

SPECIAL EXCEPTION APPLICATION

Planning & Zoning

2635 Talley Street
Decatur, GA 30030
Phone 404-377-6198
Fax 404-378-5054



Attach a survey of the property drawn to scale and showing the following information. Please provide one to-scale copy of all plans, as well as one copy of all plans in an 8½" x 11" format. If the applicant is not the current property owner, provide a notarized authorization for this application from the current property owner.

1. all property lines with dimensions
2. location of buildings and other structures, creeks and easements referenced to property lines
3. north arrow, scale, lot and block numbers and land lot
4. topographic and drainage information if pertinent
5. comprehensive site plan (if applicable)
6. building elevations (if applicable)

Address of property 1119, 1121, & 1123 Clairmont Rd. (Parcel IDs 18-005-04-075; 18-051-08-055; 18-051-08-047) Decatur, GA 30030

Name of applicant Stein Investment Group c/o Julie Sellers, Esq. Phone 404-665-1242

Address 1230 Peachtree St. NE, Suite 1200 City/state/ZIP Atlanta, Georgia 30309

Email jsellers@pftlegal.com

Name of property owner Paul Lorentzen, Jr. & Cathryn Low Phone _____

Address 1119 Clairmont Rd. City/state/ZIP Decatur, Georgia 30030

Current zoning of property R-60 (City); R-75 & O-I (County) - Rezoning requested for C-3

.....
Please answer all of the following questions on a separate sheet.

1. What is the special exception requested? What code requirement do you wish to vary from?
2. Explain how the proposed special exception will be suitable in view of the use and development of adjacent and nearby properties.
3. What impact will the proposed exception have on the existing use or usability of adjacent or nearby properties?
4. What impact will the proposed exception have on public safety, traffic on public streets, transportation facilities, utilities and other public services?
5. What impact will the proposed exception have on established property values and on the health, safety, comfort and general welfare of the residents of the City?

.....
I hereby certify that the above and attached statements and documents are true to the best of my knowledge and belief.

Applicant signature  Date 5.14.18

Letter of Intent and Impact Analysis

City of Decatur

Special Exception

Applicant:

Stein Investment Group
c/o Julie Sellers, Esq.

Property:

+/- 1.093 Acres at 1119 Clairmont Road
Parcel ID 18 005 04 075
Parcel ID 18 051 08 055
Parcel ID 18 051 08 047

Submitted for Applicant by:

G. Douglas Dillard
Julie L. Sellers
R. Baxter Russell
PURSLEY FRIESE TORGRIMSON
1230 Peachtree Street, Suite 1200
Atlanta, Georgia 30309
(404) 665-1242
jsellers@pftlegal.com

I. INTRODUCTION

Stein Investment Group (“Applicant”) respectfully requests that the City of Decatur grant a special exception to reduce the off-street parking requirements for a climate-controlled self-storage facility. Under the parking requirements contained in Section 7.1.3 of the Unified Development Code, Applicant’s proposed development is required to provide 167 parking spaces. Applicant requests a special exception from this requirement in order to reduce the required parking spaces from 167 spaces to 13 spaces. The Applicant is an experienced developer of several self-storage developments and is confident the 13 spaces provided on the attached site plan will be sufficient for the customers and employees.

Concurrent with this request, Applicant is seeking a rezoning property located at 1119, 1121, and 1123 Clairmont Road to C-3 to allow for the redevelopment of the parcels. Applicant’s rezoning request consists of three separate land parcels, totaling approximately 1.093 acres of land located in Land Lots 5 & 51 of the 18th Land District in DeKalb County (“Property”). The Property includes Tax Parcel 18-005-04-075, currently zoned R-60 in Decatur. Additionally, the Property includes Tax Parcels 18-051-08-047 and 18-051-08-055, located in unincorporated DeKalb County and zoned O-I and R-75. Applicant has submitted a request for 1121 and 1123 Clairmont Road (Tax Parcels 18-051-08-047 and 18-051-08-055) to be annexed into the City’s municipal boundaries. Finally, an amendment to the Comprehensive Land Use classification from RL to C is also requested.

