

MEMORANDUM

To: Mayor and Council

From: Steve Foote, AICP

Date: August 25, 2014

Subject: **RZ 14-081:** Pursuant to the City of Dunwoody Zoning Ordinance, applicant, Stacy Patton, on behalf of Minerva USA, LLC, seeks permission to rezone property currently zoned Office-Institution (O-I) District to Multi-Dwelling Residential (RM-100) District to allow for construction of 55 townhomes. The subject property is located at 4330 Georgetown Square, Dunwoody, GA 30338. The tax parcel is 18 345 03 007.



BACKGROUND

The site is located on the western side of Chamblee Dunwoody Road, south of Old Spring House Lane and north of Interstate 285. The property is currently zoned O-I (Office-Institution District).

Pursuant to the City of Dunwoody Zoning Ordinance §27-330, applicant, Stacy Patton, seeks permission on behalf of Minerva USA, LLC to rezone the property to Multi-Dwelling Residential District (RM-100) to allow for the construction of 55 townhomes. The property consists of approximately 5.73 acres of land, located at 4330 Georgetown Square, Dunwoody, Georgia 30338. As a function of the rezoning, the applicant proposes to only develop 5.54 acres of the total site and will subdivide the remaining 0.19 acres along the frontage of Old Spring House Lane to add to the lot size at 4370 Georgetown Square

(Plastikos site) for a total of 1.16 acres. This will create two legally conforming lots—one to remain zoned O-I and one to be rezoned RM-100.

According to the site plan revised August 14, 2014, the typical dimensions for each townhome are 24 feet wide, 50 feet deep with a 10-foot deck on the rear, and a height no higher than 35 feet above grade, "measured as the vertical distance from finished grade along the exterior building wall to the...average distance between the eaves and the ridge level for gable, hip, and gambrel roofs" (Section 27-577(2)). As a result, there is no need for the applicant to request a Special Land Use Permit for height. The site plan does, however, identify setback reductions and other variances, which must be processed before the Zoning Board of Appeals. These include:

1. Reduce front yard setback along Old Spring House Lane from 35' to 20'
2. Reduce front yard setback along Georgetown Square from 35' to 20' (calculated from back of curb due to it being a private street)
3. Reduce interior side setback adjacent to single-dwelling residential zoning district (western property line) from 50' to 35'
4. Reduce interior side setback from 20' to 5' along eastern property line, next to the detention pond
5. Allow decks over 30 inches in height above grade to encroach required setbacks

Direction	Zoning	Use	Current Land Use
N	R-100 & O-I	Residential & Commercial	Single-Family Residential & Office
S	R-A5	Residential	Interstate
E	O-I	Commercial	Multi-Family Residential
W	R-100	Residential	Single-Family Residential

ANALYSIS

RM District Analysis

Dunwoody's residential zoning districts are primarily intended to create, maintain and promote a variety of housing and living opportunities for individual households and to help ensure consistency with the comprehensive plan. When the zoning ordinance refers to "RM" zoning districts, it is referring to the multi-dwelling zoning districts: RM-150, RM-100, RM-85, RM-75 and RM-HD. The primary purposes of the RM, multi-dwelling zoning districts are as follows:

- a. To accommodate the development of multi-dwelling residential development in areas designated for such development by the comprehensive plan;
- b. To accommodate infill development that is in keeping with the physical character of existing neighborhoods; and
- c. To accommodate uses and structures designed to serve the housing, recreational, educational, religious and social needs of the neighborhood.

Comprehensive Plan Analysis

The Dunwoody Comprehensive Plan is organized primarily by regions, delineated as 'character areas'. The subject parcel is located in the 'Georgetown-Shallowford Road Character Area,' summarized on the attached excerpt from the Comprehensive Plan. In summation, the Plan describes a future development plan that incorporates a mix of uses which complement an overall livable, pedestrian- and bicycle-oriented, activity center while preserving adjacent single-family neighborhoods.

The development aligns with the following goals of the Georgetown-Shallowford Road Character Area:

- Re-development projects demonstrate appropriate transitions between intense uses and adjacent neighborhoods; transitions include gradual increases only in height-plane, buffers and landscaping and intensity of uses
- The Master Plan should consider shadowing effects of taller buildings and appropriately regulate to not visibly impose on adjacent single-family residences
- Develop a unique architectural design theme for the area that embodies the unique character of Dunwoody
- Bicycle, pedestrian, and alternative forms of transportation provide connectivity throughout character area

The Georgetown/North Shallowford Sub-Area Plan is adopted as an addendum to the Comprehensive Plan and identifies the subject parcel as a part of the neighborhood transition area. The Plan encourages a mix of housing options for lifelong communities, transitional uses and heights from the more intensive activity to the east, as well as a desire for more green spaces and walking/cycling trails. Identified as a Senior Village in the Land Framework Plan, the district is characterized by a desire for for-sale residential products 2-3 stories in height, including townhome uses, pocket parks (required as a function of all new developments), multi-use paths 12-15 feet in width, and on-street bicycle routes.

Site Plan Analysis

The site -zoned O-I- currently comprises five two-story, brick office buildings and surface parking on approximately 5.73 acres. The property is generally flat, but slopes downward toward the southern property line. There is landscaping throughout as well as mature tree cover around the perimeter of the lot. The property fronts on Old Spring House Lane and Georgetown Square, the latter of which is a private street and the developer proposes to reduce the roadway width to 26 feet from back of curb to back of curb. Additionally, the current internal street network will be removed and replaced with a private drive spanning 24 feet from back of curb to back of curb, and extending to 32 feet in the two parallel parking areas.

The proposed 8 multi-unit buildings will be distributed as follows: 1 building of 5 units along the southern property line; 1 building of 7 and 2 buildings of 8 units along the western property line; 1 building each of 4, 6, and 8 units on the eastern side; and 1 building of 9 units to the north. The maximum length for each building may not exceed 250 feet. Additionally, the maximum density for RM-100 is 12 dwelling units per acre; the subject property will contain 9.9 units per acre.

Due to the layout of the development, most townhomes will feature two architectural fronts. The typical building elevation renderings illustrate the townhomes will feature a cohesive design scheme through the use of classical architecture with brick, stone, and siding

variations; carriage-style garage doors, and architecturally-controlled color packages. In order to create a more interesting streetscape, this cohesion will extend past the staggered front facades to the back of proposed curb, which must be a minimum driveway length of 18 feet, by installing large street trees, evergreen groundcover, and shrubs. There are no sidewalks, however, proposed along the development's internal private drive.

In terms of open space, the proposed plan calls out four "park areas" and calculates them to be 33.2 percent of common open space on the lot, or 1.84 acres. According to the "Conceptual Planting Plan" dated July 28, 2014, these areas are to include sod, large trees, 6-foot benches, and mixed evergreen plantings to help provide screening. The northernmost park is to include the mail kiosk, which is located along the main entrance drive and features four parallel parking spaces. While the developer proposes to install a 5-foot high steel picket fence along the northern and eastern portions of the property as well as a 6-foot high wood privacy fence along the southern, western, and out parcel property lines, pedestrian access to the park areas will still be granted through two gated access points along Georgetown Square.

The developer proposes a 12-foot multi-use trail along the frontage of Georgetown Square as well as the eastern property line south of Georgetown Square. A 20-foot easement will also be granted so as to provide fluctuation in the path's location and allow as many healthy trees as possible to be saved and/or protected. In the event that the path must be narrowed to avoid existing trees, then staff proposes to limit the reduction to a minimum width of 8 feet.

Conditions of the Zoning Ordinance

Chapter 27, §27-335 identifies the following standards and factors are found to be relevant to the exercise of the city's zoning powers and shall govern the review of all proposed amendments to the official zoning map by the planning department, Boards, Commissions, and Councils. These criteria are enumerated and analyzed as follows:

1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;
The Comprehensive Plan is a living document that is created from public input and sentiment; it lays out the community's vision for how to grow and develop today and in the future. The Dunwoody Comprehensive Plan is organized primarily by regions, delineated as 'character areas.' The subject parcel is located in the 'Georgetown-Shallowford Road Character Area,' which envisions a future development plan that incorporates a mix of uses which complement an overall livable, pedestrian- and bicycle-oriented, activity center while preserving adjacent single-family neighborhoods. Additionally, this area falls under the Georgetown/North Shallowford Sub-Area Plan, which encourages a mix of housing options for lifelong communities, transitional uses and heights from more intensive commercial centers to single-family neighborhoods, as well as a desire for more green spaces and walking/cycling trails. This proposal comprises all these features, as well as increases connectivity of the surrounding neighborhoods to commercial uses in this portion of the City.
2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;

- The proposed use on the site is suitable when compared and contrasted with adjoining properties. Not only will it provide new housing stock in an area that that would greatly benefit from outside investment, but the project will also offer amenities to passers-by and promote pedestrian accessible convenience for those within walking/biking distance. Additionally, this helps transition between the commercial and residential areas in Georgetown.***
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
The property involved in this zoning action has some economic use as currently zoned through the operational activities of businesses located in the existing office buildings. However, the property is approximately 66 percent vacant, and by changing the condition of the current zoning to allow for single-family residences, there will be a greater opportunity for economic vitality in the area.
 4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
It is not anticipated that the proposal will have an adverse effect on the properties in question or the properties surrounding the immediate region of the proposed development action. It is more likely that the development will serve as a catalyst for increased consumerism in the area through increased connectivity between the commercial and residential uses.
 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;
The conditions of the Georgetown area call for a "livable," pedestrian- and bicycle-oriented, activity center that features a mix of uses while preserving adjacent single-family neighborhoods. The request is consistent with this goal. Additionally, the character and quality of the proposed development are aligned with the recommendations of the Comprehensive Plan—suggesting a transitional use between commercial and residential development, high quality building materials for architectural treatments, and a pedestrian circulation plan in and around the neighborhood.
 6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and
Staff cannot identify nor is aware of any such historic buildings, sites, districts, or archaeological resources in the area.
 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 existing street and utility infrastructure is expected to be adequate to service the proposed residential neighborhood and continued commercial uses near the site. According to the traffic analysis conducted by Marc R. Acampora, PE, the proposed townhomes will generate a modest volume of traffic when compared to the office park

operating at full capacity as well as minimally affect traffic on adjacent streets.

The DeKalb County School District representative, Rick Williamson, has informed staff that the proposed development will generate approximately 38 school-aged children. It is projected that 21 students will attend Dunwoody Elementary School, 6 will attend Peachtree Charter Middle School, 6 will attend Dunwoody High School, and 5 will attend other schools. That being said, even though 6 students each are proposed to attend Peachtree Charter Middle School and Dunwoody High School, Mr. Williamson concluded that the increase will "exacerbate" already existing capacity issues.

RECOMMENDATION

Community Council

At their regular June meeting, the Community Council heard the applicant's request to rezone the property from O-I to RM-100. After much discussion with the applicant and staff related to the nature of the project and the proposed use of the subject property specifically, a motion was made to recommend approval of the request with conditions. The motion was voted and passed (3 – 1). Tony Delmichi dissented.

The Board offered the following recommendations:

1. Provide a plan for a second ingress/egress.
2. Add 12-foot multi-use trail or provide funding to the City to cover its construction.
3. Stagger the fronts of the townhomes and provide updated renderings to reflect their architectural detail.
4. Provide traffic plan for Planning Commission.
5. City needs to help alleviate traffic congestion in the area.
6. Reduce the number of units proposed in the development.

Planning Commission

The Planning Commission reviewed the applicant's request at their regular July meeting. Discussion resulted in a motion to approve with staff's conditions and the western buffer area be cleaned, invasive species be removed, and adequate evergreen screening be installed subject to Arborist approval. The motion was voted and passed (5 - 1). Heyward Wescott dissented.

Staff Recommendation

Based on the above analysis and findings, staff has determined that the requested amendments to the official zoning map meet the requirements of Chapter 27, §27-335. Therefore, staff recommends the application be **approved** with the following exhibit(s) and conditions:

EXHIBIT A: Includes "Zoning Site Plan" revised August 14, 2014, produced by Christopher Planning & Engineering, and "Conceptual Planting Plan for Georgetown Square" dated July 28, 2014, produced by Baker Land Design

EXHIBIT B: Includes Front Elevations, Floor Plans, Architectural Features, Building Color Scheme, and Standard Features prepared by Minerva USA, LLC.

EXHIBIT C: Includes Traffic Study and Trip Generation Chart prepared by Marc R. Acampora, PE, LLC Traffic Engineers

1. Development shall substantially conform to Exhibit A and Exhibit B, copies of which are attached hereto and incorporated herein by reference.
2. Developer shall incorporate seven (7) recommendations made in Exhibit C, copies of which are attached hereto and incorporated herein by reference, subject to City review and approval.
3. Developer to construct 12-foot multi-use trail as shown on the site plan. Portions of the trail requiring a reduction in width to preserve existing tree canopy shall not be reduced to less than eight (8) feet, as approved by staff. Trail shall be constructed prior to approval of the final plat.
4. Front façades of the buildings must have occasional 2-foot offsets, with no more than three (3) units in a row sharing the same façade plane. Identical façades shall not be adjacent to one another. Submit final building elevations to staff for approval. Additional modifications to provide variety in appearance are needed.
5. Subdivision of the 0.19 acres to be completed no more than 60 days from the completion of site development improvements.
6. A 20-foot easement from the back of curb inward on the site for the purposes of access along the multi-use path, as illustrated on Exhibit A, shall be dedicated as part of this final plat.
7. Aside from the 6-foot privacy fence along entire western property line identified in Exhibit A, no fencing shall be installed within the 10-foot transitional buffer yard.
8. Clean up the western buffer area, including the removal of dead, dying, and invasive species and hazardous conditions, and install adequate evergreen screening subject to Arborist approval prior to construction/demolition activities.
9. Prior to land disturbance activities, install a chain link fence of no less than four (4) feet in height along the buffer boundary to prohibit construction traffic in the buffer during demolition/construction. The fence, or portions thereof, can be removed subject to staff approval as Certificates of Occupancy along the property line are issued.
10. Before footers are dug, an RLS or state certified engineer has to survey and stake the locations of proposed footers/foundations to ensure that the structures aren't built past the BSL or into any bufferyard. The staking needs to be inspected and approved by a Dunwoody official. This requirement shall not apply to buildings more than three (3) feet from a setback line.
11. Applicant to submit a cross-section drawing of the interior roads to staff for approval. Said drawing to show areas designated for vehicular and pedestrian movements and incorporating alternative materials for the pedestrian area.

Attachments

- Exhibits A, B, and C
- Location Map, Zoning Districts Map, Future Land Use Map
- Comprehensive Plan excerpt
- Georgetown/North Shallowford Sub-Area Plan excerpt
- Application Packet
- DeKalb County School Comments
- Planning Commission Meeting Minutes
- Community Council Meeting Minutes

Minerva Townhome Rezoning Request

Following are the questions/answers from the City Council Meeting for 1st Reading.

1. What is the status of the property ownership?

The property is currently owned by Ameris Bank and our contract to close is contingent on rezoning.

2. What will happen to the existing tenants in the office park?

The current owner will give all tenants 60 Days' notice beginning August 25. They may give extensions thru December if special circumstances are present. During this period we will begin preparing our engineering drawings..

3. What is the applicant proposing to build?

Minerva Homes is planning on building 55 "For Sale" 3 story townhomes.

4. Will the Neighborhood have a Home Owner Association and protective covenants?

Yes, Georgetown Square Community will have a mandatory home owner association with protective covenants which will include a 10% restrictions on rental units.

5. What portion of the development is in Green space and what does this include?

Georgetown Square community has 35% Green space. The Green space includes parks, lawns and buffers. Our Green space calculation does not include the 12' multi-use trail.

6. Can Staff please provide Council with their opinion of the reliability of the Traffic Study?

Minerva hired an independent Traffic Engineer to evaluate the area. Marc Acampora, PE, LLC Traffic Engineer provided a professional study based on traffic engineering standards and protocol.

Staff would also offer the following for questions asked of staff.

1. The City of Dunwoody comprehensive plan states that up to 18 du/ac are allowed for mixed use, up to 30 du/ac allowed for age restricted senior housing, and up to 12 du/ac elsewhere in the Georgetown Area. This site would be considered "elsewhere".
2. Staff has asked the applicant to put together a plan showing the areas used to calculate the 35% green space.
3. We have asked the Public Works Director for comments on the Traffic Study and will forward them to you.

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2014-XX-XX

AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING CLASSIFICATION AND MAP FOR ZONING CONDITIONS OF LAND LOT 345, District 18 IN CONSIDERATION OF ZONING CASE RZ-14-081 (4330 Georgetown Square)

WHEREAS: Minerva USA, LLC seeks permission to rezone and change zoning conditions located on the Western Side of Chamblee Dunwoody Road, South of Old Spring House Lane, and North of Interstate 285; and

WHEREAS: the Property, consisting of 5.73 acres of land, is currently zoned Office-Institution District (O-I), and the applicant seeks permission to amend the site plan to rezone the Property to Multi-Dwelling Residential District (RM-100) to allow for the construction of 55 Townhomes on 5.54 acres of total land and to subdivide the remaining 0.19 acres along the frontage of Old Springs House Lane to add to the lot size of the adjacent property, creating two legally conforming lots of 5.54 and 1.16 acres; and

WHEREAS, the Property currently comprises five two-story, brick office buildings and surface parking and the applicant proposes a townhome development consisting of 8 multi-unit buildings at a density of 9.9 units per acre; and

WHEREAS, the Mayor and City Council find that this proposed development will provide new housing stock in an area that would greatly benefit from outside investment, promote pedestrian accessibility, and transition appropriately between the commercial and residential uses in the Georgetown area; and

WHEREAS: Notice to the public regarding said rezoning and modification to conditions of zoning 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 **ORDAINS AND APPROVES** the rezoning of this said property from Office-Institutional (O-I) to Multi-Dwelling Residential (RM-100) district. The rezoning of this property shall consist of the following Exhibits.

Exhibit A: Includes "Zoning Site Plan" revised ~~July 28~~ August 14, 2014, produced by Christopher Planning & Engineering, and "Conceptual Planting Plan for Georgetown Square" dated July 28, 2014, produced by Baker Land Design;

Exhibit B: Includes Front Elevations, Floor Plans, Architectural Features, Building Color Scheme, and Standard Features prepared by Minerva USA, LLC; and

Exhibit C: Includes Traffic Study and Trip Generation Chart prepared by Marc R. Acampora, PE, LLC Traffic Engineers.

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2014-XX-XX

Development of the site shall be substantially consistent with the above Exhibits, Zoning Ordinance, and the following conditions:

1. Development shall substantially conform to Exhibit A and Exhibit B, copies of which are attached hereto and incorporated herein by reference.
2. Developer shall incorporate seven (7) recommendations made in Exhibit C, copies of which are attached hereto and incorporated herein by reference, subject to City review and approval.
3. Developer to construct 12-foot multi-use trail as shown on the site plan. Portions of the trail requiring a reduction in width to preserve existing tree canopy shall not be reduced to less than eight (8) feet, as approved by staff. Trail shall be constructed prior to approval of the final plat.
4. Front façades of the buildings must have occasional 2-foot offsets, with no more than three (3) units in a row sharing the same façade plane. Identical façades shall not be adjacent to one another. Submit final building elevations to staff for approval. Additional modifications to provide variety in appearance are needed.
5. Subdivision of the 0.19 acres to be completed no more than 60 days from the completion of site development improvements.
6. A 20-foot easement from the back of curb inward on the site for the purposes of access along the multi-use path, as illustrated on Exhibit A, shall be dedicated as part of this final plat.
7. Aside from the 6-foot privacy fence along entire western property line identified in Exhibit A, no fencing shall be installed within the 10-foot transitional buffer yard.
8. Clean up the western buffer area, including the removal of dead, dying, and invasive species and hazardous conditions, and install adequate evergreen screening subject to Arborist approval prior to construction/demolition activities.
9. Prior to land disturbance activities, install a chain link fence of no less than four (4) feet in height along the buffer boundary to prohibit construction traffic in the buffer during demolition/construction. The fence, or portions thereof, can be removed subject to staff approval as Certificates of Occupancy along the property line are issued.
10. Before footers are dug, an RLS or state certified engineer has to survey and stake the locations of proposed footers/foundations to ensure that the structures aren't built past the BSL or into any buffer yard. The staking needs to be inspected and approved by a Dunwoody official. This requirement shall not apply to buildings more than three (3) feet from a setback line.
11. Applicant to submit a cross-section drawing of the interior roads to staff for approval. Said drawing to show areas designated for vehicular and pedestrian movements and incorporating alternative materials for the pedestrian area.

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2014-XX-XX

The City of Dunwoody Zoning Map shall be changed to reflect said rezoning.

SO ORDAINED AND EFFECTIVE, this the ____ day of _____, 2014.

Approved by:

Approved as to Form and Content

Michael G. Davis, Mayor

City Attorney

Attest:

Sharon Lowery, City Clerk

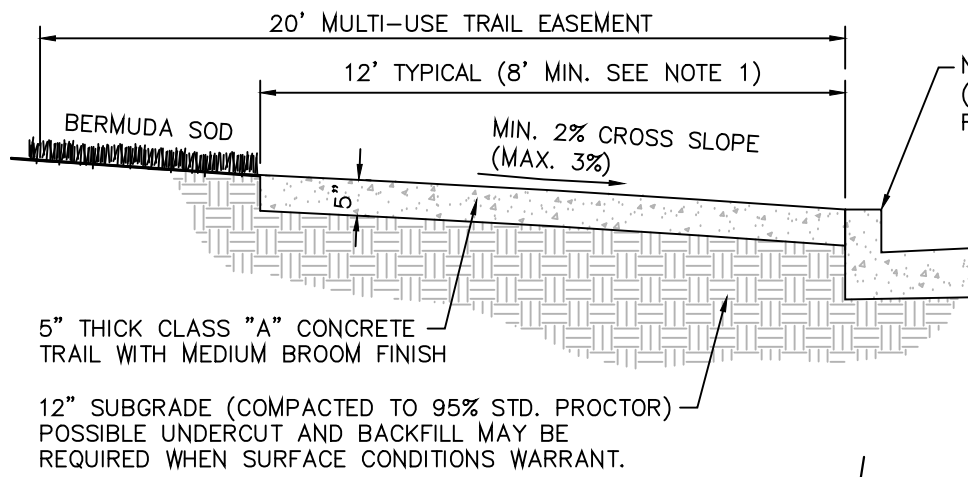
SEAL

Georgetown Tree Inventory			Date: May 5, 2014
Tree Number	Common Name	Size (DBH)	Notes
1	Pine	20"	Healthy
2	Pine	20"	Healthy
3	Pin Oak	26"	Healthy
4	Pin Oak	19"	Healthy
5	Pin Oak	26"	Healthy
6	Pin Oak	16"	Topped & Diseased, 60% Dead Wood
7	Pin Oak	20"	Healthy
8	Pin Oak	20"	Healthy
9	Pin Oak	24"	Healthy
10	Pin Oak	22"	Healthy
11	Pin Oak	23"	Healthy
12	Pin Oak	26"	Healthy
13	Red Oak	15"	Very Diseased & Topped
14	Pin Oak	15"	Healthy
15	Pin Oak	13"	Topped
16	Pin Oak	26.5"	Healthy
17	Pin Oak	20"	Healthy
18	Pin Oak	15"	Diseased & Topped
19	Pin Oak	18"	Healthy
20	Pin Oak	22"	Healthy
21	Pin Oak	18"	Healthy
22	Pin Oak	21"	Topped, 60% Dead Wood
23	Pin Oak	26.5"	Healthy

24	Pin Oak	28"	Diseased, 40% Dead Wood
25	Pin Oak	36"	Stressed, 15% Dead
26	Red Maple	23"	Healthy
27	Pine	24"	Healthy
28	Pine	25"	Healthy
29	Red Maple	17"	Healthy
30	Pin Oak	25"	Healthy
31	Pin Oak	20"	50% Dead Wood
32	Pin Oak	26"	Healthy
33	Pin Oak	19"	Healthy
34	Pine	16"	Healthy
35	E. Red Cedar	10"	Healthy
36	E. Red Cedar	9"	Healthy
37	E. Red Cedar	9"	Healthy
38	Bradford Pear	15"	Healthy
39	Bradford Pear	18"	Healthy
40	Bradford Pear	15.8"	Healthy
41	Pine	23"	Healthy
42	Pine	18"	Healthy
43	Pine	18"	Healthy
44	Pine	15"	Healthy
45	Pine	18"	Healthy
46	Pine	15"	Healthy
47	Birch	57/77/12"	Multi Trunk
48	Birch	57/4"	Double Trunk

49	Birch	7"	Single Trunk
50	Pine	15"	Healthy
51	Pine	6"	Healthy
52	Pine	18"	Healthy
53	Pine	15"	Healthy
54	Pine	11"	Healthy
55	Pine	10"	Healthy
56	Pine	10"	Healthy
57	Pine	6"	Healthy
58	Pine	15"	Healthy
59	Pine	5"	Healthy
60	Pine	22"	Healthy
61	Pine	19"	Healthy
62	Pine	7"	Healthy
63	Pine	10"	Healthy
64	Pine	9"	Healthy
65	Pin Oak	29"	Healthy
66	E. Red Cedar	11"	Healthy
67	Wild Cherry	20"	Healthy
68	Pine	23"	Lightning Scar
69	Pine	19"	Healthy
70	Pine	24"	Healthy
71	Pine	17"	Healthy
72	Pine	107/87/12"	Individual Trunks, Not Specimen
73	Pine	28"	Split Double, Measured below split

74	Pine	22"	Healthy
75	Pine	19"	Healthy
76	Pine	13"	Healthy
77	Pine	10"	Healthy
78	Pine	13"	Healthy
79	Pine	8"	Healthy
80	Pine	13"	Healthy
81	Pine	23"	Healthy
82	Pine	11"	Healthy
83	Pine	15"	Healthy
84	Pine	22"	Healthy
85	Pine	21"	Healthy
86	Pine	13"	Healthy
87	Pine	17"	Healthy
88	Pine	20"	Healthy
89	Pine	27"	Healthy
90	Pine	16"	Healthy
91	Pine	17"	Healthy
92	Pine	20"	Healthy
93	Pine	13"	Healthy
94	Red Maple	24"	Healthy
95	Wild Cherry	21"	Healthy
96	Pine	13"	Healthy
97	Pine	26"	Healthy
98	Pine	14"	Topped



- NOTES:
- TRAIL WIDTH POTENTIALLY TO BE REDUCED TO 8' MIN. TO SAVE EXISTING TREES ALONG GEORGETOWN SQUARE (TREE REMOVAL MAY STILL BE NECESSARY DEPENDING UPON FIELD CONDITIONS).
 - TRAIL TO BE OFFSET TO EAST SIDE OF 20' EASEMENT AS SHOWN.
 - TRAIL TO BE SIMILAR TO DETAILS SHOWN ON 'BROOK RUN PARK MULTI-USE TRAIL - PHASE II' SITE DETAILS SHEET DATED 10.30.2013 AS PROVIDED BY CITY/CLIENT. DETAILS MAY NEED TO BE MODIFIED BASED UPON ACTUAL FIELD CONDITIONS (TO BE FINALIZED DURING LDP PROCESS/PERMITTING).

1 TRAIL DETAIL

SCALE: NONE

-109-

- NOTES:
- SURVEY INFORMATION TAKEN FROM AS-BUILT SURVEY BY LANDPRO SURVEYING & MAPPING, INC. AS PROVIDED BY CLIENT. TREE INVENTORY PROVIDED BY BAKER LAND DESIGN.
 - CURRENT ZONING: O-1
PROPOSED ZONING: RM-100
 - PROPERTY IS LOCATED BETWEEN AT SOUTHWEST CORNER OF OLD SPRINGHOUSE LANE & GEORGETOWN SQUARE IN LAND LOT 345, 18TH DISTRICT, CITY OF DUNWOODY, DEKALB COUNTY, GEORGIA.
TAX PARCEL ID: 18 345 03 007
EXISTING BUILDINGS EXIST ON-SITE WITH FOLLOWING ADDRESSES: 4330, 4340, 4350, 4360 & 4380 GEORGETOWN SQUARE, DUNWOODY GA 30338.
 - SITE AREA = 5.73 ACRES± (REFER TO SITE ANALYSIS). 0.19 ACRES± (TRACT 1) TO BE RE-PARCELED INTO EXISTING PLASTIKOS OUTLOT TO PROVIDE LEGAL ROAD FRONTAGE FOR EXISTING OUTLOT.
 - APPLICANT/DEVELOPER: MINERVA USA, LLC
2292 HENDERSON MILL ROAD
ATLANTA, GA 30345
24 HR CONTACT: MS. STACY PATTON 678.808.8000
 - OWNER INFORMATION: AMERIS BANK
4010 OLD MILTON PARKWAY
ALPHARETTA, GA 30005
 - ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, INC.
280 SETTINGDOWN COURT
ROSWELL, GA 30078
CONTACT: MR. SOTIR J. CHRISTOPHER 770.331.7303
 - BY GRAPHIC PLOTTING ONLY, THIS SITE IS NOT WITHIN THE LIMITS OF A 100 YR FLOOD HAZARD AREA PER FIRM PANELS 13089C0012J LAST REVISED MAY 16, 2013 THIS SITE FALLS WITHIN ZONE "X".
 - SITE CURRENTLY CONTAINS 5 BUILDINGS WITH ASSOCIATED DRIVES/PARKING/ETC. ALL BUILDINGS/DRIVES/PARKING TO BE REMOVED OTHER THAN EXISTING BUILDING #4370 ON PLASTIKOS OUTLOT TO CONSTRUCT THE PROPOSED SINGLE FAMILY TOWNHOUSE DEVELOPMENT.
 - PROPOSED SITE TO BE RE-DEVELOPED WITH SINGLE FAMILY TOWNHOUSE UNITS. TOWNHOMES TO BE SOLD IN FEE-SIMPLE (FOUNDATION OF EACH UNIT). ALL OTHER AREA TO BE OWNED/MAINTAINED BY MANDATORY HOMEOWNERS ASSOCIATION.
 - ALL ON-SITE PRIVATE DRIVES TO BE 26' BACK OF CURB TO BACK OF CURB AS DELINEATED ON PLANS. ALL DRIVEWAYS TO TOWNHOUSE UNITS TO BE A MIN. OF 18 FEET IN LENGTH FROM BACK OF PROPOSED CURB TO FACE OF GARAGE DOORS. SUBDIVISION TO BE GATED WITH 1 MAIN ENTRANCE & AN EXIT ONLY ACCESS AT END OF GEORGETOWN SQUARE AS SHOWN ON PLANS. PEDESTRIAN ACCESS TO BE ACCOMMODATED AT BOTH ENTRANCES. LAYOUT SUBJECT TO FIRE DEPARTMENT APPROVAL.
 - DEVELOPER TO REMOVE/REPLACE CURBING ON WEST SIDE OF GEORGETOWN SQUARE TO REDUCE ROADWAY WIDTH TO A MIN. OF 26' BACK OF CURB TO BACK OF CURB. A 20' MULTI-USE TRAIL EASEMENT TO BE PROVIDED ALONG NEW BACK OF CURB AS SHOWN ON PLANS. EXISTING HEALTHY TREES TO BE SAVED/PROTECTED AS FEASIBLE.
 - SIDEWALKS TO BE PROVIDED AS FOLLOWS:
 - 5' SIDEWALK LOCATED 6' OFF BACK OF CURB ALONG OLD SPRING HOUSE LANE FRONTAGE SHALL BE INSTALLED BY DEVELOPER (INCLUDING TRACT 1 FRONTAGE TO BE DEEDED TO PLASTIKOS OUTLOT). 6' GRASS STRIP WILL VARY AS NEEDED TO AVOID EXISTING UTILITIES AND/OR HEALTHY TREES.
 - 12' MULTI-USE SIDEWALK ALONG GEORGETOWN SQUARE FRONTAGE & ALONG EASTERN PROPERTY LINE SOUTH OF GEORGETOWN SQUARE AS DELINEATED ON PLANS. EASEMENT TO BE PROVIDED BY APPLICANT/DEVELOPER. DESIGN/ALIGNMENT OF 12' SIDEWALK TO AVOID EXISTING HEALTHY TREES AS FEASIBLE (SEE DETAIL THIS SHEET).
 - NO BUFFERED STATE WATERS OR JURISDICTIONAL WETLANDS EXIST ON PROJECT SITE. RECEIVING WATERS IS UNNAMED TRIBUTARY TO NANCY CREEK (APPROX. 0.6 MI DOWNSTREAM).
 - WATER & SEWER SERVICE TO BE PROVIDED BY DEKALB COUNTY. EXISTING UTILITIES TO BE MODIFIED SUBJECT TO FINAL LAYOUT/DESIGN.
 - ALL UTILITIES TO BE UNDERGROUND.
 - STORMWATER MANAGEMENT FOR THE EXISTING DEVELOPMENT IS PROVIDED BY EXISTING OFF-SITE DETENTION POND. THE PROPOSED RE-DEVELOPMENT OF THE PROPERTY WILL REQUIRE COMPLIANCE WITH CITY OF DUNWOODY STORMWATER REGULATIONS AND WILL LIKELY INCLUDE: ON-SITE UNDERGROUND STORAGE TO PROVIDE CHANNEL PROTECTION VOLUME/ROUTING, PROPRIETARY AND OTHER POTENTIAL STRUCTURAL/NON-STRUCTURAL WATER QUALITY CONTROLS, AND ASSESSMENT OF DOWNSTREAM POND TO ENSURE SAFE PASSAGE OF POST-DEVELOPED FLOWS.
 - NO PARKING ANTICIPATED IN SETBACKS (SEE PLAN FOR PARKING LOCATIONS).
 - 55 TOWNHOMES TO BE FEE SIMPLE OWNERSHIP WITH MANDATORY HOA (10% RENTAL CAP).

