

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 _____ Decatur, GA 30030

Name of applicant _____ Phone _____

Address _____ City/state/ZIP _____

Email _____

Name of property owner _____ Phone _____

Address _____ City/state/ZIP _____

Current zoning of property _____

.....

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 *Dickie Chubb*

Date 27 JULY 2023

PROPERTY OWNER AUTHORIZATION

Planning & Zoning

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



This authorization form must be completed and attached to any City of Decatur planning application for which the applicant is not the property owner. If there is more than one property owner, each owner must complete a separate authorization.

Addresses of property 213 Swanton Way Decatur, GA 30030

Name of applicant Michael Clifford/BCA Studios Phone 770.905.4937

Address 1 W. Court Square, Suite 540 City/state/ZIP Chattanooga, TN

Email mike@bcamail.com

Name of property owner Vision Decatur II LLC Phone 770.905.4937

Address 411 Broad Street, Suite 401 City/state/ZIP Chattanooga, TN

I hereby swear and affirm that I am the owner of the property located at the above address, which is the subject matter of the attached application. I hereby authorize the applicant listed above to file this application as my agent.

Owner signature  Date 7/26/2023

Personally appeared before me this 27 day of July, 2023

Notary public signature 

Notary public seal: 7/27/2023



SPECIAL EXCEPTION REQUEST 1
TEMPO/HOMEWOOD SUITES DECATUR
213 Swanton Way, Decatur Georgia

What is the special exemption requested?

We request a roof height of 2' above the maximum allowed 80' for a total building height of 82'. The complete project site has grade levels that range from 1016 at the NE corner to 1009 at the SW corner. The building has three steps in the finish floor elevation to accommodate the change in elevation along the street frontages of Ponce De Leon Place, Swanton Way and Commerce Street. These finish floors are shown on the attached floor plans and are 1016 along Commerce Street, transition down to 1014 along Swanton way and transition down to 1011.5 at the corner of Swanton Way and Ponce De Leon Place. The Mean Finished Ground Level at its lowest point is 1010.5 at the building corner at Swanton Way and Ponce De Leon Place. The roof height at this location is 1092.5' for a building height of 82'.

What code requirements do you wish to vary from?

Section 2.1.6.B.3 – Special Exceptions to height requirements may be approved after consideration of the following standards:

- a. The uses and heights of adjacent buildings.
- b. The impact that the proposed building will have on the light, air and shading of adjacent and nearby properties.
- c. The impact the proposed building will have on the public safety, traffic on public streets, transportation facilities, utilities and other public services.
- d. The impact that the proposed building will have on established property values and on the health, safety, comfort and general welfare of the residents of the City.

Explain how the proposed special exception will be suitable in view of the use and development of adjacent and nearby properties. The proposed special exception relates well to the heights of neighboring buildings. The site is bordered by streets on three sides that helps negate shading of adjacent properties. The building is set back at the top level along Ponce De Leon Place effectively lowering the building by one story. The building is set back 25' from Swanton Way for a distance of 55' from the corner at Ponce De Lon Place. There are several buildings within a one block radius that are taller than the proposed hotel including: Maloof Center (6 stories, 84'), 1 West Court Square (7 stories, 110') Task Force for Global Health (6 stories, 84') and the DeKalb Co. Courthouse (8-9 stories, 120'+).

What impact will the proposed exception have on the existing use or usability of adjacent or nearby properties? Proposed exception will have no impact on use or usability of adjacent or nearby properties

What impact will the proposed exception have on public safety, traffic on public streets, transportation facilities, utilities and other public services? The new development will provide for an overall improvement of public safety, traffic on public streets, transportation facilities and utilities via improvements to sidewalks, curbs, street paving, increased ridership for MARTA and upgrade of utilities.



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 proposed development will have a positive impact on property values and the health, safety, comfort and general welfare of residents of the City. It provides expanded lodging options, Hotel/Motel tax revenue, attract conference events for conference center. It will provide updated/upgraded streetscape, new amenities for residents and will attract customers for local business.