II. SPECIAL EXCEPTION QUESTIONS:

- 1) What is the special exception requested? What code requirement do you wish to vary from?**

The special exception is requested to reduce the number of parking from 167 (161 regular, 6 ADA accessible) to 13 (11 regular, 2 ADA accessible) as a reduction from the requirements of UDO Section 7.1.3, off-street parking.

- 2) Explain how the special exception will be suitable in view of the use and development of adjacent and nearby properties.**

The proposed development will provide a transition between the commercial uses toward North Decatur Road and the residential uses south of the Property. One benefit of the use is the low impact on traffic and infrastructure, especially when compared to other commercial or residential uses. The reduction in parking spaces will allow for the appropriately scaled, attractive building and landscaping in place of the existing vacant commercial building and the residential property.

3) **What impact will the proposed exception have on the existing use or usability of adjacent or nearby properties?**

The proposed exception will be beneficial to the existing nearby properties because it will reduce the visual impact of a large parking lot commonly associated with commercial uses and instead allow for the attractive building, landscaping and new sidewalk.

4) **What impact will the proposed exception have on public safety, traffic on public streets, transportation facilities, utilities and other public services?**

The reduction in parking spaces will be beneficial for the traffic, transportation facilities and utilities. Furthermore, the low impact use and associated reduction in parking spaces will be positive for public safety.

5) **What impact will the proposed exception have on established property values and on the health, safety, comfort and general welfare of the residents of the City?**

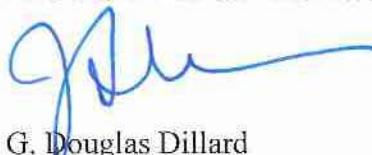
The reduction in required parking spaces will have a positive impact on property values and the residents in the City. Because of the nature of the interior accessed, self-storage use, the need for parking is significantly lower than other commercial, retail or residential. Thus, the approval of the special exception will be a positive impact because it will allow for the redevelopment with an attractive building and increase in tax base for the City, without a demand on schools and other City infrastructure.

III. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the City of Decatur approve the special exception to allow for the reduction in parking spaces to 13, instead of 167. If you have any questions or need more information, please do not hesitate to contact me at 404-665-1242 or jsellers@pftlegal.com.

Sincerely,

PURSLEY FRIESE TORGRIMSON



G. Douglas Dillard
Julie L. Sellers
R. Baxter Russell

Property Owner's Authorization

I am the owner of **1123 Clairmont Road, DeKalb County Parcel ID 18-005-04-075**, and authorize the filing of an annexation petition, applications for land use designation and zoning related applications (rezoning, conditional use permit, special exception or variance as applicable) with the City of Decatur.

SWORN TO AND SUBSCRIBED

Celow

Cathryn E. Low
Property Owner

Before me this 19 day of March, 2018.

Betty R
Notary Public



My Commission Expires: June 16, 2020
(Affix Notarial Seal)

I am the owner of **1121 Clairmont Road, DeKalb County Parcel ID 18-051-08-055**, and authorize the filing of an annexation petition, applications for land use designation and zoning related applications (rezoning, conditional use permit, special exception or variance as applicable) with the City of Decatur.

SWORN TO AND SUBSCRIBED

Celow

Cathryn E. Low
Property Owner

Before me this 19 day of March, 2018.

Betty R
Notary Public



My Commission Expires: June 16, 2020
(Affix Notarial Seal)

SWORN TO AND SUBSCRIBED

Deceased

Paul Lorentzen, Jr.
Property Owner

Before me this _____ day of March, 2018.

Notary Public

My Commission Expires:
(Affix Notarial Seal)

TYPES						
QTY	SYMBOL	COMMON NAME	SIZE	HIGH SPREAD	CANOPY	TOTAL CANOPY
3	(Symbol)	WALNUT	24"	50'	150'	1500
2	(Symbol)	WALNUT	24"	50'	150'	1500
2	(Symbol)	WALNUT	24"	50'	150'	1500
2	(Symbol)	WALNUT	24"	50'	150'	1500
2	(Symbol)	WALNUT	24"	50'	150'	1500
2	(Symbol)	WALNUT	24"	50'	150'	1500
TOTAL						14,000