N/F
YALAMANCHILI PRASAD
RAVIPATI MALATEE

N/F
BUTLER SUSAN

N/F
TERRY MATTHEW

N/F
STRICKERT ROBERT & EUNICE

N/F
BLALOCK SANDRA NEAL
WADE WILLARD MICHAEL

APPROX. LLL

APPROX. LLL

OPEN SPACE CALCULATION:	
PROPOSED SITE AREA	5.54 AC±
HOUSE/DRIVEWAYS (55 EA X 1,900 S.F.)	0.19 AC±
PRIVATE DRIVES/GEORGETOWN SQUARE/TRAIL	2.40 AC±
RESULTING OPEN SPACE PROVIDED	1.84 AC±

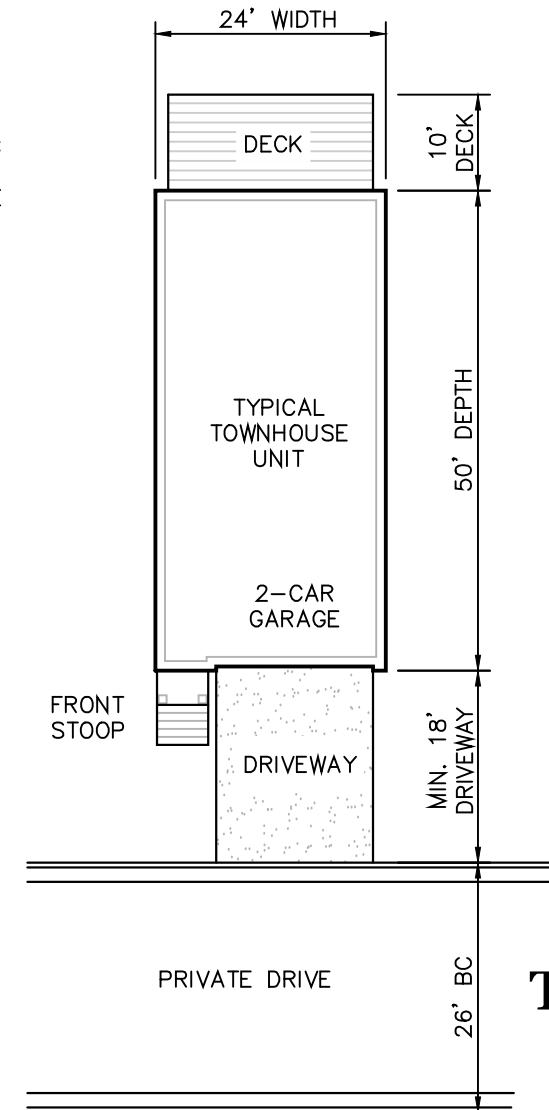
OPEN SPACE DESIGNATED ON PLAN WITH SHADED HATCH:

20' MULTI-USE TRAIL EASEMENT (20' OFF NEW BACK OF CURB) WITH 12' SIDEWALK (SEE DETAIL THIS SHEET)

SITE ANALYSIS	
EXISTING SITE AREA	5.73 ACRES±
TRACT 1 (AREA TO BE PLATTED WITH PLASTIKOS OUTLOT)	0.19 ACRES±
PROPOSED SITE AREA (AREA TO BE REZONED)	5.54 ACRES±
PROPOSED PLASTIKOS SITE AREA (EXISTING + TRACT 1)	1.16 ACRES±
PROPOSED TOWNHOUSE UNITS (24'W X 50'D + 10' DECK FRONT ENTRY)	55 UNITS
DENSITY PROPOSED	9.93 UNITS/AC
MAXIMUM DENSITY	12 UNITS/AC
PROPOSED OPEN SPACE (20% REQUIRED, SEE CALC ABOVE)	1.84 AC± (33.2%)
PROPOSED LOT COVERAGE (35% MAX. BUILDING COVERAGE)	1.82 AC± (32.9%)
RM-100 ZONING CRITERIA	
MINIMUM LOT FRONTAGE	100 FEET
MINIMUM LOT AREA	2.0 ACRES
BUILDING SETBACKS	20 FEET*
SIDE, INTERIOR	20 FEET/5 FEET*
SIDE, INTERIOR (ACCESSORY STR.)	10 FEET
REAR (NONE BY DEFINITION)	N/A
AGAINST ANY R LOT	35 FEET*
TRANSITIONAL YARD (AGAINST ANY R LOT)	10 FEET
MINIMUM OPEN SPACE REQUIRED	20%
MAXIMUM LOT COVERAGE (BUILDING COVERAGE)	35%
MIN. BUILDING SEPARATION	60 FEET
BACK-BACK (EXCLUDES UNCOVERED DECKS)	60 FEET
SIDE-SIDE	20 FEET
FRONT/BACK-SIDE	40 FEET
MAX. BUILDING LENGTH	250 FEET
OFF-STREET PARKING REQUIRED	4 SPACES
OFF-STREET PARKING PROVIDED (ALL UNITS)	2 CAR GARAGE + 2 SP IN DRIVEWAY
ON-STREET PARKING PROVIDED (MIN. 8.5' X 18' PARALLEL SPACES)	10 SPACES
TOTAL PARKING PROVIDED	230 SPACES

* VARIANCE REQUIRED FOR: 20' FRONT SETBACK OFF GEORGETOWN SQ & OLD SPRINGHOUSE LANE
5' SIDE SETBACK ALONG EASTERN PROPERTY LINE (SOUTH OF GEORGETOWN SQ)
35' SETBACK AGAINST R LOT (WESTERN PROPERTY LINE)

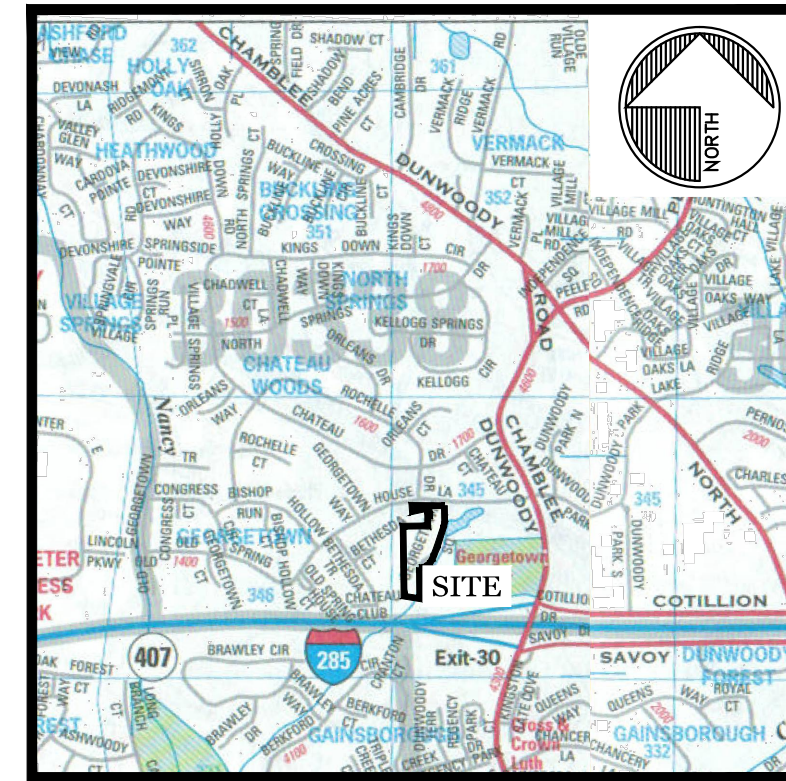
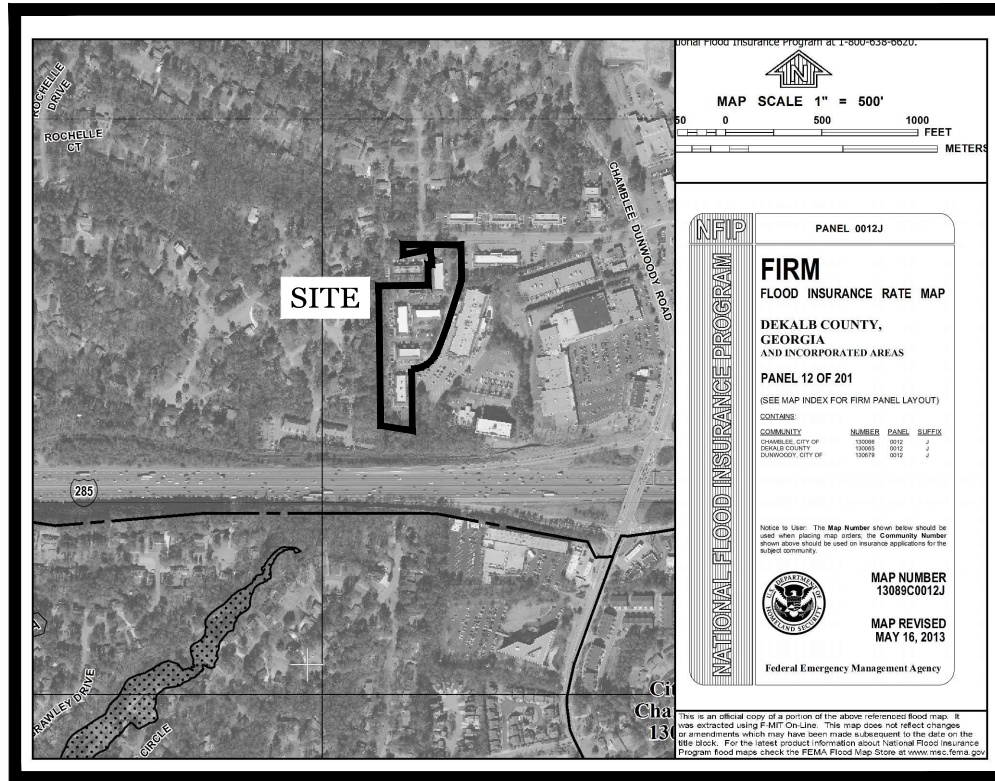
N/F
ATLANTA GEORGETOWN
RETIREMENT RESIDENCE LLC



- NOTES:
- HEIGHT NOT TO EXCEED 35' ABOVE GRADE
 - ACTUAL UNIT FOOTPRINTS WILL VARY WITHIN ENVELOPE SHOWN

TYPICAL TOWNHOUSE UNIT

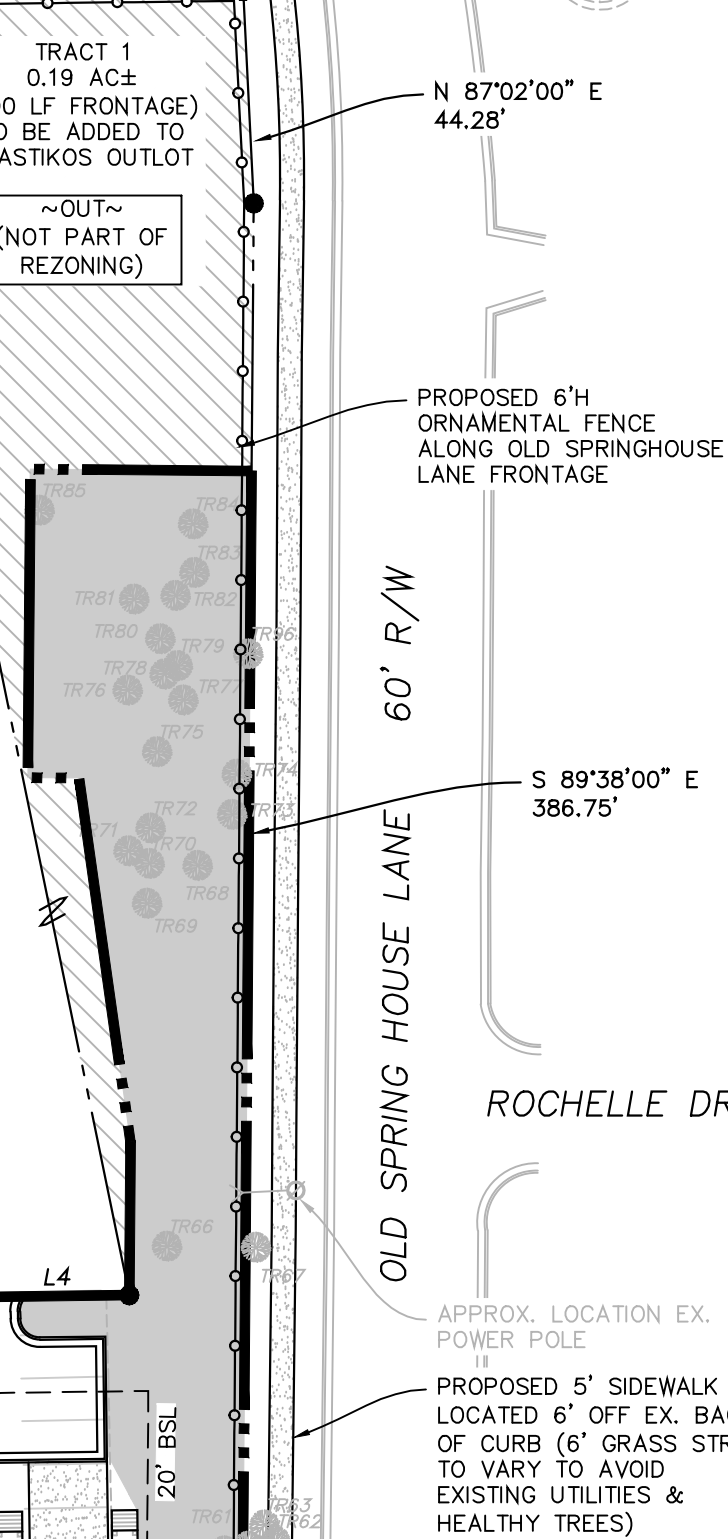
SCALE: 1"=20'



N/F
BLALOCK SANDRA NEAL
WADE WILLARD MICHAEL

N/F
BLALOCK SANDRA NEAL
WADE WILLARD MICHAEL

APPROX. LLL



LINE	BEARING	DISTANCE
L1	N 89°11'30" E	20.00'
L2	N 00°48'30" W	30.00'
L3	N 17°15'14" W	20.00'
L4	N 00°48'30" W	30.00'

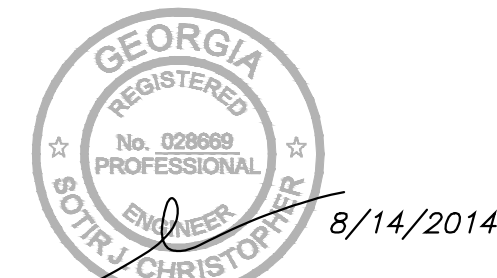
N/F
SCON INC

1745 OLD SPRING HOUSE LANE
18 345 03 021
(O-1 ZONING)



CP&E

CHRISTOPHER PLANNING
& ENGINEERING



GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2015)

280 SETTINGDOWN COURT
ROSWELL, GEORGIA 30075
PHONE 770.331.7303
FAX 678.352.1515

THESE PLANS ARE THE PROPERTY OF CHRISTOPHER PLANNING & ENGINEERING (CP&E). THESE DOCUMENTS MAY NOT BE COPIED, REPRODUCED, USED OR IMPLEMENTED IN ANY WAY, IN PART OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF CP&E. ALL COMMON LAW RIGHTS OF COPYRIGHT ARE HEREBY SPECIFICALLY RESERVED.

ZONING SITE PLAN
FOR:

GEORGETOWN
SQUARE

LAND LOT 345
18TH DISTRICT
CITY OF DUNWOODY
DEKALB COUNTY, GEORGIA

FOR:

MINERVA
USA, LLC

2292 HENDERSON MILL ROAD
ATLANTA, GA 30345
PHONE 678.808.8000

REVISIONS

△	06.11.2014	CITY COMMENTS
△	06.20.2014	CITY COMMENTS
△	06.25.2014	CITY COMMENTS
△	07.03.2014	CITY COMMENTS
△	07.28.2014	CITY COMMENTS
△	08.14.2014	CITY COMMENTS

DATE:
MAY 20, 2014

CP&E DRAWING NO:
201410922.dwg

ZONING
SITE PLAN

SHEET NO.

#L.3.

1. ALL GRASSED AREAS SHALL BE SOODED WITH TIFTWAY 419 BERMUDA GRASS.
2. THE STREET FRONTAGE ALONG GEORGETOWN SQUARE DRIVE, ENTRY/EXIT AREAS, THE NEIGHBORHOOD ID MONUMENT AREA AND COMMON PARK AREAS SHALL BE IRRIGATED.
3. LARGE HARDWOOD TREES AND STREET TREES SHALL BE A MINIMUM OF 3" CALIFER. LARGE HARDWOOD TREES AND STREET TREES SHALL BE 'HIGHTOWER' WILLOW OAK, BALD CYPRESS, 'PRINCETON' ELM, JAPANESE ZELKOVA, NUTTALL OAK, 'OCTOBER GLORY' RED MAPLE, 'GREEN MOUNTAIN' SUGAR MAPLE, AND/OR 'ALLEE' LACEBARK ELM.
4. MIXED EVERGREEN SCREEN PLANTINGS SHALL CONSIST OF BRACKEN'S BROWN BEAUTY MAGNOLIA, LITTLE GEM MAGNOLIA, CAROLINA SAPPHIRE CYPRESS, GREEN GIAN ARBORVITAE, CRYPTOMERIA AND/OR EASTERN RED CEDAR. EVERGREEN SCREENING TREES SHALL BE A MINIMUM OF 8' TALL.
5. PET WASTE STATIONS SHALL BE INSTALLED THROUGHOUT THE NEIGHBORHOOD.
6. 6' BENCHES WITH BACKRESTS SHALL BE INSTALLED AT THE EDGE OF LAWN WITHIN THE COMMON AREAS.
7. 1' 4" MINIMUM HEIGHT EVERGREEN SHRUBS SHALL BE PLANTED TO SCREEN A/C EQUIPMENT ON THE END UNITS.
8. SEASONAL COLOR BEDS SHALL BE INSTALLED AT THE ENTRANCE/EXIT AND NEIGHBORHOOD ID MONUMENT AREAS.



Conceptual

ELEVATION 1

GEORGETOWN SQUARE

MINERVA USA, LLC

2722 Approximate Unit Square Footage
24'-0" x 48'-0" Unit Size

Copyright 2014 Embry Design Group LLC. All rights reserved. Plans, specification and other items are subject to change without notice.

These conceptual drawing are to communicate a General look and feel of the Project, and are "Concepts Only".

The finial Project may vary greatly from this Concept drawing, base on Code requiremets and Site conditions.



Conceptual

ELEVATION 2

GEORGETOWN SQUARE

MINERVA USA, LLC

2722 Approximate Unit Square Footage
24'-0" x 48'-0" Unit Size

Copyright 2014 Embry Design Group LLC. All rights reserved. Plans, specification and other items are subject to change without notice.

These conceptual drawing are to communicate a General look and feel of the Project, and are "Concepts Only".

The finial Project may vary greatly from the concept drawing, base on Code requirements and Site conditions.



Conceptual

ELEVATION 3

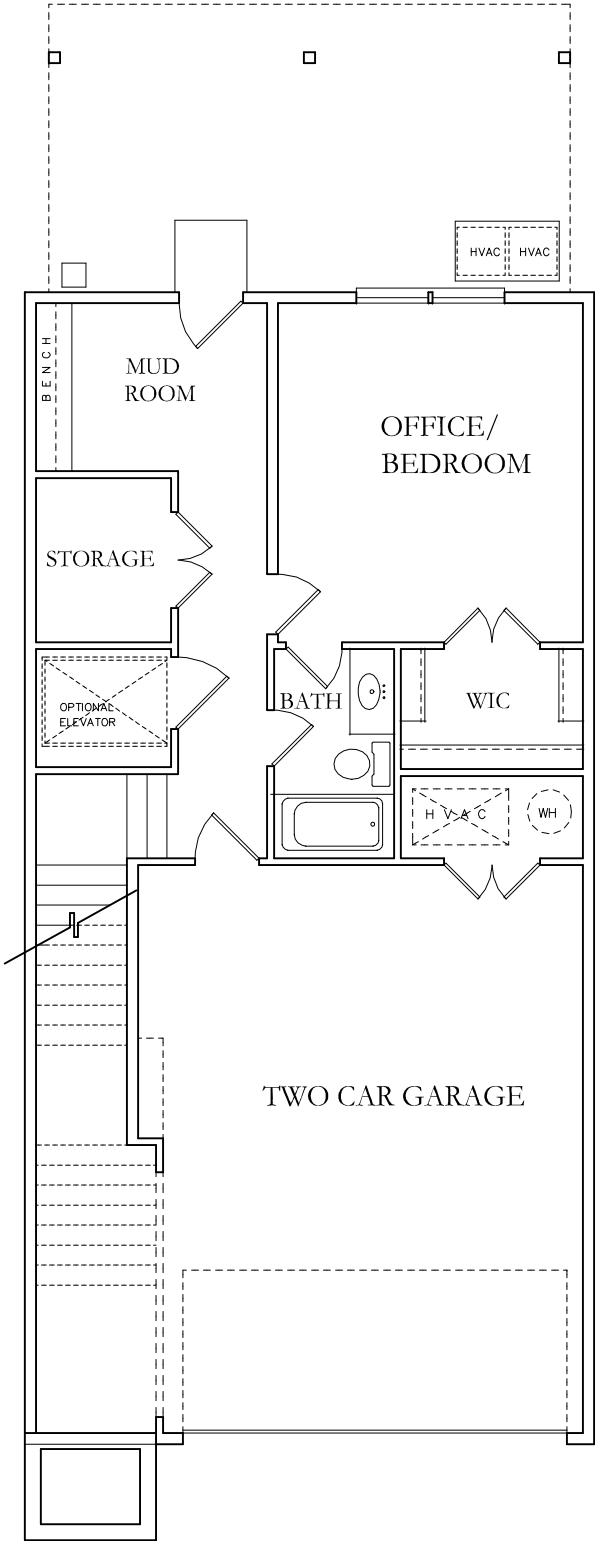
GEORGETOWN SQUARE
MINERVA USA, LLC

2722 Approximate Unit Square Footage
24'-0" x 48'-0" Unit Size

Copyright 2014 Embry Design Group LLC. All rights reserved. Plans, specification and other items are subject to change without notice.

These conceptual drawing are to communicate a General look and feel of the Project, and are "Concepts Only".

The finial Project may vary greatly from the Concept drawing, base on Code requirements and Site conditions.



Conceptual

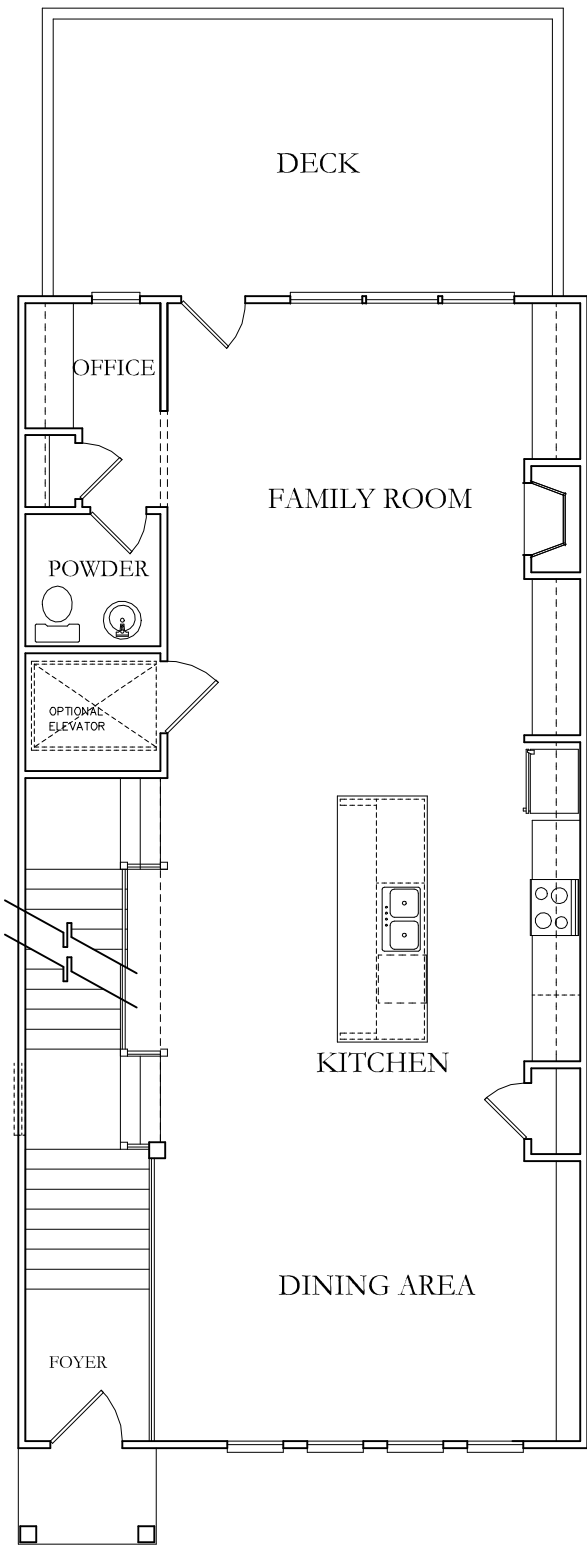
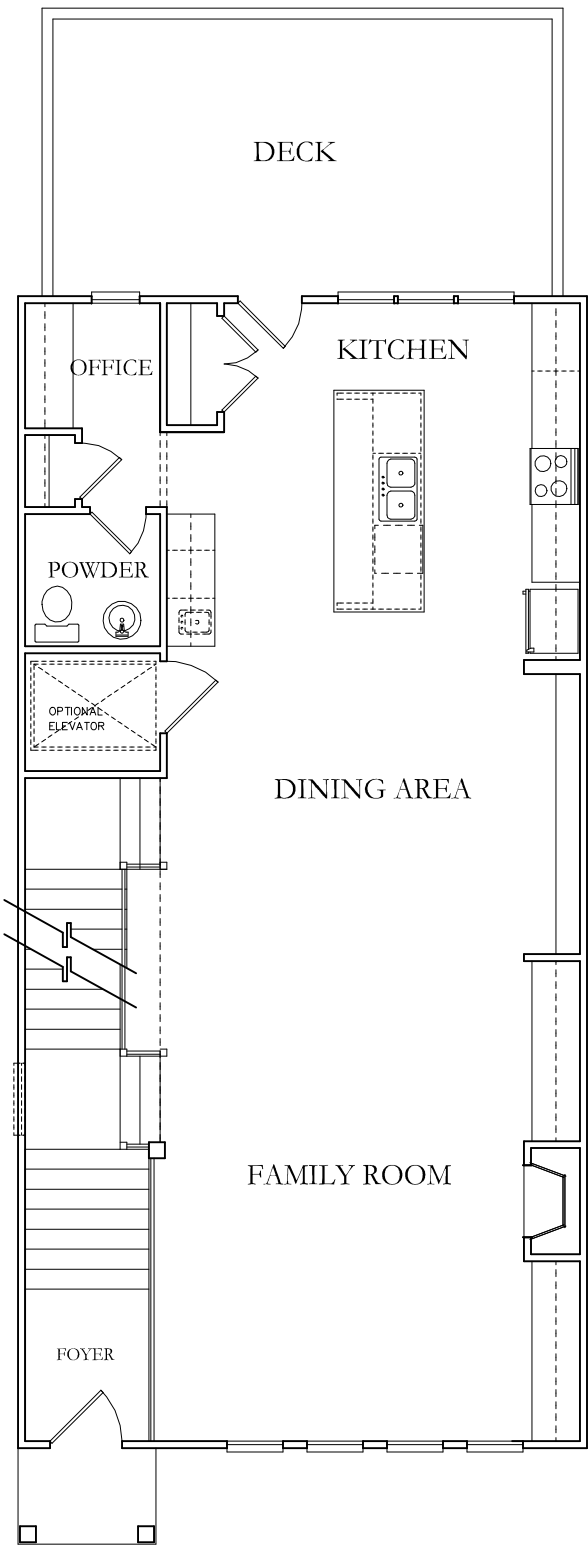
TERRACE LEVEL

536 Approximate Square Footage

GEORGETOWN SQUARE
MINERVA USA, LLC

2722 Approximate Unit Square Footage
24'-0" x 48'-0" Unit Size

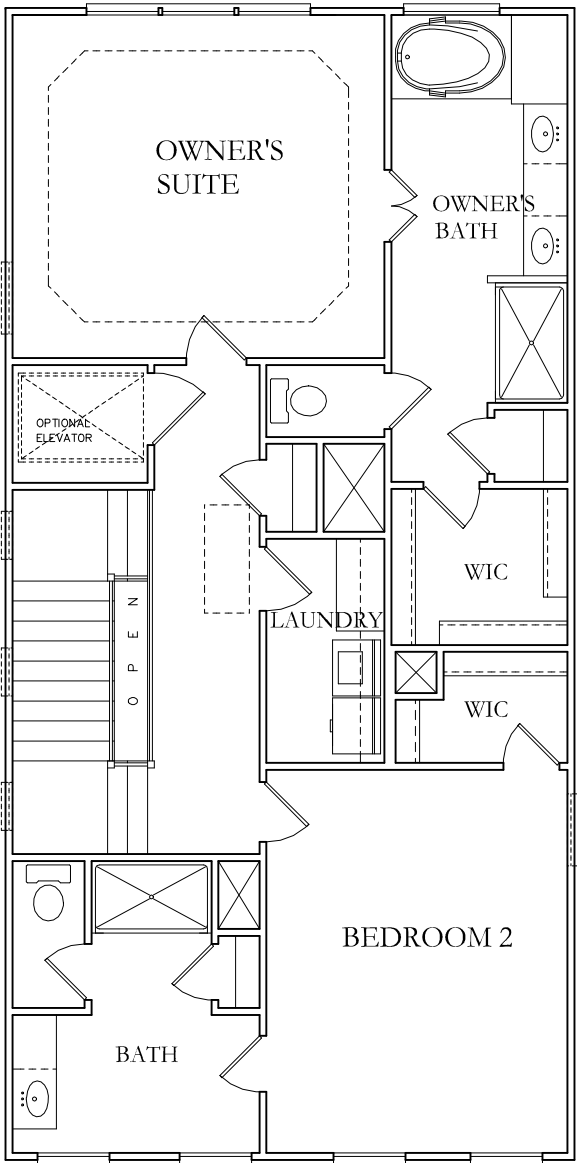
Copyright 2014 Embry Design Group LLC. All rights reserved. Plans, specification and other items are subject to change without notice.
These conceptual drawing are to communicate a General look and feel of the Project, and are "Concepts Only".
The final Project may vary greatly from the concept drawing, base on Code requirements and Site conditions.