**SPECIAL EXCEPTION REQUEST 2
TEMPO/HOMEWOOD SUITES DECATUR
213 Swanton Way, Decatur Georgia**

What is the special exception requested?

We request a 9' wide by 120' long drop-off lane for hotel guests and café and rooftop bar customers. This drop-off lane will also interrupt the 6' landscape zone along its length. A 10' clear pedestrian zone will be provided between the building and the drop off lane.

What code requirements do you wish to vary from?

Section 5.3.4 – Special Exemptions

Explain how the proposed special exception will be suitable in view of the use and development of adjacent and nearby properties. The proposed exception will create a safer environment for pedestrians. It will eliminate the need for 2 separate curb cuts that cross the sidewalk for vehicles to come onto the site to drop customers and drive off the site. It provides a guest transition from the street to the hotel that is fitting for the urban environment. Swanton Way is a two-lane road with street parking on the opposite side of the street. The current curb to curb width is approximately 47'. The addition of the drop-off lane

What impact will the proposed exception have on the existing use or usability of adjacent or nearby properties? The sidewalk width will be increased from less than 5' wide to a clear sidewalk zone of 10' for the entire length of Swanton Way and a 6' landscape zone will be provided between the sidewalk and the street creating a safer environment for pedestrians.

What impact will the proposed exception have on public safety, traffic on public streets, transportation facilities, utilities and other public services? Proposed exception will allow the development of a new hotel, café and rooftop bar that will provide for an overall improvement of public safety, traffic on public streets, transportation facilities and utilities via improvements to sidewalks, curbs, street paving, increased ridership for MARTA and upgrade of utilities. It will create a safer environment for pedestrians.

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 proposed development will have a positive impact on property values and the health, safety, comfort and general welfare of residents of the City. It provides expanded lodging options, Hotel/Motel tax revenue, attract conference events for conference center. It will provide updated/upgraded streetscape, new amenities for residents and will attract customers for local business.



**SPECIAL EXCEPTION REQUEST 3
TEMPO/HOMEWOOD SUITES DECATUR
213 Swanton Way, Decatur Georgia**

What is the special exemption requested?

We request exemption from 80% of parking off-site to be allowed to have 100% of parking off-site.

What code requirements do you wish to vary from?

Section 7.1.5, E Parking Location, 2, b. Nonresidential uses may provide up to 80% of their required parking off-site. This project has 241 guest rooms. Required parking is 181 spaces (.75 spaces per guestroom). 36 spaces are required to be on site (20% of 181 spaces).

Explain how the proposed special exception will be suitable in view of the use and development of adjacent and nearby properties. The exception will allow for better utilization of nearby parking structures. Project will provide full valet service to visitors to the site and the project developer is currently negotiating lease agreements with two parking decks that are within 300 feet of the site. It will allow for an urban style development without a surface parking lot and the associated curb cuts required for vehicles to enter/exit the site.

What impact will the proposed exception have on the existing use or usability of adjacent or nearby properties? Proposed exception will have no impact on use or usability of adjacent or nearby properties.

What impact will the proposed exception have on public safety, traffic on public streets, transportation facilities, utilities and other public services? The proposed exception will provide overall improvement of public safety due to the reduction of vehicles crossing the sidewalk to access parking. All guest will arrive via the street side drop-off. The entire project will only have a single curb cut for vehicles to cross the sidewalk. That is for deliveries and access to the dumpster enclosure at Ponce De Leon Place. There are currently three curb cuts to access parking lots along Swanton Way. These will all be eliminated.

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 proposed development will have a positive impact on property values and the health, safety, comfort and general welfare of residents of the City. It provides expanded lodging options, Hotel/Motel tax revenue, attract conference events for conference center. It will provide updated/upgraded streetscape, new amenities for residents and will attract customers for local business.