TREE NOTES:
 1. TREE FOR 2 SPACES TO REMOVED SPECIES = 2 TREES REQUIRED
 2. TOTAL REMOVED SPECIES COVERING LOT AREA SHALL BE
 3. PROVIDED LANDSCAPE AREA = 1000 SQ. FT.
 4. PROVIDED LANDSCAPE AREA = 1000



OWNER:
STEIN INVESTMENT GROUP
 5007 GLENVIEW DRIVE, SUITE 200
 ATLANTA, GA 30342
 (404) 522-2328

FOR RECORD CONTACT:
 ADAM ZILBERMAN
 478-657-2663

- NOTES:**
- REFER TO SHEET NOTES FOR EXISTING UTILITIES, ETC.
 - TOTAL REMOVED SPECIES COVERING LOT AREA SHALL BE 3. PROVIDED LANDSCAPE AREA = 1000 SQ. FT. TOTAL AREA OF IMPROVED SURFACES = 10,700 SQ. FT. 2,700/10,000 = 27%

TAX PARCEL ID: 15-001-00-001-15-021-24-025 & 15-028-04-025

SITE AREA:
 1.053 AC (248 AFTER PROPOSED SAN DEGRADATION)

DISTURBED AREA:
 4.500 ACRES

PROPOSED ZONING: C-3

BUILDING SETBACK LINES:
 FRONT YARD = 0
 SIDE YARD = 0 (NOT APPLICABLE TO RESIDENTIAL)
 REAR YARD = 0 (NOT APPLICABLE TO RESIDENTIAL)

BUILDING SUMMARY:
 3-STORY
 BUILDING SQUARE FEET
 60,000 SQ. FT. (MAXIMUM ALLOWABLE FOR C-3 = 40')

PARKING SUMMARY:

REGULAR PARKING	ADA ACCESSIBLE	TOTAL
10	2	12

1000 SQ. FT. PER ONE SQUARE FOOT OF GROSS GROUND AREA. MINIMUM REQUIRED BY REGULAR ISLAND PARKING.

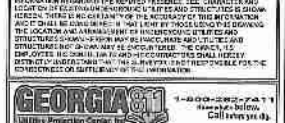
FLOOD HAZARD ZONE:
 THE PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD ZONE AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP OF DISTRICT COUNTY, GEORGIA. CONSULT YOUR AGENT FOR FURTHER INFORMATION.

NOTE: THERE ARE NO STATEMENTS WITHIN SUBJECT OF THIS SITE.

NOTE: THERE ARE NO STATEMENTS WITHIN SUBJECT OF THIS SITE.

