



# REGIONAL REVIEW NOTICE

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: April 4, 2016

ARC REVIEW CODE: R1604041

TO: Mayor Eric Clarkson, City of Chamblee  
ATTN TO: Gary Cornell, Director of Development  
FROM: Douglas R. Hooker, Executive Director, ARC  
RE: Development of Regional Impact Review

Digital signature  
Original on file

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

**Name of Proposal:** Chamblee Village Park

**Review Type:** DRI

**Submitting Local Government:** City of Chamblee

**Date Opened:** April 4, 2016

**Deadline for Comments:** April 19, 2016

**Date to Close:** Apr 25 2016 (If no significant issues are identified during the comment period, the review will close on April 19, 2016.)

**Description:** This proposed development is located in the City of Chamblee at 3413 Catalina Drive on 24.2 acres of vacant land, along with 78 other contiguous parcels on Catalina Drive. The project consists of a 2,546-space surface parking lot for automobile dealer vehicle inventory storage. The facility will also include a 24,000-square foot building to be used for office space, as well as light maintenance, car washing and fuel dispensing related to the unpacking and preparation of new vehicle inventory. Access will be provided via Catalina Drive, which will be reopened as a public road connecting Chamblee-Tucker Road and Chamblee-Dunwoody Road. This site was previously reviewed as a DRI in 2004 ("The International Village at Chamblee," DRI #539, a 500,000-square foot mixed-use development on 26.6 acres). The trigger for this proposed development is a rezoning and variance.

**PRELIMINARY COMMENTS:** In terms of regional context, according to the ARC Unified Growth Policy Map (UGPM), the proposed development is located within the Maturing Neighborhoods area of the region. Maturing Neighborhoods were primarily developed prior to 1970. These areas are typically adjacent to the Region's Core and Employment Corridors, and together they encompass 49% of region's jobs and 18% of its population. The ARC Regional Development Guide (RDG) details recommended policies for areas and places on the UGPM. Recommended policies for Maturing Neighborhoods include:

- Improve safety and quality of transit options by providing alternatives for end-of-trip facilities (such as bicycle racks) and sidewalks and/ or shelters adjacent to bus stops;
- Identify and remedy incidents of "food deserts" within neighborhoods, particularly in traditionally underserved neighborhoods and schools;
- Promote mixed-use where locally appropriate, specifically in areas served by existing or planned transit; and
- Develop policies and establish design standards to ensure new and infill development is compatible with existing neighborhoods.

The intensity of this proposed project generally aligns with the RDG's recommended range of densities and building heights in the Maturing Neighborhoods area.

This site as a whole is immediately east of one boundary of the Chamblee Town Center Livable Centers Initiative (LCI) area, which was expanded significantly in 2013 along with a major, 10-year update of the accompanying study. Portions of this site (specifically, the frontages on Burk Drive, on the west side of the site) are also within the LCI area. The development team, along with City of Chamblee staff and leadership, should work together to ensure that impacts of the proposed project do not negatively affect the potential for the rest of the LCI area to develop as planned.

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:**

ARC COMMUNITY DEVELOPMENT DIVISION  
ARC RESEARCH & ANALYTICS DIVISION  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
METRO ATLANTA RAPID TRANSIT AUTHORITY

ARC TRANSPORTATION ACCESS & MOBILITY DIVISION  
ARC AGING & HEALTH RESOURCES DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF BROOKHAVEN

ARC NATURAL RESOURCES DIVISION  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF DORAVILLE

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com). This finding will be published to the ARC review website located at <http://www.atlantaregional.com/land-use/planreviews>.



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## DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Commission for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient scale or importance that it is likely to generate impacts beyond the jurisdiction in which the project is located, for example in adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included in this packet and offer your comments in the space provided. The completed form should be returned to ARC on or before the specified return deadline.