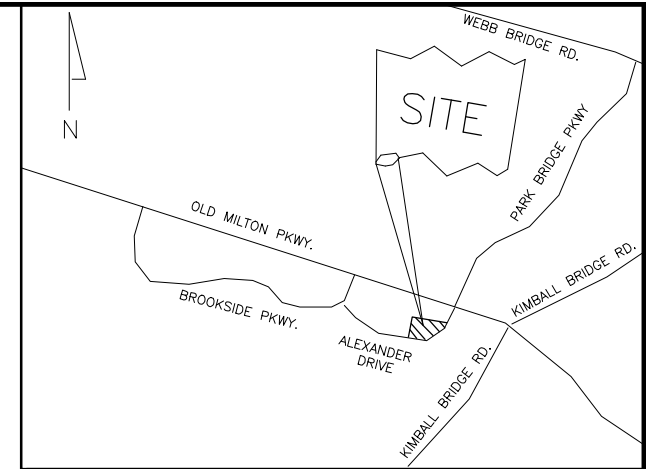
ZONING NOTES:
 CURRENT ZONING OF ALL PARCELS IS C-2 (GENERAL COMMERCIAL)
 -DOWNTOWN DECATUR SPECIAL PEDESTRIAN AREA

SETBACKS, LOT SIZE, & LOT COVERAGE ARE ALL BASED ON PROPOSED USE.

FLOOD NOTE:
 Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 13089C0068K, with a date of identification of 08/15/2013, for Community Number 135159, in the City of Decatur, DeKalb County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said property is situated.

NOTE:
 ALL EASEMENTS, STRUCTURES, UTILITIES, ETC. THAT ARE UNDERGROUND ARE NOT SHOWN ON THIS PLAT. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND/OR HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ANY EASEMENTS, STRUCTURES, UTILITIES, ETC. THAT ARE UNDERGROUND WHICH MAY BE ENCOUNTERED

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED. USE DOES NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS CONSENT BY THE SURVEYOR NAMING SAID PARTY.



VICINITY MAP N.T.S.