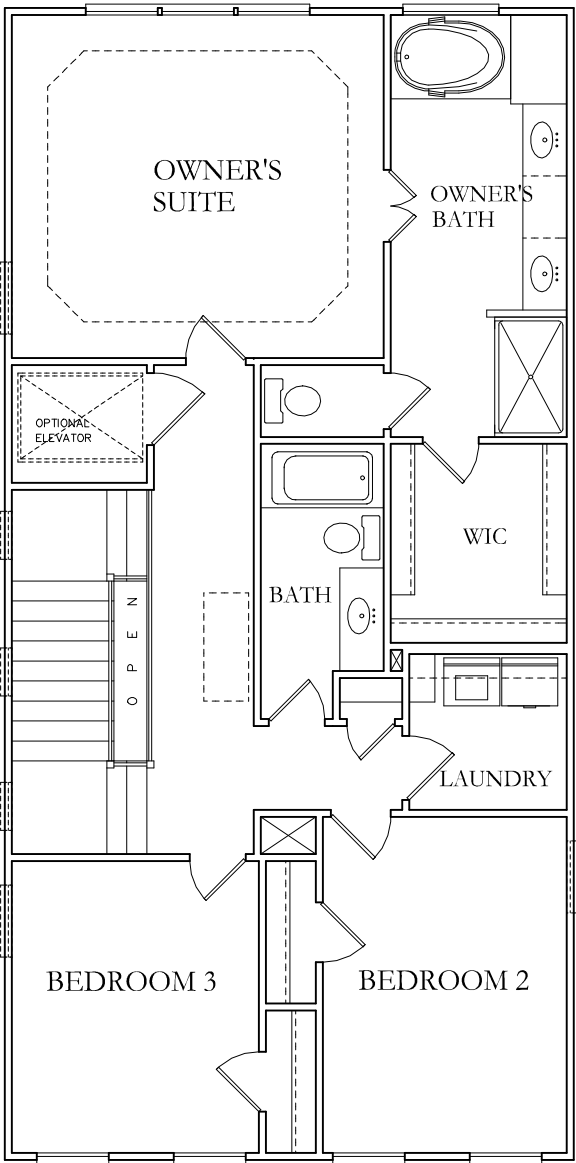
GEORGETOWN SQUARE
MINERVA USA, LLC

2722 Approximate Unit Square Footage
24'-0" x 48'-0" Unit Size

Copyright 2014 Embry Design Group LLC. All rights reserved. Plans, specification and other items are subject to change without notice.
These conceptual drawing are to communicate a General look and feel of the Project, and are "Concepts Only".
The final Project may vary greatly from the concept drawing, base on Code requirements and Site conditions.



Conceptual
SECOND FLOOR LEVEL (2 Bedroom)
1048 Approximate Square Footage



Conceptual
SECOND FLOOR LEVEL (3 Bedroom)
1048 Approximate Square Footage

GEORGETOWN SQUARE
MINERVA USA, LLC

2722 Approximate Unit Square Footage
24'-0" x 48'-0" Unit Size

Copyright 2014 Embry Design Group LLC. All rights reserved. Plans, specification and other items are subject to change without notice.
These conceptual drawing are to communicate a General look and feel of the Project, and are "Concepts Only".
The finial Project may vary greatly from the concept drawing, base on Code requirements and Site conditions.

GEORGETOWN SQUARE

ARCHITECTURAL FEATURES



WINDOW W/ BRICK
SILL & HEADER



ENTRY DOOR W/ BRICK
STEPS & IRON RAILING



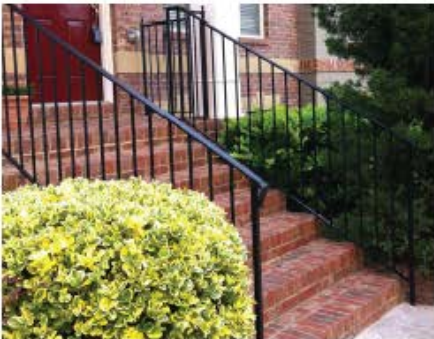
DECORATIVE LAMP &
BRICK ACCENTS



GARAGE DOOR



WOOD DECK & RAILING



ENTRY BRICK STEPS &
WROUGHT IRON RAILING



PRIVACY FENCE








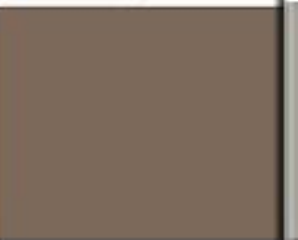














Architectural features are subject to change without notice.

These conceptual drawings are to communicate a general look and feel of the project, and are concepts only.

The final project may vary greatly from the concept drawings, based on code requirements and site conditions.

GEORGETOWN SQUARE

BUILDING COLOR SCHEME

Roofing	<div>Roof Weathered Wood</div> 	<div>Roof Weathered Wood</div> 	<div>Roof Weathered Wood</div> 	<div>Roof Weathered Wood</div> 
Siding Color	 	 	 	 
Trim Color				
Accent Color				
Brick Color	 	 	 	 

Architectural features & colors are subject to change without notice.

These conceptual drawings are to communicate a general look and feel of the project, and are concepts only.

The final project may vary greatly from the concept drawings, based on code requirements and site conditions.

GEORGETOWN SQUARE



Standard Features

INTERIOR DESIGN FEATURES

- Open floor plans with exceptional natural lighting
- 9 foot ceilings on terrace, main, and second level
- 7-1/4" baseboards on main level and 5-1/4" baseboards on terrace and second level
- Finished terrace level
- Hardwood floors on main level
- Ceiling fan with light kit included in family room and owner's suite
- Oak treads on staircase with wrought iron stair balusters and stained oak railing
- Pedestal sink in powder room (per plan)
- Granite countertops in all bathrooms
- Quality Moen® plumbing fixtures
- Tile floors and tile shower surrounds in all bathrooms
- Customized lighting fixture package
- 36" Direct vent gas fireplace including custom mantle
- RG6 cable pre-wired in family room and all bedrooms
- CAT-5 telephone pre-wired in kitchen, family and master

KITCHEN FEATURES

- 36" tall solid maple cabinets with crown molding and soft close drawers
- Quality 3cm Granite countertops with tile backsplash
- Gourmet Stainless Steel GE® appliance package includes, built in single oven, 4 burner gas cooktop, microhood and multi-cycle sound insulated dishwasher
- Recessed can lighting
- Oversized Granite island with eat-in breakfast bar (per plan)
- Stainless double kitchen sink with Moen® faucet and sprayer
- Pre-installed ice maker line and garbage disposal system

OWNER'S SUITE AND BATH FEATURES

- Vaulted or tray ceilings (per plan)
- Spacious walk-in closets
- Double vanities (per plan)
- Granite vanities in owner's bath and secondary baths
- Separate tiled shower (per plan)
- Elegant garden tub with tile surround (per plan)

EXTERIOR QUALITY DESIGN FEATURES

- Elegant traditional and craftsman style elevations with brick, stone and siding variations available (per plan)
- Architecturally controlled designer color packages
- 8' front door
- Carriage style garage doors pre-wired for door opener (opener included)
- Cement fiber shake and siding with manufacturer's warranty (per plan)
- Standing seam metal porch roofs and accents (per plan)
- Low maintenance seam-less gutters and downspouts
- Concrete patio or wood deck (plan specific)
- Two exterior weatherproof electrical outlets and hose bibs
- Professional landscape package to include zoned irrigation

ENERGY SAVING FEATURES

- 50 gallon electric water heater
- Vinyl low-E insulated glass tilt-in sash windows for easy cleaning
- Low maintenance fiberglass exterior doors with low-E
- Protective house wrap to control air and moisture infiltration
- Insulation
 - R-30 in attic
 - R-19 in vaulted ceilings and basement ceilings
 - R-13 in first and second floor walls
- Sill sealer at foundation to reduce cold air penetration
- Exterior penetrations foam or caulked to reduce air and moisture

WARRANTIES

- 2 quality assurance meetings with homeowner
 - Pre-construction meeting
 - New Home Orientation walkthrough
- First year Homebuilders Warranty featuring an 11 month warranty review provided by New Home Warranty Management®: NewHomeAtl.com
- Second year service agreement for major systems and appliances: 2-10.com
- Ten year structural warranty insured by 2-10 Home Buyers Warranty®: 2-10.com
- Termite treatment with renewable warranty





Memorandum

Date: June 18, 2014

From: Marc R. Acampora, PE

Subject: Traffic Engineering Review for Proposed Georgetown Square Townhome Development
 City of Dunwoody, DeKalb County, Georgia

A review was performed of anticipated traffic characteristics of a proposed residential development in the City of Dunwoody. The proposed Georgetown Square project will redevelop an existing office park, located on the west side of Georgetown Square, to 55 residential townhouse units. The location of the project is shown in Figure 1.

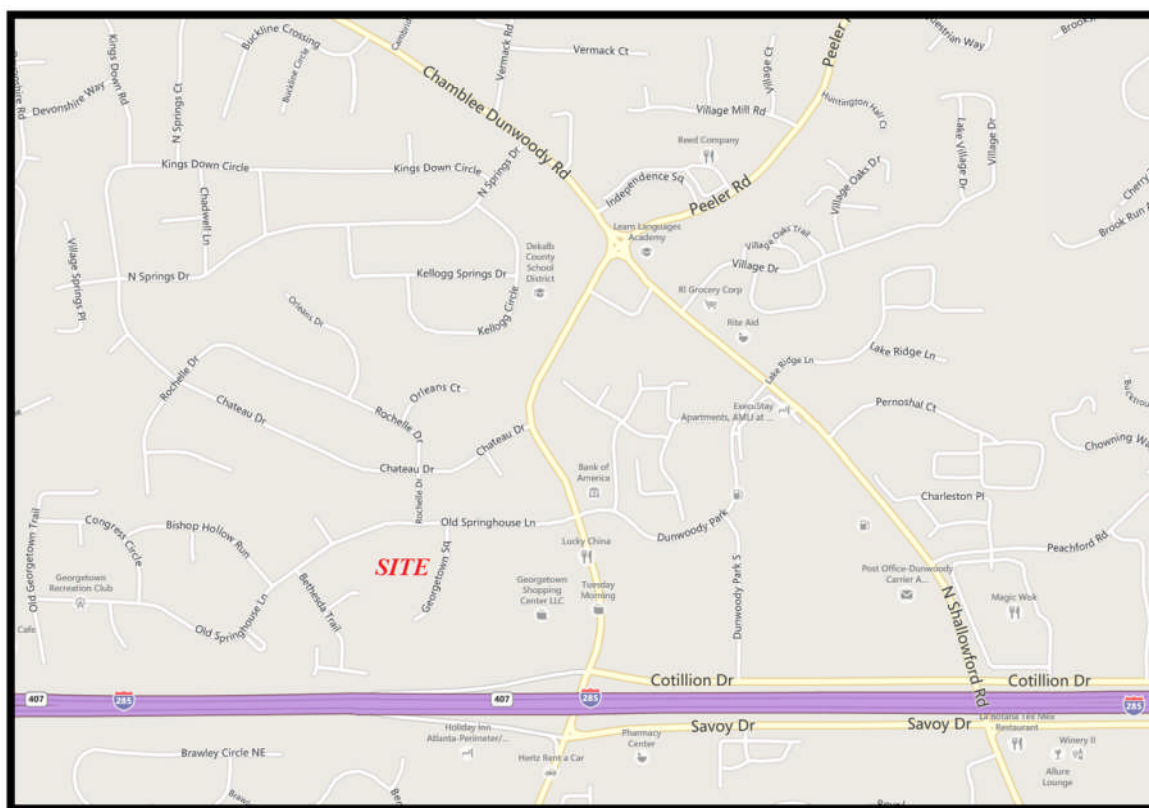


Figure 1 – Location Map

Project Trip Characteristics

The existing office park contains several buildings, some of which are occupied or partially occupied, with some vacant. Therefore, existing traffic counts of the office park would not provide an accurate representation of the trip generation potential of the existing development. In order to determine the volume of traffic that would be generated by the existing office park if fully occupied, trip generation calculations were performed using ITE Land Use 720 – Medical Office Building

for the Plastikos building and ITE Land Use 750 – Office Park for the balance of the site. The trip generation calculations are shown in Table 1.

Table 1 –Trip Generation Comparison

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
			In	Out	Total	In	Out	Total	2-Way
EXISTING									
Office Park 100% occupancy†	750	105,698 ft²	246	34	280	41	209	250	1,610
PROPOSED									
Proposed Residential Condominium / Townhouse	230	55 units	5	27	32	25	12	37	382
+ existing Plastikos office to remain	720	10,297 ft²	19	6	25	11	27	38	206
Total Future Site Trip Generation			24	33	57	36	39	75	588
COMPARISON									
Proposed Use vs Existing Use			-222	-1	-223	-5	-170	-175	-1,022

† Office Park trip generation includes 95,401 ft² office park plus 10,297 ft² Plastikos medical office building

Table 1 reveals that the proposed 55 townhomes will generate a modest volume of traffic. The existing office park, which will be removed, has the potential to generate a substantially higher volume of traffic than the proposed townhomes. Due to the fact that the office park currently has a low occupancy rate, the number of trips currently generated is expected to be less than the numbers shown in Table 1 at 100% occupancy. However, a modest reduction in total trips generated by the site is still expected. Directional flow characteristics between residential and office land uses are different; office trips are higher entering in the morning and exiting in the evening, while townhome trips are higher exiting in the morning and entering in the evening. Therefore, while total future volumes will be comparable to existing, there will be a slight change in travel patterns. The future trips from the Plastikos building are expected to remain comparable to existing, so there will be no change in traffic volumes or directional flows from that portion of the site. Should the existing office park become fully-leased, or be redeveloped with a comparable land use and density, the trip generation, and therefore traffic impact of the office would be notably greater than that of the proposed townhomes.

Review of Site Plan

The site plan is logical and straightforward from a traffic access and circulation standpoint. Number and location of vehicular accesses is appropriate for the size of project and modest trip generation. A few recommendations are made here:

- Ensure that the main access provides a clear line of sight with the driveway on the east side of Georgetown Square. This opposing driveway serves a drop-off/pick up for the Dunwoody Pines retirement community.
- When installing new trees on the 20 foot trail easement, ensure that sufficient intersection sight distance is provided at the main access. Georgetown Square curves and is lined with several large trees, some of which appear to be planned for removal. Clear line of sight should be provided to/from the main access in both directions along Georgetown Square.
- Provide basic wayfinding signage at the main entrance, and from the Plastikos building, to direct Plastikos traffic to and from their building, so as to minimize confusion and prevent Plastikos traffic from circulating through the residential portion of the site.

Traffic Impact to the Adjacent Streets

A formal traffic impact analysis was beyond the scope of this study. However, a general review was performed of the immediately adjacent streets to determine the potential impact of the proposed townhouse project. The trip generation calculations revealed that, due to the removal of the partially-occupied office park, the net change from existing conditions, in trips traveling to and from the site, is expected to be minimal.

Georgetown Square intersects Old Spring House Lane as a side street stop sign controlled approach. There is no stop bar at the stop sign, which should be installed when the road is repaved. There is a modest uphill grade on Georgetown Square as it approaches Old Spring House Lane. Old Spring House Lane is straight and level to the east, with a modest uphill grade to the west. The posted speed limit on Old Spring House Lane is 25 mph and speeds were observed to be appropriate, though the grade and straight alignment could encourage some speeding in the eastbound direction. Several objects at the southwest corner of the intersection, including signage, shrubbery, electrical equipment, and trees obstruct line of sight to the west. It appears that some of the trees are scheduled for removal.

No analysis was performed for the intersection of Chamblee Dunwoody Road at Old Spring House Lane. Observations reveal modest volumes on Old Spring House Lane and heavy volumes on Chamblee Dunwoody Road. The intersection is signalized with the signal timed to heavily favor flows on Chamblee Dunwoody Road. This is appropriate, though there may be the potential to optimize green time allocation. The following recommendations are made:

- Remove some of the trees and objects, as necessary, in the southwest corner of Old Spring House Lane and Georgetown Square so as to provide sufficient intersection sight distance to the west.

- Add a stop bar on the northbound, Georgetown Square approach at Old Spring House Lane.
- The pavement along Georgetown Square is in poor condition. Consideration should be given to resurfacing this roadway.
- The City should consider reviewing the operations of the signal, and the overall intersection of Chamblee Dunwoody Road at Old Spring House Lane.

GEORGETOWN SQUARE TRIP GENERATION COMPARISON

MORNING PEAK HOUR

INCOMING

Existing: Office (when re-leased)

246

Proposed: Townhomes + Plastikos

24

OUTGOING

Existing: Office (when re-leased)

34

Proposed: Townhomes + Plastikos

33

AFTERNOON PEAK HOUR

INCOMING

Existing: Office (when re-leased)

41

Proposed: Townhomes + Plastikos

36

OUTGOING

Existing: Office (when re-leased)

209

Proposed: Townhomes + Plastikos

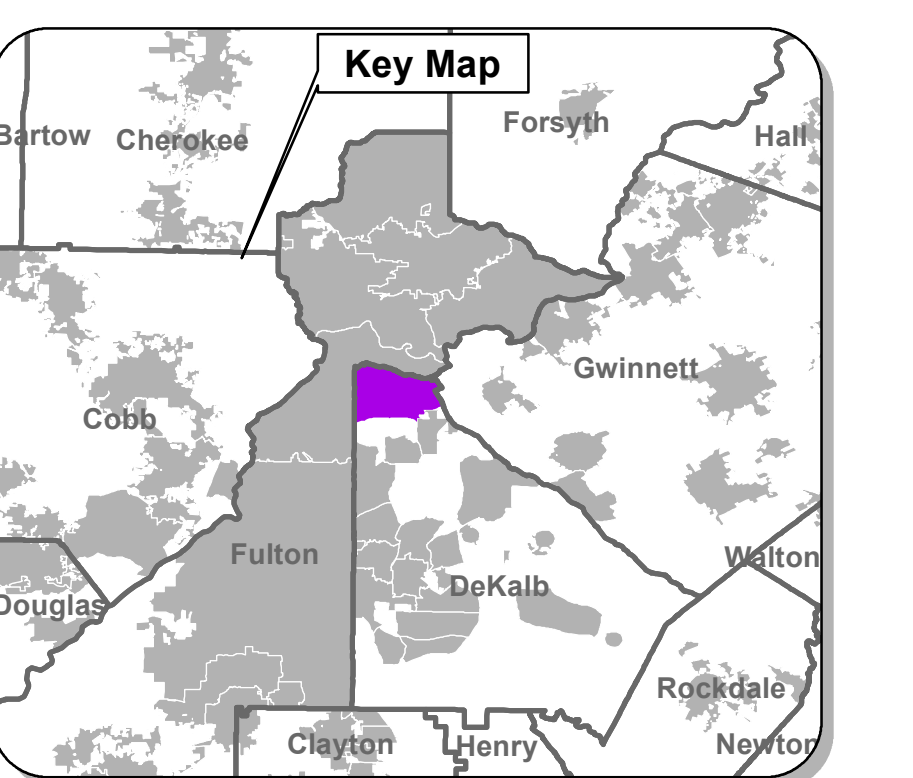
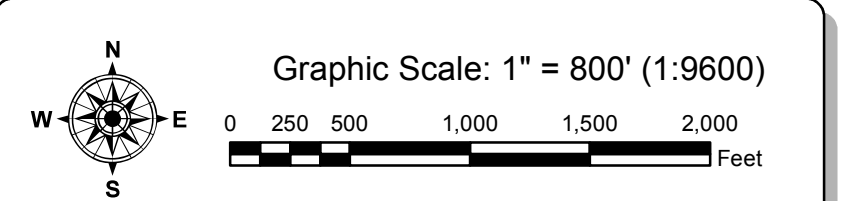
39

Legend



Michael G. Davis,
Mayor

Sharon Lowery,
City Clerk

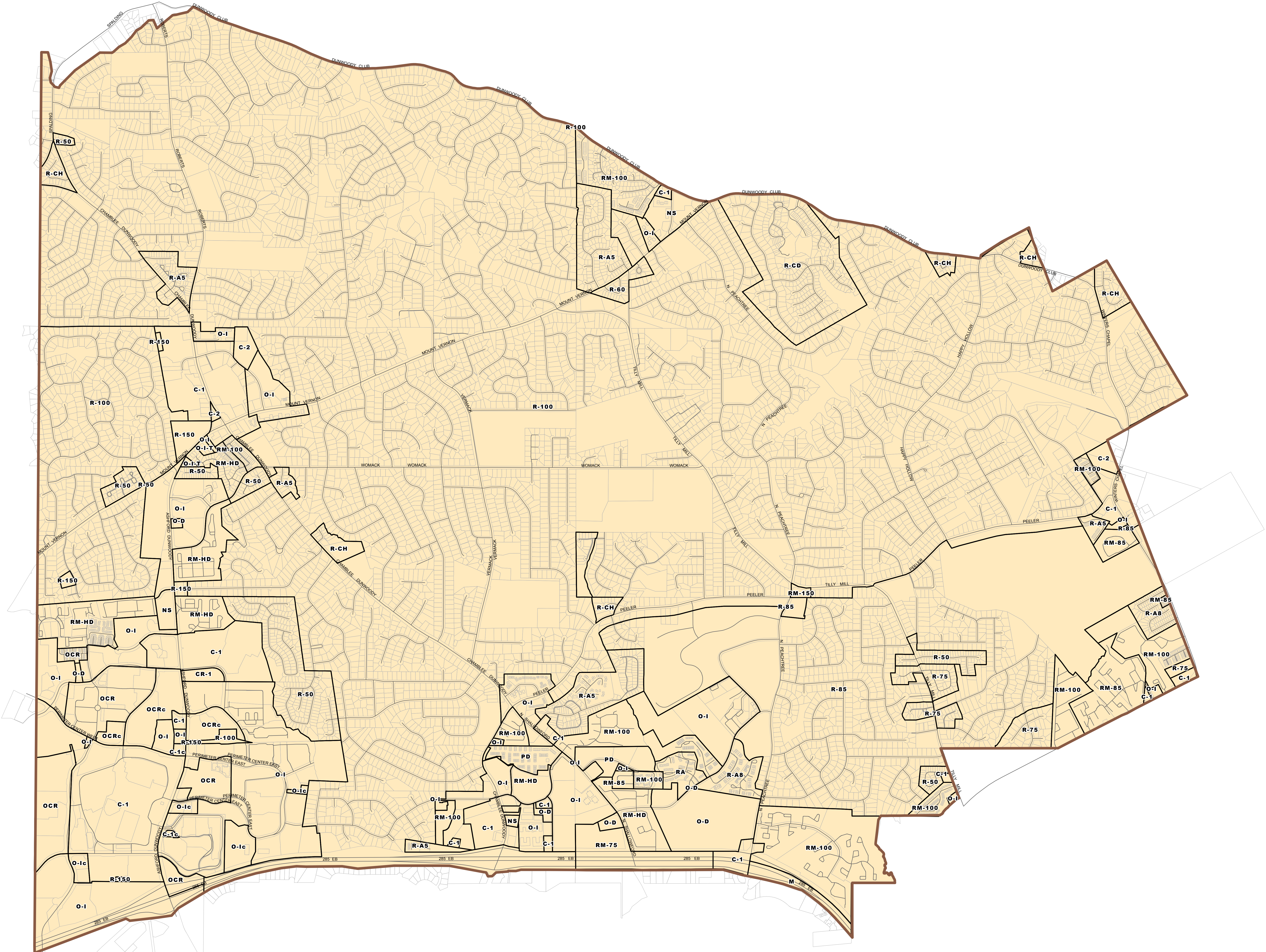


Map Edition:

Map Publication Date:
August 8, 2014

Sheet:
ZN-1

Copyright (C) 2011 by the City of Dunwoody
All Rights Reserved



Legal Notifications:

1. This map is the property of the City of Dunwoody, Georgia. The use of this map is granted solely upon the condition that the map will not be sold, copied, or printed for resale without the express written permission of the City. This map is a proprietary work of the City of Dunwoody, Georgia. The City of Dunwoody, Georgia and its Consultants be liable for damages arising from the use of or inability to use this map.
2. This map is a graphical representation of the data obtained from a variety of sources such as aerial photography, recorded deeds, plats, engineering drawings and other public records. The City of Dunwoody, Georgia and its Consultants make no warranty or guarantee and does not guarantee the suitability of the map for any purpose, expressed or implied.
3. ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

4. This map is not in

- any other matters that a true and accurate land survey of the premises would disclose.
5. County, municipal, land lot and easement boundaries are approximate. It is the responsibility of the map user to verify boundaries with the appropriate governmental office.
- Production Notes:**
1. This map was compiled from records that have been filed with DeKalb County and/or the City by various parties. Neither the City nor its GIS/Mapping consultants prepared said records or make any representations or assume any responsibilities for the accuracy of the information contained in this map.
2. The compilation methods employed during the production of this map include, but are not limited to, the following cadastral mapping processes: plat and/or deed research, coordinate geometry, traditional and GPS field surveys and orthophoto rectification.

Aerial Imagery Notes:

- Orthophoto imagery was created using aerial photography taken February 2010. The unprocessed imagery contains some degree of error in geometry (geometric distortion) and in the measured brightness of the pixels (radiometric distortion). Image rectification and restoration algorithms are applied during image processing to reduce the distortions and degradations that result from the original image acquisition. However, not all of the potential distortions and/or degradations will be corrected during this process. Therefore, exact interpretation of the map image features will require field verification by the map user.
- Map Reference System Notes:**
1. Horizontal coordinates are referenced to the Georgia West Zone State Plane Coordinate System relative to the North American Datum of 1983 (NAD83).
 2. Vertical coordinates are referenced to the North American Vertical Datum of 1988 (NAV88).

Revisions:

1. This map will be revised periodically by the City of Dunwoody. Should the user find conditions other than as shown, the City would appreciate your input. Simply copy the area in question, add your proposed revision and/or correction, and send the information to the City.
2. Updated sheet border with new City logo/tagline. (December 2010)
3. Zoning revised 08/06/2014

Data Source:
City of Duwamish GIS, DeKalb County GIS

Map Source:
W:\GIS\GIS_SHR\Dunwoody_Data_Warehouse\Projects\Zoning_08_06_2014.mxd

Copyright:

No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of the City of Dunwoody. The unauthorized reproduction or distribution of this copyrighted work is illegal. Criminal copyright infringement, including infringement without any monetary gain, is investigated by the FBI and is punishable by up to five (5) years in federal prison and a fine of \$250,000.


4330 Georgetown Square

Site Location

June 2014

Legend

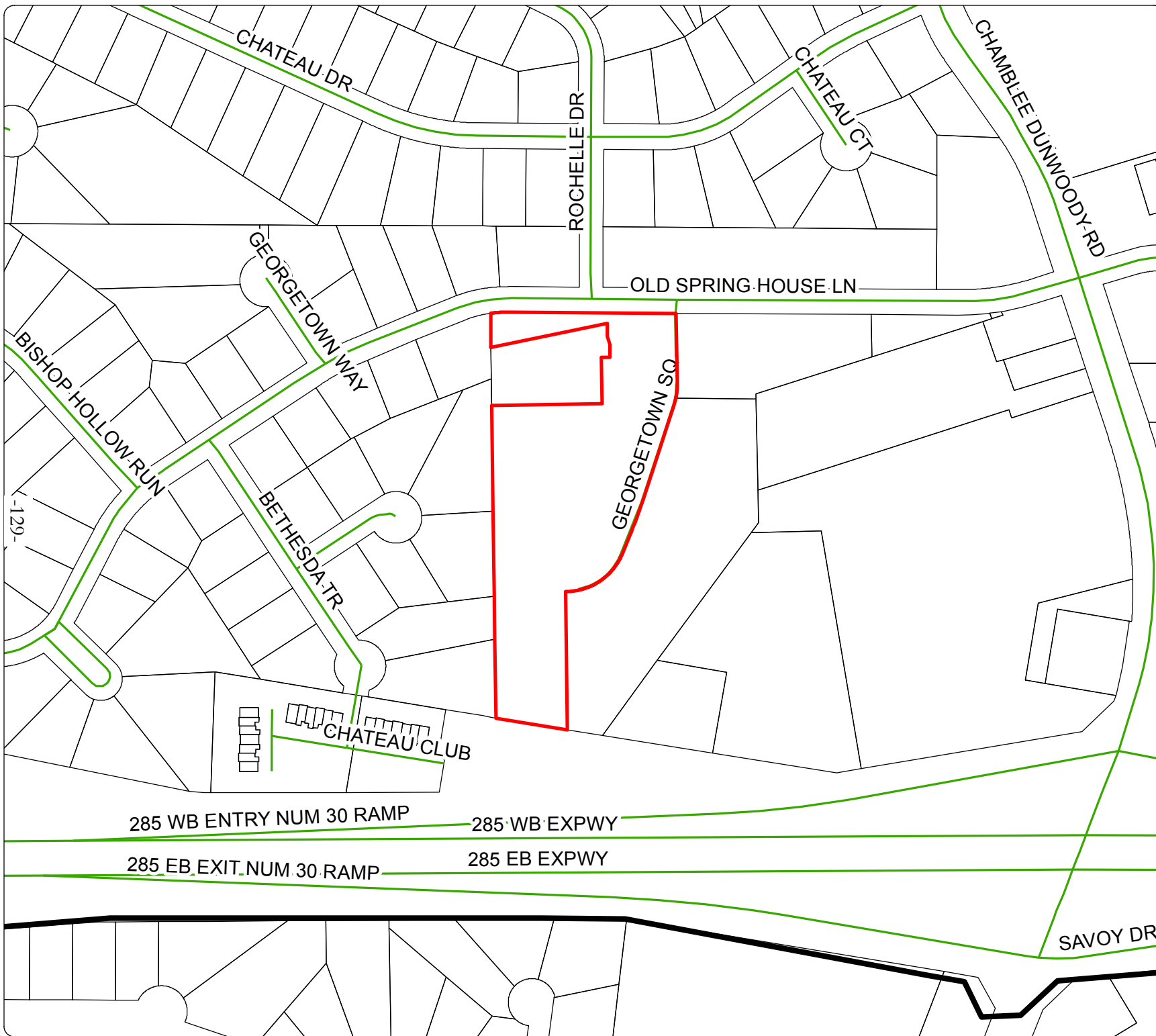
-  Street Centerlines
-  Parcels
-  City Limits



Scale: 1"=300'
(1:3600)



#1.3.