Preliminary Findings of the RDC: Chamblee Village Park *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Individual Completing Form:

Local Government:

Department:

Telephone: (     )

Signature:

Date:

***Please return this form to:***

Andrew Smith, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-5581 Fax (404) 463-3254  
[asmith@atlantaregional.com](mailto:asmith@atlantaregional.com)

Return Date: *April 19, 2016*

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: April 4, 2016

ARC REVIEW CODE: R1604041

TO: ARC Division Managers

FROM: Andrew Smith, Ext. 3-5581

### Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Transportation Access and Mobility: Goodwin, Amy

Natural Resources: Santo, Jim

Research and Analytics: Skinner, Jim

Aging and Health Resources: Ray, Renee

Name of Proposal: Chamblee Village Park

Review Type: Development of Regional Impact

Description: This proposed development is located in the City of Chamblee at 3413 Catalina Drive on 24.2 acres of vacant land, along with 78 other contiguous parcels on Catalina Drive. The project consists of a 2,546-space surface parking lot for automobile dealer vehicle inventory storage. The facility will also include a 24,000-square foot building to be used for office space, as well as light maintenance, car washing and fuel dispensing related to the unpacking and preparation of new vehicle inventory. Access will be provided via Catalina Drive, which will reopened as a public road connecting Chamblee-Tucker Road and Chamblee-Dunwoody Road. This site was previously reviewed as a DRI in 2004 ("The International Village at Chamblee," DRI #539, a 500,000-square foot mixed-use development on 26.6 acres). The trigger for this proposed development is a rezoning and variance.

Submitting Local Government: City of Chamblee

Date Opened: April 4, 2016

Deadline for Comments: April 19, 2016

Date to Close: April 25, 2016 (If no significant issues are identified during the comment period, the review will close on April 19, 2016.)

### Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

### COMMENTS:


**CHAMBLEE VILLAGE PARK DRI**  
**City of Chamblee**  
**Natural Resources Division Review Comments**  
**April 4, 2016**

**Watershed Protection and Stream Buffers**

The proposed project is located in the Peachtree Creek watershed, which drains into the Chattahoochee River below the water supply intakes in the Atlanta Region. The USGS coverage for the project area shows no blue line streams on or near the project property. However, the site plan shows two streams crossing the property with buffers. The southernmost stream, closest to Chamblee-Tucker Road, crosses the width of the property, with one bridge crossing. The northern stream, near Chamblee-Dunwoody Road, shows a buffer only partway across the property, with parking areas on the western side of the project. If this parking area is over a portion of the stream that requires buffers under the City of Chamblee Stream Buffer Ordinance, then a variance from the City will be required. Any unmapped streams on the property may also be subject to the City's Stream Buffer Ordinance. Any waters of the state that may be on the property will also be subject to the State 25-foot erosion and sedimentation buffer requirements.

**Stormwater / Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after construction of the proposed development are dependent on the type and intensity of the use and the impervious coverage, which will affect the design of stormwater controls for the project.

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

We also suggest the following additional measures to help reduce stormwater reduction and provide for its reuse:

- Use green spaces and tree planting beds as stormwater controls. These can be designed to provide maximum aesthetic value while also providing for water quality treatment and run-off reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.
- Use pervious concrete or other pervious materials in the parking/storage areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff and can help filter pollutants before reaching streams.
- Include rainwater capture in the project design to provide for landscape irrigation during dry periods.

# Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

**DRI #2565**

## DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local  
Government:

Chamblee

Individual completing form:

Gary Cornell

Telephone:

(470) 395-2333

E-mail:

gcornell@chambleega.gov

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

### Proposed Project Information

Name of Proposed Project:

Chamblee Village Park

Location (Street Address,  
GPS Coordinates, or Legal  
Land Lot Description):

24.2 acres of vacant land at 3413 Catalina Drive and 78 other contiguous parcels on Catalina Drive,

Brief Description of Project:

The applicant intends to construct a surface parking lot for auto dealer's vehicle inventory storage. The lot will accommodate 2,546 vehicles and include a building with 24,000 sq. ft. to be used for office, vehicle maintenance, car washing and fuel dispensing. Access will be provided to / from Chamblee-Tucker Road and Chamblee-Dunwoody Road.

#### Development Type:

☐ (not selected)