BUILDING #201
 PARCEL NO.: 15 246 04 055 (UNIT 101)
 CURRENT OWNER: VISION DECATUR II LLC
 DEED BOOK 30554, PG. 798

PARCEL NO.: 15 246 04 056 (UNIT 201)
 CURRENT OWNER: VISION DECATUR II LLC
 DEED BOOK 30554, PG. 798

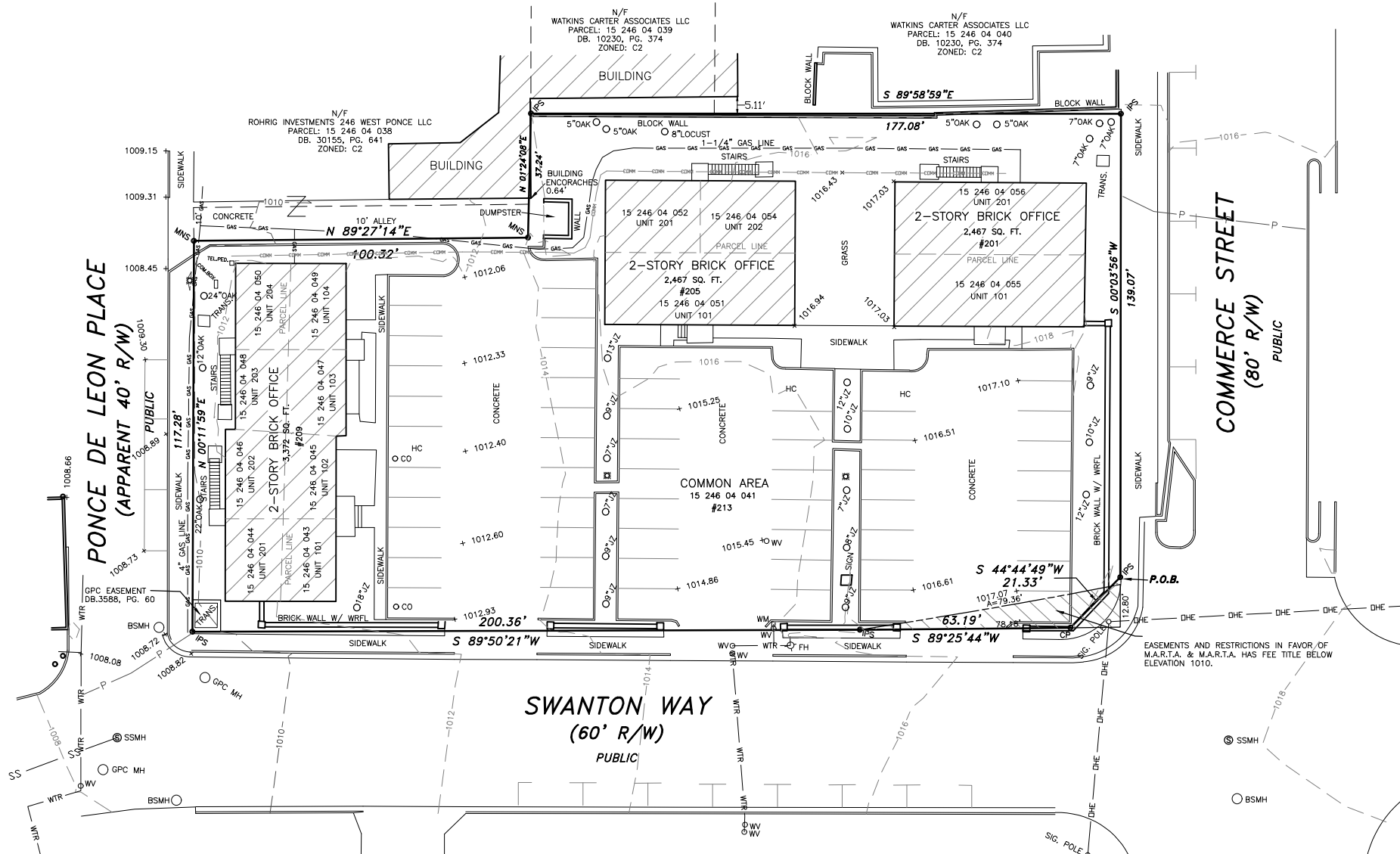
BUILDING #205
 PARCEL NO.: 15 246 04 051 (UNITS 101 & 102)
 CURRENT OWNER: VISION DECATUR II LLC
 DEED BOOK 30554, PG. 789

PARCEL NO.: 15 246 04 052 (UNIT 201)
 CURRENT OWNER: VISION DECATUR II LLC
 DEED BOOK 30554, PG. 780

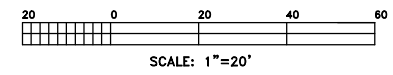
PARCEL NO.: 15 246 04 054 (UNIT 202)
 CURRENT OWNER: VISION DECATUR II LLC
 DEED BOOK 30554, PG. 780

BUILDING #209
 PARCEL NOS.: 15 246 04 043-50
 (UNITS 101-104 & 201-204)
 CURRENT OWNER: VISION DECATUR II LLC
 DEED BOOK 30555, PG. 4