4330 Georgetown Square

Zoning Districts

June 2014

Legend

— Street Centerlines
 □ Parcels

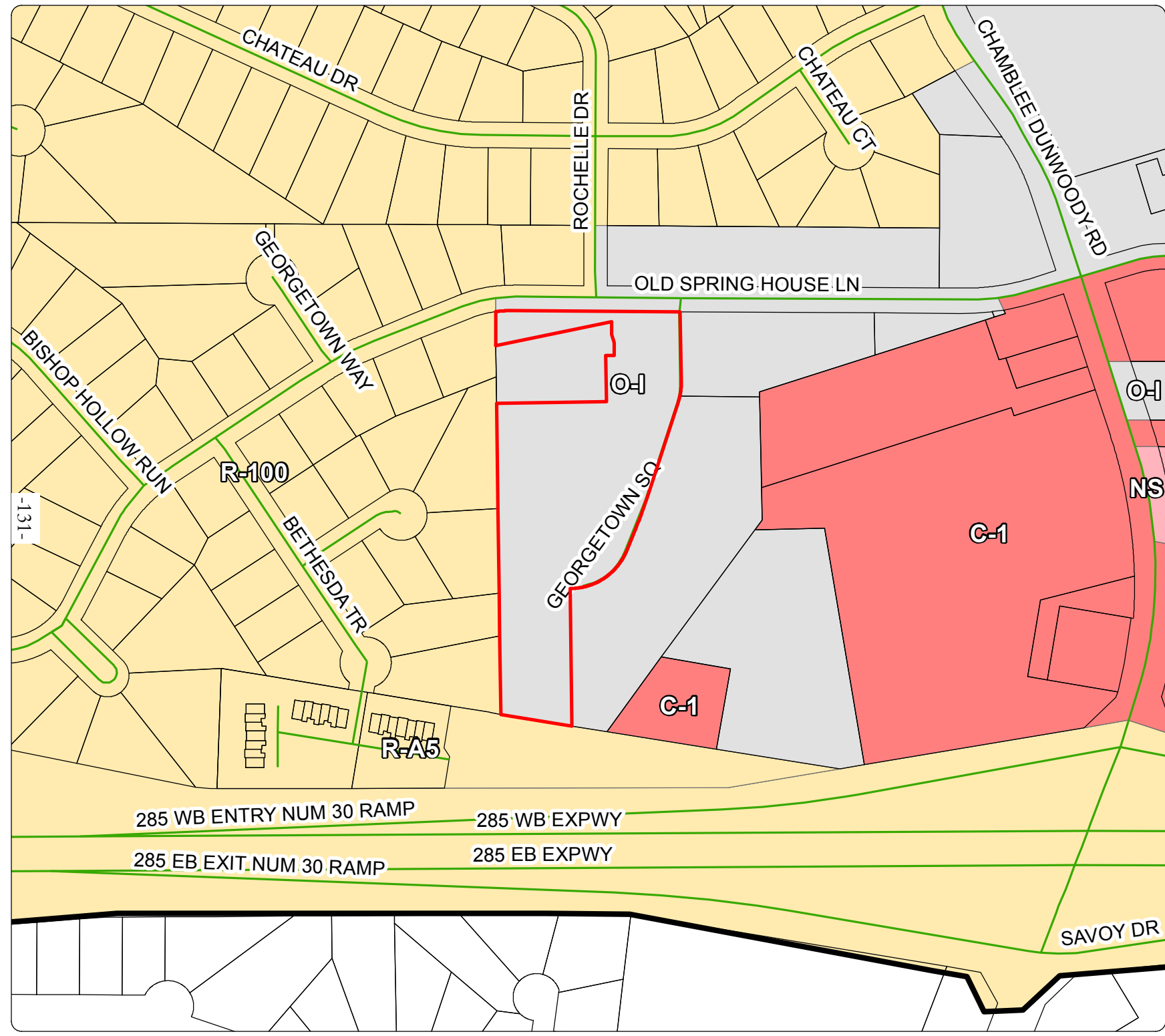
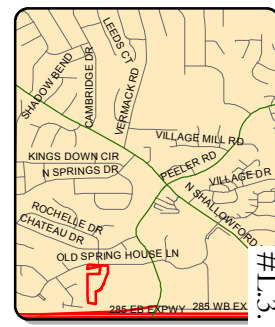
City Zoning

DISTRICT

- General Commercial
- Industrial
- Local Commercial
- Multi Family Residential
- Multi-Family Residential
- Neighborhood Shopping
- Office-Commercial-Residential
- Office-Distribution
- Office-Institution
- Office-Institution-Transitional
- Pedestrian Community
- Planned Development
- Residential Community Development
- Single Family Cluster Residential
- Single Family Residential

City Limits

Scale: 1"=300'
 (1:3600)



4330 Georgetown Square

Future Land Use

June 2014

Legend

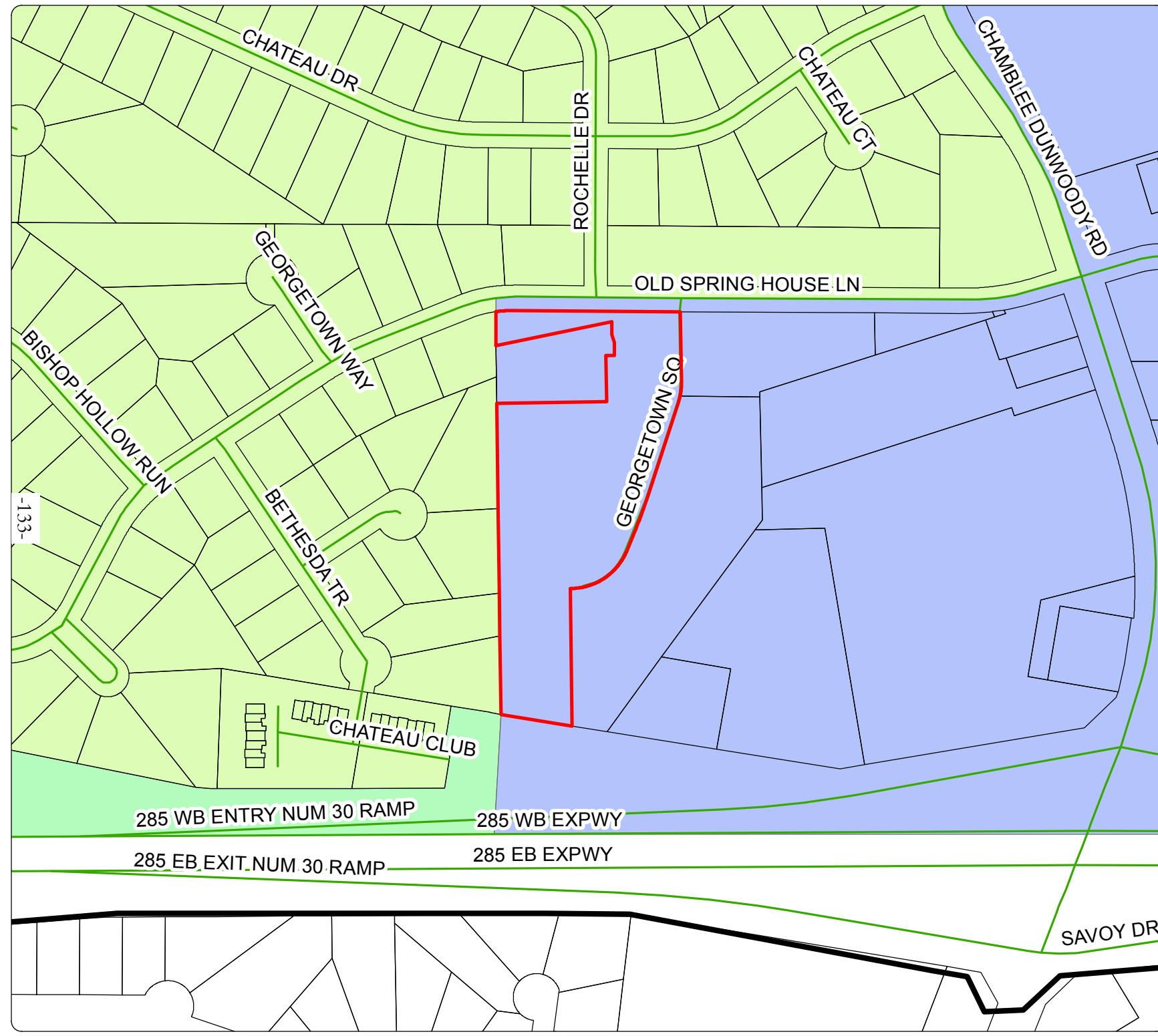
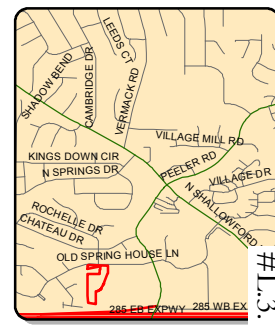
- Street Centerlines
- Parcels

Future Land Use

Name

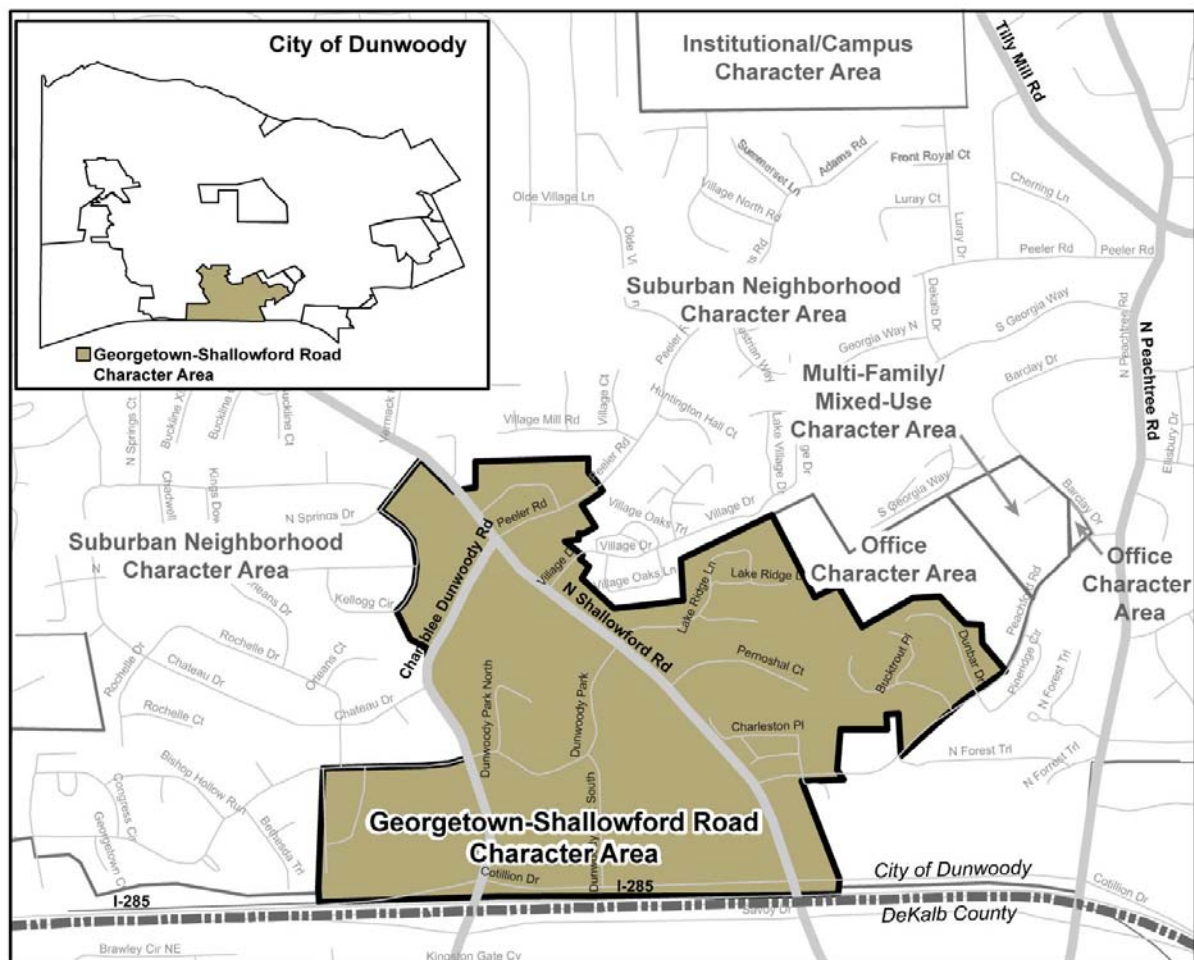
- Community Facility/Water Treatment
- Dunwoody Village
- Georgetown-Shallowford Road
- Institutional/Campus
- Jett Ferry Gateway
- Multi-Family/Mixed-Use
- Office
- Perimeter Center
- Residential
- Tilly Mill Gateway
- Winters Chapel Redevelopment Area
- City Limits

Scale: 1"=300'
(1:3600)





Georgetown-Shallowford Road



Vision/Intent

By 2030, this area will redevelop into a pedestrian- and bicycle-oriented activity center with medium-scaled intensity of activity. A mix of commercial, office and high-end shopping integrated with multi-family as an accessory use, or as a primary use for senior living. Redevelopment will incorporate functional open space and greenways and preserve adjacent single-family homes protected by adequate buffering. Ideally, this area includes a community center where a wide array of activities achieve the City's desire to be a "lifelong community," allowing options for aging in place. Multi-use paths and transit options will invite alternative transportation modes and greater connectivity; new pedestrian and bicycle options will link area to Perimeter Center. It focuses more intense development along I-285 with transitions to adjacent residential subdivisions. Redevelopment takes advantage of the planned,



neighborhood transit station. Additional stand-alone multi-family apartment developments are not part of the City's vision for this character area.

Georgetown - Shallowford Character Area Vision



FIGURE 2: Design elements envisioned for the Georgetown-Shallowford area

Future Development Intent

- **Height:**

- Up to 2-3 stories along the border of character area where adjacent to Suburban Residential Character
- For interior section of the Character Area, up to 5 stories maximum anticipated, but potentially up to 8 stories if and only if project proposal provides appropriate amenities such as civic spaces for assembly, public functional green space, streetscape improvements, internal grid patterns, innovative parking solutions and way-finding signage. Until such time as the City establishes amenity criteria for zoning



and development regulations that can implement this vision, an applicant should indicate with site-plan-specific drawings how their project meets the vision and intent

- Heights and densities will transition downward as development moves towards the adjacent Suburban Character areas, protected by adequate buffering/transition zones
- **Form:**
 - Buildings and site design organized to take advantage of transit
 - Characterized by transitions to adjacent uses (step down of building heights, buffers)
 - Public functional green space and connectivity
 - Innovative parking solutions including underground options and pedestrian- and bicycle-oriented features such as wrap-around parking, landscaping, and a senior-friendly environment
 - High quality materials such as stone and brick mix characterize architectural treatments
 - Transitional buffer zones will appropriately protect any adjacent residential
- **Uses:** Appropriate uses include a mix of quality, public space (plazas, pocket-parks) and Civic Institutional uses, Commercial, Office, Mixed-Use with residential components accommodating the creation of a lifelong community:
 - **Residential Density:** Up to 18 units to the acre for a mix of condominium and townhouse, only on the interior and along I-285; up to 30 units to the acre for age-restricted, senior housing only on the interior of the character area; 12 units to the acre elsewhere but require 2 story maximum and transitions along border of suburban character area. Additional density is allowable, if and only if, the nature of the mixed-use development provides exceptional opportunities for creating a high quality community.
 - **Commercial:** Big-box retail is not appropriate (65,000 square foot or greater)

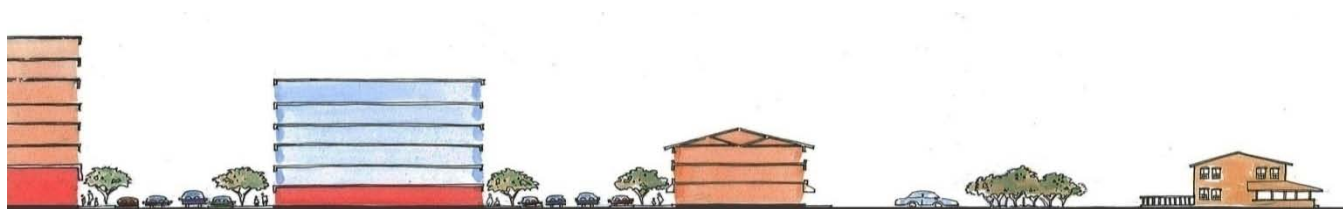


FIGURE 3: Appropriate transitions: change in building heights, strategic parking and buffers



Goals

- Land Use and Development
 - Re-development projects demonstrate appropriate transitions between intense uses and adjacent neighborhoods; transitions include gradual increases only in height-plane, buffers and landscaping and intensity of uses
 - City prepares a Master Plan detailing parcel-specific vision that promotes investment to redevelop the hospital site and Shallowford Road corridor
 - The Master Plan should consider shadowing effects of taller buildings and appropriately regulate to not visibly impose on adjacent single-family residences
 - Develop a unique architectural design theme for the area that embodies the unique character of Dunwoody
 - Incorporate sustainable building and site development practices
 - Multi-generational residential including active-adult housing and a range of continuing care options near new public amenities
 - Promote a local, private or non-profit recreation center, such as a YMCA, in this area
- Transportation
 - The Dunwoody marker, logo or identifier should be prominent in this area
 - Establish a bicycle network to allow cycling between Dunwoody Village, Georgetown and Brook Run
 - Neighborhood-scale transit station potential location in Georgetown incorporated into redevelopment projects with safe and inviting access and reducing need to rely on automobile as primary transportation
 - Bicycle, pedestrian, and alternative forms of transportation provide connectivity throughout character area

FUTURE CHARACTER

In September 2010, a Community Preference Survey was conducted (at the first of four public meetings and online) to gather stakeholder input regarding the future of the Georgetown/ North Shallowford community area. While the pool of survey respondents was not a scientific sample of the community as a whole, the City and Planning Team gained greater insight into a series of community issues and the divergence of vision between various segments of the community.

The survey included two parts. First, a series of images were ranked by survey participants based upon their appropriateness for the future of the Georgetown/North Shallowford area. Images were divided into three subareas: Neighborhood Transition Areas, the Central Study Area, and the I-285 Corridor. An additional set of images included circulation and open space images for the district. The second half of the survey included a series of multiple choice and short-answer questions regarding land use, open space, transportation/circulation, sense of place, and implementation.

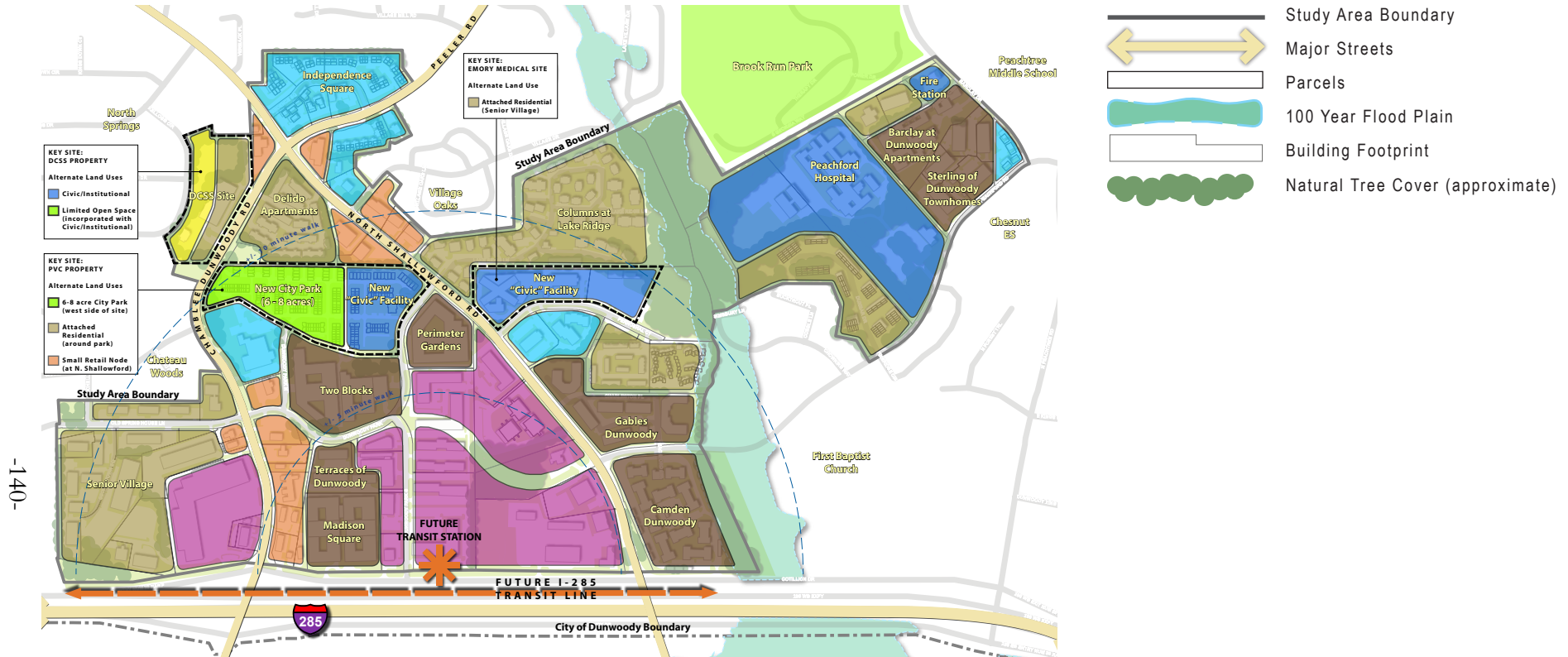
Visual images that ranked most highly for neighborhood transition areas included a variety of residential uses (large single-family detached homes, small-scale multi-family homes, and townhouses) and small-scale commercial uses. Almost all highly ranked images were brick buildings with traditional architectural styles.

Within the Central Study Area (including the “PVC Site” and former Emory Medical Center site), the most highly ranked images were institutional uses.



Central Study Area Highly Ranked Images

Land Use Framework Plan



GEORGETOWN / NORTH SHALLOWFORD DISTRICTS

- | | | | |
|---|---|--|---|
| <p>CONVENIENCE RETAIL:</p> <ul style="list-style-type: none"> Primarily existing retail nodes Limited office Limited opportunity for new development Facade / tenant upgrades over time Internal landscape / pedestrian / site improvements over time (private) | <p>CIVIC / INSTITUTIONAL:</p> <ul style="list-style-type: none"> Existing civic / institutional uses (Peachford Hospital, Fire Station) Opportunity for new Civic Node on North Shallowford Road Potential new recreation center (private), school (public or private), community / senior services (private), etc. | <p>ATTACHED RESIDENTIAL:</p> <ul style="list-style-type: none"> Combination of existing and new development opportunities Primarily limited to for-sale residential product High potential for age-targeted developments (empty nesters and up) New development at 2-3 stories (exception for Georgetown Square area adjacent to existing 5-story buildings) Variety of typologies including townhomes, flats, etc. Likely higher-end price points due to land values and low densities | <p>SINGLE-FAMILY RESIDENTIAL:</p> <ul style="list-style-type: none"> Small-lot / large-home development approach due to high land value and compatibility needs Very limited opportunities |
| <p>SMALL-SCALE OFFICE:</p> <ul style="list-style-type: none"> Primarily existing office nodes Limited opportunity for new development Facade / tenant upgrades over time Internal landscape / pedestrian / site improvements over time (private) | <p>MIXED-USE Transit Oriented Development</p> <ul style="list-style-type: none"> Opportunity for longer term mixed-use development associated with I-285 transit Potential new office, residential, retail 4-8 story mid-rise development with open space commitment | <p>EXISTING MULTI-FAMILY:</p> <ul style="list-style-type: none"> Existing development 3-4 story existing garden-style and flats (apartments and condos) Most units built within the last 10 to 15 years Long term opportunity for mixed-use redevelopment | <p>MAJOR NEW CITY PARK:</p> <ul style="list-style-type: none"> 6 to 8 acre new public city park Incorporation of a major focal point to provide community identity (e.g., plaza, fountain, splash pad, public sculpture, etc.) |

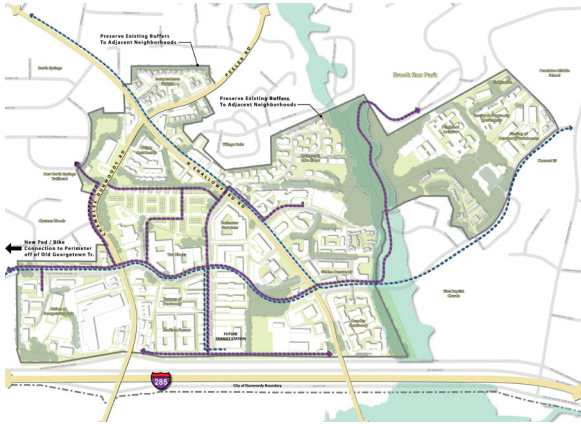


Example Senior Village Housing

GEORGETOWN SQUARE/OLD SPRING HOUSE LANE

Georgetown Square in the southwestern quadrant of study area, includes The former Atrium at Georgetown, now Dunwoody Pines, senior living community and a variety of low-scale office buildings. While the low-scale office buildings are an acceptable transition from the single-family neighborhoods to higher intensity uses along Chamblee Dunwoody Road at I-285, Georgetown Square has high vacancy rates and has been on the market over the last several years. If the property is transitioned from small-scale office to another use, the City should pursue the creation of a senior-oriented residential community, or “Senior Village” in this area.

With high accessibility to I-285; direct adjacency to Georgetown Shopping Center, retail goods and services, and planned future transit services; and needing to maintain a transition from single-family neighborhoods to commercial services this location is ideal for a senior residential community building off of The Atrium and other support services. A “Senior Village” in this location could include independent/active adult housing or a stepped facility providing several different types of senior housing. The stepped, retirement community often allows residents to make a single housing purchase, but transition from independent to assisted living within the community as their needs change. New development in this area should be 2-3 stories adjacent to existing single family homes and along Old Spring House Lane. Taller buildings may be permissible adjacent to, but no taller than, Dunwoody Pines and The Lofts at Georgetown/GT Lofts (5-stories).



Old Spring House Lane looking west

-142-

BICYCLE ROUTES

A combination of on-street and off-street bicycle routes will be necessary to enhance the ability of bicycles to traverse the area more easily. In addition to including on-street bicycle routes as part of the proposed Peachford Road Extension, on-street bicycle lanes should be added to North Shallowford Road and Peachford Road when the roadways are repaved and/or restriped.

The curb-to-curb distance on both North Shallowford Road from Cotillion Drive to Dunwoody Park and Peachford Road from North Shallowford Road to North Peachtree Road is wide enough to accommodate on-street bicycle lanes by reducing travel and turn lane widths. On-street bicycle lanes should be 5 feet in width to meet AASHTO standards. On-street bicycle routes should also be incorporated into new streets, especially the proposed Peachford Road Extension through Dunwoody Park to Old Spring House Lane.

Georgetown/North Shallowford area bicycle routes should be tied into a Citywide network of bicycle facilities in coordination with the City's Comprehensive Transportation Plan.

MULTI-USE PATHS/TRAILS

Where on-street bicycle lanes are not recommended due to travel volumes and/or the number of potential conflicts, multi-use paths/trails should be considered. Multi-use paths are typically 12-15 feet wide and accommodate pedestrians (runners/joggers), recreational bicyclists, and sometimes electric carts (golf carts) and/or other alternative modes of transportation.

Priority locations for off-street multi-use trails include:

- Along Nancy Creek from Peachford Road to Brook Run Park
- Cotillion Drive from North Peachtree Road to Chamblee Dunwoody Road
- The west side of Chamblee Dunwoody Road from Old Spring House Lane to the North Shallowford/Peeler Road intersection
- Old Spring House Lane from Chamblee Dunwoody Road to a proposed pedestrian bridge linking the Georgetown Neighborhood to Perimeter Center East
- From the former Emory Medical Center Site through the "PVC Site" to the Old Shallowford Elementary School site and adjacent neighborhoods

These multi-use paths would enhance connectivity and walkability through the Georgetown/North Shallowford area and between residential areas and key community amenities.



May 19, 2014

Steve Foote
Director, City of Dunwoody
Office of Community Development
41 Perimeter Center East, Suite 250
Dunwoody, GA 30346

RE: Proposed Georgetown Square Townhomes

Dear Steve:

We appreciate the City's consideration of our proposal to rezone 5.73 acres from O-I to RM-100. Our attached plan includes a wide variety of design input from our neighbors, the surrounding community, and the City's Community Development team. It is consistent with the vision of the City of Dunwoody's Comprehensive Master Plan in terms of land use, streets, and trails.

If approved, we will remove the worn-out office buildings and construct 55 for-sale townhomes, which will be an ideal transition from the five-story Dunwoody Pines building to the single-family homes to the west.

The community plan includes over 35% of open space, with multiple parks and perimeter sidewalks, in addition to private decks for each homeowner. Also, a 20' wide easement will be provided to the City for the multi-use trail as proposed in the Comprehensive Master Plan, which will be incorporated into the community's well landscaped streetscape. The trail will provide the residents of Dunwoody (including our new residents) with a great amenity to encourage a more walkable lifestyle. The entire community will be cared for by a professional, mandatory Home Owners' Association.

The three-story townhomes will be approximately 2,000 to 2,400 heated square feet with a 2 car garage. At this time, we anticipate sales prices from the high \$300's to \$400's per home.

We look forward to working with the City and the surrounding community to create a high quality neighborhood.

Best regards,

A handwritten signature in blue ink, appearing to read "Brian Davison", written over a horizontal line.

Brian Davison
Managing Partner

A handwritten signature in blue ink, appearing to read "Stacy R Patton", written over a horizontal line.

Stacy R Patton
Managing Director of Development

AMENDMENT APPLICATION



41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

* Applicant Information:

Company Name:	<u>Minerva USA, LLC</u>		
Contact Name:	<u>Stacy Patton</u>		
Address:	<u>2292 Henderson Mill Rd, Atlanta, GA 30345</u>		
Phone:	<u>(678) 808-8006</u>	Fax:	
Email:	<u>spatton@minerva-usa.com</u>		
Pre-application conference date (required):	<u>4.16.14</u>		

* Owner Information: ☐ Check here if same as applicant

Owner's Name:	<u>Ameris Bank (Owner's Representative - Jonathan Davis)</u>		
Owner's Address:	<u>4010 Old Milton Pkwy, Alpharetta, GA 30005</u>		
Phone:	<u>678-553-7029</u>	Fax:	<u>N/A</u>
Email:	<u>jonathan.davis@amerisbank.com</u>		

* Property Information:

Property Address:	<u>4330, 4340, 4350, 4360, & 4380 Georgetown Square</u>		
Parcel ID:	<u>18 345 03 007</u>		
Current Zoning Classification:	<u>O-I</u>		
Requested Zoning Classification:	<u>RM-100</u>		

* Applicant Affidavit:

I hereby certify that to the best of my knowledge, this amendment application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions.

Applicant's Name:	<u>Stacy Patton</u>		
Applicant's Signature:	<u>[Signature]</u>	Date:	<u>May 15, 2014</u>

* Notary:

Sworn to and subscribed before me this	<u>19th</u>	Day of	<u>May</u>	, 20	<u>14</u>
Notary Public:	<u>Brittany F. Bradley</u>				
Signature:	<u>Brittany F. Bradley</u>				
My Commission Expires:	<u>10/13/17</u>				



Additional Property Owner(s) Notarized Certification

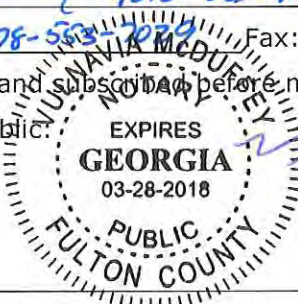


41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

I hereby certify that to the best of my knowledge, this amendment form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that the applicant(s) (if different) are authorized to act on my behalf, pursuant to this application and associated actions.

* Property Owner (If Applicable):

Signature: <u>[Signature]</u>	Date: _____
Address: <u>4010 OLD MELTON PKWY, ALPHARETTA, GA 30005</u>	
Phone: <u>678-563-2229</u>	Fax: <u>N/A</u> Email: <u>SONATHAN.DAVIS@AMERISBANK.COM</u>
Sworn to and subscribed before me this <u>May</u> Day of <u>15</u> , 20 <u>14</u>	
Notary Public: <u>[Signature]</u>	



* Property Owner (If Applicable):

Signature: _____	Date: _____
Address: _____	
Phone: _____	Fax: _____ Email: _____
Sworn to and subscribed before me this _____ Day of _____, 20____	
Notary Public: _____	

* Property Owner (If Applicable):

Signature: _____	Date: _____
Address: _____	
Phone: _____	Fax: _____ Email: _____
Sworn to and subscribed before me this _____ Day of _____, 20____	
Notary Public: _____	

Campaign Disclosure Statement



41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission?