☐ Hotels

☐ Wastewater Treatment Facilities

☐ Office

☐ Mixed Use

☐ Petroleum Storage Facilities

☐ Commercial

☐ Airports

☐ Water Supply  
Intakes/Reservoirs

☐ Wholesale & Distribution

☐ Attractions & Recreational  
Facilities

☐ Intermodal Terminals

☐ Hospitals and Health Care  
Facilities

☐ Post-Secondary Schools

☐ Truck Stops

<input type="radio"/> <b>Housing</b>	<input type="radio"/> <b>Waste Handling Facilities</b>	<input checked="" type="radio"/> <b>Any other development types</b>
<input type="radio"/> <b>Industrial</b>	<input type="radio"/> <b>Quarries, Asphalt &amp; Cement Plants</b>	
If other development type, describe:		
Project Size (# of units, floor area, etc.):	2546 vehicle parking spaces	
Developer:	Hennessey Cadillac, Inc. c/o Laurel David, The Galloway Law Group, LLC	
Mailing Address:	3500 Lenox Rd., NE	
Address 2:	Suiret 760	
	City:Atlanta State: GA Zip:30326	
Telephone:	(404) 965-3680	
Email:	laurel@glawgp.com	
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No	
If yes, property owner:	NCP Fund 1 Holdings, LLC	
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No	
If no, in what additional jurisdictions is the project located?		
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No	
If yes, provide the following information:	Project Name:	
	Project ID:	
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> <b>Rezoning</b> <input checked="" type="checkbox"/> <b>Variance</b> <input type="checkbox"/> <b>Sewer</b> <input type="checkbox"/> <b>Water</b> <input type="checkbox"/> <b>Permit</b> <input type="checkbox"/> <b>Other</b>	
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No	
If yes, what percent of the overall project does this project/phase represent?		
Estimated Project Completion Dates:	This project/phase: 2017 Overall project: 2017	
<a href="#">Back to Top</a>		

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# Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

**DRI #2565**

## DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local Government:	Chamblee
Individual completing form:	Gary Cornell
Telephone:	(470) 395-2333
Email:	gcornell@chambleega.gov

### Project Information

Name of Proposed Project:	Chamblee Village Park
DRI ID Number:	2565
Developer/Applicant:	Hennessey Cadillac, Inc. c/o Laurel David, The Galloway Law Group, LLC
Telephone:	(404) 965-3680
Email(s):	laurel@glawgp.com

### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If no, the official review process can not start until this additional information is provided.

### Economic Development

Estimated Value at Build-Out:	\$7.8 million
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Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$150,000
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe (including number of units, square feet, etc):	
<hr/>	
<hr/>	
<b>Water Supply</b>	
Name of water supply provider for this site:	DeKalb County Water & Sewer
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.0045 MGD
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<hr/>	
<hr/>	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	DeKalb County Water & Sewer
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.004 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<hr/>	
<hr/>	
<b>Land Transportation</b>	
How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per	15 tractor trailers/day + 150 autos/day

day? (If only an alternative measure of volume is available, please provide.)	
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
<p>If yes, please describe below: March 21, 2016 DRI PROJECT SUMMARY Proposed Storage Parking for Hennessy, City of Chamblee Proposed Development Hennessy Cadillac, Inc. ("Hennessy") is proposing to construct a surface parking lot to store automobile inventory on approximately 24.207 acres located between Chamblee Dunwoody and Chamblee Tucker Roads, west of the Runway Protection Zone for Peachtree Dekalb Airport (the "Property"). The parking facility will provide parking for 2,546 vehicles. Note that the parking spaces will not meet minimum parking space size requirements. All cars parked at the facility will be parked by professionals thereby increasing the parking yield much like valet parking. The site will be a secure facility and will not be open to the general public. There will be one building constructed on the Property approximately 24,000s.f. The building will consist of office space and an auto preparation area where cars will be unpacked and prepared for use by Hennessy customers. Automobiles will not be serviced on the site. It is expected that there will be approximately 10-12 employees at the site, with 25-30 employees on site during its busiest times. The geographic area surrounding the Property is characterized by airport and industrial zoning in the south and east, transitioning to commercial zoning in the west and north, nearer to New Peachtree Road. The Property lies in between the more industrial southeast and the more commercial northwest and is adjacent to the Runway Protection Zone and land zoned A, VC and IT. The Property has frontage on Catalina Road, which is currently closed. Hennessy proposes to reopen Catalina Road to the public to reestablish a link between Chamblee Dunwoody and Chamblee Tucker Roads that is currently closed. Hennessy will also provide a multi-use trail on Catalina Road. Hennessy proposes landscaped berms to screen the facility from the general public between the trail and the Property boundary. The Property was originally acquired by Dekalb County as part of the PDK Airport Noise Abatement Buyout in 2002. As a result, the Property is subject to an Avigation, Hazard Easement and Restrictive Covenant Agreement (the "Avigation Agreement") that severely restricts what can be developed. For example, heights of buildings are limited by FAA regulations. All residential and transient lodging uses are prohibited. Some non-residential uses are allowed but measures to reduce noise levels must be incorporated in the design and construction of the structures, which significantly increases the cost of construction. Therefore, many options for development of the Property are either prohibited or infeasible. Anticipated Trip Generation Parking facilities to store automobile inventory generate a minimal number of automobile trips compared to the number of parking spaces provided. It is anticipated that there will be on average 150 car trips and 15 tractor trailer trips for a total of 165 trips per day when operating at full capacity. Automobile inventory will be delivered to directly to the site and most will likely access the Property from Interstate-85 using Chamblee Tucker Road, instead of delivering vehicles directly to the Hennessy dealership on Peachtree Boulevard as they do today. As a result, tractor trailer trips and congestion will be reduced at the Applicant's Hennessy Ford and Lincoln dealerships on Peachtree Boulevard. If approved, there is also the potential for the Applicant to offer parking to other auto dealerships and rental car agencies within the city limits. If achieved, this would further reduce parking congestion and tractor trailer traffic along Peachtree Boulevard.</p>	
<b>Solid Waste Disposal</b>	
How much solid waste is the project expected to generate annually (in tons)?	7.5 tons/yr.
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please explain: The service facility will generate waste typically associated with automotive maintenance and repair. All waste will be recycled or disposed of in accordance with current state and federal laws.	

## Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

70%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stream buffers and detention ponds as required by state and local ordinances.

## Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No

2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No

3. Wetlands? ☐ (not selected) ☐ Yes ☒ No

4. Protected mountains? ☐ (not selected) ☐ Yes ☐ No

5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No

6. Floodplains? ☐ (not selected) ☒ Yes ☐ No

7. Historic resources? ☐ (not selected) ☐ Yes ☒ No

8. Other environmentally sensitive resources? ☐ (not selected) ☒ Yes ☐ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:  
The plan requires piping less than 300 ft. of an existing stream. Other state waters will be protected by required stream buffers. No construction will be allowed in the floodplain.

[Back to Top](#)



A U T O M O B I L E   C O M P A N I E S

3040 Piedmont Road • Atlanta, GA 30305

404-261-5700 • Mobile 404-626-6343

E-mail: mwh@hennessy-auto.com

MARK W. HENNESSY

March 21, 2016

## DRI PROJECT SUMMARY

Proposed Storage Parking for Hennessy, City of Chamblee

DRI Application ID 2565

Rev 3/25/16

### Proposed Development

Hennessy Cadillac, Inc. ("Hennessy") is proposing to construct a surface parking lot to store automobile inventory on approximately 24.207 acres located between Chamblee Dunwoody and Chamblee Tucker Roads, west of the Runway Protection Zone for Peachtree Dekalb Airport (the "Property"). The parking facility will provide parking for 2,546 vehicles. Note that the parking spaces will not meet minimum parking space size requirements. All cars parked at the facility will be parked by professionals thereby increasing the parking yield much like valet parking. The site will be a secure facility and will not be open to the general public. There will be one building constructed on the Property approximately 24,000s.f. The building will consist of office space and an auto preparation area where cars will be unpacked and prepared for use by Hennessy customers. Automobiles will not be serviced on the site. It is expected that there will be approximately 10-12 employees at the site, with 25-30 employees on site during its busiest times.

The geographic area surrounding the Property is characterized by airport and industrial zoning in the south and east, transitioning to commercial zoning in the west and north, nearer to New Peachtree Road. The Property lies in between the more



*Cadillac*

LEXUS



JAGUAR

Page 1 of 3  
GMC TRUCK

HONDA

MAZDA

PORSCHE

BUICK



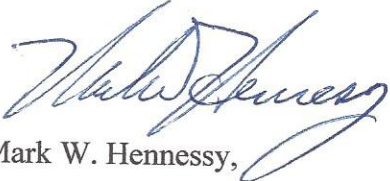
and north, nearer to New Peachtree Road. The Property lies in between the more industrial southeast and the more commercial northwest and is adjacent to the Runway Protection Zone and land zoned A, VC and IT. The Property has frontage on Catalina Road, which is currently closed. Hennessy proposes to reopen Catalina Road to the public to reestablish a link between Chamblee Dunwoody and Chamblee Tucker Roads that is currently closed. Hennessy will also provide a multi-use trail on Catalina Road. Hennessy proposes landscaped berms to screen the facility from the general public between the trail and the Property boundary.