COMMON AREA #213
 PARCEL NOS.: 15 246 04 041
 CURRENT OWNER: DECATUR COMMONS CONDOMINIUMS
 DEED BOOK 5479, PG. 440



- LEGEND**
- I.P.F. = IRON PIN FOUND
 - I.P.S. = IRON PIN SET
 - R.B.F. = RE-BAR FOUND
 - O.T. = OPEN TOP
 - C.T. = CRIMPED TOP
 - FND. = FOUND
 - R/W = RIGHT-OF-WAY
 - P.L. = PROPERTY LINE
 - C.L. = CENTER LINE
 - B.L. = BUILDING LINE
 - L.L. = LAND LOT
 - L.L.L. = LAND LOT LINE
 - W- = WATER LINE
 - S- = SEWER LINE
 - G- = GAS LINE
 - F- = FENCE LINE
 - P- = POWER LINE
 - O- = OVERHEAD LINES
 - P.P. = POWER POLE
 - U.P. = UTILITY POLE
 - G.A. = GUY ANCHOR
 - A. = ARC
 - CH. = CHORD
 - R. = RADIUS
 - TRANS. = TRANSFORMER
 - UGT = UNDERGROUND TELECOMMUNICATIONS LINE
 - BSMH = BELLSOUTH MANHOLE
 - GPC MH = GEORGIA POWER COMPANY MANHOLE
 - BOL. = BOLLARD
 - WRFL = WROUGHT IRON FENCE LINE
 - CP = CALCULATED POINT
 - ☼ = LIGHT POLE (UG POWER FEED) OR SPOTLIGHT
 - BFP = BACK FLOW PREVENTER
 - JZ = JAPANESE ZELKOVA (TREE)
 - C.B. = CATCH BASIN
 - SWCB = SINGLE WING CATCH BASIN
 - DWCB = DOUBLE WING CATCH BASIN
 - J.B. = JUNCTION BOX
 - D.I. = DROP INLET
 - C.I. = CURB INLET
 - Y.I. = YARD INLET
 - H.W. = HEAD WALL
 - C.M.P. = CORRUGATED METAL PIPE
 - R.C.P. = REINFORCED CONCRETE PIPE
 - D.I.P. = DUCTILE IRON PIPE
 - D.E. = DRAINAGE EASEMENT
 - SSMH = SANITARY SEWER MANHOLE
 - S.S.E. = SANITARY SEWER EASEMENT
 - F.H. = FIRE HYDRANT
 - W.V. = WATER VALVE
 - W.M. = WATER METER
 - G.V. = GAS VALVE
 - G.M. = GAS METER
 - N/F = NOW OR FORMERLY
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - PC. = PAGE
 - C.M.F. = CONCRETE MONUMENT FOUND
 - UGP = UNDERGROUND POWER LINE



TOTAL AREA
 0.9006 ACRES
 (39,230 SQ. FT.)

213 SWANTON WAY
 DECATUR COMMONS,
 A CONDOMINIUM
 CONDO PLAT 6, PAGE 13

NOTES:
 THE FIELD DATA USED TO CALCULATE THIS PLAT HAS A POSITIONAL TOLERANCE OF LESS THAN 0.07 FEET. 100% OF THE FIELD DATA WAS GATHERED USING GNSS. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A LEICA GS18T ROVER UNIT & A LEICA GS16 BASE UNIT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 155,254 FEET.

SURVEYOR CERTIFICATIONS

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcels depicted hereon, and the jurisdiction, availability of surveys, compliance with local regulations or restrictions, or suitability of the use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Engineering and Surveying and set forth in Code Section 15-6-67.

DIPLOMA

GRANT A. HOUSTON GA RLS #3340 DATE _____



255 RACETRACK RD., SUITE 33
 MCDONOUGH, GEORGIA 30252
 PH (770) 483-8471
 GRANT@BRCLANDSERVICES.COM

BOUNDARY/TOPOGRAPHIC/TREE SURVEY FOR:	
VISION DECATUR II LLC	
LAND LOT 246	15TH DISTRICT
DEKALB COUNTY	DECATUR, GEORGIA
SCALE 1" = 20'	DATE 09/14/2022