☐ YES ☒ NO

*** Applicant / Owner:**

Signature: *John R. P...* Date: May 15, 2014
Address: 2292 Henderson Mill Rd, Atlanta, GA 30345

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount

ZONING & VARIANCE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, lying and being in land Lot 345, 18th District of DeKalb County, Georgia, and being more particularly described as follows:

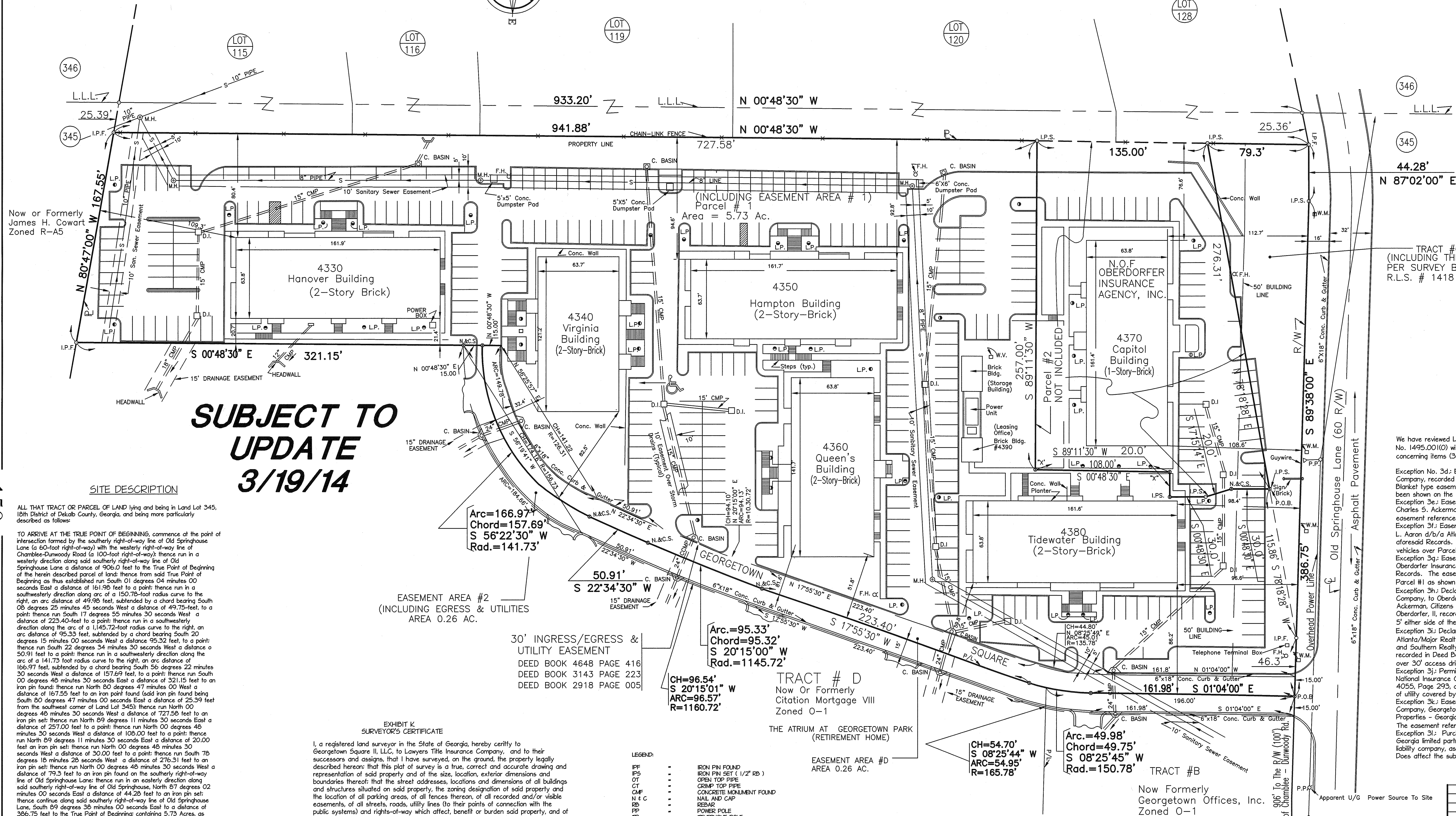
TO ARRIVE AT THE TRUE POINT OF BEGINNING, commence at the point of intersection formed by the southerly right-of-way line of Old Springhouse Lane (a 60-foot right-of-way) with the westerly right-of-way line of Chamblee-Dunwoody Road (a 100-foot right-of-way); thence run in a westerly direction along said southerly right-of-way line of Old Springhouse Lane a distance of 906.0 feet to the True Point of Beginning of the herein described parcel of land; thence from said True Point of Beginning as thus established run South 01 degrees 04 minutes 00 seconds East a distance of 161.98 feet to a point; thence run in a southwesterly direction along arc of a 150.78-foot radius curve to the right, an arc distance of 49.98 feet, subtended by a chord bearing South 08 degrees 25 minutes 45 seconds West a distance of 49.75-feet, to a point; thence run South 17 degrees 55 minutes 30 seconds West a distance of 223.40-feet to a point; thence run in a southwesterly direction along the arc of a 1,145.72-foot radius curve to the right, an arc distance of 95.33 feet, subtended by a chord bearing South 20 degrees 15 minutes 00 seconds West a distance of 95.32 feet, to a point; thence run South 22 degrees 34 minutes 30 seconds West a distance of 50.91 feet to a point; thence run in a southwesterly direction along the arc of a 141.73 foot radius curve to the right, an arc distance of 166.97 feet, subtended by a chord bearing South 56 degrees 22 minutes 30 seconds West a

distance of 157.69 feet, to a point; thence run South 00 degrees 48 minutes 30 seconds East a distance of 321.15 feet to an iron pin found; thence run North 80 degrees 47 minutes 00 seconds West a distance of 167.55 feet to an iron pin found (said iron pin found being South 80 degrees 47 minutes 00 seconds East a distance of 25.39 feet from the southwest corner of Land Lot 345); thence run North 00 degrees 48 minutes 30 seconds West a distance of 727.58 feet to an iron pin set; thence run North 89 degrees 11 minutes 30 seconds East a distance of 257.00 feet to a point; thence run North 00 degrees 48 minutes 30 seconds West a distance of 108.00 feet to a point; thence run North 89 degrees 11 minutes 30 seconds East a distance of 20.00 feet to an iron pin set; thence run North 00 degrees 48 minutes 30 seconds West a distance of 30.00 feet to an iron pin set; thence run North 17 degrees 15 minutes 14 seconds West a distance of 20.00 feet to a point; thence run North 00 degrees 48 minutes 30 seconds West a distance of 30.00 feet to a point; thence run South 78 degrees 18 minutes 28 seconds west a distance of 276.31 feet to an iron pin set; thence run North 00 degrees 48 minutes 30 seconds West a distance of 79.3 feet to an iron pin found on the southerly right-of-way line of Old Springhouse Lane; thence run in an easterly direction along said southerly right-of-way line of Old Springhouse, North 87 degrees 02 minutes 00 seconds East a distance of 44.28 feet to an iron pin set; thence continue along said southerly right-of-way line of Old Springhouse Lane, South 89 degrees 38 minutes 00 seconds East a distance of 386.75 feet to the True Point of Beginning; containing 5.73 Acres, as shown on that certain As-built Survey for Georgetown Partners, LP, Wachovia Bank, N.A., and Lawyers Title Insurance Corporation, delineated by Harkleroad and Associates, Inc., certified by Donald W. Harkleroad, Georgia Registered Land Surveyor No. 1578, dated October 4, 1984, last revised and updated April 14, 1998.

TOGETHER WITH AS AN APPURTENANCE TO THE ABOVE DESCRIBED PROPERTY the easements and other rights set forth in the following instruments:

- (i) Declaration of Easement by and among Henry L. Aaron d/b/a Atlanta/Major Realty Company, with Ackerman and Company, Charles S. Ackerman, Citizens and Southern Realty Investors and The Prudential Insurance Company of America, dated February 25, 1974, recorded in Deed Book 3143, Page 223, DeKalb County, Georgia, records.
- (ii) Declaration of Easement by and among Henry L. Aaron d/b/a Atlanta/Major Realty Company and Oberdorfer Insurance Agency, Inc. with Ackerman and Company, Charles S. Ackerman, Citizens and Southern Realty Investors and F. Stephen Selig, III and Eugene Oberdorfer, II, dated February 25, 1974, recorded in Deed Book 3143, Page 216, aforesaid records.
- (iii) Warranty Deed from Charles S. Ackerman to Henry L. Aaron d/b/a Atlanta/Major Realty Company, dated December 4, 1974, recorded in Deed Book 3108, Page 94, aforesaid records.
- (iv) Easement Agreement between Washington National Life Insurance Company, Georgetown Square, Ltd., and Great American Properties-Georgia, Inc., dated August 16, 1982, recorded in Deed Book 4648, page 416, aforesaid records.

Now or Formerly
Georgetown S/D - Section 1
Zoned R-100
PB 49 - PG 109



PARKING SPACES

PARKING: FOUR SPACES PER 1000 S.F.

PARCEL #1 285

PARCEL #2 40

TOTAL SPACES 325

CURRENT ZONING: O&I
FRONT SETBACK: 50 FEET FROM ANY DEDICATED R/W
SIDE SETBACK: 30 FEET
REAR SETBACK: 30 FEET
SETBACK BETWEEN BUILDINGS: 20 FEET
MINIMUM LOT SIZE: 20,000 SQUARE FEET

We have reviewed Lawyers Title Insurance Corporation Commitment for Title Insurance No. 1495.001(O) with an effective date of June 15, 2005 and have the following opinion concerning items (3d.) through (3i.) Part II, Schedule B:

Exception No. 3d: Easement by and between James H. Cowart, Inc. and Georgia Power Company, recorded in Deed Book 2733, Page 360, Records of Dekalb County, Georgia. Blanket type easement. All above ground evidence of utility covered by easement have been shown on the survey.

Exemption 3's: Easement reserved in Warranty Deed from James H. Cowart, Inc., to Charles S. Ackerman, recorded in Deed Book 2918, Page 5, aforesaid Records. The easement referenced is over the 30' access drive as shown on the Survey.

Exemption 4's: Easement reserved in Warranty Deed from Charles S. Ackerman, to Henry L. Aaron d/b/a Atlanta/Major Realty Company, recorded in Deed Book 3108, Page 94 aforesaid Records. The easement is for the ingress egress of pedestrian and motor vehicles over Parcel #1 as shown for the benefit of Parcel #2.

Exception 3g: Easement reserved in Warranty Deed from Charles S. Ackerman to Oberdorfer Insurance Agency, Inc., recorded in Deed Book 3109, Page 443, aforesaid Records. The easement is for the ingress egress of pedestrian and motor vehicles over Parcel #1 as shown for the benefit of Parcel #2.

Exception 3h: Declaration of Easement from Henry L. Aaron d/b/a Atlanta/Major Realty Company, to Oberdorfer Insurance Agency, Inc., Ackerman and Company, Charles S. Ackerman, Citizens and Southern Realty Investors, F. Stephen Selig, III, and Eugene Oberdorfer, II, recorded in Deed Book 3143, Page 216, aforesaid Records. The easement is 5' either side of the storm drains on Parcel #1 & #2.

Exception 3i: Declaration of Easement by and between Henry L. Aaron d/b/a Atlanta/Major Realty Company, Ackerman and Company, Charles S. Ackerman, Citizens and Southern Realty Investors, and The Prudential Insurance Company of America, recorded in Deed Book 3143, Page 223, aforesaid Records. The easement referenced is over 30' access drive.

Exception 3j: Permit for Anchors, Guy Poles, and Wires by and between Washington National Insurance Company and Georgia Power Company, recorded in Deed Book 4055, Page 293, aforesaid Records. Blanket title easement, all above ground evidence of utility covered by easement have been shown on the survey.

Exception 3k: Easement agreement by and between Washington National Insurance Company, Georgetown Square, LTD., a Georgia limited partnership and Great American Properties - Georgia, Inc, recorded in Deed Book 4648, Page 416, aforesaid Records. The easement referenced is over the 30' access drive as shown on the survey.

Exception 31: Purchase and Sale Agreement by and between Duke Holdings, LLC, a Georgia limited partnership, as Purchaser and Duke Holdings II, LLC, a Georgia limited liability company, as Seller, recorded in Deed Book 17564, Page 356, aforesaid Record: Does affect the subject site.

TOGETHER WITH AS AN APPURTENANCE TO THE ABOVE DESCRIBED PROPERTY
the easements and other rights set forth in the following instruments:

- (d) Declaration of Easement by and among Henry L. Aaron d/b/a Atlanta/Major Realty Company, with Ackerman and Company, Charles S. Ackerman, Citizens and Southern Realty Investors and The Prudential Insurance Company of America, dated February 25, 1974, recorded in Deed Book 3143, Page 223, DeKalb County, Georgia, records.
- (e) Declaration of Easement by and among Henry L. Aaron d/b/a Atlanta/Major Realty Company and Oberdorfer Insurance Agency, Inc. with Ackerman and Company, Charles S. Ackerman, Citizens and Southern Realty Investors and F. Stephen Selig, III and Eugene Oberdorfer, II, dated February 25, 1974, recorded in Deed Book 3143, Page 216, aforesaid records.
- (f) Declaration of Easement by and among Henry L. Aaron d/b/a Atlanta/Major Realty Company, dated December 4, 1974, recorded in Deed Book 3108, Page 94, aforesaid records.
- (g) Easement Agreement between Washington National Life Insurance Company, Georgetown Square, Ltd. and Great American Properties, Inc., dated February 16, 1982, recorded in Deed Book 4648, Page 416, aforesaid records.

Dated this 3rd day of August, 2005
Signature of Surveyor

Name of Surveyor
Registration Number: (Seal)

LEGEND:

IPF	IRON PIN FOUND
IPN	IRON PIN SET (1/2" RB)
OT	OPEN TOP PIPE
CT	CROSP TOP PIPE
CMF	CONCRETE MONUMENT FOUND
N+ C	N+ & CAP
RB	REBAR
PP	POWER POLE
TP	TELEPHONE POLE
LL	LAND LOT
LL	LAND LOT LINE
POB	POINT OF BEGINNING
BL	BUILDING LINE
CL	CENTER LINE
PL	POVERTY LINE
FB	FIRE HYDRANT
D1	CATCH BASIN
D1	DECP INLET
HW	HEAD WALL
JB	JUNCTION BOX
DE	DRAINAGE EASEMENT
W	WATER METER
WV	WATER VALVE
GV	GAZ VALVE
MH	MAN HOLE
TP	TELEPHONE LINE
BTG	BURIED TELEPHONE CABLE
LT	GAZ LINE (APPROXIMATE LOCATION)
WT	WATER LINE (APPROXIMATE LOCATION)
SW	SUBMITTAL SEWER LINE
SD	STORM DRAIN LINE
W	RIGHT OF WAY MONUMENT FOUND
W	ADJACENT PROPERTY
Y	POWER LINE (OVERHEAD)
X	FRANCE

NOTE: ALL INTERIOR DRIVES & PARKING
AREAS HAVE 6" X 12" CONC. CURBS &
GUTTERS UNLESS OTHERWISE INDICATED.
INTERIOR PAVEMENT IS ASPHALT PAVEMENT.

WE HAVE PROVIDED NO INDEPENDENT STUDY, INSPECTIONS OR VERIFICATION OF "WETLAND AREAS" AS DEFINED IN VOLUME 33 CODES OF FEDERAL REGULATIONS SECTION 328.3(B) AND PROTECTED UNDER SECTION 404 OF THE CLEAN WATER ACT, WHICH MAY OR MAY NOT APPLY TO THIS PARCEL OF LAND SHOWN HEREON.

WE HAVE PROVIDED NOT INDEPENDENT STUDY, INSPECTION
VERIFICATION OF "ENVIRONMENTAL HAZARD AREAS."

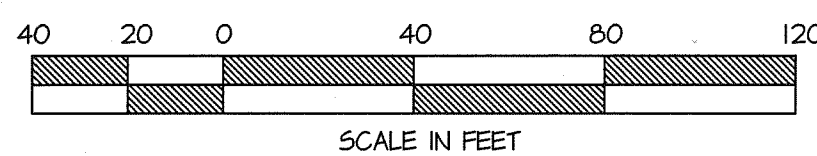
THIS SITE DOES NOT LIE IN A FLOOD HAZARD AREA PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP #130065-0002C DATED JULY 15, 1983 DEKALB COUNTY (UNINCORPORATED AREAS).

NOTES:

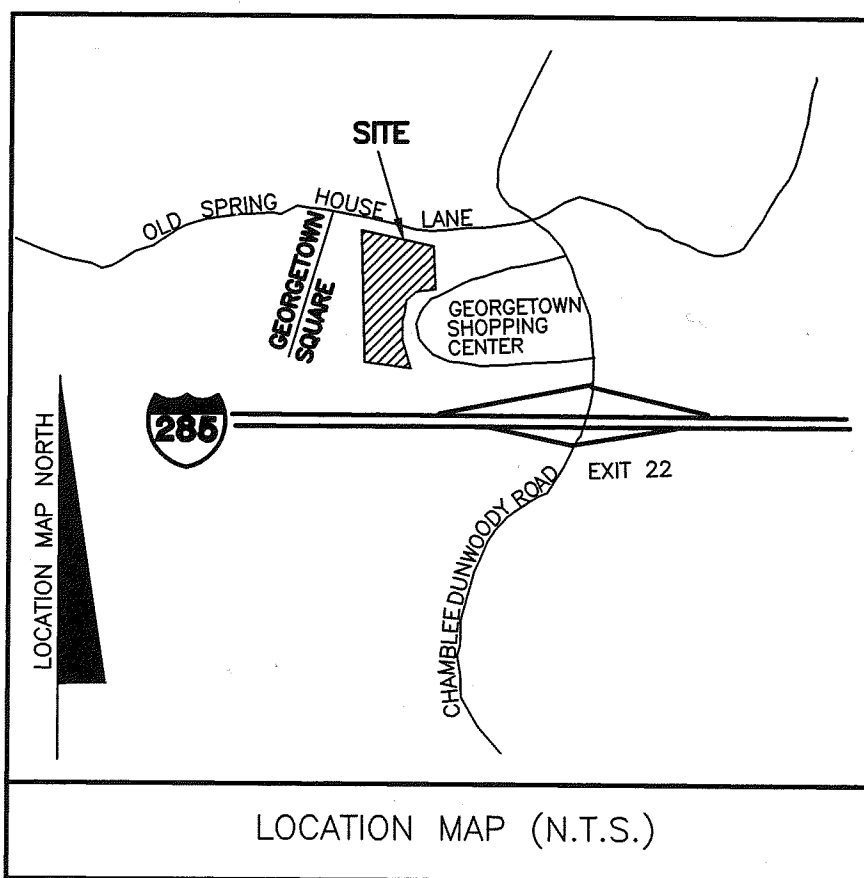
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000 FEET AND ANGULAR ERROR OF 04 SECONDS PER ANGULAR POINT AND WAS ADJUSTED USING CRANDALL'S RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,000 +/- FEET. EQUIPMENT USED FOR FIELD SURVEY: LIETZ (SDM3E)

TRACT #B
Now Formerly
Georgetown Offices, Inc.
Zoned O-1

***SUBJECT TO
UPDATE
3/19/14***



15' DRAINAGE EASEMENTS ADDED PER SURVEY
DONE BY BROWNING/RHODES ENGINEERING.
SURVEY DATED JUNE 18, 1984.



—TRACT #C
INCLUDING THE CAPITOL BUILDING)
PER SURVEY BY JOSEPH C. KING
R.L.S. # 1418

PARKING SPACES

PARKING: FOUR SPACES PER 1000 S.F.

PARCEL #1 285

PARCEL #2 40

TOTAL SPACES 325

CURRENT ZONING: O&I
FRONT SETBACK: 50 FEET FROM ANY DEDICATED R/W
SIDE SETBACK: 30 FEET
REAR SETBACK: 30 FEET
SETBACK BETWEEN BUILDINGS: 20 FEET
MINIMUM LOT SIZE: 20,000 SQUARE FEET

We have reviewed Lawyers Title Insurance Corporation Commitment for Title Insurance No. 1495.001(O) with an effective date of June 15, 2005 and have the following opinion concerning items (3d.) through (3i.) Part II, Schedule B:

Exception No. 3d: Easement by and between James H. Cowart, Inc. and Georgia Power Company, recorded in Deed Book 2733, Page 360, Records of Dekalb County, Georgia. Blanket type easement. All above ground evidence of utility covered by easement have been shown on the survey.

Exemption 3's: Easement reserved in Warranty Deed from James H. Cowart, Inc., to Charles S. Ackerman, recorded in Deed Book 2918, Page 5, aforesaid Records. The easement referenced is over the 30' access drive as shown on the Survey.

Exemption 4's: Easement reserved in Warranty Deed from Charles S. Ackerman, to Henry L. Aaron d/b/a Atlanta/Major Realty Company, recorded in Deed Book 3108, Page 94 aforesaid Records. The easement is for the ingress egress of pedestrian and motor vehicles over Parcel #1 as shown for the benefit of Parcel #2.

Exception 3g: Easement reserved in Warranty Deed from Charles S. Ackerman to Oberdorfer Insurance Agency, Inc., recorded in Deed Book 3109, Page 443, aforesaid Records. The easement is for the ingress egress of pedestrian and motor vehicles over Parcel #1 as shown for the benefit of Parcel #2.

Exception 3h: Declaration of Easement from Henry L. Aaron d/b/a Atlanta/Major Realty Company, to Oberdorfer Insurance Agency, Inc., Ackerman and Company, Charles S. Ackerman, Citizens and Southern Realty Investors, F. Stephen Selig, III, and Eugene Oberdorfer, II, recorded in Deed Book 3143, Page 216, aforesaid Records. The easement is 5' either side of the storm drains on Parcel #1 & #2.

Exception 3i: Declaration of Easement by and between Henry L. Aaron d/b/a Atlanta/Major Realty Company, Ackerman and Company, Charles S. Ackerman, Citizens and Southern Realty Investors, and The Prudential Insurance Company of America, recorded in Deed Book 3143, Page 223, aforesaid Records. The easement referenced is over 30' access drive.

Exception 3j: Permit for Anchors, Guy Poles, and Wires by and between Washington National Insurance Company and Georgia Power Company, recorded in Deed Book 4055, Page 293, aforesaid Records. Blanket title easement, all above ground evidence of utility covered by easement have been shown on the survey.

Exception 3k: Easement agreement by and between Washington National Insurance Company, Georgetown Square, LTD., a Georgia limited partnership and Great American Properties - Georgia, Inc, recorded in Deed Book 4648, Page 416, aforesaid Records. The easement referenced is over the 30' access drive as shown on the survey.

Exception 31: Purchase and Sale Agreement by and between Duke Holdings, LLC, a Georgia limited partnership, as Purchaser and Duke Holdings II, LLC, a Georgia limited liability company, as Seller, recorded in Deed Book 17564, Page 356, aforesaid Record: Does affect the subject site.

8-3-05	8	UPDATED SURVEY	DWH
4-14-98	7	UPDATED SURVEY	DWH
7-6-95	6	UPDATED SURVEY	DWH
6-30-95	5	UPDATED SURVEY	DWH
1-27-95	4	UPDATED SURVEY	DWH, JR
12-3-91	3	REVISED SURVEY, NEW JOB NO.	DWH
2-19-90	2	UPDATE AND ADD NEW CERTIFICATION	DWH
10-29-84	1	MISC. DATA	DWH
DATE:	NO:	REVISIONS:	BY:

AS-BUILT SURVEY

FOR
L. MATT WILSON
GEORGETOWN SQUARE II, LLC
AND/OR THEIR ASSIGNS &
TERS TITLE INSURANCE CORPORATION

LOCATED IN
18TH DISTRICT
COUNTY, GEORGIA

SCALE: 1" = 40'	JOB NO.: 4271	DATE: 10-4-84
-----------------	---------------	---------------


**Harkleroad and
Associates**

SHEET 1



July 30, 2014

City of Dunwoody
c/o Christie Berkowitz
41 Perimeter Center East, Ste 250
Dunwoody, GA 30346

RE: Rezoning Request, RZ 14-081, 4330 Georgetown Square (Parcel ID 18 345 03 007)

Dear Christie:

Thank you for your email dated July 9, 2014. Our revised plans address Staff's comments.

1. The revised Zoning Site Plan dated July 28 incorporates the revisions on the trail detail, limiting the reduction to 8 ft.
2. We did not provide a cross-section of the internal street illustrating a pedestrian walking strip. The DeKalb County Fire Department has specific street requirements which we do not have at this time. Once we understand these, we will provide the detail. This would normally be submitted during the Land Disturbance process.
3. The revised Conceptual Planting Plan dated July 28 shows all existing trees that will remain along the western property line.
4. Conceptual Elevations, Floor Plans and materials are also included. Our Architectural Plans are for illustrative purposes only.

We look forward to our meeting with Dunwoody City Council on August 11th at 6:00.

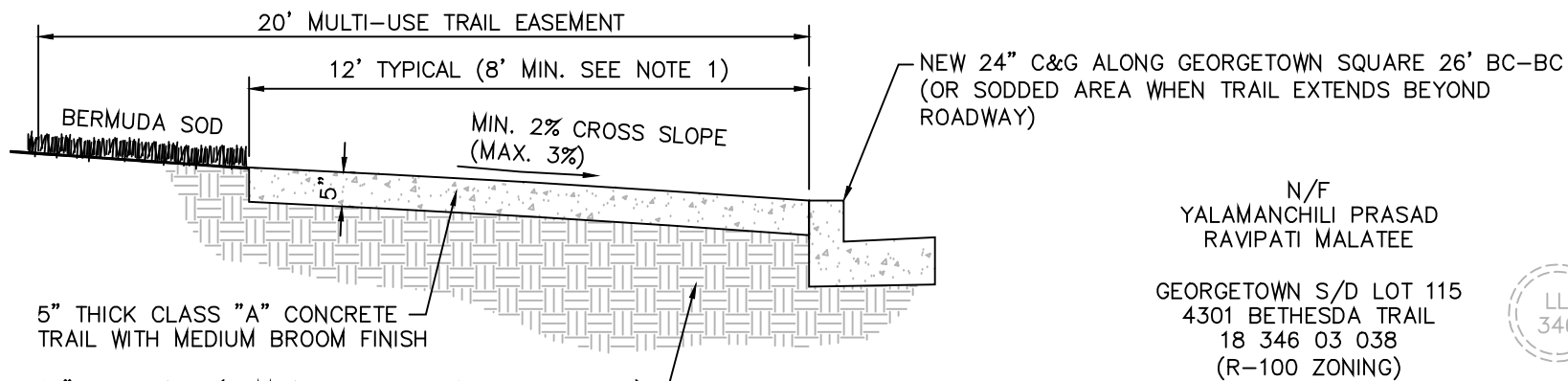
Thank you very much for your assistance, and let me know if you need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stacy Patton", with a stylized flourish at the end.

Stacy Patton
Managing Director of Development

Georgetown Tree Inventory			Date: May 5, 2014
Tree Number	Common Name	Size (DBH)	Notes
1	Pine	26"	Healthy
2	Pine	20"	Healthy
3	Pin Oak	26"	Healthy
4	Pin Oak	19"	Healthy
5	Pin Oak	26"	Healthy
6	Pin Oak	16"	Topped & Diseased, 60% Dead Wood
7	Pin Oak	20"	Healthy
8	Pin Oak	20"	Healthy
9	Pin Oak	24"	Healthy
10	Pin Oak	22"	Healthy
11	Pin Oak	23"	Healthy
12	Pin Oak	26"	Healthy
13	Red Oak	15"	Very Diseased & Topped
14	Pin Oak	15"	Healthy
15	Pin Oak	13"	Topped
16	Pin Oak	26.5"	Healthy
17	Pin Oak	20"	Healthy
18	Pin Oak	15"	Diseased & Topped
19	Pin Oak	18"	Healthy
20	Pin Oak	22"	Healthy
21	Pin Oak	18"	Healthy
22	Pin Oak	21"	Topped, 60% Dead Wood
23	Pin Oak	26.5"	Healthy



NOTES:

- TRAIL WIDTH POTENTIALLY TO BE REDUCED TO 8' MIN. TO SAVE EXISTING TREES ALONG GEORGETOWN SQUARE (TREE REMOVAL MAY STILL BE NECESSARY DEPENDING UPON FIELD CONDITIONS).
- TRAIL TO BE OFFSET TO EAST SIDE OF 20' EASEMENT AS SHOWN.
- TRAIL TO BE SIMILAR TO DETAILS SHOWN ON 'BROOK RUN PARK MULTI-USE TRAIL - PHASE II' SITE DETAILS SHEET DATED 10.30.2013 AS PROVIDED BY CITY/CLIENT. DETAILS MAY NEED TO BE MODIFIED BASED UPON ACTUAL FIELD CONDITIONS (TO BE FINALIZED DURING LDP PROCESS/PERMITTING).