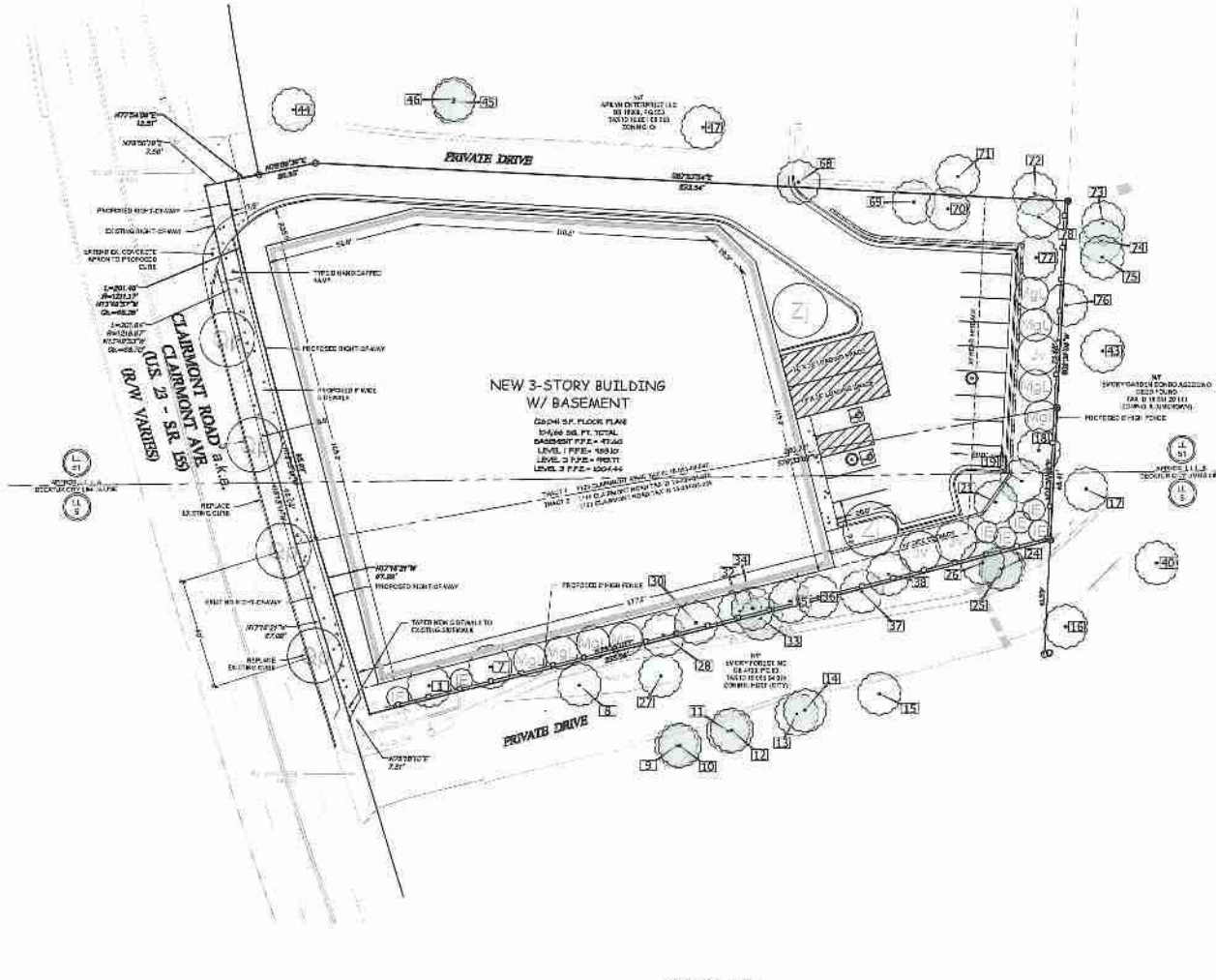
NOTE: ALL UTILITIES ARE SHOWN. OWNERS SHOULD VERIFY THE LOCATION OF ALL UTILITIES. UTILITIES CONTRACTORS SHALL VERIFY THE LOCATION OF ALL UTILITIES. VERIFY UTILITIES BEFORE CONSTRUCTION. NOTIFY UTILITIES OF ANY CHANGES TO CONSTRUCTION. NOTIFY UTILITIES OF ANY CHANGES TO CONSTRUCTION. NOTIFY UTILITIES OF ANY CHANGES TO CONSTRUCTION.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. UTILITIES CONTRACTORS SHALL VERIFY THE LOCATION OF ALL UTILITIES. VERIFY UTILITIES BEFORE CONSTRUCTION. NOTIFY UTILITIES OF ANY CHANGES TO CONSTRUCTION. NOTIFY UTILITIES OF ANY CHANGES TO CONSTRUCTION. NOTIFY UTILITIES OF ANY CHANGES TO CONSTRUCTION.



Travis Point & Associates, Inc.
 1-800-822-7411
 404-522-2328
 www.travispoint.com

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REVISIONS

NO.	DATE	DESCRIPTION
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REZONING PLAN

CLAIMONT ROAD STORAGE

1119, 1121, & 1123 CLAIMONT ROAD
 1119, 1121 & 1123 CLAIMONT ROAD & SR 1118 - PROJECT SECTION - CITY OF DECATUR - DEKALB - GEORGIA

GEORGIA
 PROFESSIONAL ENGINEER
 TRAVIS POINT & ASSOCIATES, INC.
 1119, 1121 & 1123 CLAIMONT ROAD
 DECATUR, GA 30030

DATE: 05-28-18
SCALE: 1" = 10'-0"
SHEET NO.: R201.01



18033

05/02/18



PLACE MAKER DESIGN

1000 Circle 75 Parkway - Suite 400 - Atlanta, Georgia 30339

The Space Shop Clairemont

Atlanta, Georgia