REVISIONS: _____

JOB NO.022-0137

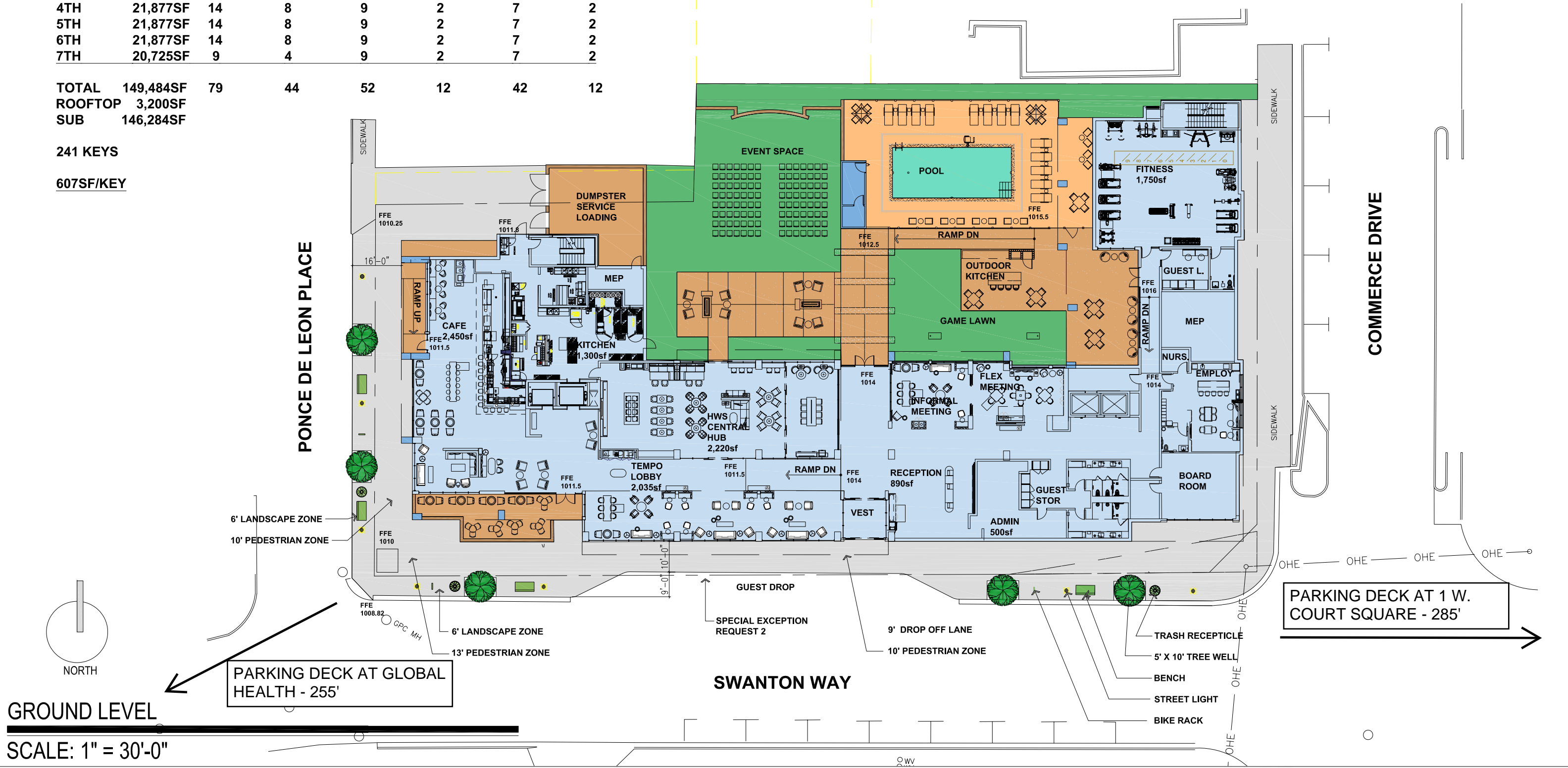
**DECATUR HOTEL
GUESTROOM MATRIX**

	AREA	KING	QQ	KING S	QQS	EFF S	K 1 BD
1ST	19,374SF						
2ND	21,877SF	14	8	7	2	7	2
3RD	21,877SF	14	8	9	2	7	2
4TH	21,877SF	14	8	9	2	7	2
5TH	21,877SF	14	8	9	2	7	2
6TH	21,877SF	14	8	9	2	7	2
7TH	20,725SF	9	4	9	2	7	2