1 TRAIL DETAIL

Z.2 SCALE: NONE

-152-

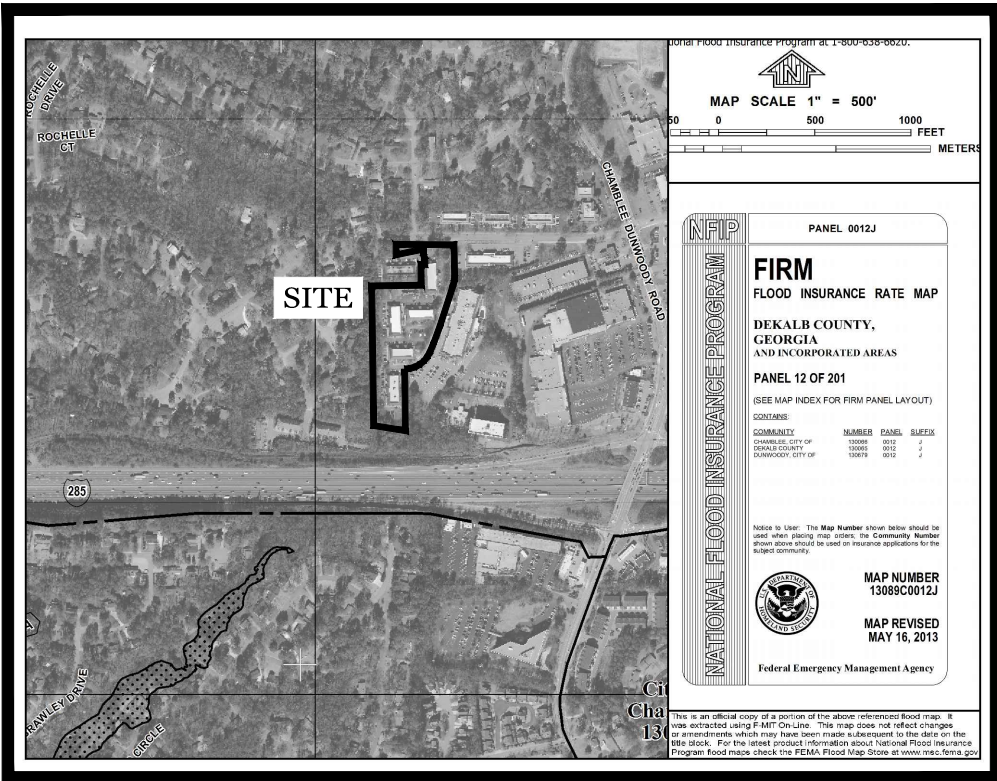
NOTES:

- SURVEY INFORMATION TAKEN FROM AS-BUILT SURVEY BY LANDPRO SURVEYING & MAPPING, INC. AS PROVIDED BY CLIENT. TREE INVENTORY PROVIDED BY BAKER LAND DESIGN.
- CURRENT ZONING: O-1
PROPOSED ZONING: RM-100
- PROPERTY IS LOCATED BETWEEN AT SOUTHWEST CORNER OF OLD SPRINGHOUSE LANE & GEORGETOWN SQUARE IN LAND LOT 345, 18TH DISTRICT, CITY OF DUNWOODY, DEKALB COUNTY, GEORGIA.
TAX PARCEL ID: 18 345 03 007
EXISTING BUILDINGS EXIST ON-SITE WITH FOLLOWING ADDRESSES: 4330, 4340, 4350, 4360 & 4380 GEORGETOWN SQUARE, DUNWOODY GA 30338.
- SITE AREA = 5.73 ACRES± (REFER TO SITE ANALYSIS). 0.19 ACRES± (TRACT 1) TO BE RE-PARCELED INTO EXISTING PLASTIKOS OUTLOT TO PROVIDE LEGAL ROAD FRONTAGE FOR EXISTING OUTLOT.
- APPLICANT/DEVELOPER: MINERVA USA, LLC
2292 HENDERSON MILL ROAD
ATLANTA, GA 30345
24 HR CONTACT: MS. STACY PATTON 678.808.8000
- OWNER INFORMATION: AMERIS BANK
4010 OLD MILTON PARKWAY
ALPHARETTA, GA 30005
- ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, INC.
280 SETTINGDOWN COURT
ROSWELL, GA 30078
CONTACT: MR. SOTIR J. CHRISTOPHER 770.331.7303
- BY GRAPHIC PLOTTING ONLY, THIS SITE IS NOT WITHIN THE LIMITS OF A 100 YR FLOOD HAZARD AREA PER FIRM PANELS 13089C0012J LAST REVISED MAY 16, 2013 THIS SITE FALLS WITHIN ZONE "X".
- SITE CURRENTLY CONTAINS 5 BUILDINGS WITH ASSOCIATED DRIVES/PARKING/ETC. ALL BUILDINGS/DRIVES/PARKING TO BE REMOVED OTHER THAN EXISTING BUILDING #4370 ON PLASTIKOS OUTLOT) TO CONSTRUCT THE PROPOSED SINGLE FAMILY TOWNHOUSE DEVELOPMENT.
- PROPOSED SITE TO BE RE-DEVELOPED WITH SINGLE FAMILY TOWNHOUSE UNITS. TOWNHOMES TO BE SOLD IN FEE-SIMPLE (FOUNDATION OF EACH UNIT). ALL OTHER AREA TO BE OWNED/MAINTAINED BY MANDATORY HOMEOWNERS ASSOCIATION.
- ALL ON-SITE PRIVATE DRIVES TO BE 26' BACK OF CURB TO BACK OF CURB AS DELINEATED ON PLANS. ALL DRIVEWAYS TO TOWNHOUSE UNITS TO BE A MIN. OF 18 FEET IN LENGTH FROM BACK OF PROPOSED CURB TO FACE OF GARAGE DOORS. SUBDIVISION TO BE GATED WITH 1 MAIN ENTRANCE & AN EXIT ONLY ACCESS AT END OF GEORGETOWN SQUARE AS SHOWN ON PLANS. PEDESTRIAN ACCESS TO BE ACCOMMODATED AT BOTH ENTRANCES. LAYOUT SUBJECT TO FIRE DEPARTMENT APPROVAL.
- DEVELOPER TO REMOVE/REPLACE CURBING ON WEST SIDE OF GEORGETOWN SQUARE TO REDUCE ROADWAY WIDTH TO A MIN. OF 26' BACK OF CURB TO BACK OF CURB. A 20' MULTI-USE TRAIL EASEMENT TO BE PROVIDED ALONG NEW BACK OF CURB AS SHOWN ON PLANS. EXISTING HEALTHY TREES TO BE SAVED/PROTECTED AS FEASIBLE.
- SIDEWALKS TO BE PROVIDED AS FOLLOWS:
 - 5' SIDEWALK LOCATED 6' OFF BACK OF CURB ALONG OLD SPRING HOUSE LANE FRONTAGE SHALL BE INSTALLED BY DEVELOPER (INCLUDING TRACT 1 FRONTAGE TO BE DEEDED TO PLASTIKOS OUTLOT). 6' GRASS STRIP WILL VARY AS NEEDED TO AVOID EXISTING UTILITIES AND/OR HEALTHY TREES.
 - 12' MULTI-USE SIDEWALK ALONG GEORGETOWN SQUARE FRONTAGE & ALONG EASTERN PROPERTY LINE SOUTH OF GEORGETOWN SQUARE AS DELINEATED ON PLANS. EASEMENT TO BE PROVIDED BY APPLICANT/DEVELOPER. DESIGN/ALIGNMENT OF 12' SIDEWALK TO AVOID EXISTING HEALTHY TREES AS FEASIBLE (SEE DETAIL THIS SHEET).
- NO BUFFERED STATE WATERS OR JURISDICTIONAL WETLANDS EXIST ON PROJECT SITE. RECEIVING WATERS IS UNNAMED TRIBUTARY TO NANCY CREEK (APPROX. 0.6 MI DOWNSTREAM).
- WATER & SEWER SERVICE TO BE PROVIDED BY DEKALB COUNTY. EXISTING UTILITIES TO BE MODIFIED SUBJECT TO FINAL LAYOUT/DESIGN.
- ALL UTILITIES TO BE UNDERGROUND.
- STORMWATER MANAGEMENT FOR THE EXISTING DEVELOPMENT IS PROVIDED BY EXISTING OFF-SITE DETENTION POND. THE PROPOSED RE-DEVELOPMENT OF THE PROPERTY WILL REQUIRE COMPLIANCE WITH CITY OF DUNWOODY STORMWATER REGULATIONS AND WILL LIKELY INCLUDE: ON-SITE UNDERGROUND STORAGE TO PROVIDE CHANNEL PROTECTION VOLUME/ROUTING, PROPRIETARY AND OTHER POTENTIAL STRUCTURAL/NON-STRUCTURAL WATER QUALITY CONTROLS, AND ASSESSMENT OF DOWNSTREAM POND TO ENSURE SAFE PASSAGE OF POST-DEVELOPED FLOWS.
- NO PARKING ANTICIPATED IN SETBACKS (SEE PLAN FOR PARKING LOCATIONS).
- 55 TOWNHOMES TO BE FEE SIMPLE OWNERSHIP WITH MANDATORY HOA (10% RENTAL CAP).

24	Pin Oak	28"	Diseased, 40% Dead Wood
25	Pin Oak	36"	Stressed, 15% Dead
26	Red Maple	23"	Healthy
27	Pine	24"	Healthy
28	Pine	25"	Healthy
29	Red Maple	17"	Healthy
30	Pin Oak	25"	Healthy
31	Pin Oak	20"	50% Dead Wood
32	Pin Oak	26"	Healthy
33	Pin Oak	19"	Healthy
34	Pine	16"	Healthy
35	E. Red Cedar	10"	Healthy
36	E. Red Cedar	9"	Healthy
37	E. Red Cedar	9"	Healthy
38	Bradford Pear	15"	Healthy
39	Bradford Pear	18"	Healthy
40	Bradford Pear	15.8"	Healthy
41	Pine	23"	Healthy
42	Pine	18"	Healthy
43	Pine	18"	Healthy
44	Pine	15"	Healthy
45	Pine	18"	Healthy
46	Pine	15"	Healthy
47	Birch	57/77/12"	Multi Trunk
48	Birch	57/4"	Double Trunk

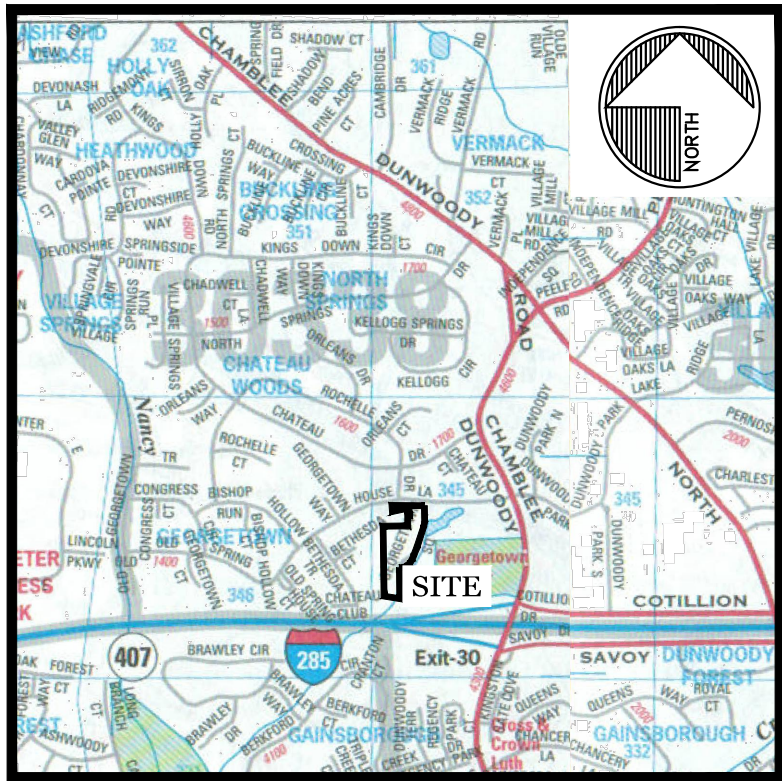
49	Birch	7"	Single Trunk
50	Pine	15"	Healthy
51	Pine	6"	Healthy
52	Pine	18"	Healthy
53	Pine	15"	Healthy
54	Pine	11"	Healthy
55	Pine	10"	Healthy
56	Pine	10"	Healthy
57	Pine	6"	Healthy
58	Pine	15"	Healthy
59	Pine	5"	Healthy
60	Pine	22"	Healthy
61	Pine	19"	Healthy
62	Pine	7"	Healthy
63	Pine	10"	Healthy
64	Pine	9"	Healthy
65	Pin Oak	29"	Healthy
66	E. Red Cedar	11"	Healthy
67	Wild Cherry	20"	Healthy
68	Pine	23"	Lightning Scar
69	Pine	19"	Healthy
70	Pine	24"	Healthy
71	Pine	17"	Healthy
72	Pine	107/87/12"	Individual Trunks, Not Specimen
73	Pine	28"	Split Double, Measured below split

74	Pine	22"	Healthy
75	Pine	19"	Healthy
76	Pine	13"	Healthy
77	Pine	10"	Healthy
78	Pine	13"	Healthy
79	Pine	8"	Healthy
80	Pine	13"	Healthy
81	Pine	23"	Healthy
82	Pine	11"	Healthy
83	Pine	15"	Healthy
84	Pine	22"	Healthy
85	Pine	21"	Healthy
86	Pine	13"	Healthy
87	Pine	17"	Healthy
88	Pine	20"	Healthy
89	Pine	27"	Healthy
90	Pine	16"	Healthy
91	Pine	17"	Healthy
92	Pine	20"	Healthy
93	Pine	13"	Healthy
94	Red Maple	24"	Healthy
95	Wild Cherry	21"	Healthy
96	Pine	13"	Healthy
97	Pine	26"	Healthy
98	Pine	14"	Topped



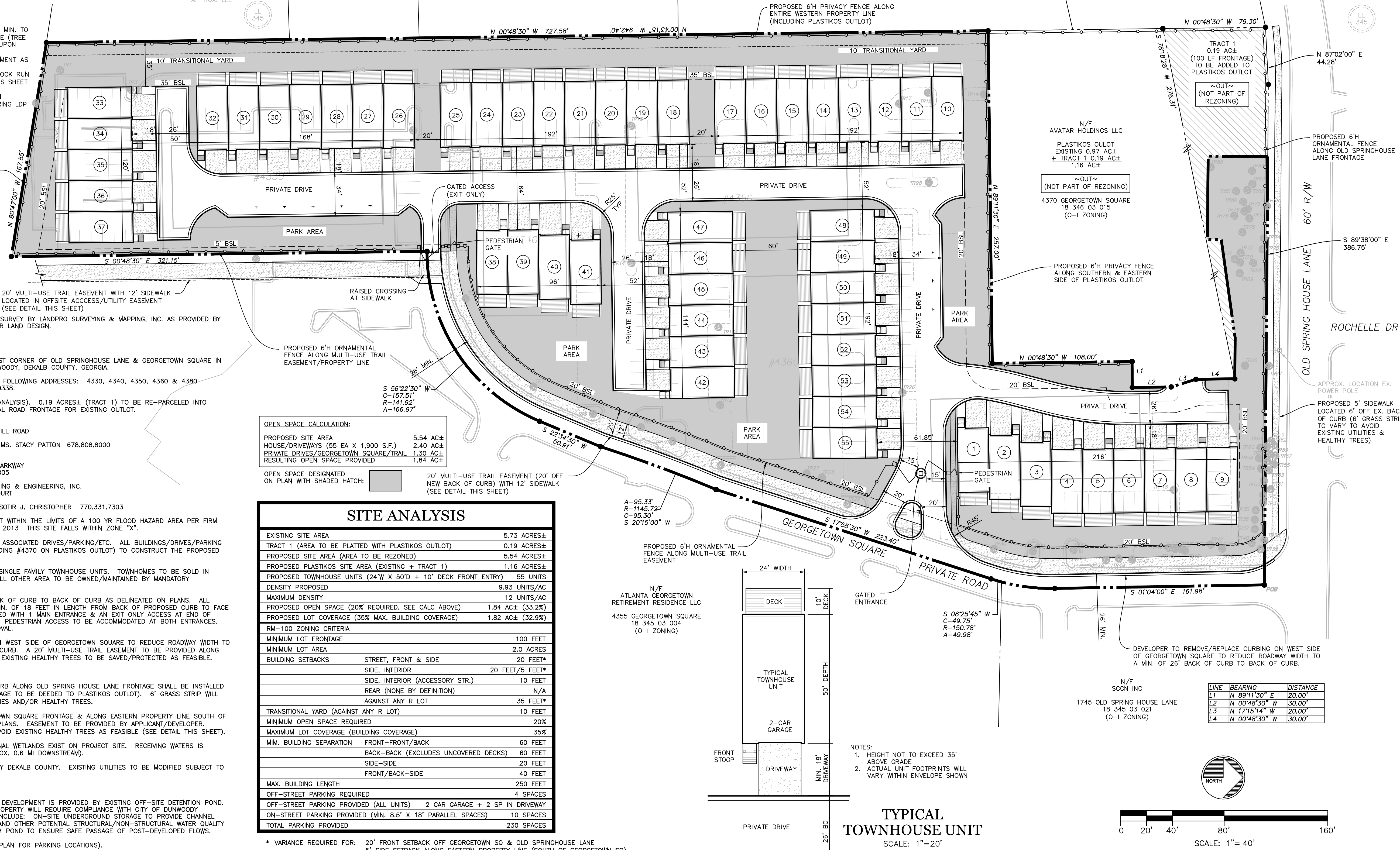
FEMA MAP

SCALE 1"=1,000'



VICINITY MAP

SCALE 1"=2,000'



OPEN SPACE CALCULATION:		
PROPOSED SITE AREA	5.54 AC±	
HOUSE/DRIVEWAYS (55 EA X 1,900 S.F.)	2.40 AC±	
PRIVATE DRIVES/GEORGETOWN SQUARE/TRAIL	1.30 AC±	
RESULTING OPEN SPACE PROVIDED	1.84 AC±	

OPEN SPACE DESIGNATED ON PLAN WITH SHADED HATCH: 20' MULTI-USE TRAIL EASEMENT (20' OFF NEW BACK OF CURB) WITH 12' SIDEWALK (SEE DETAIL THIS SHEET)

SITE ANALYSIS

EXISTING SITE AREA	5.73 ACRES±
TRACT 1 (AREA TO BE PLATTED WITH PLASTIKOS OUTLOT)	0.19 ACRES±
PROPOSED SITE AREA (AREA TO BE REZONED)	5.54 ACRES±
PROPOSED PLASTIKOS SITE AREA (EXISTING + TRACT 1)	1.16 ACRES±
PROPOSED TOWNHOUSE UNITS (24'W X 50'D + 10' DECK FRONT ENTRY)	55 UNITS
DENSITY PROPOSED	9.93 UNITS/AC
MAXIMUM DENSITY	12 UNITS/AC
PROPOSED OPEN SPACE (20% REQUIRED, SEE CALC ABOVE)	1.84 AC± (33.2%)
PROPOSED LOT COVERAGE (35% MAX. BUILDING COVERAGE)	1.82 AC± (32.9%)
RM-100 ZONING CRITERIA	
MINIMUM LOT FRONTAGE	100 FEET
MINIMUM LOT AREA	2.0 ACRES
BUILDING SETBACKS	20 FEET*
SIDE, INTERIOR	
20 FEET/5 FEET*	
SIDE, INTERIOR (ACCESSORY STR.)	
10 FEET	
REAR (NONE BY DEFINITION)	
N/A	
AGAINST ANY R LOT	
35 FEET*	
TRANSITIONAL YARD (AGAINST ANY R LOT)	
10 FEET	
MINIMUM OPEN SPACE REQUIRED	
20%	
MAXIMUM LOT COVERAGE (BUILDING COVERAGE)	
35%	
MIN. BUILDING SEPARATION	
FRONT-FRONT/BACK	
60 FEET	
BACK-BACK (EXCLUDES UNCOVERED DECKS)	
60 FEET	
SIDE-SIDE	
20 FEET	
FRONT/BACK-SIDE	
40 FEET	
MAX. BUILDING LENGTH	
250 FEET	
OFF-STREET PARKING REQUIRED	
4 SPACES	
OFF-STREET PARKING PROVIDED (ALL UNITS)	
2 CAR GARAGE + 2 SP IN DRIVEWAY	
ON-STREET PARKING PROVIDED (MIN. 8.5' X 18' PARALLEL SPACES)	
10 SPACES	
TOTAL PARKING PROVIDED	
230 SPACES	

* VARIANCE REQUIRED FOR: 20' FRONT SETBACK OFF GEORGETOWN SQ & OLD SPRINGHOUSE LANE
5' SIDE SETBACK ALONG EASTERN PROPERTY LINE (SOUTH OF GEORGETOWN SQ)
35' SETBACK AGAINST R LOT (WESTERN PROPERTY LINE)

TYPICAL TOWNHOUSE UNIT

SCALE: 1"=20'

- HEIGHT NOT TO EXCEED 35' ABOVE GRADE
- ACTUAL UNIT FOOTPRINTS WILL VARY WITHIN ENVELOPE SHOWN



CP&E

#1.3

CHRISTOPHER PLANNING & ENGINEERING



GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2015)

280 SETTINGDOWN COURT
ROSWELL, GEORGIA 30075
PHONE 770.331.7303
FAX 678.352.1515

THESE PLANS ARE THE PROPERTY OF CHRISTOPHER PLANNING & ENGINEERING (CP&E). THESE DOCUMENTS MAY NOT BE COPIED, REPRODUCED, USED OR IMPLEMENTED IN ANY WAY, IN PART OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF CP&E. ALL COMMON LAW RIGHTS OF COPYRIGHT ARE HEREBY SPECIFICALLY RESERVED.

ZONING SITE PLAN

FOR:

GEORGETOWN SQUARE

LAND LOT 345
18TH DISTRICT
CITY OF DUNWOODY
DEKALB COUNTY, GEORGIA

FOR:

MINERVA USA, LLC

2292 HENDERSON MILL ROAD
ATLANTA, GA 30345
PHONE 678.808.8000

REVISIONS

△	06.11.2014	CITY COMMENTS
△	06.20.2014	CITY COMMENTS
△	06.25.2014	CITY COMMENTS
△	07.03.2014	CITY COMMENTS
△	07.28.2014	CITY COMMENTS
△	08.14.2014	CITY COMMENTS

DATE:
MAY 20, 2014

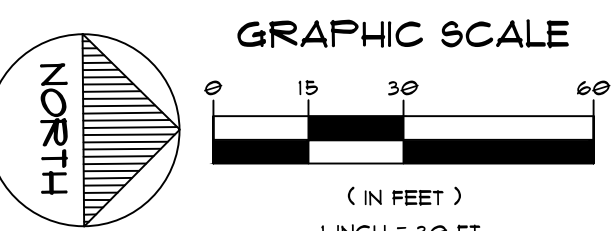
CP&E DRAWING NO:
201410922.dwg

ZONING SITE PLAN

SHEET NO.

Z.2

CONCEPTUAL PLANTING PLAN FOR GEORGETOWN SQUARE



REVISIONS

RAWN BY: BH

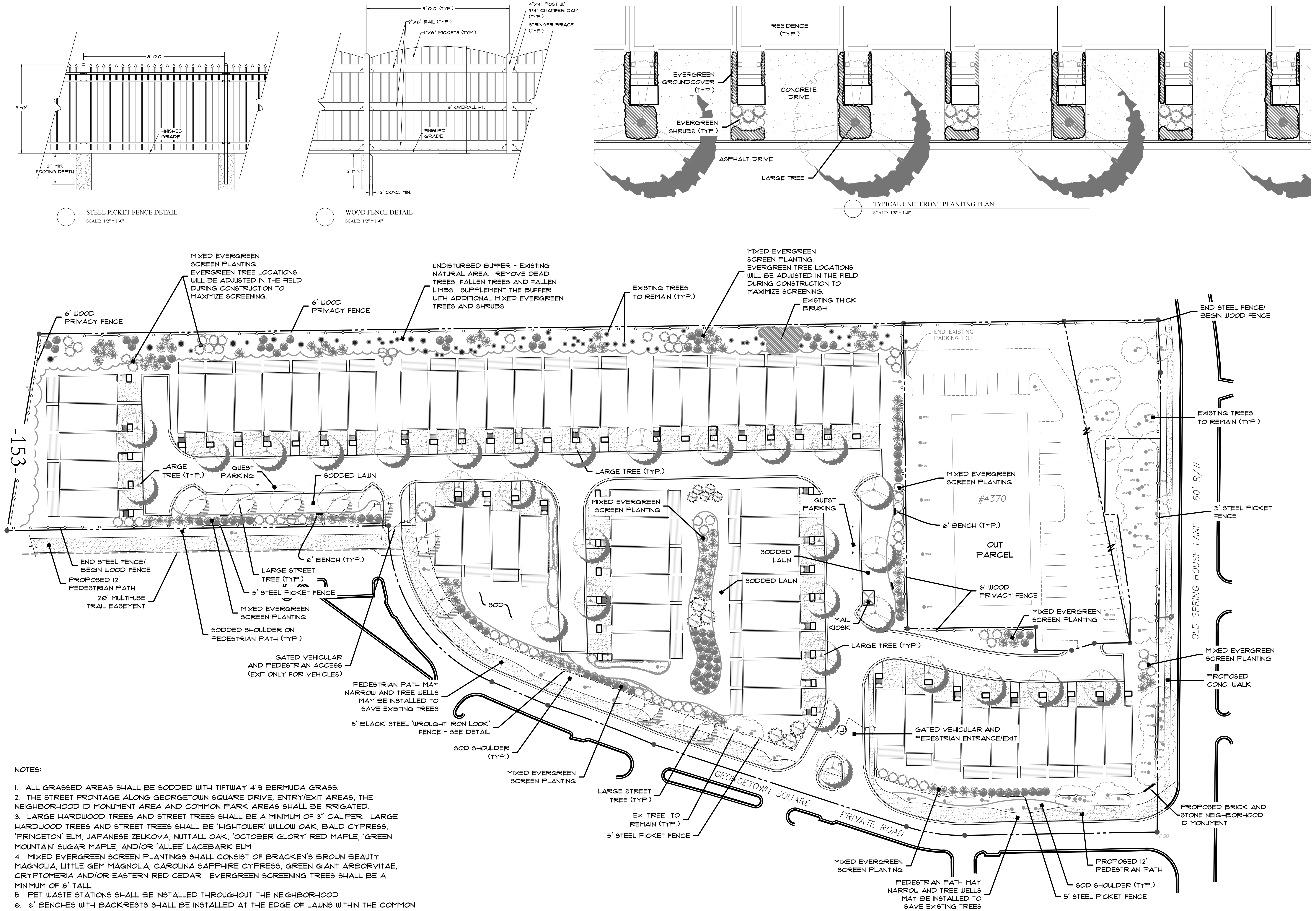
HECKED BY: TB

SCALE: 1"=30'-4

DATE: 7/28/14

OB NO.

PAGE 1 OF 1



NOTES:

1. ALL GRASSSED AREAS SHALL BE SODDED WITH TIFTWAY 419 BERMUDA GRASS.
2. THE STREET FRONTAGE ALONG GEORGETOWN SQUARE DRIVE, ENTRY/EXIT AREAS, THE NEIGHBORHOOD ID MONUMENT AREA AND COMMON PARK AREAS SHALL BE IRRIGATED.
3. LARGE HARDWOOD TREES AND STREET TREES SHALL BE A MINIMUM OF 3" CALIPER. LARGE HARDWOOD TREES AND STREET TREES SHALL BE 'HIGHTOWER' WILLOW OAK, BALD CYPRESS, 'PRINCETON' ELM, JAPANESE ZELKOVA, NUTTALL OAK, 'OCTOBER GLORY' RED MAPLE, 'GREEN MOUNTAIN' SUGAR MAPLE, AND/OR 'ALLEE' LACEBARK ELM.
4. MIXED EVERGREEN SCENING PLANTINGS SHALL CONSIST OF BRACKEN'S BROWN BEAUTY MAGNOLIA, LITTLE GEM MAGNOLIA, CAROLINA SAFFHIRE CYPRESS, GREEN GIANT ARBORVITAE, CRYPTOMERIA AND/OR EASTERN RED CEDAR. EVERGREEN SCREENING TREES SHALL BE A MINIMUM OF 8' TALL.
5. PET WASTE STATIONS SHALL BE INSTALLED THROUGHOUT THE NEIGHBORHOOD.
6. 6' BENCHES WITH BACKRESTS SHALL BE INSTALLED AT THE EDGE OF LAWNS WITHIN THE COMMON AREAS.
7. 4' MINIMUM HEIGHT EVERGREEN SHRUBS SHALL BE PLANTED TO SCREEN A/C EQUIPMENT ON THE END UNITS.
8. SEASONAL COLOR BEDS SHALL BE INSTALLED AT THE ENTRANCE/EXIT AND NEIGHBORHOOD ID MONUMENT AREAS.



Conceptual

ELEVATION 1

GEORGETOWN SQUARE
MINERVA USA, LLC

2722 Approximate Unit Square Footage
24'-0" x 48'-0" Unit Size

Copyright 2014 Embry Design Group LLC. All rights reserved. Plans, specification and other items are subject to change without notice.

These conceptual drawing are to communicate a General look and feel of the Project, and are "Concepts Only".

The finial Project may vary greatly from this concept drawing, base on Code requirements and Site conditions.



Conceptual

ELEVATION 2

GEORGETOWN SQUARE

MINERVA USA, LLC

2722 Approximate Unit Square Footage
24'-0" x 48'-0" Unit Size

Copyright 2014 Embry Design Group LLC. All rights reserved. Plans, specification and other items are subject to change without notice.

These conceptual drawing are to communicate a General look and feel of the Project, and are "Concepts Only".

The finial Project may vary greatly from the concept drawing, base on Code requirements and Site conditions.



Conceptual

ELEVATION 3

GEORGETOWN SQUARE

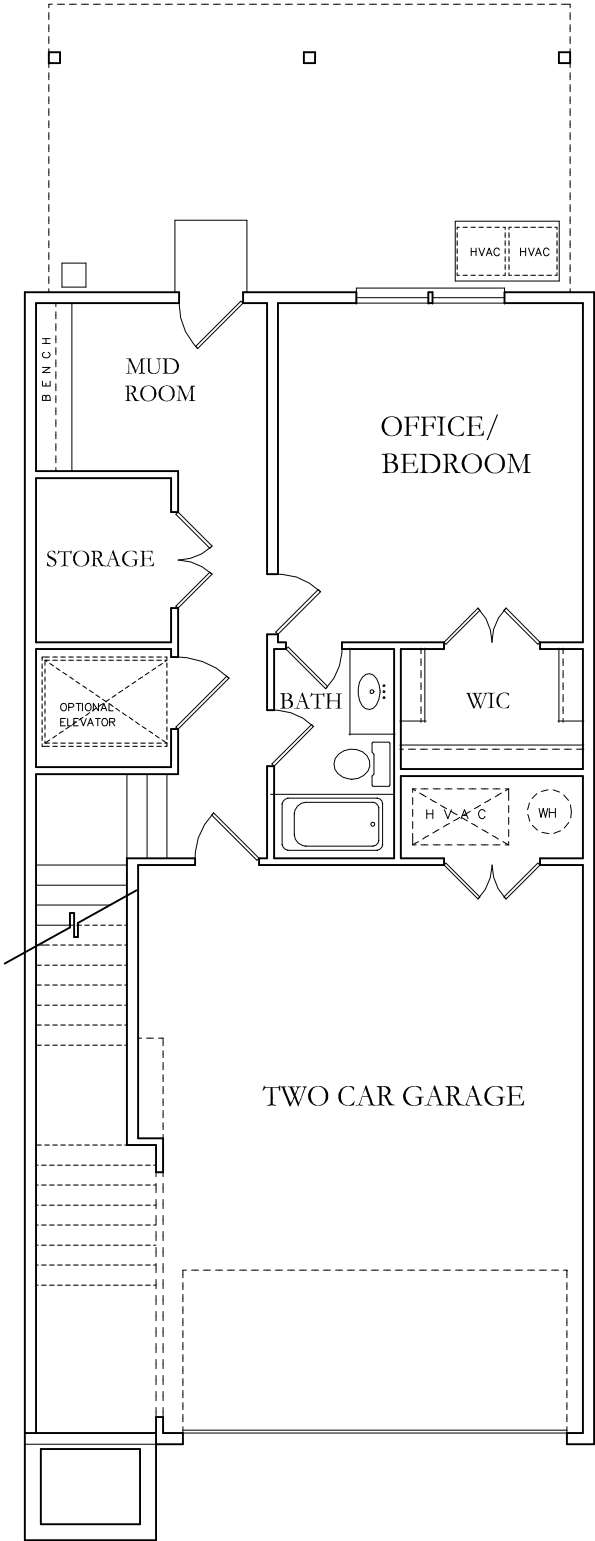
MINERVA USA, LLC

2722 Approximate Unit Square Footage
24'-0" x 48'-0" Unit Size

Copyright 2014 Embry Design Group LLC. All rights reserved. Plans, specification and other items are subject to change without notice.

These conceptual drawing are to communicate a General look and feel of the Project, and are "Concepts Only".

The final Project may vary greatly from the 951 pt drawing, base on Code requirements and Site conditions.