The Property was originally acquired by Dekalb County as part of the PDK Airport Noise Abatement Buyout in 2002. As a result, the Property is subject to an Avigation, Hazard Easement and Restrictive Covenant Agreement (the "Avigation Agreement") that severely restricts what can be developed. For example, heights of buildings are limited by FAA regulations. All residential and transient lodging uses are prohibited. Some non-residential uses are allowed but measures to reduce noise levels must be incorporated in the design and construction of the structures, which significantly increases the cost of construction. Therefore, many options for development of the Property are either prohibited or infeasible.

### **Anticipated Trip Generation**

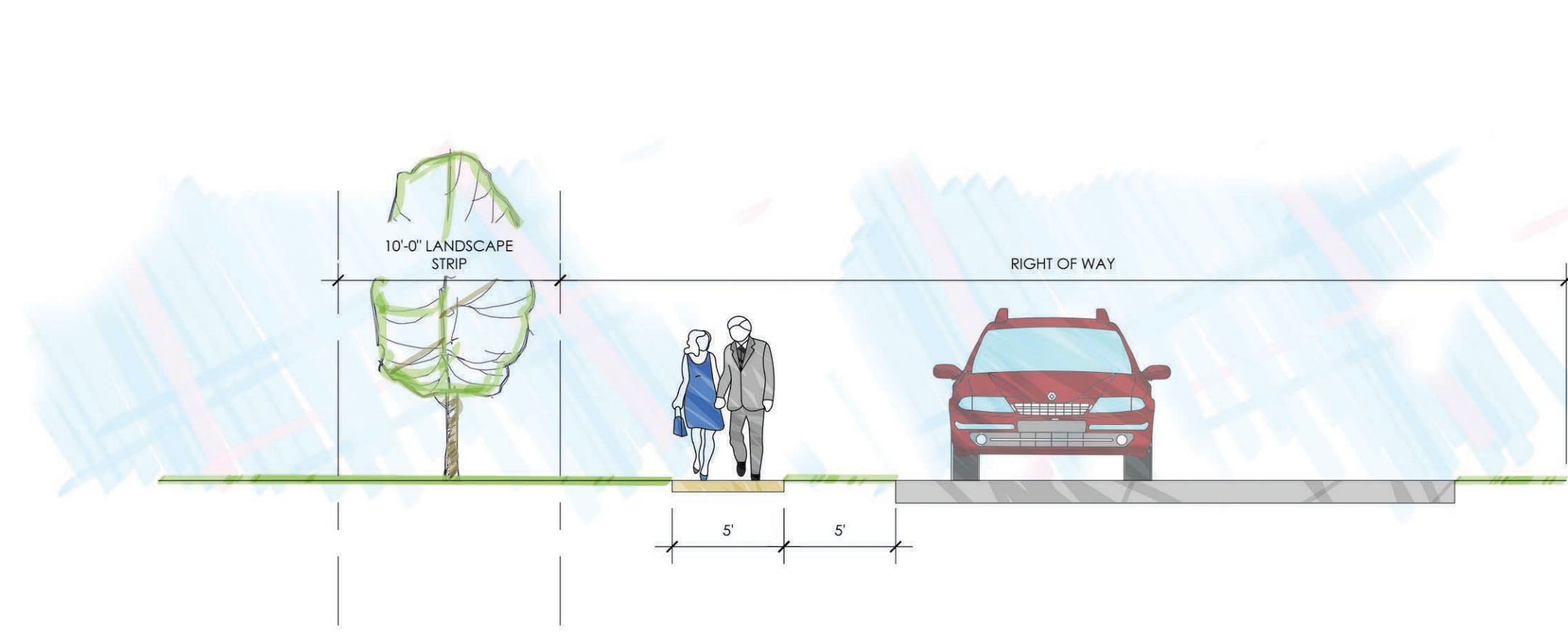
Parking facilities to store automobile inventory generate a minimal number of automobile trips compared to the number of parking spaces provided. It is anticipated that there will be on average 150 car trips and 15 tractor trailer trips for a total of 165 trips per day when operating at full capacity. Automobile inventory will be delivered to directly to the site and most will likely access the Property from Interstate-85 using Chamblee Tucker Road, instead of delivering vehicles directly to the Hennessy dealership on Peachtree Boulevard as they do today. As a result, tractor trailer trips and congestion will be reduced at the Applicant's Hennessy Ford and Lincoln dealerships on Peachtree Boulevard. If approved, there is also the potential for the Applicant to offer parking to other auto dealerships and rental car agencies within the

Based on the information presented above, the applicant request an expedited review for a project with Limited Trip Generation for estimates of less than one thousand gross daily trips.