TOTAL	149,484SF	79	44	52	12	42	12
ROOFTOP	3,200SF						
SUB	146,284SF						

241 KEYS

607SF/KEY



**TEMPO/HOMEWOOD SUITES DECATUR
GUESTROOM MATRIX**

	AREA	TEMPO KING	TEMPO QQ	HWS KING S	HWS QQS	HWS EFF S	HWS K 1 BD
1ST	19,374SF						
2ND	21,877SF	14	8	7	2	7	2
3RD	21,877SF	14	8	9	2	7	2
4TH	21,877SF	14	8	9	2	7	2
5TH	21,877SF	14	8	9	2	7	2
6TH	21,877SF	14	8	9	2	7	2
7TH	20,725SF	9	4	9	2	7	2

TOTAL	149,484SF	79	44	52	12	42	12
ROOFTOP SUB	3,200SF						
	146,284SF						

TEMPO 123
HWS 118

607SF/KEY



2ND FLOOR LEVEL

SCALE: 1" = 30'-0"

**TEMPO/HOWEWOOD SUITES DECATUR
GUESTROOM MATRIX**

	AREA	TEMPO KING	TEMPO QQ	HWS KING S	HWS QQS	HWS EFF S	HWS K 1 BD
1ST	19,374SF						
2ND	21,877SF	14	8	7	2	7	2
3RD	21,877SF	14	8	9	2	7	2
4TH	21,877SF	14	8	9	2	7	2
5TH	21,877SF	14	8	9	2	7	2
6TH	21,877SF	14	8	9	2	7	2
7TH	20,725SF	9	4	9	2	7	2

TOTAL	149,484SF	79	44	52	12	42	12
ROOFTOP	3,200SF						
SUB	146,284SF						

TEMPO 123
HWS 118

607SF/KEY



TYPICAL GUESTROOM LEVEL

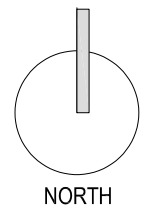
SCALE: 1" = 30'-0"

**TEMPO/HOMEWOOD SUITES DECATUR
GUESTROOM MATRIX**

	AREA	TEMPO KING	TEMPO QQ	HWS KING S	HWS QQS	HWS EFF S	HWS K 1 BD
1ST	19,374SF						
2ND	21,877SF	14	8	7	2	7	2
3RD	21,877SF	14	8	9	2	7	2
4TH	21,877SF	14	8	9	2	7	2
5TH	21,877SF	14	8	9	2	7	2
6TH	21,877SF	14	8	9	2	7	2
7TH	20,725SF	9	4	9	2	7	2
TOTAL	149,484SF	79	44	52	12	42	12
ROOFTOP	3,200SF						
SUB	146,284SF						

TEMPO 123
HWS 118

607SF/KEY



TOP BAR/GUESTROOM LEVEL

SCALE: 1" = 30'-0"



SE #1 ROOF HEIGHT
* ROOF HEIGHT 1092.5 (82')
* BUILDING FACE IS SET BACK 25' FROM SWANTON WAY
* FINISH FLOOR IS 1011.5

SE #1 ROOF HEIGHT
* ROOF HEIGHT 1078 (67.5')

SE #2 DROP OFF LANE

SE#1
MEAN FIN GROUND LEVEL 1010.5
FINISH FLOOR IS 1011.5









TOP OF ROOF @ SWANTON WAY
1092.5 (82' ABOVE MFG)

TOP OF ROOF @ PONCE DE LEON PLACE
1078 (67.5' ABOVE MFG)

SE#1
ELEV. 1010.5 @ MEAN FINISHED
GROUND LEVEL
FINISH FLOOR IS 1011.5







SE #2 PEDESTRIAN ACCESS.

SE #3 DROP OFF LANE