Conceptual

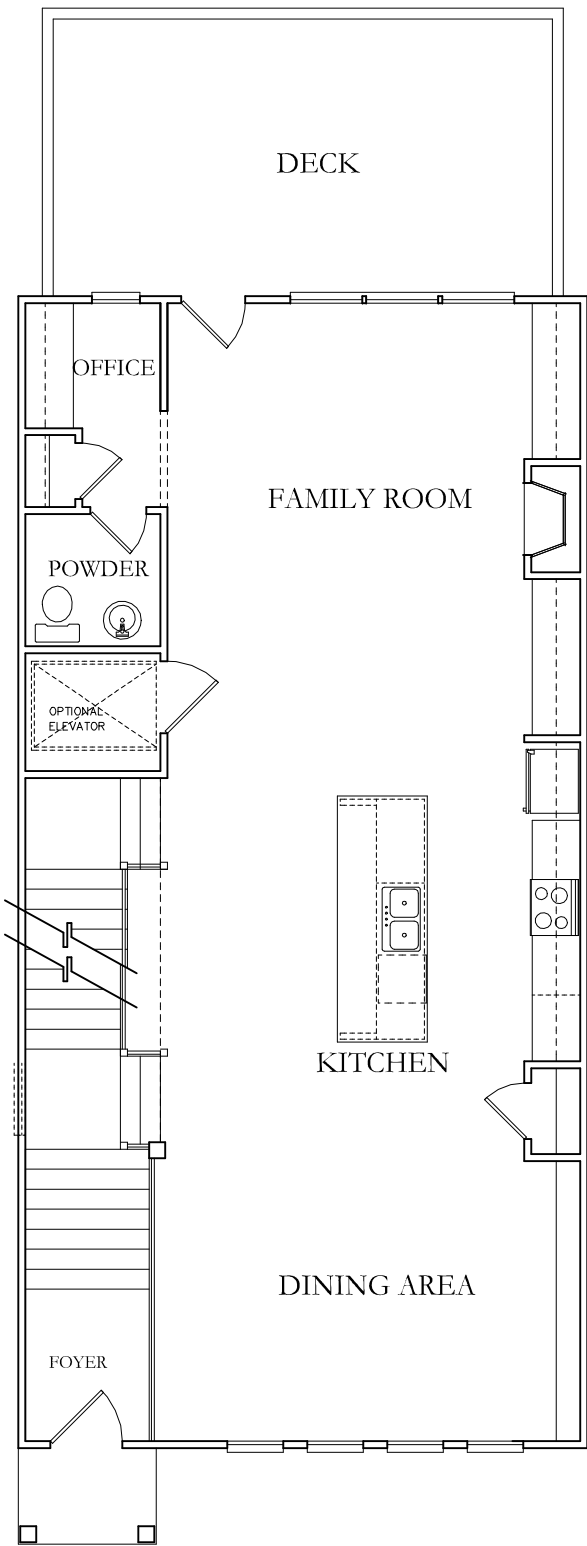
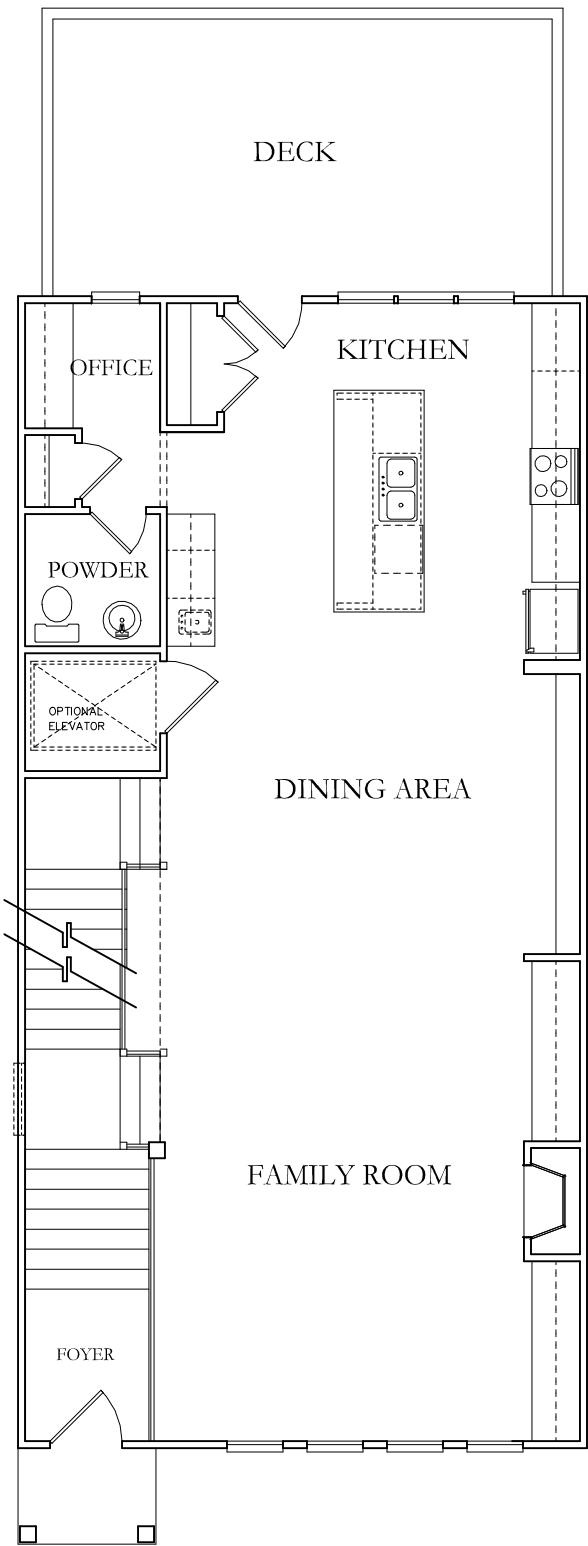
TERRACE LEVEL

536 Approximate Square Footage

GEORGETOWN SQUARE
MINERVA USA, LLC

2722 Approximate Unit Square Footage
24'-0" x 48'-0" Unit Size

Copyright 2014 Embry Design Group LLC. All rights reserved. Plans, specification and other items are subject to change without notice.
These conceptual drawing are to communicate a General look and feel of the Project, and are "Concepts Only".
The final Project may vary greatly from the concept drawing, base on Code requirements and Site conditions.

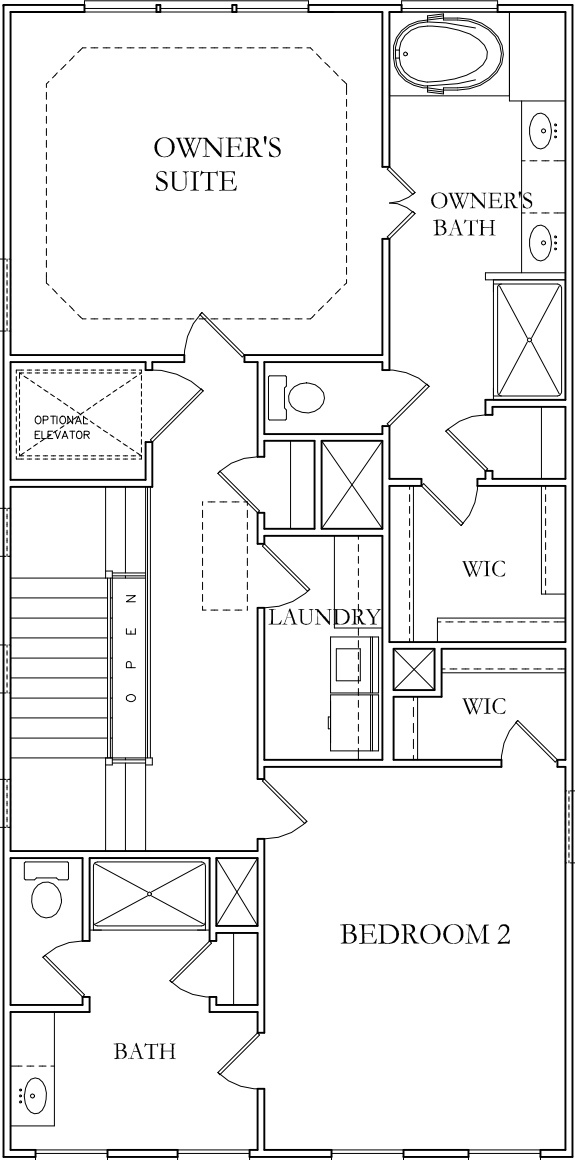


GEORGETOWN SQUARE

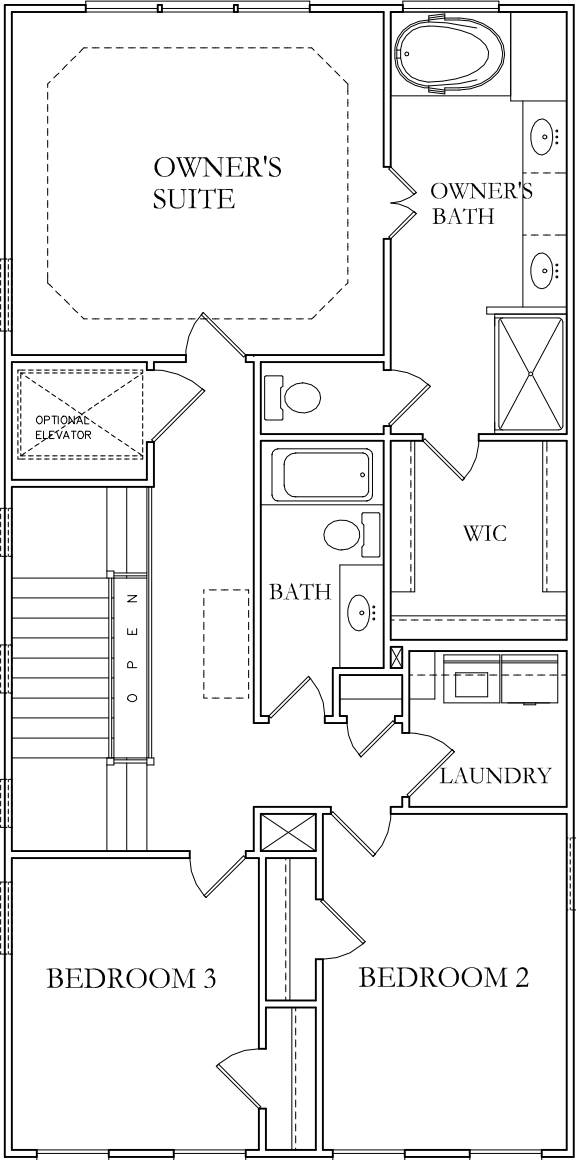
MINERVA USA, LLC

2722 Approximate Unit Square Footage
24'-0" x 48'-0" Unit Size

Copyright 2014 Embry Design Group LLC. All rights reserved. Plans, specification and other items are subject to change without notice.
These conceptual drawing are to communicate a General look and feel of the Project, and are "Concepts Only".
The finial Project may vary greatly from the concept drawing, base on Code requirements and Site conditions.



Conceptual
SECOND FLOOR LEVEL (2 Bedroom)
1048 Approximate Square Footage



Conceptual
SECOND FLOOR LEVEL (3 Bedroom)
1048 Approximate Square Footage

GEORGETOWN SQUARE
MINERVA USA, LLC

2722 Approximate Unit Square Footage
24'-0" x 48'-0" Unit Size

Copyright 2014 Embry Design Group LLC. All rights reserved. Plans, specification and other items are subject to change without notice.
These conceptual drawing are to communicate a General look and feel of the Project, and are "Concepts Only".
The finial Project may vary greatly from the concept drawing, base on Code requirements and Site conditions.

GEORGETOWN SQUARE

ARCHITECTURAL FEATURES



WINDOW W/ BRICK
SILL & HEADER



ENTRY DOOR W/ BRICK
STEPS & IRON RAILING



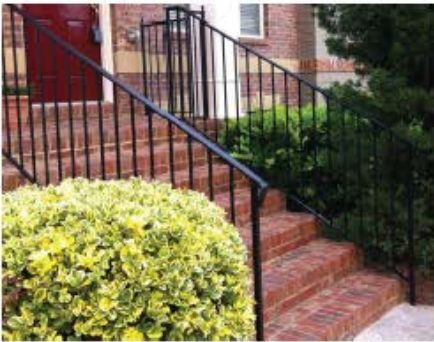
DECORATIVE LAMP &
BRICK ACCENTS



GARAGE DOOR



WOOD DECK & RAILING



ENTRY BRICK STEPS &
WROUGHT IRON RAILING



PRIVACY FENCE



















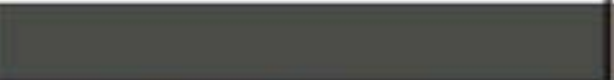
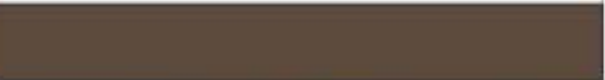








Architectural features are subject to change without notice.

These conceptual drawings are to communicate a general look and feel of the project, and are concepts only.

The final project may vary greatly from the concept drawings, based on code requirements and site conditions.

GEORGETOWN SQUARE

BUILDING COLOR SCHEME

Roofing	<div>Roof Weathered Wood</div> 		<div>Roof Weathered Wood</div> 		<div>Roof Weathered Wood</div> 		<div>Roof Weathered Wood</div> 	
Siding Color								
Trim Color								
Accent Color								
Brick Color								

Architectural features & colors are subject to change without notice.

These conceptual drawings are to communicate a general look and feel of the project, and are concepts only.

The final project may vary greatly from the concept drawings, based on code requirements and site conditions.

GEORGETOWN SQUARE



Standard Features

INTERIOR DESIGN FEATURES

- Open floor plans with exceptional natural lighting
- 9 foot ceilings on terrace, main, and second level
- 7-1/4" baseboards on main level and 5-1/4" baseboards on terrace and second level
- Finished terrace level
- Hardwood floors on main level
- Ceiling fan with light kit included in family room and owner's suite
- Oak treads on staircase with wrought iron stair balusters and stained oak railing
- Pedestal sink in powder room (per plan)
- Granite countertops in all bathrooms
- Quality Moen® plumbing fixtures
- Tile floors and tile shower surrounds in all bathrooms
- Customized lighting fixture package
- 36" Direct vent gas fireplace including custom mantle
- RG6 cable pre-wired in family room and all bedrooms
- CAT-5 telephone pre-wired in kitchen, family and master

KITCHEN FEATURES

- 36" tall solid maple cabinets with crown molding and soft close drawers
- Quality 3cm Granite countertops with tile backsplash
- Gourmet Stainless Steel GE® appliance package includes, built in single oven, 4 burner gas cooktop, microhood and multi-cycle sound insulated dishwasher
- Recessed can lighting
- Oversized Granite island with eat-in breakfast bar (per plan)
- Stainless double kitchen sink with Moen® faucet and sprayer
- Pre-installed ice maker line and garbage disposal system

OWNER'S SUITE AND BATH FEATURES

- Vaulted or tray ceilings (per plan)
- Spacious walk-in closets
- Double vanities (per plan)
- Granite vanities in owner's bath and secondary baths
- Separate tiled shower (per plan)
- Elegant garden tub with tile surround (per plan)

EXTERIOR QUALITY DESIGN FEATURES

- Elegant traditional and craftsman style elevations with brick, stone and siding variations available (per plan)
- Architecturally controlled designer color packages
- 8' front door
- Carriage style garage doors pre-wired for door opener (opener included)
- Cement fiber shake and siding with manufacturer's warranty (per plan)
- Standing seam metal porch roofs and accents (per plan)
- Low maintenance seam-less gutters and downspouts
- Concrete patio or wood deck (plan specific)
- Two exterior weatherproof electrical outlets and hose bibs
- Professional landscape package to include zoned irrigation

ENERGY SAVING FEATURES

- 50 gallon electric water heater
- Vinyl low-E insulated glass tilt-in sash windows for easy cleaning
- Low maintenance fiberglass exterior doors with low-E
- Protective house wrap to control air and moisture infiltration
- Insulation
 - R-30 in attic
 - R-19 in vaulted ceilings and basement ceilings
 - R-13 in first and second floor walls
- Sill sealer at foundation to reduce cold air penetration
- Exterior penetrations foam or caulked to reduce air and moisture

WARRANTIES

- 2 quality assurance meetings with homeowner
 - Pre-construction meeting
 - New Home Orientation walkthrough
- First year Homebuilders Warranty featuring an 11 month warranty review provided by New Home Warranty Management®: NewHomeAtl.com
- Second year service agreement for major systems and appliances: 2-10.com
- Ten year structural warranty insured by 2-10 Home Buyers Warranty®: 2-10.com
- Termite treatment with renewable warranty



PROJECT DESCRIPTION

GEORGETOWN SQUARE TOWNHOMES COMMUNITY

Overview

The applicant requests the City of Dunwoody's consideration for the proposed rezoning of 5.73+/- acres located at the southwestern corner of Georgetown Square and Old Spring House Lane, and known by the City's addressing system as 4330, 4340, 4350, 4360, and 4380 Georgetown Square.

The proposal is to rezone the property from O-I, Office-Institutional to RM-100, which allows townhomes. The applicant proposes to remove the 5 existing office buildings and construct 55 for-sale townhomes at a density of 9-10 units per acre.

Site Conditions and Local Plans

The 5.73 acre office park contains 5 office buildings, which were constructed in the 1970s, and are currently 66% vacant. The office buildings and site improvements have not been properly maintained, and are currently in poor condition.

The Georgetown Square/North Shallowford Master Plan recommends converting the office park to townhomes or senior residences, both to revitalize the property and to provide a complementary housing type for the area. We believe townhomes will provide a perfect transition from the 5-story apartments to single family. Our proposed community will offer mixed-age townhomes appealing to empty nesters and young professionals.

Site Plan

Each 3-story, luxury residence will feature classical architecture with brick, stone, and siding variations. Each unit will be 2,000-2,400 heated square feet, with 3-4 bedrooms and a 2 car garage. Preliminary prices are expected to range from the high \$300s to the \$400s.

The buildings will not exceed 35 feet in height, matching the adjacent R-100 district's maximum height requirements.

Townhomes will provide a low-maintenance lifestyle within walking distance to Georgetown Shopping Center, parks, assorted restaurants, and other services.

Green Spaces and Common Areas

The western property line adjacent to the single-family houses will include a decorative privacy fence.

The landscaping plan will give particular attention to creating a pleasing pedestrian environment, with pocket parks and sidewalks throughout the community.

#L.3.

The neighborhood will be professionally managed and maintained by the mandatory homeowners association.

Minerva will grant a 20' easement to Dunwoody for a multi-use trail beside Georgetown Square, and install a 6' sidewalk (designed to be expanded to 12' when/if the City installs the multi-use trail).

About Minerva

Detailed information about Minerva can be found at www.minerva-usa.com.

LETTER OF INTENT APPLICATION FOR REZONING

The Applicant, Minerva Properties, LLC, and the owner, Ameris Bank, request a rezoning from O-I to RM-100 with variances outlined in the accompanying Variance Application. The Subject Property consists of approximately 5.73 acres of land located at 4330, 4340, 4350, 4360, and 4380 Georgetown Square, Dunwoody, Georgia. The applicant proposes to demolish the 5 existing office buildings and construct 55 for-sale townhomes at a density of 9-10 units per acre, as shown in the accompanying Zoning Site Plan.

With respect to the criteria set forth in Section 27-335(b), the Applicant responds to the following standards:

- a. *"Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;"*

The zoning proposal is in conformity with the policy and intent of the comprehensive plan. The Georgetown Square/North Shallowford Master Plan recommends redeveloping the property as townhomes or senior residences to provide a complementary housing type for the area. The applicant proposes to remove the 5 existing office buildings and construct 55 for-sale townhomes. The landscaping plan gives particular attention to creating a pleasing pedestrian environment, with pocket parks and sidewalks throughout the community. Minerva will grant the City of Dunwoody a 20' easement for a future multi-use trail, and install a 5' sidewalk (designed to be expanded to 12' when/if the City installs the multi-use trail.

- b. *"Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;"*

The zoning proposal will permit a land use that is suitable in view of the use and development of adjacent and nearby properties. Townhomes will provide an ideal transition between the single-family residential homes to the west and Dunwoody Pines, the 5-story retirement community to the east. The townhome buildings will not exceed 35 feet in height, matching the adjacent R-100 district requirements.

- c. *"Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;"*

The 5 existing office buildings were constructed in the 1970s, and are currently 66% vacant. The office buildings and site improvements have not been properly maintained, and are currently in poor condition. Ameris Bank foreclosed on the previous owner.

- d. *"Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;"*

The Subject Property will not adversely affect the existing use or suitability of adjacent or nearby property. Townhomes will complement the mix of housing types in the area,

providing an ideal transition between the detached homes to the west and the multifamily apartments to the east. In addition, the new residents will be customers for the area's existing businesses.

- e. *"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;"*

Since the 1970s, additional development in the surrounding area has made car traffic a serious concern for residents. Returning the existing office complex to 90% occupancy would create double the vehicular traffic as the proposed townhomes. Community outreach revealed a clear resident preference for townhomes on the site, with traffic being one of the reasons. Neighboring business owners also support the rezoning proposal, and believe a gated townhome community will improve the safety and security of the neighborhood.

- f. *"Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and"*

The zoning proposal will not have any adverse historical or archaeological impact.

- g. *"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."*

It will not. Georgetown Square (the private street) will be substantially improved through a cost-sharing agreement with neighboring owners. Reduced traffic will have a positive effect on area streets. Storm water management will meet or exceed its current performance, as demonstrated through a hydrology study. At the end of the townhome sale period, the proposed community will generate an additional \$300,000-\$350,000 in property taxes, over and above the current use.

Community Outreach Actions

Georgetown Square Townhome Community

We have undertaken the following actions as part of our Community Outreach efforts, which are in compliance with the City of Dunwoody's requirements:

April 18, 2014 Mailed letter to all residents within 500' of our property.

Attachments:

Exhibit A - Copy of letter sent to residents

Exhibit B - Mailing list

Exhibit C - Example of mailing envelopes

April 29, 2014 Met with Dr. Susan Kolb, owner of Plastikos Surgery Center (abutting property)

Purpose of meeting was to introduce ourselves, discuss our plans and review her concerns and/or suggestions.

Dr. Kolb was supportive of our townhome development, including the general design, landscaping, product and concept, and the fact that it was gated.

Dr. Kolb had two specific concerns: 1) she does not want a public multi-use trail behind or beside her property; and 2) she wants to protect the private seating area behind her building.

To address Dr. Kolb's concerns for privacy we agreed to install a privacy fence along the property line, and ensured her that we will do our best to protect existing trees on her site.

Attachments:

Exhibit D - Site Plan dated April 3, 2014

April 30, 2014 Met with Dunwoody Pines personnel, including COO Dick Glaunert and On-Site Managers Ed and Mona Fletcher

Purpose of the meeting was to introduce ourselves, discuss our plans and review their concerns and/or suggestions. We shared the draft Site Plan dated April 3, 2013

Dunwoody Pines representatives are very excited about our townhome development and the improvements to the neighborhood that will result.

They are also supportive of the new sidewalk along Georgetown Square where their residents could walk.

They also expressed a willingness to work jointly with us to resurface Georgetown Square, which is a jointly owned- private road.

May 1, 2014

Held a community meeting with approximately 20 people in attendance, including two Dunwoody council members and Dunwoody's Community Development Director.

The meeting was held from 7:00pm to 9:00pm, and had a very positive response. We presented an overview of the proposed townhome development, and answered numerous questions. There were a few specific concerns, including:

- Traffic levels leading to 285
- Potential scattering of rodents during demolition of old offices
- Limitations on rental units

In response to these concerns, we made the following promises:

Traffic: a) we will provide feedback from a traffic engineering specialist comparing office park traffic to townhome traffic. b) we will install sidewalks on Georgetown Square and Old Spring House Lane to encourage pedestrian movement. c) we will investigate the opportunity for an alternative vehicular path to Chamblee Dunwoody Road or to the Georgetown Shopping Center.

Rodents: Prior to demolition, we will undertake extermination as required by Dunwoody code, which should eliminate the concern.

Renters: We agreed to include a 10% max as part of the homeowner's association covenants. This will translate to a max of 5 rental permits within the 55 proposed townhomes.

Attachments:

Exhibit E – Meeting sign-in sheet

Exhibit F - Meeting minutes

Exhibit G – Presentation slide show from meeting

COMMUNITY MEETING

HELD: MAY 1, 2014



April 18, 2014

RE: Community Meeting regarding Georgetown Square Office Park

Dear Resident:

You are invited to attend an informational rezoning meeting for 4330, 4340, 4350, 4360, and 4380 Georgetown Square.

The proposed rezoning for the 5.73 acre office park from O-I to RM-100 is to change the current zoning from O-I, Office-Institutional to RM-100, which includes townhomes. This process will include: removing 5 existing office buildings and constructing 60-70, "for-sale" townhomes. Each 3-story, luxury residence will feature classic architectural details, 3-4 bedrooms, and a 2 car garage.

We look forward to presenting our conceptual plan and receiving your feedback at the meeting!

Date: Thursday, May 1st
Time: 7:00pm – 8:00pm
Location: Dunwoody Pines Retirement Community in the Community Room
4355 Georgetown Square
Dunwoody, GA 30338

If you have any questions, please contact Dan Cotter at dcotter@minerva-usa.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stacy Patton", with a stylized flourish at the end.

Stacy Patton
Director of Development
Minerva USA

	A	B	C	D	E
1	NAME	Address	City	STATE	ZIP
2	ELEANOR AND RICHARD REMIGAILO (OR CURRENT RESIDENT)	1657 BETHESDA CT	DUNWOODY	GA	30338-6102
3	MICHAEL WADE AND SANDRA BLALOCK (OR CURRENT RESIDENT)	1677 OLD SPRING HOUSE LN	DUNWOODY	GA	30338-6126
4	KARAMETJ CHEEMA (OR CURRENT RESIDENT)	1642 CHATEAU CLB	DUNWOODY	GA	30338-6105
5	ROBERT COMPANIK (OR CURRENT RESIDENT)	1694 OLD SPRING HOUSE LN	ATLANTA	GA	30338-6132
6	MARK BIEHLER AND ERIN KENNEDY (OR CURRENT RESIDENT)	1711 CHATEAU DR	DUNWOODY	GA	30338-6049
7	CAROLYN ROUNTREE (OR CURRENT RESIDENT)	1712 ROCHELLE DR.	DUNWOODY	GA	30338-6038
8	HUGH AND JUNE PORTER (OR CURRENT RESIDENT)	1606 ROCHELLE CT.	DUNWOODY	GA	30338-6030
9	JONATHAN ROBERTS (OR CURRENT RESIDENT)	4328 BETHESDA TRL	DUNWOODY	GA	30338-6104
10	MICHAEL AND VICTORIA VOLAN (OR CURRENT RESIDENT)	4801 SUMMERFORD DR.	ATLANTA	GA	30338-4923
11	ROBERT AND ALEXA WOLFORD (OR CURRENT RESIDENT)	PO BOX 467042	ATLANTA	GA	31146-7042
12	PAUL AND TIFFANY PARIS (OR CURRENT RESIDENT)	1635 OLD SPRING HOUSE LN.	DUNWOODY	GA	30338-6126
13	STEVEN J HILDRETH (OR CURRENT RESIDENT)	4312 BETHESDA TRL	DUNWOODY	GA	30338-6104
14	ASHLEY AND DONMARK CARMAN (OR CURRENT RESIDENT)	435 SPINDLE CT	ATLANTA	GA	30350
15	M SUSAN GALLO (OR CURRENT RESIDENT)	4383 GEORGETOWN WAY	DUNWOODY	GA	30338-6018
16	MARK AND ERIN HARDAWAY (OR CURRENT RESIDENT)	2835 STONEGLEN CLOSE	ROSWELL	GA	30076-4001
17	JAMES D MCLOCHLANN (OR CURRENT RESIDENT)	1659 CHATEAU DR.	DUNWOODY	GA	30338-6047
18	KYUNG JEONG AND CONNIE KIM (OR CURRENT RESIDENT)	1594 CHATEAU CLB	DUNWOODY	GA	30338-6101
19	LULADEY RUFEL (OR CURRENT RESIDENT)	1598 CHATEAU CLB	DUNWOODY	GA	30338-6101
20	JAMES AND ALAN GAY (OR CURRENT RESIDENT)	1658 OLD SPRING HOUSE LN	DUNWOODY	GA	30338-6132
21	MYRON NEWMAN (OR CURRENT RESIDENT)	1851 PEELER RD.	ATLANTA	GA	30338-5794
22	RICARDO E HUBLER (OR CURRENT RESIDENT)	1606 CHATEAU CLB	DUNWOODY	GA	30338-6105
23	MINIMOLE AND CHARLES THOMAS (OR CURRENT RESIDENT)	630 STERLING DR.	BOILING SPRINGS	SC	29316-5657
24	DALE B DOOLEY (OR CURRENT RESIDENT)	1655 OLD SPRING HOUSE LN.	DUNWOODY	GA	30338-6126
25	JOHN AND GAIL MEIS (OR CURRENT RESIDENT)	1667 CHATEAU DR.	DUNWOODY	GA	30338-6047
26	LUIGI AND JOHN GAMBINO (OR CURRENT RESIDENT)	16015 GRAFHAM CIR	HUNTERSVILLE	NC	28078-5958
27	CHRISTOPHER AND AKI SWANSON (OR CURRENT RESIDENT)	1668 OLD SPRING HOUSE LN.	DUNWOODY	GA	30338-6132
28	OLIVER T GUMBRILL (OR CURRENT RESIDENT)	1656 BETHESDA CT.	DUNWOODY	GA	30338-6102
29	SUSAN BUTLER (OR CURRENT RESIDENT)	3857 LAND O LAKES DR.	ATLANTA	GA	30342-4242
30	PATRICK AND TESSA PICKREN (OR CURRENT RESIDENT)	1649 BETHESDA CT.	DUNWOODY	GA	30338-6102
31	SHEILA J GARVIN (OR CURRENT RESIDENT)	1618 CHATEAU CLB	DUNWOODY	GA	30338-6105
32	PATRICIA B BELL (OR CURRENT RESIDENT)	1665 OLD SPRING HOUSE LN.	DUNWOODY	GA	30338-6126
33	PRASAD YALAMANCHILI AND MALATEE RAVIPATI (OR CURRENT RESIDENT)	4301 BETHESDA TRL	DUNWOODY	GA	30338-6103
34	WARREN CHANDLER DOUGHTY (OR CURRENT RESIDENT)	1622 CHATEAU CLB.	DUNWOODY	GA	30338-6105
35	JANE D MOSER (OR CURRENT RESIDENT)	1675 CHATEAU DR.	DUNWOODY	GA	30338-6047
36	JOCELYN DACANAY (OR CURRENT RESIDENT)	1626 CHATEAU CLB	ATLANTA	GA	30338-6105
37	DIANE P CHATFIELD (OR CURRENT RESIDENT)	1676 OLD SPRING HOUSE LN.	DUNWOODY	GA	30338-6132
38	JACKLYN L WHITAKER (OR CURRENT RESIDENT)	1630 CHATEAU CLB	DUNWOODY	GA	30338-6105
39	NANCY JANSEN AND KENNETH CURRY (OR CURRENT RESIDENT)	1634 CHATEAU CLB.	DUNWOODY	GA	30338-6105
40	ANNIE EARLE MCLEAN PARLIER (OR CURRENT RESIDENT)	1674 CHATEAU DR.	DUNWOODY	GA	30338-6048
41	ROBERT AND EUNICE STRICKERT (OR CURRENT RESIDENT)	1664 BETHESDA CT.	DUNWOODY	GA	30338-6102
42	ANDREA L DOMBROWSKI (OR CURRENT RESIDENT)	2603 DOGWOOD TER.	ATLANTA	GA	30319-3241
43	ELSIE MEES AND KATHARINE SHEN (OR CURRENT RESIDENT)	5669 WHITESBURG CT.	NORCROSS	GA	30092-2044
44	MARGO CUTHBERT AND LYNNE RAMBO (OR CURRENT RESIDENT)	1684 OLD SPRING HOUSE LN.	DUNWOODY	GA	30338-6132
45	SALLY ANN WEBSTER (OR CURRENT RESIDENT)	1696 CHATEAU DR.	DUNWOODY	GA	30338-6048
46	JEREMY AND CHERYL WEBBER (OR CURRENT RESIDENT)	1689 CHATEAU DR.	DUNWOODY	GA	30338-6047
47	MICHAEL AND MARIA CHRISTENSEN (OR CURRENT RESIDENT)	1684 CHATEAU DR.	DUNWOODY	GA	30338-6048
48	JOSPEH A GOODE (OR CURRENT RESIDENT)	1697 CHATEAU DR.	DUNWOODY	GA	30338-6047
49	PAUL SHARP AND PHYLLIS GRESSLY (OR CURRENT RESIDENT)	1724 CHATEAU DR.	DUNWOODY	GA	30338-6050
50	KATHLEEN M DIDOCHA (OR CURRENT RESIDENT)	4190 DUNWOODY TER.	ATLANTA	GA	30341-1054
51	MARK AND KELLEY DORRILL (OR CURRENT RESIDENT)	1734 CHATEAU DR.	DUNWOODY	GA	30338-6050
52	MICHAEL AND LAUREN CAMPBELL (OR CURRENT RESIDENT)	1727 CHATEAU DR.	DUNWOODY	GA	30338-6049
53	BEVERLY JOYCE SMITH (OR CURRENT RESIDENT)	1737 CHATEAU DR.	DUNWOODY	GA	30338-6049
54	THOMAS AND MARY SCHAAP (OR CURRENT RESIDENT)	4400 CHATEAU CT.	DUNWOODY	GA	30338-6042
55	JAMES CHOU AND YUAN HUNG (OR CURRENT RESIDENT)	4392 CHATEAU CT.	DUNWOODY	GA	30338-6040
56					
57					
58					

#L.3.

