Site Plan, prepared by Paradigm Engineering Services, Inc. and dated March 6, 2023

Exhibit B: Elevations and Renderings, prepared by PHA and dated February 3, 2023

1. The applicant shall develop the site in general conformity with "Exhibit A" and "Exhibit B" with minor changes, and any additional changes allowed as defined by Section 27-337(b) or necessary changes to meet conditions of zoning or land development requirements made necessary by actual field conditions at the time of development;
2. A sidewalk connection, labelled as "proposed 5' sidewalk to Georgetown Shopping Center" on "Exhibit A", shall be provided and maintained.
3. An easement for future east-west connectivity shall be provided along the western property line.

SO ORDAINED AND EFFECTIVE this ____ day of _____ 2023.

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2023-__-__

Approved by:

Approved as to Form and Content

Lynn P. Deutsch, Mayor

City Attorney

Attest:

Sharon Lowery, City Clerk

SEAL