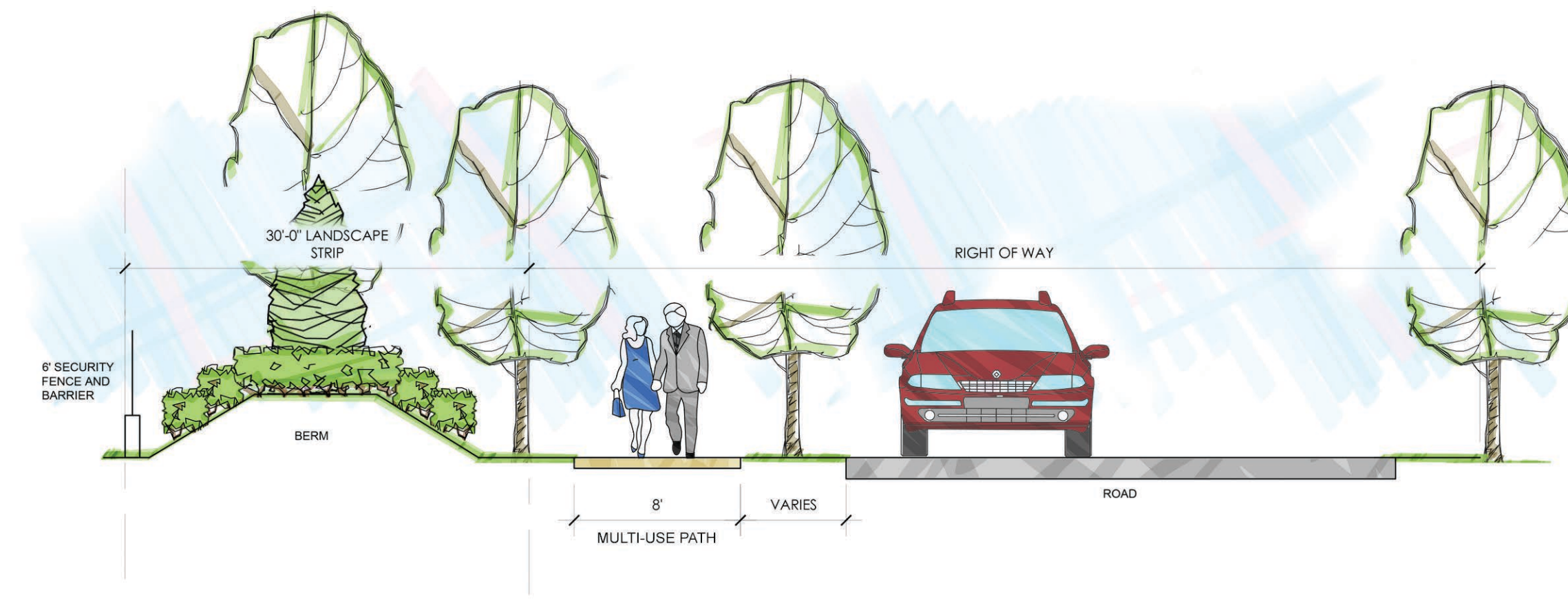
A handwritten signature in blue ink, appearing to read 'Mark W. Hennessy', written in a cursive style.

Mark W. Hennessy,  
President, Hennessy Cadillac Inc.

