

AN ORDINANCE TO AUTHORIZE A SPECIAL LAND USE PERMIT PER CHAPTER 27, SEC. 27-73 TO PERMIT A THREE STORY STORAGE FACILITY IN THE OFFICE-DISTRIBUTION (O-D) ZONING DISTRICT

WHEREAS: Adevco Corporation, on behalf of Shallowford Road Storage, LLC, owners of 4444 N Shallowford Road, request a Special Land Use Permit per Chapter 27, Sec. 27-73 to permit a three story storage facility in the Office-Distribution (O-D) zoning district; and

WHEREAS: The Property, tax Parcel 18 344 03 001 is located at the southern end of North Shallowford Road at its intersection with Peachford Road near Cotillion Drive and I-285 and consists of a 2.84 acres; and

WHEREAS: The site consists of a vacant building that was previously used as a US Post Office Carrier Annex. The property is located within the Georgetown Square Character Area as defined in the Dunwoody Comprehensive Plan; and

WHEREAS: The applicant proposes demolishing the existing building and constructing a new facility to be used as a climate controlled storage facility; and

WHEREAS: the Mayor and City Council find that the proposed use is consistent with the current Comprehensive Plan which allows for 4-8 story developments in the character area; and

WHEREAS: the Mayor and City Council further find that the plan is substantially compliant with the proposed zoning district classification, O-D—meeting the requirements for all setbacks, maximum density, impervious surface ratio, and parking ratios; and

WHEREAS: Notice to the public regarding this Special Land Use Permit application and hearing has been duly published in The Dunwoody Crier, the Official News Organ of the City of Dunwoody; 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 issuance of a Special Land Use Permit for said property subject to the following conditions:

EXHIBIT A: Site Plan, completed by completed by Travis Pruitt & Associates, dated revised 11/1/18.

EXHIBIT B: Landscape Plan, completed by Travis Pruitt & Associates, dated revised 11/1/18.

EXHIBIT C: Elevations, completed by Standard Architecture, Inc, dated 01/14/2019.

EXHIBIT D: Parking License Agreement.

EXHIBIT E: Fence Detail

1. The subject property shall be developed in general conformity with the submitted site plan (EXHIBIT A: Site Plan) and landscape plan (EXHIBIT B: Landscape Plan), as detailed above.
2. The applicant shall work with the City Arborist to amend the landscape plan by relocating some of the trees from the required TY3 transition yard along the southern property line to the northern property line and the North Shallowford street frontage to provide for more effective screening in accordance with the alternative compliance standards of Sec. 27-234 of the Dunwoody Municipal Code.
3. The storage facility shall be developed in compliance with the submitted elevations (EXHIBIT C: Elevations). Signage must be submitted separately for review and permitting and is not approved via this Special Land Use Permit.
4. Access to 50 parking spaces during non-business hours will be permitted per the conditions of the Shared Parking Agreement with the City of Dunwoody (EXHIBIT D: Parking License Agreement.)
5. No truck rental or outside storage will be permitted as a part of the storage facility use at this property.
6. Storage access shall be internalized so loading area is not visible from N Shallowford frontage.
7. A fence shall be installed along the N Shallowford frontage and the northern property line at a height of 6-feet and in substantial conformity with the submitted fence detail (EXHIBIT E: Fence Detail).
8. An RFID/SOS gate access system shall be installed on the vehicle entry gate pursuant to the requirements for such systems as outlined in Sec. 8-90 of the Dunwoody Municipal Code

SO ORDAINED AND EFFECTIVE, this the ____ day of _____, 2019.

Approved by:

Approved as to Form and Content

**STATE OF GEORGIA
CITY OF DUNWOODY**

Denis L. Shortal, Mayor

ORDINANCE 2019-XX-XX

City Attorney

Attest:

Sharon Lowery, City Clerk

SEAL