NAME	ADDRESS	CITY	STATE	ZIP
STEVE FOOTE, DIRECTOR OF COMMUNITY DEVELOPMENT	41 PERIMETER CENTER EAST STE 250	DUNWOODY	GA	30346
REBECCA KEEFER, CITY PLANNER & DIRECTOR OF SUSTAINABILITY	41 PERIMETER CENTER EAST STE 250	DUNWOODY	GA	30346
THE HONORABLE MAYOR MIKE DAVIS	41 PERIMETER CENTER EAST STE 250	DUNWOODY	GA	30346
CHRISTIE BERKOWITZ, PLANNING COORDINATOR	41 PERIMETER CENTER EAST STE 250	DUNWOODY	GA	30346
DAVID ELLIOTT, DEPUTY DIRECTOR OF STORMWATER	41 PERIMETER CENTER EAST STE 250	DUNWOODY	GA	30346
WARREN HUTMACHER, CITY MANAGER	41 PERIMETER CENTER EAST STE 250	DUNWOODY	GA	30346
RICH EDINGER, CITY ENGINEER	41 PERIMETER CENTER EAST STE 250	DUNWOODY	GA	30346
MICHAEL STARLING, ECONOMIC DEVELOPMENT DIRECTOR	41 PERIMETER CENTER EAST STE 250	DUNWOODY	GA	30346
DENIS SHORTAL, MAYOR PRO TEM	41 PERIMETER CENTER EAST STE 250	DUNWOODY	GA	30346
JIM RITICHER, COUNCILMAN	41 PERIMETER CENTER EAST STE 250	DUNWOODY	GA	30346
DOUGLAS R. THOMPSON, COUNCILMAN	41 PERIMETER CENTER EAST STE 250	DUNWOODY	GA	30346
TERRY NALL, COUNCILMAN	41 PERIMETER CENTER EAST STE 250	DUNWOODY	GA	30346
LYNN DEUTSCH, COUNCILWOMAN	41 PERIMETER CENTER EAST STE 250	DUNWOODY	GA	30346
JOHN HENEGHAN, COUNCILMAN	41 PERIMETER CENTER EAST STE 250	DUNWOODY	GA	30346



2292 Henderson Mill Road
Atlanta, Georgia 30345



TERRY NALL, COUNCILMAN
41 PERIMETER CENTER EAST STE 250
DUNWOODY, GA 30346



2292 Henderson Mill Road
Atlanta, Georgia 30345



ROBERT AND EUNICE STRICKERT (OR CURRENT RESIDENT)
1664 BETHESDA CT.
DUNWOODY, GA 30338-6102



2292 Henderson Mill Road
Atlanta, Georgia 30345



MINIMOLE AND CHARLES THOMAS (OR CURRENT RESIDENT)
630 STERLING DR.
BOILING SPRINGS, SC 29316-5657



2292 Henderson Mill Road
Atlanta, Georgia 30345

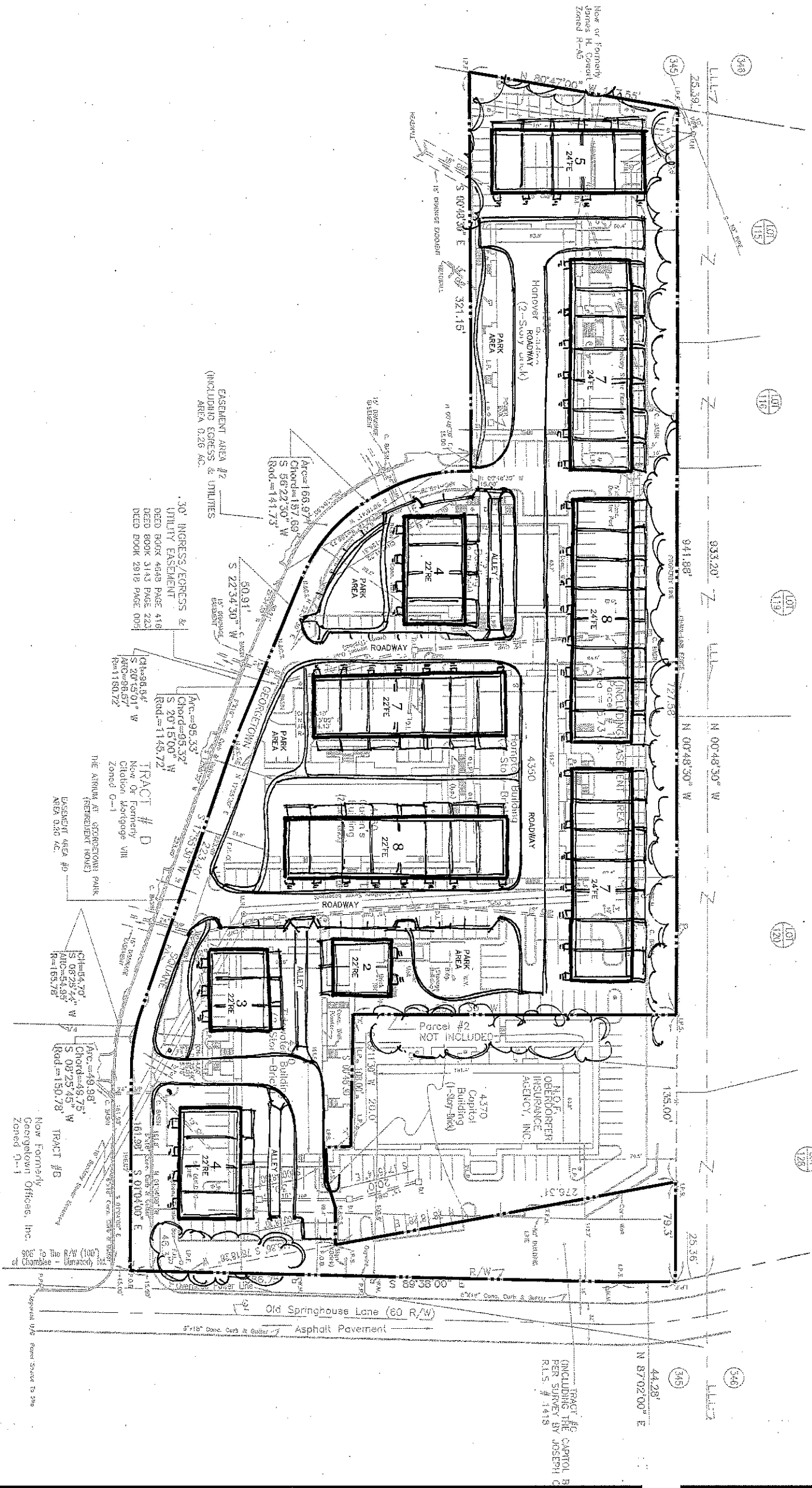


ROBERT AND ALEXA WOLFORD (OR CURRENT RESIDENT)
PO BOX 467042
ATLANTA, GA 31146-7042

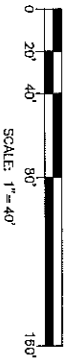
DRAFT

Now or Formerly
Georgetown S/O - Section 3
Zoned P-40
Pg. 40 - Pg. 137

Now or Formerly
Georgetown S/O - Section 1
Zoned P-40
Pg. 40 - Pg. 109



- PLAN NOTES
1. SURVEY INFORMATION TAKEN FROM AS-BUILT SURVEY BY HANDELMAN AND ASSOCIATES DATED 06.06.05 AS PROVIDED BY CLIENT.
 2. TOTAL SITE AREA: 5.73 ACRES.
 3. PROPOSED RESIDENTIAL LAYOUT:
 - SINGLE FAMILY ATTACHED: 22' X 80' (410' DECK) REAR ENTRY
 - 16 UNITS (2-CAR GARAGE + ADJACENT ON-STREET PARKING)
 - 22' X 80' (410' DECK) FRONT ENTRY
 - 22 UNITS (2-CAR GARAGE + 2 SP IN DRIVEWAY)
 - 55 UNITS
 - TOTAL RESIDENTIAL UNITS: 80 UNITS/AC
 - TOTAL DENSITY PROVIDED: 8.00 UNITS/AC



CP & IE

CHRISTOPHER PLANNING
& ENGINEERING

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL, #05744
(EXP. 02/17/2016)
280 SETTINGDOWN COURT
ROSWELL, GEORGIA 30076
PHONE: 770.331.7303
FAX: 678.392.1616

THIS PLAN AND THE PROPERTY OF CHRISTOPHER PLANNING & ENGINEERING, INC. IS THE PROPERTY OF CHRISTOPHER PLANNING & ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS OR BY ANY INFORMATION SYSTEM WITHOUT THE WRITTEN PERMISSION OF CHRISTOPHER PLANNING & ENGINEERING, INC.

CONCEPT PLANS
FOR:

GEORGETOWN
SQUARE

LAND LOT 345
18TH DISTRICT
CITY OF DUNWOODY
DEKALB COUNTY, GEORGIA

FOR:

RESIDENTIAL RECOVERY FUND LLC
C/O
MINERVA
PROPERTIES
2292 HENDERSON MILL ROAD
ATLANTA, GA 30345
PHONE: 678.808.8000

REVISIONS

CONCEPT PLAN

DATE: APRIL 3, 2014
CP&E DRAWING NO: 2014100CP1.dwg

SHEET NO.

CP.1

ATTENDEE SIGN IN SHEET

Proposed Georgetown Townhomes Rezoning - Community Meeting
May 1, 2014

Name	Address	Email
Jim Galla		Jimgalla.01@aatt.net
Steve Foote		Steve.Foote@denwoodyga.gov
Stan/Susan Reid	City of Denwoody 9446 Kellogg Cr	susanstanreid@yahoo.com
HENRY WESCOTT	1708 HOUTMAN CT. N.	hwescott@gmail.com
JOE KENNARD	2297 HENDERSON MILL RD 30345	SILVIA@KINGINA-USA.COM
DAN COTTER	2292 HENDERSON MILL RD, 30345	dcotter@minerva-usa.com

**Proposed Georgetown Townhomes Rezoning - Community Meeting
May 1, 2014**

[illegible]

ATTENDEE SIGN IN SHEET

Proposed Georgetown Townhomes Rezoning - Community Meeting
May 1, 2014

Name	Address	Email
John Heneghan	4624 Buckley Ct 30338	John.Heneghan@DunwoodyGa.gov
Lynn DeRosa	4450 Kellogg Circle 30338	Lynn.DeRosa@DunwoodyGa.gov
Diane Chalfield	1676 Old Springhouse Lane	dchalfield@msk.com
Richard Remington Jr.	1657 Bethesda Ct.	richardremington@gmail.com
Mary Noveck	4380 Georgetown Sq. Ste 1007, Dunwoody GA 30338	mnoveck@dentaldunwoody.com
Mary Grace Schaap	4400 Chateau Ct, Dunwoody 30338	tnschaap@bellsouth.net
Chad Griffith	4465 Orleans Ct, Dunwoody 30338	mcgriffthegri@fitheng.com
Michael Starling	41 Perimeter Ctr East	michael.starling@dunwoodyga.gov
Stacy Patton	1125 Academy Sq College Park	spatton@minerva-usa.com

Minutes
Georgetown Community Meeting
May 1, 2014, 7:00pm
Dunwoody Pines Community Room

Minerva Staff Present: Brian Davison, Stacy Patton, Scott Leonard, and Dan Cotter

Community Members Present: Approximately 20 residents within 500' of Georgetown Square, and various Dunwoody staff and council members

Initial Minerva Presentation

The Minerva team gave a brief introduction of Minerva including the business history, range and scope of projects, and pricing of current homes.

The Minerva team presented a detailed PowerPoint about the Georgetown Square Townhomes concept (PowerPoint is attached)

Georgetown Square Roadway is a private street under shared ownership. Minerva and Dunwoody Pines have agreed to fund street repairs and landscaping improvements.

Georgetown Square Townhomes: Each luxury townhome residence will feature classic architectural details, 3-4 bedrooms, and a 2-car garage. Preliminary market analysis suggests the homebuyers will be predominately empty-nesters and dual-income professionals. Prices will start in the \$390s and ideally reach the \$500s by close out. Design features of the townhomes include large open floor plans and 9' high ceilings. Per the townhome covenants, residents will pay for professional landscape maintenance and their share of the private road improvements.

Questions and Answers

Resident: People my age [empty nesters] want a master bedroom on the main level and a small piece of dirt. Will you offer that?

Minerva: It is hard to do a master on the main with in-town projects, because of the small land area.

Resident: The letter mentioned 70 units, and the plan you presented shows 55. Which are you proposing?

Minerva: Seventy units was an optimistic proposal when we sent the invitation. Fifty-five units is probably a realistic plan, given all the design requirements of the City.

Resident: Is Plastikos a long-term business?

Minerva: Yes. They appear to be doing well, and they have a large investment in their building.

Resident: How does the section north of Plastikos along Old Spring House Lane figure into your plan? Is it anything you could develop?

Minerva: No, it is sloped, and will remain a landscape strip.

Resident: Will there be a dog park?

Minerva: Yes.

Resident: Will there be any units available for rent?

Minerva: As the developer/builder, we will not offer any units for rent. The mandatory home owners association will limit the number of rental units. We will agree to a maximum of 10% (i.e. 5 units).

Resident: The traffic here is horrible at rush hour. Our concern is to go for fewer units – 50-55 as opposed to 60 to 70. The road that goes to Kroger would need about 10 feet of asphalt to allow people to go through to I-285 from Georgetown Square.

Minerva: A connector road would need every land owner's sign-off, unless the City forces them to cede their land. Conservatively, our current proposal will result in probably half the traffic compared to the office scenario. The bank recently took back the office complex from the previous owner, so if the site remains an office complex, someone will fix it up and return it to 90% occupancy, which will increase traffic.

Resident: How do we know you will build at the density you say you will?

Minerva: The rezoning is specific to our proposal.

Resident: Will Minerva keep and manage the HOA?

Minerva: We will hire a third party management company that Minerva will oversee. Clearly it is in our interest to manage the HOA well and help them continue smoothly when they take over.

Resident: What do you find to be the impact of your developments on nearby detached homes?

Minerva: Sometimes we have no impact on prices, and sometimes we have a strong, positive impact, because we are replacing something that is less desirable. We have heard from both neighboring property owners that the semi-vacant office park has been drawing negative characters.

Resident: Can you save the trees?

Minerva: We will do our best to preserve existing, healthy trees, but in some cases they will need

to be removed or replaced.

Resident: Do you think the back road connecting to Kroger is a possibility?

Minerva: It would require cooperation from all the other owners. If it happens, it will probably be a right-turn-only onto Chamblee Dunwoody Rd.

Resident: What about the planned trail?

Minerva: We have talked with the City about it, and we support it. In town, we built the first new townhomes along the BeltLine. It is great if the trail is designed properly and works well. The master plan shows a dotted line ending midway down Georgetown Square, with the details to be determined. We propose a 6' wide sidewalk designed for expansion to 12.' We will give the City an easement, so they can have that section ready for the trail.

Resident: How will you avoid pushing rats and other vermin into our area?

Minerva: There will be a total extermination first, as required by the City. We have to go through a sign-off process to obtain a building permit.

Resident: Is there asbestos in the buildings?

Minerva: Probably. We will probably have to do a partial removal before demolition.

Resident: Will you have an onsite sales presence?

Minerva: Yes. It will probably start during construction and be sold out a year after construction has finished – 18 months from start to finish.

Resident: Is this a done deal?

Minerva: No. We have the property under contract, subject to rezoning. You will probably keep seeing other proposals from different developers if our rezoning is not approved.

Councilwoman Lynn Deutsch: Two groups have already come to see me. The last one could not get the contract contingent to rezoning, so the deal fell through.

Resident: Are you an Atlanta company?

Minerva: Yes. We have been here for over 30 years.

Resident: What kind of signage will you have?

Minerva: It will probably be minimal – a classic, brick pillar with a plaque.

Resident: How much will the townhomes cost?

Minerva: We want to have a few units around \$380,000 or \$390,000, and hopefully reach the \$500,000s by the end of the sale period.

Resident: With these 2 projects including Coro, Steve, is there a requirement to build sidewalks?

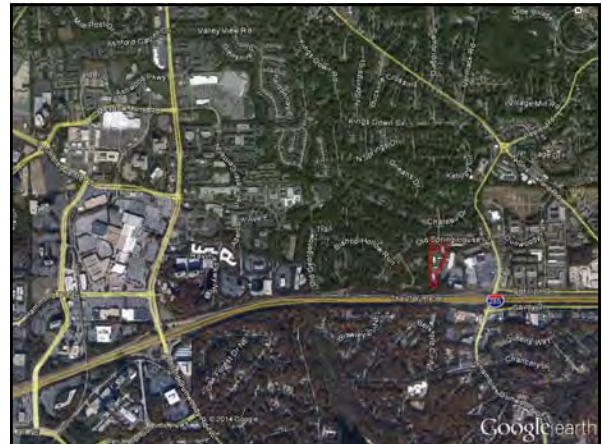
Steve Foote: We asked Coro to build sidewalks, and there is room. It costs money. If sidewalks are not there and it makes sense, we ask for them.

Resident: Will you do a traffic study for our area?

Minerva: We will hire an outside consultant to determine the impact of our project.

Proposed GEORGETOWN SQUARE TOWNHOMES

May 1, 2014



MINERVA USA

Experience

- 30+ residential communities, over 11,000 lots
- 20 multi-family projects with 3,000 units
- 3,000,000 square feet of industrial
- 14 grocery-anchored shopping centers
- 3 hotels with 500+ rooms
- 750,000 square feet of office
- 58,000 acres timberland

MINERVA USA



MINERVA – Master-Planned Communities



MINERVA HOMES – Highland Park



MINERVA HOMES – East Avenue Cottages



MINERVA HOMES – Axis Townhomes

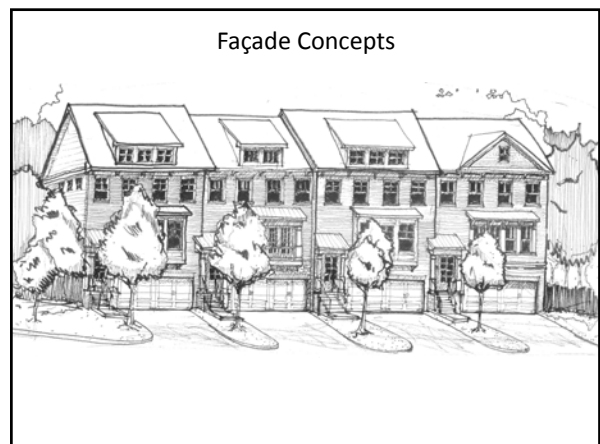
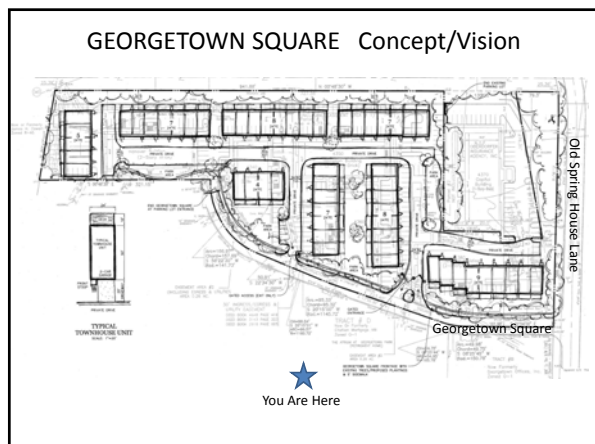


Intersection of Georgetown Square & Old Spring House Lane



Existing 1970s Office Complex





Façade Concepts



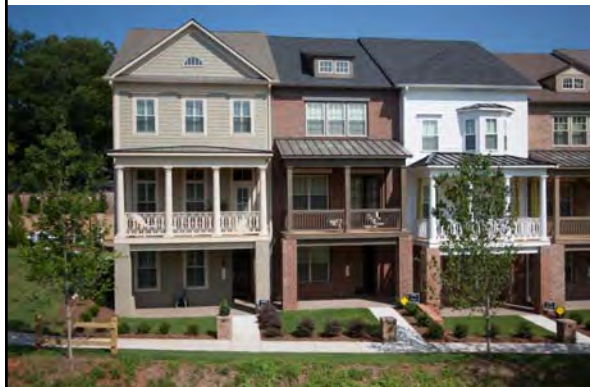
Façade Concepts



Façade Concepts



Rear of Townhomes



Rear of Townhomes



Rear of Townhomes



Exterior Features

- Elegant classical style elevations with brick, stone and siding variations available (per plan)
- Architecturally controlled color packages
- 8’ front door
- Carriage style garage doors with door openers
- Standing seam metal porch roofs (per plan)
- Low maintenance seamless gutters and downspouts
- Professional landscape package to include zoned irrigation

Typical Townhome Floorplans



Interiors



Interiors



Interior Features

- Open floor plans with exceptional natural lighting
- 9 foot ceilings on all levels
- Hardwood floors on main level
- Oak treads on staircase with wrought iron stair balusters and oak railing
- 7-1/4" baseboards on main level and 5-1/4" baseboards on terrace and second level
- Ceiling fan in family room and owner's suite
- 42" tall solid maple cabinets with soft close drawers
- Granite countertops with tile backsplash
- Gourmet stainless steel appliance package includes built in oven, gas cooktop, and sound-insulated dishwasher
- Recessed can lighting
- Tile floors and tile shower surrounds in all bathrooms
- Customized lighting fixture package
- 36" direct vent gas fireplace including custom mantle

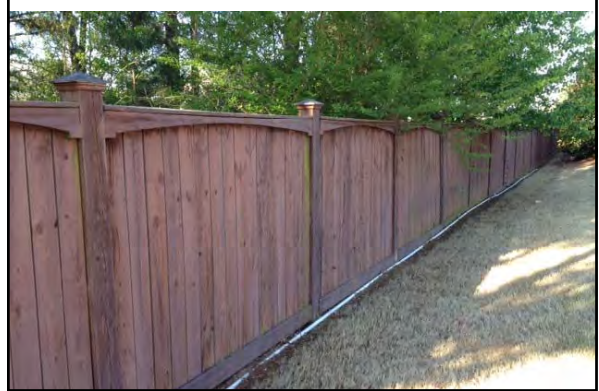
Pocket Parks



Landscaping



Side Property Lines – Privacy Fencing



Mandatory Homeowner's Association

- Mandatory HOA
- Maintenance of all landscaping (interior and around perimeter of site)
- Maintenance of gates
- Maintenance of private roads

Q & A

- Website: www.minerva-usa.com
- Contact: Dan Cotter
dcotter@minerva-usa.com
(678) 808-8002

**DeKalb County School District
Zoning Review Comments**

Analysis Date: 6/18/2014
Comments Due: 6/27/2014

Submitted to: City of Dunwoody Rebecca Keefer: (678) 382-6811
Case #: RZ14-081

Name of Development: Georgetown Square Townhomes
Location: Old Springhouse Rd / Parcel 18 345 03 007

Description: Currently zoned O&I to be rezoned RM-100 to replace office buildings with 55 owner-occupied townhomes.

Impact of Development: Proposed development will generate approximately 38 students, with 21 attending Dunwoody ES, 6 attending Peachtree Charter MS, 6 attending Dunwoody HS, and 5 attending other schools. This development will exacerbate already existing capacity issues at Peachtree Charter MS and Dunwoody HS.

Peachtree Charter MS would go from 166 seats over capacity to 172 over capacity and from 113.7% of capacity to 114.2% of capacity. Dunwoody HS would go from 160 over capacity to and from 111.4% of capacity to 111.8% of capacity.

Peachtree Charter MS has already added a modular unit with four classrooms this summer to handle forecast growth for the 2014-2015 school year.

Current Condition of Schools	Dunwoody ES	Peachtree Charter MS	Dunwoody HS	Other DSCD Schools	Private Schools	Total
Capacity	1,013	1,212	1,403			
Portables (Capacity Need)	0	8	0			
Enrollment (Oct. 1, 2013)	934	1,378	1,563			
Seats Available	79	-166	-160			
Utilization (%)	92.2%	113.7%	111.4%			
New students from development	21	6	6	5	0	38

New Enrollment	955	1,384	1,569
New Seats Available	58	-172	-166
New Utilization	94.3%	114.2%	111.8%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.3892	0.0642	0.0010	0.4544
Middle	0.1174	0.0181	0.0020	0.1374
High	0.1043	0.0060	0.0040	0.1143
Total	0.6108	0.0883	0.0070	0.7061

Student Calculations

Proposed Units 55

Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	21.4042	3.5306	0.0552	24.9900
Middle	6.4544	0.9930	0.1103	7.5577
High	5.7372	0.3310	0.2207	6.2889
Total	33.5958	4.8546	0.3862	38.8366

#L.3.

**DeKalb County School District
Zoning Review Comments**

Analysis Date: 6/18/2014
Comments Due: 6/27/2014

Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Dunwoody ES	21	4	0	25
Peachtree Charter MS	6	1	0	7
Dunwoody HS	6	0	0	6
Total	33	5	0	38

CITY OF DUNWOODY
July 8, 2014
PLANNING COMMISSION MINUTES

The Planning Commission of the City of Dunwoody held a Meeting on July 8, 2014 at 7:00 PM. The meeting was held in the City of Dunwoody City Hall, 41 Perimeter Center East, Dunwoody, Georgia 30346. Present for the meeting were the following:

Voting Members: Bob Dallas, Chairman
 Bill Grossman, Vice Chairman
 Tom Dwyer, Commission Member
 Renate Herod, Commission Member
 Paul Player, Commission Member
 Heyward Wescott, Commission Member

Also Present: Rebecca Keefer, City Planner
 Steve Foote, Community Development Director
 Christie Berkowitz, Planning Coordinator

A. CALL TO ORDER

B. ROLL CALL

All members were present, except Kirk Anders.

C. MINUTES

1. Approval of Meeting Minutes from the May 13, 2014 Planning Commission Meeting.

Commission Member Bill Grossman motioned to approve. Commission Member Paul Player seconded.

The motion was voted and passed (6 - 0).

D. ORGANIZATIONAL AND PROCEDURAL ITEMS

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. RZ 14-081: Pursuant to the City of Dunwoody Zoning Ordinance, applicant, Stacy Patton, on behalf of Minerva USA, LLC, seeks permission to rezone property currently zoned Office-Institution (O-I) District to Multi-Dwelling Residential (RM-100) District to allow for construction of 55 townhomes. The subject property is located at 4330 Georgetown Square, Dunwoody, GA 30338. The tax parcel is 18 345 03 007.

Rebecca introduced the application and recommended approval with the following conditions:

EXHIBIT A: "Zoning Site Plan" dated May 20, 2014 and revised July 3, 2014, produced by Christopher Planning & Engineering

EXHIBIT B: "Conceptual Planting Plan for Georgetown Square" dated June 25, 2014, produced by Baker Land Design

EXIHBIT C: Traffic Study and Trip Generation Chart prepared by Marc R. Acampora, PE, LLC Traffic Engineers

EXIHBIT D: Detail standards for trail construction

1. Development shall substantially conform to Exhibit A and Exhibit B, copies of which are attached hereto and incorporated herein by reference.
2. Developer shall incorporate seven (7) recommendations made in Exhibit C, copies of which are attached hereto and incorporated herein by reference, subject to City review and approval.
3. Developer to construct 12-foot multi-use trail as shown on the site plan. Portions of the trail requiring a reduction in width to preserve existing tree canopy shall not be reduced to less than 8 feet, as approved by staff. Trail shall substantially conform to the construction details of Exhibit D, copies of which are attached hereto and incorporated herein by reference. Trail shall be constructed prior to approval of the final plat.
4. Front facades of the buildings must have occasional 2' offsets, with no more than three units in a row sharing the same façade plane.
5. Subdivision of the 0.19 acres to be completed no more than 60 days from the completion of site development improvements.
6. A 20' easement from the back of curb inward on the site for the purposes of access along the multi-use path, as illustrated on Exhibit A, shall be dedicated as part of this final plat.
7. Provide a tree preservation plan for the western property line prior to consideration of this rezoning by the City Council.
8. Aside from the 6' privacy fence along entire western property line identified in Exhibit A, no fencing shall be installed within the 10-foot transitional buffer yard.

Rebecca also read an excerpt from the Georgetown/ North Shallowford Master Plan in order to add to the discussion of the conditions.

Bob Dallas opened the Public Hearing.

Brian Davidson, representative from Minerva, spoke in favor of the request.

Sandra Blalock, 1677 Old Spring House Lane, spoke in opposition—noting concern about wildlife, property values, and tree preservation.

Margo Cuthbert, 1684 Old Spring House Lane, spoke in opposition—concerned about added traffic in the area.

Charles Underwood, 1604 Old Spring House Lane, also spoke on traffic-related concerns.

Bob Dallas closed the Public Hearing.

Members of the Commission discussed with staff and the applicant: the outparcel's location and continued operational characteristics, tree preservation on the subject property, traffic remediation at the intersection of Chamblee Dunwoody Road and Old Spring House Lane, trip generation to and from the site, school-age children and property tax

increases, screening along western property line, architecture of front facades, variances, building offsets, garage sizes, possibility of senior housing, average sale price of home, and open space.

Commission Member Bill Grossman motioned to approve, including staff conditions and the western buffer area be cleaned, invasive species be removed, and adequate evergreen screening be installed subject to Arborist approval. Commission Member Tom Dwyer seconded.

The motion was voted and passed (5 - 1). Heyward Wescott dissented.

G. OTHER BUSINESS

H. PUBLIC COMMENT

I. COMMISSION COMMENT

Members of the Commission discussed concurrent variances with staff.

J. ADJOURN

Approved by:

Chairman

Attest:

Secretary

CITY OF DUNWOODY
June 12, 2014
COMMUNITY COUNCIL MINUTES

The Community Council of the City of Dunwoody held a Meeting on June 12, 2014 at 7:00 PM. The meeting was held in the City of Dunwoody City Hall, 41 Perimeter Center East, Dunwoody, Georgia 30346. Present for the meeting were the following:

Voting Members: Norb Leahy, Chairman
 Tony Delmichi, Community Council Member
 Debbie Montgomery, Community Council Member
 Sam Verniero, Community Council Member

Also Present: Rebecca Keefer, City Planner
 Christie Berkowitz, Planning Coordinator

A. CALL TO ORDER

Members of the Community Council voiced concerns of expired terms and the legality of the meeting.

Sam Verniero motioned to continue the meeting, as planned, with all agenda items, including the nominations for Chair and Vice Chair. Debbie Montgomery seconded.

The motion was voted and passed (2 – 0 – 2). Norb Leahy and Tony Delmichi abstained.

B. ROLL CALL

All members were present except Claire Botsch, Rick Callihan, and Clayton Coley.

C. MINUTES

1. Approval of Meeting Minutes from April 10, 2014 Community Council Meeting.

Sam Verniero motioned to approve. Debbie Montgomery seconded.

The motion was voted and passed (3 – 0 – 1). Tony Delmichi abstained.

D. ORGANIZATIONAL AND PROCEDURAL ITEMS

1. Nominations for Community Council Chairman and Vice Chairman.

Members conversed further the number of seated members present.

Debbie Montgomery motioned to vote on Chair and Vice Chair at the next meeting. Norb Leahy seconded.

The motion was voted and passed (3 – 0 – 1). Tony Delmichi abstained.

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. RZ 14-081: Pursuant to the City of Dunwoody Zoning Ordinance, applicant, Stacy Patton, on behalf of Minerva USA, LLC, seeks permission to rezone property currently zoned Office-Institution (O-I) District to Multi-Dwelling Residential (RM-100) District to allow for construction of 55 multi-unit buildings in a townhome development. The subject property is located at 4330 Georgetown Square, Dunwoody, GA 30338. The tax parcel is 18 345 03 007.

Rebecca Keefer introduced the application—highlighting the notable characteristics for the area as called out in the Comprehensive Plan: call for mix of uses, bicycle and pedestrian amenities, preservation of single-family residences, mix of housing types, senior village with public pocket parks and multi-use paths, and transitional features between commercial and residential neighborhoods.

Brian Davidson, Vice President of Minerva, spoke in favor of the request—providing background on the area and company, the proposed housing product, and landscaping and screening features in the community.

Members of the Board asked questions of the applicant.

Susan Harper, Georgetown-area resident, spoke on concerns about other uses that are allowed in RM-100 zoning district, especially apartments. Ms. Harper would like the approval to be tied to the use/plan proposed.

Staff responded on the differences between zoning processes and the conditions that can be attached to approvals.

Georgetown-area resident spoke about traffic concerns. Mr. Davidson commented on results from traffic study. Board Members discussed with staff and the applicant various options.

Jeremy Webber, 1689 Chateau Drive, spoke on traffic concerns.

Board Members and the applicant made final comments in regard to recommendations on information needed for future meetings.

The Board offered the following recommendations:

- 1. Provide a plan for a second ingress/egress.**
- 2. Add 12-foot multi-use trail or provide funding to the City to cover its construction.**
- 3. Stagger the fronts of the townhomes and provide updated renderings to reflect their architectural detail.**
- 4. Provide traffic plan for Planning Commission.**
- 5. City needs to help alleviate traffic congestion in the area.**
- 6. Reduce the number of units proposed in the development.**

Sam Verniero motioned to approve with recommendations as stated by all

Community Council members. Debbie Montgomery seconded.

The motion was voted and passed (3 – 1). Tony Delmichi dissented.

- G. OTHER BUSINESS
- H. PUBLIC COMMENT
- I. COMMUNITY COUNCIL COMMENT
- J. ADJOURN

Approved by:

Chairman

Attest:

Secretary