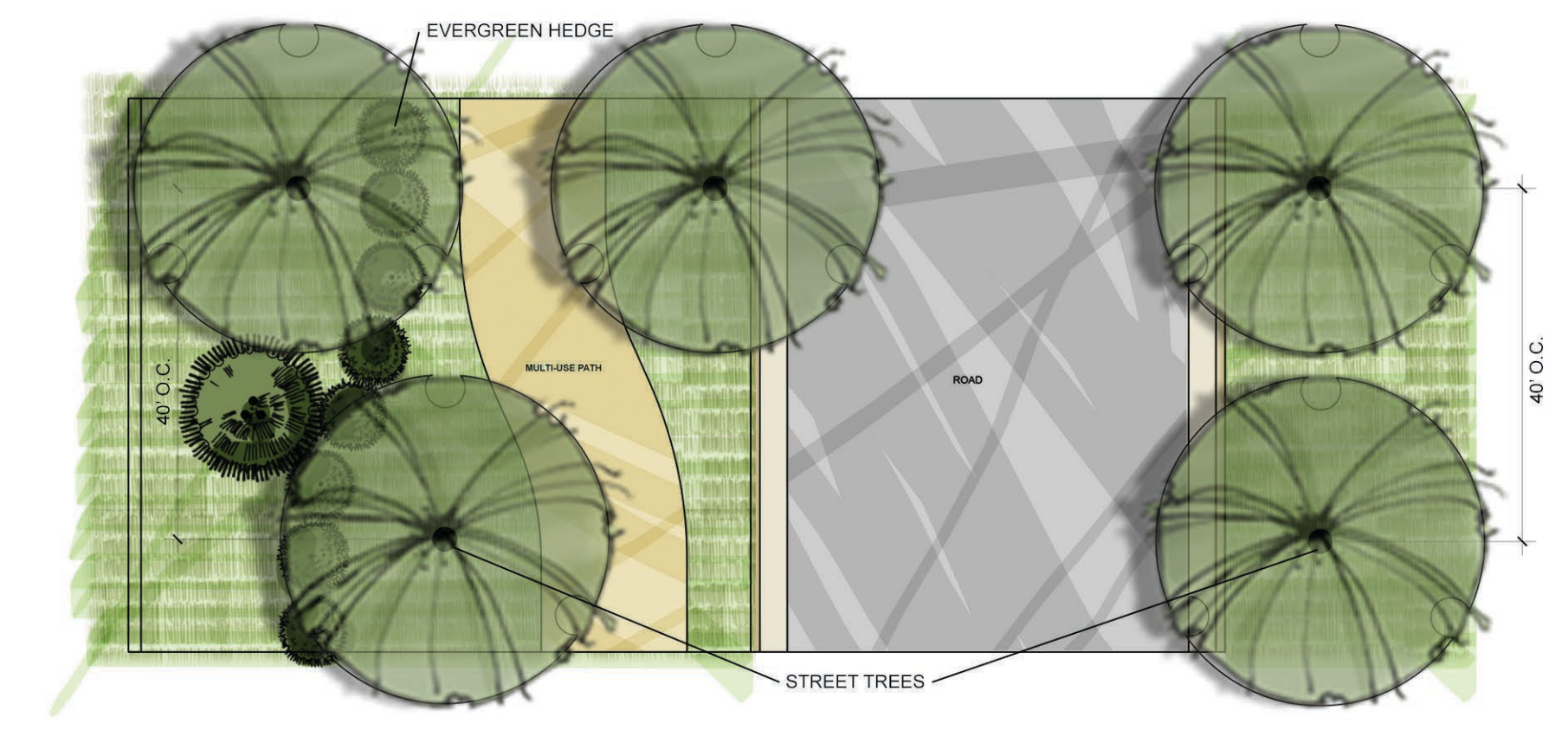




SECTION: REQUIRED ROW AND LANDSCAPE STRIP



SECTION: PROPOSED ROW AND LANDSCAPE STRIP



PLAN: PROPOSED ROW AND LANDSCAPE STRIP

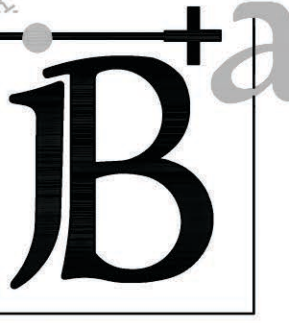


# CHAMBLEE VILLAGE PARK CONCEPT PLAN

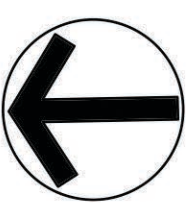


**PRO  
BUILDING  
SYSTEMS**  
DESIGN BUILD  
CONTRACTORS

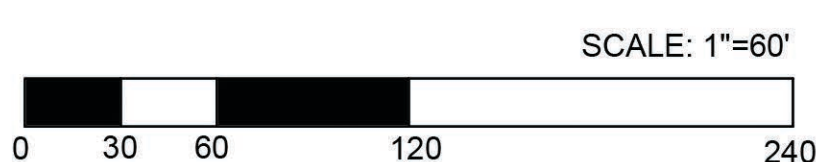
3678 North Peachtree Road  
Atlanta, Georgia 30341  
(770) 455-1791 / Fax 455-4123  
www.probidgsystems.com



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